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
November 16, 2022 at 10:00 AM

I. Call to Order

II. Roll Call with Determination of Quorum

III. Approval of Minutes

IV. Election

A. Vice-Chair

V. Public participation/hearing for non-agenda items

VI. New Business

A. **Request for CUP;** Win 1 Ministries Worship Center (Project Name); Eudora Rd & Old Highway 441 in the Golden Triangle (Location); Moore Properties, et Al Corporation (Owner); Win 1 Ministries Nonprofit (Applicant). Project No.CUP22-04.
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 Final PUD**; Vista Hills Route 46 Properties, LLC (Project Name); Bobwhite Lane, CR46, North of Viista View (Location); Route 46 Properties, LLC (Owner); LPG Urban & Regional Planners, Inc. (Applicant); Halff Associates, Inc. (Engineer); Verlander Landscape Architect, LLC (Landscape Architect). Project No. PUD22-03.
1.Swearing in of witnesses by City Attorney
2.Ex Parte Communication regarding this item.
3.Staff/Applicant presentation
4.Public Input
5.Commission deliberation and action

C. **Request for Site Plan**; Offices at Mount Dora (Project Name); 18660 US Highway 441 (Site Address); Downtowne Mount Dora Inc (Property Owner); CivilCorp. Engineering LLC (Applicant); CivilCorp. Engineering LLC (Engineer); Innovations Design Group, Inc (Landscape Architect);

TREBARC (Architect). Project No. SP21-05.
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 Minor Site Plan**; Miller Ale House (Project Name); 17314 US Hwy 441 (Site Address); CFT NV Development, LLC (Owner); Miller's Ale House c/o Cuhaci Peterson (Applicant); CPH Engineers, Inc (Engineer); CPH Engineers, Inc (Landscape Architect); Cuhaci Peterson (Architect). Project No. SP22-12.
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 Site Plan*;*** Mount Dora Self Storage (Project Name); 19630 US 441 (Site Address); Simpson Family Partnership LTD (Owner); The Huber Group, LLC (Applicant); Kimley-Horn and Associates Inc. (Engineer); Kimley-Horn and Associates Inc. (Landscape Architect); Total Solutions Group (Architect). Project No. SP22-04.
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

VII. Other Business

VIII. Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, December 21, 2022

IX. 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
October 19, 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, October 19, 2022.

Roll Call with Determination of Quorum

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

Absent: Cathy Hoechst

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: Timothy Green; *Green Consulting Group, Inc.*

Approval of Minutes

Having the September 21, 2022 meeting canceled, Mr. Homich motioned to approve the meeting minutes dated August 17, 2022. Ms. Carter seconded the motion and it was approved unanimously with a 6-0 vote.

Public participation/hearing for non-agenda items

None

New Business

A. **Request for FLUM**; Green Wheat LLC & Donnelly LLC/SR 44 Infill (Project Name); 18510 & 18514 SR 44 (Location); Green Wheat LLC & Donnelly LLC (Owner); Green Wheat LLC & Donnelly LLC (Applicant). Project No. FLUM22-03SM.

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

DRAFT

City Attorney, Sherry Sutphen addressed the swearing in of witnesses.
No Ex Parte Communication regarding these agenda items.

Ms. Janiszewski gave a summary of the proposed application and stated that Staff recommends approval of the small-scale application to amend the land use category on 1.14+/- acres from Lake County Urban Low Density (4 du/ac) to Mount Dora Low Medium Density (4du/ac) and forward same to City Council.

Mr. Homich and Ms. Janiszewski had a discussion regarding the lot split and two entrances.

Mr. Homich asked if there was a possibility for a single entry. Ms. Janiszewski stated that staff provided an advisory comment to the applicant, recommending joint access off of State Road 44.

Ms. Janiszewski further explained that due to the permits going through FDOT, it would be up to their discretion regarding the entrances allowed off of the state highway.

Mr. Dring and Ms. Janiszewski had a conversation regarding the subject properties being continuous and compact.

Ms. Janiszewski recommended since there are two applications, that the motions be separate and the land use be considered first.

On a motion by Mr.Homich, seconded by Mr. Dring, the Board voted to approve the application with a 6-0 vote.

B. **Request for Rezoning;** Green Wheat LLC & Donnelly LLC (Project Name); 18510 & 18514 SR 44 (Location); Green Wheat LLC & Donnelly LLC (Owner); Green Wheat LLC & Donnelly LLC (Applicant). Project No. Z22-03.

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 Communication regarding these agenda items.

Ms. Janiszewski gave a summary of the proposed application and stated that Staff recommends approval of the application to rezone 1.14 +/- acres from Lake County Agriculture to City R-1A. Approval is subject to Future Land Use designation. PZC recommendation to be forwarded to City Council.

DRAFT

On a motion by Ms. Carter, seconded by Mr. Homich, the Board voted to approve the application with a 6-0 vote.

C. **Request for Minor Site Plan;** Atkins (Project Name); 1019 East 1st Avenue (Site Address); Lloyd M Jr. & J Atkins (Owner); Green Consulting Group, Inc. (Applicant); Green Consulting Group, Inc. (Landscape Architect). Project No. SP22-11.

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

City Attorney, Sherry Sutphen addressed the swearing in of witnesses. No Ex Parte Communication regarding these agenda items.

Ms. Janiszewski gave a summary of the proposed application and stated that Staff recommends approval with conditions of the above-referenced request. Approval is subject to satisfactorily addressing the following items:

1. The conversion of the building to a non-residential use will require a separate change in use permit through the Office of Building Services;

2. Provide plan sheet with utility meters and piping locations and sizing's prior to issuance of site development or building permits. Include points of connection to City of Mount Dora (COMD) utilities and size information; and

3. Mulch parking surface is not allowed. The two on-site spaces shown as mulch must be hard surface (brick pavers would be acceptable). Optional is to obtain additional off-site parking agreement with church.

Mr. Homich and Ms. Janiszewski had a conversation regarding whether or not there were any retention issues with the conversion from mulch to brick.

Ms. Janiszewski stated that Public Works did not identify any issues, and that the applicant appeared to meet impervious surface calculations.
Ms. Janiszewski clarified that the applicant will need to update information when they submit a revised site plan application.

Mr. Green gave a brief description of the proposed project.

DRAFT

Mr. Green stated that the applicant has an agreement with the First Baptist Church for offsite parking and that Mr. Sandersfeld suggested increasing the use of adjacent parking for additional spaces, rather than mulching or paving.

Mr. Green explained that two additional spaces for handicapped parking had to be added.

Ms. Haukoos and Mr. Green had a conservation about accessible parking available at the location.

Mr. Green stated that not all parking required is on site.

Mr. Green stated that there are handicap parking spaces available on site. He further reiterated that church parking is available right next door, and is not used during the same business hours.

Mr. Beach and Mr. Green had a conversation clarifying the accessible stall, adjacent stall existing and additional parking required.

On a motion by Mr. Beach, seconded by Mr. Homich, the Board voted to approve the application with a 6-0 vote.

Other Business

Ms. Carter gave her resignation and stated that this would be her last meeting.

Mr. Massey stated that Ms. Carter's replacement process will be addressed by City Council.

Mr. Homich and Ms. Carter discussed who she was appointed by.

Ms. Carter stated, Mr. Cal Rolfson was her appointee.

Announcement of next scheduled meeting date

Regularly Scheduled Meeting: Wednesday, November 16, 2022 (10:00 am)

Adjournment

The meeting was adjourned at 10:14 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
plandev@cityofmountdora.com

DATE: November 16, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Conditional Use Permit (CUP) to operate a church and associated uses within the C-3 zoning district; Win 1 Ministries Non-Profit.; 2761 Old Highway 441; Located at The Golden Triangle Shopping Center; Moore Properties Corporation (Property Owner); Dorothy Renee Hill (Applicant). Project No. CUP 22-04.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the request to rescind and replace the previously approved CUP to allow an additional church or worship use on the subject property.

REFERENCES/SUPPORT:

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

SITE SUMMARY:

Existing Use:	Shopping Center
Proposed Use:	Church and Learning Center Church Attendees: 75-80 Members Students: 20-25 Students
Future Land Use:	Multi-Use Transitional or MU-1
Zoning:	Highway Commercial or C-3
Overlay Zones:	None
Building Size:	3,000 S.F. Suite within a multi-tenant commercial building
Site Area:	19.70 +/- acres

SURROUNDING PROPERTY TABLE:

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

SUMMARY OF REQUEST:

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

The subject property obtained a CUP to operate a church on May 18, 2022. The CUP limited the size of the church use to 3,000 square feet. As such, staff recommends rescind and replace the previous development order with a new development order to allow both churches on the subject property. There are no impacts of the church uses at the existing shopping center in terms of parking needs and access. The Church uses will operate with off operation days that would not conflict with existing retail uses of the shopping center. Again, given the size of the two churches have no impacts. The applicant will be required to procure city building permits for interior renovations though the City's normal change in use permitting process.

STAFF ANALYSIS:

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

a. The use should not be detrimental to the area or inconsistent with development trends in the area.

The proposed church is seeking to locate into a suite within a commercial building developed along an arterial road (Old Highway 441). The subject property is developed with various non-residential uses and recently was approved for a church on the property in May. The proposed development is in harmony with the adjacent property uses, Zoning, and with the Future Land Use designated as Mixed-Use Transitional.

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

The subject property was developed in 1961 and contains a surplus of parking for anticipated patrons. There has only been one church approved on the subject property and the application indicated that the church will provide seating for 64 attendees and the average weekly attendance is anticipated to be a total of 45-50 patrons. The current application seeks to accommodate 75-80 church members and 20-25 students.

There are no anticipated adverse impacts on the traffic patterns, parking, and road capacity based on the scale of the use, surplus of existing parking, proposed and existing hours of operations, and the property's location along an arterial road.

c. The use is consistent with the Comprehensive Plan.

The subject property is part of the Mixed Use Transitional Future Land Use Category. Comprehensive Plan Objective 4.g.13 of the Future Land Use Element states that this category allows for public, civic, commercial, office, multi-family residential, and limited single-family land uses. The proposed church is consistent with this requirement.

d. There is no evidence that the use will adversely affect the public interest.
There are no anticipated, adverse impacts on the public interest associated with the proposed use.

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

ATTACHMENTS:
Vicinity Map
Survey
Application
Development Order for previously approved CUP
Draft Development Order

VICINITY MAP

Legend

City Limits

Subject Property

N

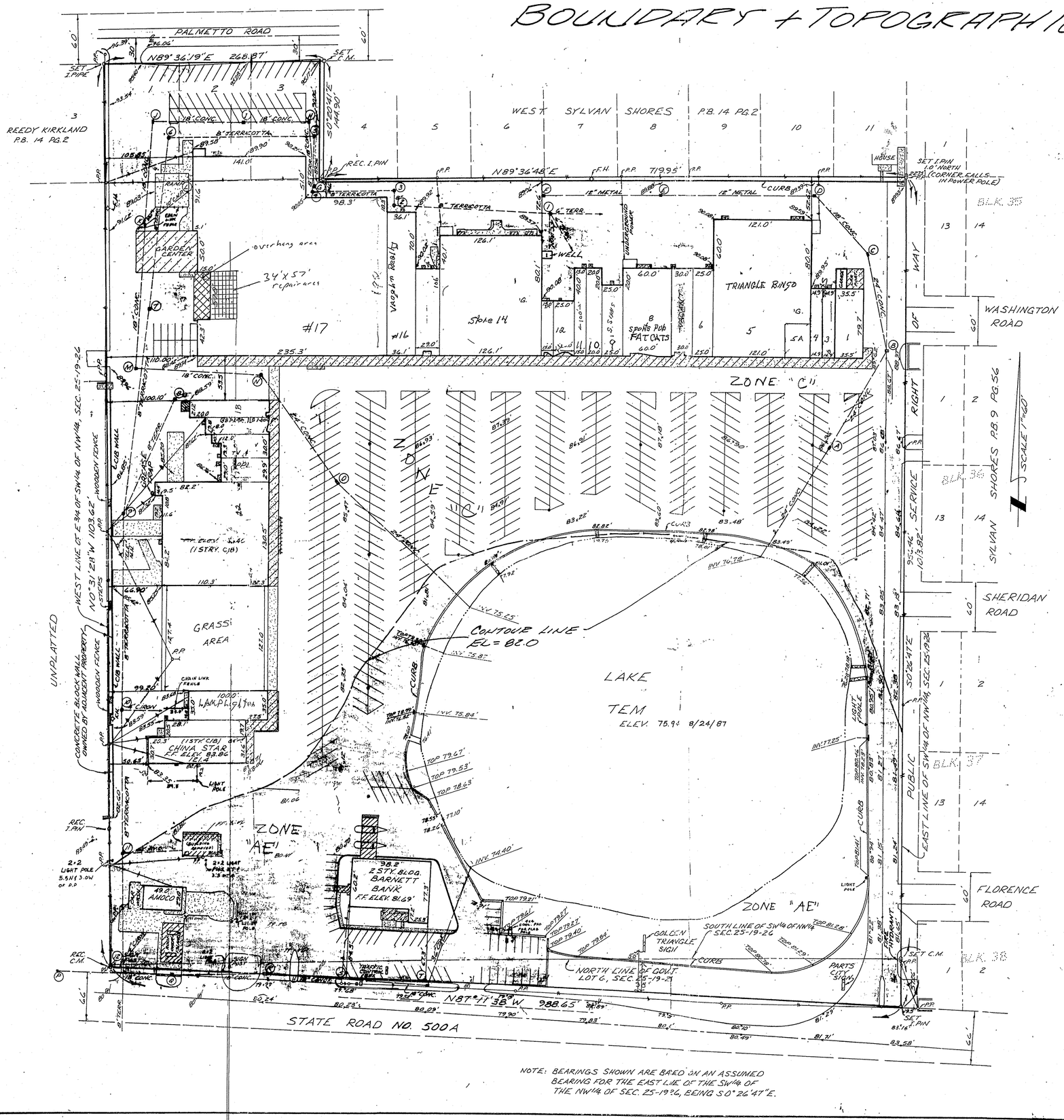
N.T.S.

CITY OF MOUNT DORA

Date: 10/14/2022

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

BOUNDARY + TOPOGRAPHICAL SURVEY



NOTE: BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING FOR THE EAST LINE OF THE SW¼ OF THE NW¼ OF SEC. 25-19-26, BEING S0°26'47"E.

DESCRIPTION

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

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

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

* THIS IS TO CERTIFY THAT ON THE DATE SHOWN I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON WHICH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THEREFORE SHOWS ANY EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

REPRODUCTION OF THIS PLAT NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL AND CERTIFICATION LIMITED TO PERSON OR PERSONS HEREON.

CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

HOWARD DURDEN, P.L.S. NO. 1916

durden & assoc., inc.
220 west main street
p.o. box 1245
tavares, florida 32778-1245
phone: (904) 343-5001
ENGINEERS, LAND SURVEYORS, LAND PLANNERS

CERTIFIED TO:
PINNACLE SHOPPING CENTER INC.; CHICAGO TITLE INSURANCE CO.; BARNETT BANK OF LAKE COUNTY N.A.; BOWEN, STONE & BLANCHARD P.A.

DATE: 5-15-89	SCALE: 1"=40'
UPDATE:	DRAWN BY: T.J.P.
FOUND:	CHECKED BY: H.D.
FINAL:	FB/PG:
REV:	JOB NO: 9-0247
REV:	COMP. TAPED FILE
REV:	FILE NO: L-12460

CITY OF MOUNT DORA

RECEIVED
By scottw at 1:13 pm, Oct 13, 2022

CUP22-04

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: Oct 3, 2022 Project Name: Win 1 Ministries Worship Center

1. Applicant's Name: Dorothy Renee Hill

   Company's Name: Win 1 Ministries Nonprofit

   Address: 2761 Old Highway 441

   City, State & Zip: Mt. Dora. Florida 32757

   Phone: 352-455-8558 E-mail: Reneehill@embark.com

2. Owner's Name: Moore properties ,et Al Corporation

   Company's Name: _____

   Address: 17507 South DuPont

   City, State & Zip: Harrington Delaware 19952

   Phone: _____ E-mail: _____

3. The property generally located and list adjacent streets: Eudora Rd and Old Highway 4 441 in the Golden Triangle Shopping Center

4. The address(s) of the property: 2761 Old Highway 441 Mt. Dora Florida

5. Building Size Existing: 10,672 Proposed: _____

6. Size of property in Acres: 19 ac Square Feet: _____

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

8. Does property have, or will it have Well or Septic Tank? City sewer

9. Zoning District: C-3

Future Land Use Category: Public and semi-public uses- Worship Center

10. Provide description of the proposed use: Church Services, Bible Study, Prayer Meeting

11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section

20th Florida Building Code 6th edition

12. State the reason for this request (attach written summary if additional space is needed):

To provide a worship center for the community of Mount Dora

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

Oct 5, 2022

Date

SURROUNDING OWNERS LIST

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. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

E Abundant Life Executive Building LLC
Name
2799 W Old US Highway 441
Address
Mt. Dora. Florida 3275
City State Zip

Moore Properties ET AL Corporation
Name
2771 W Old Highway 441
Address
Mt Dora, Fl. 32757
City State Zip

NGUYEN THO PHUOC & TO-ANH
Name
2925 W Old Highway 441
Address
Mt. Dora, Fl. 32757
City State Zip

Mt. Dora 1 LLC
Name
2979 W Old US Highway 441
Address
Mt. Dora, Fl. 32757
City State Zip

Palms of Mt.Dora Condominium ASSN
Name
Eudora Rd
Address
Mt. Dora, Fl. 32757
City State Zip

Action Bowling Centers 2 LLC
Name
1530 N Eudora Rd
Address
Mt. Dora, Fl. 32757
City State Zip

Housing Assistance of Mt. Dora
Name
3001 Javens Circle
Address
Mt. Dora, Fl 32757
City State Zip

Seton-Mt. Dora LLC (DQ)
Name
2728 W Old US Highway 441
Address
Mt. Dora, Fl. 32757
City State Zip

Senturk Marketing INC
Name
2599 W Old US Highway 441
Address
Mt. Dora, Fl. 32757
City State Zip

Schroeder Chad T
Name
2599 Sheridan Rd
Address
Mt. Dora, Fl. 32757
City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.

Updated 5/13/2021

AGENT LETTER

TO: City of Mount Dora Planning & Development Department

This will serve as written authorization for Dorothy Renee Hill, President of W.I.N. Ministries, Inc. to act as agent for the purpose of submitting and processing of a Conditional Use Permit application for 2761 Old US 441 Hwy Unit 22A, Mount Dora FL 32728.

Signed:

Frank Moore, President

Date:

10-4-2022

Notary Public
State of **Delaware**

Before me, the undersigned authority, personally appeared **Frank Moore,** who acknowledges that he is appointing **Dorothy Renee Hill** to act as their agent for the purpose of submitting for CUP application for the above referenced property and that he did____ or Did not_X__ take an oath, and is known to me_X_ or produced _____ as identification on this 4th Day of **October, 2022.**

(Seal)

HOLLY M. COLE
NOTARY PUBLIC
State of Delaware
My Commission Expires on Sep. 14, 2026

Print Name: Holly M Cole

Sign: Holly M Cole

Commission Expires: 9/14/26

W.I.N. 1 Ministries, Inc.
2761 W. old Hwy. 441
Mt. Dora, Fla 32757
352-455-8558
www.win1ministries.com

To: Michele Janiszewski
Planning and Development Dept.

From: Dorothy R. Hill, CEO/President

RE: Detailed information regarding Conditional Use Application (CUP)

I was asked to provide the following information:

I would like to add to no. 10. (Description of proposed Use)
A Learning Center to provide education for students using biblical principles. It was not added before because we only recently have been approved.

How many square feet will be used for the church? appx. 1200-1500 sq.ft.
There are appx. 75-80 members adults and children

Hours of Operation - Sunday 11:30-2:00 Wednesday 6:30-8:30
Fri. 6:30-8:30 Times could vary if there is biblical training.

How many square feet will be used for the Learning Center? appx. 3000 sq.ft.
Currently there are no students.

We are planning for 20-25 students.
Hours of operation - Mon-Friday 7:30-3:10. Closed for summer vacation.

Dorothy Renee Hill 10/11/2022
Dorothy Renee Hill Date

MT. DORA MINISTRIES CHURCH

2711 OLD HIGHWAY 441, MT. DORA, FL 32757

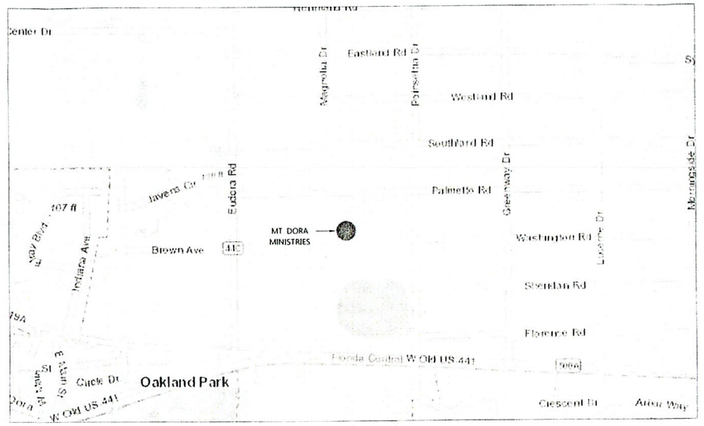
	PROJECT INFORMATION
PROJECT NAME	MT. DORA MINISTRIES CHURCH
PROPERTY OWNER	MOORE PROPERTIES CORPORATION ET AL
PROPERTY LOCATION	2711 OLD HIGHWAY 441, MOUNT DORA, FL 32757
PARCEL NUMBER	25-19-26-0525-000-00100
ALTERNATE ID	3784547
YEAR ORIGINALLY BUILT	1961
PARCEL ACREAGE	19.70

SCOPE OF WORK:
PROJECT SCOPE CONSISTS OF PROVIDING THE EXISTING FLOOR PLAN, DEMOLITION & RENOVATION FLOOR PLAN, AND LIFE SAFETY PLAN IN ANTICIPATION FOR THE TENANT'S SUITE CHANGE OF USE.

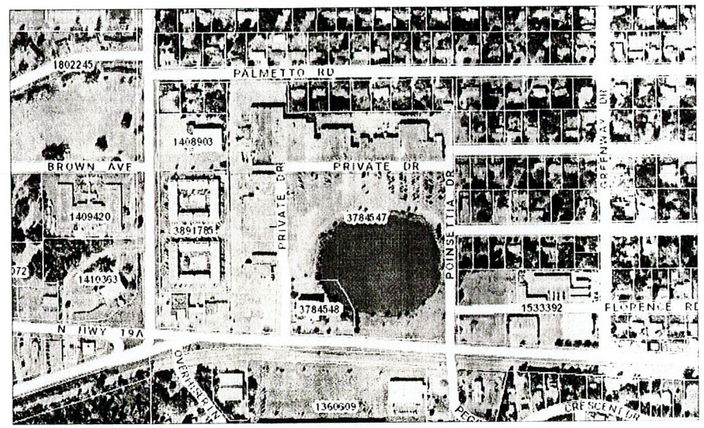
LEGAL DESCRIPTION:
MOUNT DORA, GOLDEN TRIANGLE SHOPPING CENTER SUB LOT 1--LESS FROM SW COR OF SW 1/4 OF NW 1/4 OF SEC 25 RUN N 89DEG 39MIN 00SEC E 328.69 FT TO A POINT ON W LINE OF E 3/4 OF SW 1/4 OF NW 1/4, N 00DEG 30MIN 03SEC W 165.57 FT FOR POB, CONT N 00DEG 30MIN 03SEC W 229.87 FT, S 90DEG 00MIN 00SEC E 222.29 FT, S 02DEG 40MIN 16SEC W 230.11 FT, S 90DEG 00MIN 00SEC W 209.56 FT TO POB--PB 41 PGS 17-18 ORB 1664 PG 0264, ORB 1994 PG 0539, ORB 1994 PG 0542

PARCEL NUMBER:
25-19-26-0525-000-00100

NOTE: SITE VICINITY MAP AND SITE SATELLITE IMAGERY AS REFERENCED FROM ESRI.COM.



SITE VICINITY MAP
SCALE: 1" = 500'-0"



SITE SATELLITE IMAGERY
SCALE: 1" = 50'-0"

GENERAL SUITE LAYOUT
SCALE: 1/8" = 1'-0"

N

TURNING POINT DESIGN
www.turningpointdesign.net

CAD Drafter:
Trask Construction Co.
2100 Avenue C
Eustis, FL 32726
(352) 483-1436
(352) 267-6341
dtrask1042@gmail.com

Property Owner:
Moore Properties Corporation
17507 S Dupont Hwy
Harrington, DE 19952

Project Address:
Mt. Dora Ministries Church
2711 Old Highway 441
Mount Dora, FL 32757

Professional Engineer
L.P. Structural Design, LLC
223 Magnolia Circle
Eustis, FL 32726
(352) 989-1934

I hereby certify that I have reviewed this structure for integrity of shear walls, roof diaphragms, etc., that this structure complies with the requirements of the 20th FBC 6th edition.
- Larry Parkinson, PE
FPE # 47617

Notes

1. Project scope consists of providing the existing floor plan, demolition & renovation floor plan, and life safety plan in anticipation for the tenant's suite change of use.

Note: Plans have been formatted for print on ArchD 24"x36" paper size. Drawing scale will not otherwise be accurate unless printed as such.

This drawing is copyright and may not be reproduced without consent.
©2022 Turning Point Design

Sheet	Title
A-1	COVER SHEET
A-2	EXISTING FLOOR PLAN
A-3	DEMOLITION & RENOVATION FLOOR PLAN
A-4	LIFE SAFETY PLAN

#	Revision

Trask Construction Co.
Mt. Dora Ministries Church

COVER SHEET

Project number	2444
Date	10/05/2022
Drawn by	AT

A-1

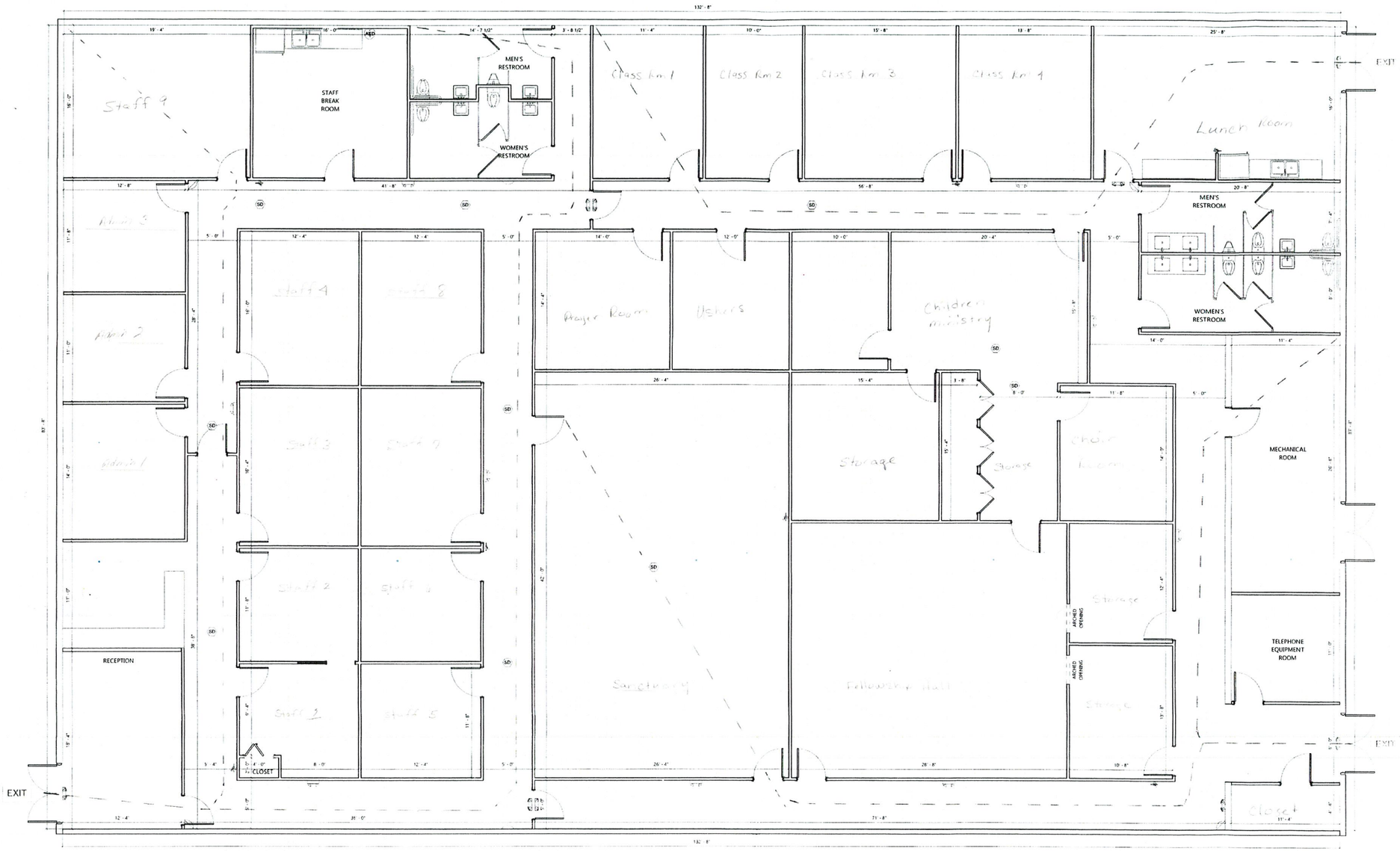
Scale: As indicated

10/5/2022 4:20:46 PM

RECEIVED
By scottw at 1:25 pm, Oct 13, 2022

MT. DORA MINISTRIES CHURCH

2711 OLD HIGHWAY 441, MT. DORA, FL 32757



EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL LEGEND

	8" EXTERIOR WALL
	8" INTERIOR WALL
	6" INTERIOR WALL
	4" INTERIOR WALL
	1" PARTITION WALL

TURNING POINT DESIGN

www.turningpointdesign.net

CAD Drafter:
Turning Point Design
15 Bobwhite Trail
Canton, GA 30115
(770) 846-1926
aaron@turningpointdesign.net

Contractor:
Trask Construction Co.
2100 Avenue C
Eustis, FL 32726
(352) 483-1436
(352) 267-6341
dtrask1042@gmail.com

Property Owner:
Moore Properties Corporation
17507 S Dupont Hwy
Harrington, DE 19952

Project Address:
Mt. Dora Ministries Church
2711 Old Highway 441
Mount Dora, FL 32757

Professional Engineer:
L.P. Structural Design, LLC
223 Magnolia Circle
Eustis, FL 32726
(352) 989-1934

I hereby certify that I have reviewed this structure for integrity of shear walls, roof diaphragms, etc., that this structure complies with the requirements of the 20th FBC 6th edition.
- Larry Parkinson, PE
FPE # 47617

Notes

1. Project scope consists of providing the existing floor plan, demolition & renovation floor plan, and life safety plan in anticipation for the tenant's suite change of use.

Note: Plans have been formatted for print on ArchD 24"x36" paper size. Drawing scale will not otherwise be accurate unless printed as such.

This drawing is copyright and may not be reproduced without consent
©2022 Turning Point Design

Sheet	Title
A-1	COVER SHEET
A-2	EXISTING FLOOR PLAN
A-3	DEMOLITION & RENOVATION FLOOR PLAN
A-4	LIFE SAFETY PLAN

#	Revision

Trask Construction Co.
Mt. Dora Ministries Church

EXISTING FLOOR PLAN

Project number	2444
Date	10/05/2022
Drawn by	AT

A-2

Scale 3/16" = 1'-0"

10/5/2022 4:24:47 PM

PROPERTY RECORD CARD

General Information

Name:	MOORE PROPERTIES CORPORATION ET AL	**Alternate Key:**	3784547
Mailing Address:	17507 S DUPONT HWY HARRINGTON, DE 19952 *Update Mailing Address*	**Parcel Number:**	25-19-26-0525-000-00100
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	2711 OLD HIGHWAY 441 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, GOLDEN TRIANGLE SHOPPING CENTER SUB LOT 1--LESS FROM SW COR OF SW 1/4 OF NW 1/4 OF SEC 25 RUN N 89DEG 39MIN 00SEC E 328.69 FT TO A POINT ON W LINE OF E 3/4 OF SW 1/4 OF NW 1/4, N 00DEG 30MIN 03SEC W 165.57 FT FOR POB, CONT N 00DEG 30MIN 03SEC W 229.87 FT, S 90DEG 00MIN 00SEC E 222.29 FT, S 02DEG 40MIN 16SEC W 230.11 FT, S 90DEG 00MIN 00SEC W 209.56 FT TO POB--PB 41 PGS 17-18 ORB 1664 PG 0264, ORB 1994 PG 0539, ORB 1994 PG 0542		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SHOPPING CENTER COMMUNITY ANCHORED (1600)	0	0	LOT 1	646018.320	Square Feet	$0.00	$781,682.00
2	WETLAND (9600)	0	0	LAKE	5.000	Acre	$0.00	$225.00

Click here for Zoning Info **FEMA Flood Map**

Commercial Building(s)

Building 1

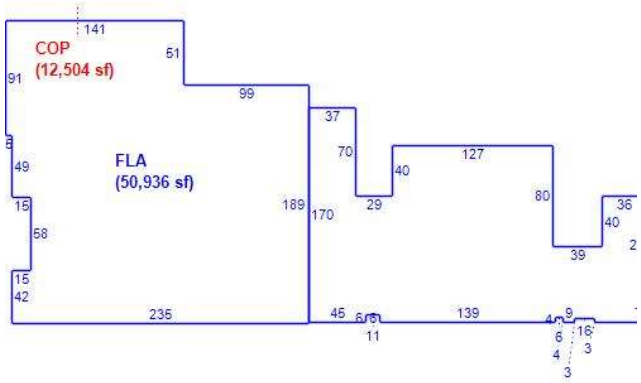
Commercial	Building Value: $1,696,054.00 Building Use: SHOPPING CENTER COMMERCIAL (16C) Structure Type:

Summary		Section(s)		
Year Built:	1961	**Section Type**	**No. Stories**	**Ground Floor Area**

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

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

View Larger



Building 2

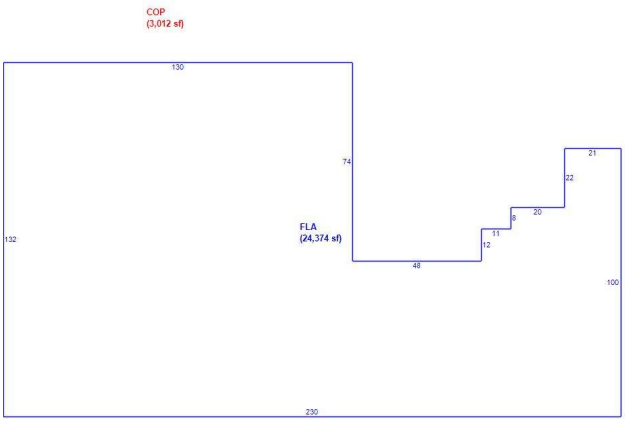
Commercial	Building Value: $500,031.00 Building Use: SHOPPING CENTER COMMERCIAL (16C) Structure Type:

Summary	
Year Built:	1961
Total Effective Area:	27386
Full Bathrooms:	0
Half Bathrooms:	8
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	3012
FINISHED LIVING AREA (FLA)	1.00	24374

View Larger



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PARKING LOT LIGHT (CPFL2)	17	UT	1960	$10,455.00
2	PAVING (CPAV1)	493634	SF	1960	$399,844.00
3	PAVING (CPAV2)	1421	SF	1960	$1,990.00

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
1994 / 542	08/2001	Quit Claim Deed	Unqualified	Improved	$1.00
1994 / 539	08/2001	Warranty Deed	Unqualified	Improved	$1.00
1664 / 264	11/1998	Trustees Deed	Qualified	Improved	$1,235,000.00
1664 / 258	11/1998	Warranty Deed	Unqualified	Improved	$0.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED 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	$3,390,281	$3,390,281	$3,390,281	5.0364	$17,074.81
SCHOOL BOARD STATE	$3,390,281	$3,390,281	$3,390,281	3.2500	$11,018.41
SCHOOL BOARD LOCAL	$3,390,281	$3,390,281	$3,390,281	2.9980	$10,164.06
LAKE COUNTY WATER AUTHORITY	$3,390,281	$3,390,281	$3,390,281	0.3083	$1,045.22
NORTH LAKE HOSPITAL DIST	$3,390,281	$3,390,281	$3,390,281	0.5000	$1,695.14
ST JOHNS RIVER FL WATER MGMT DIST	$3,390,281	$3,390,281	$3,390,281	0.1974	$669.24
CITY OF MOUNT DORA	$3,390,281	$3,390,281	$3,390,281	5.9603	$20,207.09
LAKE COUNTY MSTU AMBULANCE	$3,390,281	$3,390,281	$3,390,281	0.4629	$1,569.36
LAKE COUNTY VOTED DEBT SERVICE	$3,390,281	$3,390,281	$3,390,281	0.0918	$311.23
				Total: 18.8051	**Total:** $63,754.56

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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.
Site Notice

Detail by Entity Name

Foreign Profit Corporation
MOORE PROPERTIES, ET AL CORPORATION

Filing Information

Document Number	F01000003736
FEI/EIN Number	51-0408657
Date Filed	07/16/2001
State	DE
Status	ACTIVE

Principal Address

17507 S DUPONT HWY
HARRINGTON, DE 19952

Changed: 06/12/2019

Mailing Address

17507 S DUPONT HWY
HARRINGTON, DE 19952

Changed: 06/12/2019

Registered Agent Name & Address

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

Name Changed: 04/23/2015

Address Changed: 06/03/2019

Officer/Director Detail

Name & Address

Title P

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

Title T

MOORE JR, PAUL
143 GLENN STREET
DOVER, DE 19901

Title S

MOORE JR, PAUL
143 GLENN STREET
DOVER, DE 19901

Annual Reports

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

Document Images

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

Florida Department of State, Division of Corporations

INSTRUMENT#: 2022072517 OR BK 5962 PG 1836 PAGES: 2 5/24/2022 11:11:59 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50

Return To:

Mr. Vince Sandersfeld
Planning Director
510 North Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 25-19-26-0525-000-00100 & 25-19-26-0525-000-00101

PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNT DORA, FLORIDA

Marshall Bailey
Golden Triangle Church of Christ, Inc.
4425 N. Highway 19A
Mount Dora, FL 32757
Applicant

PROJECT ID: CUP22-01
SITE ADDRESS: 2719 Old Highway 441
Mount Dora, Florida 32735

Moore Properties, ET AL Corporation
Attn: Frank R. Moore, Resisted Agent
17507 S. Dupont Highway
Harrington, DE 19952
Owner

_____/

DEVELOPMENT ORDER

The City of Mount Dora Planning and Zoning Commission, having reviewed the application for Conditional Use Permit and the record documentation presented by the parties, having considered the testimony, arguments and authorities presented by the parties and being otherwise fully advised in the premises, does hereby find and order the following with respect to, touching and concerning the real property located at 2719 Old Highway 441, Mount Dora, Florida, and as identified by Lake County Tax Parcel Identification Numbers 25-19-26-0525-000-00100 and 25-19-26-0525-000-00101 (Property).

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

1. Moore Properties, ET AL Corporation, is the owner of the subject Property which has a C-3 zoning designation and is more particularly described as follows:

   Lot 1, Golden Triangle Shopping Center, according to the Plat thereof recorded in Plat Book 41, Page 17-18, Public Records of Lake County, Florida.

2. Marshall Bailey, Trustee of Church of Christ in the Golden Triangle, Inc., is the applicant who has submitted a Conditional Use application related to the Property on behalf of the Owner.

3. The application requested a Conditional Use Permit on the Property to allow for a church and associated uses.

4. The Owner was represented by Marshall Bailey, before the City of Mount Dora Planning and Zoning Commission.

5. In accordance with the City of Mount Dora Land Development Code, Section 2.5.1(5), the Owner must prove by competent substantial evidence that:

   (a) the proposed use is not detrimental to the area or inconsistent with development trends in the area;

   (b) the proposed use will not have an unduly adverse effect on existing traffic patterns, movement or intensity;

   (c) the Property has a Residential Medium Density designation on the City's Future Land Use Map and the proposed use is consistent with the City of Mount Dora Comprehensive Plan;

   (d) the proposed use will not adversely affect the public interest.

6. Based on the competent substantial evidence provided by the Owner, through its Applicant representative, the Planning and Zoning Commission finds that each of the foregoing Land Development Code criterion were proven; therefore, the subject application for Conditional Use is **APPROVED with the following conditions:**

   (a) Only one church and associated uses, or other like place of worship with similar operating hours, may be permitted on the Property; and
   (b) The church may not occupy more than 3,000 square feet of commercial area within Lot 1, Golden Triangle Shopping Center, according to the Plat thereof recorded in Plat Book 41, Page 17-18, Public Records of Lake County, Florida.

7. This Conditional Use Permit for a church or like place of worship on the Property shall run with the land, so long as said use remains. In the event the Property ceases to be used as a church or like place of worship, this Conditional Use shall automatically terminate.

ORDERED by the City of Mount Dora Planning and Zoning Commission this 18th day of May, 2022.

Massey, Harmon, Chairperson
Planning and Zoning Commission
City of Mount Dora, Florida

ATTEST:

City of Mount Dora Planning and Development Clerk

VICINITY MAP

Legend

City Limits

Subject Property

N

N.T.S.

CITY OF MOUNT DORA

Date: 4/19/2022

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

Return To:

Mr. Vince Sandersfeld
Planning Director
510 North Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 25-19-26-0525-000-00100 & 25-19-26-0525-000-00101

PLANNING AND ZONING COMMISSION
OF THE CITY OF MOUNT DORA, FLORIDA

Dorothy Renee Hill
Win 1 Ministries, Inc.
2761 W. Old Highway 441
Mount Dora, FL 32757
Applicant

PROJECT ID: CUP22-04
SITE ADDRESS: 2761 Old Highway 441
Mount Dora, Florida 32735

Moore Properties, ET AL Corporation
Attn: Frank R. Moore, Resisted Agent
17507 S. Dupont Highway
Harrington, DE 19952
Owner

_____/

DEVELOPMENT ORDER

The City of Mount Dora Planning and Zoning Commission, having reviewed the application for Conditional Use Permit and the record documentation presented by the parties, having considered the testimony, arguments and authorities presented by the parties and being otherwise fully advised in the premises, does hereby find and order the following with respect to, touching and concerning the real property located at 2761 Old Highway 441, Mount Dora, Florida, and as identified by Lake County Tax Parcel Identification Numbers 25-19-26-0525-000-00100 and 25-19-26-0525-000-00101 (Property).

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

1. Moore Properties, ET AL Corporation, is the owner of the subject Property which has a C-3 zoning designation and is more particularly described as follows:

   Lot 1, Golden Triangle Shopping Center, according to the Plat thereof recorded in Plat Book 41, Page 17-18, Public Records of Lake County, Florida.

2. Dorothy Renee Hill of Win 1 Ministries, Inc, is the applicant who has submitted a Conditional Use application related to the Property on behalf of the Owner.

3. The application requested a Conditional Use Permit on the Property to allow for a worship center/church and associated uses.

4. The Owner was represented by Dorothy Renee Hill, before the City of Mount Dora Planning and Zoning Commission.

5. The Planning and Zoning Commission on May 18, 2022, issued a previous Conditional Use Permit Development Order duly recorded in the Clerk of Court of Lake County under OR Book 5962, Pages 1836-1827 for a church use within the Golden Tangle Shopping Center, located within the subject Property.

6. The pervious CUP Development Order issued on May 18, 2022, was conditioned only one church use or like worship centers within the Property is allowed.

7. This Development Order hereby removes and replaces the limitations on the maximum number of church and like worship centers within the Property.

8. In accordance with the City of Mount Dora Land Development Code, Section 2.5.1(5), the Owner must prove by competent substantial evidence that:

   (a) the proposed use is not detrimental to the area or inconsistent with development trends in the area;

   (b) the proposed use will not have an unduly adverse effect on existing traffic patterns, movement or intensity;

   (c) the Property has a Residential Medium Density designation on the City's Future Land Use Map and the proposed use is consistent with the City of Mount Dora Comprehensive Plan;

   (d) the proposed use will not adversely affect the public interest.

9. Based on the competent substantial evidence provided by the Owner, through its Applicant representative, the Planning and Zoning Commission finds that each of the foregoing Land Development Code criterion were proven; therefore, the subject application for Conditional Use is **APPROVED.**

10. This Conditional Use Permit for a church or like place of worship on the Property shall run with the land, so long as said use remains. In the event the Property ceases to be used as a church or like place of worship, this Conditional Use shall automatically terminate.

ORDERED by the City of Mount Dora Planning and Zoning Commission this 16th day of November, 2022.

_____
Massey, Harmon, Chairperson
Planning and Zoning Commission
City of Mount Dora, Florida

ATTEST:

_____
City of Mount Dora Planning and Development Clerk

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DATE: November 16, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Final PUD for Vista Hills Master Plan; Route 46 Properties, LLC (Project Name); 33.38 Acres (Site Area); located north of State Road 46 and west side of Norton Lane (Location); Route 46 Properties, LLC (Owner); LPG Urban and Regional Planner, Inc (Applicant). Project No. PUD22-03.

RECOMMENDATION:

Staff recommends approval of the application to establish a Final PUD on 33.78 acres to allow for mixed-use development for multi-family, office, and retail uses. The application for Final PUD is consistent with uses, layout, configuration, density/intensity of the Preliminary PUD approved by City Council on November 16, 2021.

REFERENCE/SUPPORT:

Sections 3.4.5 of the City's *Land Development Code*
Preliminary PUD, Resolution No. 2021-44 on 11-16-2021

SITE SUMMARY:

Owner:	Route 46 Properties, LLC – Charles Croson
Applicant:	LPG Urban and Regional Planners, Inc – Greg Beliveau, AICP
Existing Use:	Vacant Land
Proposed Use:	Mixed Use: Multi-Family (Apartments) and General Commercial
Future Land Use:	City Residential High (18 DU/acre) and Commercial
Current Zoning:	County Agriculture (A)
Proposed Zoning:	City Planned Unit Development (PUD)
Site Area:	Residential: 24.91 Acres Commercial: 8.07 Acres Wetland: 0.80 Acre (to remain) TOTAL: 33.78 Acres
Maximum Units Allowed:	459 dwelling units allowed under Residential High (25.50 acres)
Proposed Units:	442 dwelling units (17 buildings at 26 units)
Proposed Density:	17.74 du/acre
Maximum FAR:	Allowed: 0.35 Proposed: 0.25
Proposed Commercial:	55,000 sq. ft. Maximum
Proposed Height:	Commercial: 35 feet Residential: 45 feet

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	County/City	Res Low	Ag/ R-1	Nursery / Wekiva Ridge
South	County	Res Low	R-2	Single-Family Residence
East	City	Res Low	R-1	Wekiva Ridge
East	City	Office	OP	Vacant Land
West	County	Res Low	Ag	Vacant Land

STAFF ANALYSIS:

The applicant is requesting approval of their plans for a final Planned Unit Development (PUD) for the Vista Hills project. The final PUD consists of approximately 34 acres (two property tax parcels) located on the north side of State Road 46 and directly east of the Wekiva Ridge planned development.

Pursuant to the City's Land Development Code PUD's are a two part process: 1) Preliminary PUD Development Plan to establish the general terms and conditions; and 2) Final PUD Development Plan incorporating the master plan requirements through the City's normal zoning ordinance process. The property obtained preliminary PUD approval with the adoption of Resolution 2021-44.

The project uses includes multi-family (15 apartment buildings) with on-site amenities (pool, clubhouse, and open space). The development will be constructed in two phases: Phase one will consist of 286 of the proposed multifamily units and the proposed 11 buildings, combining to 57,000 square feet of commercial development. Phase 2 will consist of the remaining 156 units (6 buildings) and amenity features for the residential development. The commercial portions of the development will be along the southern portion of the property adjacent to SR 46 with the multifamily being to the north section of the proposed project.

The proposed mixed-use development proposal is a consistent land use pattern in this emerging area of the Wolf Branch Innovation District (WBID). The lands adjacent to the west are owned by Florida Department of Transportation (FDOT) and adjacent to SR 46, which is under process for conveyance to the City. Development patterns east of are slated for high quality employment center type uses.

Located at the southwest corner of the site is an existing isolated wetland area consisting of 0.80 acre that will remain undeveloped. Density calculations do not include wetlands or flood hazard areas. The PUD plans include a fifty (50) foot upland buffer adjacent to the wetlands.

The proposed Planned Unit Development will provide trails to the City's overall planned trail network as well as provide land to be utilized for a planned east-west connector roadway. The lighting will be decorative and follow the Dark Sky principles.

Access to the development will include extension of Niles Road at the northern end of the site. Niles Road asphalt pavements ends at the adjacent greenhouse nursery driveway approximately 700 feet. This portion of the unpaved Niles Road will be improved for ultimate connection to the

existing paved Niles Road. The PUD proposal includes a seventy (70) foot wide right-of-way to be improved to City standards with a trail and constructed in two phase. Phase 1 of the Niles Road extension will connect to the planned Wekiva Ridge to the east via SR 46 and will include half of the boulevard roadway connection to Niles Road. Phase 2 will complete the Niles Road extension with the construction of the "boulevard" (see master plan for phase roadway locations and improvements).

The Niles Road extension through the PUD will loop towards the planned Wekiva Ridge access spin roadway (currently named "Norton Lane") with ingress/egress via SR 46. The Niles Road will be a public 70 feet right-of-way dedicated to the public. This roadway segment has been anticipated with the City recent "Vista Way Drive" study for a new roadway from Niles Road to Round Lake Road (see attached) resulting from the Wolf Branch Innovation District Implementation Plan.

The intersection of Niles Road and Wolf Branch Road was recently improved with a traffic signal. The main ingress/egress via SR 46 is configured with full traffic movements. SR 46 is under FDOT jurisdiction.

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 subject property has been annexed into the City limits and needs to be assigned a City zoning district and land use category. The Applicant is seeking to designate the property as PUD for a mixed-use project fronting SR 46.

2. The effect of the change, if any, on the particular property and on surrounding property.
   The assignment of the proposed PUD zoning district is consistent with the land use for the subject property and the surrounding area. The subject property is closely located to the WBID which is expected to accommodate a significant regional employment center along the Wekiva Parkway. The proposed PUD will complement the WBID by providing commercial, office, and multi-family land uses.

3. The amount of undeveloped land having the same classifications as that requested in the general area and throughout the city.
   The application is to approve a final PUD on the subject property which will facilitate the development of multi-family, office, and retail uses. This is a development plan specific to the subject property and is consistent with Resolution 2021- 44 (the preliminary PUD).

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 or permitting 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. The existing wetlands and flood prone areas will not be altered. The PUD plans include a fifty (50) foot buffer around the wetlands.

6. Other Criteria as may be applicable:
Staff did not identify any additional, pertinent information regarding this application.

PUBLIC HEARING SCHEDULE:
PZC: November 16, 2022
City Council 1st Reading: December 6, 2022
City Council 2nd Reading/Adoption: December 20, 2022

Attachments:
Vicinity Map
Aerial Map
Future Land Use Map
Vista Ridge Drive Option C
Informational Preliminary PUD (Resolution 2021-44)
PUD Master Plan
Application

Vista Hills PUD
Route 46 Properties, LLC
Change in Zoning

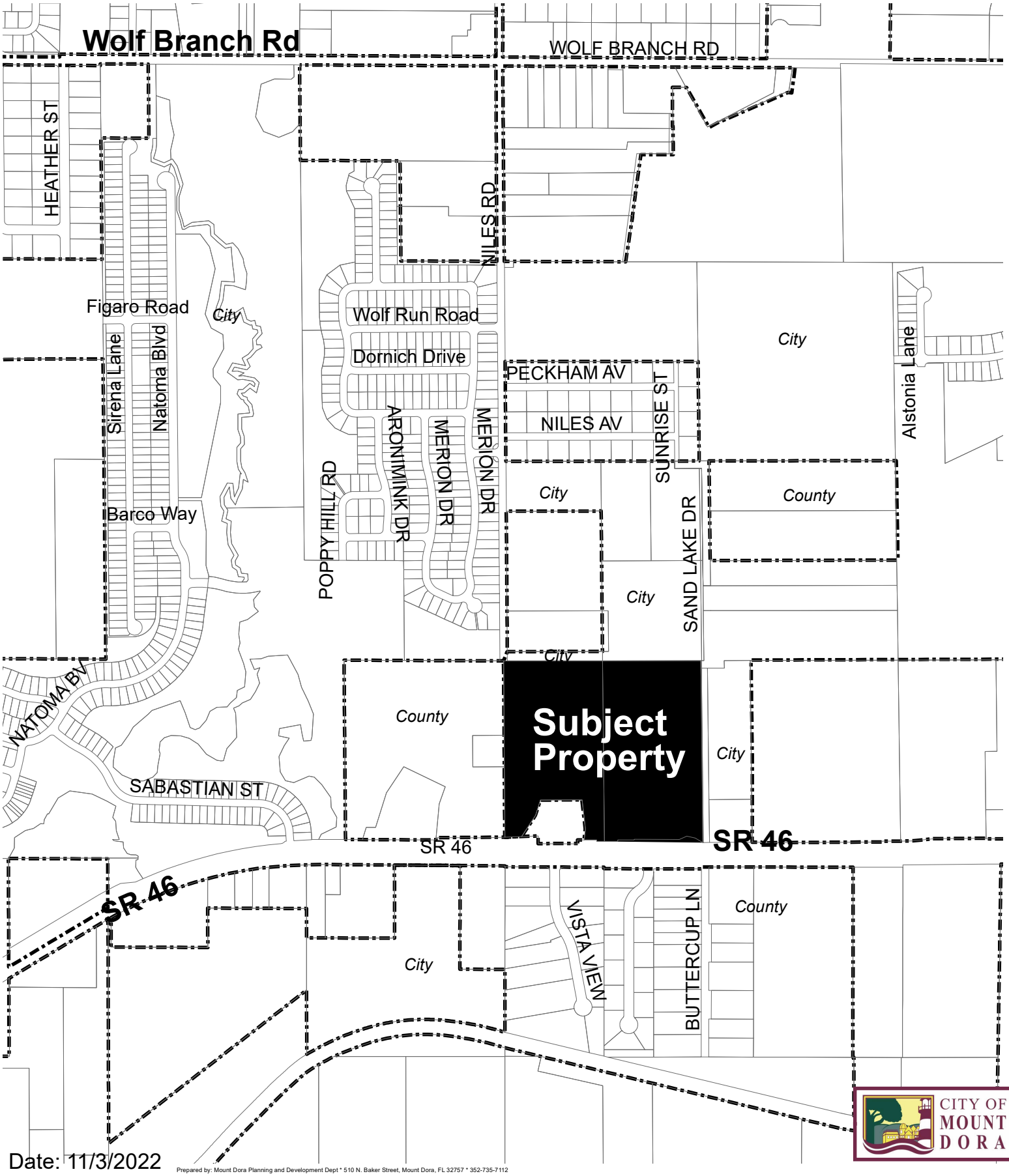
Legend

Subject Property

City Limits

N

N.T.S.



Date: 11/3/2022

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

CITY OF MOUNT DORA

Route 46 Properties, LLC
Aerial Map

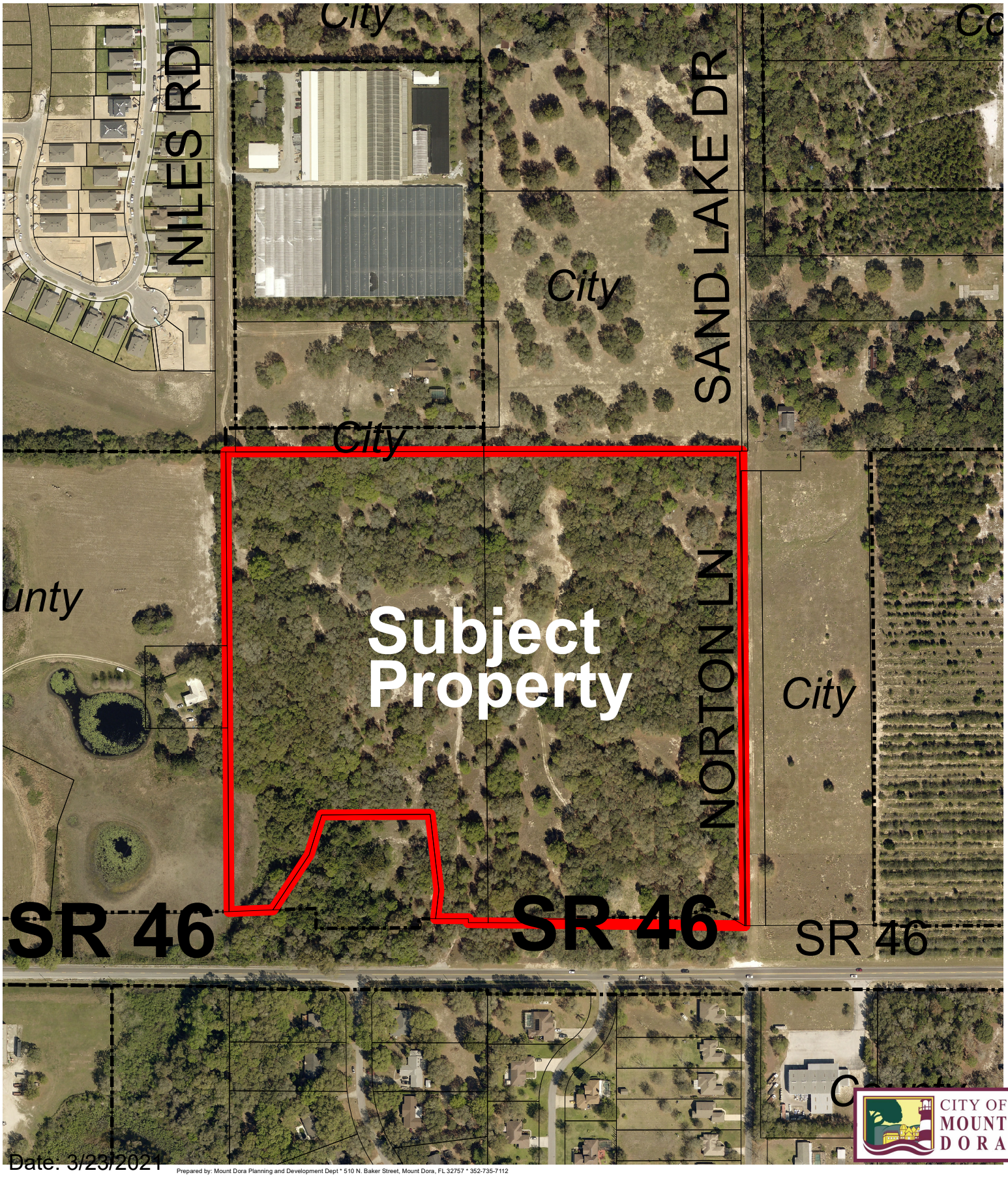
Legend

Subject Property

City Limits

N

N.T.S.



Date: 3/23/2021

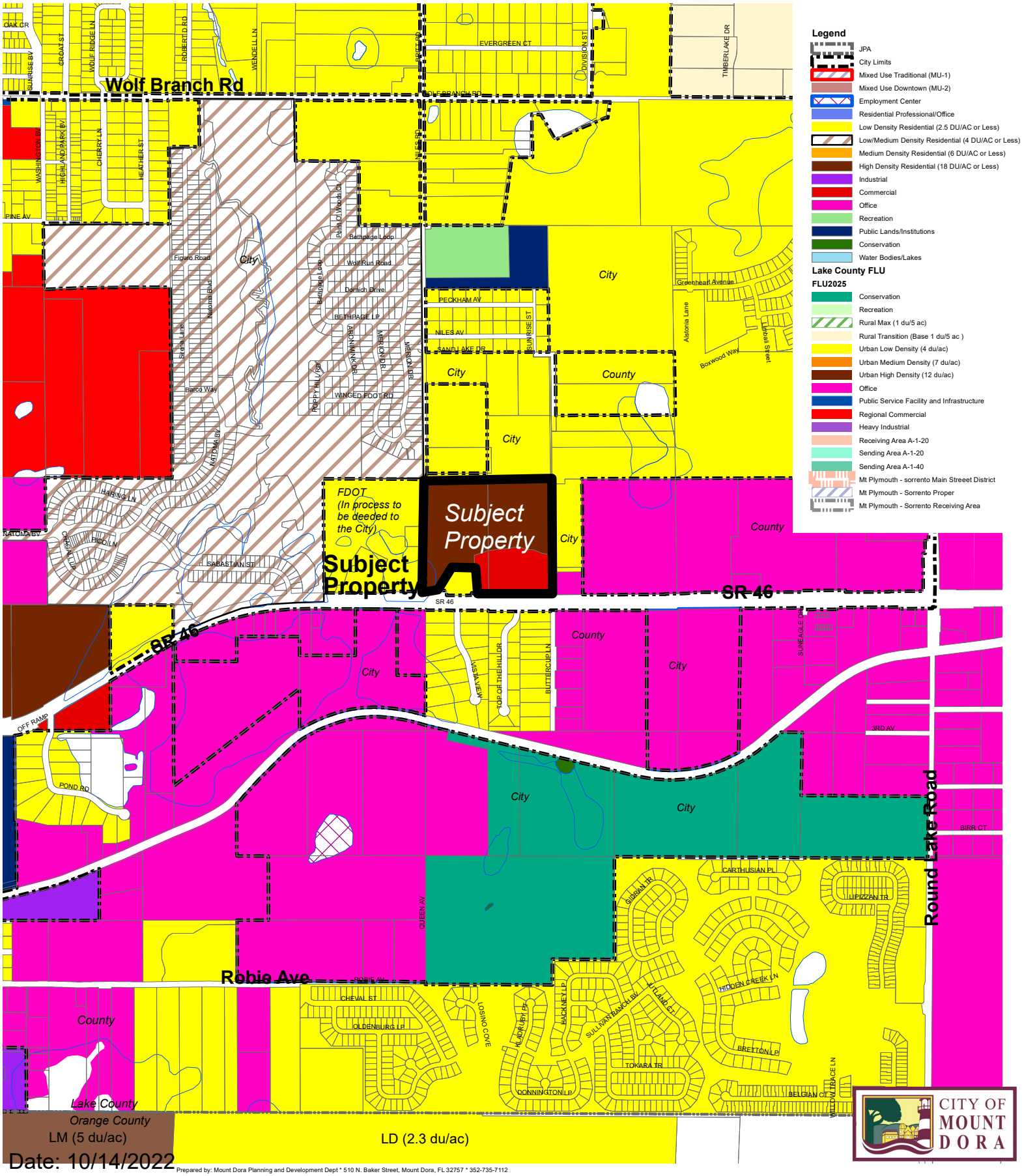
Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

CITY OF MOUNT DORA

Wekiva Hills Final PUD
Future Land Use Area Map
(Composite)

N

N.T.S.



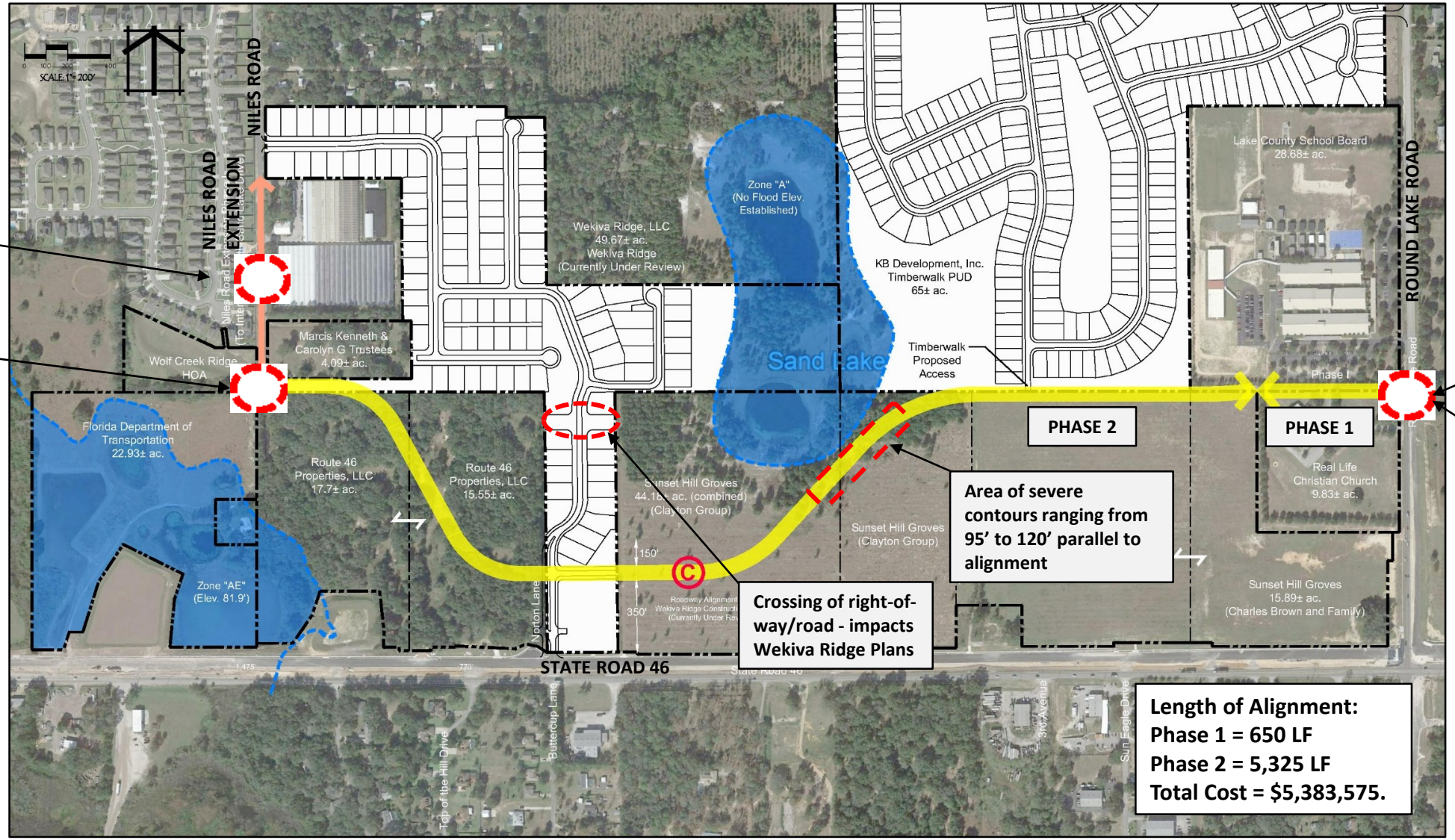
Date: 10/14/2022

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

CITY OF MOUNT DORA

Unpaved portion of Niles Road 1,350 LF Total Cost = $608,850.

Intersection with unpaved Niles Road



Intersection with Round Lake Road

Connection to WBID

Area of severe contours ranging from 95’ to 120’ parallel to alignment

Crossing of right-of-way/road - impacts Wekiva Ridge Plans

Length of Alignment:
Phase 1 = 650 LF
Phase 2 = 5,325 LF
Total Cost = $5,383,575.

OPTION C

INFORMATIONAL
PRELIMINARY PUD

RESOLUTION NO. 2021-44

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO THAT PRELIMINARY MASTER PLAN ENTITLED "ROUTE 46 PROPERTIES, LLC"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR PRELIMINARY MASTER PLAN APPROVAL; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Route 46 Properties, LLC, is the owner of that property more particularly described in **Exhibit "A"** attached hereto (Property); and

WHEREAS, pursuant to City of Mount Dora Land Development Code, Section 3.4.5., Route 46 Properties, LLC (Property Owner), through its consultant, LPG Urban and Regional Planners, Inc., filed a Preliminary Master Plan with the City for Planned Unit Development (PUD) rezoning on the Property with a project referred to as the "Route 46 Properties, LLC"; and

WHEREAS, the Route 46 Properties, LLC, Preliminary Master Plan includes mixed uses proposing multi-family with 442 residential units and the overall development of residential units not exceeding 18 dwelling units per acre, and general retail commercial with a 55,000 square foot building limitation; and

WHEREAS, Route 46 Properties, LLC, has petitioned the City for voluntary annexation (City of Mount Dora Ordinance No. 2021-07) and Future Land Use Map Amendment (City of Mount Dora Ordinance No. 2021-08); and

WHEREAS pursuant to Florida Statutes, Section 163.3184(12) zoning changes are contingent upon the comprehensive plan amendment transmittal becoming effective; and

WHEREAS, the City Attorney reviewed the Route 46 Properties, LLC, Preliminary Master Plan and found the same consistent with controlling Florida law; and

WHEREAS, the City's Development Review Committee reviewed the Route 46 Properties, LLC Preliminary Master Plan on March 31, 2021, and again on September 29, 2021, and recommended approval with conditions as being in compliance with the minimum requirements of the City's Land Development Code and as being consistent with the City's Comprehensive Plan; and

WHEREAS, the City's Planning and Zoning Commission reviewed the Route 46 Properties, LLC, Preliminary Master Plan on October 20, 2021, and recommended approval as being in compliance with the minimum requirements of the City's Land Development Code and as being consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Mount Dora hereby finds the Route 46 Properties, LLC, Preliminary Master Plan to be in compliance with the minimum requirements of the City's Land Development Code and as being consistent with the City's Comprehensive Plan and controlling Florida law.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Approval of Preliminary Master Plan. The City hereby approves the Route 46 Properties, LLC, Preliminary Master Plan attached hereto as **Exhibit "B"** attached hereto, provided that the PUD rezoning and Final Master Plan for the Property is secured within one (1) year of the effective date hereof.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the Route 46 Properties, LLC, Property Preliminary Master Plan, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature which do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective upon the adoption of Annexation Ordinance No. 2021-07.

PASSED AND ADOPTED this 16th day of November 2021.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

for JESSICA BURNHAM
CITY CLERK

For the use and reliance of City of Mount Dora only. Approved as to form and legality.

Sherry G. Sutphen, City Attorney

Exhibit A
Legal Description

INFORMATIONAL
PRELIMINARY PUD

Exhibit A
Legal Description

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING. (BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA).

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS: COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO

A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

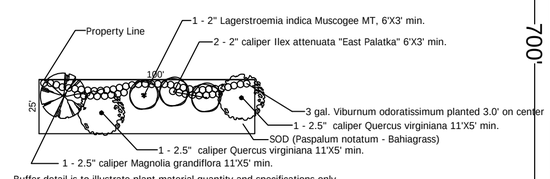
Exhibit B
Route 46 Properties, LLC
Preliminary PUD Master Plan

Exhibit "B"

INFORMATIONAL
PRELIMINARY PUD

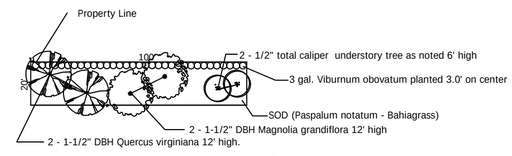
Owner:
Route 46 Properties LLC, Charles Croson
1321 Tappie Cirlce
Lake Mary, Florida 34726

Agent:
LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



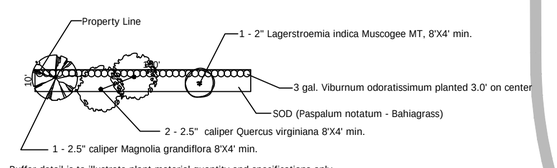
Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system
Illustrated buffer does not reflect credited existing plant material

100 Feet of
Typical 25' Landscape Buffer "a"
not to scale



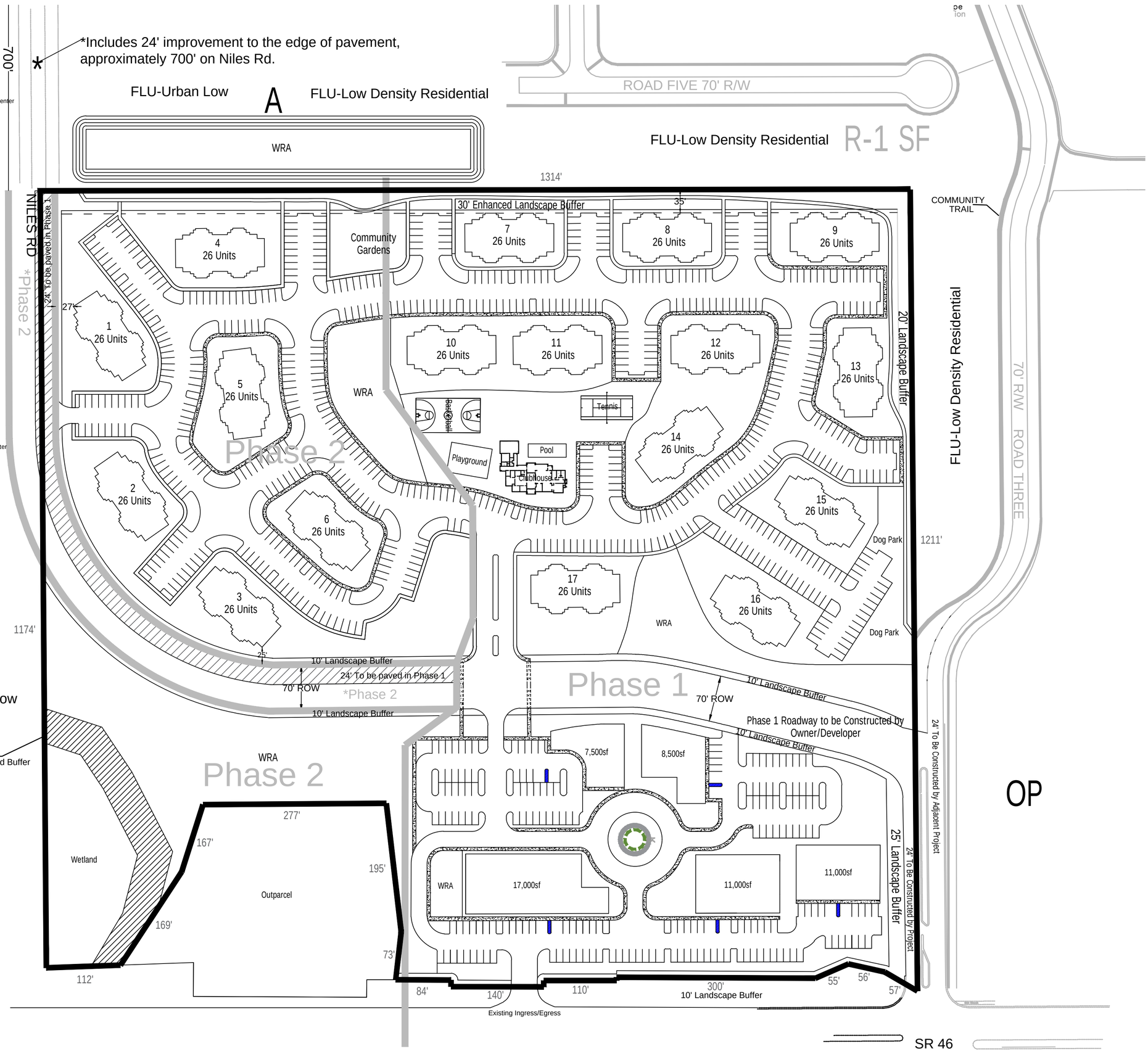
Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system
Typical detail does not include existing plant material credit

100 Feet of
Typical 20' Landscape Buffer "a"
not to scale



Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system

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



Notes:

Total acreage:	33.38 Acres± (1,454,033 sf)
Total developable acreage:	32.58 Acres± (1,419,185 sf)
Residential	24.91
Commercial	8.07 Acres
Existing zoning of parcel:	Agriculture
Proposed Zoning:	PUD
Proposed use:	Multi-Family With Proposed Apartments/Commercial
Density:	Up to 18 Units/Acre
Minimum Living Area:	Multi-Family - 760 sf
Adjacent Zoning:	North - A, R-1 South - LM, R-2 Estate, R-1 Rural Residential East - R-1 SF, OP West - A
Existing Land Use:	Urban Low Density
Proposed Future land use:	Residential High Density (18 Units/Acre) and Commerical
100 year flood elevation:	Zone AE E1 81.9 (1.84 Acres/80201sf)
Wetland /open water	.8 acres (34,848 sf)

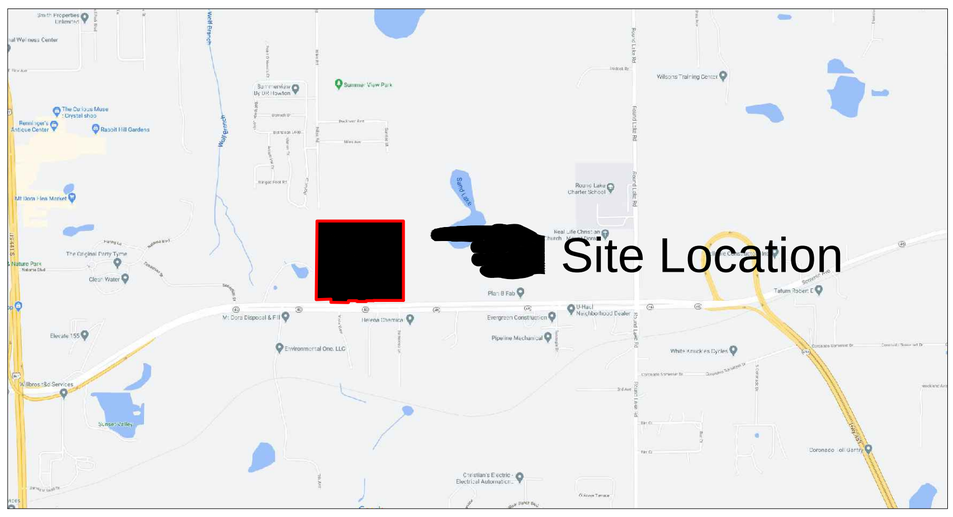
Maximum Commercial Buildings: 55,000 sf
Maximum Commercial Building Height: 35'
Maximum Residential Building Height: 45' as measured from finished grade to mean roof height
Maximum Commercial ISR - .80 (FLU Policy 1(g)(6) & Chapter IV Section 6.6
Proposed Commercial ISR - .64
Maximum Residential ISR - .65
Proposed Residential ISR- .32
Max Commercial FAR: .25
Proposed Commercial FAR: .16
Open space required - 25% per PUD

Perimeter Building setbacks:
Rear setback - 35' from property line
Front setback - 25' from property line
Side setback - 25' from property line
Setback between structures - 15'

Residential Buffers:
North - 30' Enhanced Landscape Buffer
South - 10' Landscape Buffer "a"
West - 20' Landscape Buffer "a"
East - 20' Landscape Buffer "a"

Commercial Buffers:
North- 10' Landscape Buffer "a"
South- 10' Landscape Buffer "a"
East- 25' Landscape Buffer "a"

Proposed 70' ROW Total Acreage 3.27
All features shown are subject to engineering.
Fire truck and turn around to be addressed at site plan submittal
Police and fire protection will be provided by City of Mount Dora
Potable and reclaimed water provided by City of Mount Dora
Sewer service from the City of Mount Dora
The site will meet all applicable stormwater rules and regulations
Existing vegetation to be utilized in landscape buffers wherever possible.
Any fencing must be decorative type.
Street lighting poles and fixtures shall be decorative type. All parking and street lighting shall be consistent with dark sky standards.
PUD shall follow time frame expiration as stated in the LDC for PUDs
PUD Shall follow R-3 zoning unless otherwise dictated on master plan
Common area landscaping will be under single entity maintenance, not cared for by homeowners.
All roads, retention areas, parking areas are private and under single ownership and control.
Project will be constructed in multiple phases.
Walking trail to be hard surfaced (see detail)
No impacts to wetlands proposed.
All signage to meet R-3 and C-2 requirements.
Electric provided by Duke, Natural gas provided by TECO
*Plans are Conceptual Only and are subject to engineering



Amenities:

Club House With:
Fitness Center
Pool
Grills
Active Community Trials
Playground
Basketball Court
Tennis Court

Commercial (C-1) Uses:

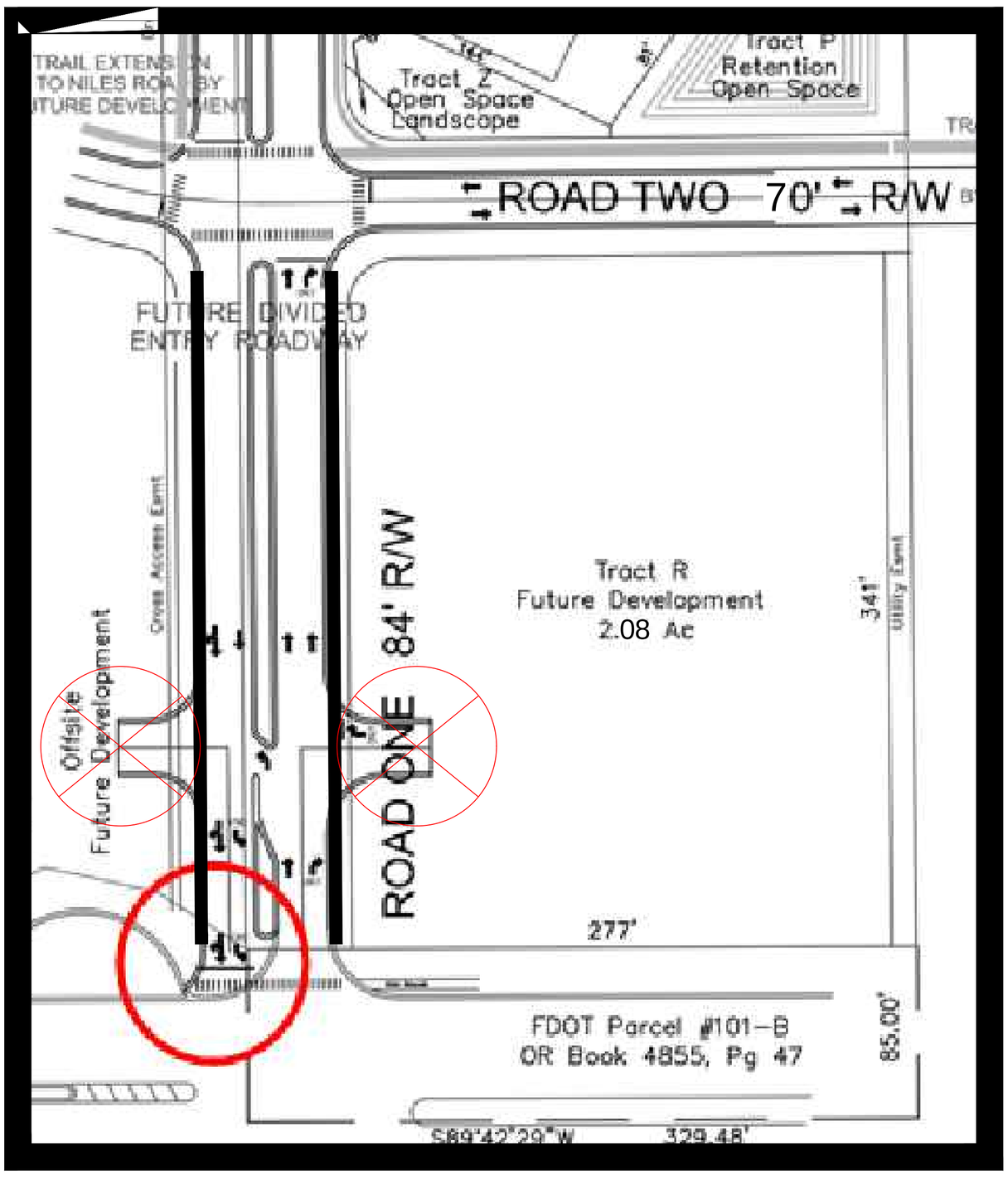
Retail Sales
Personal Services
Convenience Store
Restaurants
Offices
Day Care Center
Bank

N
W E
S

SCALE 1:100
September 20th, 2021

Route 46 Properties, LLC
Preliminary PUD Plan
Mt Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1875/1



THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF:

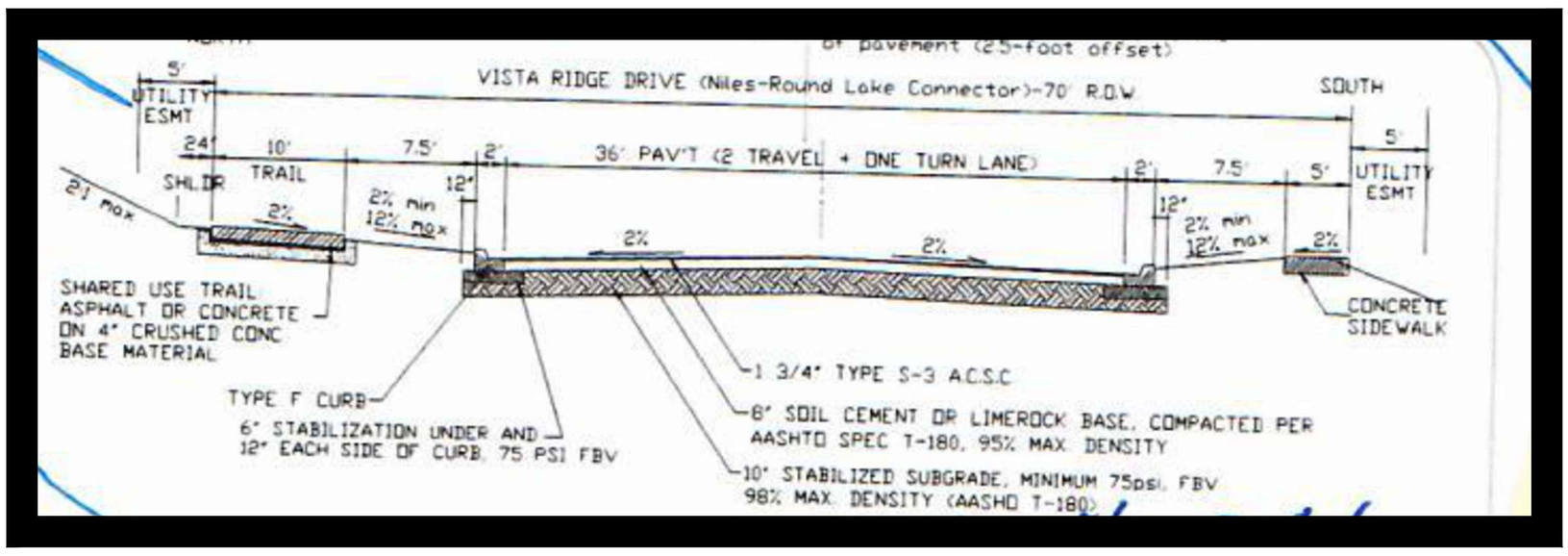
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING.

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

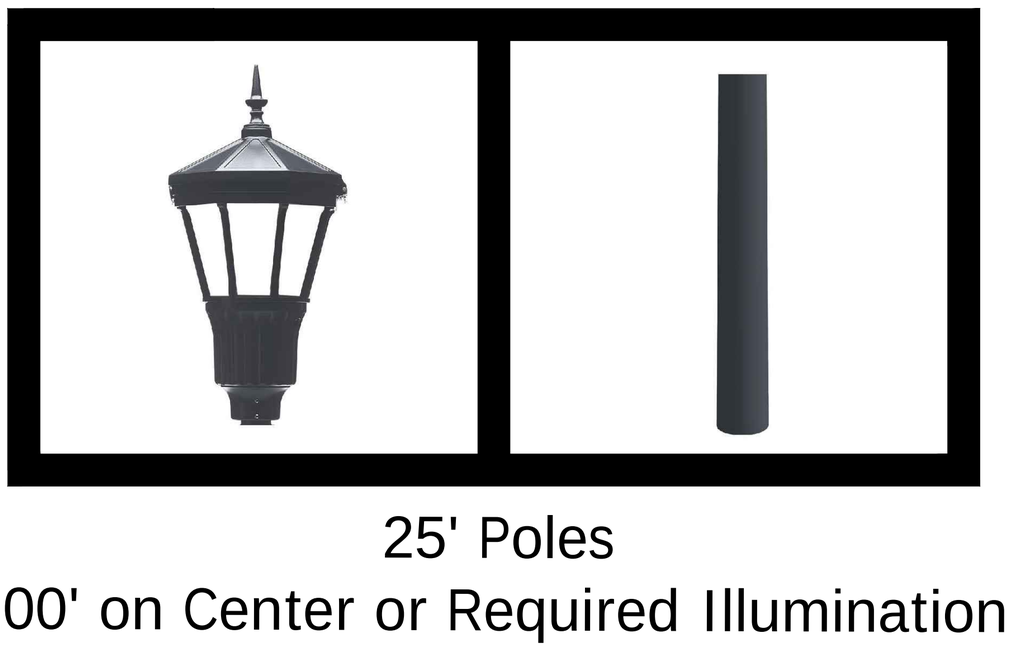
LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.



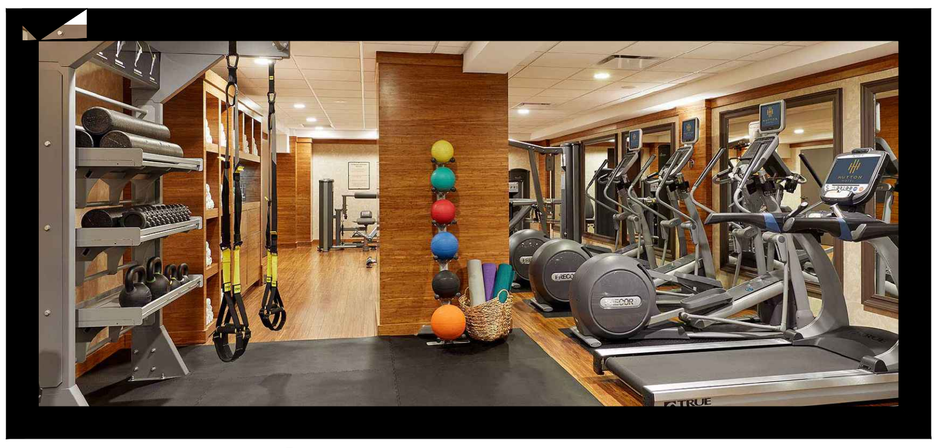
Monticello Street Lights



25' Poles
100' on Center or Required Illumination

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1875/1

Amenities



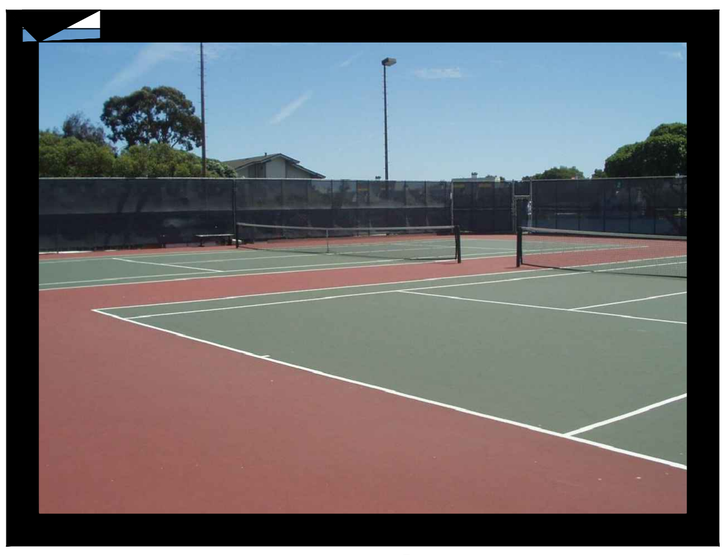
Fitness Center

Clubhouse/Pool

Community Trails

Grills

Basketball



Tennis

Playground

Dog Park

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1875/1

Vista Hills

Final PUD Master Plan

Legal Description:

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING.

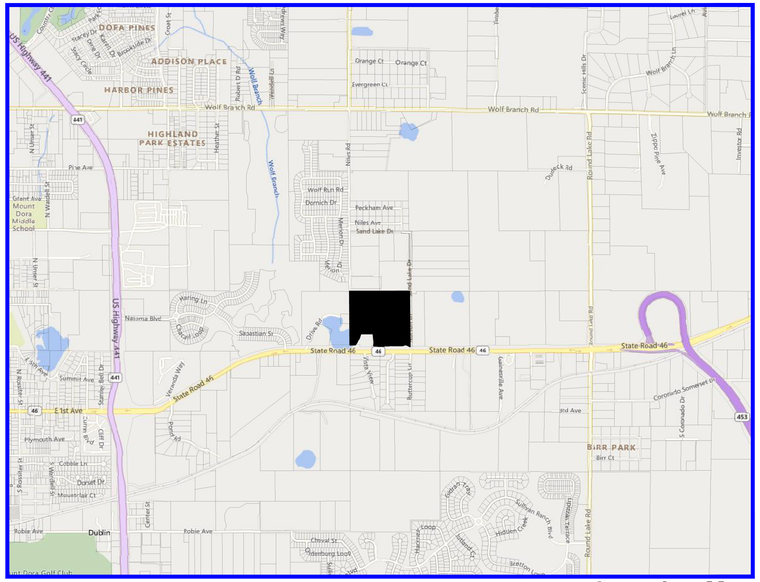
(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

AltKeys: 1446392, 3636163



Location Map

Project Overview:

Total Acres:	33.83 Acres±
Wetlands:	.8 Acres±
Usable Acres:	33.03 Acres±
Open Space:	8.55 Acres±

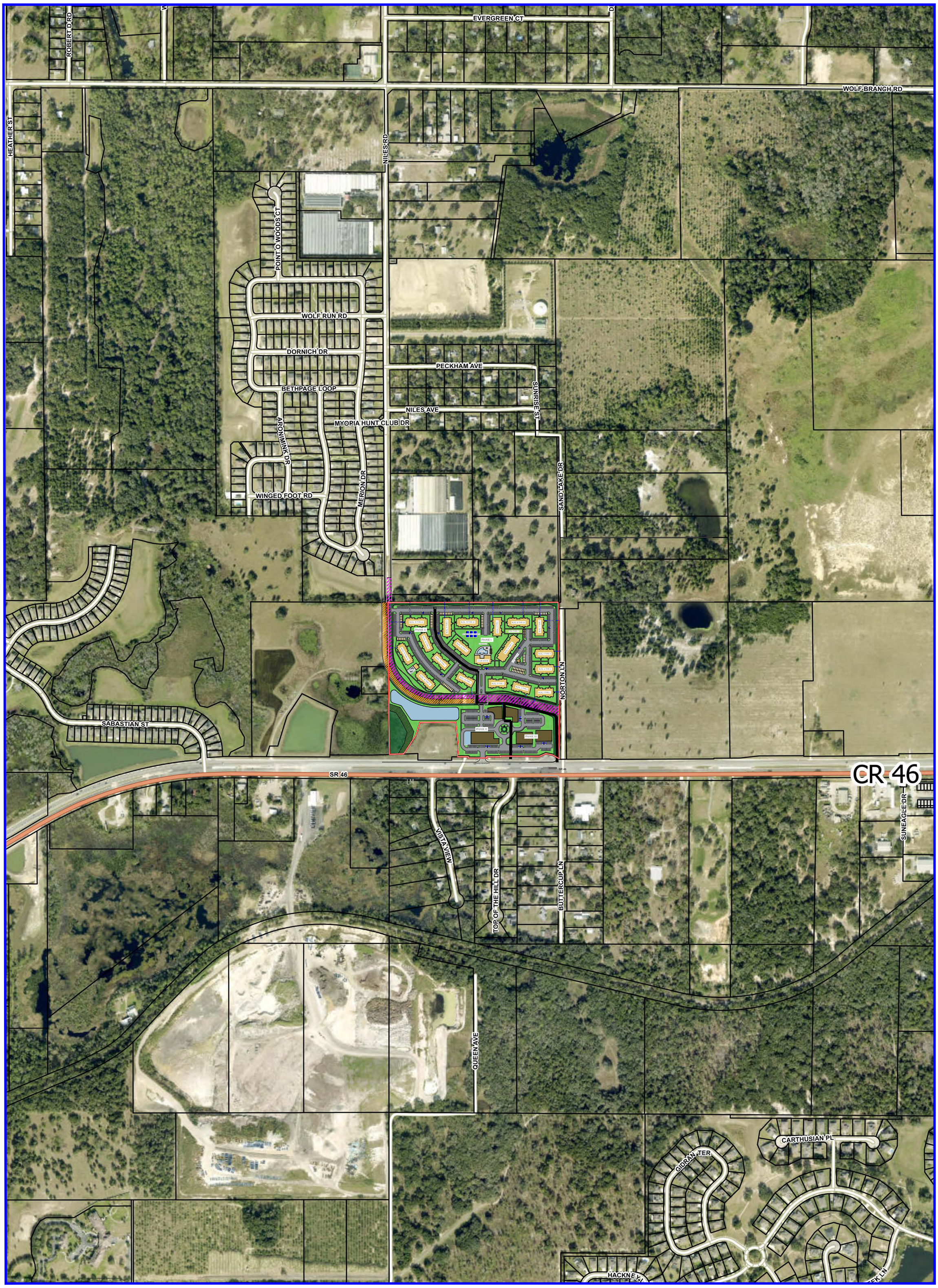
Proposed Use: Multi-Family With Apartments/Commercial

Sheet 1	Title
Sheet 2	Location Map
Sheet 3	Master Plan
Sheet 4	Survey
Sheet 5	Niles Rd
Sheet 6	Dual Blvd.
Sheet 7	Utility Plan
Sheet 8	Residential Amenities
Sheet 9	Residential Elevations
Sheet 10	Commercial Elevations
Sheet 11	Proposed Signage
Sheet 12	Tree Removal: Entire Site
Sheet 13	Tree Removal: Northwest Multifamily
Sheet 14	Tree Removal: Northeast Multifamily
Sheet 15	Tree Removal: Niles Road
Sheet 16	Tree Removal: Commercial Parcel
Sheet 17	Tree Removal: Excel Chart
Sheet 18	Landscape Plan: Entire Site
Sheet 19	Landscape Plan: Buffers
Sheet 20	Landscape Plan: Northwest Multifamily
Sheet 21	Landscape Plan: Northeast Multifamily
Sheet 22	Landscape Plan: Niles Road
Sheet 23	Landscape Plan: Commercial Parcel

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4624

PROJ.: 1875-11
October 31st, 2022

Vista Hills
Final PUD Master Plan
Mt. Dora, FL



N

W E

S

Vista Hills

Final PUD Master Plan

Location & Adjacent Road Network

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

1875-1

October 31st, 2022

0wner:

Route 46 Properties LLC
Charles Croson
1321 Tappie Circle
Lake Mary, FL 34723

Applicant:

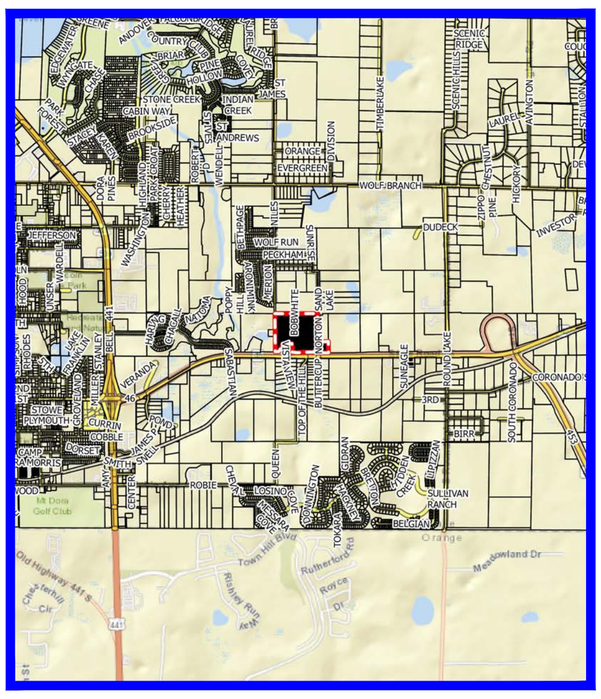
LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940

Amenities:

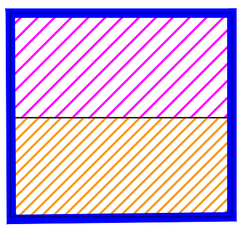
Club House With:
Fitness Center
Pool
Grills
Active Community trails
Playground
Pickleball

Commercial (C-1) Uses:

Retail Sales
Personal Services
Convenience Store
Restaurants
Offices
Day Care Center
Bank



Location



Notes:

Total acreage:	33.83 Acres+ (1,454,033 sf)
Total developable acreage:	33.03 Acres+ (1,419,185 sf)
Residential	24.96
Commercial	8.07 Acres
Existing Zoning Zoning:	PUD
Proposed Use:	Multi-Family With Proposed Apartments/Commercial
Proposed Units:	442
Minimum Living Area:	Multi-Family - 760 sf
Adjacent Zoning:	North - A, R-1 South - LM, R-2 Estate, R-1 Rural Residential East - R-1 SF, OP West - A
Existing Future Land Use:	Residential High Density (18 Units/Acre) and Commercial
100 year flood elevation:	Zone AE E1 81.9 (1.84 Acres/80201sf)
Wetland /open water	.8 acres (34,848 sf)

Maximum Commercial Buildings: 55,000 sf
Maximum Commercial Building Height: 35'
Maximum Residential Building Height: 45' as measured from finished grade to mean roof height

Maximum Commercial ISR:	.80
Proposed Commercial ISR:	.52

(2.966 acres pavement commercial + 1.26 acres commercial buildings) / 8.07 acres commercial area of site
4.23 acres impervious commercial / 8.07 acres commercial area of site = .52 ISR

Maximum Residential ISR:	.65
Proposed Residential ISR:	.48

(7.45 acres pavement residential + 4.6 acres residential buildings) / 24.96 acres residential area of site
12.05 acres impervious residential / 24.96 acres residential area of site = .48 ISR

Maximum Commercial FAR:	.25
Open space required -	25% per PUD
Open space provided -	25%

Maximum Gross Density:
33.83 acres (Total site) - .8 acres (Wetlands) = 33.03 acres (Gross)
442 Units / 33.03 acres (Gross) = 13.38 units per acre
Maximum Net Density:
33.83 acres (total site) - .8 acres (Wetlands) - 8.07 acres (Commercial) =24.96 acres
442 Units / 24.96 acres (Total Site) = 17.71 units per acre
Proposed Site ISR (Excluding Niles): .53
(12.05 acres impervious residential + 4.23 acres impervious commercial) / (33.83 acreage total)
(16.28 acres impervious entire site) / (33.83 acreage without Niles Road) = .48 ISR

Perimeter Building setbacks:
Rear setback - 35' from property line
Front setback - 25' from property line
Side setback - 25' from property line
Setback between structures - 15'

Residential Buffers:
North - 30' Enhanced Landscape Buffer
South - 10' Landscape Buffer "a"
West - 20' Landscape Buffer "a"
East - 20' Landscape Buffer "a"

Commercial Buffers:
North- 10' Landscape Buffer "a"
South- 10' Landscape Buffer "a"
East- 25' Landscape Buffer "a"

Proposed 70' ROW Total Acreage 3.63 Acres
All features shown are subject to engineering.
Fire truck and turn around to be addressed at site plan submittal.
Police and fire protection will be provided by City of Mount Dora
Potable and reclaimed water provided by City of Mount Dora
Sewer service from the City of Mount Dora
The site will meet all applicable stormwater rules and regulations.
Existing vegetation to be utilized in landscape buffers wherever possible.
Any fencing must be decorative type.
Street lighting poles and fixtures shall be decorative type. All parking and street lighting shall be consistent with dark sky standards.
PUD shall follow time frame expiration of 2 years in accordance with the preliminary plat/construction plans submittal.
PUD Shall follow R-3 zoning unless otherwise dictated on master plan
Common area landscaping will be under single entity maintenance, not cared for by homeowners.
All roads, retention areas, parking areas are private and under single ownership and control.
Project will be constructed in multiple phases.
Walking trail to be hard surfaced (see detail)
No impacts to wetlands proposed.
All signage to meet R-3 and C-2 requirements.
Property owners association will own and maintain all roads internally, stormwater pipes and stormwater system.
Electric provided by Duke, Natural gas provided by TECO
*Plans are conceptual in nature and are subject to engineering and other outside influences.
*Applicant will not need to mitigate trees within Niles Road as road is being constructed and dedicated for the City of Mount Dora.
*Applicant will utilize City owned parcel granted from FDOT for water retention storage.

N
W E
S

Scale 1:20

Vista Hills

Master Plan

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

1875-1
October, 31st 2022

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46.

THAT PART OF:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING.

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

SURVEY NOTES

1. LAKE COUNTY PROPERTY APPRAISERS AND CLERK OF COURT OFFICES PROVIDED PROPERTY ALT KEY NUMBERS; CURRENT DEED DESCRIPTION AND ADJOINING PLAT INFORMATION.

2. CURRENT RIGHT OF WAY INFORMATION, BEARING BASIS, NORTH ARROW, COORDINATE STRUCTURE, FIELD SURVEY ELEVATIONS AND APPROXIMATE LOCATION OF EASEMENTS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION. ELEVATIONS ARE BASED ON TIES TO CONTROL POINTS 1033 AND 1034 SITUATED ON THE SOUTH SIDE OF STATE ROAD 46 AS SHOWN, ORLANDO - ORANGE COUNTY EXPRESSWAY AUTHORITY PROJECT NETWORK CONTROL SURVEY FOR WEKIVA PARKWAY AND STATE ROAD 46 REALIGNMENT PREPARED BY WANTMAN GROUP INC IN 2011.

3. THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF ATTORNEY'S TITLE INSURANCE FUND, INC TITLE COMMITMENT POLICY NUMBER C-3243141 DATED FEBRUARY 17, 2009 FOR EASEMENT AN DEED DESCRIPTION MATTERS. THIS SITE IS SUBJECT TO THREE FPC DISTRIBUTION EASEMENTS AS CITED IN SCHEDULE B-II ITEM FOUR. SUBSEQUENT TO TITLE COMMITMENT PROVIDED BY SURVEYOR AN ADDITIONAL FPC DISTRIBUTION EASEMENT WAS RECORDED IN OFFICIAL RECORDS BOOK 3803, PAGE 1800 AND A PERPETUAL UTILITY EASEMENT, 25' IN WIDTH, WAS DEDICATED TO THE CITY OF MOUNT DORA PUBLIC WORKS IN OFFICIAL RECORDS BOOK 4215, PAGE 39 ON SEPTEMBER 6, 2012; BOTH NEW EASEMENTS ARE SHOWN HEREON.

4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 12069C0390 E, LAST REVISED DECEMBER 18, 2012, PORTIONS OF THIS SUBJECT SITE LIE WITHIN ZONE AE (EL 81.9), (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), BASED FLOOD ELEVATIONS DETERMINED, PORTIONS LIE WITHIN ZONE X, (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND PORTIONS LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FEMA MAP IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AND PROVIDED BY FEMA WEBSITE.

5. THIS SITE IS VACANT AND CONTAINS NO IMPROVEMENTS. THE BOUNDARY SURVEY WAS PERFORMED ON MARCH 3, 2019.

6. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES.

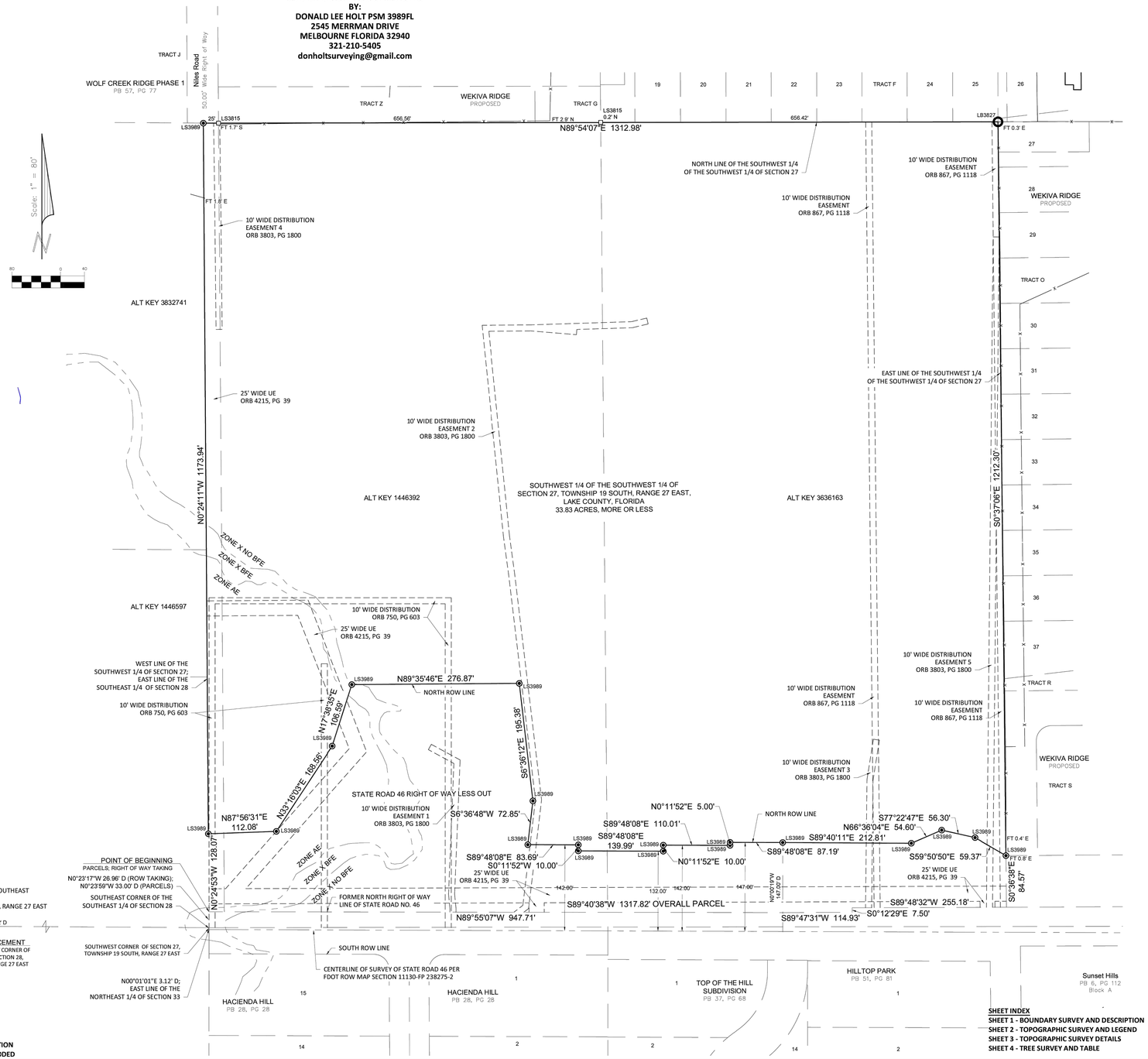
8. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY MAP AND REPORT WAS PREPARED UNDER THE DIRECT SUPERVISION OF:

11/2021

DONALD LEE HOLT, PSM 3989FL DATE
2545 MERRMAN DRIVE, MELBOURNE, FLORIDA, 32940

THIS BOUNDARY SURVEY
WAS PREPARED FOR:
CHARLES CROSON, CFA, CROSON INVESTMENT PARTNERS
AND DH DESIGN CONSULTANTS LLC
BY:
DONALD LEE HOLT PSM 3989FL
2545 MERRMAN DRIVE
MELBOURNE FLORIDA 32940
321-210-5405
donholtsurveying@gmail.com



REVISIONS

DATE	DESCRIPTION
4-15-2018	TREES ADDED

SHEET INDEX

SHEET 1 - BOUNDARY SURVEY AND DESCRIPTION
SHEET 2 - TOPOGRAPHIC SURVEY AND LEGEND
SHEET 3 - TOPOGRAPHIC SURVEY DETAILS
SHEET 4 - TREE SURVEY AND TABLE

BOUNDARY SURVEY
ALT KEY 1446392 AND ALT KEY 3636163

SCALE: 1" = 80'
DATE: 3-6-19
DRAWN BY: DASH
APPROVED BY: DLH
REVISED BY:
DRAWING: CROSON-PAT

Donald Lee Holt
2545 Merrman Drive
Palm Bay, Florida 32940
Phone: 321-210-5405
Donald Lee Holt, PSM #3989

Sheet
1 of 4

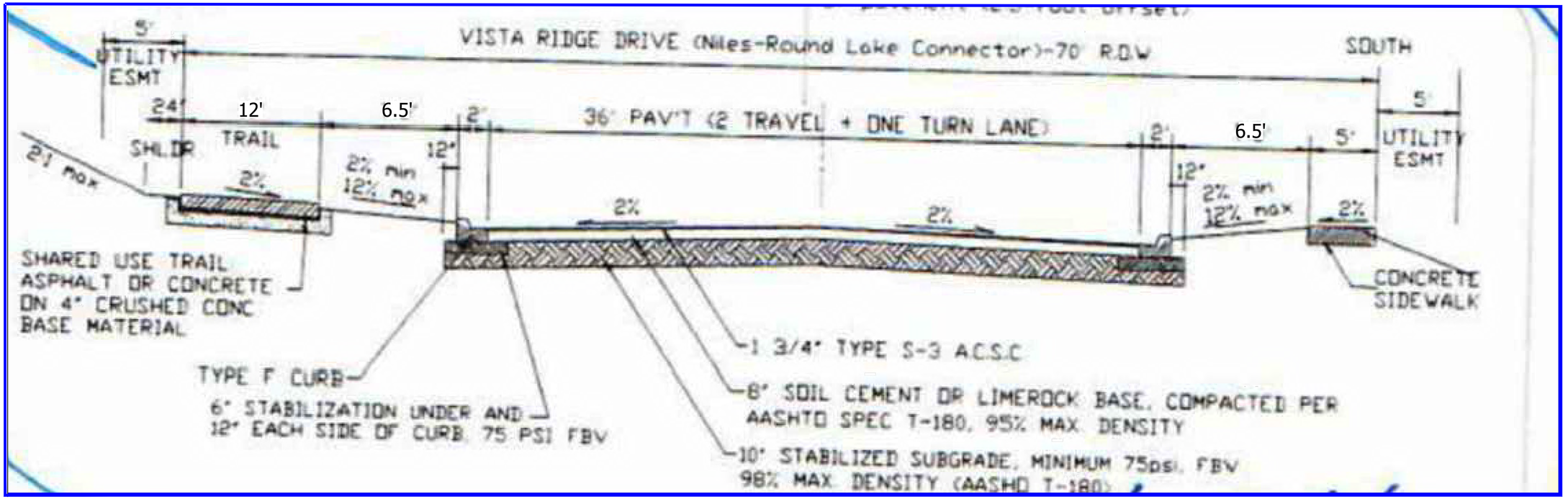
4 of 23

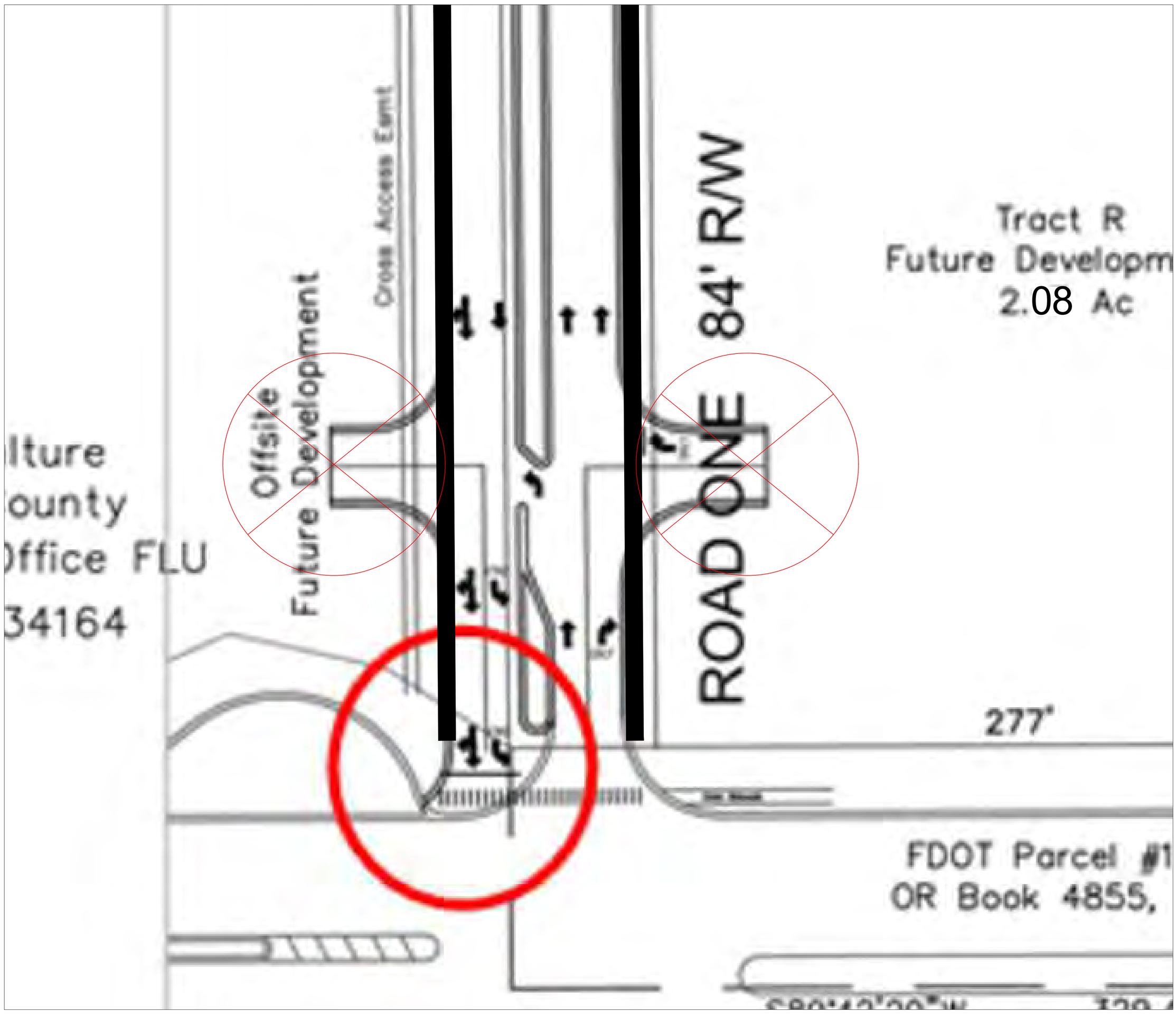
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills
Final PUD Master Plan
Survey
Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills
Final PUD Master Plan
Niles Road
Mt. Dora, FL





Monticello Street Lights

25' Poles

100' on Center or Required Illumination

Vista Hills

Final PUD Master Plan

Dual Boulevard Entrence

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October 31st, 2022

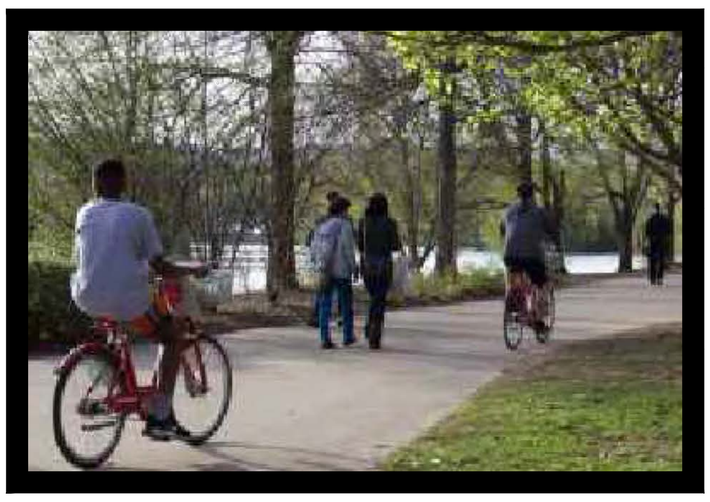
N
W E
S

Vista Hills

Final PUD Master Plan
Utility Plan

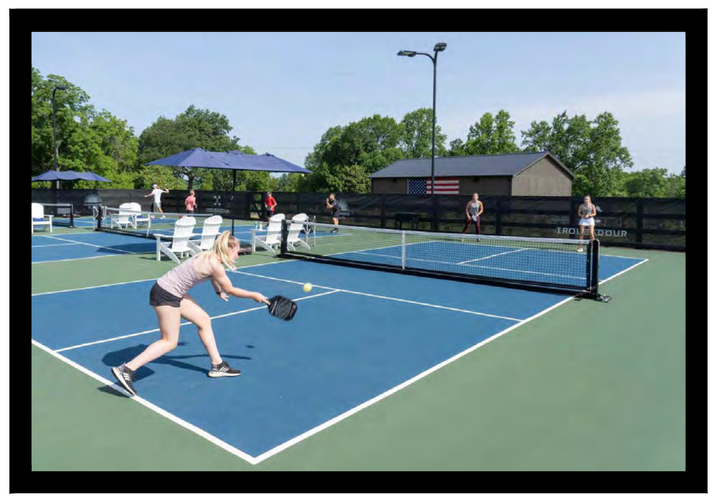
Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October 31st, 2022

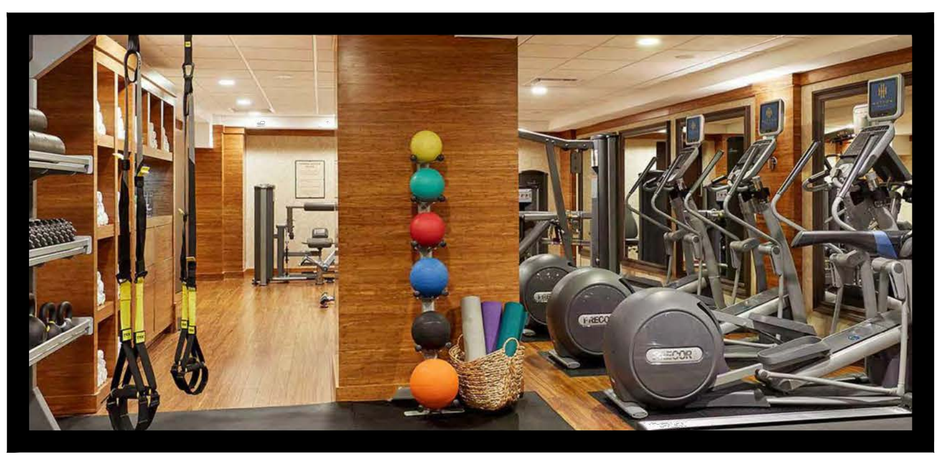


Community Trails

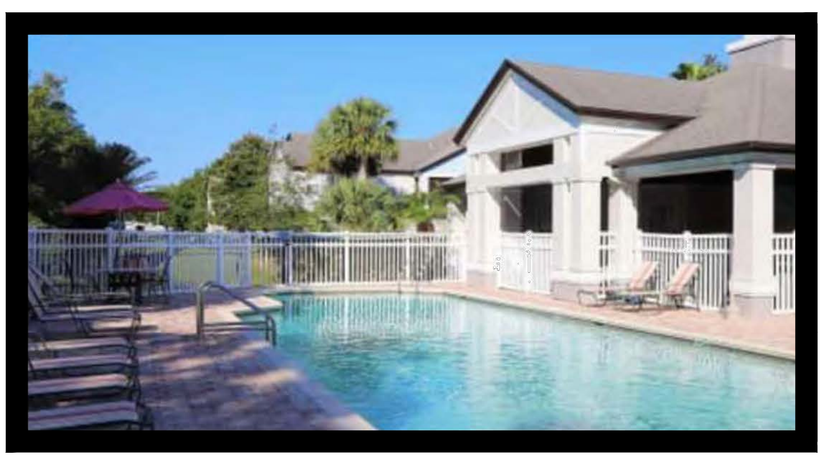
Grill



Pickleball



Fitness Center



Fitness Center

Tennis

Playground

Dog Park

Vista Hills

Final PUD Master Plan

Residential Amenities

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

1875-1

October 31st, 2022

EXTERIOR ELEVATION

SW 6235
FOGGY DAY

SW 7017
DORIAN GRAY

SW 7757
HIGH REF.WHITE

SW 7069
IRON ORE

CONCEPTUAL ELEVATION

WEKIVA HILLS APARTMENTS

22-028

8.24.22

SLOCUM PLATTS
ARCHITECTS

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

PROJ.: 1875-1
October 31st, 2022

Vista Hills
Final PUD Master Plan
Residential Elevations
Mt. Dora, FL

COMMERCIAL ELEVATION

SW 6235
FOGGY DAY

SW 7017
DORIAN GRAY

SW 7757
HIGH REF.WHITE

SW 9684
AZURE TIDE

SW 7069
IRON ORE

CONCEPTUAL ELEVATION

WEKIVA HILLS APARTMENTS

22-028

8.24.22

SLOCUM PLATTS
ARCHITECTS

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

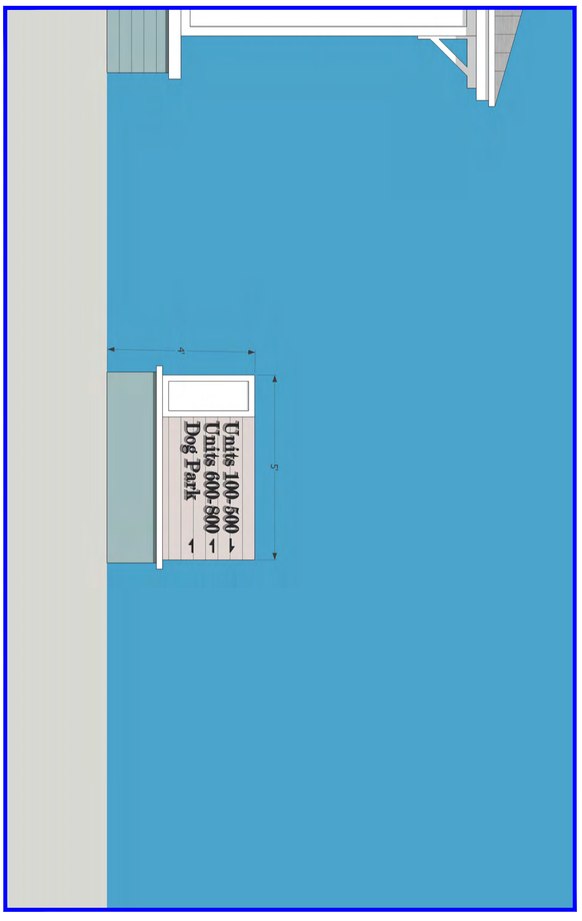
PROJ.: 1875-1
October 31st, 2022

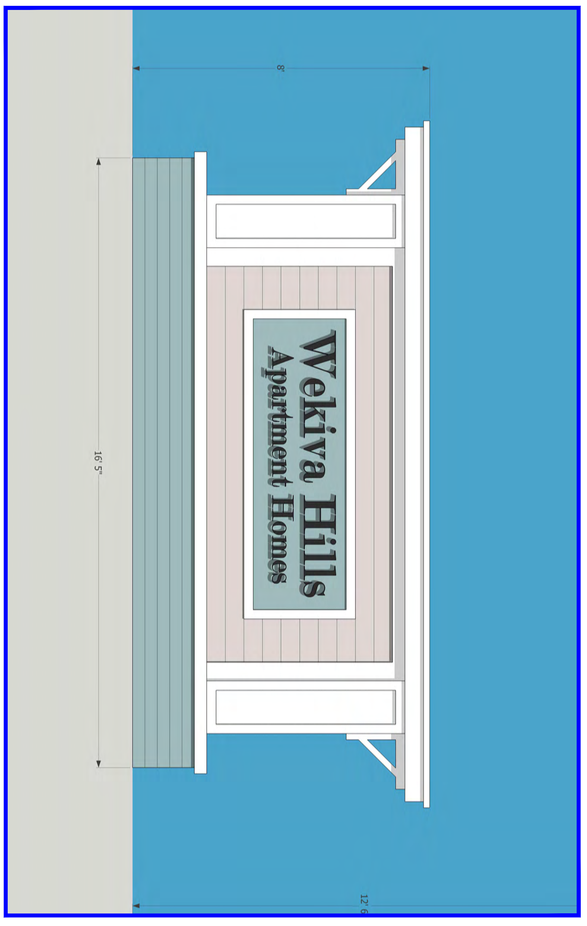
Vista Hills

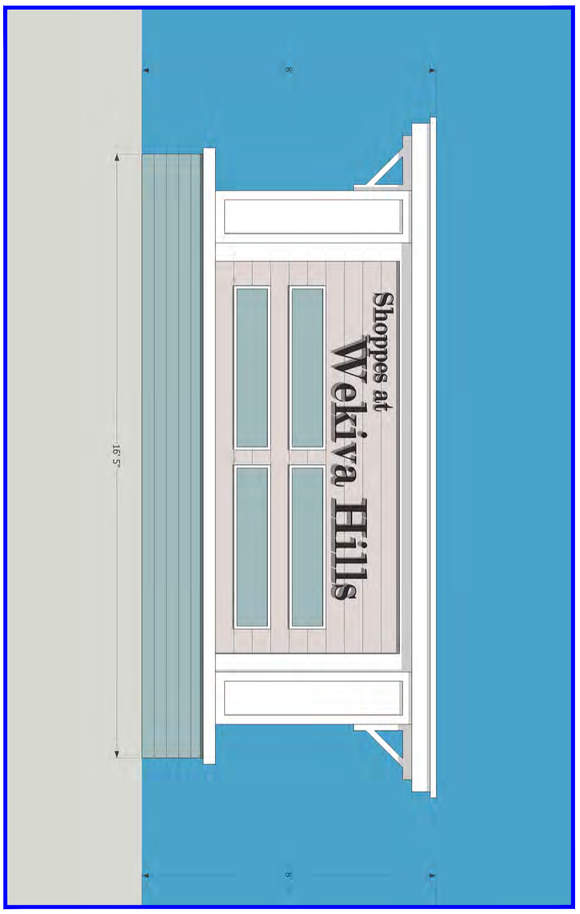
Final PUD Master Plan

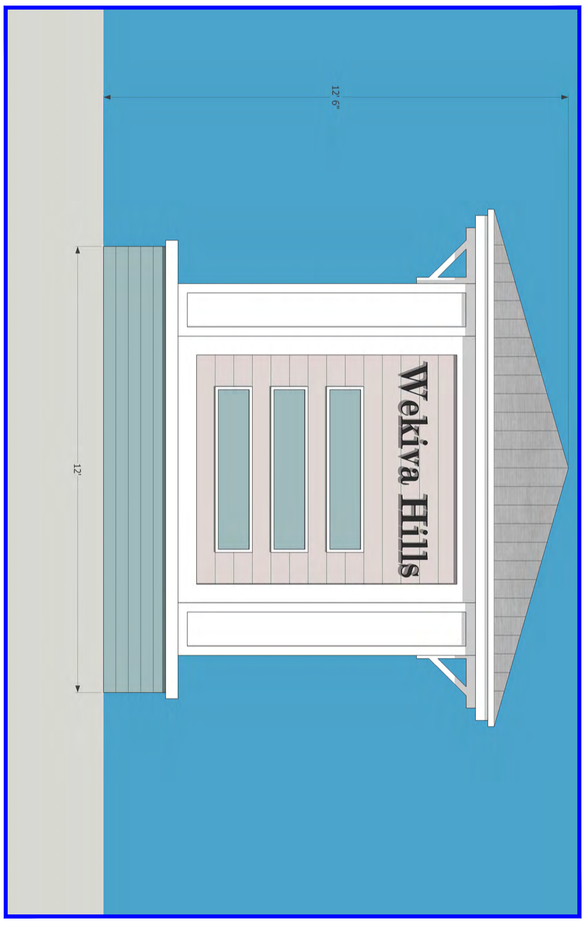
Commercial Elevations

Mt. Dora, FL









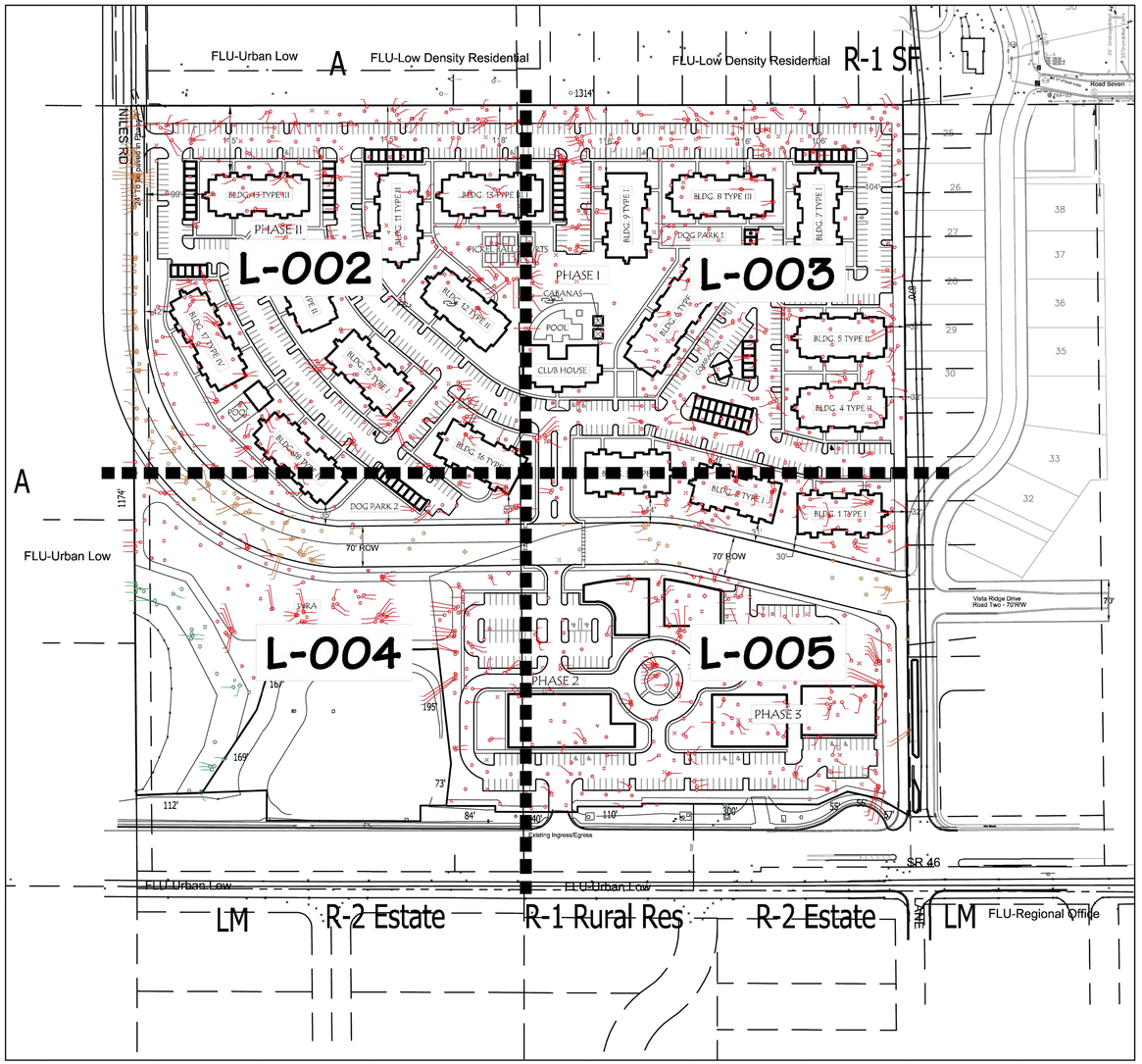
Vista Hills

Final PUD Master Plan
Proposed Signage

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

PROJ.: 1875-1
October 31st, 2022



REFER TO SHEET L-006 FOR TREE REMOVAL CHARTS

REFER TO SHEETS L-300 THRU 306 FOR REMOVAL LOCATIONS

VERLANDER
LANDSCAPE ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
steven@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

REVISIONS			
DESCRIPTION	BY	DATE	
XXXXX	SPV	XXX	

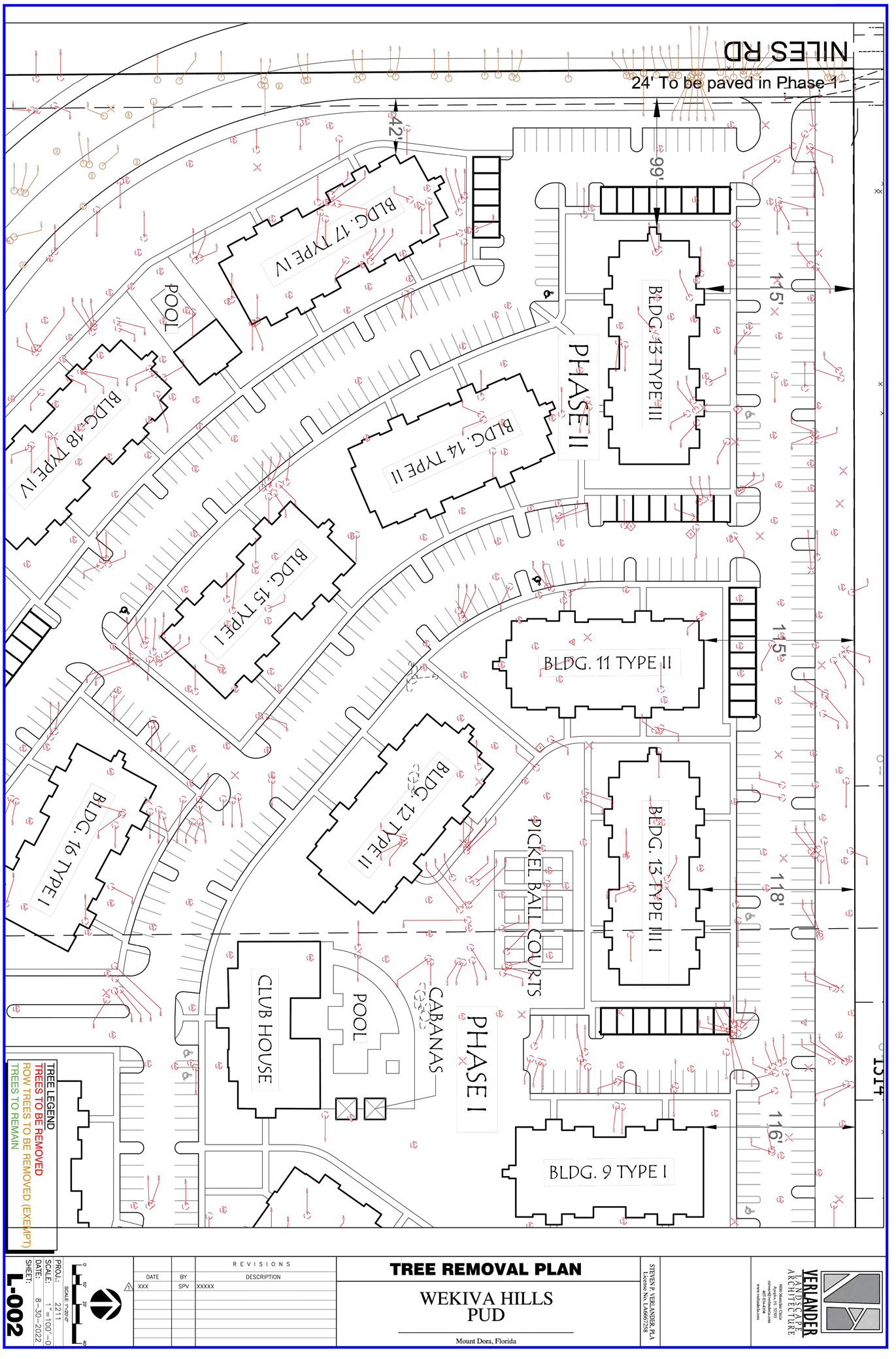
0' 50' 100' 200'
SCALE: 1"=100'-0"

PROJ.:	2211
SCALE:	1"=100'-0"
DATE:	8-30-2022
SHEET:	**L-001**

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan
Tree Removal: Entire Site
Mt. Dora, FL



Vista Hills

Final PUD Master Plan

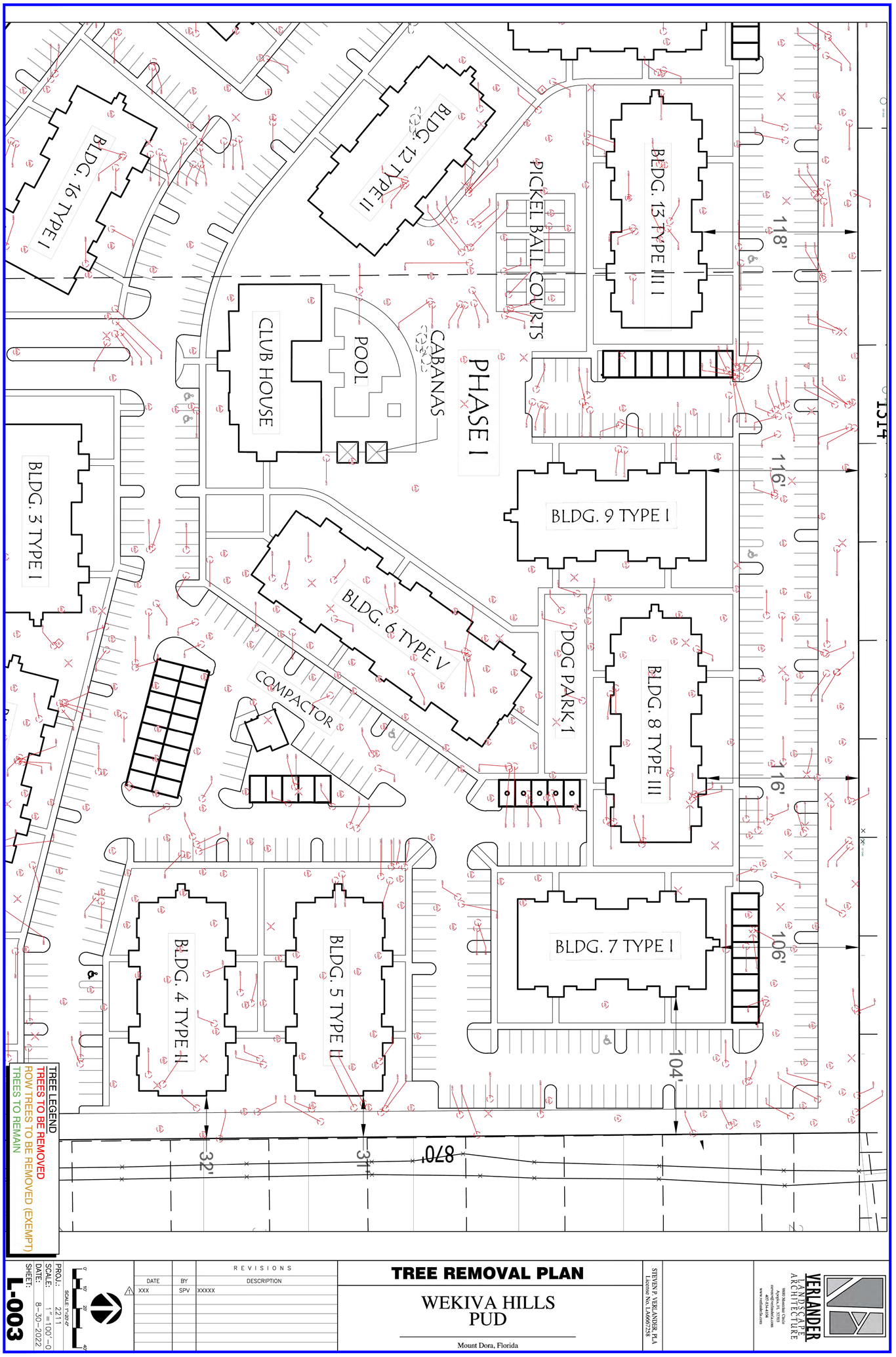
Tree Removal: Northwest Multifamily Parcel

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

PROJ.: 1875-1

October 31st, 2022



Vista Hills

Final PUD Master Plan

Tree Removal: Northeast Multifamily Parcel

Mt. Dora, FL

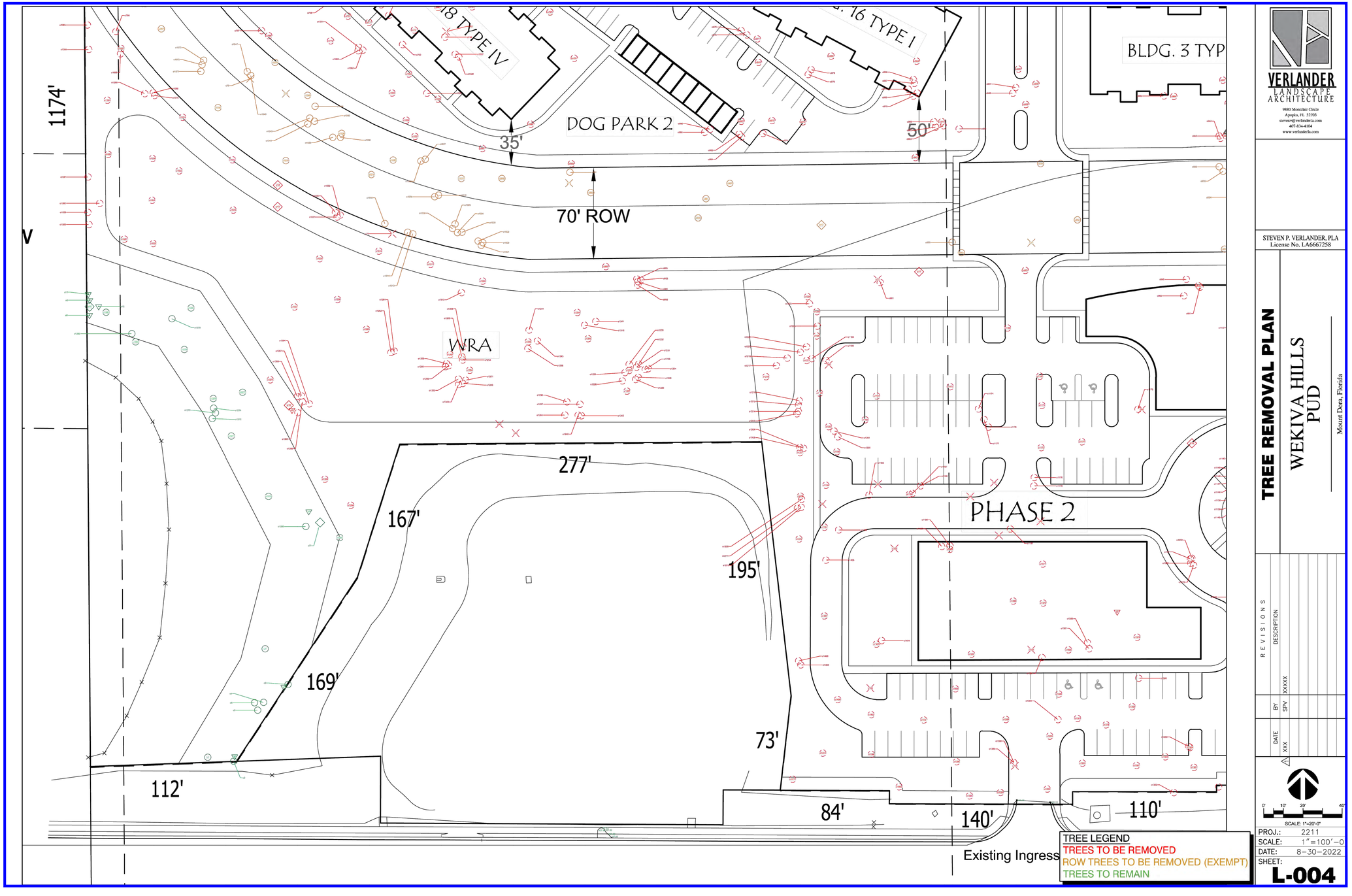
Urban & Regional Planners, Inc.

1162 CAMP AVENUE - MT. DORA, FL 32757

(352)385-1940 / FAX (352)383-4824

PROJ.: 1875-1

October 31st, 2022



VERLANDER
LANDSCAPE ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
rverort@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

REVISIONS		
DESCRIPTION	BY	DATE
XXXXX	SPV	XXX

0' 10' 20' 40'
SCALE: 1"=20'-0"

PROJ.:	2211
SCALE:	1"=100'-0
DATE:	8-30-2022
SHEET:	L-004

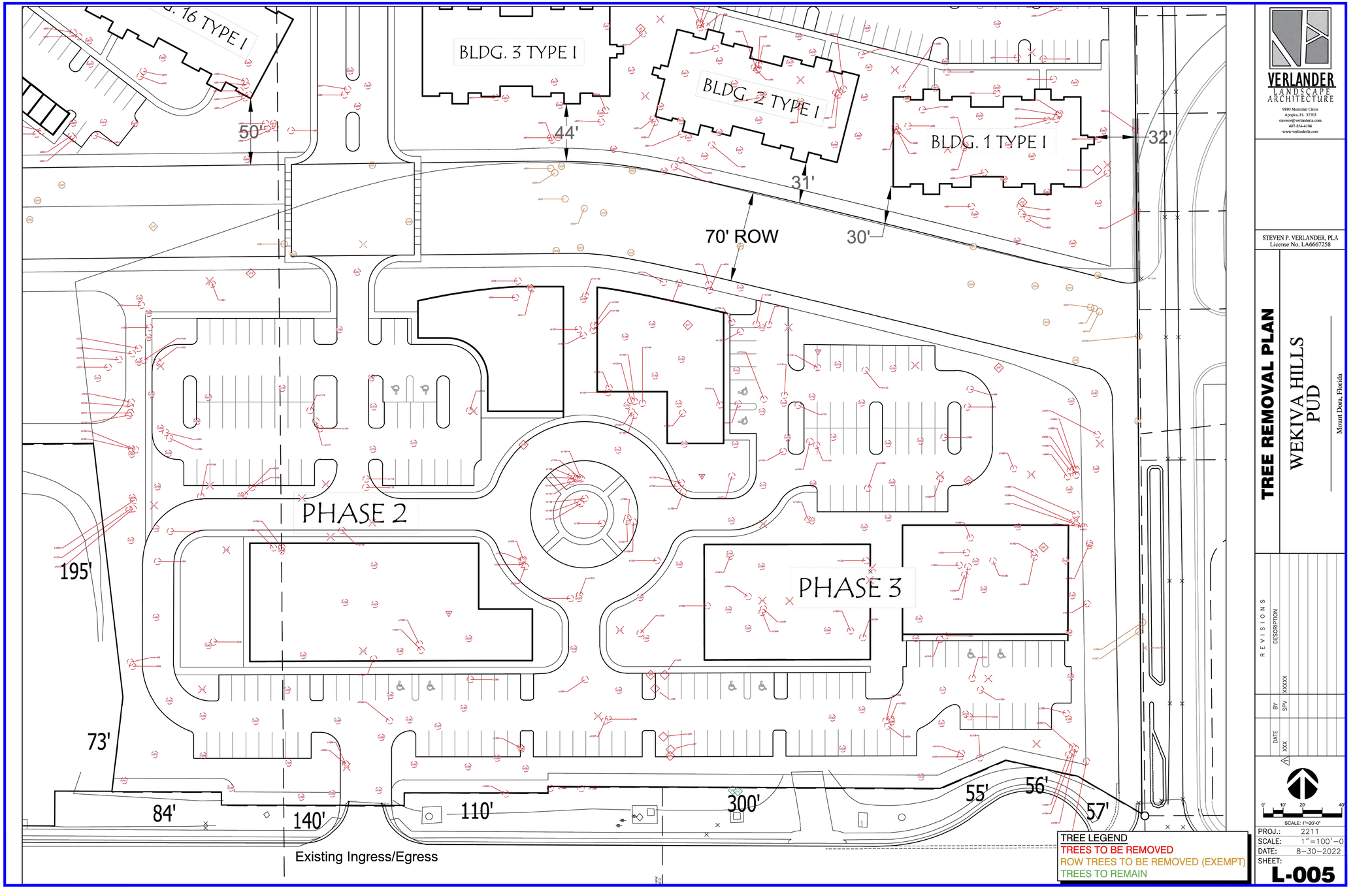
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan

Tree Removal: Niles Rd

Mt. Dora, FL



VERLANDER
LANDSCAPE ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
rverv@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

WEKIVA HILLS PUD

Mount Dora, Florida

REVISIONS

DESCRIPTION	BY	DATE
XXXXX	SPV	XXX

SCALE: 1"=20'-0"

PROJ.:	2211
SCALE:	1"=100'-0
DATE:	8-30-2022
SHEET:	L-005

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills
Final PUD Master Plan
Tree Removal: Commercial Parcel
Mt. Dora, FL

Tree Removal Chart

o1	24" OAK	o121	9" OAK	o241	15" OAK	o361	13" OAK	o481	10" OAK TWIN	o601	12" OAK	o721	14" OAK			o961	9" OAK	o1081	18" OAK	o1201	11" OAK	o1321	8" OAK
o2	15" OAK	o122	10" OAK	o242	8" OAK	o362	16" OAK	o482	22" OAK	o602	15" OAK	o722	14" OAK	o842	15" OAK	o962	19" OAK TWIN	o1082	13" OAK	o1202	14" OAK	o1322	18" OAK
o3	9" OAK	o123	8" OAK	o243	16" OAK TWIN	o363	12" OAK	o483	12" OAK	o603	16" OAK	o723	24" OAK TWIN	o843	15" OAK	o963	9" OAK	o1083	12" OAK	o1203	10" OAK	o1323	30" OAK
o4	20" OAK	o124	8" OAK	o244	14" OAK	o364	17" OAK	o484	18" OAK TWIN	o604	12" OAK	o724	24" OAK			o964	16" OAK	o1084	8" OAK	o1204	16" OAK TWIN	o1324	15" OAK
o5	14" OAK	o125	24" OAK	o245	16" OAK	o365	13" OAK	o485	9" OAK	o605	8" OAK	o725	10" OAK TWIN	o845	20" OAK	o965	14" OAK	o1085	14" OAK	o1205	16" OAK	o1325	8" OAK TWIN
o6	21" OAK	o126	10" OAK	o246	10" OAK	o366	11" OAK	o486	8" OAK	o606	13" OAK	o726	26" OAK	o846	15" OAK TWIN	o966	13" OAK	o1086	12" OAK	o1206	7" OAK TWIN	o1326	10" OAK
o7	18" OAK	o127	12" OAK	o247	39" OAK	o367	8" OAK	o487	28" OAK	o607	12" OAK	o727	24" OAK			o967	14" OAK	o1087	13" OAK	o1207	18" OAK	o1327	30" OAK
o8	31" OAK	o128	12" OAK	o248	20" OAK	o368	16" OAK	o488	8" OAK	o608	15" OAK	o728	24" OAK			o968	13" OAK	o1088	14" OAK	o1208	9" OAK	o1328	20" OAK
o9	12" OAK	o129	28" OAK	o249	21" OAK	o369	8" OAK	o489	13" OAK	o609	13" OAK	o729	26" OAK			o969	15" OAK	o1089	15" OAK	o1209	15" OAK	o1329	13" OAK
o10	24" OAK	o130	20" OAK	o250	9" OAK	o370	10" OAK	o490	10" OAK	o610	24" OAK	o730	18" OAK			o970	13" OAK	o1090	8" OAK	o1210	9" OAK	o1330	15" OAK
o11	18" OAK	o131	8" OAK	o251	8" OAK	o371	10" OAK	o491	10" OAK	o611	13" OAK	o731	15" OAK			o971	15" OAK	o1091	24" OAK	o1211	11" OAK	o1331	17" OAK
o12	13" OAK	o132	8" OAK	o252	14" OAK	o372	20" OAK	o492	13" OAK	o612	17" OAK	o732	14" OAK	o852	12" OAK	o972	12" OAK	o1092	13" OAK TRIP	o1212	15" OAK	o1332	17" OAK
o13	12" OAK	o133	8" OAK	o253	10" OAK	o373	12" OAK	o493	10" OAK	o613	18" OAK	o733	14" OAK			o973	14" OAK TWIN	o1093	8" OAK QUAD	o1213	11" OAK TWIN	o1333	14" OAK
o14	14" OAK	o134	12" OAK	o254	12" OAK	o374	14" OAK	o494	8" OAK	o614	16" OAK	o734	13" OAK			o974	13" OAK	o1094	19" OAK TWIN	o1214	14" OAK TWIN	o1334	20" OAK
o15	12" OAK	o135	12" OAK	o255	8" OAK	o375	18" OAK	o495	10" OAK	o615	9" OAK	o735	12" OAK	o855	13" OAK TWIN	o975	8" OAK	o1095	15" OAK	o1215	17" OAK	o1335	19" OAK TWIN
o16	8" OAK	o136	10" OAK	o256	14" OAK	o376	13" OAK	o496	8" OAK	o616	36" OAK	o736	13" OAK	o856	18" OAK	o976	20" OAK	o1096	24" OAK	o1216	15" OAK	o1336	17" OAK
o17	8" OAK	o137	12" OAK	o257	25" OAK	o377	20" OAK	o497	12" OAK	o617	24" OAK	o737	10" OAK TWIN			o977	8" OAK	o1097	16" OAK TWIN	o1217	18" OAK TWIN	o1337	8" OAK
o18	10" OAK	o138	8" OAK	o258	24" OAK TWIN	o378	16" OAK	o498	12" OAK	o618	12" OAK	o738	9" OAK	o858	21" OAK	o978	12" OAK	o1098	12" OAK TWIN	o1218	9" OAK	o1338	13" OAK
o19	9" OAK	o139	12" OAK	o259	10" OAK	o379	10" OAK	o499	8" OAK	o619	12" OAK	o739	9" OAK	o859	9" OAK	o979	12" OAK	o1099	14" OAK TRIP	o1219	14" OAK	o1339	8" OAK
o20	8" OAK	o140	8" OAK	o260	15" OAK	o380	10" OAK	o500	12" OAK	o620	17" OAK	o740	10" OAK	o860	10" OAK	o980	16" OAK	o1100	14" OAK	o1220	12" OAK	o1340	36" OAK
o21	11" OAK	o141	10" OAK	o261	9" OAK	o381	13" OAK	o501	10" OAK	o621	14" OAK	o741	13" OAK	o861	10" OAK			o1101	22" OAK TWIN	o1221	13" OAK	o1341	13" OAK
o22	12" OAK	o142	12" OAK	o262	8" OAK	o382	15" OAK	o502	10" OAK	o622	16" OAK	o742	8" OAK	o862	13" OAK	o982	19" OAK	o1102	14" OAK	o1222	14" OAK	o1342	17" OAK
o23	10" OAK	o143	8" OAK	o263	12" OAK TWIN	o383	16" OAK	o503	12" OAK	o623	14" OAK	o743	30" OAK	o863	12" OAK	o983	19" OAK	o1103	12" OAK	o1223	17" OAK	o1343	12" OAK
o24	12" OAK	o144	10" OAK	o264	12" OAK	o384	17" OAK	o504	18" OAK QUAD	o624	8" OAK TWIN	o744	17" OAK	o864	11" OAK	o984	17" OAK	o1104	18" OAK	o1224	15" OAK	o1344	10" OAK
o25	14" OAK	o145	8" OAK	o265	15" OAK	o385	10" OAK	o505	9" OAK	o625	11" OAK	o745	9" OAK	o865	11" OAK			o1105	13" OAK	o1225	10" OAK	o1345	13" OAK
o26	19" OAK	o146	9" OAK	o266	8" OAK	o386	30" OAK	o506	17" OAK TWIN	o626	26" OAK	o746	8" OAK	o866	13" OAK	o986	22" OAK	o1106	22" OAK	o1226	8" OAK	o1346	20" OAK
o27	8" OAK	o147	8" OAK	o267	21" OAK	o387	18" OAK	o507	12" OAK	o627	12" OAK	o747	10" OAK	o867	13" OAK			o1107	8" OAK	o1227	10" OAK	o1347	14" OAK
o28	19" OAK	o148	8" OAK	o268	8" OAK	o388	10" OAK	o508	8" OAK	o628	13" OAK	o748	10" OAK	o868	18" OAK	o988	26" OAK	o1108	26" OAK	o1228	15" OAK	o1348	15" OAK
o29	9" OAK	o149	8" OAK	o269	24" OAK	o389	8" OAK TWIN	o509	12" OAK	o629	13" OAK	o749	10" OAK	o869	10" OAK	o989	13" OAK	o1109	12" OAK	o1229	12" OAK	o1349	21" OAK
o30	10" OAK	o150	9" OAK	o270	14" OAK TWIN	o390	14" OAK	o510	12" OAK	o630	14" OAK	o750	25" OAK	o870	14" OAK			o1110	12" OAK	o1230	9" OAK	o1350	40" OAK
o31	8" OAK	o151	11" OAK	o271	10" OAK	o391	18" OAK	o511	10" OAK	o631	13" OAK	o751	8" OAK	o871	11" OAK			o1111	18" OAK	o1231	14" OAK	o1351	30" OAK
o32	12" OAK	o152	8" OAK	o272	24" OAK	o392	13" OAK	o512	12" OAK	o632	18" OAK	o752	13" OAK	o872	15" OAK	o992	10" OAK	o1112	17" OAK	o1232	14" OAK	o1352	18" OAK TWIN
o33	16" OAK	o153	16" OAK	o273	8" OAK	o393	8" OAK	o513	13" OAK	o633	17" OAK	o753	13" OAK	o873	16" OAK	o993	10" OAK	o1113	10" OAK	o1233	13" OAK	o1353	28" OAK
o34	8" OAK	o154	10" OAK	o274	24" OAK	o394	22" OAK	o514	11" OAK	o634	14" OAK	o754	12" OAK	o874	18" OAK	o994	14" OAK	o1114	20" OAK TWIN	o1234	10" OAK	o1354	13" OAK
o35	18" OAK	o155	24" OAK TWIN	o275	32" OAK	o395	12" OAK	o515	9" OAK	o635	12" OAK	o755	11" OAK	o875	19" OAK	o995	13" OAK	o1115	14" OAK	o1235	12" OAK	o1355	10" OAK
o36	10" OAK	o156	19" OAK TWIN	o276	24" OAK	o396	14" OAK	o516	9" OAK	o636	8" OAK	o756	13" OAK	o876	15" OAK	o996	15" OAK	o1116	19" OAK	o1236	10" OAK	o1356	20" OAK
o37	24" OAK	o157	19" OAK	o277	14" OAK	o397	13" OAK	o517	60" OAK	o637	15" OAK TWIN	o757	14" OAK	o877	10" OAK	o997	9" OAK	o1117	8" OAK	o1237	15" OAK TRIP	o1357	18" OAK
o38	17" OAK	o158	13" OAK	o278	30" OAK	o398	8" OAK	o518	8" OAK	o638	24" OAK	o758	10" OAK	o878	14" OAK			o1118	15" OAK	o1238	13" OAK	o1358	12" OAK
o39	24" OAK	o159	10" OAK	o279	12" OAK TRIP	o399	15" OAK	o519	8" OAK	o639	18" OAK	o759	8" OAK	o879	34" OAK	o999	13" OAK	o1119	13" OAK	o1239	15" OAK	o1359	24" OAK
o40	20" OAK	o160	12" OAK	o280	18" OAK	o400	15" OAK	o520	8" OAK	o640	8" OAK	o760	10" OAK	o880	13" OAK			o1120	11" OAK	o1240	12" OAK	o1360	12" OAK TWIN
o41	11" OAK	o161	(5) 9" OAK	o281	16" OAK	o401	10" OAK	o521	12" OAK	o641	9" OAK	o761	9" OAK TWIN	o881	13" OAK			o1121	10" OAK TWIN	o1241	15" OAK	o1361	14" OAK
o42	12" OAK	o162	13" OAK	o282	18" OAK	o402	24" OAK	o522	15" OAK TWIN	o642	14" OAK	o762	13" OAK	o882	TWIN 16" OAK			o1122	36" OAK	o1242	9" OAK	o1362	13" OAK
o43	8" OAK	o163	13" OAK	o283	19" OAK	o403	16" OAK TWIN	o523	13" OAK	o643	39" OAK	o763	18" OAK	o883	14" OAK			o1123	12" OAK TRIP	o1243	14" OAK	o1363	8" OAK
o44	16" OAK	o164	15" OAK	o284	14" OAK	o404	26" OAK	o524	8" OAK	o644	10" OAK	o764	9" OAK	o884	TWIN 15" OAK			o1124	16" OAK	o1244	9" OAK	o1364	8" OAK
o45	8" OAK	o165	8" OAK	o285	14" OAK	o405	20" OAK	o525	20" OAK	o645	24" OAK	o765	9" OAK	o885	20" OAK			o1125	14" OAK	o1245	15" OAK TWIN	o1365	19" OAK
o46	18" OAK	o166	8" OAK TWIN	o286	18" OAK	o406	14" OAK	o526	11" OAK	o646	13" OAK	o766	13" OAK TWIN	o886	14" OAK			o1126	13" OAK	o1246	14" OAK	o1366	17" OAK
o47	16" OAK	o167	8" OAK	o287	14" OAK	o407	17" OAK TWIN	o527	18" OAK	o647	8" OAK	o767	15" OAK	o887	14" OAK			o1127	19" OAK	o1247	8" OAK	o1367	19" OAK
o48	11" OAK	o168	8" OAK	o288	12" OAK	o408	18" OAK TWIN	o528	8" OAK	o648	10" OAK	o768	8" OAK	o888	18" OAK	o1008	8" OAK	o1128	14" OAK	o1248	16" OAK	o1368	19" OAK TWIN
o49	15" OAK	o169	8" OAK	o289	12" OAK	o409	20" OAK	o529	52" OAK	o649	8" OAK	o769	11" OAK TRIP	o889	13" OAK			o1129	16" OAK	o1249	10" OAK	o1369	16" OAK
o50	19" OAK	o170	15" OAK	o290	13" OAK QUAD	o410	42" OAK	o530	15" OAK	o650	9" OAK	o770	12" OAK	o890	15" OAK	o1010	13" OAK TWIN	o1130	12" OAK TWIN	o1250	9" OAK	o1370	24" OAK
o51	15" OAK	o171	8" OAK	o291	25" OAK	o411	36" OAK	o531	19" OAK	o651	12" OAK	o771	14" OAK	o891	24" OAK	o1011	14" OAK QUAD	o1131	15" OAK	o1251	10" OAK	o1371	9" OAK
o52	13" OAK	o172	21" OAK			o412	24" OAK	o532	16" OAK	o652	48" OAK	o772	8" OAK	o892	14" OAK			o1132	12" OAK	o1252	10" OAK	o1372	8" OAK
o53	42" OAK	o173	8" OAK			o413	24" OAK TWIN	o533	15" OAK TWIN	o653	36" OAK	o773	20" OAK	o893	8" OAK			o1133	14" OAK	o1253	8" OAK	o1373	13" OAK
o54	13" OAK	o174	13" OAK			o414	10" OAK	o534	21" OAK	o654	36" OAK	o774	24" OAK	o894	21" OAK			o1134	14" OAK	o1254	9" OAK	o1374	12" OAK
o55	8" OAK	o175	10" OAK			o415	12" OAK	o535	15" OAK TWIN	o655	18" OAK	o775	18" OAK TWIN					o1135	8" OAK	o1255	10" OAK	o1375	8" OAK
o56	19" OAK	o176	16" OAK			o416	10" OAK	o536	26" OAK	o656	13" OAK	o776	10" OAK	o896	TWIN 16" OAK	o1016	TWIN 8" OAK	o1136	22" OAK	o1256	8" OAK	o1376	13" OAK
o57	13" OAK	o177	10" OAK			o417	12" OAK	o537	17" OAK TWIN	o657	10" OAK	o777	8" OAK	o897	21" OAK			o1137	12" OAK	o1257	11" OAK	o1377	20" OAK
o58	13" OAK	o178	12" OAK			o418	13" OAK	o538	16" OAK TWIN	o658	12" OAK	o778	20" OAK	o898	18" OAK			o1138	12" OAK	o1258	12" OAK	o1378	18" OAK
o59	14" OAK	o179	18" OAK			o419	10" OAK	o539	24" OAK	o659	13" OAK TWIN	o779	16" OAK	o899	20" OAK			o1139	14" OAK	o1259	10" OAK	o1379	12" OAK
o60	16" OAK	o180	8" OAK			o420	16" OAK TRIP	o540	30" OAK	o660	21" OAK	o780	9" OAK	o900	12" OAK			o1140	10" OAK	o1260	9" OAK	o1380	12" OAK
o61	10" OAK	o181	8" OAK			o421	12" OAK	o541	13" OAK TWIN	o661	8" OAK	o781	16" OAK	o901	TWIN 17" OAK	o1021	20" OAK	o1141	13" OAK	o1261	12" OAK	o1381	17" OAK
o62	8" OAK	o182	12" OAK			o422	16" OAK	o542	13" OAK TWIN	o662	47" OAK	o782	15" OAK TWIN	o902	14" OAK	o1022	9" OAK	o1142	10" OAK	o1262	11" OAK	o1382	13" OAK
o63	14" OAK	o183	13" OAK			o423	12" OAK TWIN	o543	10" OAK	o663	13" OAK TWIN	o783	18" OAK	o903	TWIN 13" OAK	o1023	19" OAK	o1143	13" OAK	o1263	13" OAK TRIP	o1383	8" OAK
o64	16" OAK	o184	19" OAK TWIN			o424	12" OAK	o544	8" OAK	o664	11" OAK	o784	14" OAK	o904	12" OAK	o1024	13" OAK	o1144	13" OAK	o1264	10" OAK	o1384	12" OAK
o65	13" OAK	o185	14" OAK			o425	12" OAK	o545	11" OAK	o665	13" OAK	o785	22" OAK TRIP	o905	12" OAK	o1025	21" OAK	o1145	12" OAK	o1265	24" OAK TWIN	o1385	17" OAK TWIN
o66	14" OAK	o186	10" OAK	o306	15" OAK TWIN	o426	8" OAK	o546	12" OAK	o666	11" OAK	o786	15" OAK	o906	8" OAK	o1026	14" OAK	o1146	10" OAK	o1266	15" OAK	o1386	19" OAK
o67	17" OAK	o187	13" OAK	o307	8" OAK	o427	12" OAK	o547	12" OAK	o667	12" OAK TWIN	o787	8" OAK	o907	13" OAK	o1027	12" OAK	o1147	13" OAK TWIN	o1267	12" OAK	o1387	30" OAK
o68	13" OAK	o188	15" OAK	o308	8" OAK	o428	9" OAK	o548	18" OAK	o668	10" OAK	o788	15" OAK	o908	13" OAK	o1028	12" OAK	o1148	14" OAK	o1268	8" OAK	o1388	48" OAK
o69	14" OAK	o189	10" OAK	o309	10" OAK	o429	10" OAK	o549	24" OAK TWIN	o669	12" OAK			o909	14" OAK			o1149	14" OAK	o1269	15" OAK TWIN	o1389	48" OAK
o70	16" OAK	o190	10" OAK	o310	8" OAK	o430	13" OAK	o550	24" OAK	o670	18" OAK			o910	13" OAK	o1030	15" OAK TWIN	o1150	14" OAK	o1270	15" OAK (6)	o1390	14" OAK
o71	13" OAK	o191	36" OAK	o311	18" OAK	o431	12" OAK	o551	24" OAK TRIP	o671	16" OAK			o911	TWIN 17" OAK	o1031	18" OAK	o1151	14" OAK	o1271	15" OAK TRIP	o1391	8" OAK
o72	15" OAK	o192	16" OAK	o312	16" OAK TWIN	o432	13" OAK	o552	28" OAK	o672	9" OAK			o912	12" OAK	o1032	14" OAK	o1152	12" OAK	o1272	15" OAK	o1392	8" OAK
o73	28" OAK	o193	19" OAK	o313	15" OAK	o433	17" OAK	o553	12" OAK TWIN	o673	29" OAK	o793	12" OAK	o913	15" OAK TWIN			o1153	11" OAK	o1273	8" OAK	o1393	10" OAK
o74	13" OAK	o194	10" OAK	o314	10" OAK	o434	8" OAK	o554	14" OAK	o674	8" OAK			o914	8" OAK	o1034	20" OAK	o1154	12" OAK	o1274	9" OAK	o1394	12" OAK
o75	12" OAK	o195	16" OAK	o315	10" OAK	o435	13" OAK	o555	18" OAK	o675	11" OAK			o915	14" OAK			o1155	8" OAK	o1275	12" OAK	o1395	13" OAK
o76	26" OAK	o196	18" OAK	o316	12" OAK	o436	10" OAK	o556	18" OAK	o676	12" OAK	o796	11" OAK	o916	15" OAK	o1036	24" OAK	o1156	19" OAK	o1276	11" OAK	o1396	24" OAK TWIN
o77	15" OAK	o197	13" OAK	o317	10" OAK	o437	12" OAK	o557	17" OAK	o677	13" OAK			o917	16" OAK	o1037	20" OAK TWIN	o1157	13" OAK TRIP	o1277	18" OAK TWIN	o1397	19" OAK
o78	24" OAK	o198	20" OAK	o318	14" OAK	o438	11" OAK	o558	8" OAK	o678	10" OAK	o798	14" OAK	o918	17" OAK			o1158	11" OAK	o1278	10" OAK	o1398	17" OAK
o79	8" OAK	o199	26" OAK	o319	15" OAK	o439	12" OAK	o559	13" OAK	o679	27" OAK TWIN					o1039	16" OAK QUAD	o1159	10" OAK	o1279	19" OAK TWIN	o1399	23" OAK
o80	12" OAK	o200	13" OAK	o320	15" OAK	o440	12" OAK	o560	11" OAK	o680	13" OAK							o1160	14" OAK	o1280	24" OAK	o1400	8" OAK
o81	8" OAK	o201	24" OAK	o321	15" OAK	o441	12" OAK	o561	24" OAK	o681	14" OAK			o921	12" OAK			o1161	8" OAK	o1281	35" OAK	o1401	14" OAK
o82	8" OAK	o202	8" OAK	o322	12" OAK	o442	15" OAK	o562	9" OAK	o682	14" OAK			o922	14" OAK	o1042	16" OAK TWIN	o1162	8" OAK	o1282	16" OAK	o1402	12" OAK
o83	11" OAK	o203	8" OAK	o323	20" OAK	o443	10" OAK	o563	16" OAK	o683	13" OAK			o923	20" OAK			o1163	17" OAK	o1283	16" OAK	o1403	12" OAK TWIN
o84	10" OAK	o204	13" OAK	o324	30" OAK	o444	8" OAK	o564	9" OAK	o684	12" OAK			o924	20" OAK			o1164	18" OAK TRIP	o1284	16" OAK	o1404	8" OAK
o85	20" OAK	o205	12" OAK	o325	14" OAK TRIP	o445	14" OAK	o565	13" OAK	o685	24" OAK			o925	22" OAK			o1165	12" OAK	o1285	12" OAK	o1405	15" OAK TWIN
o86	13" OAK	o206	10" OAK	o326	15" OAK TWIN	o446	10" OAK	o566	9" OAK	o686	10" OAK			o926	17" OAK			o1166	14" OAK	o1286	13" OAK	o1406	20" OAK
o87	18" OAK	o207	10" OAK	o327	18" OAK	o447	13" OAK	o567	15" OAK	o687	8" OAK			o927	12" OAK TWIN			o1167	14" OAK			o1407	14" OAK TWIN
o88	18" OAK	o208	16" OAK	o328	26" OAK	o448	10" OAK	o568	8" OAK	o688	12" OAK			o928	14" OAK			o1168	21" OAK			o1408	15" OAK (6)
o89	16" OAK	o209	24" OAK	o329	14" OAK	o449	8" OAK	o569	15" OAK	o689	18" OAK			o929	10" OAK			o1169	15" OAK TWIN	o1289	41" OAK	o1409	16" OAK
o90	11" OAK	o210	17" OAK	o330	36" OAK	o450	48" OAK	o570	18" OAK	o690	13" OAK			o930	13" OAK	o1050	12" OAK	o1170	8" OAK	o1290	10" OAK	o1410	8" OAK
o91	14" OAK	o211	14" OAK	o331	13" OAK	o451	8" OAK	o571	15" OAK	o691	11" OAK	o811	14" OAK			o1051	13" OAK	o1171	8" OAK TWIN	o1291	10" OAK	o1411	14" OAK
o92	12" OAK	o212	12" OAK	o332	9" OAK	o452	8" OAK	o572	13" OAK	o692	9" OAK	o812	16" OAK			o1052	11" OAK	o1172	12" OAK	o1292	11" OAK	o1412	12" OAK
o93	16" OAK	o213	11" OAK	o333	10" OAK	o453	12" OAK	o573	14" OAK	o693	11" OAK	o813	25" OAK			o1053	12" OAK (6)	o1173	27" OAK TWIN	o1293	8" OAK	o1413	20" OAK
o94	14" OAK	o214	9" OAK	o334	16" OAK	o454	8" OAK	o574	10" OAK	o694	8" OAK	o814	8" OAK			o1054	22" OAK	o1174	13" OAK	o1294	12" OAK	o1414	14" OAK
o95	11" OAK	o215	14" OAK	o335	35" OAK	o455	13" OAK	o575	15" OAK TWIN	o695	10" OAK					o1055	19" OAK TWIN	o1175	13" OAK	o1295	20" OAK	o1415	12" OAK
o96	12" OAK	o216	12" OAK	o336	9" OAK	o456	15" OAK	o576	10" OAK	o696	9" OAK					o1056	21" OAK	o1176	14" OAK	o1296	22" OAK TWIN	o1416	19" OAK
o97	12" OAK	o217	17" OAK	o337	29" OAK	o457	10" OAK	o577	22" OAK	o697	8" OAK					o1057	18" OAK	o1177	9" OAK TWIN	o1297	24" OAK	o1417	13" OAK
o98	14" OAK	o218	18" OAK	o338	19" OAK	o458	12" OAK	o578	19" OAK QUAD	o698	8" OAK					o1058	15" OAK	o1178	15" OAK	o1298	14" OAK TWIN	o1418	11" OAK
o99	12" OAK	o219	8" OAK	o339	13" OAK	o459	22" OAK	o579	14" OAK	o699	12" OAK			o939	11" OAK	o1059	20" OAK	o1179	18" OAK	o1299	18" OAK	o1419	24" OAK
o100	13" OAK	o220	13" OAK	o340	15" OAK	o460	26" OAK	o580	12" OAK	o700	9" OAK			o940	16" OAK	o1060	24" OAK	o1180	36" OAK	o1300	10" OAK	o1420	30" OAK
o101	14" OAK	o221	10" OAK	o341	16" OAK	o461	24" OAK	o581	10" OAK	o701	11" OAK			o941	8" OAK	o1061	12" OAK	o1181	13" OAK	o1301	9" OAK	o1421	24" OAK
o102	16" OAK	o222	10" OAK	o342	12" OAK	o462	26" OAK	o582	9" OAK TRIP	o702	11" OAK			o942	11" OAK	o1062	20" OAK	o1182	9" OAK	o1302	19" OAK	o1422	18" OAK TWIN
o103	12" OAK	o223	13" OAK	o343	8" OAK	o463	48" OAK	o583	14" OAK	o703	24" OAK			o943	11" OAK	o1063	20" OAK TRIP	o1183	10" OAK	o1303	13" OAK TWIN		
o104	12" OAK	o224	8" OAK	o344	36" OAK	o464	13" OAK	o584	24" OAK	o704	9" OAK			o944	14" OAK (7)	o1064	36" OAK TWIN	o1184	14" OAK	o1304	10" OAK		
o105	13" OAK	o225	24" OAK	o345	12" OAK	o465	10" OAK	o585	14" OAK	o705	8" OAK			o945	13" OAK TRIP	o1065	20" OAK	o1185	8" OAK	o1305	10" OAK		
o106	14" OAK	o226	24" OAK	o346	36" OAK	o466	9" OAK	o586	13" OAK	o706	8" OAK			o946	12" OAK TRIP	o1066	9" OAK	o1186	10" OAK	o1306	12" OAK		
o107	22" OAK	o227	14" OAK	o347	30" OAK	o467	11" OAK	o587	18" OAK	o707	36" OAK			o947	10" OAK	o1067	9" OAK	o1187	21" OAK	o1307	13" OAK		
o108	20" OAK	o228	13" OAK	o348	15" OAK TRIP	o468	24" OAK	o588	8" OAK	o708	20" OAK			o948	11" OAK	o1068	16" OAK	o1188	15" OAK	o1308	8" OAK		
o109	36" OAK	o229	12" OAK	o349	13" OAK	o469	12" OAK TRIP	o589	10" OAK	o709	13" OAK			o949	8" OAK	o1069	20" OAK	o1189	14" OAK	o1309	15" OAK		
o110	24" OAK	o230	16" OAK	o350	18" OAK	o470	10" OAK	o590	14" OAK TWIN	o710	8" OAK					o1070	22" OAK	o1190	14" OAK	o1310	13" OAK		
o111	9" OAK	o231	27" OAK	o351	12" OAK	o471	24" OAK	o591	16" OAK	o711	14" OAK			o951	20" OAK			o1191	8" OAK TWIN	o1311	10" OAK		
o112	8" OAK	o232	10" OAK	o352	24" OAK	o472	36" OAK	o592	8" OAK	o712	18" OAK							o1192	13" OAK	o1312	18" OAK		
o113	15" OAK	o233	10" OAK	o353	14" OAK	o473	8" OAK	o593	10" OAK TWIN	o713	14" OAK							o1193	14" OAK	o1313	16" OAK		
o114	18" OAK	o234	8" OAK	o354	14" OAK	o474	10" OAK	o594	14" OAK TWIN	o714	8" OAK					o1074	16" OAK	o1194	12" OAK	o1314	17" OAK TWIN		
o115	18" OAK	o235	24" OAK	o355	14" OAK	o475	14" OAK TWIN	o595	13" OAK	o715	16" OAK			o955	11" OAK	o1075	13" OAK	o1195	14" OAK	o1315	8" OAK		
o116	24" OAK	o236	15" OAK	o356	17" OAK	o476	8" OAK	o596	13" OAK	o716	13" OAK			o956	10" OAK			o1196	12" OAK	o1316	8" OAK		
o117	18" OAK	o237	8" OAK	o357	10" OAK	o477	8" OAK	o597	12" OAK	o717	8" OAK			o957	14" OAK	o1077	20" OAK	o1197	10" OAK	o1317	19" OAK TWIN		
o118	10" OAK	o238	8" OAK	o358	10" OAK	o478	13" OAK	o598	8" OAK	o718	9" OAK			o958	13" OAK			o1198	13" OAK	o1318	24" OAK		
o119	13" OAK	o239	8" OAK	o359	12" OAK	o479	10" OAK	o599	12" OAK	o719	27" OAK			o959	10" OAK			o1199	15" OAK	o1319	12" OAK		
o120	11" OAK	o240	24" OAK	o360	24" OAK	o480	15" OAK	o600	24" OAK	o720	13" OAK			o960	29" OAK	o1080	13" OAK	o1200	10" OAK TWIN	o1320	14" OAK		

Legend

Trees to be removed on site

Trees located in proposed R.O.W are to be exempt from mitigation requirements

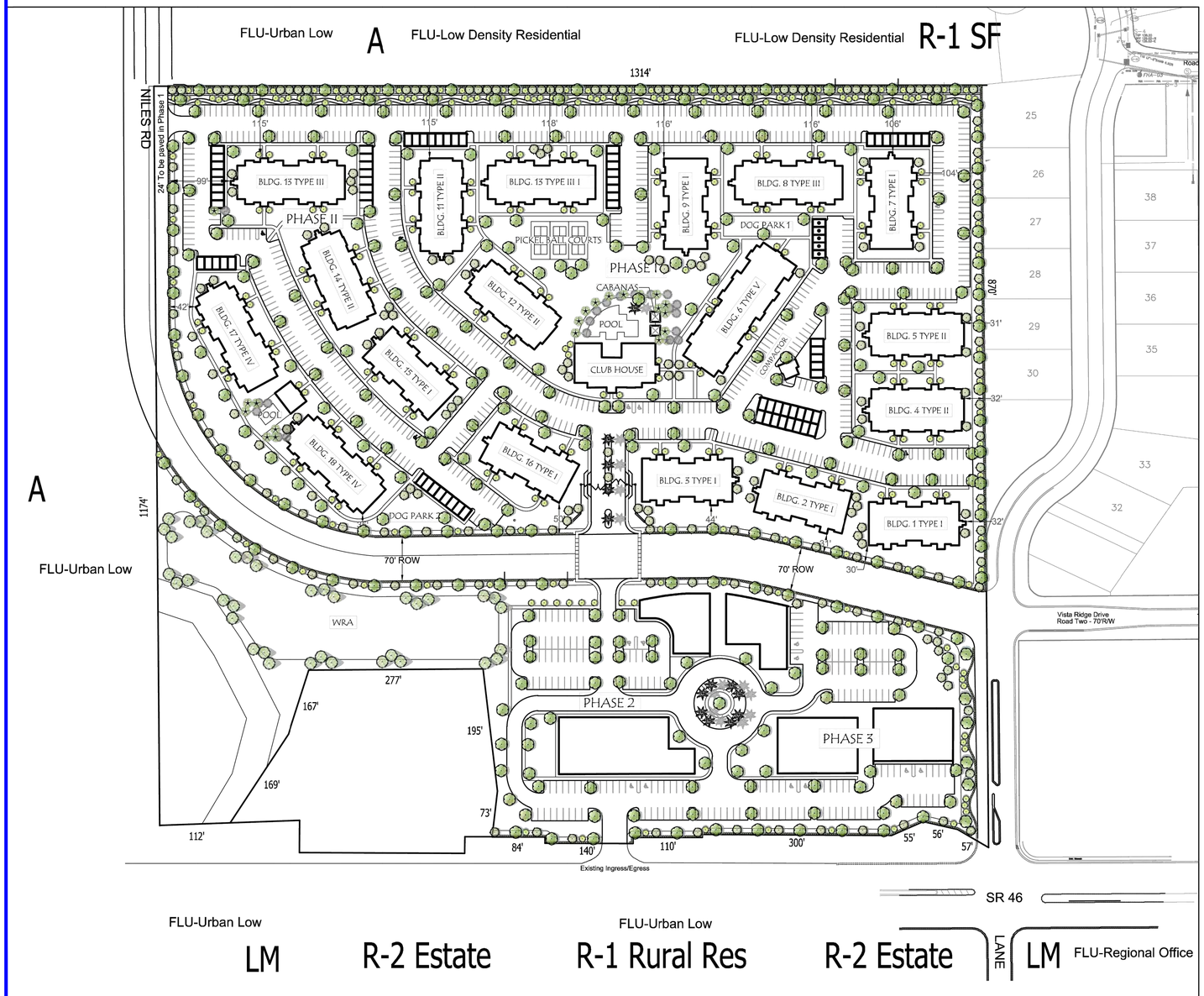
Tree Removal Summary

1422 Total Trees to be Removed
128 ROW Exempt Trees
1294 Trees Requiring Mitigation

*The replacement of trees onsite will include trees being counted within buffer-yards.

VERLANDER LANDSCAPE ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
rverv@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. V



CONCEPT PLANT SCHEDULE

CANOPY TREE	Quercus shumardii / Shumard Red Oak Quercus virginiana / Southern Live Oak Ulmus alata / Winged Elm	333
SECONDARY CANOPY TREE	Juniperus silicicola / Southern Red Cedar Magnolia grandiflora D.D. Blanchard / Southern Magnolia Pinus elliotti / Slash Pine	222
UNDERSTORY TREE	Elaeocarpus decipiens / Japanese Blueberry Tree Ilex vomitoria pendula / Weeping Holly Lagerstroemia indica / Crape Myrtle	331
FEATURE PALM	Phoenix dactylifera / Medjool Date Palm	13
PALM	Livistona decipiens / Ribbon Palm Sabal palmetto / Cabbage Palm	21
POND TREE	Acer rubrum / Red Maple Salix babylonica / Weeping Willow Taxodium distichum / Bald Cypress	36
BUFFER HEDGE	Forestiera segregata / Florida Privet Illicium floridanum / Purple Anise Viburnum odoratissimum / Sweet Viburnum	2,155

GENERAL NOTES

1. ADDITIONAL TREES MAY BE REQUIRED TO MEET MITIGATION REQUIREMENTS
2. REFER TO SHEET L-001 AND L-002 FOR TREE REMOVAL PLAN AND CHARTS
3. REFER TO SHEET L-301 FOR BUFFER DETAILS/REQUIREMENTS

VERLANDER
LANDSCAPE ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
steven@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

WEKIVA HILLS PUD

MOUNT DORA, FLORIDA

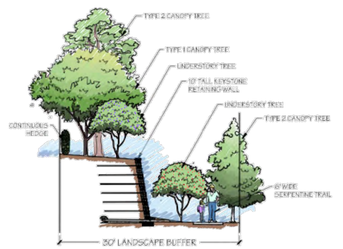
REVISIONS		
DESCRIPTION	BY	DATE
XXXXX	SPV	XXX

0' 40' 80' 160'
SCALE: 1"=80'-0"

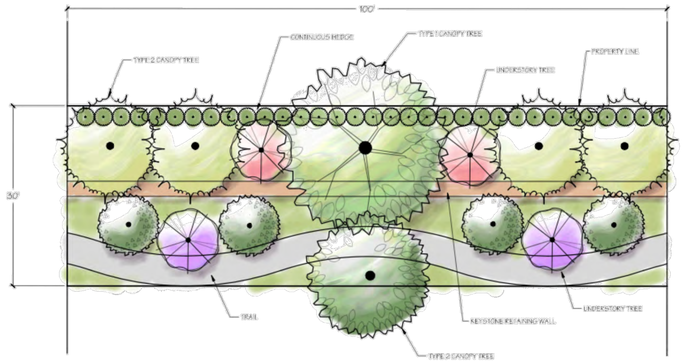
PROJ.: 2211
SCALE: 1"=80'-0"
DATE: 8-16-2022
SHEET:
L-300

Vista Hills
Final PUD Master Plan
Landscape Plan: Entire Site
Mt. Dora, FL

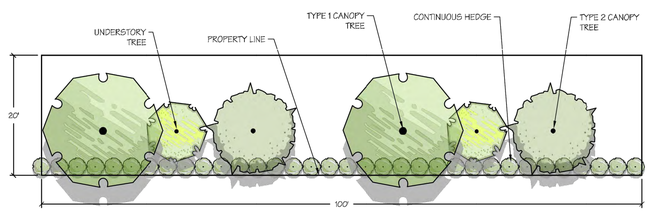
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022



1 NORTH LANDSCAPE BUFFER SECTION
1/8" = 1'-0" DETAIL=FILE



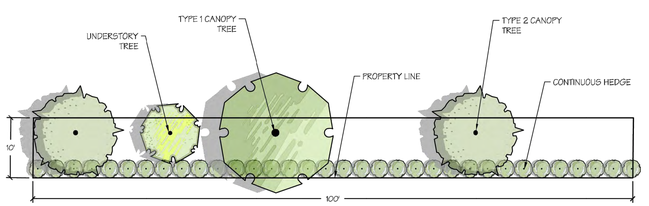
2 100' ENHANCED LANDSCAPE BUFFER - PLAN VIEW
1/8" = 1'-0" DETAIL=FILE



PLANTING REQUIREMENTS PER 100'

CANOPY TREES:	4
UNDERSTORY TREES:	2
HEDGE:	STRAIGHT, CONTINUOUS

3 20' BUFFER
1" = 10' P2-2211-02



PLANTING REQUIREMENTS PER 100'

CANOPY TREES:	2
UNDERSTORY TREES:	2
HEDGE:	STRAIGHT, CONTINUOUS

4 10' BUFFER
1" = 10' P2-2211-03

VERLANDER
LANDSCAPE ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
steven@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

WEKIVA HILLS PUD

MOUNT DORA, FLORIDA

REVISIONS

DESCRIPTION	BY	DATE
XXXXX	SPV	XXX

0' 40' 80' 160'
SCALE: 1"=80'-0"

PROJ.: 2211
SCALE: 1"=80'-0"
DATE: 8-16-2022
SHEET: **L-301**

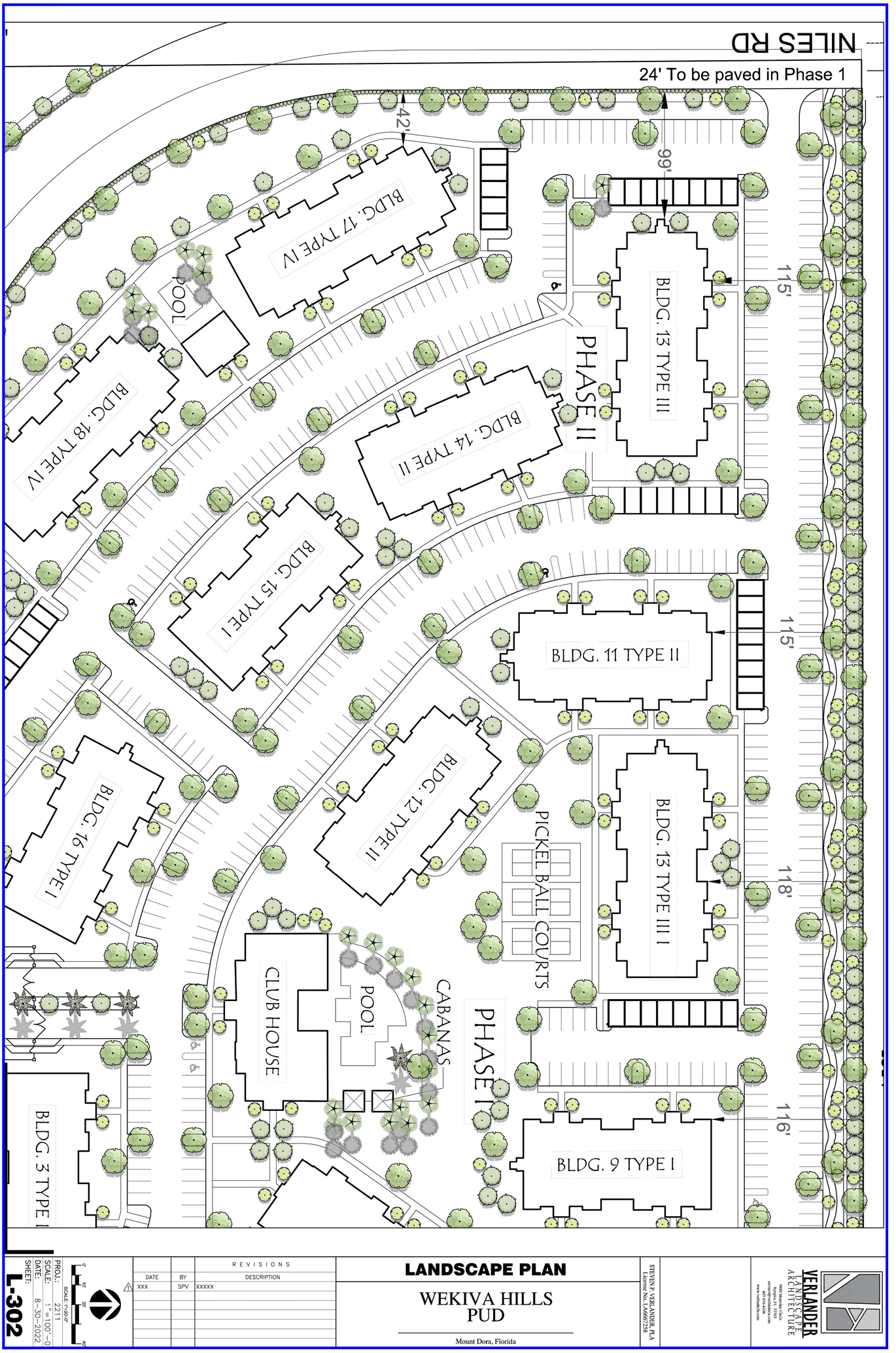
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan

Landscape Plan: Buffers

Mt. Dora, FL



PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET: L-302

REVISIONS		
DATE	BY	DESCRIPTION
1 XXX	SPV	XXXXX

LANDSCAPE PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

STEVEN P. VERLANDER, FLA Landscape Architect 0667253

VERLANDER LANDSCAPE ARCHITECTURE

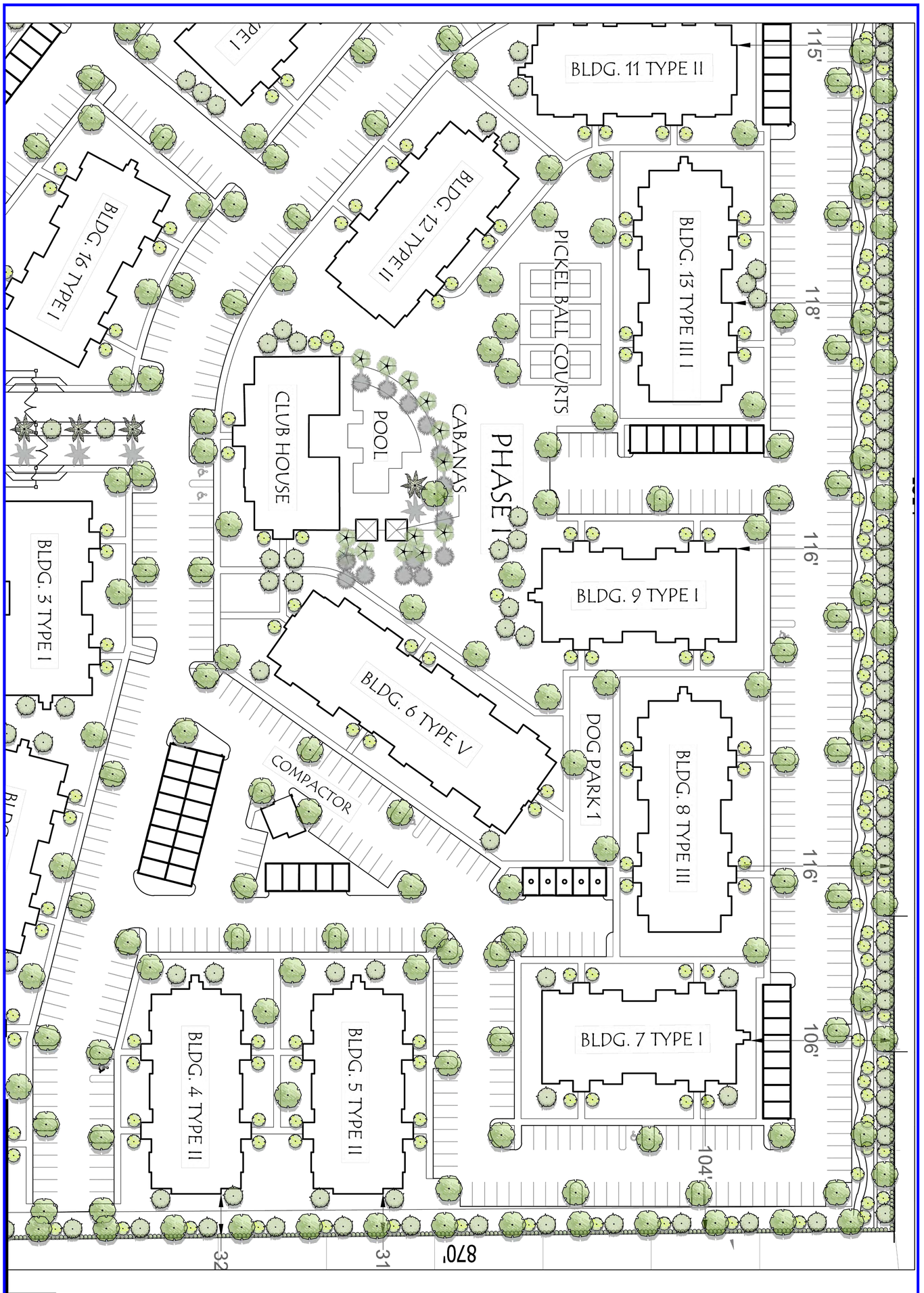
Vista Hills

Final PUD Master Plan
Landscape Plan: Northwest

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

PROJ.: 1875-1
October 31st, 2022



Vista Hills

Final PUD Master Plan
Landscape Plan: Northeast

Mt. Dora, FL

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

VERLANDER
LANDSCAPE ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
rverort@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

REVISIONS			
	DESCRIPTION	BY	DATE
1	XXXXX	SPV	XXX

SCALE: 1"=20'-0"

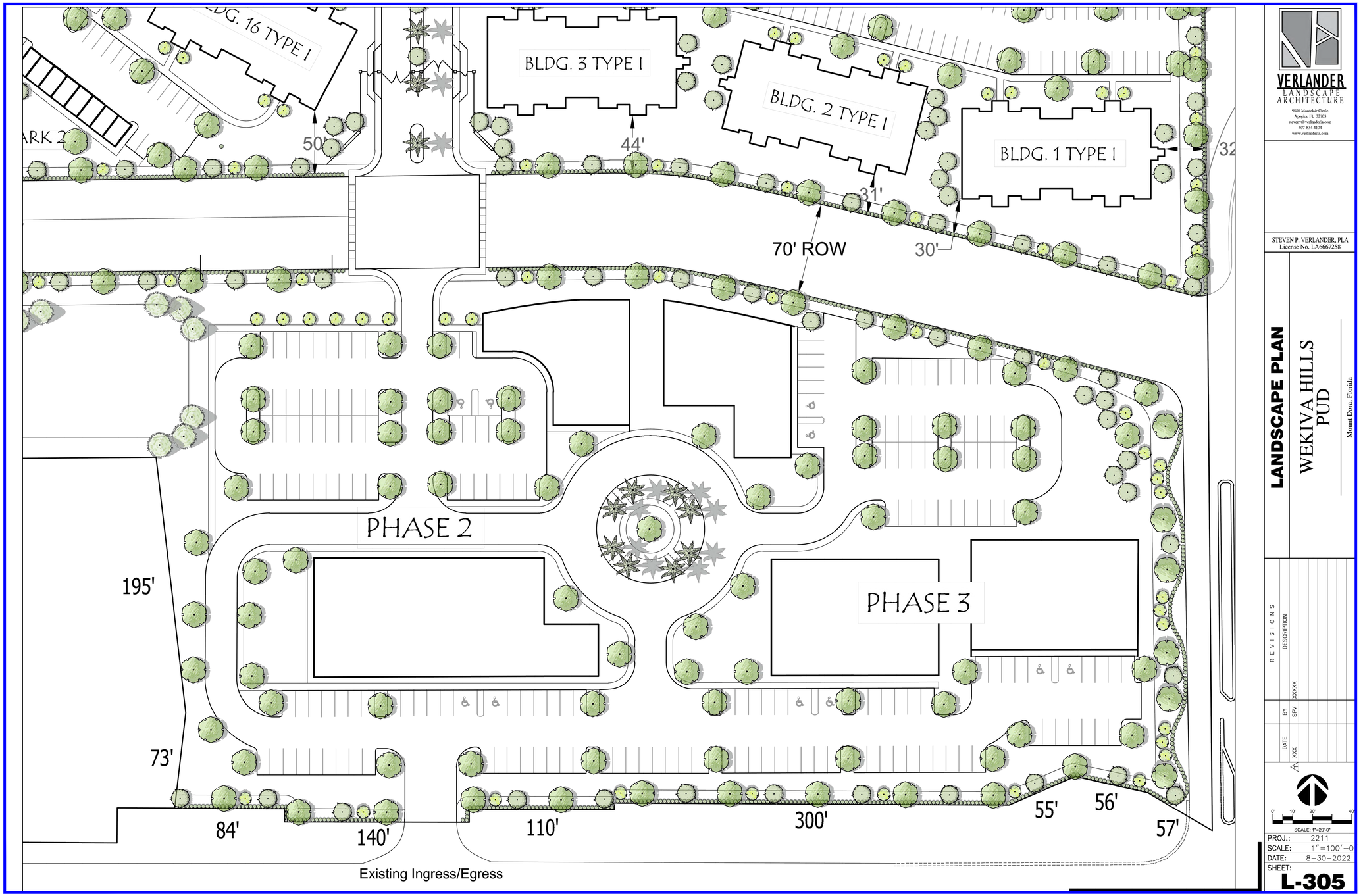
PROJ.:	2211
SCALE:	1"=100'-0
DATE:	8-30-2022
SHEET:	L-304

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan
Landscape Plan: Niles Road

Mt. Dora, FL



VERLANDER
LANDSCAPE ARCHITECTURE
9880 Moncrief Circle
Apopka, FL 32703
steven@verlanderla.com
407-834-4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

REVISIONS

DESCRIPTION	BY	DATE
XXXXX	SPV	XXX

SCALE: 1"=20'-0"

PROJ.:	2211
SCALE:	1"=100'-0
DATE:	8-30-2022
SHEET:	L-305

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan

Landscape Plan: Commercial Parcel

Mt. Dora, FL

RECEIVED
By scottw at 4:45 pm, Sep 16, 2022

CITY OF MOUNT DORA

PUD22-03

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@citvofmountdora.com

FINAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Date: 9/12/2022 Project Name: Route 46 Properties, LLC

1. Applicant's Name: Greg Beliveau
   Company's Name: LPG Urban & Regional Planners, Inc.
   Address: 1162 Camp Ave.
   City, State & Zip: Mount Dora, FL 32757
   Phone: 352-385-1940 E-mail: Gregb@lpgurp.com

2. Property Owner's Name(s): Route 46 Properties, LLC (David A. Croson, Manager)
   Company's Name: Route 46 Properties, LLC
   Address: 1321 Tappie Circle
   City, State & Zip: Lake Mary, FL 32746
   Phone: 407-488-7945 E-mail: dave@croson.com

3. Engineer's Name: Chuck Hiott, P.E.
   Company's Name: Halff Associates, Inc.
   Address: 902 North Sinclair Ave.
   City, State & Zip: Tavares, FL 32778
   Phone: 352-343-8481 E-mail: cHiott@Halff.com

4. Landscape Architect: Steven Verlander
   Company's Name: Verlander Landscape Architect, LLC
   Address: 9880 Montclair Circle
   City, State & Zip: Apopka, FL 32703
   Phone: 407-834-4104 E-mail: Steven@verlanderla.com

5. The property generally located and list adjacent streets: Bobwhite Lane, CR 46, north of Vista View

6. Size of property in Acres: 33.38 Square Feet: 1,454,032

7. Zoning District: PUD Future Land Use Category: Residential High Density and Commercial

8. Number of Structures and/or units to be built: 442 MF units and 55,000 SF commercial

9. Is the proposed use(s) permissible in requested district? Yes, Chapter 3, Section 3.4.5

10. Provide description of the proposed use: Mixed use project of multi-family and commercial with recreation and open space

11. Provide phase breakdown and description of phases: Phase I - 256 MF apartments and roadway, Phase II - 186 MF apartments and 27,500 SF commercial, Phase III- 27,500 SF commercial

12. State the reason for this request (attach written summary if additional space is needed): Development of mixed use community with MF apartments, commercial, open space, recreation, construction of Phase I of Niles Road extension, and associated internal roadways

13. Has an application been filed within the last 12 months (describe, if yes)? Preliminary PUD Approval

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.

David A Lamm

Owner/Applicant Signature

9/13/2022

Date

September 13, 2022

Route 46 Properties, LLC hereby authorizes Greg Beliveau with LPG Urban and Regional Planners, Inc. to act as our agent in the submittal and signing of documents for the Final Planned Unit Development application to the City of Mount Dora.

Signed: David A Croson

David A. Croson (Manager)

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me with 13 day of September, 2022, by David A. Croson as Manager of Route 46 Properties, LLC on behalf of the corporation. He is personally known to me.

Sherie D. Lindh

Notary Public – State of Florida

Sherie D. Lindh

Print Name

My Commission Expires: 1/27/2025

Commission Number: HH 085776

Notary Public State of Florida
Sherie D Lindh
My Commission HH 085776
Expires 01/27/2025

LEGAL DESCRIPTION - ENTIRE SITE

THE FOLLOWING LEGAL DESCRIPTION IS FOUND IN OFFICIAL RECORDS BOOK 5184, PAGE 1448, AS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF COURTS FOR LAKE COUNTY, FLORIDA.

THIS DESCRIPTION IS AN UPDATED VERSION TO REFLECT A RIGHT OF WAY TAKING PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 11130, FP 238275-2, FOR STATE ROAD NO. 46. THAT PART OF: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY OF STATE ROAD 46, WHICH PROPERTY IS ALSO DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N00°23'59"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N00°23'56"W A DISTANCE OF 1296.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE N89°54'34"E ALONG SAID LINE A DISTANCE OF 1313.48 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'53"E ALONG SAID LINE A DISTANCE OF 1296.28 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 46 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN MAP BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'27"W ALONG SAID LINE A DISTANCE OF 1318.15 FEET TO THE POINT OF BEGINNING.

(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

LESS RIGHT OF WAY FOR STATE ROAD 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"X3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID

CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

Property Record Card

General Information

Name:	ROUTE 46 PROPERTIES LLC	**Alternate Key:**	1446392
Mailing Address:	1321 TAPPIE CIR LAKE MARY, FL 32746 *Update Mailing Address*	**Parcel Number:**	27-19-27-0003-000-01000
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	BOBWHITE LN MOUNT DORA FL, 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	W 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB--ORB 3775 PG 1785		

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)	0	0		4.000	Acre	$0.00	$103,800.00
2	VACANT RESIDENTIAL (0000)	0	0		10.700	Acre	$0.00	$277,665.00
3	WETLAND (9600)	0	0		3.000	Acre	$0.00	$135.00

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
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	$725,000.00
4846 / 2321	06/2008	Quit Claim Deed	Unqualified	Vacant	$0.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Improved	$880,000.00
1220 / 2193	03/1993	Warranty Deed	Unqualified	Improved	$0.00
984 / 1863	10/1988	Quit Claim Deed	Unqualified	Vacant	$0.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED 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	$381,600	$258,900	$258,900	5.0529	$1,308.20
SCHOOL BOARD STATE	$381,600	$381,600	$381,600	3.5940	$1,371.47
SCHOOL BOARD LOCAL	$381,600	$381,600	$381,600	2.9980	$1,144.04
LAKE COUNTY WATER AUTHORITY	$381,600	$258,900	$258,900	0.3229	$83.60
NORTH LAKE HOSPITAL DIST	$381,600	$258,900	$258,900	0.0000	$0.00
ST JOHNS RIVER FL WATER MGMT DIST	$381,600	$258,900	$258,900	0.2189	$56.67
LAKE COUNTY MSTU STORMWATER	$381,600	$258,900	$258,900	0.4957	$128.34
LAKE COUNTY MSTU AMBULANCE	$381,600	$258,900	$258,900	0.4629	$119.84
LAKE COUNTY VOTED DEBT SERVICE	$381,600	$258,900	$258,900	0.0918	$23.77
LAKE COUNTY MSTU FIRE	$381,600	$258,900	$258,900	0.5138	$133.02
				Total: 13.7509	**Total:** $4,368.95

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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.

Site Notice

Property Record Card

General Information

Name:	ROUTE 46 PROPERTIES LLC	**Alternate Key:**	3636163
Mailing Address:	1321 TAPPIE TOORIE CIR LAKE MARY, FL 32746 *Update Mailing Address*	**Parcel Number:**	27-19-27-0003-000-03700
		Millage Group and City:	0002 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	NORTON LN MOUNT DORA FL, 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	E 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB--ORB 3775 PG 1785		

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)	0	0		2.000	Acre	$0.00	$51,900.00
2	VACANT RESIDENTIAL (0000)	0	0		13.550	Acre	$0.00	$351,623.00

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
4846 / 2321	06/2016	Quit Claim Deed	Unqualified	Vacant	$0.00
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	$725,000.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Vacant	$1.00
1428 / 2391	03/1996	Warranty Deed	Unqualified	Improved	$0.00
1339 / 640	01/1995	Quit Claim Deed	Unqualified	Improved	$0.00
1220 / 2194	03/1993	Warranty Deed	Unqualified	Improved	$0.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 CERTIFIED 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	$403,523	$273,720	$273,720	5.0529	$1,383.08
SCHOOL BOARD STATE	$403,523	$403,523	$403,523	3.5940	$1,450.26
SCHOOL BOARD LOCAL	$403,523	$403,523	$403,523	2.9980	$1,209.76
LAKE COUNTY WATER AUTHORITY	$403,523	$273,720	$273,720	0.3229	$88.38
NORTH LAKE HOSPITAL DIST	$403,523	$273,720	$273,720	0.0000	$0.00
ST JOHNS RIVER FL WATER MGMT DIST	$403,523	$273,720	$273,720	0.2189	$59.92
LAKE COUNTY MSTU STORMWATER	$403,523	$273,720	$273,720	0.4957	$135.68
LAKE COUNTY MSTU AMBULANCE	$403,523	$273,720	$273,720	0.4629	$126.70
LAKE COUNTY VOTED DEBT SERVICE	$403,523	$273,720	$273,720	0.0918	$25.13
LAKE COUNTY MSTU FIRE	$403,523	$273,720	$273,720	0.5138	$140.64
				Total: 13.7509	**Total:** $4,619.55

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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.
Site Notice

CFN 2009057503
Bk 03775 Pgs 1785 - 1786; (2pgs)
DATE: 05/29/2009 09:31:17 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 5,075.00

Prepared by/Return to:
Campione & Hackney, P.A.
David M. Campione, Esquire
2750 Dora Avenue
Tavares, FL 32778
File No.: 09-00006 LH

Parcel ID #: AK#1446392 & AK#3636163

Warranty Deed

This Warranty Deed made this 19th day of May, 2009, between **ASC Properties, Inc.**, a Florida corporation (*"Grantor"), whose address is 1331 Heim Road, Mount Dora, FL 32757, and **Route 46 Properties LLC**, a Florida limited liability company (*"Grantee"), whose address is 26014 Estates Ridge Drive, Sorrento, Florida 32776.

For and in consideration of the sum of Ten & 00/100's Dollars ($10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Lake County, Florida, further described in **Exhibit "A"** hereto, incorporated by reference and made a part hereof.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

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. *Singular and plural are interchangeable as context requires.

Subject to taxes for the year 2009 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor: ASC Properties, Inc.

1st Witness Name: Kim LeBoux

By: _____
Rene Soto
As Its Vice President

2nd Witness Name: Carmen Doss

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 19th day of May, 2009, by Rene Soto, as Vice President of ASC Properties, Inc., on behalf of the corporation, ___ who is personally known to me or X who has produced Florida Drivers License as identification and who ___ did X did not take an oath.

CARMEN DOSS
Notary Public - State of Florida
My Commission Expires May 24, 2009
Commission # DD 390158
Bonded By National Notary Assn.

Notary Public
My Commission Expires:

Exhibit "A"
Property Description

The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida, less road right-of-way of State Road No. 46, which property is also described as a portion of Section 27, Township 19 South, Range 27 East, more particularly described as follows: commence at the Southwest corner of said Section 27; thence North 00°23'59" West, a distance of 33.00 feet to the point of beginning; thence continue along the West line of the Southwest 1/4 of said Section 27, North 00°23'59" West, a distance of 1296.30 feet, to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence North 89°54'34" East, along said line a distance of 1313.48 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'53" East, along said line a distance of 1296.28 feet to a point on the North right-of-way line of State Road No. 46 as shown on the Florida Department of Transportation maintenance map recorded in Map Book 7, Page 64 of the Public Records of Lake County, Florida; thence South 89°54'27" West, along said line a distance of 1318.15 feet to the point of beginning.

INSTRUMENT#: 2016105213 OR BK 4846 PG 2321 PAGES: 3 10/10/2016 12:42:30 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00

04-QCD01-08/01
June 7, 2016
This instrument prepared by
ROBIN D. DERR
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

TAX EXEMPT
F.S. 337.27

Please Return To:
Fla Department of Transportation
719 S Woodland Blvd
R / W Records Mgmt, MS 551
DeLand, FL 32720-6834
Attn: S. Hutchison

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275 2
STATE ROAD 46
COUNTY LAKE

QUITCLAIM DEED

THIS QUITCLAIM DEED, Made this 9th day of JUNE, 2016, by WANDA SHAFFER, a single woman, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 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 organizations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the said grantee forever, all right, title, interest, claim and demand, which said grantor has in and to the hereinafter described parcel of land arising out of that certain Unrecorded Lease, together with all other right, title, interest, claim and demand, if any, which the said grantor has in and to said parcel situate in the County of Lake, Florida, viz:

PARCEL 117 **SECTION 11130**
F.P. No. 238275-2

That part of:

"The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 19 South, Range 27 East, Lake County, Florida, less road right-of-way of State Road No. 46, which property is also described as a portion of Section 27, Township 19 South, Range 27 East, more particularly described as follows: commence at the Southwest corner of said Section 27; thence North 00°23'59" West, a distance of 33.00 feet to the point of beginning; thence continue along the West line of the Southwest 1/4 of said Section 27, North 00°23'56" West, a distance of 1296.30 feet, to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence North 89°54'34" East, along said line a distance of 1313.48 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'53" East, along said line a distance of 1296.28 feet to a point on the North right-of-way line of State Road No. 46 as shown on the Florida Department of Transportation maintenance map recorded in Map Book 7, Page 64 of the Public Records of Lake County, Florida; thence South 89°54'27" West, along said line a distance of 1318.15 feet to the point of beginning."

(Being the lands described in Official Records Book 3775, Page 1785 of the Public Records of Lake County, Florida.)

Described as follows:

COMMENCE at a 3 1/2" x 3" Concrete Monument with a drill hole in the center marking the Southwest Corner of the Southeast 1/4 of Section 28, Township 19 South, Range 27 East, Lake County, Florida, as shown on Florida Department of Transportation Right of Way Map, Section 11130, FP No 238275-2; thence South 89°40'03" East along the South line of the Southeast 1/4

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275-2
PAGE 2

of said Section 28, a distance of 2639.92 feet to the Southeast corner of the Southeast 1/4 of said Section 28, said corner being located North 00°01'01" East along the East line of the Northeast 1/4 of Section 33, Township 19 South, Range 27 East, 3.12 feet from the Centerline of Survey of State Road 46 at Station 89+57.36 as shown on said Right of Way Map; thence North 00°24'36" West along the East line of the Southeast 1/4 of said Section 28, a distance of 26.96 feet to a point on the Existing Right of Way Line of State Road 46 as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Existing Right of Way Line, North 00°24'36" West along said East line, 128.07 feet; thence departing said East line North 87°56'31" East, 112.08 feet; thence North 33°16'03" East 168.56 feet; thence North 17°38'35" East, 106.59 feet; thence North 89°35'46" East, 276.87 feet; thence South 06°36'12" East, 195.38 feet; thence South 06'36'48" West, 72.85 feet to a point on a line 142.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 83.69 feet; thence departing said parallel line South 00°11'52" West, 10.00 feet to a point on a line 132.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 139.99 feet; thence departing said parallel line North 00°11'52" East, 10.00 feet to a point on a line 142.00 feet left of and parallel to said Centerline; thence South 89°48'08 East along said parallel line, 110.01 feet; thence departing said parallel line North 00°11'52" East, 5.00 feet to a point on a line 147.00 feet left of and parallel to said Centerline; thence South 89°48'08" East along said parallel line, 87.19 feet to a point located North 00°00'19" West, 147.00 feet from a non-curve point of intersection on said Centerline at Station 99+04.88; thence departing said parallel line, South 89°40'11" East, 212.81 feet; thence departing said parallel line North 66°36'04" East, 54.60 feet; thence South 77°22'47" East, 56.30 feet; thence South 59°50'50" East , 59.37 feet to a point on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 27; thence South 00°36'38 East along said East line, 84.57 feet to a point on said Existing Right of Way Line; thence departing said East line and along said Existing Right of Way line the following four (4) courses, South 89°48'32 West, 255.18 feet; thence South 00°12'29" East, 7.50 feet; thence South 89°47'31" West, 114.93 feet; thence North 89°55'07" West, 947.70 feet to the POINT OF BEGINNING.

CONTAINING 5.500 acres, more or less.

This legal description prepared under the direction of:
Joseph C. Di Benedetto, P.L.S.
Florida Professional Land Surveyor No. 5181
McKim & Creed, Inc.
115 East Indiana Ave.
DeLand, Florida, 32724

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of: Two witnesses required by Florida Law,

SIGNATURE LINE
PRINT/TYPE NAME: Judee Boland

SIGNATURE LINE
PRINT/TYPE NAME: Leslie M. Premo

Wanda Lawson Shaffer Wanda Shaffer
WANDA SHAFFER
aka Wanda Lawson Shaffer
ADDRESS OF GRANTOR:
32913 CR 437
Sorrento, FL 32776

PARCEL NO. 117.11
SECTION 11130
F.P. NO. 238275-2
PAGE 3

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2016, by Wanda Shaffer, who is personally known to me or who has produced _____ as identification.

Notary Public State of Florida
Judee Boland
My Commission FF 968309
Expires 03/21/2020

PRINT/TYPE NAME: JUDEE BOLAND
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

ACQUISITION OF THIS LAND IS NECESSARY FOR R/W PURPOSES UNDER THREAT OF CONDEMNATION PURSUANT TO SEC. 337. 27 F.S.

FL. D.O.T.

Detail by Entity Name

Florida Limited Liability Company
ROUTE 46 PROPERTIES LLC

Filing Information

Document Number	L09000018852
FEI/EIN Number	26-4345881
Date Filed	02/25/2009
State	FL
Status	ACTIVE

Principal Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Mailing Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Registered Agent Name & Address

CROSON, DAVID A
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Name Changed: 04/06/2011

Address Changed: 01/08/2017

Authorized Person(s) Detail

Name & Address

Title MGR

CROSON, DAVID A
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Title MGR

CROSON, KATHERINE R
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Title MGR

CROSON, CHARLES
1321 Tappie Toorie Circle
Lake Mary, FL 32746

Annual Reports

Report Year	Filed Date
2020	01/18/2020
2021	01/10/2021
2022	01/23/2022

Document Images

01/23/2022 -- ANNUAL REPORT	View image in PDF format
01/10/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/04/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/11/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
02/25/2009 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DATE: November 16, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Request for Site Plan; Mount Dora Office (Project Name); 18660 US Highway 441 (Site Address); South side of US Highway 441 and approximately 1,200 feet west of Donnelly Street (Location); Downtowne Mount Dora, Inc. (Owner); CivilCorp. Engineering, LLC (Applicant); CivilCorp Engineering, LLC (Engineer); Innovations Design Group, Inc. (Landscape Architect); Trebarc, Inc. (Architect); Project No. SP21-05

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced site plan, subject to demonstrating compliance with the Land Development Code (LDC) and other applicable regulations. Approval subject to engineering requirements prior to submittal of the Site Development Permit.

REFERENCES/SUPPORT:

Section 5.1 *LDC*

SITE SUMMARY:

Owner:	Downtowne Mount Dora, Inc. – Alexandra Bosshardt
Engineer:	CivilCorp. Engineering, LLC – Stephen Allen, P.E. Innovations Design Group, Inc. – Matthew McFadden, R.L.A. TrebArc, Inc. – Eric Trebbien, A.I.A
Existing Use:	Restaurant (Plaza Guadalajara – 7,905 sq. ft. building)
Proposed Use:	Professional Office (7 Tenant Office Spaces)
Future Land Use:	Commercial
Zoning:	C-3
Overlay Zones:	None
Max. Building Height:	65 feet
Proposed Building Height:	27 feet (Single-Story)
Proposed Building Size:	14,500 square feet
Site Area:	1.55 acres (or 67,330 sq. ft.) 260’ x 260’
Maximum ISR:	65.00%
Proposed ISR :	64.94%
Maximum FAR:	0.35 (or 23,566 square feet)
Proposed FAR:	0.22 (calculations 14,500 sq.ft. / 67,330 sq. ft.)

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	Eustis	Gen. Commercial	----	US Hwy 441/Hardware
South	City	High Density	PUD	Retirement Waterman Village
East	City	Commercial	C-3	Motel
West	City	Commercial	C-3	Professional Office

ANALYSIS:

The attached Site Plan shows the proposed site layout for the single-story office building. The new site layout is considered a redevelopment project. The new office site will remove the existing restaurant building. The new office building is being design for multiple tenants (office and dental). The Site Plan includes the proposed drainage, access, parking, and landscaping improvements.

Parking space ratios are based on one space per 300 square feet of office area. A total of 55 spaces (includes 4 handicap spaces) are proposed on-site (49 required by code).

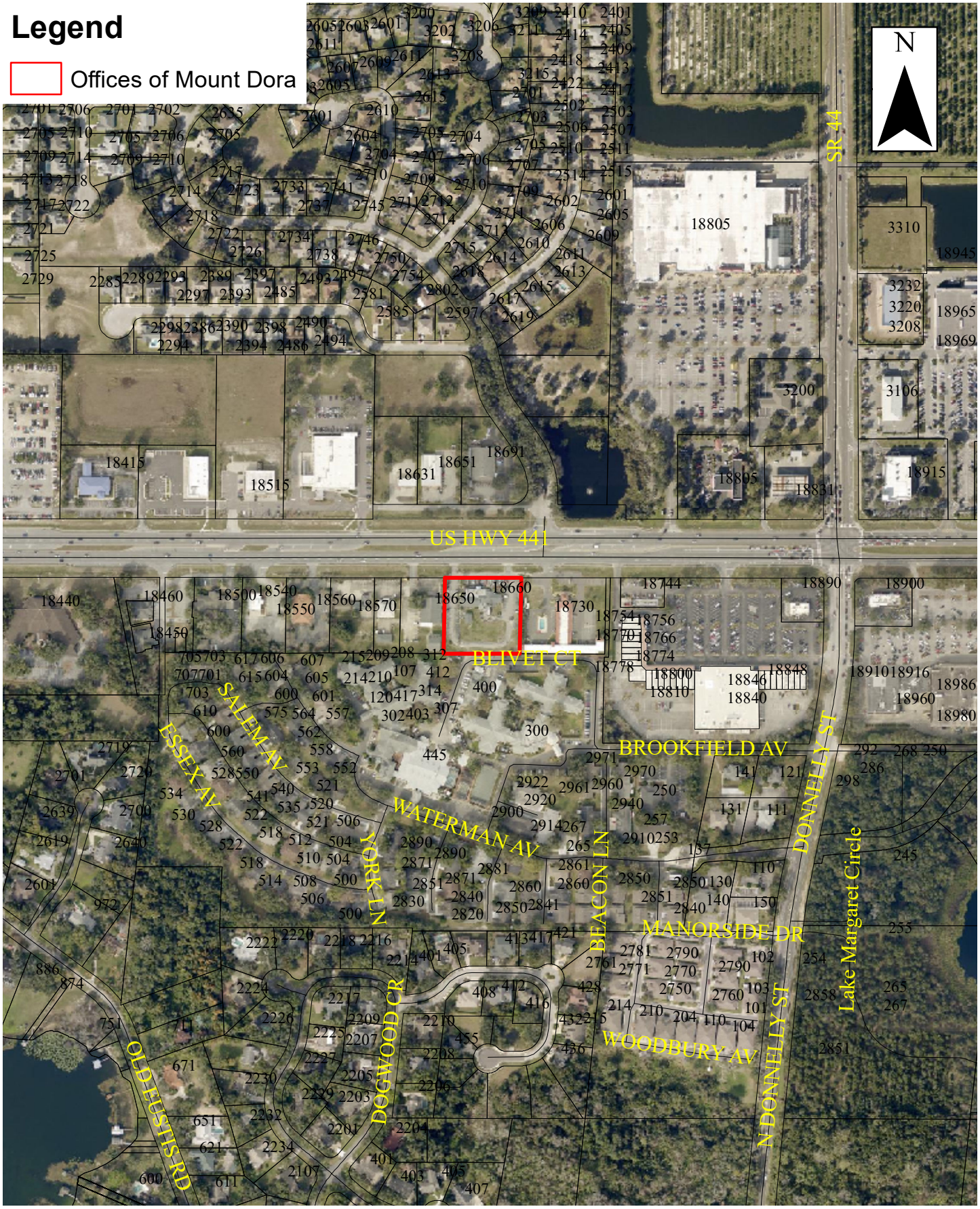
The proposed improvements will remove the existing structures and improvements. The two ingress/egress drives at US Highway 441 will remain and will be improved. The opportunities for a frontage road type access is not feasible in this case. The adjacent property to the west contains a billboard ("the pencil") obstruction. The hotel site to the east does not have cross access drive improvements. These adjacent sites existed prior shared across-access. In addition, the existing restaurant drive aisle and parking lot are partly located within the US Highway 441 right-of-way (FDOT jurisdiction). The reconfiguration of the new site will correct the driveway/parking encroachment and add a new frontage landscape buffer planting treatments required by code. The applicant will be required to provide the city prior to issuance of the Site Development Permit evidence of coordination with Florida Department of Transportation (FDOT).

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.

ATTACHMENTS:

Vicinity Map
Traffic Summary and Conclusions
Application
Elevations
Site Plan

Offices of Mount Dora
Vicinity Map



Map Date: 5/12/2021

VI. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the proposed medical office redevelopment in Mount Dora, Florida.

This analysis was necessary due to City of Mount Dora guidelines that require a Tier 2 Traffic Study for developments that generate 25 or more peak hour trips.

Trip Generation

The proposed new development is expected to generate 469 daily trips, with 31 entering trips and 9 exiting trips in the AM peak hour, and 14 entering and 51 exiting trips in the PM peak hour.

Turn Lanes

Analysis of existing left-turn lane lengths shows that the existing westbound left-turn/U-turn lane at the AutoZone driveway and the eastbound left-turn/U-turn lane at Gables Drive do not meet current FDOT standards. These lanes will be used by development trips making U-turns, so it is **recommended** that FDOT improve these two left-turn/U-turn lanes to current standards.

Analysis of the project driveways shows that expected turning volumes will be below thresholds for right-turn lanes.

Traffic Impacts

Analysis shows that the development will have a minimal effect on intersections in the study area.

Recommended Improvements

The following summarizes recommended improvements:

US 441 & existing office driveway/Autozone driveway (Existing 2021)

- Reconstruct existing westbound left-turn/U-turn lane to 365 feet which includes a 50-foot taper.

US 441 & Gables Drive (Existing 2021)

- Reconstruct existing eastbound left-turn/U-turn lane to 340 feet which includes a 50-foot taper.

RECEIVED
By RagusaE at 4:49 pm, Mar 18, 2021

CITY OF MOUNT DORA

SP21-05

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: 3/18/2021 Project Name: Offices at Mount Dora

1. Site Address: 18660 US Highway 441 Mount Dora,FL 32757
(Contact City Staff for New Address Assignments)

2. Applicant's Name: Stephen Allen PE
Company's Name: CivilCorp. Engineering LLC
Address: 630 N wymore RD STE 310
City, State & Zip: Maitland ,Florida 32751
Phone: 4075160437 E-mail: sallen@civilcorpeng.com

3. Property Owner's Name(s):
Company's Name: Downtowne Mount Dora Inc
Address: 100 S Treman ST
City, State & Zip: Mount Dora , FL 32757
Phone: E-mail:

4. Engineer's Name: Stephen Allen PE
Company's Name: CivilCorp Engineering LLC
Address: 630 N Wymore Rd STE 310
City, State & Zip: Maitland , FL 32751
Phone: 4075160437 E-mail: sallen@civilcorpeng.com

5. Landscape Architect's Name: Matthew MCFADDEN RLA
Company's Name: Innovations Design Groug, INC
Address: 1200 Hillcrest St #305
City, State & Zip: Orlando, Florida 32803
Phone: 4073614463 E-mail: mmcfadden@innovations-design.com

6. Architect's Name: Eric Trebbien

Company's Name: TREBARC

Address: 7501 nw 4TH ST

City, State & Zip: Plantation Fl 33317

Phone: 9542402614 E-mail: eric@trebarc.com

7. Briefly describe the property project and proposed use(s): The existing is a resturante that we would like to turn into office space for medical use, Dr and Dentist office space .

8. Property is located on the following adjacent streets: West of N Donnely ST

East of Gables DR

9. Zoning District: _____ Future Land Use Category: commerical

10. Building Size Existing (SF): 7905 Proposed (SF: 14,500

Total (SF):14500

11. Proposed Number of Seats: _____

12. Size of property in Acres: 1.54 Square Feet: 67,330

13. Number of structures to be built on the site: 1

14. Height of structures(s): 27 ' 3.25" Building Stories: 1

15. Total square footage of impervious surface: 43725

16. The percentage of lot coverage: 64.94

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 **Date** 3/18/2021

RECEIVED
By RagusaE at 4:49 pm, Mar 18, 2021

March 15, 2021

City of Mount Dora

Re:18660 US Highway 441
Mount Dora, FL 32757

To Whom it Concerns:

Please be advised that Stephen Allen, PE of CivilCorp Engineering Inc., has the authority to pursue permitting through the City of Mount Dora on the above-mentioned site.

Please advise if you have any questions, comments, or concerns.

Sincerely,

Alexandra Bosshardt
Alexandra Bosshardt
Downtowne Mt. Dora, Inc.

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 16th day of March, 2021, by Alexandra Bosshardt

(Seal)

NOTARY PUBLIC STATE OF FLORIDA
CAMERON G REESE
Commission # GG 351377
Expires July 2, 2023
Bonded Thru Budget Notary Services

Signature of Notary Public
Print, Type/Stamp Name of Notary

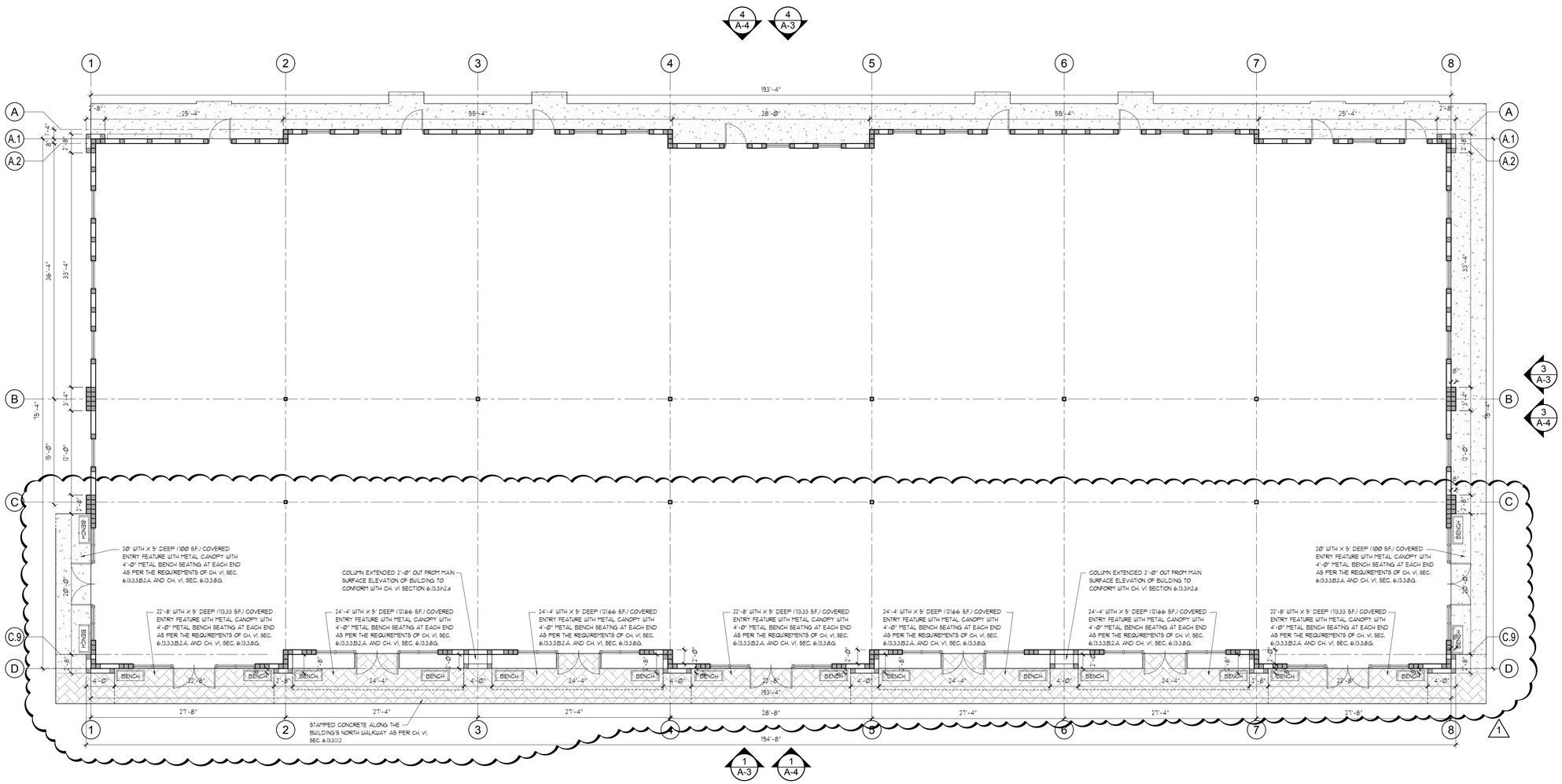
Personally known: _____
OR Produced Identification: ✓
Type of Identification Produced: FL drivers licens
B263-00860-756-0

THE PROFESSIONAL SERVICES OF THE DESIGNER AND/OR ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY EXISTING CONDITIONS, SITE PLANS, AS-BUILT PLANS, SURVEYS, OR ANY OTHER DOCUMENTS PROVIDED BY THE OWNER OR ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT IS STRICTLY PROHIBITED FROM ALTERING ANY EXISTING CONDITIONS, SITE PLANS, AS-BUILT PLANS, SURVEYS, AND DRAWINGS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES, ELEMENTS AND SYMBOLS. ANY ALTERATIONS MADE TO THESE DOCUMENTS BY ANY ENTITY OTHER THAN THE DESIGNER AND / OR ARCHITECT IS STRICTLY PROHIBITED. ANY REUSE OF THESE DOCUMENTS FOR ANY OTHER PROJECT, EXTENSION TO THIS PROJECT, OR ANY OTHER PROJECT LOCATED WITHIN THE SAME VICINITY AS THIS PROJECT, UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE DESIGNER AND / OR THE ARCHITECT, IS STRICTLY PROHIBITED. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN OF THE ORIGINAL COPYRIGHTED WORK OF THE ARCHITECT WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. | © COPYRIGHT 2020 BY TREBARC, INC

BUILDING DATA SUMMARY

BUILDING CONSTRUCTION: TYPE V-B

- PROFESSIONAL OFFICE BUILDING GROSS SQUARE FOOTAGE = 14,500 SF
- FIRE SUPPRESSION (SPRINKLER) SYSTEM
- FIRE ALARM SYSTEM WITH DEDICATED FACP



FLOOR PLAN

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

1 A-1

Eric Trebbien P.A.
AR94258

Treb*Arc*, Inc
architecture*design*studio
7501 NW 4th Street #212e
Plantation, FL 33317
954.530.1765

SHEET TITLE:
Building Plan

PROJECT NAME:
New Building for:
18660 US Highway 441
Mount Dora, Florida 32757
Parcel ID#:
19-19-27-0001-000-01006

1 Revisions as per Plan Review Comments
DATE: 02/08/2022
REVISIONS:

RELEASED FOR:	REVIEW
DATE:	02/03/2021
PROJECT NO:	20177
PROJECT MGR:	ERT

A-1

THE PROFESSIONAL SERVICES OF THE DESIGNER AND/OR ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT MAKES NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. ANY DISCREPANCIES FOUND BETWEEN EXISTING CONDITIONS AND THE DESIGNER AND / OR ARCHITECT'S DRAWINGS SHALL BE REPORTED TO THE DESIGNER AND / OR ARCHITECT IMMEDIATELY. THE DESIGNER AND / OR ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED PRIOR TO THE DESIGNER AND / OR ARCHITECT'S REVIEW OF SUCH DISCREPANCIES. THE DESIGNER AND / OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND THE DESIGNER AND / OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE DESIGNER AND / OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT MAKES NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. ANY DISCREPANCIES FOUND BETWEEN EXISTING CONDITIONS AND THE DESIGNER AND / OR ARCHITECT'S DRAWINGS SHALL BE REPORTED TO THE DESIGNER AND / OR ARCHITECT IMMEDIATELY. THE DESIGNER AND / OR ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED PRIOR TO THE DESIGNER AND / OR ARCHITECT'S REVIEW OF SUCH DISCREPANCIES. THE DESIGNER AND / OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND THE DESIGNER AND / OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE DESIGNER AND / OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS ARE NOT CONTRACT DOCUMENTS. THE PURPOSE OF SUCH SUBMITTALS IS TO DEMONSTRATE FOR THOSE PORTIONS OF THE WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTALS, HOW THE CONTRACTOR INTENDS TO CONFORM TO THE DESIGN CONCEPT OF THE DESIGNER AND / OR ARCHITECT AS EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AS REQUIRED BY THE CONTRACT DOCUMENTS. THE DESIGNER AND / OR ARCHITECT'S REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS UNDER THE CONTRACT DOCUMENTS. THE DESIGNER AND / OR ARCHITECT'S REVIEW OF SUBMITTALS SHALL NOT BE CONSTRUED AS APPROVING DEPARTURES FROM THE CONTRACT DOCUMENTS UNLESS THE DESIGNER AND / OR ARCHITECT HAS SPECIFICALLY IDENTIFIED AND APPROVED SUCH A DEPARTURE IN A WRITTEN CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND BRINGING TO THE DESIGNER AND / OR ARCHITECT'S ATTENTION ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS IN SUBMITTALS PREPARED BY THE CONTRACTOR OR ITS SUBCONTRACTORS. THE DESIGNER AND / OR ARCHITECT'S REVIEW OF SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SUBMITTALS OR FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE DESIGNER AND / OR ARCHITECT'S REVIEW OF SUBMITTALS DOES

THE PROFESSIONAL SERVICES OF THE DESIGNER AND/OR ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DISCREPANCIES, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION PERFORMED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS. ALL PERMITS, FEES, AND DESIGNS, INCLUDING THE OVERALL FLIGHT ARRANGEMENT AND COMPOSITION OF ANY AIRCRAFT, ARE THE RESPONSIBILITY OF THE OWNER AND/OR OPERATOR OF THE AIRCRAFT. THE DESIGNER AND / OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY AIRCRAFT OPERATIONS, USE, OR OCCUPANCY OF THE AIRCRAFT BY ANY PERSON OR ENTITY. ALL COPYRIGHTS, COMMON LAW RIGHTS, AND OTHER PROPRIETARY RIGHTS IN THE DESIGNS, DRAWINGS, AND SPECIFICATIONS PREPARED BY THE DESIGNER AND / OR ARCHITECT, INCLUDING ELECTRONIC FORMS THEREOF, ARE RESERVED BY THE DESIGNER AND / OR ARCHITECT. ALL PLANS, DESIGNS, SPECIFICATIONS, AND COPIES THEREOF PREPARED BY THE DESIGNER AND / OR ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND / OR ARCHITECT AND SHALL NOT BE USED BY THE OWNER OR ANY OTHER ENTITY INVOLVED IN THIS PROJECT, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE DESIGNER AND / OR ARCHITECT. THE OWNER AND ANY OTHER ENTITY INVOLVED IN THIS PROJECT AGREE TO INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND / OR ARCHITECT FROM ALL CLAIMS AND LIABILITY ARISING OUT OF OR RESULTING FROM THE UNAUTHORIZED USE OF THE DESIGNS AND DRAWINGS. THE DESIGNER AND / OR ARCHITECT SHALL BE GIVEN AT LEAST 48 HOURS NOTICE OF ANY INTENDED USE OF THE DESIGNS AND DRAWINGS. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. | © COPYRIGHT 2020 BY TREBARC, INC

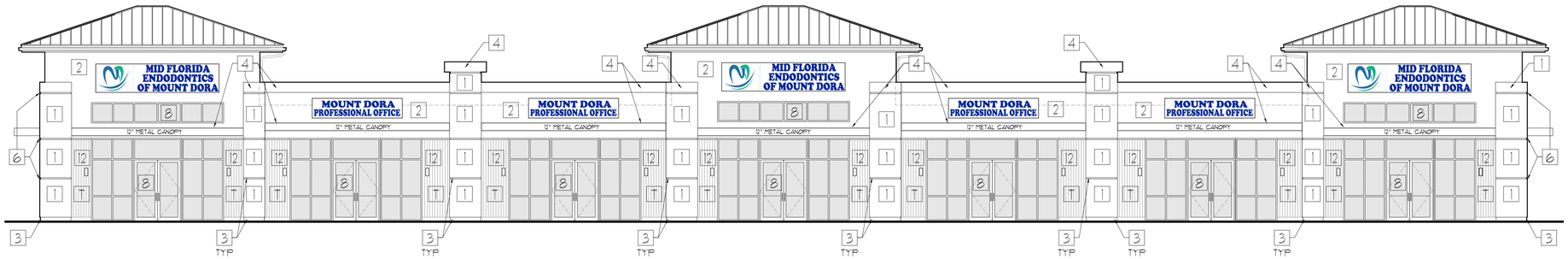
EXTERIOR BUILDING MATERIALS, EXTERIOR COLORS, AND STANDARDS, STUCCO COLORS HAVE BEEN REVISED IN DESCRIPTIVE CODING TO MEET THE REQUIREMENTS CH. VI, SEC. 6.13.3.4.B.I.A. "EARTH TONE" AND CH. VI, SEC. 6.13.3.4.B. "EXTERIOR BUILDING MATERIALS, EXTERIOR COLORS AND STANDARDS"

ELEVATION KEYNOTES:

1. 3/4" STUCCO ON CMU BLOCK
   FINISH: FINE TEXTURED STUCCO WITH SHERWIN WILLIAMS PAINT
   COLOR: SW 7071 - GRAY SCREEN
2. 3/4" STUCCO ON CMU BLOCK
   FINISH: FINE TEXTURED STUCCO WITH SHERWIN WILLIAMS PAINT
   COLOR: SW 7071 - GRAY SCREEN
3. 3/4" STUCCO ON CMU BLOCK
   FINISH: FINE TEXTURED STUCCO WITH SHERWIN WILLIAMS PAINT
   COLOR: SW 7069 - PURE WHITE
4. 1" X 8" STUCCO WITH FLASHING CAP, WITH SHERWIN WILLIAMS PAINT
   COLOR: SW 6258 TRICORN BLACK GLOSS FINISH
T. VERTICALLY STACKED TILE VENEER OVER CMU BLOCK WALL:
   MANUFACTURER: LEDGESTONE
   STYLE: VERTICAL STACK
   COLOR: WHITE FROST
6. STUCCO REVEAL: 2" WIDE
   COLOR: WITH WHITE INTERIOR ACCENT PAINT
7. 6" WALL X 24" WIDE PORCELAIN RECTIFIED WALL TILE
   COLOR: GLOSS WHITE
   FINISH: RECTIFIED ZERO GROUT WITH CENTER STAGGER
8. ALUMINUM AND GLASS STOREFRONT SYSTEM
   FINISH: MANUFACTURER ALUMINUM ANODIZED BLACK FINISH
9. ALUMINUM AND GLASS FIXED WINDOW:
   FINISH: MANUFACTURER ALUMINUM ANODIZED BLACK FINISH
10. ALUMINUM AND GLASS ENTRY DOOR:
    FINISH: MANUFACTURER ALUMINUM ANODIZED BLACK FINISH
11. STEEL EGRESS DOOR AND FRAME:
    FINISH: WILLIAMS PAINT - COLOR: SW 7071 - GRAY SCREEN
12. EXTERIOR LIGHTING FIXTURE:
    FINISH: MANUFACTURER BLACK - STYLE AND SIZE AS PER ELECTRICAL SPECIFICATION
13. EXTERIOR ROOF ACCESS LADDER:
    FINISH: MANUFACTURER BRONZE - STYLE AND SIZE T.B.D SEE DETAIL 1/A0-4 FOR ADDITIONAL INFORMATION
14. BUILDING ELECTRICAL SERVICE LOCATION

ELEVATION NOTES:

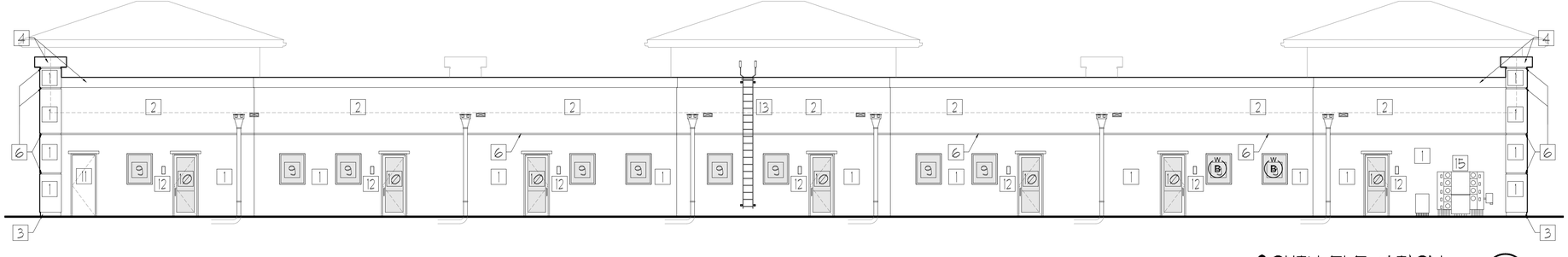
1. PREFABRICATED / PREFINISHED ALUMINUM CANOPY SELECTION BY OWNER, DESIGNED AND PERMITTED BY MANUFACTURER



NORTH ELEVATION (1 / A-3)
SCALE: 1/8" = 1'-0"

WEST ELEVATION (3 / A-3)
SCALE: 1/8" = 1'-0"

EAST ELEVATION (2 / A-3)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (4 / A-3)
SCALE: 1/8" = 1'-0"

Eric Trebbien P.A.
AR94238
Treb*Arc*, Inc
architecture*design*studio
7501 NW 4th Street #212e
Plantation, FL 33317
954.530.1765

SHEET TITLE:
Color Code Building Elevations

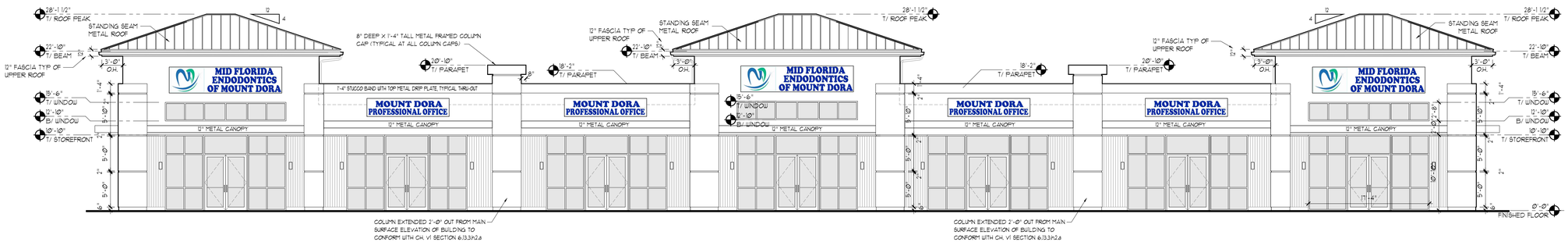
PROJECT NAME:
New Building for:
18660 US Highway 441
Mount Dora, Florida 32757
Parcel ID#:
19-19-27-0001-000-01006

1 Revisions as per Plan Review Comments
DATE: 02/08/2022
REVISIONS:

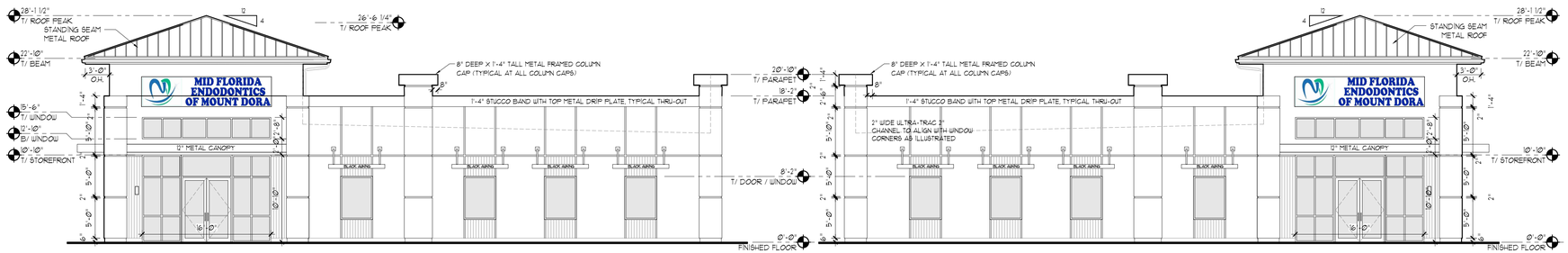
RELEASED FOR:	REVIEW
DATE:	02/03/2021
PROJECT NO:	20177
PROJECT MGR:	ERT

A-3

THE PROFESSIONAL SERVICES OF THE DESIGNER AND/OR ARCHITECT ARE UNDERTAKEN FOR AND ARE RENDERED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR ARCHITECT FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT, SUCH DO NOT BELONG TO THE DESIGNER AND / OR ARCHITECT. THE DESIGNER AND / OR ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE SPACES AND ELEMENTS DIMENSIONALLY GIVEN, CONSTITUTE THE ORIGINAL, COPYRIGHTED WORK OF THE ARCHITECT. IS STRICTLY PROHIBITED. (C) COPYRIGHT 2020 BY TREBARC, INC.

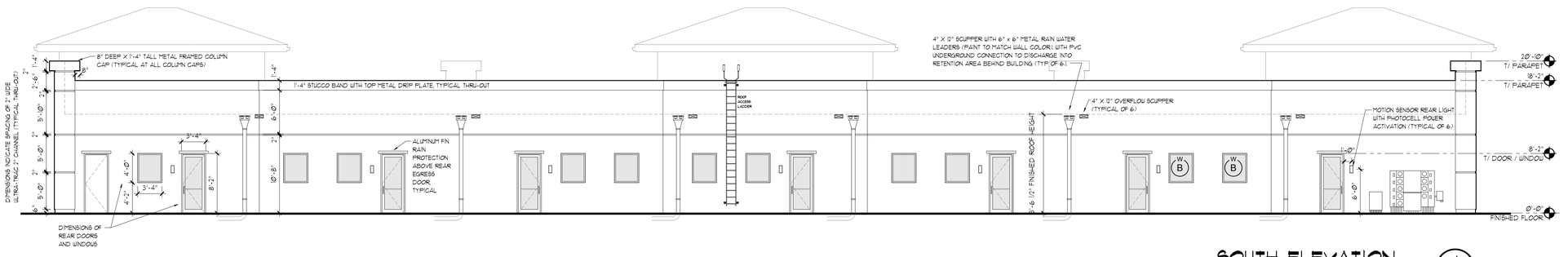


NORTH ELEVATION
SCALE: 1/8" = 1'-0"
1 A-4



WEST ELEVATION
SCALE: 1/8" = 1'-0"
3 A-4

EAST ELEVATION
SCALE: 1/8" = 1'-0"
2 A-4



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
4 A-4

Eric Trebbien P.A.
AR94258
Treb*Arc*, Inc
architecture*design*studio
7501 NW 4th Street #212e
Plantation, FL 33317
954.530.1765

SHEET TITLE:
Building Elevations

PROJECT NAME:
New Building for:
18660 US Highway 441
Mount Dora, Florida 32757
Parcel ID#:
19-19-27-0001-000-01006

1 Revisions as per Plan Review Comments
DATE: 02/08/2022
REVISIONS:

RELEASED FOR:	REVIEW
DATE:	02/03/2021
PROJECT NO:	20177
PROJECT MGR:	ERT

A-4

THE PROFESSIONAL SERVICES OF THE DESIGNER AND OR ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY EXISTING CONDITIONS, SITES, AND DESIGNS, INCLUDING THE OVERALL FLOOR ARRANGEMENT AND COMPOSITION OF THE PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE DESIGNER AND / OR ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND / OR ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE DESIGNER AND / OR ARCHITECT. IN THE EVENT OF UNAUTHORIZED REUSE BY THE OWNER OR BY ANY PERSON OR ENTITY ACTING ON BEHALF OF THE OWNER, THE OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND / OR ARCHITECT FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM. SUBMISSION OR DISTRIBUTION OF THESE PLANS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE DESIGNER'S AND / OR ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT © 2020 BY TREBARC, INC.
THE PROFESSIONAL SERVICES OF THE DESIGNER AND OR ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY EXISTING CONDITIONS, SITES, AND DESIGNS, INCLUDING THE OVERALL FLOOR ARRANGEMENT AND COMPOSITION OF THE PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE DESIGNER AND / OR ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND / OR ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE DESIGNER AND / OR ARCHITECT. IN THE EVENT OF UNAUTHORIZED REUSE BY THE OWNER OR BY ANY PERSON OR ENTITY ACTING ON BEHALF OF THE OWNER, THE OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND / OR ARCHITECT FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM. SUBMISSION OR DISTRIBUTION OF THESE PLANS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE DESIGNER'S AND / OR ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT © 2020 BY TREBARC, INC.
THE PROFESSIONAL SERVICES OF THE DESIGNER AND OR ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY EXISTING CONDITIONS, SITES, AND DESIGNS, INCLUDING THE OVERALL FLOOR ARRANGEMENT AND COMPOSITION OF THE PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE DESIGNER AND / OR ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND / OR ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE DESIGNER AND / OR ARCHITECT. IN THE EVENT OF UNAUTHORIZED REUSE BY THE OWNER OR BY ANY PERSON OR ENTITY ACTING ON BEHALF OF THE OWNER, THE OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND / OR ARCHITECT FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM. SUBMISSION OR DISTRIBUTION OF THESE PLANS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE DESIGNER'S AND / OR ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT © 2020 BY TREBARC, INC.

EXTERIOR BUILDING MATERIALS, EXTERIOR COLORS, AND STANDARDS. STUCCO COLORS HAVE BEEN REVISED IN DESCRIPTIVE CODING TO MEET THE REQUIREMENTS CH. VI, SEC. 6.13.3.4.B.I.A. "EARTH TONE" AND CH. VI, SEC. 6.13.3.4.B. "EXTERIOR BUILDING MATERIALS, EXTERIOR COLORS AND STANDARDS"

1

NORTHEAST RENDERING
SCALE: N.T.S.

1
A-5

EXTERIOR BUILDING MATERIALS, EXTERIOR COLORS, AND STANDARDS. STUCCO COLORS HAVE BEEN REVISED IN DESCRIPTIVE CODING TO MEET THE REQUIREMENTS CH. VI, SEC. 6.13.3.4.B.I.A. "EARTH TONE" AND CH. VI, SEC. 6.13.3.4.B. "EXTERIOR BUILDING MATERIALS, EXTERIOR COLORS AND STANDARDS"

1

NORTHWEST RENDERING
SCALE: N.T.S.

2
A-5

Eric Trebbien P.A.
AR94258

Treb*Arc*, Inc
architecture*design*studio
7501 NW 4th Street #212e
Plantation, FL 33317
954.530.1765

SHEET TITLE:
Building Renderings

PROJECT NAME:
New Building for:
18660 US Highway 441
Mount Dora, Florida 32757
Parcel ID#:
19-19-27-0001-000-01006

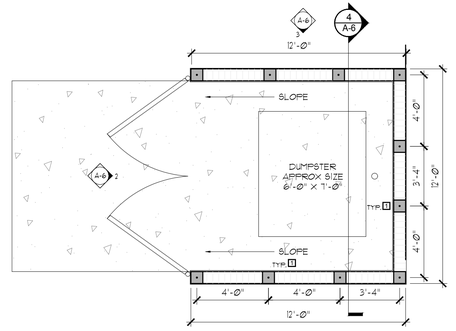
1 Revisions as per Plan Review Comments DATE: 02/08/2022

REVISIONS:

RELEASED FOR:	REVIEW
DATE:	02/03/2021
PROJECT NO:	20177
PROJECT MGR:	ERT

A-5

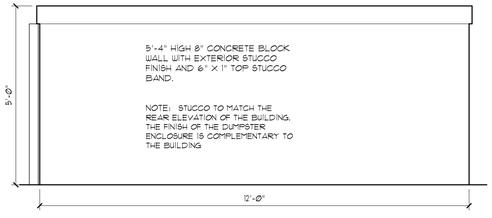
THE PROFESSIONAL SERVICES OF THE DESIGNER AND OR ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGNER AND / OR THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT. EXISTING CONDITIONS, THE DESIGNER AND / OR ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO THE EXISTING CONDITIONS OF THE PROJECT. THE DESIGNER AND / OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY EXISTING CONDITIONS INFORMATION SHOWN ON THESE PLANS, AND ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION FAILURES RESULTING FROM THE USE OF THESE PLANS. THE DESIGNER AND / OR ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND APPROVED BY THE DESIGNER AND / OR ARCHITECT. THE DESIGNER AND / OR ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL THE DESIGNS, PLANS, AND DRAWINGS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES, FORMS, AND ELEMENTS PRESENTED HEREIN, CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF THE ARCHITECT. NO COPYRIGHT IS ASSERTED AS TO ANY PORTION OF THE WORK WHICH CONSISTS OF INFORMATION OBTAINED FROM PUBLIC RECORDS OR OTHER SOURCES NOT CREATED BY THE ARCHITECT. © COPYRIGHT 2020 BY TREBARC, INC.
ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN OF THE ORIGINAL COPYRIGHTED WORK OF THE ARCHITECT IS STRICTLY PROHIBITED. (17 USC 102 (a) & 106) BY REPRODUCING ALL OR ANY PART OF THE PROJECT DRAWINGS OR PLANS, OR BY UTILIZING ANY PORTION OF THE INFORMATION CONTAINED THEREIN, THE USER AGREES TO INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND / OR THE ARCHITECT FROM ANY AND ALL CLAIMS, LOSSES, COSTS, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM. THE DESIGNER AND / OR ARCHITECT RESERVES THE RIGHT TO PURSUE ALL AVAILABLE LEGAL REMEDIES AGAINST ANY PERSON OR ENTITY INVOLVED IN THE UNAUTHORIZED USE OF THESE PLANS. THESE PLANS ARE NOT TO BE USED FOR ANY PART OR PARTS OF THE PROJECT UNLESS YOU HAVE A WRITTEN AGREEMENT WITH THE DESIGNER AND / OR THE ARCHITECT FOR SUCH USE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER AND / OR ARCHITECT IMMEDIATELY. THE DESIGNER AND / OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED PRIOR TO THE RESOLUTION OF ANY DISCREPANCIES.



DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

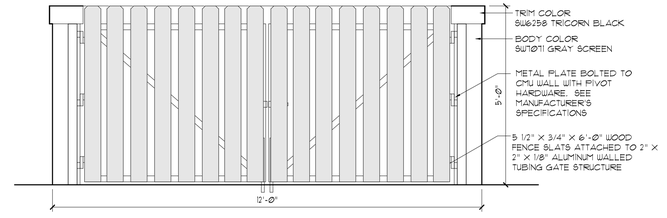
1 / A-6



SIDE ELEVATION

SCALE: 1/2" = 1'-0"

3 / A-6



FRONT (GATE) ELEVATION

SCALE: 1/2" = 1'-0"

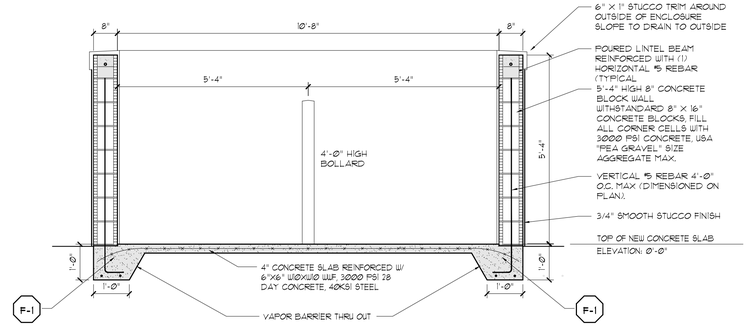
2 / A-6

FOUNDATION SCHEDULE

MARK	SIZE	DEPTH	TRANSVERSE REINF.	REMARKS
F-1	12"	12"	(2) #5 BOTTOM CONTINUOUS WITH #5 TRANSVERSE BARS AT MINIMUM 4'-Ø" O.C.	POURED CONTINUOUS WITH FINISHED SLAB

COLUMN SCHEDULE

MARK	SYMBOL	SIZE	MATERIAL	VERTICAL REINFORCEMENT	LOCATION
1		8" X 8"	FILLED CELL MASONRY	1 # 5	COORDINATE WITH FOUNDATION ON DUMPSTER ENCLOSURE PLAN



DUMPSTER ENCLOSURE SECTION

SCALE: N.T.S.

5 / A-6

DUMPSTER ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"

4 / A-6

Eric Trebbien P.A.
AR94258

TrebArc, Inc
architecturedesignstudio
7501 NW 4th Street #212e
Plantation, FL 33317
954.530.1765

SHEET TITLE:
Dumpster Enclosure

PROJECT NAME:
New Building for:
18660 US Highway 441
Mount Dora, Florida 32757
Parcel ID#:
19-19-27-0001-000-01006

1 Revisions as per Plan Review Comments DATE: 02/08/2022

REVISIONS:

RELEASED FOR:	REVIEW
DATE:	02/03/2021
PROJECT NO:	20177
PROJECT MGR:	ERT

1

A-6

NEW SHEET

MOUNT DORA OFFICE
CONSTRUCTION PLANS

PLAN SET INDEX

C-1	COVER SHEET
C-2	SURVEY(BY OTHERS)
C-3	DEMO & EROSION CONTROL PLAN
C-4	HORIZONTAL CONTROL PLAN
C-4A	DRIVEWAY CONNECTION DISTANCE
C-5	GRADING PLAN
C-5A	GRADING CROSS SECTIONS
C-6	UTILITY PLAN
C-7	GENERAL CIVIL NOTES
C-8	DETAIL SHEET
C-9	DETAIL SHEET
C-10	DETAIL SHEET
C-11	DETAIL SHEET
C-12	DETAIL SHEET
C-13	DETAIL SHEET
C-14	DETAIL SHEET
C-15	DETAIL SHEET
LSP-1	LIFT STATION PLAN
TTP-1	TRUCK TURN PLAN

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTHERLY LINE OF THE 200 FEET RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; RUN THENCE S01°05'40"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 260.36 FEET; THENCE RUN N89°51'15"W, 290.0 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE N01°5'40"E AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 259.43 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441; THENCE RUN S89°57'40"W ALONG THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY 150 FEET; THENCE RUN S01°05'40"W AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE 258.95 FEET TO A POINT THAT IS N89°51'15"W OF THE POINT OF BEGINNING; THENCE RUN S89°51'15"E, 150 FEET TO THE POINT OF BEGINNING.

AND ALSO:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTHERLY LINE OF THE 200 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; RUN S01°05'40"W ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 260.36 FEET, TO A POINT HEREBY DESIGNATED AS POINT "A"; THENCE RUN N89°51'15"W, 290 FEET; THENCE RUN N01°05'40"E AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF259.43 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441; THENCE RUN S89°57'40"W ALONG THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY 150 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN S89°57'40"W ALONG THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY 110 FEET; THENCE RUN S01°05'40"W AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 258.4 FEET, MORE OR LESS, TO A POINT THAT IS N89°51'15"W OF THE ABOVE DESIGNATED POINT "A"; THENCE RUN S89°51'15"E, 110 FEET, MORE OR LESS, TO A POINT THAT IS S01°05'40"W OF THE POINT OF BEGINNING, THE SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY A DEED RECORDED AT O.R. BOOK 268, PAGE 37, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N01°05'40"E, 258.95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROJECT CONSULTANTS

CIVIL ENGINEERS
CIVILCORP ENGINEERING, INC.
630 N WYMORE RD, STE 310
MAITLAND, FL 32751
PHONE: (407) 516-0437

ARCHITECT
TREBARC
7501 NW 4TH ST
PLANTATION, FL 33317
PHONE:(954) 240-2614

SURVEYOR
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
PHONE: (407) 677-0200

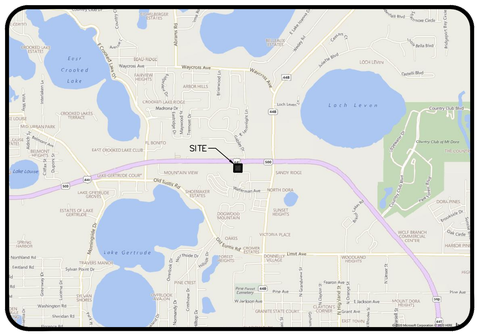
UTILITY PROVIDERS

WATER/SEWER
CITY OF MOUNT DORA(CoMD) UTILITIES
900 NORTH DONNELLY ST
MT DORA, FL 32757
PHONE: (352) 735-7151

GAS
TECO/PEOPLES GAS
600 W ROBINSON ST
ORLANDO, FL 32801
PHONE: (407) 420-6608

POWER
DUKE ENERGY
150 PROGRESS ENERGY WAY #7672
LONGWOOD, FL 32750
PHONE: (800) 700-8744

LOCATION MAP



SECTION 18, TOWNSHIP 30 SOUTH , RANGE 35 EAST

18660 US HIGHWAY 441
MOUNT DORA FL, 32757
PARCEL IDs # 19-19-27-0001-000-01006

PREPARED FOR:
LEXLIVEM2, LCC
CONTACT: DR LIPKIN & DR ISLER
2855 W SR 434, STE 1021
LONGWOOD, FL 32779
PHONE: (407) 788-8880

PREPARED BY:
CIVILCORP ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29390
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407) 516-0437

SITE DATA

PROPERTY LOCATION:
18660 US HIGHWAY 441
MOUNT DORA,FL

PARCEL ID:
19-19-27-0001-000-01006

LOT AREA:
67,330 SF (1.546 ACRES)

LAND OWNERS:
LEXLIVEM2, LLC
2855 W SR 434, STE 1021
LONGWOOD, FL 32779-4480

PROPERTY ZONING:
C-3 (HIGHWAY COMMERCIAL)

FUTURE LAND USE:
COMMERCIAL

BUILDING SETBACK :

FRONT (NORTH)	150 FT FROM CL
REAR (SOUTH)	25 FT
SIDE (WEST)	25 FT
SIDE (EAST)	25 FT

EXISTING PROPERTY USE:
RESTAURANT

PROPOSED PROPERTY USE:
OFFICE/DENTAL

PROJECTED # OF EMPLOYEES:
20

BUILDING AREA:
EXISTING: 7,305 SF
PROPOSED: 14,500 SF

FLOOR AREA RATIO
ALLOWED: 0.35
PROPOSED: 0.22

BUILDING HEIGHT:
PROPOSED: 27'-3 ½" (ONE STORY)

LOT COVERAGE CALCULATIONS (EXISTING)

TOTAL IMPERVIOUS	39,557 SF	58.75%
PERVIOUS	27,773 SF	41.25 %
TOTAL SITE AREA	67,330 SF	100.00%

LOT COVERAGE CALCULATIONS (PROPOSED)

BUILDING AREA	14,500 SF	21.54%
PARKING, DRIVEWAY, SIDEWALK	28,650 SF	42.55%
TOTAL IMPERVIOUS	43,150 SF	64.09%
PERVIOUS	24,180 SF	35.91%
TOTAL SITE AREA	67,330 SF	100.00%

PARKING REQUIRED:
OFFICE USE
1 SPACE PER 300 SF
14,500 SF / 300 SF = 49 SPACES REQUIRED

PARKING PROPOSED:
(51) 90° REGULAR SPACES + (4) 90°HANDICAPPED SPACES

TOTAL = 55 VEHICULAR SPACES PROVIDED

OFF STREET LOADING AREA:
OFFICE BUILDINGS BETWEEN 5,000 SF TO 20,000 SF = ONE BERTH
THEREFORE (1) OFF STREET LOADING AREA REQUIRED & PROVIDED

BICYCLE PARKING REQUIRED
NONRESIDENTIAL = 5% OF REQUIRED AUTOMOBILE SPACES
WITH A MAX OF 5 RACKS
= 5% X 49 = 2.45 SPACES
THEREFORE = 3 BICYCLE SPACE REQUIRED

BICYCLE PARKING PROPOSED
(4) BICYCLE SPACES PROVIDED

PHASING
THE SITE WILL BE DEVELOPED IN ONE PHASE

FLOOD ZONE
THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN ZONE 'X' BASED ON FLOOD INSURANCE MAP NO. 12069C0359E, COMMUNITY NO. 120137X, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA, EFFECTIVE DECEMBER 18, 2012.

TRAFFIC STATEMENT
BASED UPON THE DATA FROM THE ITE, 10TH EDITION

MEDICAL-DENTAL OFFICE (ITE CODE 720)
DAILY 14,500 SF @ T= 38.42(X) - 87.62 = 469 ADT
AM PEAK: 14,500 SF @ Ln(T)=0.89 Ln(X)+1.31= 40TRIPS
PM PEAK: 14,500 SF @ Ln(T)=3.39 Ln(X)+2.02= 51TRIPS
WHERE T=TRIPS & X=1,000 SF

#	Date	Description	By
4			
3	02/23/22	REVISED PER CITY COMMENTS	STA
2	01/31/22	REVISED PER CITY COMMENTS	STA
1	09/24/21		

Revisions

Project No. 308-002 | Drawn By EG
Scale NTS | Date 10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd., Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN LICENSE No. 59994 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994 | FL Reg No
Engineer

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

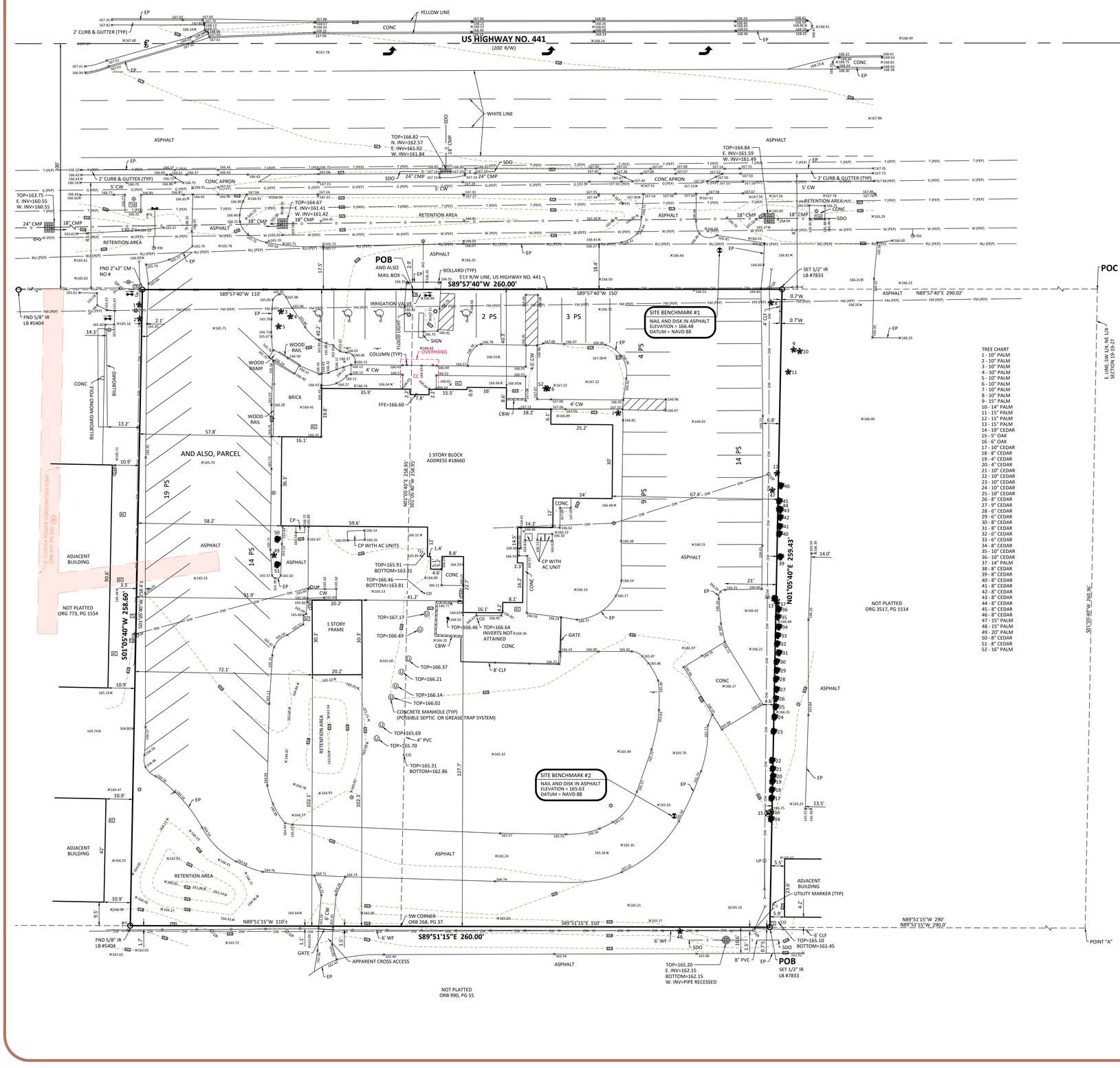
SITE PLAN

PROJECT NAME

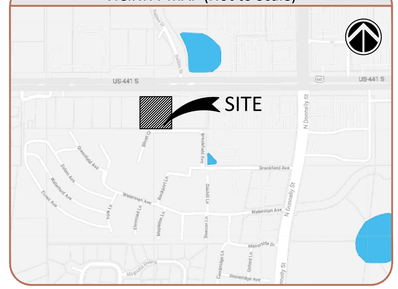
SHEET NAME

SHEET NO.
C-1

BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP (Not to Scale)



GRAPHIC SCALE

0 20 40

1 INCH = 20 FEET

DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTHERLY LINE OF THE 200 FEET RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; RUN THENCE S01°05'40"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 260.36 FEET; THENCE RUN N89°51'15"W, 290.0 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE N01°5'40"E AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 259.43 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441; THENCE RUN S89°57'40"W ALONG THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY 150 FEET; THENCE RUN S01°05'40"W AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE 258.95 FEET TO A POINT THAT IS N89°51'15"W OF THE POINT OF BEGINNING; THENCE RUN S89°51'15"E, 150 FEET TO THE POINT OF BEGINNING.

AND ALSO:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTHERLY LINE OF THE 200 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; RUN S01°05'40"W ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 260.36 FEET, TO A POINT HEREBY DESIGNATED AS POINT "A"; THENCE RUN N89°51'15"W, 290 FEET; THENCE RUN N01°05'40"E AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF259.43 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441; THENCE RUN S89°57'40"W ALONG THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY 150 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN S89°57'40"W ALONG THE SOUTHERLY LINE OF THE SAID RIGHT-OF-WAY 110 FEET; THENCE RUN S01°05'40"W AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 258.4 FEET, MORE OR LESS, TO A POINT THAT IS N89°51'15"W OF THE ABOVE DESIGNATED POINT "A"; THENCE RUN S89°51'15"E, 110 FEET, MORE OR LESS, TO A POINT THAT IS S01°05'40"W OF THE POINT OF BEGINNING, THE SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY A DEED RECORDED AT O.R. BOOK 268, PAGE 37, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N01°05'40"E, 258.95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 441; BEING: S89°57'40"W.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12069C0359E, COMMUNITY NO. 120137X, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA, EFFECTIVE DECEMBER 18, 2012.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION NGAK7074, BEING: 171.67 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 5, SURVEY AND MAPPING DEPARTMENT.

8. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.

EXCEPTIONS:

6. TERMS AND CONDITIONS OF THE UNRECORDED LEASE AS EVIDENCED BY THAT SHORT FORM LEASE RECORDED IN O.R. BOOK 1721, PAGE 367, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ***(ON SUBJECT PROPERTY, BLANKET IN NATURE.)***

7. TERMS AND CONDITIONS OF THE UNRECORDED LEASE AS EVIDENCED BY THAT MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 3558, PAGE 838, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ***(ON SUBJECT PROPERTY, BLANKET IN NATURE.)***

8. EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 477, PAGE 499, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. *(PARTIALLY ON SUBJECT PROPERTY AS SHOWN HEREON. NO SURFACE EVIDENCE OF POWER WAS NOTED IN THE VICINITY OF THE EASEMENT)*

LAND AREA:

CONTAINS 67,331 SQUARE FEET OR 1.546 ACRES MORE OR LESS.

Certified to:

Lexlivem 2 LLC

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

JAMES DENNIS BRAY
License Number
PSM6507
STATE OF FLORIDA
Professional Surveyor and Mapper

LEGEND

AC	- AIR CONDITIONER
-BB-	- BOTTOM OF BANK
BHM	- BUILDING HEIGHT MEASUREMENT
BF	- BACK FLOW PREVENTER
	- BENCHMARK
	- BOLLARD
-E-	- BURIED ELECTRIC LINE
-C-	- BURIED CABLE TELEVISION LINE
CALC	- CALCULATED
C&M	- CALCULATED & MEASURED
Δ	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CCR	- CERTIFIED CORNER RECORD
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CLF	- CHAIN LINK FENCE
℄	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVERED
CP	- CONCRETE PAD
	- CURB INLET
CW	- CONCRETE WALKWAY
-D-	- BURIED STORM/DRAIN LINE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
	- DOT INLET
DP	- DUMPSTER PAD
DW	- DRIVEWAY
	- EASEMENT NUMBER
	- ELECTRIC BOX
	- ELECTRICAL METER
EL	- ELEVATION
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN	- FLORIDA PERMANENT REFERENCE NETWORK
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
	- FIRE HYDRANT
-FM-	- BURIED FORCE MAIN LINE
FND	- FOUND
-FO-	- BURIED FIBER OPTIC CABLE LINE
	- FIBER OPTIC CABLE BOX
	- FLAG POLE
-G-	- BURIED GAS LINE
	- GAS METER
	- GAS VALVE
	- GREASE TRAP MANHOLE
	- GUY WIRE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INSTR	- RECORD INSTRUMENTR
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
LB	- LICENSED BUSINESS
	- LIGHT POLE
LS	- LICENSED SURVEYOR
LSA	- LANDSCAPED AREA
MF	- METAL FENCE
MS	- METAL SHED
	- MITERED END SECTION
	- MONITORING WELL
N&D	- NAIL & DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NAD	- NORTH AMERICAN DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
ORB	- OFFICIAL RECORDS BOOK
-OW-	- OVERHEAD WIRE
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVATURE
PP	- PER PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRC	- POINT OF REVERSE CURVATURE
# PS	- PARKING SPACES
PSM	- PROFESSIONAL SURVEYOR & MAPPER
PSP	- PEDESTRIAN SIGNAL POLE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
R	- CURVE RADIUS
RCP	- REINFORCED CONCRETE PIPE
-R-	- REUSE WATER LINE
	- REUSE WATER METER
	- REUSE WATER VALVE
	- RAMP
R/W	- RIGHT-OF-WAY
	- SANITARY MANHOLE
-S-	- BURIED SANITARY LINE
SF	- SQUARE FEET
SDO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
SWF	- STOCK WIRE FENCE
	- SEWER VALVE
XXX.00	- SPOT ELEVATION
	- STORM MANHOLE
-T-	- BURIED TELECOMMUNICATIONS LINE
	- TELECOMMUNICATIONS MANHOLE
	- STORM INLET
-TB-	- TOP OF BANK
	- TRAFFIC SIGNAL POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
	- TELEPHONE RISER
	- TRAFFIC SIGNAL BOX
	- TELEVISION RISER
TSW	- TRAFFIC SIGNAL WIRE
TYP	- TYPICAL
-U-	- UNKNOWN UTILITY
UE	- UTILITY EASEMENT
	- UTILITY POLE
UM	- UTILITY MARKER
VCP	- VITRIFIED CLAY PIPE
VF	- VINYL FENCE
-W-	- BURIED WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER VALVE
	- WATER METER
YD	- YARD DRAIN

ADDRESS:

18660 US HIGHWAY 441
MOUNT DORA, FL 32757

Job Information

JOB NO. 903754
CF NO. LAK-19-19-27
FIELD DATE: 8/10/2020
SCALE: 1" = 20'
DRAWN BY: SAH

Revisions

Date:	Description	By:

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

James D. Bray PSM 6507

CERTIFICATION OF COMPLIANCE W/ FEDERAL, STATE AND LOCAL REGULATIONS

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REFLECTS THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) REQUIREMENTS FOR STORMWATER MANAGEMENT AND EROSION SEDIMENT CONTROL AS ESTABLISHED BY SJRWMD STORMWATER MANAGEMENT PRACTICES MANUAL AND THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 40D–4 AND 40D–40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SJRWMD'S "ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK, VOLUME I". THE CONTRACTOR WILL BE REQUIRED TO OBTAIN AN FDEP NPDES NOTICE OF INTENT PRIOR TO STARTING CONSTRUCTION.THE CONTRACTOR SHALL SUBMIT A COPY OF THE SWPPP TO THE CITY OF MOUNT DORA FOR REVIEW AND APPROVAL.

CONTACT INFO

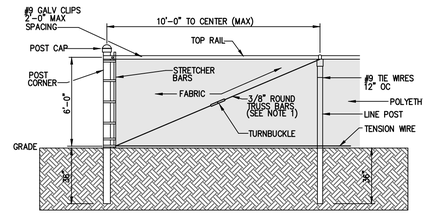
EROSION CONTROL PLAN TO PREPARED AND SUBMITTED BY:

STEPHEN ALLEN, PE
CIVILCORP ENGINEERING, INC.
630 N WYMORE RD, STE 310
MAITLAND, FL 32751
PHONE: (407) 516–0437

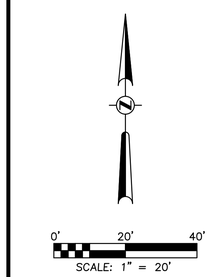
EROSION CONTROL PLAN TO BE IMPLEMENTED BY THE CONTRACTOR.

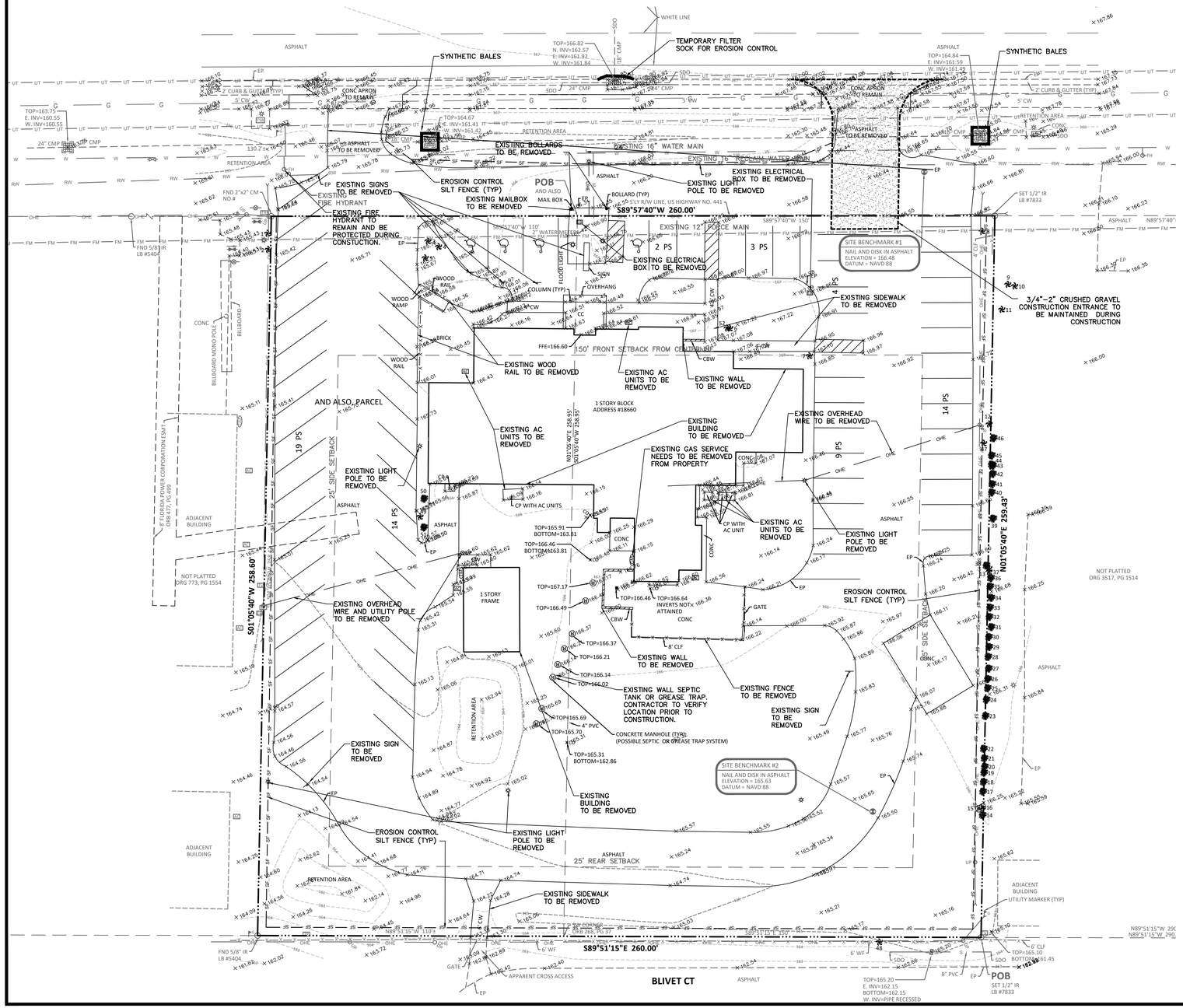
AREA CALCULATIONS

TOTAL AREA OF LAND SURFACE TO BE DISTURBED: 73,508 SF
TOTAL AREA OF PROJECT SITE: 67,331 SF



DUST ABATEMENT FENCE DETAIL





CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES (STAKED EVERY 100' MAX) AND SYNTHETIC BALES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPE AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES.

SOIL TYPES

SOILS NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
8	CANDLER	SAND	A

POTENTIAL SOURCES OF NUISANCE EMISSIONS

IT IS EXPECTED THAT THE FOLLOWING WILL CAUSE NUISANCE PARTICULATE EMISSIONS:

1. DEMOLITION OF EXISTING BUILDING/STRUCTURES
2. SAWCUTTING OF CONCRETE
3. MIXING OF CEMENT AND CONCRETE
4. CONSTRUCTION EQUIPMENT/TRUCKS

REASONABLY AVAILABLE CONTROL MEASURES (RACM)

THE FOLLOWING RACM WILL BE USED TO CONTROL NUISANCE PARTICULATE EMISSIONS:

1. DEMOLITION OF EXISTING BUILDING/STRUCTURES –DUST ABATEMENT FENCE
2. SAWCUTTING OF CONCRETE – DUST ABATEMENT FENCE
3. MIXING OF CEMENT AND CONCRETE – DUST ABATEMENT FENCE
4. CONSTRUCTION EQUIPMENT/TRUCKS – DUST ABATEMENT FENCE

NOTE: APPROVAL AND ISSUANCE OF THE BUILDING PERMITS AND THE APPROVAL OF ALL OUTLINED RACMS CONTAINED WITHIN THE CONTROL PLAN SHALL MANDATE THE IMPLEMENTATION OF SAID RACMS BY THE DEVELOPER, CONTRACTOR, BUILDER, OWNER, AND/OR AGENTS AS A PART OF THE CONSTRUCTION ACTIVITIES.

EROSION TEMPORARY MEASURES (BMP'S)

1. SYNTHETIC BALE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
2. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FORM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF–SITE DRAINAGE FACILITIES
3. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
4. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF–SITE SHALL BE PROTECTED FROM SEDIMENT–LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET TEMPORARY SEEDING AND MULCHING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT AREA NOT ANTICIPATED TO BE RE–EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 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. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH NUMBER 2 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH
5. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

INSPECTIONS

1. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.
2. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT AT LEAST ONCE AND FOLLOWING ANY STORM EVEN OF 0.25 INCHES OR GREATER.
3. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED 25% OF THE HEIGHT OF THE FENCE.
5. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED CAN BE OBTAINED BY THE ENGINEER. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON–COMPLIANCE.
8. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FORM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON–SITE IN GOOD WORKING ORDER AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORTS.

DEWATERING METHODS AND LOCATIONS

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

ADDITIONAL NOTES

1. NON–STORMWATER DISCHARGES: IT IS EXPECTED THAT THE FOLLOWING NON–STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
   1.1. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
   1.2. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON–STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.

PERMANENT EROSION CONTROL MEASURES (BMP'S)

1. PERMANENT SODDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AT A MINIMUM, BE SODDED. THE SEEDING MIX MUST PROVIDE BOTH LONG–TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEED AND MULCHED OR SODDED.
2. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE WATER MANAGEMENT DISTRICT PERMIT.

#	Date	Description	By
4	08/25/22	REVISED PER CITY COMMENTS	STA
3	05/12/22	REVISED PER CITY COMMENTS	STA
2	01/31/22	REVISED PER CITY COMMENTS	STA
1	09/24/21	REVISED PER CITY COMMENTS	STA

Revisions

Project No. 308–002 | Drawn By EG | Date 10/12/2020 | Scale 1"=20'

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd., Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

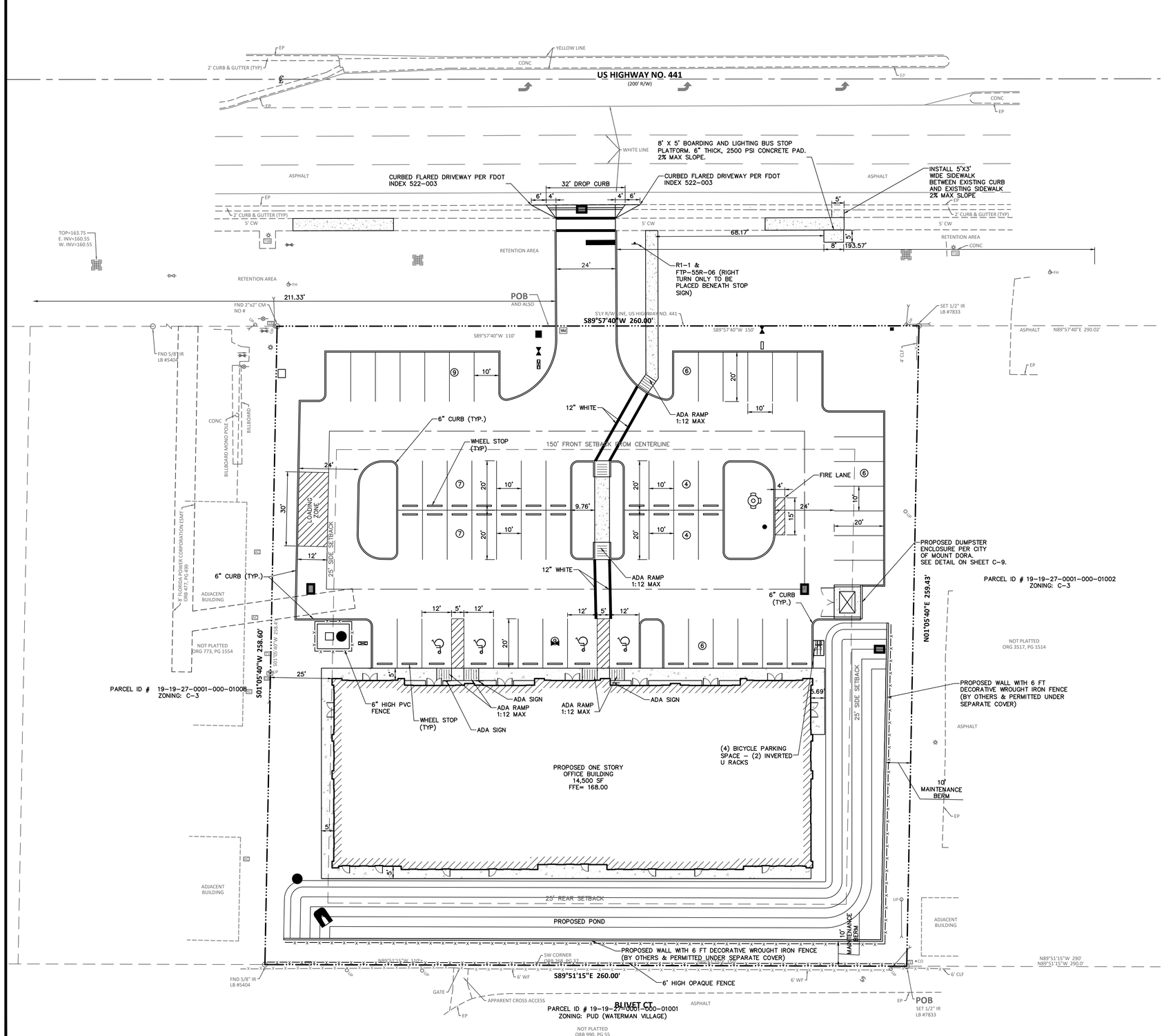
STEPHEN THOMAS ALLEN — No. 59994 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994 — Engineer — FL Reg No

PROJECT NAME: MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

SHEET NAME: DEMO,DUST, AND EROSION CONTROL PLAN

SHEET NO. C–3



SITE LEGEND

SITE BOUNDARY LINE	
CENTER LINE OF ROAD	
EASEMENT LINE	
EXISTING EDGE OF PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED ASPHALT & RESURFACING	
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	(#)

SIGN LEGEND

NO	DESCRIPTION	SIZE
R1-1	STOP	30"X30"
FTP-55R-06	STOP	24"X30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

GENERAL NOTES

1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6",VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
4. ALL SIDEWALKS, RAMPS, AND CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

#	Date	Description	By
5	06/29/22	REVISED PER CITY COMMENTS	STA
4	07/20/22	REVISED PER FDOT COMMENTS	EG
3	05/13/22	REVISED PER CITY COMMENTS	STA
2	01/31/22	REVISED PER CITY COMMENTS	STA
1	09/24/21	REVISED PER CITY COMMENTS	STA

Revisions

Project No.	308-002
Drawn By	EG
Scale	1"=20'
Date	10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd., Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★ No. 59994

Stephen Allen, PE # 59994 — Engineer — FL Reg No

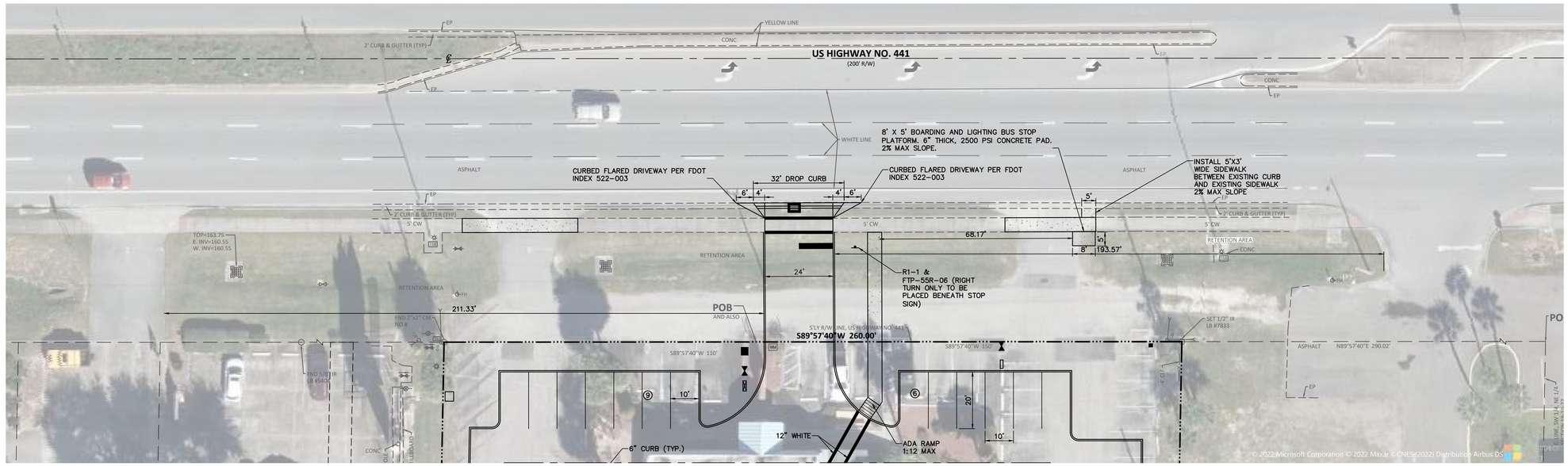
PROJECT NAME

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

SHEET NAME

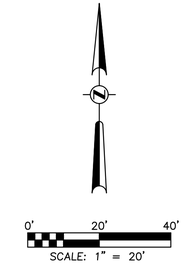
HORIZONTAL CONTROL PLAN

SHEET NO.
C-4



SITE LEGEND

SITE BOUNDARY LINE	
CENTER LINE OF ROAD	
EASEMENT LINE	
EXISTING EDGE OF PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED ASPHALT & RESURFACING	
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	#



#	Date	Description	By
4	07/20/22	REVISED PER FDOT COMMENTS	EG
3	05/13/22	REVISED PER CITY COMMENTS	STA
2	01/31/22	REVISED PER CITY COMMENTS	STA
1	09/24/21	REVISED PER CITY COMMENTS	STA

Revisions

Project No. 308-002

Drawn By EG

Scale 1"=20'

Date 10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd., Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN LICENSE NUMBER 59994 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994
Engineer

Fl. Reg No

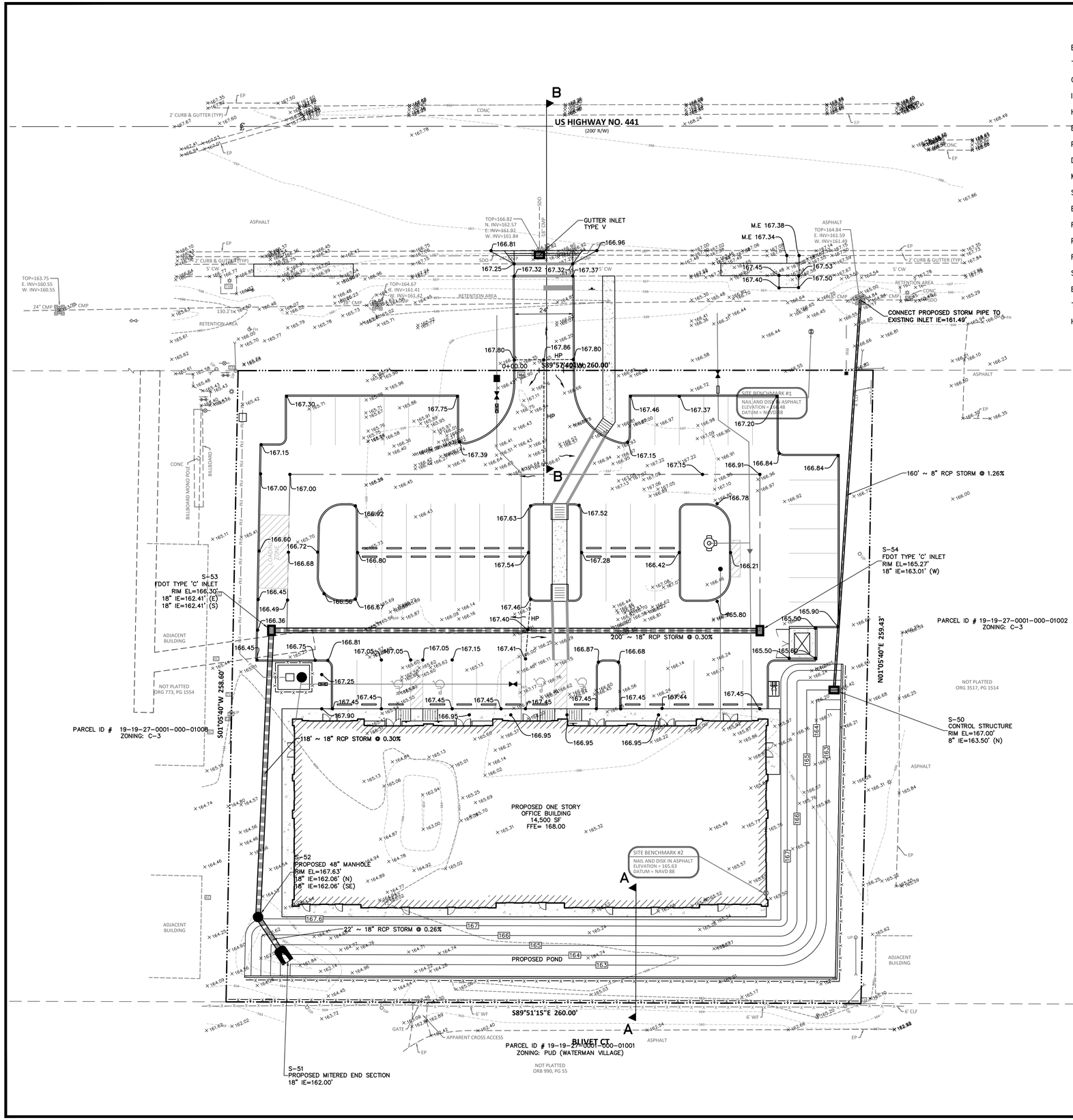
MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

DRIVEWAY CONNECTION DISTANCE

SHEET NAME

SHEET NO.
C-4A



GRADING LEGEND

ELEVATION	EL
TYPICAL	TYP
CLEANOUT	CO
INVERT ELEVATION	IE
HANDICAP	HC
EXISTING ELEVATION	14.1
PROPOSED SPOT ELEVATION	14.10
DRAINAGE INLET	
MITERED END SECTION	
SURFACE STORMWATER FLOW	
ELLIPTICAL REINFORCED CONCRETE PIPE	ERCP
REINFORCED CONCRETE PIPE	RCP
POLY VINYL CHLORIDE PIPE	PVC
FINISH FLOOR ELEVATION	FFE
SIDEWALK	S/W
BOTTOM OF CURB	BC
TOP OF CURB	TC
HIGH POINT	HP

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

#	Date	Description	By
5	08/25/22	REVISED PER CITY COMMENTS	STA
4	07/20/22	REVISED PER FDOT COMMENTS	EG
3	05/13/22	REVISED PER CITY COMMENTS	STA
2	01/31/22	REVISED PER CITY COMMENTS	STA
1	09/24/21	REVISED PER CITY COMMENTS	STA

Revisions

Project No. 308-002
Scale 1"=20'
Drawn By EG
Date 10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ LICENSE ★ No. 59994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994
Engineer FL Reg No

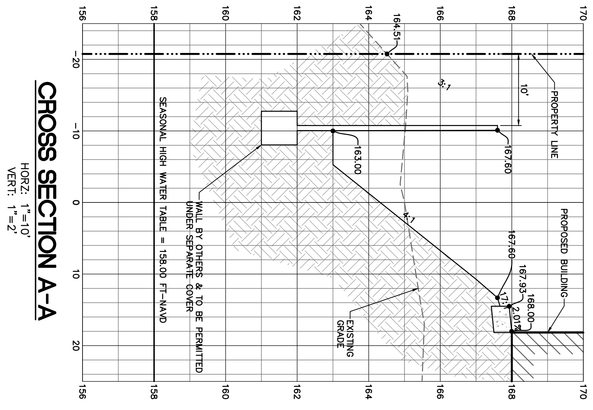
MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

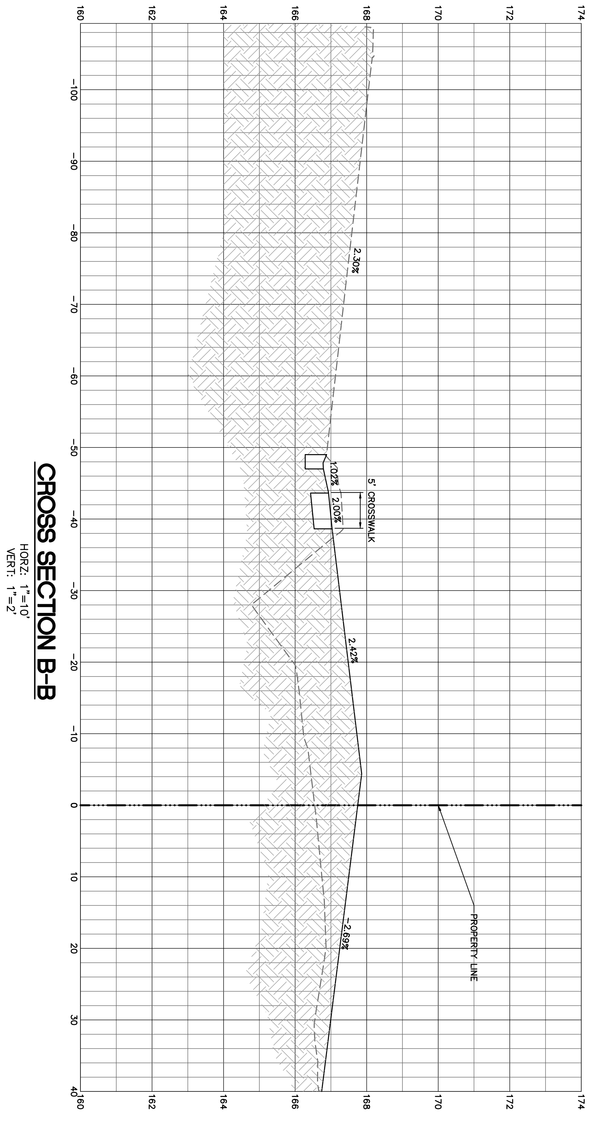
GRADING PLAN

PROJECT NAME

SHEET NAME

SHEET NO.
C-5





SHEET NO.
C-5A

PROJECT NAME
MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

SHEET NAME
GRADING CROSS SECTIONS

STEPHEN THOMAS ALLEN
LICENSE
No. 59994
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Stephen Allen, PE # 59994
Engineer FL Reg No

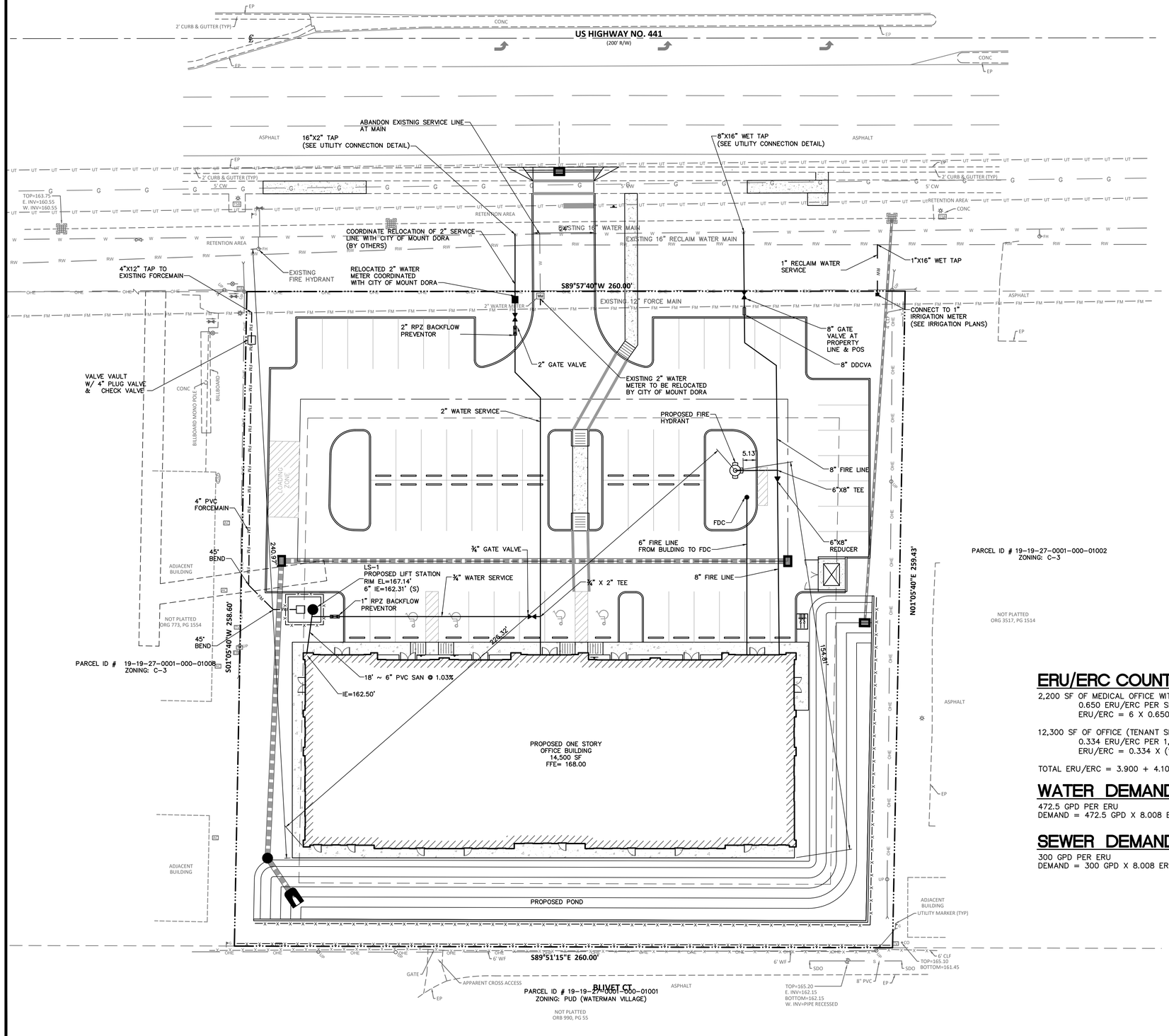
LEXLIVEM2

CivilCorp Engineering, Inc.

CivilCorp Engineering, Inc.
630 N Wymore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

Revisions			
4			
3	05/13/22	REVISED PER CITY COMMENTS	STA
2	01/31/22	REVISED PER CITY COMMENTS	STA
1	09/24/21	REVISED PER CITY COMMENTS	STA
#	Date	Description	By

Project No.	308-002	Drawn By	EG
Scale	1"=10'	Date	10/12/2020



UTILITY LEGEND

EXISTING WATER MAIN	W
EXISTING SANITARY MAIN	S
EXISTING OVER HEAD WIRE	OHE
EXISTING GATE VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER METER	WM
EXISTING SANITARY MANHOLE	S
EXISTING SANITARY CLEANOUT	
SANITARY SEWER	SS
PROPOSED CLEANOUT – CO	•
PROPOSED GATE VALVE – GV	
PROPOSED FIRE HYDRANT – FH	
PROPOED WATER METER	
PROPOSED BACKFLOW PREVENTER	
WATER LINE	WL
REDUCED PRESSURE BACKFLOW PREVENTER	RPBP
DOUBLE DETECTOR CHECK VALVE ASSEMBLY	DDCVA

REQUIRED FIRE FLOW

PER NFPA 1 FIRE CODE, 2015 EDITION

PROJECT DESCRIPTION:
BUILDING TYPE: TYPE II (000)
BUILDING: 14,500 SF BEING SERVICED (75% REDUCTION FOR SPRINKLED)
TABLE 18.4.5.2.1 NFF: 2500 GPM –(2500*.75)= 625 GPM
MINIMUM NEEDED FIRE FLOW IS 1,500 GPM @ 20 PSI FOR COMMERCIAL

NO. OF HYDRANTS PER 18.5.4 = 1
NO. OF HYDRANTS PROVIDED = 1

ERU/ERC COUNTS

2,200 SF OF MEDICAL OFFICE WITH 6 SEATS
0.650 ERU/ERC PER SEAT
ERU/ERC = 6 X 0.650 = 3.900

12,300 SF OF OFFICE (TENANT SPACE)
0.334 ERU/ERC PER 1,000 SF
ERU/ERC = 0.334 X (12,300 SF / 1,000 SF) = 4.108

TOTAL ERU/ERC = 3.900 + 4.108 = 8.008 ERU/ERC

WATER DEMAND

472.5 GPD PER ERU
DEMAND = 472.5 GPD X 8.008 ERU = 3,783.78 GPD

SEWER DEMAND

300 GPD PER ERU
DEMAND = 300 GPD X 8.008 ERU = 2,402.40 GPD

#	Date	Description	By
6	10/10/22	REVISED PER CITY COMMENTS	STA
5	08/29/22	REVISED PER CITY COMMENTS	STA
4	06/10/22	REVISED PER COUNTY COMMENTS	STA
3	05/13/22	REVISED PER CITY COMMENTS	STA
2	01/31/22	REVISED PER CITY COMMENTS	STA
1	09/24/21	REVISED PER COUNTY COMMENTS	STA

Revisions

Project No. 308-002
Drawn By EG
Scale 1"=20'
Date 10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd., Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★ No. 59994

Stephen Allen, PE # 59994 — Engineer
FL Reg No

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

UTILITY PLAN

SHEET NAME

SHEET NO.
C-6

GENERAL CONSTRUCTION NOTES (REV 09/22/21)

1. ALL ELEVATION REFER TO VERTICAL DATUM AS INDICTED ON THE SURVEY PROVIDED HEREIN.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF DISCREPANCIES.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 2 FULL BUSINESS DAYS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770 OR 811. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSE SYSTEM.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THIS CONTRACTOR.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO PAVEMENT AND STRUCTURE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS AND CODES.
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED BY THE PLANS AND PERMITS SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURES STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT AND WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. WORK PERFORMED UNDER THIS CONTRACT SHALL BE COORDINATED WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
12. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
13. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
14. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHER WISE INDICATED ON STRUCTURE PLANS.
15. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR AND OWNER.
16. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL, ACCEPTABLE TO THE REGULATORY AGENCY AND EGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED, BY THE OWNER, REGULATORY AGENCY AND ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL UTILIZE THE "DESIGN SURVEYOR" TO LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR, PREFERABLY THE "DESIGN SURVEYOR".
18. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE SOILS REPORT, ENGINEERING CONSTRUCTION DRAWINGS AND PERMITS, HAVE BEEN SATISFIED.
19. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS AND IN THE SOILS REPORT. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATION THAT ALL REQUIREMENTS HAVE BEEN MET.
20. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND PRIOR TO COMMENCING CONSTRUCTION.
21. THE 100% IRRIGATION SYSTEM SHALL BE DIFFERENTIATED FROM POTABLE WATER PIPING.
22. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE, AT ALL TIMES.
23. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
24. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATER AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY OTHERS.

WORK IN FDOT RIGHTS-OF-WAY (REV 12/09/21)

1. ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
2. REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS
3. ALL SIGNS WITHIN FDOT RIGH-OF-WAY SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION AND SUPPLEMENTS.
4. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
5. STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 711-001-1.
6. SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 700-010 AND SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 700-101.
7. SIGNING AND STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
8. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY SHALL CONFORM TO:
   A. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE SPECIFICATION 2022-2023 MANUAL.
   B. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN 2022-2023 MANUAL (A.K.A STANDARD INDEX). COMPLIANCE WITH ALL APPLICABLE INDICES IS REQUIRED.
9. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN PLANS, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL

CLEARING AND EROSION CONTROL NOTES (REV 12/30/21)

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT, COPIES OF THE SOILS REPORT AREA AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THE THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SYNTHETIC BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE TO THE PLANS.
13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SITUATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
15. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.

PAVING, GRADING AND DRAINAGE NOTES (REV 12/30/21)

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCH, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTION CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A ½" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES, UNLESS OTHERWISE SPECIFIED BY AGENCIES.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
8. STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
10. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
11. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED ENG AND FLARED END SECTIONS ARE TO END OF PIPE.
12. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR AND CAPABLE OF WITHSTANDING H-20 LOADINGS.
13. THE CONTRACTOR IS TO SOD THE RETENTION/DETIENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1991, OR LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
15. UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED UNLESS NOTED OTHERWISE ON THE GRADING PLAN.
16. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STROMWATER MANAGEMENT SYSTEM.

PAVING, GRADING AND DRAINAGE TESTING AND INSPECTION REQUIREMENTS (REV 12/30/21)

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATION TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER CLEARANCE REQUIREMENTS(REV 12/30/21)

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. SAND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
3. AT THE UTILITY CROSSINGS DESCRIBED IN NUMBER 2. ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WATER SYSTEM NOTES (REV 09/23/21)

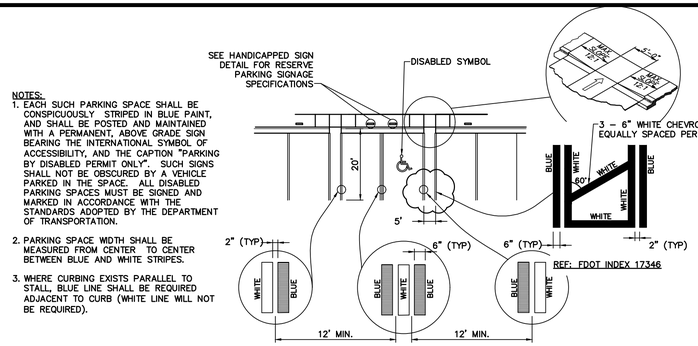
1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
4. ALL DUCTILE IRON PIPE SHALL BE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A 21.4 (AWWA C 104).
5. ALL FITTINGS LARGER THAN 3" SHALL BE MECHANICAL JOINT, DUCTILE IRON CLASS 350 IN ACCORDANCE WITH ANSI A 21.10 AND 21.11 (AWWA C110 AND AWWA C111 RESPECTIVELY). FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED IN ACCORDANCE WITH AWWA C104 AND AWWA C151 RESPECTIVELY.
6. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
7. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
8. WATER MAIN PIPE LARGER THAN 2" AND LESS THAN 4" SHALL BE PRESSURE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D2241 UNLESS SPECIFIED OTHERWISE.
9. ALL PIP AND FITTINGS 2" AND SMALLER SHALL BE POLYETHYLENE TUBING WITH COMPRESSION FITTINGS.
10. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
11. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
13. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW THE LOCATION ON ALL WATER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF MOUNT DORA'S SPECIFICATIONS AND STANDARD DETAILS.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS (REV 12/30/21)

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE BACKFILLED AND COMPACTED PRIOR TO BEING PRESSURE TESTED AND ACCEPTED BY THE ENGINEER AND LOCAL AUTHORITIES. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH LOCAL WATER DEPARTMENT & FDEP SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CHLORINATION/DISINFECTION AND BACTERIOLOGICAL SAMPLING IN ACCORDANCE FDEP REGULATIONS. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS (WHICH SHALL ALSO INDICATE THE CHLORINE RESIDUAL) SHALL BE SUBMITTED TO ENGINEER.

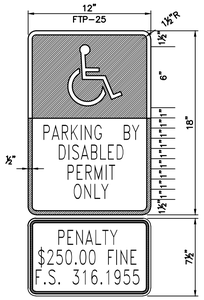
FDEP NOTES (REV 09/23/21)

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
4. THE OPEN END OF THE A



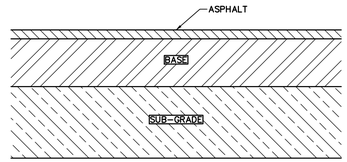
NOTES:
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. PARKING SPACE WIDTH SHALL BE MEASURED FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.
3. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).

HANDICAPPED PARKING DETAIL



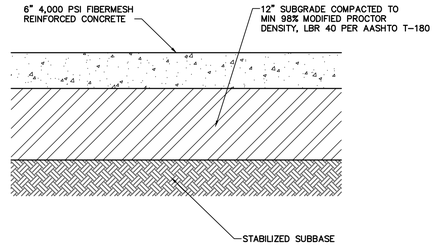
NOTES:
1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

HANDICAPPED SIGN DETAIL

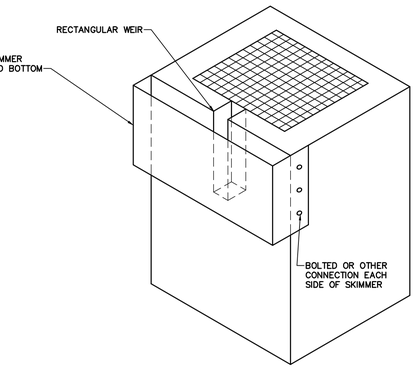


ASPHALT	1.5"	TYPE S–III ASPHALTING CONCRETE SURFACE COURSE
BASE	6"	LIMEROCK LBR–100 COMPACTED 98% OF AASHTO T–180
SUB–BASE	12"	NORMAL COMPACTED SUB–GRADE LBR 40 COMPACTED TO 98% AASHTO T–180

ASPHALT PAVEMENT SECTION
NTS

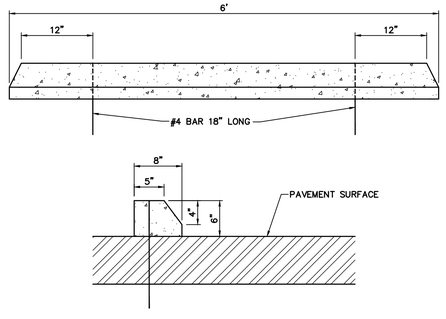


CONCRETE PAVEMENT SECTION
NTS

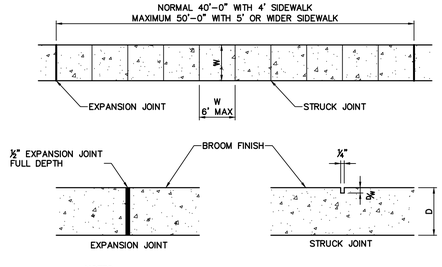


ITEM	ELEVATION	WIDTH	HEIGHT
GRATE	167.00	STANDARD	STANDARD
WEIR	165.27	3.75"	1.73'
SKIMMER	164.77	36"	2.23'
OUTFALL PIPE	163.50	10"	10"

MODIFIED TYPE 'C' INLET OUTFALL CONTROL STURCTURE (S-50)
NTS

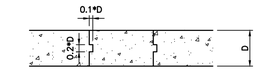


PRECAST CONCRETE WHEEL STOP
NTS

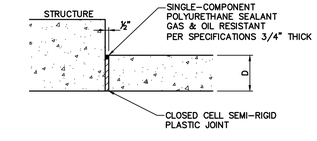


NOTES:
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50'
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PERFORMED JOINT FILLER, TO FILL DEPT OF CONCRETE.

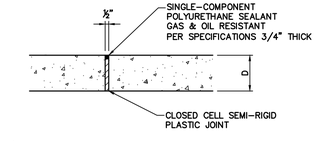
TYPICAL SIDEWALK
NTS



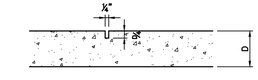
CONSTRUCTION JOINT
NTS



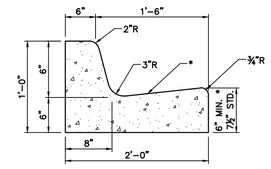
1/2" EXPANSION JOINT
NTS



1/2" EXPANSION JOINT
NTS

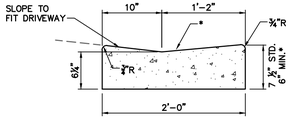


CONTROL JOINT
NTS



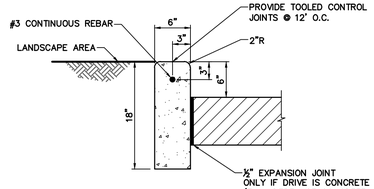
* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F CURB
NTS

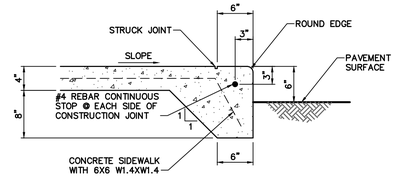


* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

FDOT DROP CURB
NTS



CAST-IN-PLACE CONCRETE CURB
NTS



INTEGRAL CURB AND SIDEWALK
NTS

Revisions				
#	Date	Description	By	
1	09/24/21	REVISED PER CITY COMMENTS	STA	
2	03/15/22	REVISED PER CITY COMMENTS	STA	
3				
4				

Project No. 308–002
Drawn By EG
Date 10/12/2020
Scale NTS

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd. Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ ENGINEER ★ No. 59994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994
Engineer
FL Reg No

MOUNTT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

DETAIL SHEET

PROJECT NAME

SHEET NAME

SHEET NO.
C–8

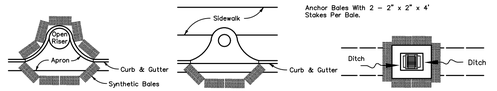
Type III Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

Note: Spacing for Type III Fence to be in accordance with Chart ~, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

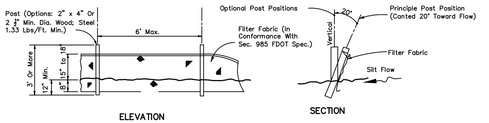
Type III Silt Fence

SILT FENCE APPLICATIONS



PARTIAL INLET COMPLETED INLET DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



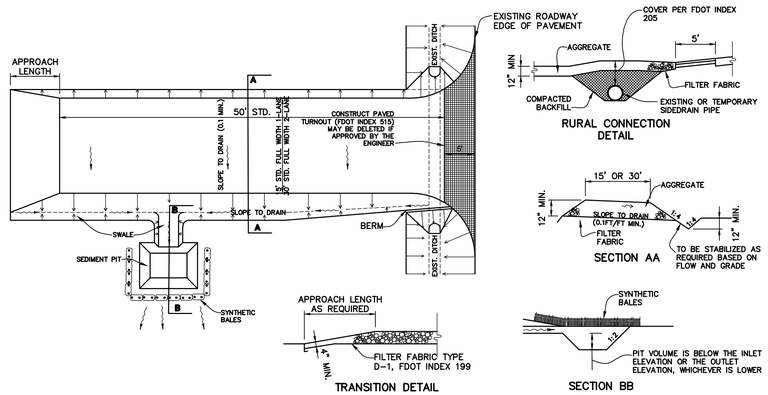
ELEVATION SECTION

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE

INLET EROSION CONTROL DETAILS

NTS



TRANSITION DETAIL

RURAL CONNECTION DETAIL

SECTION AA

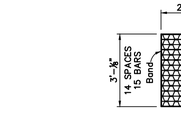
SECTION BB

GENERAL NOTES:

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATION DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFF-SITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TO MINIMIZE OFF-SITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND/OR LOCAL MUNICIPALITY PRIOR TO ITS USE.
3. ALL MATERIAL SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER AND/OR LOCAL MUNICIPALITY.
4. AGGREGATES SHALL BE DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
   15' X 50' = 100 FT³ 30' X 50' = 200 FT³
6. THE SWALE DITCH DRAINING THE STPD SHALL HAVE A 0.02% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDEDRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFF-SITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. THE NOMINAL SIZE OF A STANDARD STPD IS 15'X50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') STPD IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

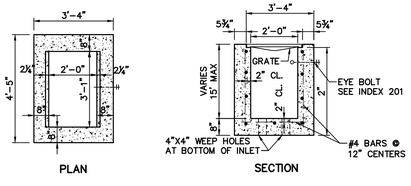
CONSTRUCTION ENTRANCE DETAILS

NTS



STRAIGHT BARS 2"X ¼"
RETICULINE BARS 1¼" X 3/16"
BANDS 2" X ¼"
APPROX. WEIGHT 104 LBS.

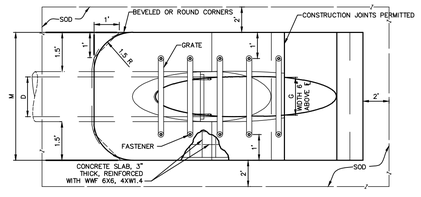
H-20 LOADING TYPE C STEEL GRATE



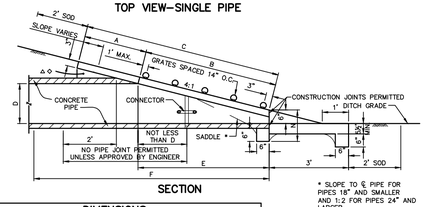
TYPE C
RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL-18" PIPE
3'-1" WALL-24" PIPE

TYPE C INLET (FDOT INDEX 232)

NTS



TOP VIEW-SINGLE PIPE



SECTION

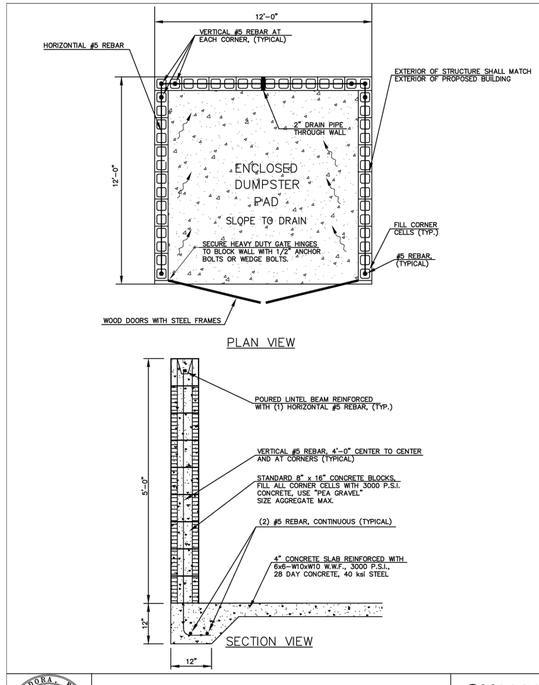
* SLOPE TO ¢ PIPE FOR PIPES 18" AND SMALLER AND 1:2 FOR PIPES 24" AND LARGER.

DIMENSIONS								
D	A	B	C	E	F	G	M	N
15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	1.19'
18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	1.21'
24"	2.53'	7.18'△	9.71'	7.03'△	11'	1.73'	5.50'	1.25'
30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	1.29'
36"	2.87'	11.31'◇	14.81'	11.03'◇	15'	2.24'	6.67'	1.33'

△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.
△ ◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section.

MITERED END SECTION

NTS



DUMPSTER DETAIL

GU0026-1
ISSUED: 2017
REVISED: --

Revisions					
#	Date	Description		By	STA
1	09/24/21	REVISED PER CITY COMMENTS			
2					
3					
4					

Drawn By: EG
Date: 10/12/2020
Project No.: 308-002
Scale: NTS

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

Stephen Allen, PE # 59994
Engineer
FL Reg No

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

DETAIL SHEET

SHEET NAME

SHEET NO.
C-9

GENERAL UTILITIES CONSTRUCTION NOTES

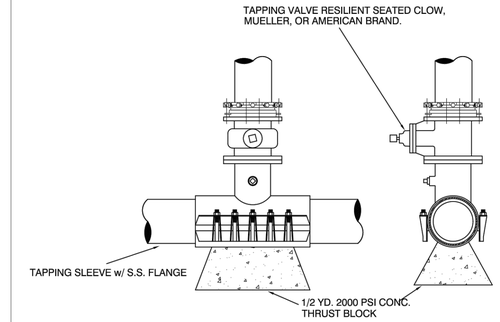
1. THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK ON EXISTING CITY OF MOUNT DORA UTILITIES. THE CONTRACTOR MUST CONTACT, JOSH KRAMM, UTILITY LINE MANAGER AT HIS OFFICE (352) 735-7151 OR CELL PHONE (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032.
2. 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.
3. 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.)
4. CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER LIST FOR KEY SITE PERSONNEL.
5. 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.
6. 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.
7. 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).
8. 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.
9. 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.
10. 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.

MOUNT DORA, FLORIDA Incorporated 1925	STANDARD CONSTRUCTION DETAIL GENERAL NOTES	GU001-1A ISSUED: 2017 REVISED: --

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(4)(A) - BONDS, 5.3.5(1) - 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.

MOUNT DORA, FLORIDA Incorporated 1925	STANDARD CONSTRUCTION DETAIL GENERAL NOTES	GU001-1B ISSUED: 2017 REVISED: --



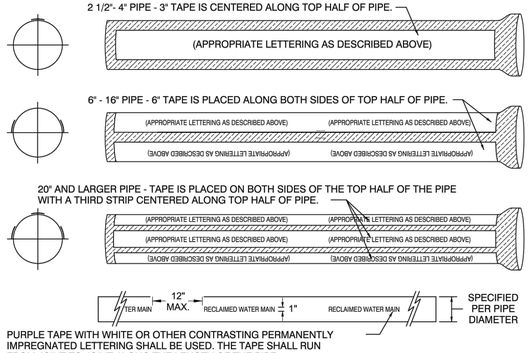
NOT TO SCALE

MOUNT DORA, FLORIDA Incorporated 1925	WET TAP SLEEVE & VALVE	PW0013-1 ISSUED: 2017 REVISED: --

GENERAL NOTES:

ALL UTILITY PIPE SHALL BE INSTALLED WITH 3 INCH WIDE SELF ADHESIVE VINYL CONTINUOUS TAPE, FOR IDENTIFICATION PURPOSES. TAPE SHALL BE COLOR CODED AND WORDED AS FOLLOWS:
(NOTE: TRACING WIRE INSULATION SHALL BE SIMILARLY COLOR CODED)

1. POTABLE WATER.
   A. COLOR: BLUE WITH BLACK LETTERING
   B. LETTERING: POTABLE WATER MAIN OR SIMILAR WORDING.
2. RECLAIMED WATER.
   A. COLOR: PURPLE WITH WHITE OR YELLOW LETTERING.
   B. LETTERING: RECLAIMED WATER OR SIMILAR WORDING.
3. FIRE LINES.
   A. COLOR: RED WITH BLACK LETTERING
   B. LETTERING: FIRE LINE OR SIMILAR WORDING.
4. GRAVITY SEWER.
   A. COLOR: BROWN OR GREEN WITH BLACK LETTERING.
   B. LETTERING: SEWER LINE OR SIMILAR WORDING.
5. SEWER FORCE MAIN.
   A. COLOR: GREEN WITH BLACK LETTERING.
   B. LETTERING: SEWER FORCE MAIN OR SIMILAR WORDING.

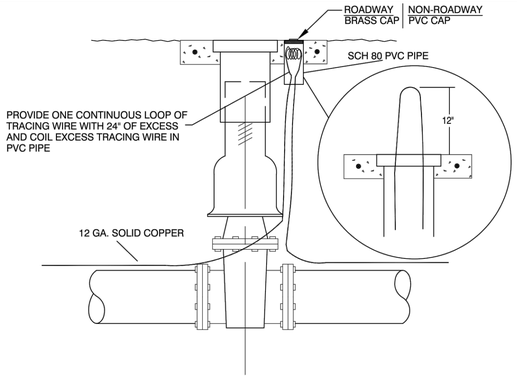


PURPLE TAPE WITH WHITE OR OTHER CONTRASTING PERMANENTLY IMPREGNATED LETTERING SHALL BE USED. THE TAPE SHALL RUN FROM JOINT TO JOINT ALONG THE LENGTH OF THE PIPE.

METAL RECLAIMED WATER MAIN WITH IDENTIFICATION TAPE

NTS

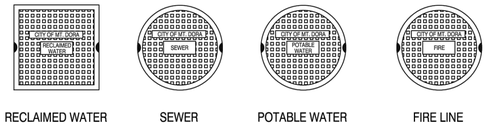
MOUNT DORA, FLORIDA Incorporated 1925	PIPE IDENTIFICATION DUCTILE IRON	GU003-1 ISSUED: 2017 REVISED: --



TRACING WIRE GENERAL NOTES:

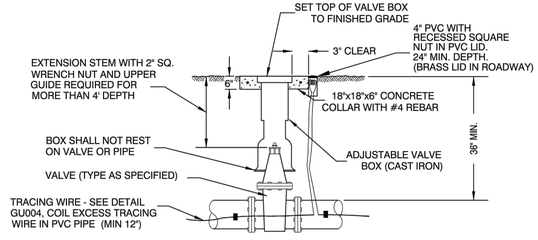
1. ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 10' INTERVALS. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT VALVE BOXES, METER BOXES, MANHOLES, CLEANOUTS, ETC., AS FOLLOWS:
2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A PVC PIPE FOR EASY ACCESSIBILITY.
3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.
4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
5. WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.
6. SEE DETAIL GU002-1 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

MOUNT DORA, FLORIDA Incorporated 1925	TRACING WIRE CONNECTION	GU004-1 ISSUED: 2017 REVISED: --



TYPICAL VALVE BOX COVER DETAILS

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



TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.

MOUNT DORA, FLORIDA Incorporated 1925	VALVE, VALVE BOX, AND COVER	GU005-1 ISSUED: 2017 REVISED: --

Revisions				
#	Description	Date	By	
1	REVISED PER CITY COMMENTS	09/24/21	STA	
2				
3				
4				

Project No. 308-002 | Drawn By EG | Date 10/12/2020 | Scale NTS

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ No. 59994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994 — Engineer — FL Reg No

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

DETAIL SHEET

SHEET NAME

SHEET NO.
C-10

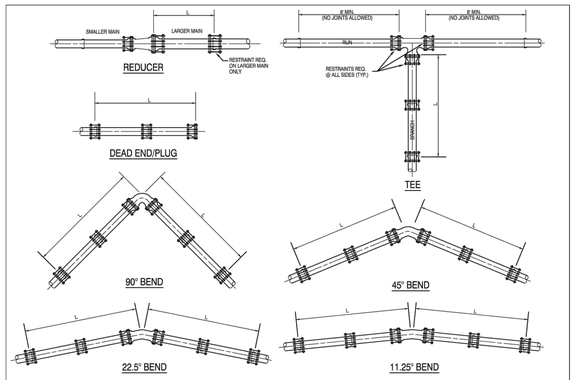


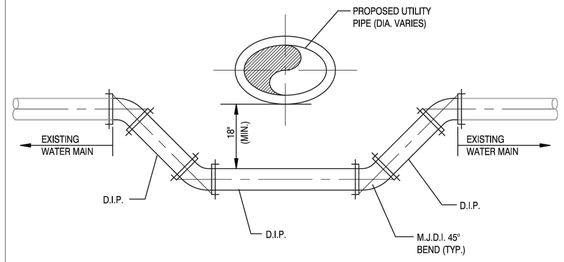
TABLE OF THRUST RESTRAINT LENGTHS																				
PIPE SIZE (inches)	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		TEES		DEAD END & PLUGS		REDUCER							
	PVC (L)	MJ/DI (L)	PVC (L)	MJ/DI (L)	PVC (L)	MJ/DI (L)	PVC (L)	MJ/DI (L)	PVC (L)	MJ/DI (L)	PVC (L)	MJ/DI (L)	PIPE SIZES	PVC (L)	MJ/DI (L)					
4	20'	16'	8'	7'	4'	3'	2'	2'	15'	12'	45'	29'	6"x4"	33'	21'					
6	28'	22'	12'	9'	6'	4'	3'	2'	33'	21'	63'	40'	8"x6"	34'	22'					
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	52'	10"x8"	33'	21'					
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	43'	98'	63'	12"x10"	34'	22'					
12	50'	40'	21'	17'	10'	8'	5'	4'	84'	54'	116'	74'	16"x12'	63'	40'					
16	62'	51'	26'	21'	13'	10'	6'	5'	116'	74'	148'	94'	16"x16'	33'	21'					
18	75'	56'	29'	23'	14'	11'	7'	6'	131'	82'	163'	103'	20"x18'	33'	21'					
20	79'	61'	31'	25'	15'	12'	7'	6'	145'	92'	178'	113'	20"x20'	62'	39'					
24	88'	70'	36'	29'	17'	14'	8'	7'	172'	110'	207'	132'								

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
4. THRUST BLOCKS SHALL BE USED ONLY IN EXTRAORDINARY SITUATIONS AND MUST BE APPROVED BY THE CITY ENGINEER.

THRUST RESTRAINT DETAIL

GU0014-1
ISSUED: 2017
REVISED: --



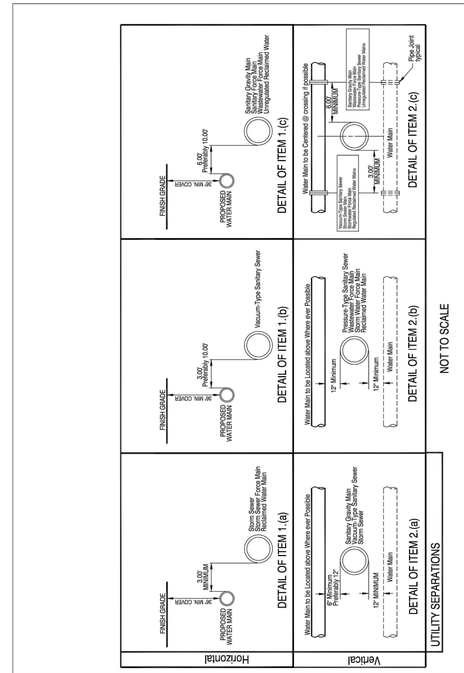
NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

NOT TO SCALE

WATER LINE CROSSING

GU0015-1
ISSUED: 2017
REVISED: --



PIPE CLEARANCE

GU0016-1
ISSUED: 2017
REVISED: --

General Water Notes

1. Water system components shall be installed in strict accordance with all local codes and regulations, cleaned, disinfected and bacteriologically cleared for service in accordance with the latest AWWA standards and CHAPTER 62-555 Florida Administrative code.
2. All piping shall bear the "NSF" seal for potable water.
3. Water mains shall be pvc conforming to AWWA C-900, DR 18 for pipe sizes 4"-12". Pipes 14" or longer shall be AWWA C-905, DR 18. All couplings, cleaning compounds, solvents, lubricants, and pipe preparation for laying, shall be in accordance with the pipe manufacturers latest recommendations.
4. Depth of water lines to be 36" minimum cover from finish grade.
5. Water mains to be located 6.00' from back of curb or edge of pavement unless otherwise noted.
6. All sleeves under pavement shall extend 5' beyond the back of curb.
7. Disinfecting: following the pressure testing, the contractor shall disinfect all sections of the water distribution system. Disinfection shall be in accordance with the applicable provisions of AWWA standard C651 "Disinfecting water mains", and all appropriate agency approval.
8. All hydrostatic test shall be in accordance with AWWA C600 for ductile iron pipe and C605/M23 for pvc pipe.
9. All water mains shall be installed, pressure and leak tested in accordance with AWWA C600, (62-555.320(21)(b) 1 and 62-555.330, F.A.C. All installation, testing and field procedures must be provided and must conform to the applicable AWWA standards.
10. All piping materials and specifications covering pipes, joints and packing materials, internal coating and linings fittings, specials and appurtenances shall all be in accordance with the corresponding AWWA standards and be conforming to NSF requirements, as may be applicable, with exceptions allowed only if documentation and assurances are provided in compliance with paragraphs 62-555.320(3) (d) 62-555.320 (3) (b), and 62-555.320 (21) (c), F.A.C. The lead use prohibition in rule 62-555.322, F.A.C. shall also apply. Polyethylene tubing shall be per AWWA C901. Underground service lines, and valves shall be per AWWA C800.

COLOR Coding

All water main pipe, including fittings shall be color coded or marked blue as a predominate color to differentiate drinking water from reclaimed water or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue striped applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90°intervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Abovegrounf pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555.320(10), F.A.C., and all other aboveground pipe shall be painted blue or shall be color coated or marked like underground pipe.

Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water; Fire Hydrant leads; and service lines that are under the control of a public Water System and that have an inside diameter of three (3") inches or greater.

(1) Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems:

(a) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

PIPE CLEARANCE NOTES

GU0016-2
ISSUED: 2017
REVISED: --

Utility Construction Notes (DEP) (CONTINUED)

(b) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) three feet, and preferably (10) Ten Feet, between the outside of the WATER Main and the outside of any existing or proposed vacuum-type Sanitary Sewer.

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.

(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2). F.S. and Rule 64E-6.002. F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:

(a)New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.

(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

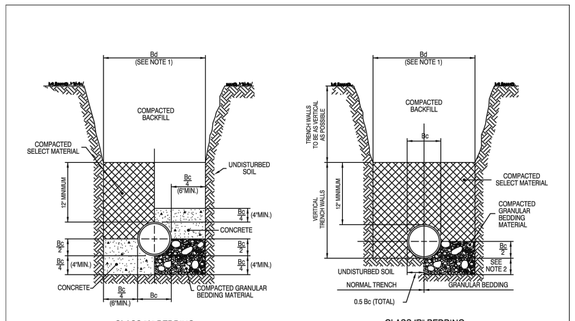
(a)No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole.

(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer,Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(5) Exceptions/Mitigation:
Adhere to the above Constraints and Separations in items 1 through 4 shall be Complied to, "WITHOUT EXCEPTION". If for some reason where it is not technically feasible or Economically Sensible that items 1 through 4 cannot be complied with, Contractor will Stop Work and Notify the Engineer of record for the appropriate solution which will be submitted to "The Department of Environmental Protection" for APPROVAL, prior to work commencement.

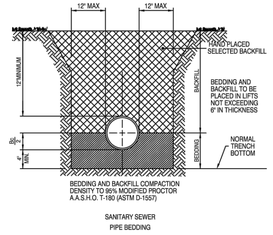
PIPE CLEARANCE NOTES

GU0016-2B
ISSUED: 2017
REVISED: --



NOTES: FOR BEDDING AND TRENCHING

1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width at Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the modified proctor maximum dry density. (AASHTO T-180). Backfill and select material under all other areas shall be compacted as follows: From bottom of trench to 12" above top of pipe - 95% of modified proctor maximum dry density (AASHTO T-180). From 12" above top of pipe to top of backfill - 90% of modified proctor maximum dry density (AASHTO T-180)



NOT TO SCALE

BEDDING DETAILS

GU0017-1
ISSUED: 2017
REVISED: --

#	Revisions	Date	By
4			
3			
2			
1	REVISED PER CITY COMMENTS	09/24/21	STA

Project No. 308-002 | Drawn By EG
Scale NTS | Date 10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd. Ste. 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ ENGINEER ★ No. 59994 ★ STATE OF FLORIDA ★ PROFESSIONAL

Stephen Allen, PE # 59994 — Engineer
FL Reg No

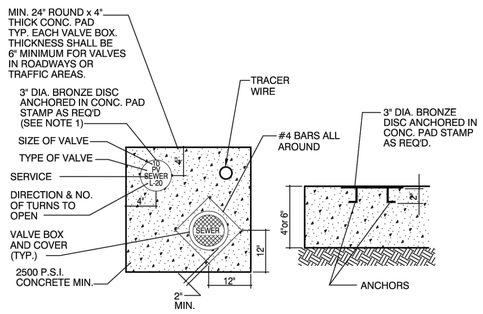
MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

DETAIL SHEET

SHEET NAME

SHEET NO.
C-11



NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

10 PV SEWER L-20 | 10 GV WATER L-20 | 10 GV REUSE L-20

VALVE COLLAR

GU005-2
ISSUED: 2017
REVISED: --

WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN.
3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE (500' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL). AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES.
10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    B. STANDARD GATE VALVES 2" AND LARGER DIAMETER, RESILIENT WEDGE GATE VALVES (AWWA C-509)
    C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.

POTABLE WATER GENERAL NOTES

PW001-1A
ISSUED: 2017
REVISED: --

WATER SYSTEM CONSTRUCTION GENERAL NOTES

11. ALL POTABLE WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
12. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY.
13. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE, AND HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAY BE USED AS APPROVED BY THE CITY AND FDEP.
14. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANSED FOR SERVICE, IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
15. WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE IRON PIPE PRESSURE RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY.
16. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
17. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE AND NFPA 291.
18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B".
19. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION.
20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. OUT-OF-SERVICE FIRE HYDRANTS MUST BE CLEARLY MARKED (RED RING ON NOZZLE, LABELED DISK ON NOZZLE) FACING ROADWAY. ALL LABELS AND DISK PROVIDED BY THE CITY OR BLACK BAGGED - NOTIFY THE FIRE DEPT. THAT THE HYDRANT IS OUT OF SERVICE.
22. PRIOR TO TAKING ANY WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL.
23. WATER SYSTEMS WILL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. PRIVATE WATER SYSTEMS SUPPLYING FIRE HYDRANTS OR FIRE SPRINKLER SYSTEMS SHALL BE TESTED AT 200 PSI FOR 2 HOURS IN ACCORDANCE WITH NFPA 13. NOTIFY FIRE AND BUILDING DEPARTMENTS PRIOR TO TESTING.

POTABLE WATER GENERAL NOTES

PW001-1B
ISSUED: 2017
REVISED: --

WATER SYSTEM CONSTRUCTION GENERAL NOTES

24. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
25. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM.
26. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18" - 22" ABOVE FINAL GRADE.
27. HYDRANT LOCATION AND SPACING SHALL BE AS PER ARTICLE 7.13.2 OF THE LAND DEVELOPMENT CODE.

7.13. - WATER DISTRIBUTION SYSTEMS.

7.13.1.
GENERAL. THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FOR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVICE.

7.13.2.
DESIGN STANDARDS.

1.
REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, OR PROJECTED. THE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1.0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER DWELLING UNIT FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. FLOW DEMANDS FOR COMMERCIAL, INDUSTRIAL OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROJECTIONS, USING THE BEST AVAILABLE DATA.

2.
WATER DISTRIBUTION SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERVICES OFFICE (NATIONAL BOARD OF FIRE UNDERWRITERS), AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING:

A.
FIRE FLOWS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL PROVIDE A MINIMUM OF 600 GPM AT A 20 PSI RESIDUAL PRESSURE.

POTABLE WATER GENERAL NOTES

PW001-1C
ISSUED: 2017
REVISED: --

B.
FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INDUSTRIAL AREAS AND APARTMENT OR MULTIUNIT COMPLEXES, SHALL PROVIDE A MINIMUM OF 1,500 GPM AT A 20 PSI RESIDUAL PRESSURE. LARGER COMMERCIAL/INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT.

C.
FIRE HYDRANTS: DISTANCE FROM OR SPACING OF FIRE HYDRANTS SHALL BE A MINIMUM OF 600 FEET FROM THE FURTHERMOST POINT OF ANY RESIDENTIAL STRUCTURE AND 300 FEET FROM THE FURTHERMOST POINT OF ANY COMMERCIAL STRUCTURE, AS THE FIRE DEPARTMENT WOULD LAY HOSE OR AS OTHERWISE SPECIFIED BY THE FIRE DEPARTMENT TO MEET DETERMINED WATER FLOW REQUIREMENTS FOR FIRE PROTECTION AND/OR INCREASE FIRE PROTECTION EFFECTIVENESS. FIRE HYDRANTS SHALL BE CONNECTED TO WATER MAINS OF EIGHT-INCH MAINS IN ALL AREAS. CONNECTION TO DEAD END STUBS ARE ACCEPTABLE, PROVIDED THAT SAID STUBBED WATER MAIN IS NOT LESS THAN EIGHT INCHES AND WILL PROVIDE ACCEPTABLE FLOW.

D.
SYSTEM SIZE COMPUTATION: THE MINIMUM DESIGN FOR WATER DISTRIBUTION SYSTEMS SHALL PROVIDE FOR AT LEAST 100 PERCENT OF THE COMBINED MAXIMUM DAY-DEMAND RATE AND REQUIRED FIRE FLOW FOR SAID RATE, WITH SPECIAL PROVISIONS FOR PEAK FLOWS IN EXCESS THEREOF. THE ALLOWABLE MINIMUM SERVICE PRESSURE UNDER SAID DESIGN CONDITION SHALL NOT BE LESS THAN 20 POUNDS PER SQUARE INCH. DESIGN COMPUTATION SHALL BE BY THE "HARDY CROSS" PROCEDURE, OR OTHER APPLICABLE METHODS, AS DICTATED BY THE SYSTEM CONFIGURATION.

DESIGN FLOWS AND METHOD OF COMPUTATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.

E.
VALVE LOCATIONS: VALVES SHALL BE PROVIDED FOR ALL BRANCH CONNECTIONS, LOOP ENDS, FIRE HYDRANT STUBS, OR OTHER LOCATIONS, AS REQUIRED TO PROVIDE AN OPERABLE, EASILY MAINTAINED, AND REPAIRED WATER DISTRIBUTION SYSTEM. VALVES ARE TO BE PLACED SO THAT THE MAXIMUM ALLOWABLE LENGTH OF WATER MAIN REQUIRED TO BE SHUT DOWN FOR REPAIR WORK SHALL BE 500 FEET IN COMMERCIAL, INDUSTRIAL OR HIGH-DENSITY RESIDENTIAL DISTRICTS, OR 1,000 FEET IN OTHER AREAS.

POTABLE WATER GENERAL NOTES

PW001-1D
ISSUED: 2017
REVISED: --

7.13.3.
STANDARD REQUIREMENTS.

1.
GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 7.3, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING," SECTION 7.4, "BORING AND JACKING," AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES," AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS."

2.
FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502, "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4½ INCHES IN DIAMETER AND TWO HOSE NOZZLES 2½ INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING NUTS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARREL BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE. OUTLET NOZZLES SHALL BE ON THE SAME PLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5¼ INCHES MINIMUM OPENING UNLESS OTHERWISE REQUESTED AND SHOW INLET CONNECTION TO BE SIX INCHES MINIMUM.

A.
HYDRANTS SHALL BE INSTALLED PLUMB AND IN TRUE ALIGNMENT WITH THE CONNECTION PIPES TO THE WATER MAIN. THEY SHALL BE SECURELY BRACED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL) WITH CONCRETE THRUST BLOCKS. THE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT.

B.
HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY (WATER AND FIRE DEPARTMENT).

3.
JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,500 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.

POTABLE WATER GENERAL NOTES

PW001-1E
ISSUED: 2017
REVISED: --

#	Date	Description	By
1	09/24/21	REVISED PER CITY COMMENTS	STA
2			
3			
4			

Revisions

Project No. 308-002 | Drawn By EG
Scale NTS | Date 10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ No. 59994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994 — Engineer — FL Reg No

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

DETAIL SHEET

SHEET NAME

SHEET NO.
C-12

4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER. WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED, DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALIGNMENT AT EACH SIDE OF THE CANAL, ETC.

5. CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE.

6. SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITHIN AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF POLYETHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN. THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF, PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS.

7. AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS-CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.

POTABLE WATER GENERAL NOTES | PW001-1F | ISSUED: 2017 | REVISED: --

8. SERVICE CONNECTIONS: CONNECTIONS TO WATER MAINS FOUR INCHES AND LARGER SHALL BE MADE BY DRILLING THE APPROPRIATE SIZE HOLE AND INSTALLATION OF SERVICE SADDLES, WITH SERVICES TO SMALLER SIZES ACCOMPLISHED BY IN-LINE FITTINGS. A FITTING WITH THE SERVICE LINE EXTENDED TO THE PROPERTY LINE OR EASEMENT LINE, PERPENDICULAR TO SAID LINE, AND TERMINATING WITH A PLUGGED CURB STOP AND METER BOX WITH STANDARD PLASTIC METER BOX WITH CAST IRON LID. CONCRETE BOXES SHALL BE USED IN HIGH TRAFFIC AREAS PENDING METER INSTALLATION. ON CURBED STREETS THE EXACT LOCATION FOR EACH INSTALLED SERVICE SHALL BE MARKED BY ETCHING OR CUTTING A "W" IN THE CONCRETE CURB AND PAINTED BLUE. WHERE NO CURB EXISTS OR IS PLANNED, LOCATIONS SHALL BE ADEQUATELY MARKED BY A ONE-HALF-INCH STEEL REBAR, THREE INCHES BELOW FINAL GRADE.

7.13.4. TESTING.

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES, WITH 48 HOURS ADVANCE NOTICE PROVIDED, IN WRITING.

2. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.

POTABLE WATER GENERAL NOTES | PW001-1G | ISSUED: 2017 | REVISED: --

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 $L = NDP^{1/2}$

$\frac{}{7400}\ L = SDP^{1/2}$

$\frac{}{133{,}200}$

FOR 150 PSI; TEST: L = 0.00165 ND (PVC)
FOR 150 PSI; TEST: L = 0.000092 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 GENERAL NOTES | PW001-1H | 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 DESIGN 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.

POTABLE WATER GENERAL NOTES | PW001-1I | ISSUED: 2017 | REVISED: --

#	Description	Date	By
1	REVISED PER CITY COMMENTS	09/24/21	STA
2			
3			
4			

Revisions

Project No. 308-002 | Drawn By EG | Scale NTS | Date 10/12/2020

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ ENGINEER ★ No. 59994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994 — Engineer — FL Reg No

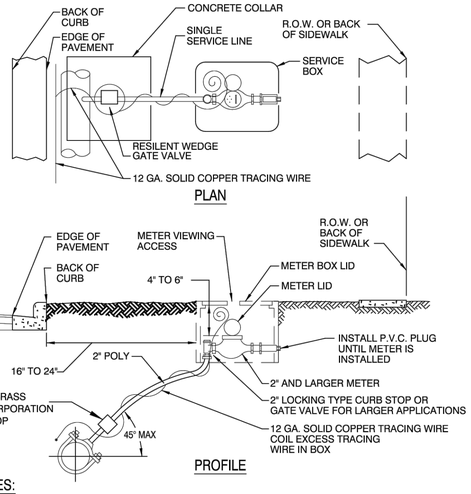
MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

DETAIL SHEET

SHEET NAME

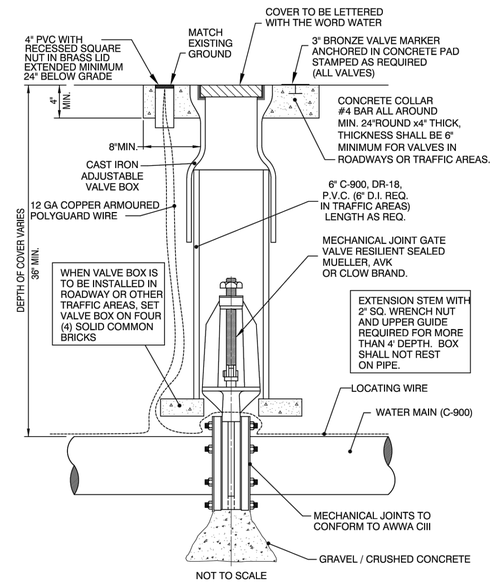
SHEET NO.
C-13



NOTES:

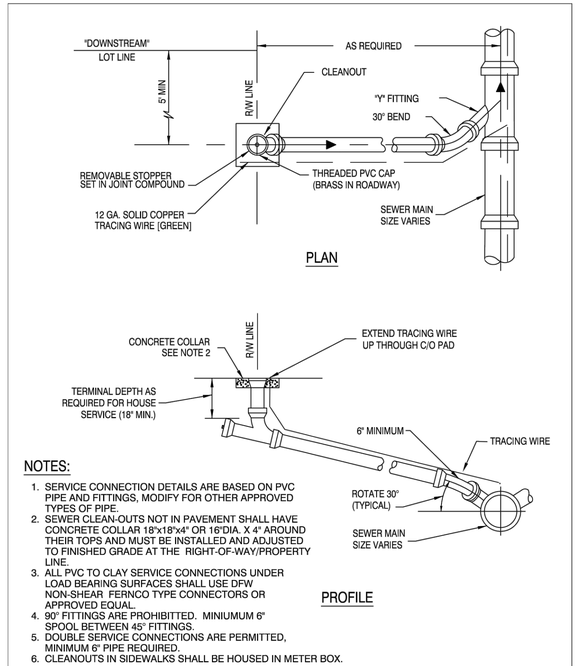
1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200*RR.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MT. DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. IRRIGATION METERS REQUIRE A CITY APPROVED TESTABLE BACKFLOW PREVENTER.
5. CASING OF SERVICE LINE IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

POTABLE WATER-SINGLE SERVICE CONNECTION FOR 2" AND LARGER METERS	PW006-1
	ISSUED: 2017
	REVISED: --



NOT TO SCALE

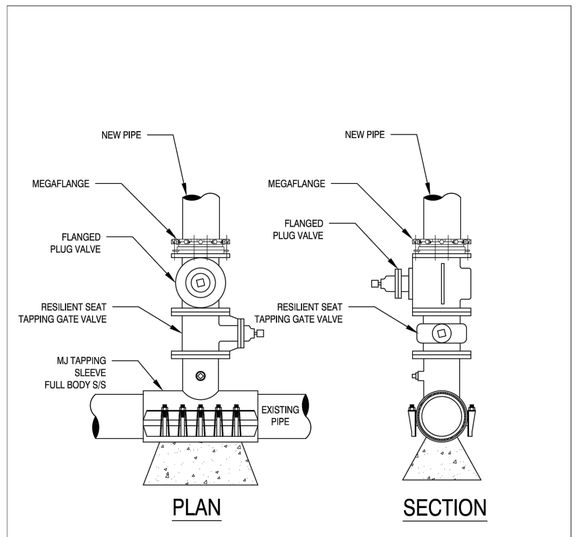
GATE VALVE & BOX	PW0012-1
	ISSUED: 2017
	REVISED: --



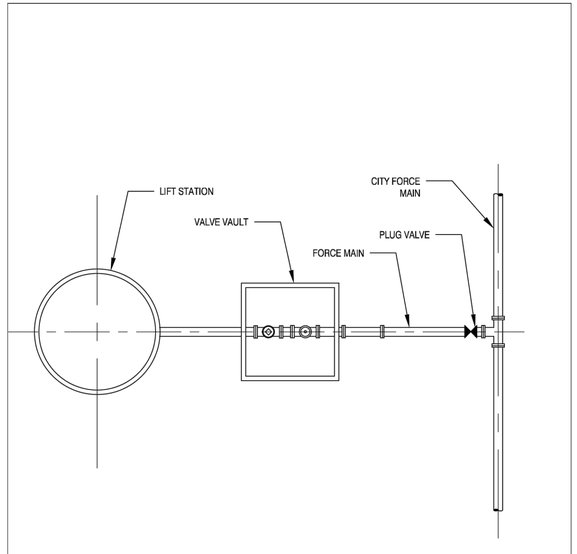
NOTES:

1. SERVICE CONNECTION DETAILS ARE BASED ON PVC PIPE AND FITTINGS, MODIFY FOR OTHER APPROVED TYPES OF PIPE.
2. SEWER CLEAN-OUTS NOT IN PAVEMENT SHALL HAVE CONCRETE COLLAR 18"x18"x4" OR 16"DIA. X 4" AROUND THEIR TOPS AND MUST BE INSTALLED AND ADJUSTED TO FINISHED GRADE AT THE RIGHT-OF-WAY/PROPERTY LINE.
3. ALL PVC TO CLAY SERVICE CONNECTIONS UNDER LOAD BEARING SURFACES SHALL USE DFW NON-SHEAR FERNCO TYPE CONNECTORS OR APPROVED EQUAL.
4. 90° FITTINGS ARE PROHIBITTED. MINIUMUM 6" SPOOL BETWEEN 45° FITTINGS.
5. DOUBLE SERVICE CONNECTIONS ARE PERMITTED, MINIMUM 6" PIPE REQUIRED.
6. CLEANOUTS IN SIDEWALKS SHALL BE HOUSED IN METER BOX.

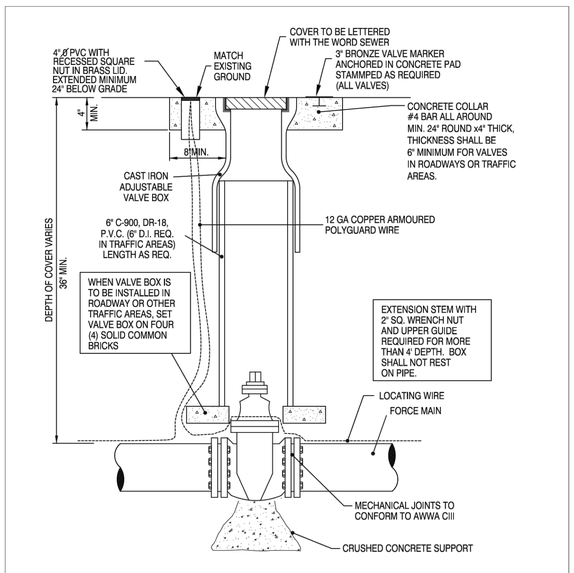
TYPICAL SEWER CONNECTION	SS001-1
	ISSUED: 2017
	REVISED: --



FORCE MAIN TAPPING SLEEVE AND VALVE	SS017-1
	ISSUED: 2017
	REVISED: --



PRIVATE LIFT STATION DETAIL	SS018-1
	ISSUED: 2017
	REVISED: --



NOT TO SCALE

PLUG VALVE & BOX	SS0011-1
	ISSUED: 2017
	REVISED: --

Revisions				
#	Date	Description	Drawn By	EG
1	09/24/21	REVISED PER CITY COMMENTS	Project No.	308-002
2		STA	Scale	NTS
3			Date	10/12/2020
4				

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

Stephen Allen, PE # 59994
Engineer
FL Reg No

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

DETAIL SHEET

PROJECT NAME

SHEET NAME

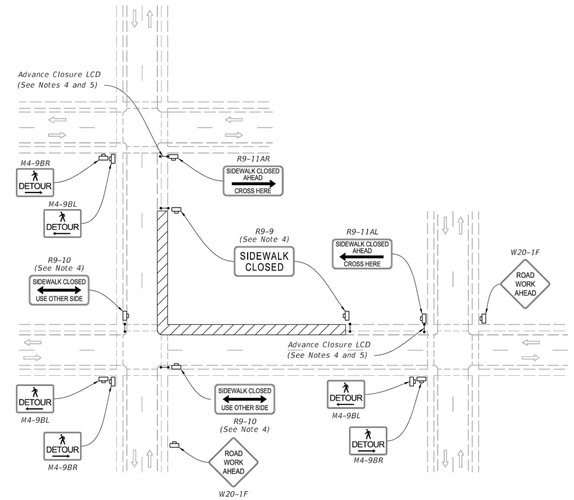
SHEET NO.
C-14

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/20	REVISION			102-660	1 of 2

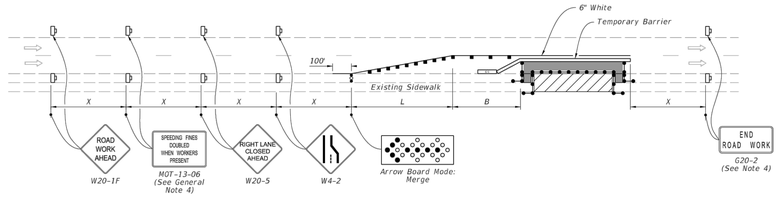
8/27/2021 12:28:54 PM

NOTES:

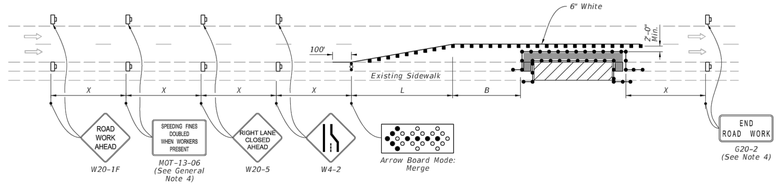
1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

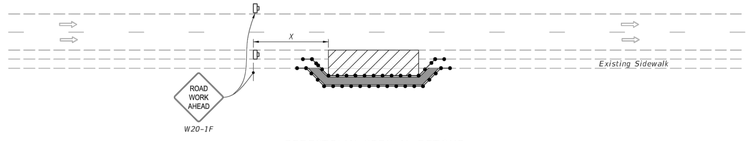
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)



PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 35 mph or Less)



PEDESTRIAN SPECIAL DETOUR

LAST REVISION	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	SIDEWALK CLOSURE	INDEX	SHEET
11/01/21	REVISION			102-660	2 of 2

8/27/2021 12:28:55 PM

#	Date	Description	By
4			
3			
2	07/20/22	REVISED PER FDOT COMMENTS	EG
1	09/24/21	REVISED PER CITY COMMENTS	STA

Revisions

Project No.	Drawn By	
308-002	EG	
Scale	Date	
NTS	10/12/2020	

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N. Wymore Rd Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★ No. 59994

Stephen Allen, PE # 59994 — Engineer — FL Reg No

MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

DETAIL SHEET

PROJECT NAME

SHEET NAME

SHEET NO.
C-15

RILEY & Company, Inc. (H-20 GP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS AND AUTOMATIC SUMP FLUSH VALVE

SCOPE: Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:
RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)

PRIOR TO BID DATE, ANY PREFAB LIFT STATION SUPPLIER NOT SPECIFIED, BUT WANTING TO BE PRE-APPROVED AS AN ALTERNATE SUPPLIER MUST SUBMIT THE FOLLOWING FOR ENGINEER APPROVAL:
1- Submit complete data on the alternate system showing that the equipment meets or exceeds the quality and performance of the specified system.
2- Submit a plotted system head curve on the proposed alternate pump curve utilizing the design criteria (elevations, force main losses, pressures and station losses.
3- Pumps and electrical control panel must be warranted for a minimum of 3 years.
4- Fiberglass wetwell must be warranted for a minimum of 20 years.
5- Any fees charged by Engineer to review alternate systems shall be paid by contractor.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: (3 YEAR WARRANTY)

The submersible pumps shall be manufactured by ITT Flygt Corporation. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. Each grinder pump shall contain special cutters to reduce sewage to a fine slurry. The stationary cutter shall consist of hardened 316 "L" stainless steel and the rotary cutter shall consist of chrome alloy cast iron.

Major pump components shall be grey cast iron, ASTM A-48, Class 35B. The pump motor shall be NEMA B design and housed in an air-filled watertight chamber. The stator windings shall be insulated with moisture resistant Class H insulation by use of the trickle impregnation method. The motor shall be heat-shrink fit into the stator housing. The use of bolts, pins, or other fastening devices is not acceptable. Thermal switches set to open at 125 degrees C shall be embedded in the stator end coils to monitor the temperature of each phase winding. The motor horsepower shall be adequate so that the pump is non-overloading throughout the entire pump performance curve from shut-off through run-out.

The pump shall be provided with a dual mechanical seal. The lower seal shall consist of a stationary tungsten-carbide ring and a rotating ceramic ring. The upper seal shall consist of a stationary ceramic ring and a rotating carbon ring.

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minuimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 5 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:
2- ea. Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Silence Relay Module
1- ea. Duplex Alternator w/ Pump Selector Switch
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
2- ea. Seal Failure Indicator Lights
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic.
The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.
An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements.
Contactors shall provide for safe touch power and control terminals.
Lightning Arrestor shall meet UL1449 3rd Edition or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.
A voltage monitor shall be supplied for single phase service.
A phase monitor shall be supplied for (3) phase service.
A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.
Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.
A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.
Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.
Twenty (20) terminals shall be supplied for field connections.
The terminals shall be rated 25 amps minimum.
Each motors over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.
A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.
Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.
A 304SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.
Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box.Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

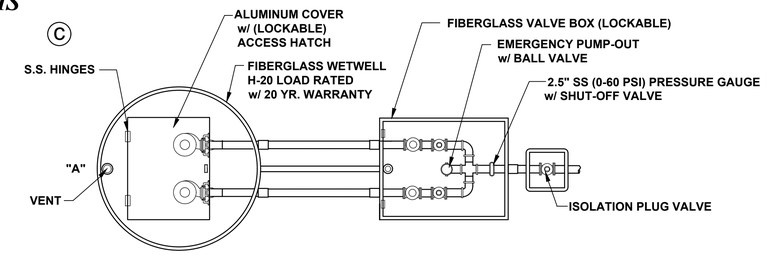
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	84 GPM	TOP OF WETWELL	167.14
PRIMARY TDH	86 'TDH	INLET INVERT	162.31
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	161.81
PUMP MODEL #	GRP19/3	2nd PUMP ON (LAG)	161.31
R.P.M.	3450	1st PUMP ON (LEAD)	160.81
HORSEPOWER	5.5	PUMPS OFF (OFF)	158.55
ELECTRICAL/ VOLTS / PHASE	230/460 V/ 3 PH	BOTTOM OF WETWELL	156.00
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	48"

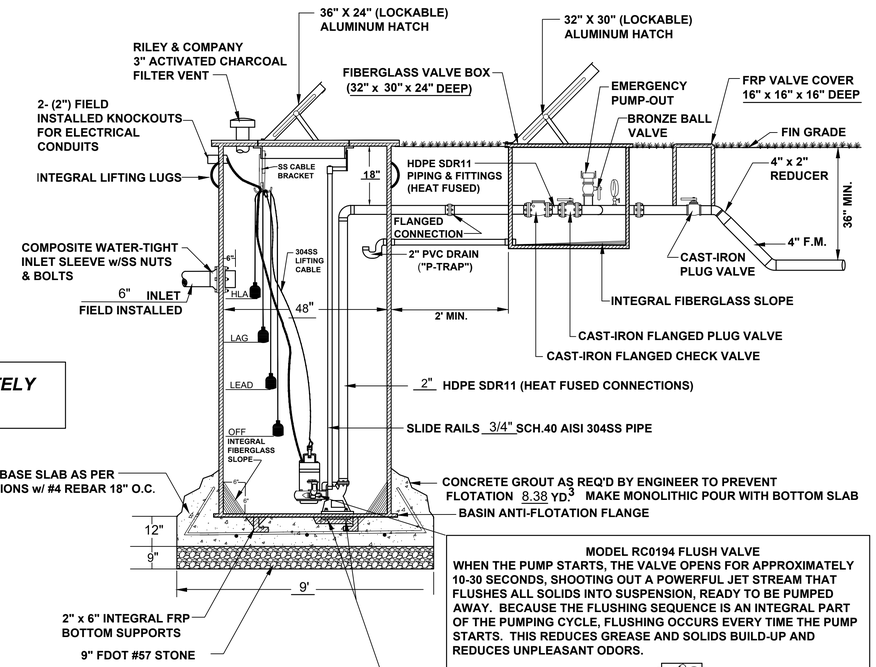
*** ELECTRICIAN NOTES:**

1. DRAWING NOT TO SCALE
* 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
* 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
* 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
* 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
* 6. NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE OR 230V-SINGLE PHASE POWER.

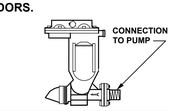
RILEY & CO. / H-20 GP 09-19-11

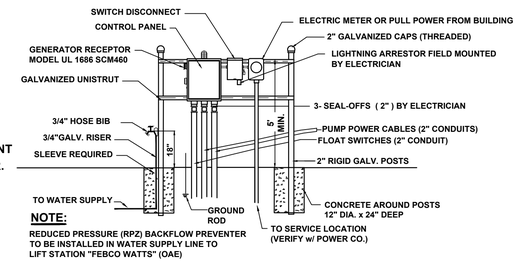


NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"



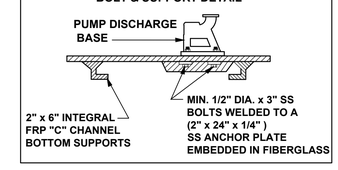
MODEL RC0194 FLUSH VALVE
WHEN THE PUMP STARTS, THE VALVE OPENS FOR APPROXIMATELY 10-30 SECONDS, SHOOTING OUT A POWERFUL JET STREAM THAT FLUSHES ALL SOLIDS INTO SUSPENSION, READY TO BE PUMPED AWAY. BECAUSE THE FLUSHING SEQUENCE IS AN INTEGRAL PART OF THE PUMPING CYCLE, FLUSHING OCCURS EVERY TIME THE PUMP STARTS. THIS REDUCES GREASE AND SOLIDS BUILD-UP AND REDUCES UNPLEASANT ODORS.





ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

WETWELL BOTTOM BOLT & SUPPORT DETAIL



No.	Description	By	Date
4			
3			
2			
1			

Revisions

Drawn By: EG
Date: 10/12/2020
Project No.: 308-002
Scale: NTS

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd. Ste 310
Maitland, FL 32751
Phone: 407.516.0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN LICENSED PROFESSIONAL ENGINEER No. 59994 STATE OF FLORIDA

Stephen Allen, PE # 59994
Engineer — FL Reg No

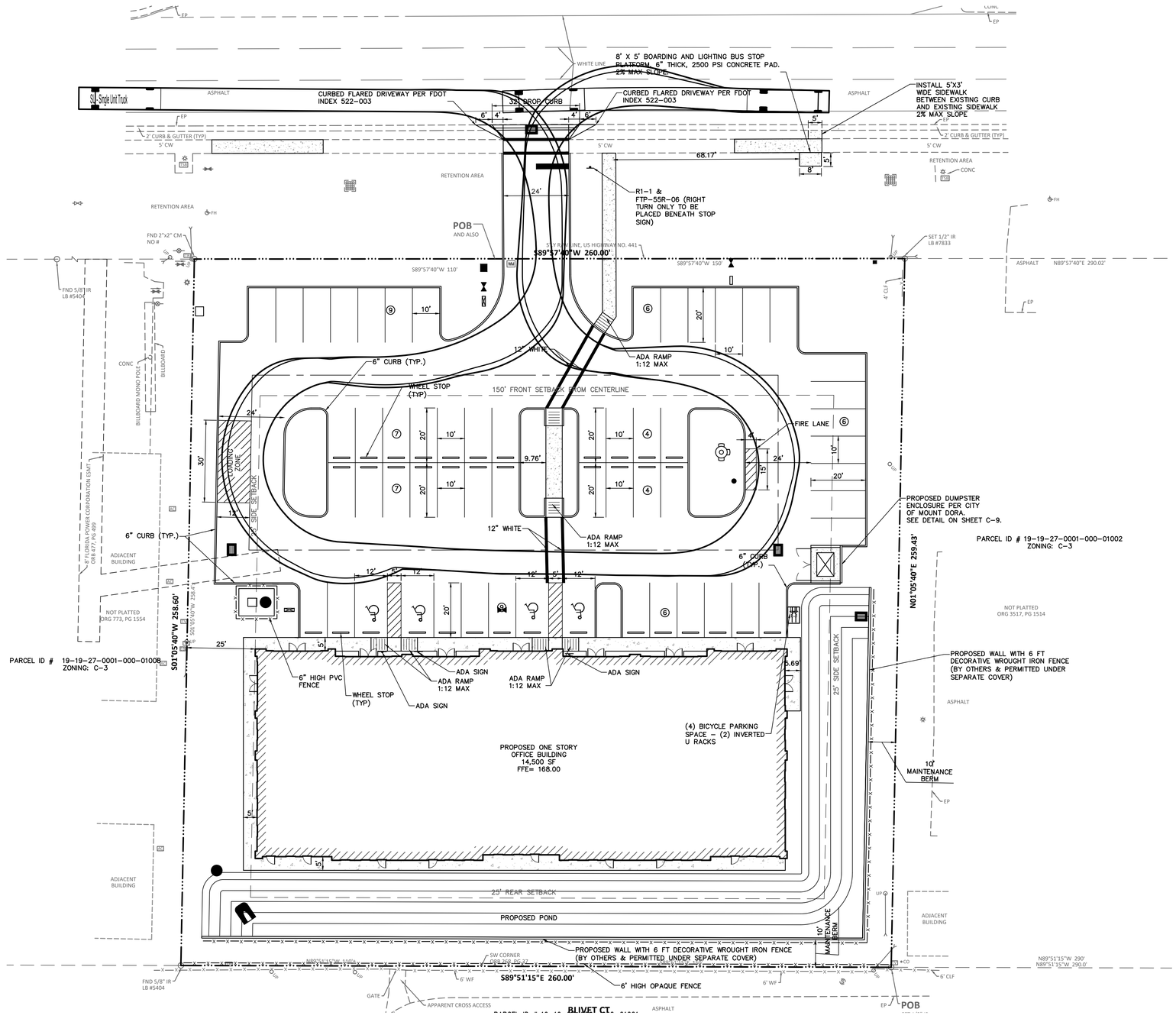
MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PROJECT NAME

LIFT STATION PLAN

SHEET NAME

SHEET NO.
LSP-1



#	Description	By
1		
2		
3		
4		

Revisions

Project No.	308-002
Drawn By	JG
Date	01/04/22
Scale	1" = 20'

LEXLIVEM2

CivilCorp Engineering, Inc.
630 N Wymore Rd., Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN ★ LICENSED ★ No. 59994 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Stephen Allen, PE # 59994 — Engineer

FL Reg No

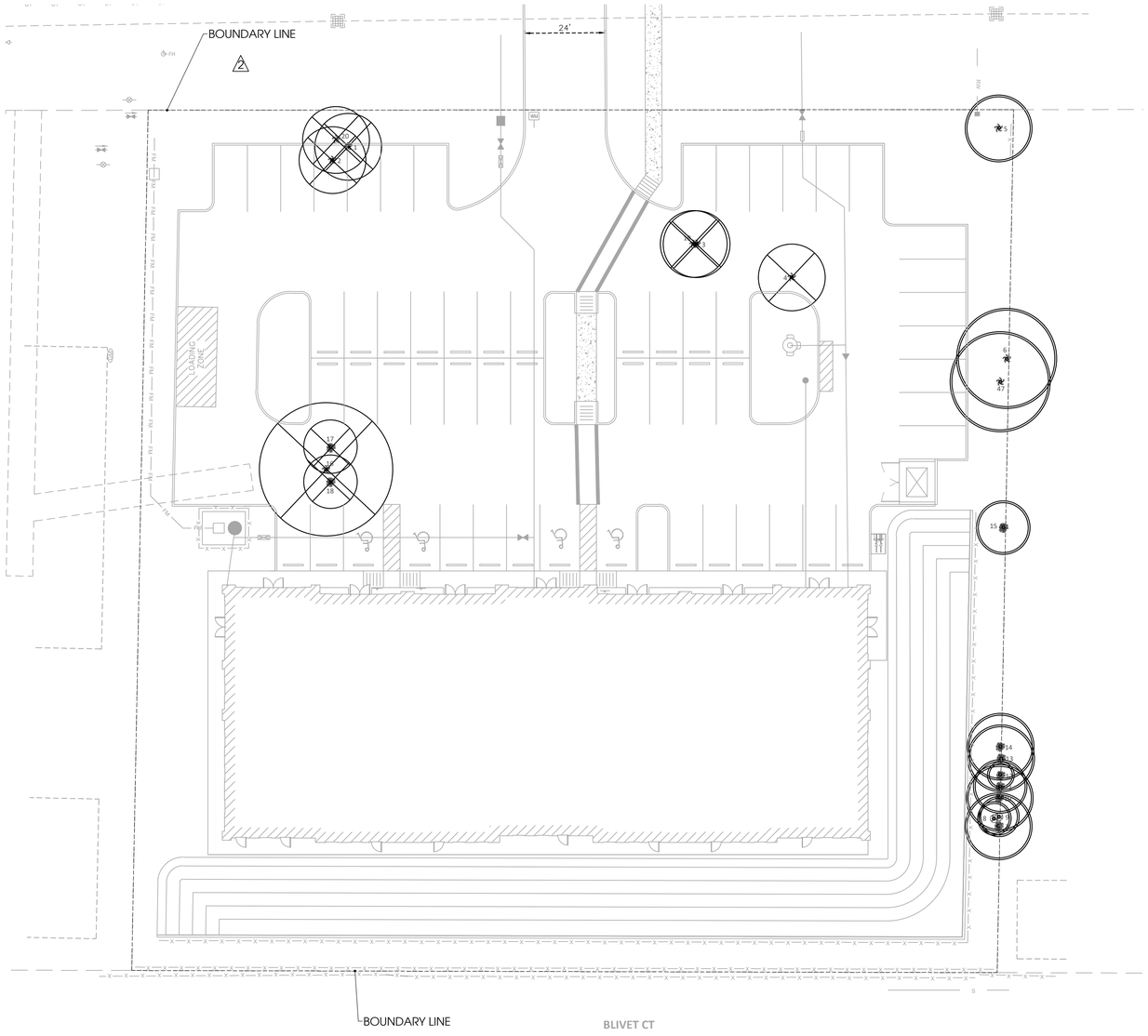
MOUNT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

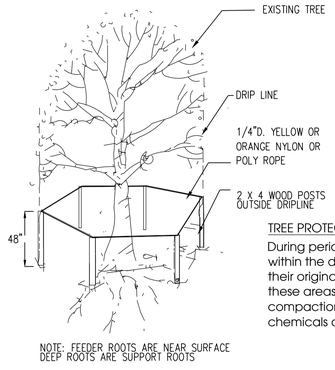
PROJECT NAME

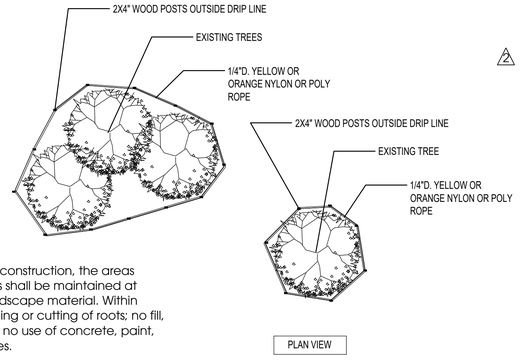
TRUCK TURN PLAN

SHEET NAME

SHEET NO.
TTP-1







TREE PROTECTION NOTES:

During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.

1 Tree Protection Detail

Scale: N.T.S.

EXISTING TREES AND TREES PROPOSED FOR REMOVAL:
TOTAL EXISTING NUMBER OF TREES SIZED 6"-23.99": 20 TREES

TOTAL EXISTING NUMBER OF TREES SIZED 6"-23.99" REMOVED: 9 TREES

TOTAL EXISTING NUMBER OF TREES SIZED 24" OR GREATER: 0 TREES

TOTAL EXISTING NUMBER OF TREES SIZED 24" OR GREATER REMOVED: 0 TREES

TOTAL NUMBER OF TREES REPLACED AT RATIO 1:1 FOR TREES REMOVED 6"-23.99": 9 TREES

TOTAL NUMBER OF TREES REPLACED AT RATIO 1:2 FOR TREES REMOVED 24" OR GREATER: 0 TREES

TOTAL NUMBER OF TREES REPLACED: 9 TREES

TOTAL NUMBER OF TREE DEFICIENT (NOT BEING REPLACED) FOR TREE BANK CONTRIBUTION AND INCLUDES TOTAL DOLLAR AMOUNT OF CONTRIBUTION FUNDS: $0

LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE CHART
1 - 10" PALM
2 - 10" PALM
3 - 10" PALM
4 - 10" PALM
5 - 10" PALM
6 - 15" PALM
7 - 10" CEDAR
8 - 5" OAK
9 - 6" OAK
10 - 10" CEDAR
11 - 8" CEDAR
12 - 4" CEDAR
13 - 10" CEDAR
14 - 8" CEDAR
15 - 15" PALM
16 - 20" PALM
17 - 8" CEDAR
18 - 8" CEDAR
19 - 16" PALM
20- 10" PALM

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

1200 HILLCREST ST., STE 305 ■ ORLANDO, FL ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

MT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PERMIT
TREE REMOVAL PLAN

Rev:	Date:	Description:	By:
1	10/26/2021	City Comments	AP
2	03/18/2022	Cmmnts & Base	AA
3	07/01/2022	Cmmnts & Base	AP
4	09/07/2022	Cmmnts & Base	RR

Date: 09/30/2021	Scale: 1:20
Drawn By:RR	Designed By:RR
Approved By:MM	Project No:20048

©Innovations Design Group, Inc.

VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THEM ARE ISSUED FOR INFORMATION ONLY AND ARE NOT INTENDED OR SUITABLE FOR CONSTRUCTION OF THE PROJECT. THE DRAWING MAY NOT BE COMPLETE, MAY BE IN THE PROCESS OF DEVELOPMENT, AND IS SUBJECT TO MODIFICATIONS BY THE ARCHITECT WITHOUT NOTICE TO RECIPIENT. ONLY SEALED AND SIGNED DRAWINGS ARE AUTHORITATIVE COPIES OF THE ARCHITECT'S INSTRUMENTS OF SERVICE. OWNER AND OWNER'S CONSTRUCTION CONTRACTOR WILL BE INFORMED OF MODIFICATIONS TO SEALED AND SIGNED DRAWINGS.

Seal:

Sheet Number:

TR-00

FILE: Z:\4 Studio\Projects\2020\20048-Mt. Dora Parcel\2 Autocad\5 Permit\Sheets\20048-Permit-REV4.dwg
PRINT DATE: 7-Sep-22
DRAWING SIZE: 24" X 36"

LANDSCAPE INSTALLATION NOTES :

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

REPLACEMENT TREE →

PLANT LIST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
LARGE TREES				
AR	13	Acer rubrum	Red Maple	2" Cal. 8'HT
UP	24	Ulmus parfolia	Chinese Elm	2" Cal. 8'HT
QV	9	Quercus virginiana	Live Oak	3.5" Cal. 12'HT
UNDERSTORY TREES				
MC	23	Myrica cerifera	Southern Wax Myrtle	1.5" Cal. 6'HT
LT	9	Lagerstromia indica 'Tuscarora'	Red Crape Myrtle	1.5" Cal. 6'HT
EJ	13	Eriobotrya japonica	Loquat	1.5" Cal. 6'HT
SHRUBS				
VO	503	Viburnum odoratissium	Sweet Viburnum	24" HT. 30" o.c.
PT	26	Pittosporum tobira	Green Pittosporum	24" HT. 30" o.c.
GROUNDCOVER				
DT	161	Dianella tasmanica	Blueberry Flax Lily	1 Gal. Full Pot; 24" O.C.
TAM	524	Trachelospermum asiaticum 'Tricolor'	Tricolor Dwarf Asiatic Jasmine	1 Gal. Full Pot; 18" O.C.
TURF				
SOD		Paspalum notatum	Argentine Bahia	SOD

IRRIGATION: ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH 100 PERCENT COVERAGE. RAIN SENSOR DEVICE REQUIRED. IRRIGATION SYSTEM TO BE DESIGNED WITH WATER-FRIENDLY CONSERVATION PRACTICES (XERISCAPE STANDARDS), PER SECTION 6.6.5.6.E OF THIS CODE.

NORTH BUFFER (260 LINEAR FT)		
	REQUIRED	PROVIDED
CANOPY TREES	9 (3 PER 100 LINEAR FT)	9
UNDERSTORY TREES	15 (5 PER 100 LINEAR FT)	15
WIDTH	10	10

EAST BUFFER (259 LINEAR FT)		
	REQUIRED	PROVIDED
CANOPY TREES	9 (3 PER 100 LINEAR FT)	10
UNDERSTORY TREES	15 (5 PER 100 LINEAR FT)	15
WIDTH	10	10

4 QV REPLACEMENT TREES LOCATED WITHIN THE BUFFER ARE FOR REPLACEMENT ONLY AND ARE NOT COUNTED IN THE BUFFER REQUIREMENTS

4 QV REPLACEMENT TREES LOCATED WITHIN THE BUFFER ARE FOR REPLACEMENT ONLY AND ARE NOT COUNTED IN THE BUFFER REQUIREMENTS

SOUTH BUFFER (258 LINEAR FT)		
	REQUIRED	PROVIDED
CANOPY TREES	9 (3 PER 100 LINEAR FT)	9
UNDERSTORY TREES	15 (5 PER 100 LINEAR FT)	15
WIDTH	25	25

WEST BUFFER (258 LINEAR FT)		
	REQUIRED	PROVIDED
CANOPY TREES	9 (3 PER 100 LINEAR FT)	9
UNDERSTORY TREES	15 (5 PER 100 LINEAR FT)	15
WIDTH	10	10

4 QV REPLACEMENT TREES LOCATED WITHIN THE BUFFER ARE FOR REPLACEMENT ONLY AND ARE NOT COUNTED IN THE BUFFER REQUIREMENTS

4 QV REPLACEMENT TREES LOCATED WITHIN THE BUFFER ARE FOR REPLACEMENT ONLY AND ARE NOT COUNTED IN THE BUFFER REQUIREMENTS

NOTES:
- SHRUBBERY OR HEDGE TO PROVIDE A CONTINUOUS VISUAL SCREEN WITHIN 36 MONTHS OF PLANTING, OR IMMEDIATLY UPON PLANTING FOR BUFFERS CONTIGUOUS TO ONSITE PARKING LOTS.

Designed By:

INNOVATIONS DESIGN GROUP

1200 HILLCREST ST., STE 305 ■ ORLANDO, FL ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

MT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PERMIT
LANDSCAPE NOTES

Rev:	Date:	Description:	By:
1	10/26/2021	City Comments	AP
2	03/18/2022	Cmmnts & Base	AA
3	07/01/2022	Cmmnts & Base	AP
4	09/07/2022	Cmmnts & Base	RR

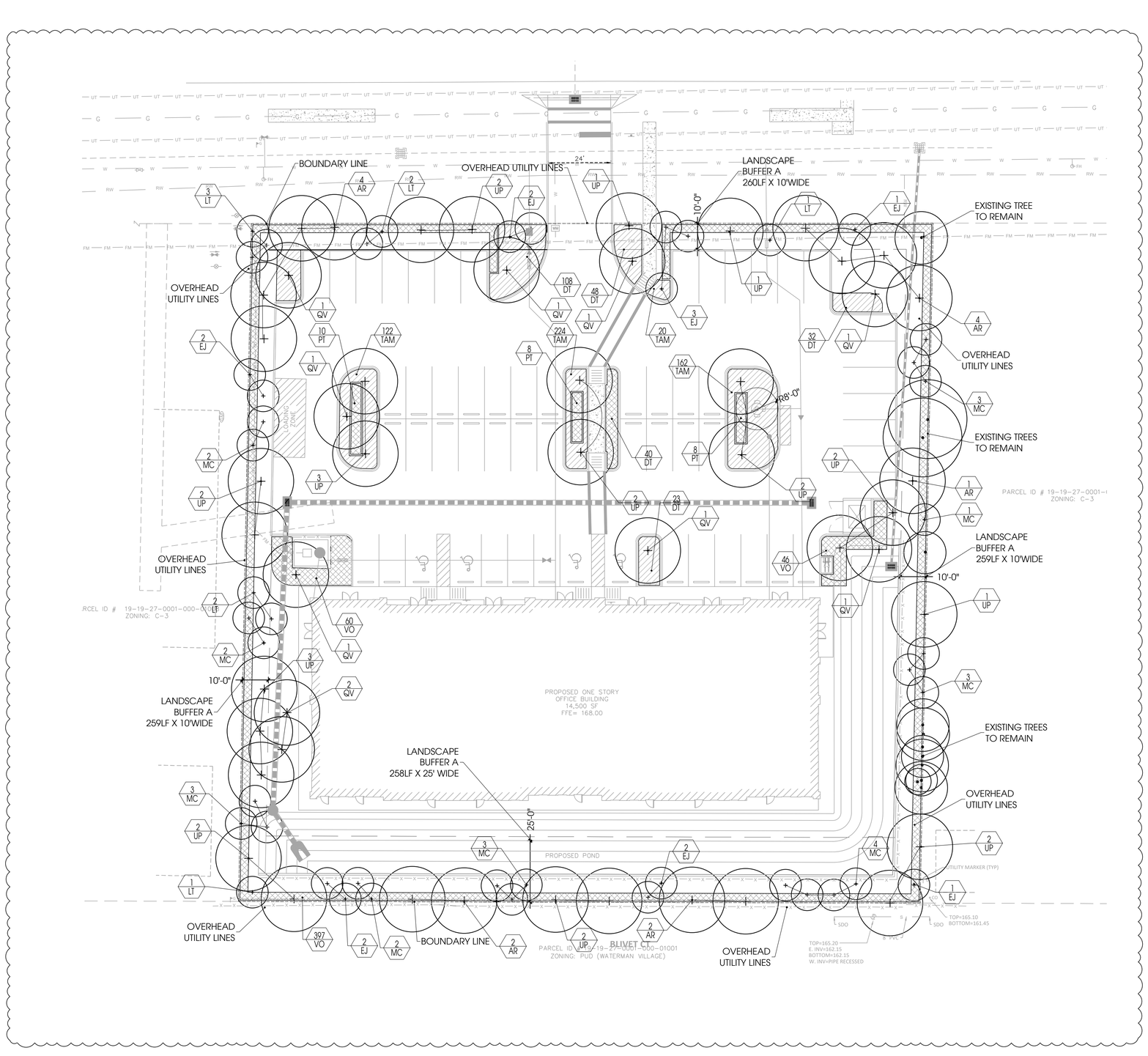
Date: 09/30/2021	Scale: 1:20
Drawn By:RR	Designed By:RR
Approved By:MM	Project No:20048

©Innovations Design Group, Inc.

VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THEM ARE ISSUED FOR INFORMATION ONLY AND ARE NOT INTENDED OR SUITABLE FOR CONSTRUCTION OF THE PROJECT. THE DRAWING MAY NOT BE COMPLETE, MAY BE IN THE PROCESS OF DEVELOPMENT, AND IS SUBJECT TO MODIFICATIONS BY THE ARCHITECT WITHOUT NOTICE. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE USE OF THESE DRAWINGS BY OTHERS. THE ARCHITECT SHALL BE NOTIFIED OF ANY SERVICE, OWNER AND OWNER'S CONSTRUCTION CONTRACTOR WILL BE INFORMED OF MODIFICATIONS TO SEALED AND SIGNED DRAWINGS.

Seal:	Sheet Number:
	LS-00

FILE: Z:\4 Studio\Projects\2020\20048-Mt. Dora Parcel\2 Autocad\5 Permit\Sheets\20048-Permit-REV4.dwg
PRINT DATE: 7-Sep-22
DRAWING SIZE: 24" X 36"



PLANT LIST	
KEY	COMMON NAME
LARGE TREES	
AR	Red Maple
UP	Chinese Elm
UNDERSTORY TREES	
MC	Southern Wax Myrtle
LT	Red Crape Myrtle
EJ	Loquat
SHRUBS	
VO	Sweet Viburnum
PT	Green Pittosporum
GROUNDCOVER	
DT	Blueberry Flax Lily
TAM	Tricolor Dwarf Asiatic Jasmine
TURF	
SOD	Argentine Bahia

⊗ EXISTING TREES TO REMAIN

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

1200 HILLCREST ST., STE 305 ■ ORLANDO, FL ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

MT DORA OFFICE

18660 US HIGHWAY 441, MOUNT DORA, FL

PERMIT LANDSCAPE PLAN

Rev:	Date:	Description:	By:
1	10/26/2021	City Comments	AP
2	03/18/2022	Cmmnts & Base	AA
3	07/01/2022	Cmmnts & Base	AP
4	09/07/2022	Cmmnts & Base	RR

Date: 09/30/2021	Scale: 1:20
Drawn By:RR	Designed By:RR
Approved By:MM	Project No:20048

©Innovations Design Group, Inc.

VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THEM ARE ISSUED FOR INFORMATION ONLY AND ARE NOT INTENDED OR SUITABLE FOR CONSTRUCTION OF THE PROJECT. THE DRAWING MAY NOT BE COMPLETE, MAY BE IN THE PROCESS OF DEVELOPMENT, AND IS SUBJECT TO MODIFICATIONS BY THE ARCHITECT WITHOUT NOTICE. TO RECEIVE ONLY SEALED AND SIGNED DRAWINGS ARE AUTHORIZATIVE COPIES OF THE ARCHITECT'S INSTRUMENTS OF SERVICE. OWNER AND OWNER'S CONSTRUCTION CONTRACTOR WILL BE INFORMED OF MODIFICATIONS TO SEALED AND SIGNED DRAWINGS.

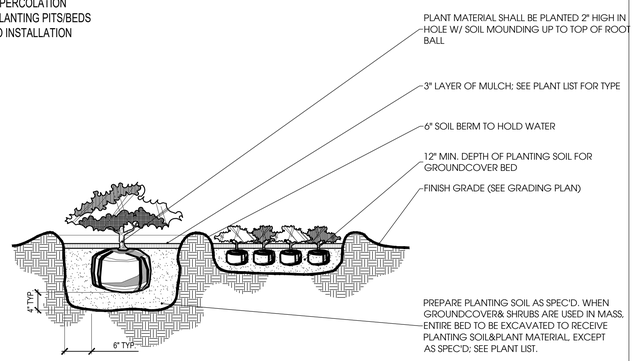
Seal:

Sheet Number:

LS-01

FILE: Z:\4 Studio\Projects\2020\20048-Mt. Dora Parcel\2 Autocad\5 Permit\Sheets\20048-Permit-REV4.dwg
PRINT DATE: 7-Sep-22
DRAWING SIZE: 24" X 36"

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



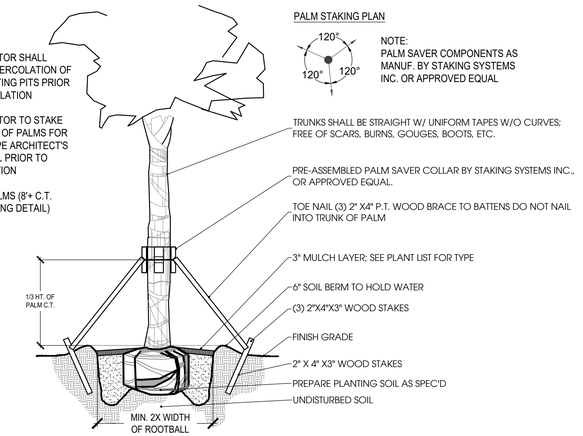
1 Shrub & Groundcover Planting

Scale: N.T.S.

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

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

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



PALM STAKING PLAN

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

2 Sabal Palm Planting

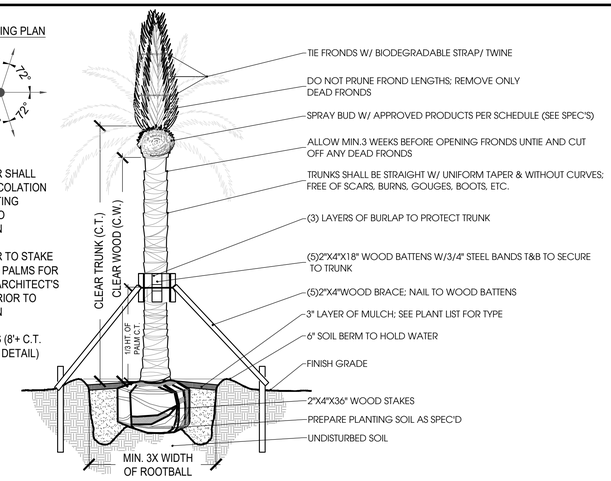
Scale: N.T.S.

PALM STAKING PLAN

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

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

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



3 Phoenix Palm Planting

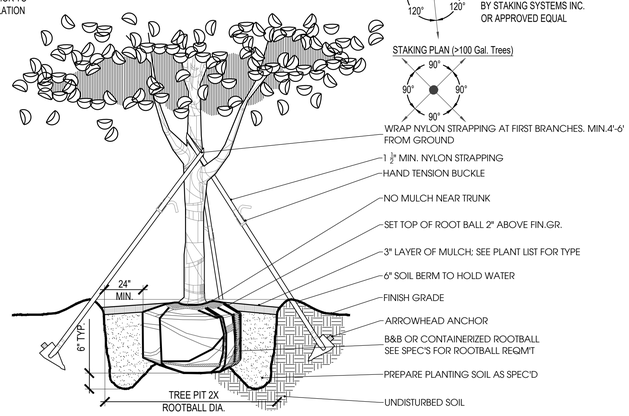
Scale: N.T.S.

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

STAKING PLAN (65-100 Gal. Trees)

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

STAKING PLAN (>100 Gal. Trees)



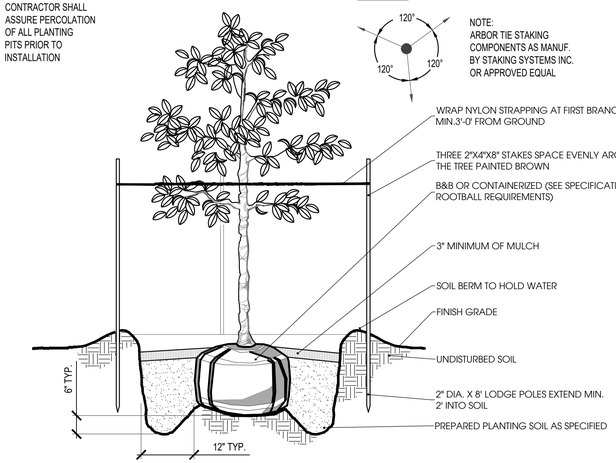
4 Tree Planting (65-100 Gal.)

Scale: N.T.S.

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

STAKING PLAN

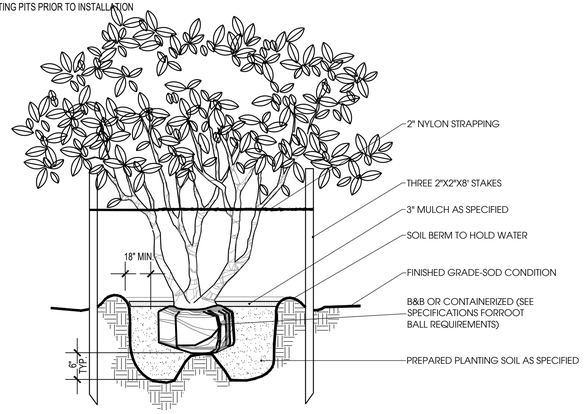
NOTE:
ARBOR TIE STAKING
COMPONENTS AS MANUF.
BY STAKING SYSTEMS INC.
OR APPROVED EQUAL



5 Tree Planting (15-45 Gal.)

Scale: N.T.S.

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



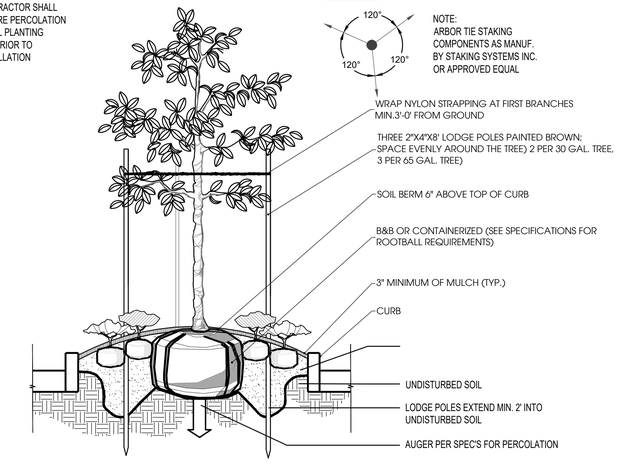
6 Multi-Trunk Tree Planting

Scale: N.T.S.

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

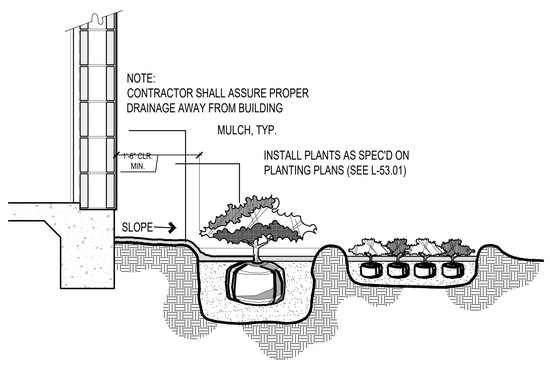
STAKING PLAN (65-100 Gal. Trees)

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



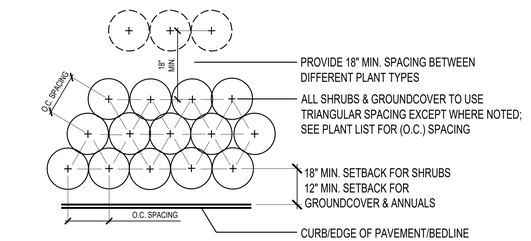
7 Curbed Island Plantings

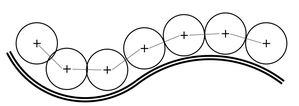
Scale: N.T.S.



8 Foundation Planting

Scale: N.T.S.





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

9 Shrub and Groundcover Spacing

Scale: N.T.S.

Designed By:

INNOVATIONS
DESIGN GROUP

1200 HILLCREST ST., STE 305 ■ ORLANDO, FL ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

MT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PERMIT
LANDSCAPE DETAILS

Rev:	Date:	Description:	By:
1	10/26/2021	City Comments	AP
2	03/18/2022	Cmmnts & Base	AA
3	07/01/2022	Cmmnts & Base	AP
4	09/07/2022	Cmmnts & Base	RR

Date: 09/30/2021	Scale: 1:20
Drawn By:RR	Designed By:RR
Approved By:MM	Project No:20048

©Innovations Design Group, Inc.

VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THEM ARE ISSUED FOR INFORMATION ONLY AND ARE NOT INTENDED OR SUITABLE FOR CONSTRUCTION OF THE PROJECT. THE DRAWING MAY NOT BE COMPLETE, MAY BE IN THE PROCESS OF DEVELOPMENT, AND IS SUBJECT TO MODIFICATIONS BY THE ARCHITECT WITHOUT NOTICE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED FROM THESE DRAWINGS BY ANY PERSON, FIRM OR SERVICE. OWNER AND OWNER'S CONSTRUCTION CONTRACTOR WILL BE INFORMED OF MODIFICATIONS TO SEALED AND SIGNED DRAWINGS.

Seal:	Sheet Number:
	LS-02

FILE: Z:\4 Studio\Projects\2020\20048-Mt. Dora Parcel\2 Autocad\5 Permit\Sheets\20048-PermitI-REV4.dwg
PRINT DATE: 7-Sep-22
DRAWING SIZE: 24" X 36"

HUNTER SPRAY IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
	A	15' FULL	3.75	PROS-12-PRS30-CV-R-15F
	B	15' HALF	1.86	PROS-12-PRS30-CV-R-15H
	C	15' QUARTER	.97	PROS-12-PRS30-CV-R-15Q
	D	12' FULL	2.7	PROS-12-PRS30-CV-R-15F
	E	12' HALF	1.3	PROS-12-PRS30-CV-R-15H
	F	12' QUARTER	.67	PROS-12-PRS30-CV-R-15Q
	G	10' FULL	1.59	PROS-12-PRS30-CV-R-15F
	H	10' HALF	.88	PROS-12-PRS30-CV-R-15H
	I	10' QUARTER	.42	PROS-12-PRS30-CV-R-15Q
	J	8' FULL	.97	PROS-12-PRS30-CV-R-15F
	K	8' HALF	.47	PROS-12-PRS30-CV-R-15H
	L	8' QUARTER	.24	PROS-12-PRS30-CV-R-15Q
	M	5' FULL	.47	PROS-12-PRS30-CV-R-15F
	N	5' HALF	.23	PROS-12-PRS30-CV-R-15H
	O	5' QUARTER	.12	PROS-12-PRS30-CV-R-15Q
	P	5'X30' SIDE	1.3	PROS-12-PRS30-CV-R-SS530
	Q	5'X30' CENTER	1.3	PROS-12-PRS30-CV-R-CS530
	R	5'X15' END	.65	PROS-12-PRS30-CV-R-EC515
	S	9'X18' SIDE	1.72	PROS-12-PRS30-CV-R-SS918
	T	BUBBLER	.5	PCN50 ON FLEX PIPE
	U	DRIP LINE	0.017sf	HUNTER HDL-09-12-R, LD-STAKE 5'O.C

HUNTER ROTOR AND MATCHED ROTATORS IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
	AR	44' FULL	8.0	PGP-04-CV-R-8
	BR	40' HALF	4.0	PGP-04-CV-R-4
	CR	34' QUARTER	2.0	PGP-04-CV-R-2
	DR	25' FULL	3.0	PGP-04-CV-R-3.0SR
	ER	25' HALF	1.5	PGP-04-CV-R-1.5SR
	FR	25' QUARTER	.75	PGP-04-CV-R-.75SR
	GR	15'-20' FULL	1.47	PROS-12-PRS40-CV-R-MP2RED
	HR	15'-20' HALF	.74	PROS-12-PRS40-CV-R-MP2BLACK
	IR	15'-20' QUARTER	.4	PROS-12-PRS40-CV-R-MP2BLACK
	JR	8'-13' FULL	.75	PROS-12-PRS40-CV-R-MP10LIVE
	KR	8'-13' HALF	.37	PROS-12-PRS40-CV-R-MP1RED
	LR	8'-13' QUARTER	.19	PROS-12-PRS40-CV-R-MP1RED
	MR	5'-30' SIDE	.44	PROS-12-PRS40-CV-R-MPSS550
	NR	5'-15' END	.22	PROS-12-PRS40-CV-R-MPLCS515
	OR	BUBBLER	.25	PCN25 ON FLEX PIPE

MISCELLANEOUS IRRIGATION ITEMS

C	CONTROLLER	I-CORE 12 STATION CONTROLLER WITH RFC RAIN & FREEZE SENSOR
M	METER	1" POTABLE WATER IRRIGATION METER
	VALVE	ICV-101G-FS-R-AS-45, DC LATCHING/ DECODERS ICZ-101 DRIP CONTROL ZONE KIT FOR DRIP ZONES
	MAINLINE	1.5" MAINLINE
	D.C.V.A.	1" DOUBLE CHECK VALVE ASSEMBLY
	SLEEVE	3" SCH40 SLEEVE

-NOTES-
-ALL IRRIGATION HEADS WITHIN SHRUBS SHALL BE ON RISERS. DO NOT USE METAL REBAR OR ANGLE IRON FOR STAKING (SEE IRRIGATION DETAIL SHEET FOR PROPER INSTALLATION).
-SPRAYS WITHIN BEDS SHALL BE 12" POP-UPS.
-SPRAYS IN LAWN LAWN AREAS SHALL BE 6" POP-UPS.
-ADJUST HEADS TO AVOID OVER SPRAY.
-USE PURPLE HEADS, PIPES, & VALVES ONLY.
-FIELD ADJUST IRRIGATION PLAN TO ACCOMMODATE SITE CHANGES.
-VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES
-ALL POTS SHALL BE IRRIGATED WITH DRIP BUBBLER AND ATTACHED TO LAND IRRIGATION ZONE

IRRIGATION INSTALLATION GENERAL NOTES
SECTION 02810
PART ONE - GENERAL

1.0 SUMMARY
A. All portions of Division I - General Requirements are included with this section.
B. Furnish all transportation, materials, labor, equipment, and services to complete all work shown on the drawings and as specified.

1.1 RELATED SECTIONS: section 02900 landscape planting

1.2 TOLERANCE
A. Install sprinkler heads where indicated by symbol.
B. Drawings are schematic. Adjust pipe and locations to conform to site conditions and to avoid obstructions. Conceal components behind walls of shrubbery where possible. Verify questionable locations before installation.

1.3 SUBMITTAL
A. Submit two bound folders containing:
1. Written operating instructions for all components.
2. Complete parts list and manufacturer's data.
3. Copy of well completion report.
4. Written maintenance instructions.
5. Provide 2 sets as-built record drawings with the following items dimensioned to the nearest foot:
a. Sprinkler main lines
b. Water source
c. Control valves
d. Gate valve
e. Electric control wire path
(Red-line prints).
B. Products furnished but not installed:
1. 2 extra heads of each type and size
2. 2 extra nozzles of each type and size
3. 2 extra head wrenches for each type of head
4. 1 extra valve box with lid
1.4 COORDINATE WORK WITH OWNER AND OTHER TRADES
A. A Licensed electrician will install/provide power to the controller, pump, or fountain if utilized on project.

1.5 QUALITY ASSURANCE
A. Contractor is expected to participate in preconstruction meeting with Owner and landscape architect to coordinate schedule, clarify questions, and discuss acceptable performance criteria for payment.
B. Contractor is expected to participate in contract closeout meeting with Owner and landscape architect to verify proper completion of the work, establish "Date of Substantial Completion", and advise Owner as to system operation.

1.6. WARRANTIES
A. Contractor will be fully responsible for system operation until Date of Substantial Completion.
B. Contractor is fully responsible for all parts and workmanship for one year after Date of Substantial Completion of each specific phase or portion of the project.
C. See to the fulfillment of all manufacturer's warranties.

PART TWO - PRODUCTS
2.0 MATERIALS
Backfill shall be free from stone, trash, or other debris.

2.1 MANUFACTURED UNITS
A. Automatic electro-mechanical controller fully installed and operating.
B. Electric valve installed in valve box.
C. Valve box with lid manufactured by "Amtek" or "Brooks".
D. Connection for control wires manufactured by "Pentite" or "3M" installed as per manufacturer's directions, and above grade in valve boxes.
E. Gate valves shall be brass and installed in valve box.
F. Automatic drain valves shall be installed in 1 cubic foot gravel.

2.2 COMPONENTS
A. Control wire shall be direct burial # 14, type UF. Tape to underside of main every 10 feet. Install spare ground. wire + 5 extra wires.
B. Main line shall be class 200 PVC (ANSI/ASTM D2241).
C. Lateral lines shall be class 160 PVC minimum (ANSI/ASTM 02241).
D. Sleeve at all road and drive crossings shall be class 200 PVC.
E. All pipe, connectors and misc. fittings for the meter and check valve assembly will be galvanized.
F. all electrical work will conform to year construction N.E.C.

PART THREE - EXECUTION

3.0 EXAMINATION
Examine surfaces to which work will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.

3.1 PROTECTION
A. Locate identify, and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
C. Document any damage to work caused by other trades. Immediately bring costs to Owner's attention and quickly repair at Owner's expense, as directed.

3.2 PREPARATION
A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
B. Test control wire for continuity before unreeling for installation.

3.3 INSTALLATION
A. Keep pipe interior clean and dry at all times.
B. Ensure a square cut at all joints and ream ends to a smooth finish, inside and out.
C. Lay all runs greater than 100 feet from side to side on trench bottom in serpentine pattern.
D. Support all pipe with clean, compact soil.
E. Backfill and compact to original soil.
F. Set heads plumb and flush with top of sod or mulch.
G. For lateral lines flush all debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.

3.4 TOLERANCES
A. Main line and drive crossings shall have 18 inches minimum cover.
B. Lateral lines shall have 12 inches minimum cover.
C. All heads shall be 4 inches minimum from walks, drives, or curbs.
D. All pop-up heads and valve boxes shall be installed with top flush with grade.
E. All heads shall be installed plumb.

3.5
FIELD TESTS
Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.

3.6 ADJUSTMENTS
A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
B. No heads shall be allowed to spray walls, fences, walks, or drives.
C. Set times to operate as appropriate for season, soil type, drainage, and plant requirements.

3.7 FIELD QUALITY CONTROL
A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include, type, quantities, sizes, locations, dimensions, and quality of materials and workmanship.
C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work at all times.

END OF SECTION

Designed By:
INNOVATIONS DESIGN GROUP
1200 HILLCREST ST., STE 305 ■ ORLANDO, FL ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

MT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PERMIT
IRRIGATION NOTES

Rev:	Date:	Description:	By:
1	10/26/2021	City Comments	AP
2	03/18/2022	Cmmnts & Base	AA
3	07/01/2022	Cmmnts & Base	AP
4	09/07/2022	Cmmnts & Base	RR

Date: 09/30/2021	Scale: 1:20
Drawn By:RR	Designed By:RR
Approved By:MM	Project No:20048

©Innovations Design Group, Inc.

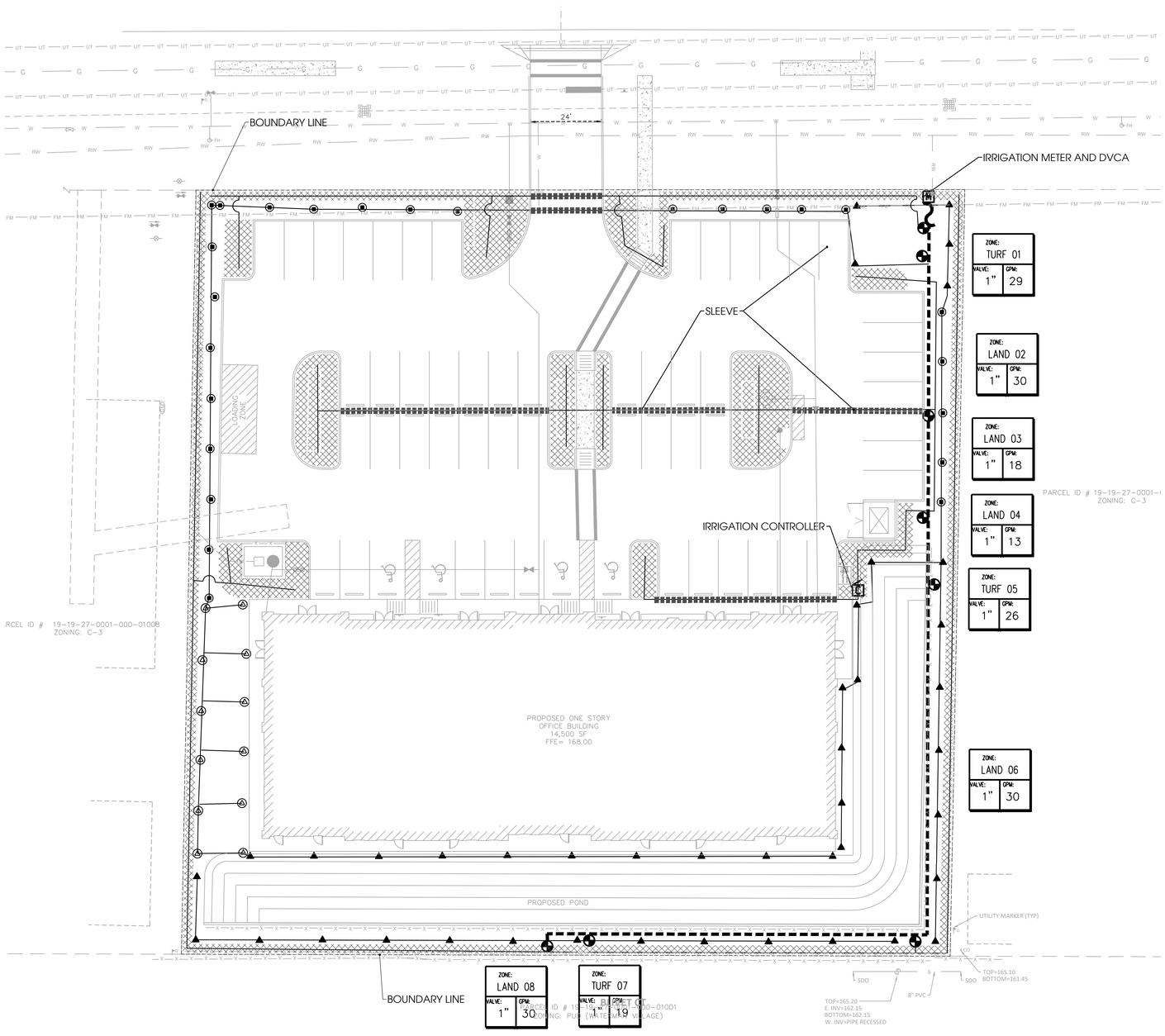
VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THEIR PRE PARATION SHALL BE CONSIDERED TO BE PRELIMINARY, NOT FINAL OR CONTRACT DOCUMENTS. THEY ARE INCOMPLETE AND MAY NOT BE COMPLETE, MAY BE IN THE PROCESS OF DEVELOPMENT, AND IS SUBJECT TO MODIFICATIONS BY THE ARCHITECT WITHOUT NOTICE. THEY ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR USE FOR SUCH PURPOSES. IN THE EVENT CONSTRUCTION CONTRACTOR WILL BE INFORMED OF MODIFICATIONS TO SEALED AND SIGNED DRAWINGS.

Seal:

Sheet Number:
IR-00

FILE: Z:\4 Studio \ Projects \ 2020 \ 20048-Mt. Dora Parcel \ 2 Autocad \ 5 Permit \ Sheets \ 20048-Permit-REV4.dwg
PRINT DATE: 7-Sep-22
DRAWING SIZE: 24" X 36"

1
2
3



IRRIGATION LEGEND

SYB	KEY	SYB	KEY
○○○	A B C	△△△	AR BR CR
●●●	D E F	▲▲▲	DR ER FR
◒◒◒	G H I	⊛⊛⊛	GR HR IR
⊕⊕⊕	J K L	◉◉◉	JR KR LR
◐◐◐	M N O	▣▣	MR NR
■■■	P Q R	●	OR
□	S		
💧	T		
▨	U		

CV	CONTROLLER
M	METER
	DCVA
	VALVE
	MAINLINE
	SLEEVE

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

1200 HILLCREST ST., STE 305 ■ ORLANDO, FL ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

MT DORA OFFICE

18660 US HIGHWAY 441, MOUNT DORA, FL

PERMIT

IRRIGATION PLAN

Rev:	Date:	Description:	By:
1	10/26/2021	City Comments	AP
2	03/18/2022	Cmmnts & Base	AA
3	07/01/2022	Cmmnts & Base	AP
4	09/07/2022	Cmmnts & Base	RR

Date: 09/30/2021	Scale: 1:20
Drawn By:RR	Designed By:RR
Approved By:MM	Project No:20048

©Innovations Design Group, Inc.

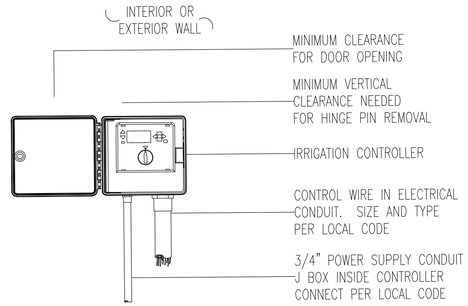
VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THEM ARE ISSUED FOR INFORMATION ONLY AND ARE NOT INTENDED OR SUITABLE FOR CONSTRUCTION OF THE PROJECT. THE DRAWING MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE PERMISSION OF THE ARCHITECT. ALL DRAWINGS ARE COPYRIGHTED AND PROTECTED. AS NOTED TO RECIPIENT, ONLY SEALED AND SIGNED DRAWINGS ARE AUTHORITATIVE COPIES OF THE ARCHITECT'S INSTRUMENTS OF SERVICE. OWNER AND OWNER'S CONSTRUCTION CONTRACTOR WILL BE INFORMED OF MODIFICATIONS TO SEALED AND SIGNED DRAWINGS.

Seal:

Sheet Number:

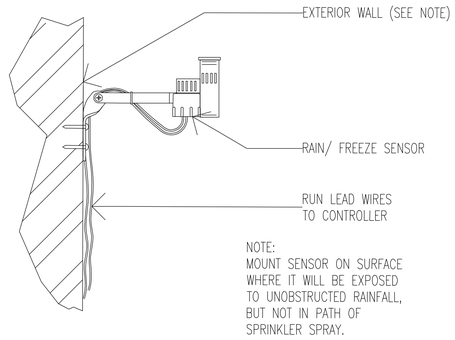
IR-01

FILE: Z:\4 Studio\Projects\2020\20048-Mt. Dora Parcel\2 Autocad\5 Permit\Sheets\20048-Permit-REV4.dwg
PRINT DATE: 7-Sep-22
DRAWING SIZE: 24" X 36"



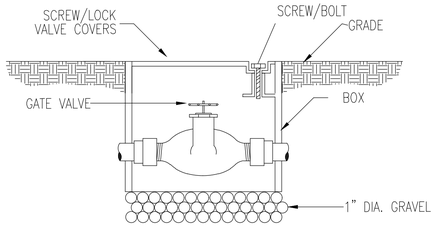
1 Irrigation Controller

Scale: N.T.S.



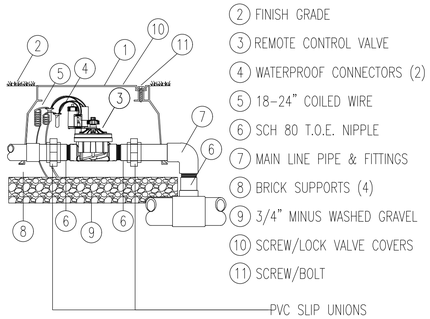
2 Rain and Freeze Sensor

Scale: N.T.S.



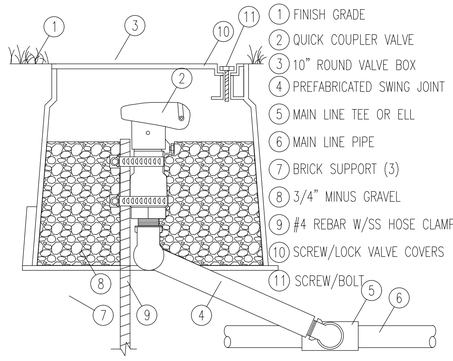
3 Gate Valve

Scale: N.T.S.



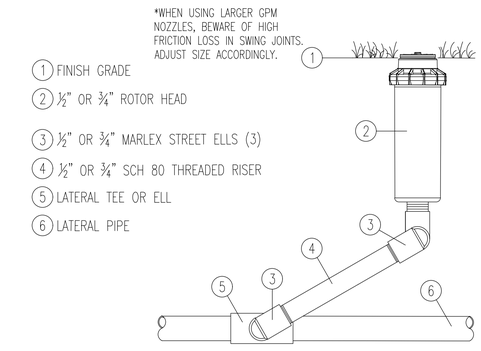
4 Remote Control Valve

Scale: N.T.S.



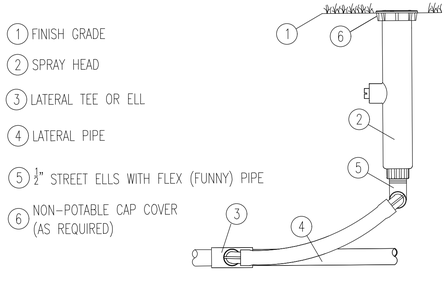
5 Quick Coupler Valve

Scale: N.T.S.



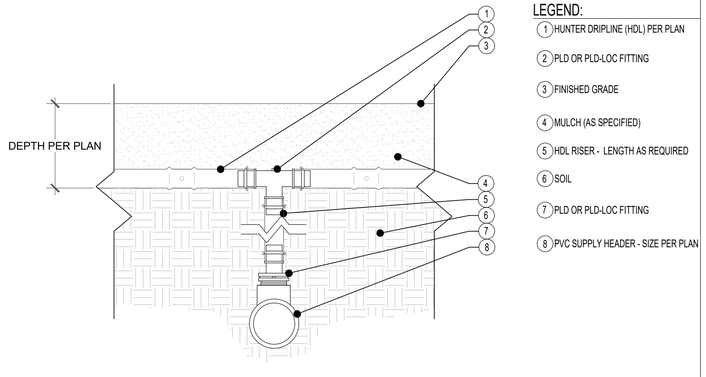
6 Rotor Head

Scale: N.T.S.



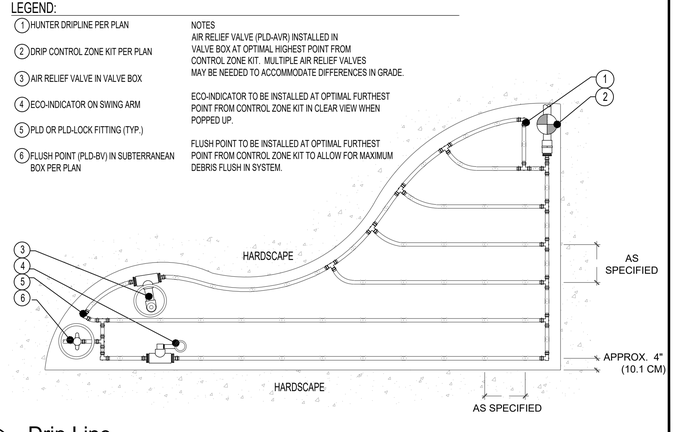
7 Spray Head

Scale: N.T.S.



8 Drip Line

Scale: N.T.S.



9 Drip Line

Scale: N.T.S.

Designed By:
INNOVATIONS DESIGN GROUP
1200 HILLCREST ST., STE 305 ■ ORLANDO, FL ■ 32803
WWW.INNOVATIONS-DESIGN.COM ■ 407-440-3574

MT DORA OFFICE
18660 US HIGHWAY 441, MOUNT DORA, FL

PERMIT
IRRIGATION DETAILS

Rev:	Date:	Description:	By:
1	10/26/2021	City Comments	AP
2	03/18/2022	Cmmnts & Base	AA
3	07/01/2022	Cmmnts & Base	AP
4	09/07/2022	Cmmnts & Base	RR

Date: 09/30/2021	Scale: 1:20
Drawn By:RR	Designed By:RR
Approved By:MM	Project No:20048

©Innovations Design Group, Inc.
VERSIONS OF THIS DRAWING THAT DO NOT BEAR THE SEAL AND SIGNATURE OF THE ARCHITECT RESPONSIBLE FOR THESE ARE ISSUED FOR INFORMATION ONLY AND ARE NOT INTENDED OR SUITABLE FOR CONSTRUCTION OF THE PROJECT. THE DRAWING MAY BE INCOMPLETE AND MAY CONTAIN ERRORS AND OMISSIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SUCH VERSIONS. NOTICE TO RECIPIENT: ONLY SEALED AND SIGNED DRAWINGS ARE AUTHENTIC INSTRUMENTS OF SERVICE. OWNER AND OWNER'S CONSTRUCTION CONTRACTOR WILL BE INFORMED OF MODIFICATIONS TO SEALED AND SIGNED DRAWINGS.

Seal:

Sheet Number:
IR-02

FILE: Z:\4 Studio \ Projects \ 2020 \ 20048-Mt. Dora Parcel \ 2 Autocad \ 5 Permit \ Sheets \ 20048-Permit-REV4.dwg
PRINT DATE: 7-Sep-22
DRAWING SIZE: 24" X 36"

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DATE: November 16, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application for a Minor Site Plan; Miller's Ale House, Restaurant and Bar; 17314 U.S. Highway 441; CFT NV Development, LLC c/o Charlie Shen (Property Owner); Amanda Mitchell, Miller's Ale House (Applicant); Project No. SP22-12.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Minor Site Plan request subject to the Applicant satisfactorily demonstrating compliance with the Land Development Code. Approval subject to engineering requirements prior to submittal of the Site Development Permit. Approval subject to satisfactory addressing outstanding DRC comments and item provided in the attached City correspondence dated October 4, 2022.

REFERENCES/SUPPORT:

Section 5.1, Land Development Code, City of Mount Dora, Florida
Sandy Harbor Boulevard Marketplace Replat Plat Book 71, pages 34-35

SITE SUMMARY:

Owners	CFT NV Development, LLC c/o Charlie Shen
Applicant	Amanda Mitchell, Miller's Ale House
Address	17314 U.S. Highway 441
General Location:	In front of Target, East of Panda Express
Alternate Key Nos.	3924613
Zoning District:	C-3
Future Land Use Category:	Commercial
Overlays:	None
Site Area:	2.17 +/- acres
Existing Use:	Parking Lot
Proposed Use:	Miller's Ale House (7,286 Square Foot Restaurant and Bar)

ANALYSIS:

The subject property is currently zoned C-3 and is part of the Commercial land use category. The subject property is a platted outparcel within the Target Shopping Center and will be accessed via the existing entrances to the Target Shopping Center. The replat for "Lot 3" (2.17 acres) was recorded January 25, 2021.

The Applicant is seeking to develop a 7,286 SF Restaurant for the 'Miller's Ale House.' The property is already graded, developed with parking spaces, and stormwater retention has been accommodated in the site's master drainage plan. The site will have access via internal frontage roadways via US Highway 441. All access points are existing. Parking and internal drive areas are shared with other out-parcels and the main Target user. Stormwater design is master planned and existing to address on-site drainage management.

The Development Review Committee on October 4, 2022, provided a series of review comments. These are attached and subject to approval prior to the applicant filing the Site Development Permit. Given this is a previously improved out-parcel with existing parking and other improvements, staff has elected to move forward to the PZC; however, all item attached must be satisfactory addressed by the DRC plan reviewer and GAI, Inc.

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

ATTACHMENTS:
Vicinity Map
DRC Review Comments Dated October 4, 2022
Application
Minor Site Plan
Elevations

VICINITY MAP

Legend

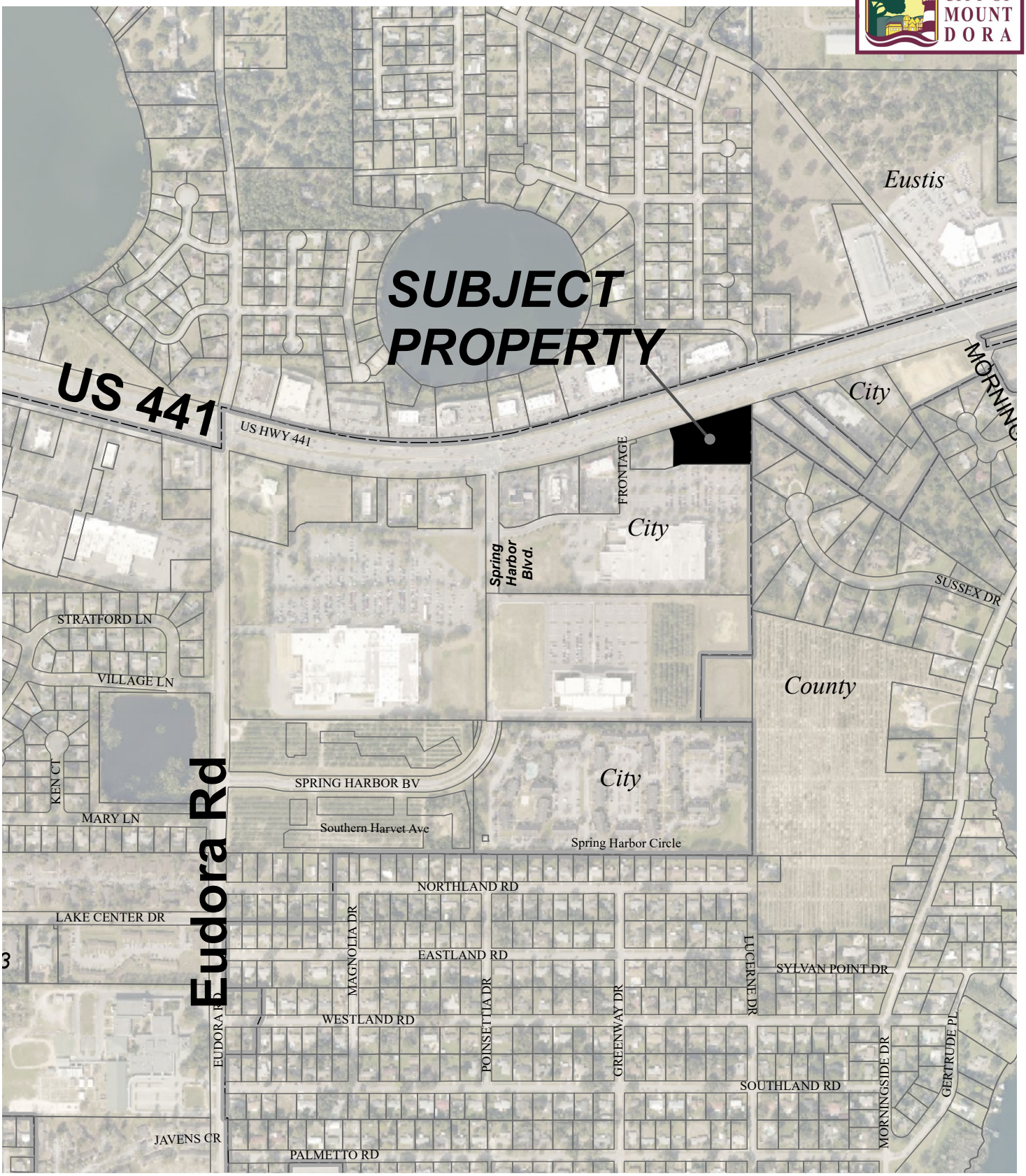
City Limits

Subject Property

N

N.T.S.

CITY OF MOUNT DORA



Date: 10/4/2022

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

CITY OF MOUNT DORA

Someplace Special.

October 4, 2022

Miller's Ale House
Attn.: Amanda Mitchell
930 Woodcock Road, Ste. 101
Orlando, FL 32803
By Email: Amanda.Mitchell@c-p.com

Re: DRC Verification – Revisions Required (Tabled)
Miller's Ale House of Mount Dora
Minor Site Plan (SP22-12) – First Review

Dear Ms. Mitchell:

Please allow this correspondence to serve as verification that the Development Review Committee has reviewed and tabled the Miller's Ale House Minor Site Plan. The Site Plan needs to be revised to satisfactorily address the attached DRC review comments prior to scheduling the application for review by the Planning and Zoning Commission.

The re-submittal package will be processed and reviewing following the City's normal DRC review process. Please ensure the resubmittal package includes a written response to the DRC comments; revisions are bubbled on the plan sets; and the updated plan sheets are revised to reflect the revision date. Only digital submittals will be accepted for processing; resubmittal packages may be provided via CD, flash drive, or uploaded to our FTP site at https://files.ci.mount-dora.fl.us/?u=upload&p=upload and emailed to planning@cityofmountdora.com.

Please be advised, pursuant to Land Development Code (LDC) Section 5.2.2. (9), more than two reviews by DRC staff for a site plan shall be considered a new application and, therefore, require an additional application fee of $2,500.00. Costs incurred by the City's outside engineering consultants and City Attorney will be billed directly to the applicant.

If you have any comments or questions about the project status, please do not hesitate to contact my office at 352-735-7112.

Sincerely,

Michele Janiszewski

Michele Janiszewski, AICP
Senior Planner

cc: Aaron Moore, PWS, Project Manager, AMoore@cphcorp.com
Daniel Lee, Daniel.Lee@c-p.com

Enclosure(s): DRC Comments dated October 31, 2022

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE:	October 31, 2022
FROM:	Vince Sandersfeld, Planning Director
CONTACT:	352-735-7112 Ext.1707 or SandersfeldV@cityofmountdora.com
THROUGH:	Michele Janiszewski, AICP, Senior Planner MJ
PROJECT NAME:	Miller's Ale House – SP22-12
REVIEW TYPE:	Site Plan – First Review

Review Comments

The applicant must revise the plan sets and/or provide additional information to address the following comments.

Planning and Development
Comments provided by Michele Janiszewski, janiszewskim@cityofmountdora.com

1. Update the Site Information on the Cover and Plan Sheet C03.0:

    a. Include the Land Use Category which is Commercial.

    b. Update the Intent Statement to accurately describe the application with the number of structures, size of the building, intended use, and seat capacity.

    c. Include the legal description of the subject property.

    d. There a multiple references to LOI yet the acronym is not provided on the plans nor has any supplemental information been provided which appears to be a LOI. Please provide more detail or eliminate the reference from the site plan.

    e. Update the date associated with when the property was surveyed.

    f. Update the impervious surface ratio to include the calculations used to determine that the site will be developed at 63% ISR. If utilizing the ISR for the overall parcel (the Spring Harbor Boulevard Marketplace or Target at Mount Dora Plat), please state as such and provide the ISR information from each site.

g. Include details on the building information such as the size, use, number of seats, finished floor elevation, and any accessory structures proposed with the primary structure.

h. Update the flood information to confirm that the subject property is not located within a flood hazard and include the year of the latest FEMA maps utilized to obtain the floodzone information.

2. The subject property is subject to the development order recorded in O.R. Book 2722, Pages 1134-1136, Public Records of Lake County, Florida. On November 17, 2004, the Planning and Zoning Commission approved a variance request to allow the subject property to be developed with 640 parking spaces with conditions. The subject property was defined as the Northeast ¼ of the Southwest ¼ of Section 24, Township 19 South, Range 26 East, Lake County, Florida, lying South of U.S. Highway 441 which consists of Alternate Key Nos. 3845069, 3845071, 3845070, 3924611, 3924612 and 3924613.

   As such, please revise the parking calculations to include all the properties associated with the development order, their use and parking requirements, and the number of parking spaces they developed to ensure there is adequate parking to support the new use (see partially completed chart below; verify information is correct, complete, and include in the site plan).

Alternate Key Number	Development	Use and Size	Parking Space Calculations	Required Parking Spaces	Provided Parking Spaces
3845069	Regions Bank	5,466 SF Office Building	5,466 SF / 250 = 22	22	29
3845071	Multi-Tenant Space	Eating Establishment with XX Seats, XX Employees	(175/4) + (19/1) + (2,428/250) = 73	73	60
3845070	Chick Fil-A	Eating Establishment with XX Seats, XX Employees	47	47	44
3924611	Target	125,500 SF General Retail	125,500 / 250 = 502	502	435
3924612	Panda Express	Eating Establishment with XX Seats, XX Employees	(68/4) + 8/1) = 25	25	44
3924613	Miller's Ale House	Eating Establishment with XX Seats, XX Employees			
Total					

3. Provide a cross-access agreement granting the subject property legal access to a publicly maintained right-of-way.

4. A maximum of ten parking spaces in a row will be permitted, although adjustments may be made to save specimen trees (Section 6.6.3.2 LDC).

5. Provide parking lot lighting plan (photometric). Light poles and fixtures must be decorative type. Lighting must meet dark sky requirements

6. As an option, the applicant may wish to eliminate wheel stops in cases where parking spaces are adjacent to 7 feet wide sidewalks with curbing. It appears the spaces adjacent o the building could remove the wheel stops.

Building Services
Comments provided by Ryan Morgan, morganr@cityofmountdora.com

Comments may be forthcoming.

Fire Department
Comments provided by Michael Smith, smithm@cityofmountdora.com

The Fire Code for the City of Mount Dora is the Florida Fire Prevention Code 7th Edition, including the codes and standards referenced within.

1. The required fire flow (RFF) The minimum fire flow shall be 600 gallons per minute (gpm) with 20 pounds per square inch (psi) residual pressure in single-family residential areas, and 1,500 gallons per minute (gpm) with 20 pounds per square inch (psi) residual pressure in all other areas. Additional fire hydrants may be required based on fire flow calculations using the Insurance Services Office (ISO) rating schedule. Requirements for additional hydrants shall be based on the following criteria: type of construction, occupancy type, square footage, and exposures.

2. The number and type of fire hydrants and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved locations.

3. Fire hydrants shall be spaced every 600 feet along the main in single family residential areas and every 300 feet along the main for other developments. Location of all hydrants shall be subject to the approval of the fire department.

4. The body of private fire hydrants shall be painted silver in color. Color coding of the hydrants to illustrate available fire flow amounts shall be accomplished per the guidelines of (NFPA 291, Recommended Practices for Fire Flow Testing and Marking of Hydrants).

5. Fire protection system mains on private property shall meet the requirements and shall be installed per (NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances) and/or (NFPA 13, Standard for the Installation of Sprinkler Systems as adopted in the Florida Fire Prevention Code).

6. Per FS 633.539 (1) (a), the fire protection main must be installed by a Class I, II, or V contractor from the point of service to 1 foot above finished floor grade.

7. Access roadways to the construction site shall be provided and arranged in accordance with (Section 7.5.5, NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations as adopted in the Florida Fire Prevention Code).

8. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates per (8. 7.2.1, NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations as adopted in the Florida Fire Prevention Code).

9. Fire hydrants shall be marked with an approved (Blue) reflector affixed to the roadway surface where required by the AHJ (18.5.10.1, NFPA 1 as adopted in the Florida Fire Prevention Code).

10. Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way (18.5.8 Protection, NFPA 1).

11. Fire hydrants shall be installed so that the large 4 ½ inch (steamer) port is facing the roadway it is accessed by.

12. Fire hydrants shall set back at least 5 feet from any road or curb but no more than 10 feet from any road or curb.

13. Fire hydrants shall be installed so that the operating nut of the largest port is no less than 18 in but no more than 30 in above final grade.

14. The number and type of fire hydrants and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved locations.

15. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work per (8.7.2.3, NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations as adopted in the Florida Fire Prevention Code).

16. All fire department connections shall have a fire lane established. Said fire lane shall extend for a distance of not less than 15ft, centerline of the FDC in both directions. The roadway shall have diagonal striping of not less than 4ft in width for the entire length of the fire lane. Said striping shall be painted yellow. Fire lanes shall be established and posted with the recognized international signage.

17. Fire department connections and fire hydrants shall not be obstructed in any manner. No less than 7.5 ft of clearance shall be maintained from the centerline of the hydrant and said clearance shall extend out to the roadway. No less than 4.0 ft of clearance shall be maintained behind the centerline of the hydrant. Vertical clearance of not less than 8 ft shall be maintained in the required clearance area.

18. All fire department connections shall have signage posted "NO PARKING, FIRE DEPARTMENT CONNECTION". Said signage shall indicate the physical address of the building served by the fire department connection.

19. All fire hydrants shall have fire lanes established. Said fire lanes shall extend for a distance not less than 7.5 ft centerline of the hydrant in both directions. The curbing or roadway shall be painted yellow for the entire width of the fire lane.

20. No parking fire lane signage shall be posted at each fire hydrant location. Fire lanes shall be established and posted with the recognized international signage. The fire inspector in the field shall mandate where fire lanes are required.

21. Clearances around the proposed fire department connection must be at least 3 feet in front of and to either side of the appliance per (18.3.4.2, NFPA 1 as adopted in the FFPC).

22. Fire department access roads shall be provided for every facility, building, or portion of a building constructed or relocated. (18.2.3.1, NFPA 1, as adopted in the Florida Fire Prevention Code).

23. Fire department access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of 13 feet 6 inches. (18.2.3.4.1.1, NFPA 1, as adopted in the Florida Fire Prevention Code).

24. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from fire department access roads as measured by an approved route around the exterior of the building or facility. (18.2.3.2.2, NFPA 1, as adopted in the Florida Fire Prevention Code).

25. Dead-end fire department access roads in excess of 150 feet on length shall be provided with approved provisions for the turning around of fire apparatus. (18.2.3.4.4, NFPA 1, as adopted in the Florida Fire Prevention Code).

26. Fire department access roads shall extend to within 50 feet of a single exterior door providing access to the interior of the building (18.2.3.2.1 , NFPA 1, as adopted in the Florida Fire Prevention Code).

27. The turning radius of a fire department access road shall be as approved by the AHJ. (Authority Having Jurisdiction) The turning radius acceptable for the City of Mount Dora is 40 feet outside and 20 feet inside based upon current vehicle specifications.

28. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all-weather driving capabilities. (18.2.3.4.2, NFPA 1, as adopted in the Florida Fire Prevention Code).

29. The design weight to accommodate fire apparatus shall be a minimum of 32 tons. (18.2.3.1.5, NFPA 1, as adopted in the Florida Fire Prevention Code).

30. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection. (18.2.3.1.4, NFPA 1, as adopted in the Florida Fire Prevention Code).

31. As provided per Florida Statute 633, 633.0215 (6) and the Florida Fire Prevention Code, the installation of an approved fire sprinkler system is considered an acceptable alternative to identified prescriptive access requirements.

32. Florida Fire Prevention Code 7th Ed. NFPA 1 Section 16.3.4.3 Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure is difficult because of security.

City Utilities

Comments Provided by Christopher Gaw, P.E., gawc@cityofmountdora.com

1. City of Mount Dora (CoMD) Standard Details and Drawings. Ensure that all CoMD standard details and drawings needed for the successful construction of the project are included and are the most current version available. Included standard details and drawings shall remain in their native state.

2. Ensure all CoMD and FDEP pipe separation and clearance criteria are met. CoMD Standard Detail GU0016-1 should be included in all plan sets. Provide a crossing table for all utility crossings.

3. Plan Sheet C01.1. Water and Reclaimed Water Distribution Systems. Note #1. Change "Lake County Public Utilities"to "City of Mount Dora Utilities."

4. Plan Sheet C01.2. Sanitary Sewer Systems. Note #1. Change "Lake County Public Utilities" to "City of Mount Dora Utilities."

5. Plan Sheet C01.2. Sanitary Sewer Systems. Note #11. CoMD Utilities requires video inspection of all sanitary sewer systems. All video inspections to be preceded by system flushing.

6. Plan Sheet C04.0. Provide linear footages (LF) for all proposed potable water, sanitary sewer, force main, and reclaimed lines.

7. Plan Sheet C04.0. The 2" PW service is shown connecting off an existing header of potable water connections. The bank of connections shows multiple potable water mains leading to the building. Explain the existence of these connections and the purpose of the header. Is this header active? Are the services off the header active? If the services are existing, is there a reason they are not being used? If active, provide a blow-up and label the lines with sizing and material information. If not existing remove from the plan sheet, if inactive/abandoned label accordingly. Confusion needs clarity.

8. Plan Sheet C04.0. There is an existing sanitary sewer service and grease trap shown in the northeast corner next to the proposed Florida room. There is also another grease trap and sanitary sewer service shown on the northwest corner. Are these services and grease traps to be used? Clean up

the drawing with regard to this information. Comment is similar to comment #7 above. Confusion needs clarity.

9. Plan Sheet C04.0. Other utilities – electric, telephone, etc. Comment is similar to Comments #7 and #8 above. There are multiple existing connections shown to the proposed building. Are these connections to be used? Are they active? Confusion needs clarity.

10. Plan Sheet C04.0. A 4" fire line (FL) is shown running to the building and is shown connecting to the 2" PW service. Show the FL and the PW service as separate connections to the building. Use an "FW" line type on the proposed 4" fire line service as is shown in the Legend.

11. Plan Sheet C04.0. Provide call-outs for all existing and proposed fire hydrant assemblies (FHAs) shown on the drawing.

12. Plan Sheet C04.0. Ensure that the placement of existing and proposed FHAs ensures fire protection coverage of the proposed building. CoMD land development code (LDC) requires that the furthermost point of any commercial structure be within 300 feet from an FHA, as the fire department would lay hose. Provide a hose-lay diagram showing distances. Provide additional FHAs as needed to meet the coverage requirements.

13. Plan Sheet C04.0. There is no callout denoting size or material for the proposed sanitary sewer service from the southeast corner of the building. Provide.

14. Plan Sheet C04.0. There are two proposed manholes on the south side of the building. Provide identifiers for all proposed manholes (i.e., MH-01, MH-02, etc.).

15. Plan Sheet C04.0. Proposed manholes MH-01 and MH-02 have the same exact invert information. Correct. Provide rim, invert, and bottom elevation information to meet percent slope requirements for all proposed manholes.

16. Plan Sheet C04.0. There is a conflict not identified to the north of proposed manhole MH-02 between the proposed sanitary sewer and the proposed gas line.

17. Plan Sheet C04.0. There is proposed manhole at the extreme lower-left corner of the plan sheet. This manhole needs an identifier. There is an existing manhole shown just to the west of the proposed manhole. Explain why this manhole is needed.

18. Plan Sheet C04.0. There is a proposed 1,250-gallon capacity grease interceptor shown on the south side of the proposed building. Provide calculations for the sizing of this grease interceptor. Ensure that the proper CoMD standard details are included in plan set.

19. Plan Sheet C04.0. The proposed sanitary system additions will deliver the wastewater flow to an existing LS shown just west of the proposed project. Provide calculations and details that this existing LF has the capacity to handle these additional flows. Show discharge FM sizing on the plan sheet. Who owns this LS? Provide an approval letter from the owner of the LS for the additional flows from the proposed project.

20. Plan Sheet C04.0. The existing LS is shown with two discharge force mains. What is the purpose of having two discharge FMs exiting the system? Are they both existing? Further, these FMs are shown with one dumping into an existing manhole and the other dumping to a proposed manhole. In addition, the west FM seems to be in a utility easement, and the east FM sits outside the easement. Confusion needs clarity.

21. Plan Sheet C04.0. Confirm that the wastewater FMs dump to the Target gravity sanitary sewer system and are pumped from Target to the CoMD collection system.

22. Plan Sheet C04.0. Reclaimed Water. Landscape plans were included with the submission; however, no reclaimed water connection was observed on the plan set. How will irrigation be accomplished for the proposed landscaping?

23. Water / Wastewater report. Provide calculations showing estimated potable water demands and wastewater flows. Ensure that the calculations are based on the CoMD LDC ERC/ERU values. Include grease trap sizing calculations and fire flow analysis.

24. Auto-Turn diagrams. Provide auto-turn diagrams for emergency and solid waste vehicle ingress and egress.

25. Target Approval Letter. An approval letter from Target will be needed to show that Target is accepting of the additional flow from the proposed project and that the Target LS is able to handle the additional flow to its system.

26. CoMD Standard Details. There were no CoMD standard details included in the plan set submission. Incorporate CoMD standard details into the plan set.

Public Works
Comments provided by George Marek, P.E., marekg@cityofmountdora.com

1. Prior to site improvement permit approval an erosion and dust control plan needs to be submitted and reviewed by Public Works. The included SWPP Plan does not meet the requirements of the City of Mount Dora's Ordinance 2007-945 for erosion and dust control. Contact Public Works for further information.

2. Provide a copy of the SJRWMD permit approval document prior to issuance of the site development permit.

Lake County Public Works
Comments Provided by Seth Lynch, slynch@lakecountyfl.gov

Provide documentation that a cross-access agreement is in place for this development.

GAI Consultants
City Contracted Reviewer

1. Revision Required: Sheet C03.0: Site Data Table does not appear to include or call out the Proposed Building. Information is specified for the "Panda Express", "Multi-Tenant Building" and "Target". Please Include or clarify where the proposed building information is located.

2. Revision Required: Sheet C03.0: Site Information states project is for "two buildings", only one new building is shown. Please correct.

3. Revision Required: Sheet C03.0: Setbacks do not appear to match what is shown. Please Correct.

4. Revision Required: Sheet C03.0: Building shall have accessibility to the sidewalk on US 441. Please show entire route to the west to show connection. East side, provide connection between the parking spaces to connect to crosswalk.

5. Clarification Required: Sheet C03.0: Appears there is an active entrance/exit through this site serving this development. Demonstrate how this traffic will be handled during construction.

6. Revision Required: Sheet C03.1: Standard Notes is for Panda Express, please update for Miller's Ale House.

7. Clarification/Revision Required: Sheet C03.1: Standard Accessible Parking detail shows the entire width of the sidewalk will be sloped down to meet parking level. Please clarify if sidewalk will be level with parking or curbed along the parking. If curbed, please demonstrate on the site how this will work when other sidewalks join at the ramp locations.

8. Clarification/Revision Required: Sheet C03.1: Please clarify what will be new pavement and what is existing pavement as well as what is new curbing and what is existing. Clarify how proposed sidewalk will tie into existing pavement where they are adjacent to each other.

9. Revision Required: Sheet C04.0: Update Panda Express Notes to reflect this development.

10. Clarification/Revision Required: Sheet C04.0: Appears there are multiple existing utilities throughout this site and under the building as well as a grease trap, gravity sewer, sewer services, water mains, water services, force mains, electrical lines, transformer, lift station, etc. Please identify existing utilities on site and if they are to remain or be removed.

11. Clarification Required: Sheet C05.0: Please clarify if sidewalk on north and east side of building will be level with pavement or curbed along the pavement. If curbed, appears top of curb/sidewalk will be above Finish Floor Elevation.

12. Clarification Required: Sheet C05.0: Clarify what drainage is existing and what is proposed.

13. Clarification Required: Sheet C05.0: Drainage appears to be wholly contained within the site with no connection offsite, please provide connection to offsite system or on-site capacity.

14. Clarification/Revision Required: Sheet C05.0: Appears western parking area will drain to adjacent parcel through a flume, please provide a conveyance system for this drainage.

15. Clarification/Revision Required: Sheet C05.0: Provide elevations on appropriate exiting utilities to remain and how they will tie into proposed grades.

16. Revision Required: Sheet C06.0: Update Panda Express Notes to reflect this development.

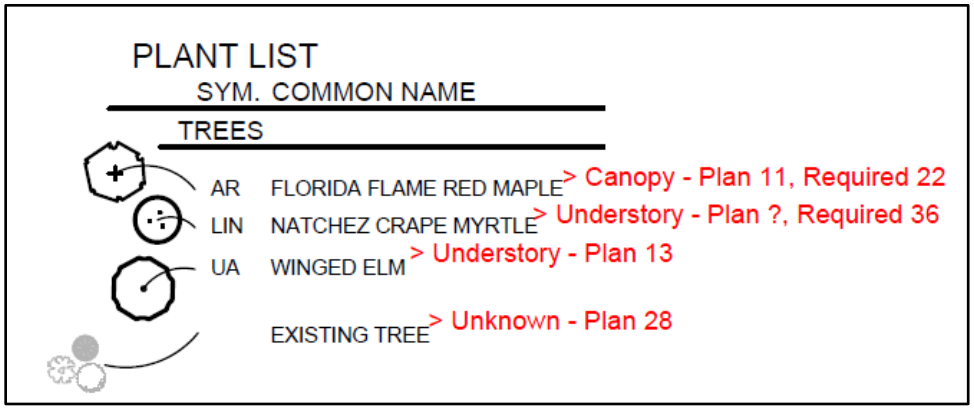
17. Revision Required: Sheet C06.0: Show location of silt fence

18. Revision Required: Sheet C06.0: Show demolition/removal of existing items.

19. 1. Clarification Needed: On the Exterior Elevations sheets, confirm that the windows are functional. Per Section 6.13.3-1-B-3-E, windows shall not appear to be false or applied.

20. Clarification Needed: It is noted that the site lighting photometrics are designed by others. However, clarify if selected fixtures are of complimentary style to the building and surrounding area, or are designed to blend into the landscaping; fixtures cannot be concrete poles or mill finish (see Section 6.13.3-9-D). Additionally, clarify if selected fixtures meet the fixture height standards, a maximum of 30 feet within the parking lot and a maximum of 15 feet within non-vehicular pedestrian areas (see Section 6.13.3-9-C).

21. Revision Required / Clarification Needed: Buffer Type "a" requires 3 canopy trees and 5 understory trees per 100 linear feet or fraction thereof of boundary. On Sheet L1.1, it appears that the north-facing buffer has sufficient total trees, but an insufficient ratio of canopy to understory trees; the east-facing buffer has sufficient total trees. It is possible that the required ratio can be met with the preserved trees, however their species and types are unclear. Clarify if the preserved trees' species will fulfill the required canopy-understory ratio based on Section 6.6.5, Table VI-3: Approved Tree and Plant Species List - canopy and understory tree types. Alternatively, revise the landscape plan to include enough new canopy and understory trees. Ensure that no more than 33⅓ percent of total trees are of the same species.



22. Revision Required: Revise Sheet L1.1 to include the trees per size proposed for removal as required in Section 6.6.7-i.

CITY OF MOUNT DORA

RECEIVED
By scottw at 8:02 am, Oct 04, 2022

SP22-12

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

MINOR SITE PLAN APPLICATION

Date: 10-03-2022 Project Name: Miller's Ale House - Mount Dora

1. Site Address: 17314 US HWY 441, Mount Dora, FL 32757

2. Applicant's Name: Amanda Mitchell

Company's Name: Miller's Ale House c/o Cuhaci Peterson

Address: 930 Woodcock Road, Ste 101

City, State & Zip: Orlando, FL 32803

Phone: 407-902-9832 E-mail: Amanda.Mitchell@c-p.com

3. Property Owner's Name(s): Charlie Shen, Manager

Company's Name: CFT NV Development, LLC

Address: 1120 N. Town Center Drive, Ste. 150

City, State & Zip: Las Vegas, NV 89144

Phone: 626-373-8425 E-mail:

4. Engineer's Name: Aaron Moore, PWS, Project Manager

Company's Name: CPH Engineers, Inc

Address: 500 W Fulton Street

City, State & Zip: Sandford, FL 32771

Phone: 407-322-6841 E-mail: AMoore@cphcorp.com

5. Landscape Architect's Name: Aaron Moore, PWS, Project Manager

Company's Name: CPH Engineers, Inc

Address: 500 W Fulton Street

City, State & Zip: Sandford, FL 32771

Phone: 407-322-6841 E-mail: AMoore@cphcorp.com

6. Architect's Name: Daniel Lee
Company's Name: Cuhaci Peterson
Address: 930 Woodcock Road, Ste. 101
City, State & Zip: Orlando, FL 32803
Phone: 407-661-9100 x2346 E-mail: Daniel.Lee@c-p.com

7. Briefly describe the property project and proposed use(s):
New Construction of a Miller's Ale House Restaurant as a Single Use tenant.

8. Property is located on the following adjacent streets: US 441 near Morningside Drive
Parcel is located in front of an existing Target.

9. Zoning District: C-3 Future Land Use Category: Commercial

10. Building Size Existing (SF): N/A Proposed (SF: 7246 SF
Total (SF): 7,246 SF

11. Proposed Number of Seats: 223 seats

12. Size of property in Acres: 2.17 Acres Square Feet: 94,532 SF

13. Number of structures to be built on the site: One (1)

14. Height of structures(s): 34' 1-1/2" Building Stories: One (1) Story

15. Total square footage of impervious surface:

16. The percentage of lot coverage:

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.

Amanda Mitchell Digitally signed by Amanda Mitchell DN: C=US, E=amanda.mitchell@gmail.com, O=Cuhaci Peterson, CN=Amanda Mitchell Date: 2022.10.03 13:59:44-04'00'

Owner/Applicant Signature

10-03-22

Date

DocuSign Envelope ID: CB43D489-94B8-45C1-8E98-B2A2363D434D

NV Developments, LLC

August 26, 2022

City of Mount Dora
c/o Planning and Development Dept.
510 N. Bake St.
Mount Dora, FL 32757

RE: Owner Authorization Letter
Owner: CFT NV Developments, LLC
Property (CFT #1273): 17314 US Highway 441, Mount Dora, Florida 32757

City of Mount Dora,

This letter shall serve to notify and verify that CFT NV Developments, LLC, as owner of the above referenced Property, does hereby authorize and designate Miller's Ale House, Inc., and its authorized representatives and consultants, to file a Site Plan Application and related documents for the proposed planning, development and construction of a Miller's Ale House restaurant at the Property.

If you have any questions, please contact me at (626) 523-9589.

Sincerely,

CFT NV DEVELOPMENTS, LLC,
a Nevada limited liability company

CFT NV Developments, LLC by:

Charlie Shen
Manager

Approved as to form:

1120 N. Town Center Drive, Suite 150, Las Vegas, Nevada 89144 • Tel: (626) 372-8425 • Fax: (626) 372-8873

Scanned with CamScanner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On August 26, 2022 before me, Arica Rodriguez, Notary Public
(insert name and title of the officer)

personally appeared Chanise Glen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ARICA RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2303487
My Comm. Expires Aug 30, 2023

Scanned with CamScanner

INSTRUMENT#: 2021014845 OR BK 5634 PG 777 PAGES: 4 2/2/2021 3:19:02 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $35.50 DEED DOC:$19600.00

Prepared by:
Alexi Rouhani
Target Corporation
1000 Nicollet Mall
Minneapolis, MN 55403

Return to:
Jodean Fritz
First American Title Insurance Company
121 South 8th Street, Suite 1250
Minneapolis, MN 55402
(612)305-2511

Tax Parcel Identification Number:
A portion of #2419262500-000-00400

SPECIAL WARRANTY DEED

State of Florida

County of Lake

THIS SPECIAL WARRANTY DEED is made on January 27, 2021 between

Target Corporation, a Minnesota corporation, having a business address at: c/o Property Development, 1000 Nicollet Mall, TPN-12H, Minneapolis, MN 55403 ("Grantor"); and

CFT NV Developments, LLC, a Nevada limited liability company, having a mailing address of: 1120 N. Town Center Drive, Suite 150, Las Vegas, NV 89144 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of **Lake**, State of **Florida** (the "Property"), to-wit:

(See **Exhibit A**, attached)

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING (collectively referred to as the "Permitted Exceptions"):

(i) Real estate taxes and installments of special assessments not yet due and payable;
(ii) All matters of record;
(iii) All matters that would be disclosed by an accurate survey of the Property;
(iv) Acts of Grantee;
(v) Reservation of utility easements with respect to utility lines installed by Grantor;
(vi) Operation and Easement Agreement, recorded in Official Records Book 02745, Page 1218, of the Public Records Lake County, Florida, as amended;
(vii) Easements and Restrictions Agreement, dated January 27, 2021 and being recorded concurrently herewith; and
(viii) Repurchase Agreement, dated January 27, 2021 and being recorded concurrently herewith.

NCS-936178-MPLS (CFNF)

SIGNATURE PAGE
SPECIAL WARRANTY DEED
TARGET CORPORATION (GRANTOR)
AND
CFT NV DEVELOPMENTS, LLC (GRANTEE)

TOGETHER with all the tenements, hereditaments, easements and appurtenances, if any, thereunto belonging or in anywise appertaining to the Property.

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 Property in fee simple; that it has good right and lawful authority to sell and convey said Property; and that Grantor will warrant and defend title to the Property against all parties lawfully claiming the same from through or under Grantor, but against no others, subject, however, to the Permitted Exceptions provided for in this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has signed these presents on the date first above written.

Target Corporation, a Minnesota corporation

By: _____
Name: Laurie Mahowald
Its: Vice President – Real Estate

Signed, sealed and delivered in our presence:

_____
Witness Signature
Print Name: _____

_____
Witness Signature
Print Name: _____

SIGNATURE PAGE
SPECIAL WARRANTY DEED
TARGET CORPORATION (GRANTOR)
AND
CFT NV DEVELOPMENTS, LLC (GRANTEE)

State of **Minnesota**

County of **Hennepin**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on December 10 2020 by **Laurie Mahowald, as Vice President – Real Estate, on behalf of Target Corporation,** a Minnesota corporation, by and on behalf of said corporation. She is personally known to me.

Notary Public

Lisa Wells
(Printed Name)

My Commission expires: 01/31/2023

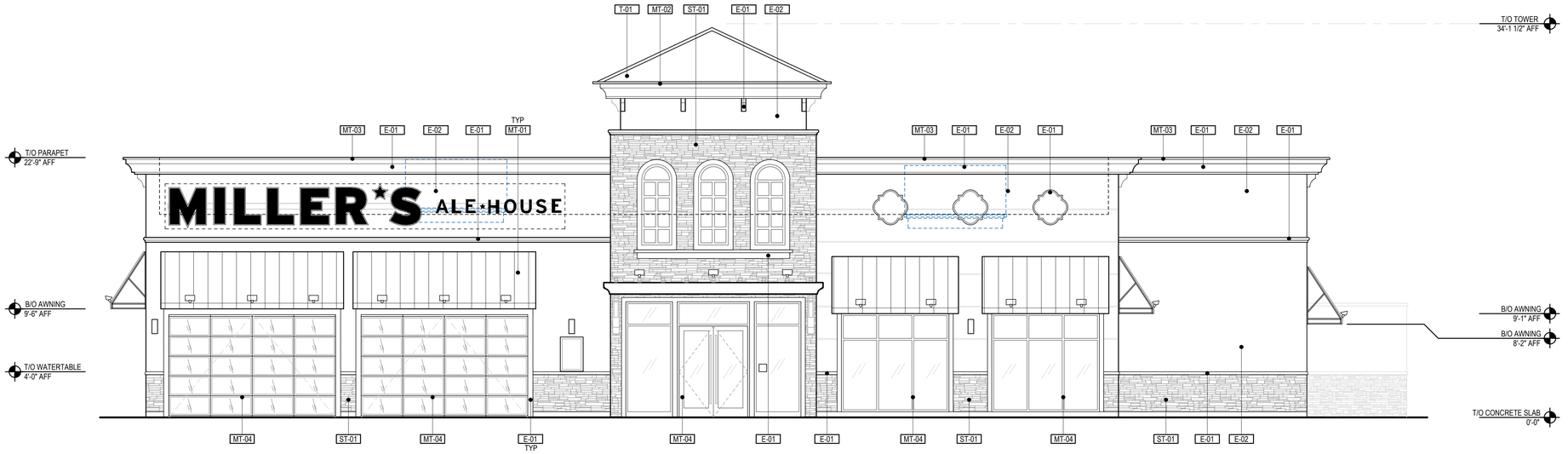
LISA C. WELLS
Notary Public-Minnesota
My Commission Expires Jan 31, 2023

{Notorial Seal}

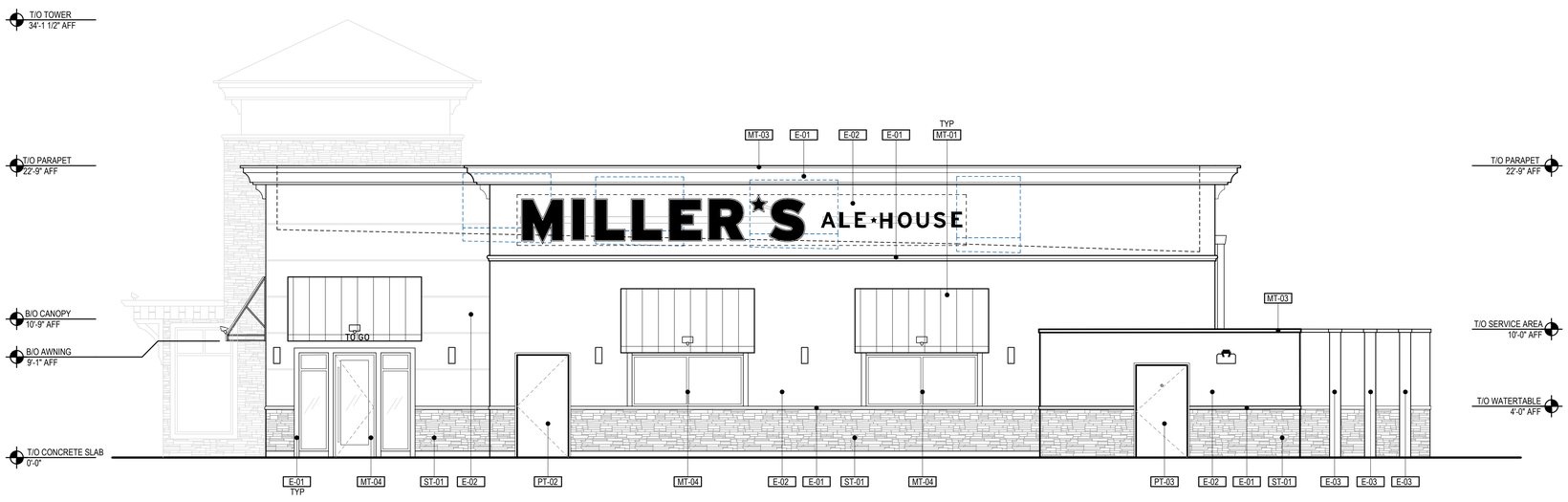
#1923734

EXHIBIT A

LOT 2 AND LOT 3, SPRING HARBOR BOULEVARD MARKETPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 34, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



1 Front Elevation (South)
Scale 3/16"=1'-0"



2 Left Elevation (West)
Scale 3/16"=1'-0"

Materials Legend

ITEM	KEY	MANUFACTURER / DESCRIPTION	COLOR/FINISH
EIFS SYSTEM	E-01	STO - STOTHERM CI	MATCH SHERWIN WILLIAMS SW7006 EXTRA WHITE
	E-02	STO - STOTHERM CI	MATCH SHERWIN WILLIAMS SW9601 SYMMETRY
	E-03	STO - STOTHERM CI	MATCH SHERWIN WILLIAMS SW6079 DIVERSE BEIGE
METAL	MT-01	BERRIDGE	COLONIAL RED
	MT-02	AZEK	CLASSIC BRONZE
	MT-03	ATAS - PERIMETER EDGE TRIM	EXTRA WHITE
	MT-04	OLD CASTLE OR EQUAL - ANODIZED FINISH (CLASS I)	DARK BRONZE
	MT-05	OLD CASTLE OR EQUAL - POWDERCOAT	BLACK, GLOSS
PAINT	PT-01	SHERWIN WILLIAMS	SW7006 EXTRA WHITE
	PT-02	SHERWIN WILLIAMS	SW9601 SYMMETRY
	PT-03	SHERWIN WILLIAMS	SW6079 DIVERSE BEIGE
STONE	ST-01	EL DORADO - DRY STACKED	DRY CREEK
TILE	T-01	BORAL - BARCELONA 900	NEW SOUTHERN BLEND

CUHACI PETERSON

2600 Maitland Center Parkway
Suite #200
Maitland, FL 32751

P (407) 661-9100
F (407) 661-9101
c-p.com
Florida Corporate Certificate #AA C000526

COPYRIGHT © 2021 - ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES & OTHER DOCUMENTS ARE INSTRUMENTS OF SERVICE PREPARED BY: CUHACI PETERSON, (CP) AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF CP. CP SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. ANY USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM CP IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.

ARCHITECT/ENGINEER SEAL

STATE OF FLORIDA
CHRISTOPHER D. RENEGAR
AR0008707
REGISTERED ARCHITECT

CHRISTOPHER D RENEGAR
FL AR0008707

CONSULTANT

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME

PROJECT NO	DRAWN BY
2220016	AL
PERMIT SUB DATE	CHECKED BY
10/03/2022	DRL, ER

PROJECT
Miller's Ale House - Mount Dora

17314 US Highway 441
Mount Dora, Florida 32757

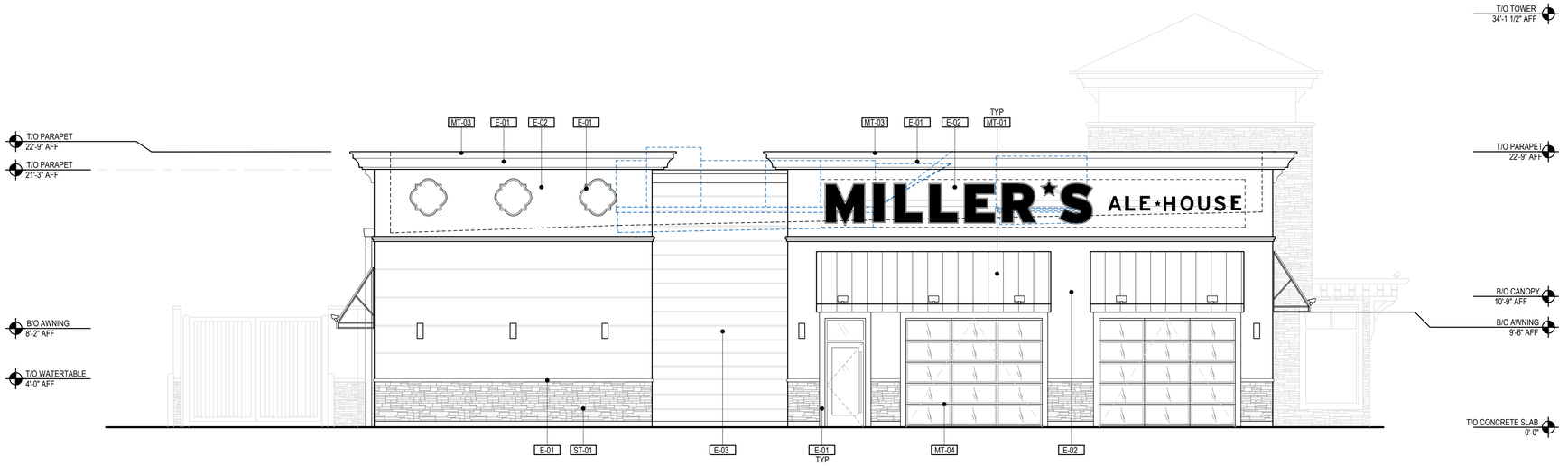
CLIENT
Miller's Ale House Inc.

5750 Major Blvd. Suite 400
Orlando, Florida 32819
c/o Mr. Shane Feemster

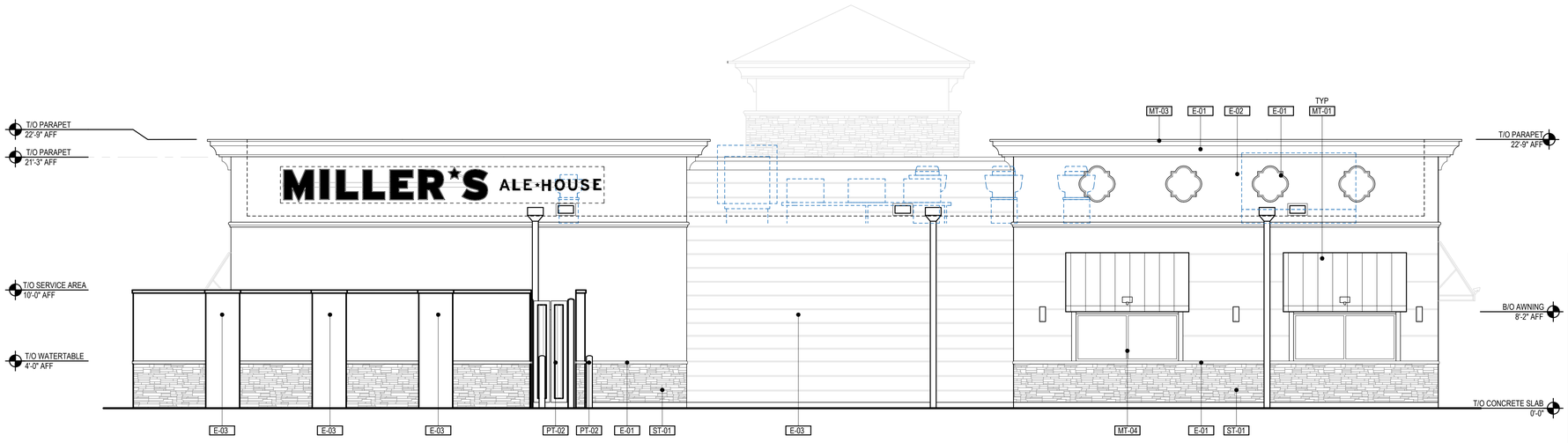
SHEET TITLE
Exterior Elevations

SHEET NO
A201

REV



1 Right Elevation (East)
Scale 3/16"=1'-0"



2 Rear Elevation (North)
Scale 3/16"=1'-0"

Materials Legend

ITEM	KEY	MANUFACTURER / DESCRIPTION	COLOR/FINISH
EIFS SYSTEM	E-01	STO - STOTHERM CI	MATCH SHERWIN WILLIAMS SW7006 EXTRA WHITE
	E-02	STO - STOTHERM CI	MATCH SHERWIN WILLIAMS SW9601 SYMMETRY
	E-03	STO - STOTHERM CI	MATCH SHERWIN WILLIAMS SW6079 DIVERSE BEIGE
METAL	MT-01	BERRIDGE	COLONIAL RED
	MT-02	AZEK	CLASSIC BRONZE
	MT-03	ATAS - PERIMETER EDGE TRIM	EXTRA WHITE
	MT-04	OLD CASTLE OR EQUAL - ANODIZED FINISH (CLASS I)	DARK BRONZE
	MT-05	OLD CASTLE OR EQUAL - POWDERCOAT	BLACK, GLOSS
PAINT	PT-01	SHERWIN WILLIAMS	SW7006 EXTRA WHITE
	PT-02	SHERWIN WILLIAMS	SW9601 SYMMETRY
	PT-03	SHERWIN WILLIAMS	SW6079 DIVERSE BEIGE
STONE	ST-01	EL DORADO - DRY STACKED	DRY CREEK
TILE	T-01	BORAL - BARCELONA 900	NEW SOUTHERN BLEND

CUHACI PETERSON

2600 Maitland Center Parkway
Suite #200
Maitland, FL 32751

P (407) 661-9100
F (407) 661-9101
c-p.com
Florida Corporate Certificate #AA C000526

COPYRIGHT © 2021 - ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES & OTHER DOCUMENTS ARE INSTRUMENTS OF SERVICE PREPARED BY: CUHACI PETERSON, (CP) AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF CP. CP SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. ANY USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM CP IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.

ARCHITECT/ENGINEER SEAL

STATE OF FLORIDA · CHRISTOPHER D. RENEGAR · AR0008707 · REGISTERED ARCHITECT

CHRISTOPHER D RENEGAR
FL AR0008707

CONSULTANT

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME

PROJECT NO	DRAWN BY
2220016	AL
PERMIT SUB DATE	CHECKED BY
10/03/2022	DRL, ER

PROJECT
Miller's Ale House - Mount Dora

17314 US Highway 441
Mount Dora, Florida 32757

CLIENT
Miller's Ale House Inc.

5750 Major Blvd. Suite 400
Orlando, Florida 32819
c/o Mr. Shane Feemster

SHEET TITLE
Exterior Elevations

SHEET NO
A202

REV

EXTERIOR DESIGN - CONCEPT V2

BUILDING BODY:
SW 9601 Symmetry

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

BUILDING BODY:
SW 9601 Diverse Beige

DECORATIVE CORNICE:
SW 7006 Extra White

BUILDING BODY:
SW 9601 Symmetry

AWNING:
Berridge Colonial Red

CORRAL:
SW 9601 Diverse Beige

TRIM:
SW 7006 Extra White

BUILDING WAINSCOT
Eldorado Stone Dry Creek
Stacked Stone

MAIN ENTRY ELEVATION: Scale 3/32" = 1'-0"

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

TOWER CAP:
SW 9601 Symmetry

TOWER BODY:
Eldorado Stone Dry Creek
Stacked Stone

BUILDING BODY:
SW 9601 Diverse Beige

AWNING:
Berridge Colonial Red

TRIM:
SW 7006 Extra White

BUILDING WAINSCOT:
Eldorado Stone Dry Creek
Stacked Stone

TO GO ENTRY: Scale 3/32" = 1'-0"

Marg'n.

EXTERIOR DESIGN - CONCEPT V2

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

DECORATIVE CORNICE:
SW 7006 Extra White

TOWER CAP:
SW 9601 Diverse Beige

TOWER BODY:
Eldorado Stone Dry Creek
Stacked Stone

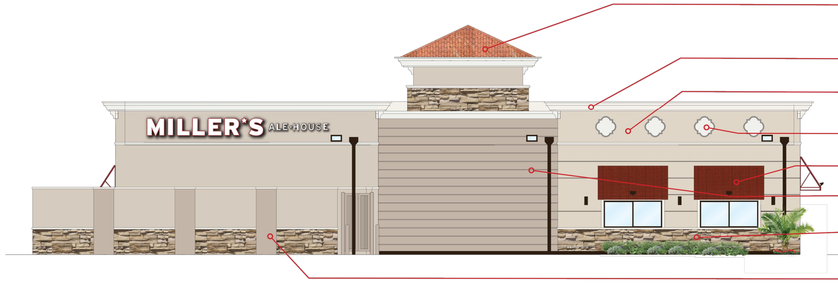
BUILDING BODY:
SW 9601 Symmetry

AWNING:
Berridge Colonial Red

TRIM:
SW 7006 Extra White

BUILDING INSET:
SW 9601 Diverse Beige

FLORIDA ROOM ELEVATION: Scale: 3/32"= 1'-0"



CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

DECORATIVE CORNICE:
SW 7006 Extra White

BUILDING BODY
SW 9601 Symmetry

TRIM:
SW 7006 Extra White

AWNING:
Berridge Colonial Red

BUILDING INSET:
SW 9601 Diverse Beige

BUILDING WAINSCOT
SW 9601 Diverse Beige

BUILDING PILASTERS
SW 9601 Diverse Beige

REAR ELEVATION: Scale: 3/32"= 1'-0"

Marg'n.

CUHACI PETERSON

2600 Maitland Center Parkway
Suite #200
Maitland, FL 32751

P (407) 661-9100
F (407) 661-9101
c-p.com
Florida Corporate Certificate #AA C000526

COPYRIGHT © 2021 - ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES & OTHER DOCUMENTS ARE INSTRUMENTS OF SERVICE PREPARED BY: CUHACI PETERSON, (CP) AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF CP. CP SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. ANY USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM CP IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.

ARCHITECT/ENGINEER SEAL

STATE OF FLORIDA
CHRISTOPHER D. RENEGAR
AR0008707
REGISTERED ARCHITECT

CHRISTOPHER D RENEGAR
FL AR0008707

CONSULTANT

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME

PROJECT NO	DRAWN BY
2220016	AL
PERMIT SUB DATE	CHECKED BY
10/03/2022	DRL, ER

PROJECT
Miller's Ale House -
Mount Dora

17314 US Highway 441
Mount Dora, Florida 32757

CLIENT
Miller's Ale House Inc.

5750 Major Blvd. Suite 400
Orlando, Florida 32819
c/o Mr. Shane Feemster

SHEET TITLE
Colored Exterior Elevations

SHEET NO	REV
A203	

THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

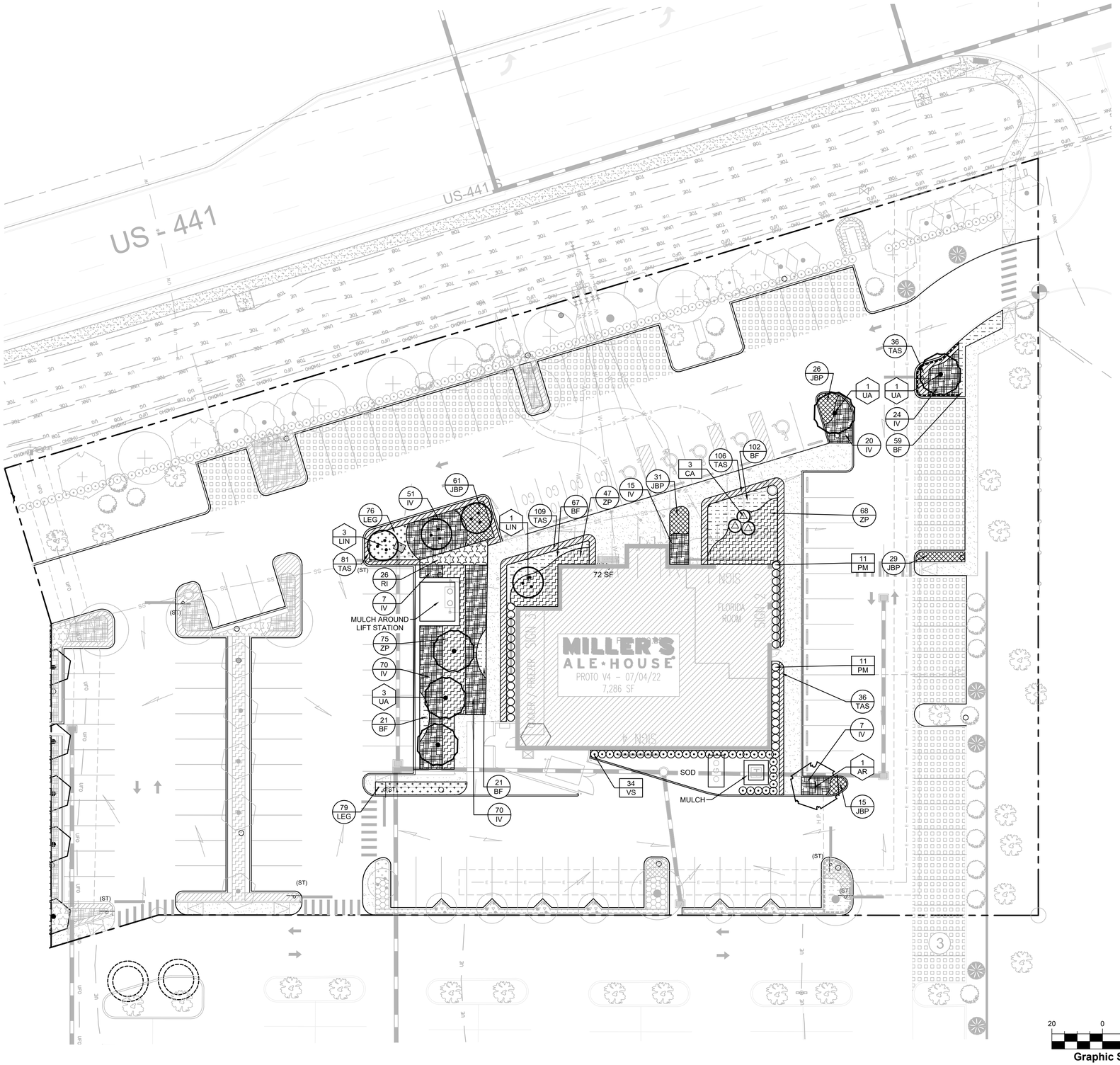
IF ANY, TEMPORARY BARRICADES SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.

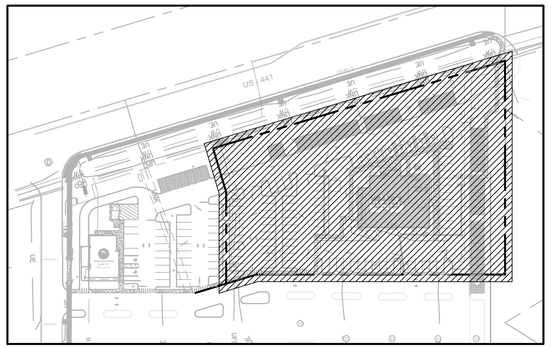
EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS ON TARGET LAND SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS AND THE LIKE.

CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.

THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.

FOR LOCATIONS ON TARGET PROPERTY, ANY EXCAVATION WITHIN PAVED AND OR AREAS TRAVELED BY VEHICLES AND PEDESTRIANS, REMOVAL OF PAVEMENT AND OR TRENCHES MUST BE IMMEDIATELY BACKFILLED AND COMPACTED SO THAT IT IS SAFE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. PEDESTRIAN AND OR VEHICULAR ROUTES MUST BE SAFE AND USEABLE AT ALL TIMES DURING THE TARGET STORE HOURS OF OPERATION AND FOR 1 HOUR BEFORE OPENING AND 1 HOUR AFTER CLOSING. REMOVED PAVEMENT WILL BE RESTORED WITH LIKE MATERIALS PROMPTLY. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS AND THE LIKE.





KEY MAP

1" = 100'

PLANT LIST

SYM.	COMMON NAME
TREES	
AR	FLORIDA FLAME RED MAPLE
LIN	NATCHEZ CRAPE MYRTLE
UA	WINGED ELM
	EXISTING TREE
HEDGE / ACCENT	
CA	QUEEN EMMA CRINUM LILY
PM	PODOCARPUS
VS	SANDANKWA VIBURNUM
SHRUBS / GROUNDCOVER	
BF	ORANGE BULBINE
IV	DWARF YAUPON HOLLY
JBP	BLUE PACIFIC JUNIPER
LEG	EMERALD GODDESS
RI	INDIAN HAWTHORN
TAS	SUMMER SUNSET JASMINE
ZP	COONTIE
SOD	CELEBRATION BERMUDA GRASS (MATCH EXISTING SOD SPECIES)

20 0 20 40

Graphic Scale in Feet

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig

Sunshine811.com

www.sunshine811.com

cft

DEVELOPMENTS, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: R. SMITH

CFT PROJECT #: CXXXX STORE XXXX

PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000299

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Oct 02, 2022

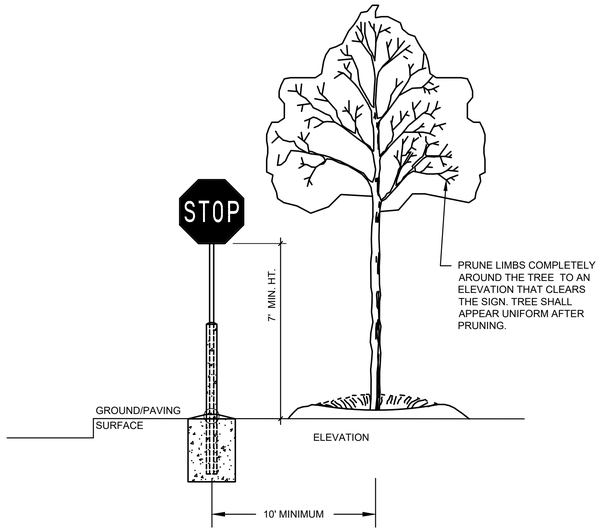
MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

L1.1

LANDSCAPE PLAN

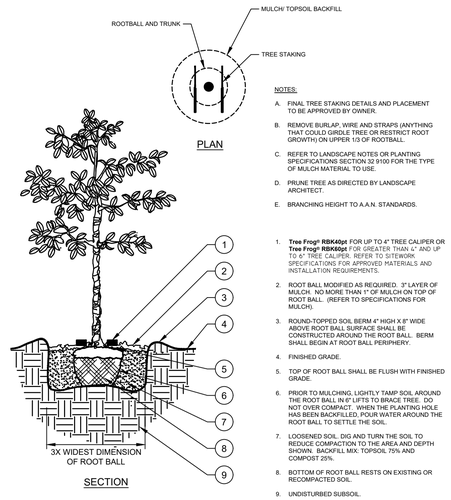
TRUE WARM & WELCOME 2200



ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

TREE PLANTING AT TYPICAL SIGN

N.T.S.



NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. REFER TO LANDSCAPE NOTES OR PLANTING SPECIFICATIONS SECTION 32 9100 FOR THE TYPE OF MULCH MATERIAL TO USE.

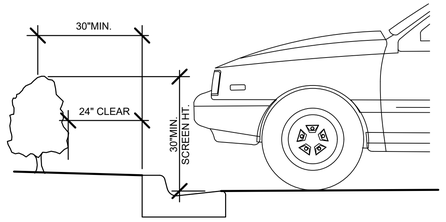
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.

E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
2. ROOT BALL MODIFIED AS REQUIRED. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (REFER TO SPECIFICATIONS FOR MULCH).
3. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
4. FINISHED GRADE.
5. TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. LOOSENED SOIL, DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. BACKFILL MIX: TOPSOIL 75% AND COMPOST 25%.
8. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
9. UNDISTURBED SUBSOIL.

SMALL TREE PLANTING (14' OR LESS)

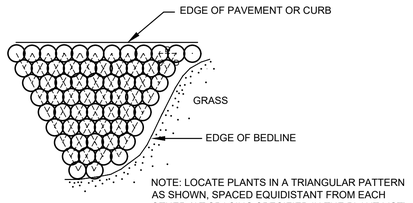
N.T.S.



NOTES:
INSTALL HEDGE ALONG PARKING BAYS A MINIMUM OF 30" BEHIND BACK OF CURB TO ALLOW FOR 24" VEHICULAR OVERHANG. AT TIME OF INSTALLATION, HEDGE SHALL SCREEN A MINIMUM OF 30" ABOVE FINISH GRADE OF PARKING STALLS.

TYPICAL SECTION - HEDGE INSTALLATION

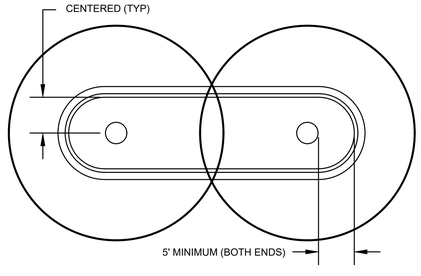
N.T.S.



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

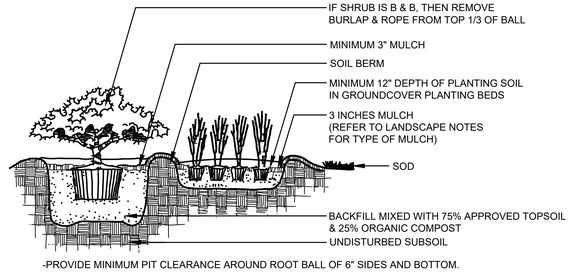
SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.



ALL TREES PLANTED IN LANDSCAPE ISLANDS OR ANY LANDSCAPED AREAS SHOULD BE A MINIMUM OF 5' OFF OF BACK OF CURB UNLESS ABSOLUTELY NECESSARY DUE TO UTILITY LINES/PIPES LOCATION.

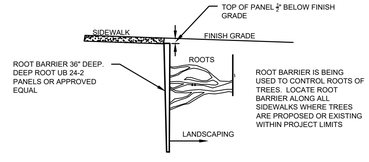
TYPICAL ISLAND PLANTING



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.



ROOT BARRIER DETAIL

N.T.S.

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

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

cft
DEVELOPMENTS, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: R. SMITH

CFT PROJECT #: CXXXX STORE XXXX
PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm
Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Oct 02, 2022

MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

L5.2

LANDSCAPE DETAILS

TRUE WARM & WELCOME 2200

LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.

2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.

3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.

4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.

5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.

6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.

7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.

8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.

9. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper. When the plant list description calls out DBH or caliper at DBH, it shall govern over the caliper definition in this note.

10. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.

11. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.

12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.

13. TOPSOIL

    Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material. 6" Top Soil shall be placed in all turf & landscape areas.

14. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.

15. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered for plants to thrive as defined by Florida Grades and Standards for Nursery stock until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not ever watered.

16. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.

17. All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing 8' lodge poles per tree planting details.

18. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.

19. Sod shall be of a species specified on the drawings and originate from a commercial turf grower. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 12 inch by 24 inch or in 12 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be place adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivars provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative.

20. It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.

21. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.

22. UNSUITABLE SUBSOILS
    Locations containing unsuitable subsoil shall be treated by one or more of the following:

    A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

    B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

    C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

    D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

23. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.

24. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of Bidding.

25. A. Mulch - All plant beds shall be top dressed with 3" shredded hardwood mulch (or approved equal). Cypress mulch not permitted. a 5' diameter mulch ring is to be placed around trees located in sod areas or outside of planting beds.
    B. River Rock - 3/4" - 1 1/2" size x 2 1/2" depth over weed mat.
    c. Pea Gravel - 2" min. depth over weed mat (30" W).

26. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.

27. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    Contractor is responsible for maintenance of landscape for a period of 90 days following installation.

GUARANTEE AND REPLACEMENT:

All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
AR	FLORIDA FLAME RED MAPLE	ACER RUBRUM 'FLORIDA FLAME'	3.5" CAL, 10' MIN HT	1
LIN	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	3.5" CAL, 10' MIN HT, 4' SPRD, STD	4
UA	WINGED ELM	ULMUS ALATA	3.5" CAL, 10' MIN HT, 4' SPRD	5
	EXISTING TREE	EXISTING TREE		
HEDGE / ACCENT				
CA	QUEEN EMMA CRINUM LILY	CRINUM AUGUSTUM	7 GAL, 36" MIN HT, 24" MIN SPRD, AS SHOWN	3
PM	PODOCARPUS	PODOCARPUS MACROPHYLLA	48" MIN HT, 24" MIN SPRD, 36" OC	22
VS	SANDANKWA VIBURNUM	VIBURNUM SUSPENSUM	24" MIN HT, 18" MIN SPRD, 36" OC	34
SHRUBS / GROUNDCOVER				
BF	ORANGE BULBINE	BULBINE FRUTESCENS	1 GAL, 6" MIN HT, FULL, 15" OC	270
IV	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	7" MIN HT, 14" SPRD, 30" OC	264
JBP	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA ' BLUE PACIFIC'	3" HT, 8" SPRD, 15" OC	162
LEG	EMERALD GODDESS	LIRIOPE MUSCARI 'EMERALD GODDESS'	5 BIBS PER POT, 18" OC	155
RI	INDIAN HAWTHORN	RAPHIOLEPIS INDICA	15" MIN HT, 15" SPRD, 30" OC	26
TAS	SUMMER SUNSET JASMINE	TRACHELOSPERMUM ASIATICUM	3" HT, 8" SPRD, 15" OC	368
ZP	COONTIE	ZAMIA PUMILA	15" MIN HT, 10" SPRD, 30" OC	190
SOD	CELEBRATION BERMUDA GRASS (MATCH EXISTING SOD SPECIES)	CYNODONDACTYLON 'CELEBRATION'	SOLID SOD, CONTRACTOR TO VERIFY QTY.	

NOTE:
PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR. DESIGNED PER SECTION 6.6.5.6.e OF THE CITY CODE
EDGE ALL LANDSCAPE BEDS WITH BLACK ALUMINUM EDGING WHEN ADJACENT TO LAWN AREAS.

ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

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

cft
DEVELOPMENTS, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: R. SMITH

CFT PROJECT #: CXXXX STORE XXXX
PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm
Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000026
Lndscp. Lic. No. LC0000298

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Oct 02, 2022

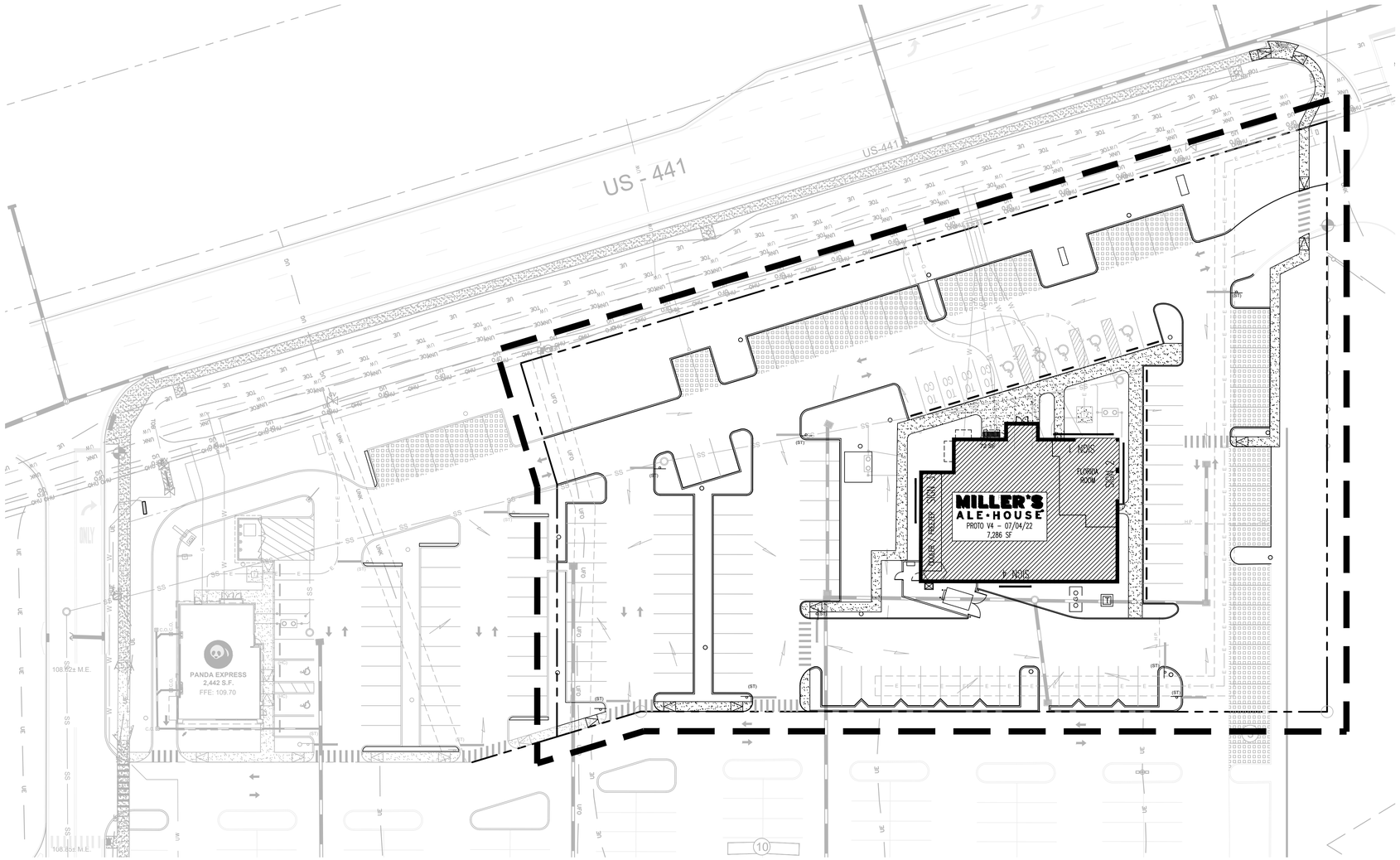
MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

L5.1

LANDSCAPE NOTES AND PLANT LIST

TRUE WARM & WELCOME 2200



Graphic Scale in Feet

20 0 20 40

N

THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED

Always call 811 two full business days before you dig

Sunshine811.com

www.sunshine811.com

J:\C29801.2\z-Attleboro\Landscape\DWG\PreliminaryDesign\Plans\C29801-LSP_Miller Ale House.dwg, 10/2/2022 2:36:13 PM, Agront, Jason, _cph - Standard.stb

cft

DEVELOPMENTS, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: R. SMITH

CFT PROJECT #: CXXXX STORE XXXX

PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Oct 02, 2022

MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

L1.0

OVERALL SITE PLAN

TRUE WARM & WELCOME 2200

PROJECT CONTACTS

CURRENT OWNER
TARGET CORPORATION
P.O. BOX 9456
MINNEAPOLIS, MN 55440
steven.vandenbossche@target.com

DEVELOPER
CFT DEVELOPMENTS, LLC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: (626) 799-9898
FAX: (626) 372-8288

CIVIL ENGINEER
CPH, INC
ATTN: NICOLE P. LEBRON, P.E.
5601 MARINERS STREET
TAMPA, FLORIDA 33609
(813) 288-0233

ARCHITECT
CPH, INC
ATTN:
500 W FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841

LAND SURVEYOR
CPH, INC
ATTN: PAUL KATREK
500 W FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841

MEP
CPH, INC
ATTN:
500 W FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841

SITE LIGHTING
VILLA LIGHTING SUPPLY
ATTN: MR. RYAN ZINSELMEIER
2929 CHOUTEAU AVE.
ST. LOUIS, MO 63103
(314) 633-0423
ryan.zinselmeier@villalighting.com

MUNICIPAL SEWER AGENCY
CITY OF MOUNT DORA
ATTN: PAUL LAHR, P.E.
1250 N HIGHLAND STREET
MOUNT DORA, FL 32757
(352) 735-7151

MUNICIPAL WATER AGENCY
CITY OF MOUNT DORA
ATTN: PAUL LAHR, P.E.
1250 N HIGHLAND STREET
MOUNT DORA, FL 32757
(352) 735-7151

ELECTRIC
DUKE ENERGY
ATTN: NICHOLAS TRAPANI
(386) 943-3945
nicholas.trapani@duke-energy.com

GAS
TECO PEOPLES GAS
ATTN: BRUCE STOUT
(407) 466-2662

TELEPHONE COMPANY
CENTURY LINK
ATTN: JOY BRITTIAN
EUSTIS, FL 32726
(407) 814-5351
joy.britian@centurylink.com

LANDSCAPE ARCHITECT
CPH, INC
ATTN: MAX SPANN
500 W FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841

SIGNAGE
ATLAS SIGN INDUSTRIES
ATTN: JOE JANELLE
1077 WEST BLUE HERON BLVD.
WEST PALM BEACH, FL 33404
(561) 863-6659 x3302
joe.j@atlasbtw.com

FIRE
CITY OF MOUNT DORA
1250 N HIGHLAND STREET
MOUNT DORA, FL 32757
(352) 735-4623

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

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

VERTICAL DATUM: NAVD 1988

cft DEVELOPMENTS, LLC

TARGET CARVE OUT
17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

PREPARED BY:

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

PREPARED FOR:

CFT DEVELOPMENTS, LLC
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

SITE INFORMATION

JURISDICTION: CITY OF MOUNT DORA

ZONING: C-3 (HIGHWAY COMMERCIAL

REQUIRED BUILDING SETBACKS:
FRONT: 150'
SIDE: 25'
SIDE: 25'
REAR: 25'

REQUIRED LANDSCAPE STRIP/SETBACKS:
FRONT: 40'
SIDE: 30'
SIDE: 10'
REAR: 10'

REQUIRED PARKING:

PANDA
- BUILDING AREA: 2,442 S.F.
- REQUIRED PARKING PER ZONING: 25 SPACES
  - 17 SPACES - 68 SEATS / 4
  - 8 SPACES - 1 EMPLOYEE / 1
- REQUIRED PARKING PER LOI: 22 SPACES
  - 22 SPACES - 9 / 1,000 S.F., (FOOD USE)
- PROVIDED PARKING: 44 SPACES

MILLER'S ALE HOUSE
- BUILDING AREA: 7,286 S.F.
- REQUIRED PARKING PER LOI: 66 SPACES
  - 66 SPACES - 7,286 S.F / 1,000 S.F. X 9 SPACES (FOOD USE)
- PROVIDED PARKING: 119 SPACES

TARGET
- REQUIRED PARKING: 502 SPACES
  - 125,500 S.F. / 250 S.F. (RETAIL USE)
- PROVIDED PARKING: 435 SPACES

TOTAL REQUIRED PARKING PER ZONING: 600 SPACES
TOTAL REQUIRED PARKING PER LOI: 590 SPACES
TOTAL PROVIDED: 598 SPACES

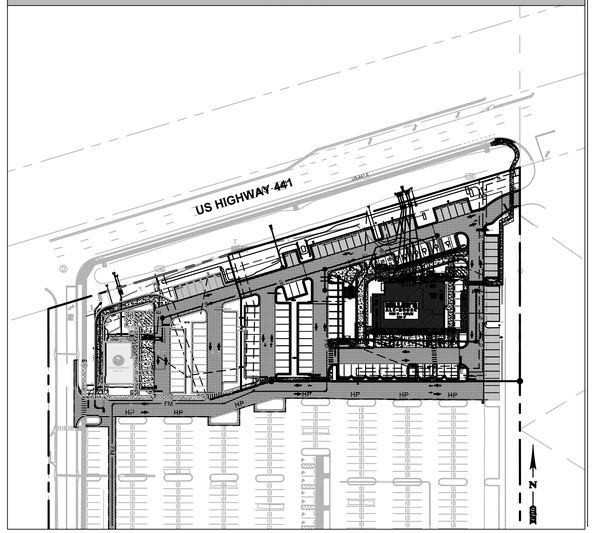
SITE AREA CALCULATIONS:
SITE: 2.17 AC.
PERVIOUS AREA: 0.89 AC.
IMPERVIOUS AREA: 1.28 AC.
DISTURBED AREA: 2.07 AC.

FLOOD HAZARD:
F.I.R.M. MAP NO. X, DATED ,
12069C0359E

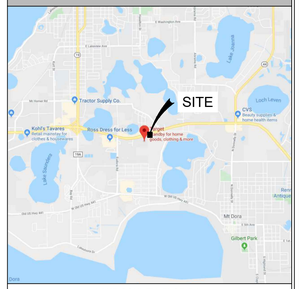
EXISTING INFORMATION:
SURVEY DATED XX,XX,2019

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY., CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN, ON SHEET L03.0 AND OWNER PRIOR TO CONSTRUCTION.

OVERALL SITE PLAN



REGIONAL MAP



LAKE COUNTY, FLORIDA
N.T.S.

LOCATION MAP

MOUNT DORA, FLORIDA
N.T.S.

SHEET INDEX

NO.	TITLE	ISSUE 01 - 10-3-22					
C01.0	CIVIL COVER SHEET	●					
C01.1	GENERAL NOTES	●					
C01.2	GENERAL NOTES, LEGENDS AND SYMBOLS	●					
C02.0	ALTA/ACSM SURVEY	●					
C02.1	DEMOLITION PLAN	●					
C03.0	OVERALL SITE PLAN	●					
C03.1	SITE PLAN	●					
C03.2	HARDSCAPE DETAILS I	●					
C03.3	HARDSCAPE DETAILS II	●					
C03.4	HARDSCAPE DETAILS III	●					
C04.0	UTILITY PLAN	●					
C04.1	UTILITY DETAILS I	●					
C04.2	MT DORA GENERAL UTILITY NOTES AND DETAILS	●					
C04.3	MT DORA GENERAL UTILITY DETAILS	●					
C04.4	MT DORA GENERAL POTABLE WATER NOTES	●					
C04.5	MT DORA GENERAL POTABLE WATER DETAILS	●					
C04.6	MT DORA GENERAL REUSE WATER NOTES AND DETAILS	●					
C05.0	GRADING AND DRAINAGE PLAN	●					
C06.0	SWPPP PLAN	●					
C06.1	SWPPP NOTES	●					
C06.2	SWPPP DETAILS I	●					
L01.0	LANDSCAPE PLAN	●					
L01.1	LANDSCAPE DETAILS	●					
L03.0	PHOTOMETRIC PLAN	●					

cft
DEVELOPMENTS, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: H. LEFLER

CFT PROJECT #:

CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

COVER SHEET

C01.0

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr. PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPENCIES TO THE ENGINEER IMMEDIATELY.

3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.

4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.

5. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.

6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.

7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.

8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DESCREPENCIES IDENTIFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

13. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MANNER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL

16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

19. ALL DISTRUBED AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED.

20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.

23. THE GENERAL CONTRACTOR TO COORDINATE WITH LOCAL MAIL CARRIER TO INQUIRE IF MAIL CAN BE DELIVERED TO STORE. IF NOT GENERAL CONTRACTOR TO COORDINATE LOCATION WITH LOCAL POST OFFICE AND PROVIDE AND INSTALL MAILBOX.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.

4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.

5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

8. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.

9. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES, INCLUDING THE LAKE COUNTY AS-BUILT REQUIREMENTS CHECKLIST, PRIOR TO START OF CONSTRUCTION TO ENSURE THAT AS-BUILT INFORMATION IS PROVIDED FOR.

2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.

3. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

N. ANY ADDITIONAL INFORMATION REQUIRED BY GOVERNING AGENCIES.

4. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY AS-BUILT DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.

5. COMPLETE AS-BUILT DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED AS-BUILT DRAWINGS PLUS ENGINEER ADDED INFORMATION.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.

2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.

3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.

5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUTE; 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND; 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.

7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GRADING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.

3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNNECESSARILY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CON

SANITARY SEWER SYSTEMS

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

PAVING, SIDEWALKS, AND CURBING

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

PRECAST STRUCTURES AND APPURTENANCES

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

A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

STORM SEWER SYSTEMS

1. REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 199.
4. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.
5. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
6. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
7. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETRO-REFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.
8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

PANDA EXPRESS PROTO NOTES

1. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREA WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
3. CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
4. CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS DURING CONSTRUCTION.
7. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED: APRIL 23, 2019 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO: EXCAVATION, REMEDIATION, DEWATERING, COMPACTION, ETC.
8. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL, STATE, AND FEDERAL CERTIFICATION AND LICENSING REQUIREMENTS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: LAND DISTURBANCE PERMITS, BUILDING PERMITS, DEMOLITION PERMITS, NPDES PERMITS, DEWATERING PERMITS, ETC.
9. 24-HOUR CONTACT: JOE CELENTO, PHONE: (912) 272-4811

TARGET TEMPORARY BARRICADES AND TRAFFIC CONTROL NOTES

SET-UP TEMPORARY BARRICADES, TRAFFIC CONTROL SIGNAGE, AND PROTECTIVE MEASURES THAT WILL REMAIN IN PLACE AS LONG AS IS NECESSARY IN ORDER PROVIDE SAFE CONSTRUCTION AREA ON AND AROUND THE OUT LOT (THIS INCLUDES AREAS WHERE WORK HAS TO BE PERFORMED ON THE TARGET TRACT).

TEMPORARY BARRICADES SHALL SURROUND THE OUT LOT AND OTHER WORK AREAS, WHICH MAY INCLUDE AREAS ON THE TARGET TRACT, WHICH IF REMOVED DURING WORKING HOURS SHALL BE RETURNED TO THEIR PLACEMENT AT THE END OF THE WORK DAY OR WHEN WORK IS NOT OCCURRING IN THE AREA.

TEMPORARY TRAFFIC DIRECTIONAL SIGNAGE SHALL BE PLACED IN AND AROUND THE OUT LOT TO TEMPORARY DIRECT TRAFFIC AROUND THE OUT LOT AND OTHER WORK CONSTRUCTION WORK AREAS. THE SIGNAGE SHALL INCLUDE REFLECTIVE IMAGES SO AS TO BE SEEN AT NIGHT.

STEEL PLATES SHALL BE SECURELY PLACED OVER OPEN EXCAVATIONS. THE STEEL PLATES SHALL BE OF A THICKNESS TO WITHSTAND THE WEIGHT OF VEHICLES IN THE EVENT A VEHICLE HAS TO DRIVE OVER THE PLATES. EXCAVATIONS/TRENCHES SHALL BE FILLED AND MADE SAFE AS QUICKLY AS POSSIBLE ONCE THE WORK IS COMPLETED.

TEMPORARY BARRICADES, TRAFFIC CONTROL AND OTHER MEASURES, SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.

EXCAVATING AND TRENCHING ON TARGET LAND SHALL OCCUR NO EARLIER THAN 1 HOUR AFTER THE TARGET STORE HAS CLOSED AND SHALL END 1 HOUR BEFORE STORE OPENING. CONTRACTOR SHALL NOTIFY THE STORE MANAGER 72 HOURS IN ADVANCE OF PERFORMING ANY WORK ON TARGET PROPERTY.

THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.

SYMBOLS:

- XX.XX / XX.XX — TOP OF CURB ELEV. / PAVEMENT ELEV.
- XX.XX — PAVEMENT ELEV.
- 10 — PARKING SPACE COUNT
- DIRECTION OF FLOW
- X.X% — SLOPE OF FLOW
- RR — RIP RAP - GROUTED
- C.O. — CLEAN OUT
- D.S. — DOWN SPOUT
- STORM / SANITARY MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- FLARED END SECTION
- "U" TYPE END WALL
- FLUME
- CURB INLET
- CURB INLET
- NYLOPLAST DRAIN BASIN
- RETAINING WALL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER LINE FITTINGS
- GATE VALVE
- REDUCER
- PC1 — PIPE CROSSING
- UTILITY POLE
- SITE LIGHTING
- FLAG POLE
- TRANSFORMER
- A — CROSS SECTION (SEE CONSTRUCTION DETAILS SHEET)

ABBREVIATIONS:

A/C	- AIR CONDITIONER
APPROX	- APPROXIMATE
ASPH	- ASPHALT
AVG	- AVERAGE
BFP	- BACK FLOW PREVENTER
BLK	- BLOCK
BLDG	- BUILDING
BOC	- BACK OF CURB
BOW	- BACK OF WALL
C & G	- CURB & GUTTER
CE	- CONSTRUCTION ENTRANCE
C/L	- CENTERLINE
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
DEPT	- DEPARTMENT
DS	- DOWN SPOUT
ELEC	- ELECTRIC
EM	- ELECTRICAL METER
ELEV	- ELEVATION
EOP	- EDGE OF PAVEMENT
FDC	- FIRE DEPARTMENT CONNECTION
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FF	- FINISH FLOOR
FG	- FINISH GRADE
FH	- FIRE HYDRANT
FM	- FORCE MAIN
FOC	- FACE OF CURB
FP&L	- FLORIDA POWER AND LIGHT
GOV'T	- GOVERNMENT
HB	- HOSE BIB
HC	- ADA ACCESSIBLE
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INV	- INVERT
IRR	- IRRIGATION
ME	- MATCH EXISTING ELEVATION
MES	- MITERED END SECTION
MH	- MANHOLE
PVC	- POLYVINYL CHLORIDE PIPE
PVMT	- PAVEMENT
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
REV	- REVISION
R/W	- RIGHT-OF-WAY
SF	- SQUARE FEET
S/W	- SIDEWALK
TOB	- TOP OF BANK
TOE	- TOE OF SLOPE
TW	- TOP OF WALL
TYP	- TYPICAL
UNK	- UNKNOWN
UTL	- UNDERGROUND TELEPHONE LINES
W/	- WITH
WV	- WATER VALVE

PAINT STRIPING ABBREVIATIONS:

SWSL	- SINGLE WHITE SOLID LINE
SYSL	- SINGLE YELLOW SOLID LINE
DYSL	- DOUBLE YELLOW SOLID LINE
SWDL	- SINGLE WHITE DASHED LINE
SBYL	- SINGLE BROKEN YELLOW LINE

LINE TYPES:

- GUIDE RAIL
- BASIN LINE
- BUILDING SETBACK LINE
- X — X — FENCE (AS NOTED ON PLAN)
- CONSTRUCTION FENCE (AS NOTED ON PLAN)
- XX — CONTOUR ELEVATION
- EASEMENT
- ELECTRIC LINE
- FO — FIBER OPTIC
- FW — FIRE WATER
- FM — FORCE MAIN
- G — GAS LINE
- H.P. — HIGH POINT
- IC — IRRIGATION LINE
- LANDSCAPE BUFFER
- LOD — LIMITS OF DISTURBANCE
- OHE — OVERHEAD ELECTRIC
- PROPERTY LINE
- RAILROAD
- RWM — RECLAIM WATER
- S — SANITARY SEWER
- STORM PIPE
- TS — TAMPER SWITCH
- TELEPHONE LINE
- TEMPORARY SILT FENCE
- UTILITY BOLLARD CONDUIT
- WATER MAIN
- WALL (AS NOTED ON PLAN)

SIGNS:

(B)	BUS STOP (R7-7)
(DNE)	DO NOT ENTER (R5-1)
(FL)	NO PARKING - FIRE LANE (R7-94)
(HC)	HANDICAP (FTP-25)
(KR)	KEEP RIGHT (R4-7A)
(KL)	KEEP LEFT (R4-8A)
(LTO)	LEFT TURN ONLY (R3-5L)
(ME)	MEDIAN (R4-7) (R4-8)
(ND)	NO DUMPING
(NL)	NO LEFT TURN (R3-2)
(NLI)	NO LITTERING
(NOR)	NO RIGHT TURN (R3-1)
(NOT)	NO TRUCKS (R5-2A)
(NP)	NO PARKING (R7-1)
(1W)	ONE WAY (R6-1L) (R6-1R)
(PE)	PEDESTRIAN CROSSING (W11-2)
(RTO)	RIGHT TURN ONLY (R3-5R)
(R1)	ROW NUMBER
(SL)	SPEED LIMIT (R2-X)
(ST)	STOP (R1-1)
(TZ)	TOW AWAY ZONE (R7-201)
(TE)	TRUCK ENTRANCE
(WL)	WEIGHT LIMIT (R12-5)
(WW)	WRONG WAY (R5-1A)
(Y)	YIELD (R1-2)
(DT)	RESERVED DRIVE-THRU PARKING

NOTE:
ITEMS SHOWN DASHED / SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN SOLID / BOLD REPRESENT PROPOSED CONDITIONS.

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

cft DEVELOPMENTS, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: H. LEFLER

CFT PROJECT #:

CIVIL PROJECT #: M17402

cph — www.cphcorp.com — A Full Service A & E Firm
Plans Prepared By: CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000288

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

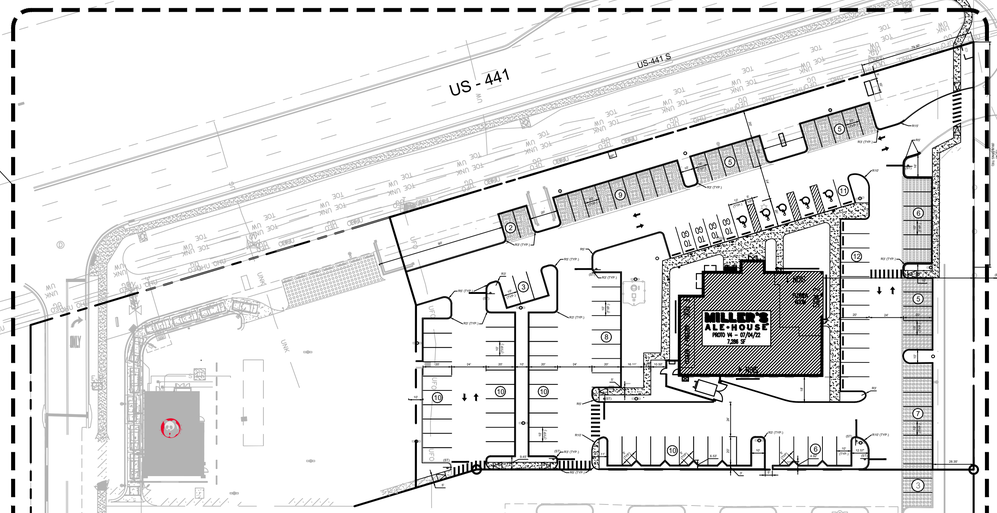
GENERAL NOTES, LEGEND AND SYMBOLS SHEET

C01.2

L24	S 73°17'30" W	24.00'
L25	N 16°42'24" W	20.00'
L26	N 73°17'30" E	24.00'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C8	28°30'24"	146.77'	295.00'	145.26'	N 77°13'01" E
C9	27°03'35"	158.21'	335.00'	156.75'	N 76°29'37" E

PROJECT AREA



OVERALL SITE PLAN
SCALE: 1:50

BUILDING INFORMATION

REQUIRED PARKING:
PANDA EXPRESS
- STORIES: 1 STORY
- BUILDING HEIGHT: 23'-0"
- NUMBER OF EMPLOYEES: 8
- SEATS AND OCCUPANCY LOAD: 68 SEATS /
- SQUARE FOOTAGE: 2,442 (GROSS)

MULTI TENANT
- STORIES: 1 STORY
- BUILDING HEIGHT: 24'-8"
- NUMBER OF EMPLOYEES: 19
- SEATS AND OCCUPANCY LOAD: 175
- SQUARE FOOTAGE: 8,358 (GROSS)

ADJACENT ZONING
- FRONT (NORTH): HIGHWAY 441
- SIDE (EAST): RESIDENTIAL (COUNTY)
- SIDE (WEST): COMMERCIAL (C-3)
- REAR (SOUTH): COMMERCIAL (C-3)

SITE INFORMATION

JURISDICTION: CITY OF MOUNT DORA
INTENT: THE PURPOSE OF THIS PROJECT IS TO PROVIDE THE INFRASTRUCTURE FOR A REPLAT OF THE TARGET PARCEL AND CONSTRUCTION OF TWO NEW COMMERCIAL BUILDINGS.

ZONING: C-3 (HIGHWAY COMMERCIAL

REQUIRED BUILDING SETBACKS:		PROVIDED:
FRONT:	150' (50' FROM PROPERTY LINE)	48.91'
SIDE:	25'	25'
SIDE:	25'	81.90'
REAR:	25'	19.82'

REQUIRED LANDSCAPE STRIP/SETBACKS:		PROVIDED:
FRONT:	40'	27'
SIDE:	30'	28.39'
SIDE:	10'	10.86'
REAR:	10'	N/A

REQUIRED PARKING:
PANDA
- BUILDING AREA: 2,442 S.F.
- REQUIRED PARKING PER ZONING: 25 SPACES
  - 17 SPACES - 68 SEATS / 4
  - 8 SPACES - 1 EMPLOYEE / 1
- REQUIRED PARKING PER LOI: 22 SPACES
  - 22 SPACES - 9 / 1,000 S.F. (FOOD USE)
- PROVIDED PARKING: 44 SPACES

MULTI-TENANT
- BUILDING AREA: 8,358 S.F.
- REQUIRED PARKING PER ZONING: 73 SPACES
  - 44 SPACES - 175 SEATS / 4 (FOOD USE)
  - 19 SPACES - 19 EMPLOYEES / 1 (FOOD USE)
  - 10 SPACES - 2,428 S.F / 250 S.F. (RETAIL USE)
- REQUIRED PARKING PER LOI: 63 SPACES
  - 21 SPACES - 2,358 S.F / 1,000 S.F. X 9 SPACES (FOOD USE)
  - 32 SPACES - 3,500 S.F / 1,000 S.F. X 9 SPACES (FOOD USE)
  - 10 SPACES - 2,428 S.F / 1,000 S.F. X 4 SPACES (RETAIL USE)
- PROVIDED PARKING: 116 SPACES

TARGET
- REQUIRED PARKING: 502 SPACES
  - 125,500 S.F. / 250 S.F. (RETAIL USE)
- PROVIDED PARKING: 435 SPACES

TOTAL REQUIRED PARKING PER ZONING: 600 SPACES
TOTAL REQUIRED PARKING PER LOI: 587 SPACES
TOTAL PROVIDED: 602 SPACES

ADA SPACES REQUIRED
PANDA EXPRESS: 2 SPACES
MULTI TENANT: 5 SPACES

ADA SPACES PROVIDED
PANDA EXPRESS: 2 SPACES
MULTI TENANT: 5 SPACES

SITE AREA CALCULATIONS:
SITE: 3.01 AC.
PERVIOUS AREA: 0.89 AC.
PERVIOUS PAVERS: 0.23 AC.
IMPERVIOUS AREA: 2.12 AC.
DISTURBED AREA: 3.33 AC.

REQUIRED MAXIMUM IMPERVIOUS AREA:	PROVIDED:
65%	63%

FLOOD HAZARD:
F.I.R.M. MAP NO. X DATED
12069C0358E

EXISTING INFORMATION:
SURVEY DATED XX.XX.2019

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN, ON SHEETS P1 AND OWNER PRIOR TO CONSTRUCTION.

811

N

50 0 50 100
Graphic Scale in Feet

H. Lawrence Wray, Jr. State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr. PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

cft
DEVELOPMENTS, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: Name

CFT PROJECT #: CXXXX STORE XXXX
CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm
Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

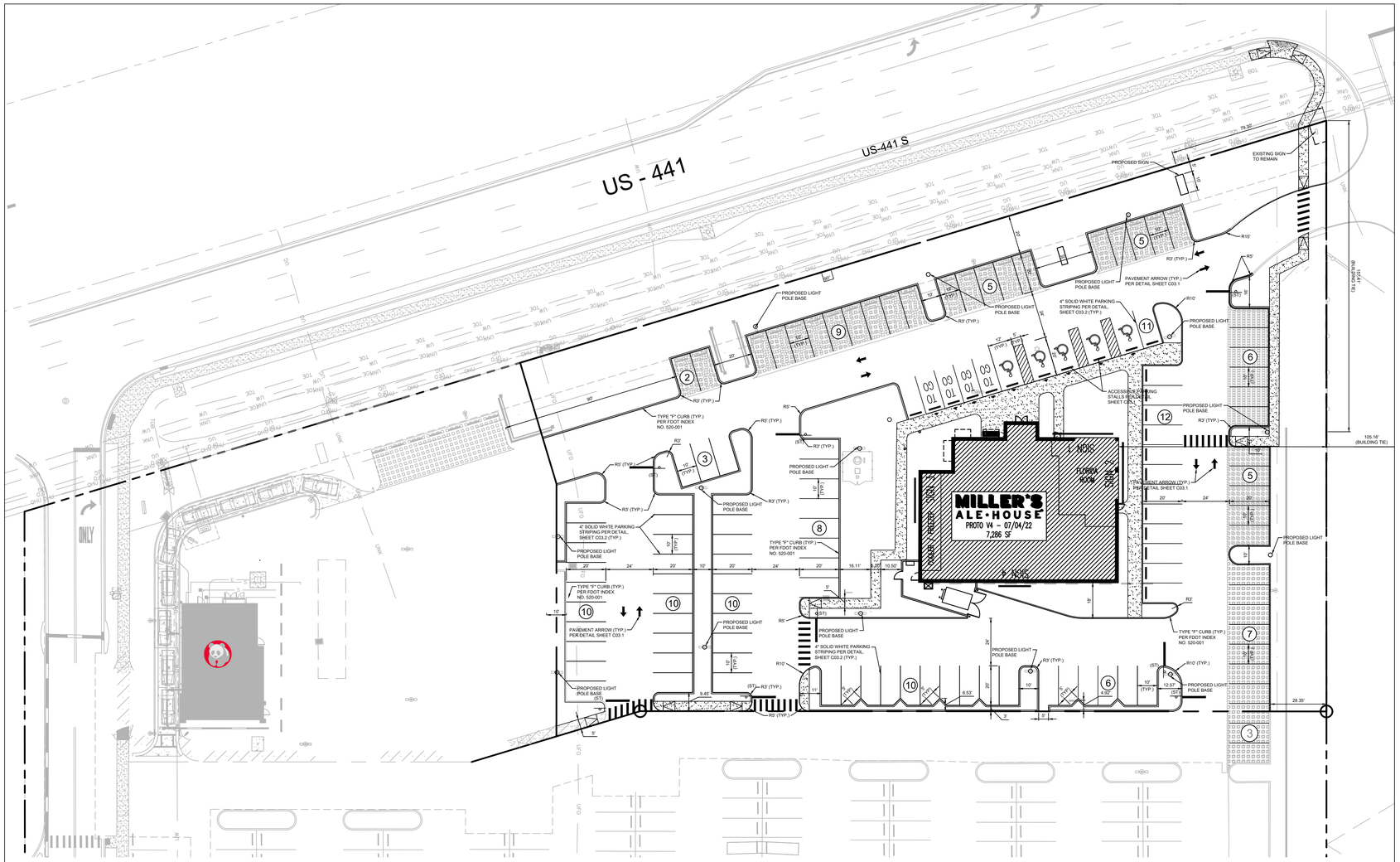
MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

OVERALL SITE PLAN

C03.0

TRUE WARM & WELCOME 2200



SITE PLAN

SCALE: 1:30

LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- PERVIOUS PAVERS
- (ST) STOP SIGN
- (HC) HANDICAP PARKING SPACE

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON, DATED 11/1/17 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

SITE NOTES

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF WORK FROM THE SITE. BURIAL OF TREES AND OTHER DEBRIS SHALL NOT BE ALLOWED.
2. ALL MATERIAL SHALL BE NEW; UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
3. CONTRACTOR TO PROVIDE CONCRETE PAVING BETWEEN CASE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. SIDEWALKS SHALL BE 8' WIDE MINIMUM AT THE REAR OF PANDA EXPRESS. CURBING IS REQUIRED AT PARKING BAY ABUTTING THE BUILDING.DOUBLE WINGED RAMP WITH CURBING DESIRED AT THE FLUSH CONNECTION OF THE ADA SPOTS.
5. DUMPSTERS SHALL HAVE THE MAN DOOR CLOSEST TO THE BUILDING.
6. PATIO RAILING SHALL EXTEND TO THE DT LANE AND RETURN BACK TO THE BUILDING TO ENSURE THAT PATIO GUEST WILL NOT STEP INTO THE DT LANE.
7. BIKE RACKS ARE TO BE SHOWN ONLY IF REQUIRED BY JURISDICTION, IF SO, THEN A 3 PEAKED BLACK BIKE RACK SHALL BE USED.
8. ALL STRIPING SHALL BE WHITE STRIPING APART FROM ADA.
9. RUBBER WHEELSTOPS, NOT CONCRETE, ARE STANDARD. BOLLARDS SHALL BE PLACED AT BUILDING DT LANE BUILDING CORNER AND AT DT WINDOW.
10. BOLLARDS SHALL HAVE THERMOPLASTIC COVER.
11. CONCRETE SHALL BE PLACED BETWEEN BACK OF CURB AND FACE OF BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
12. IF NO PATIO IS REQUESTED ON A PARTICULAR SITE, ENSURE THAT THE PATIO RELATED ITEMS SUCH AS SPEAKERS ETC. ARE REMOVED FROM BUILDINGS PLANS.

TARGET SITE LAYOUT AND PAVEMENT MARKING NOTES

THIS PLAN IS TO BE UTILIZED FOR SITE LAYOUT AND PAVEMENTS MARKING PURPOSES ONLY.

IF ANY, TEMPORARY BARRICADES SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.

CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.

THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.

811

N

GRID

30 0 30 60

Graphic Scale in Feet

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

cft

DEVELOPMENTS, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: Name

CFT PROJECT #: CXXXX STORE XXXX

CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, FL 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

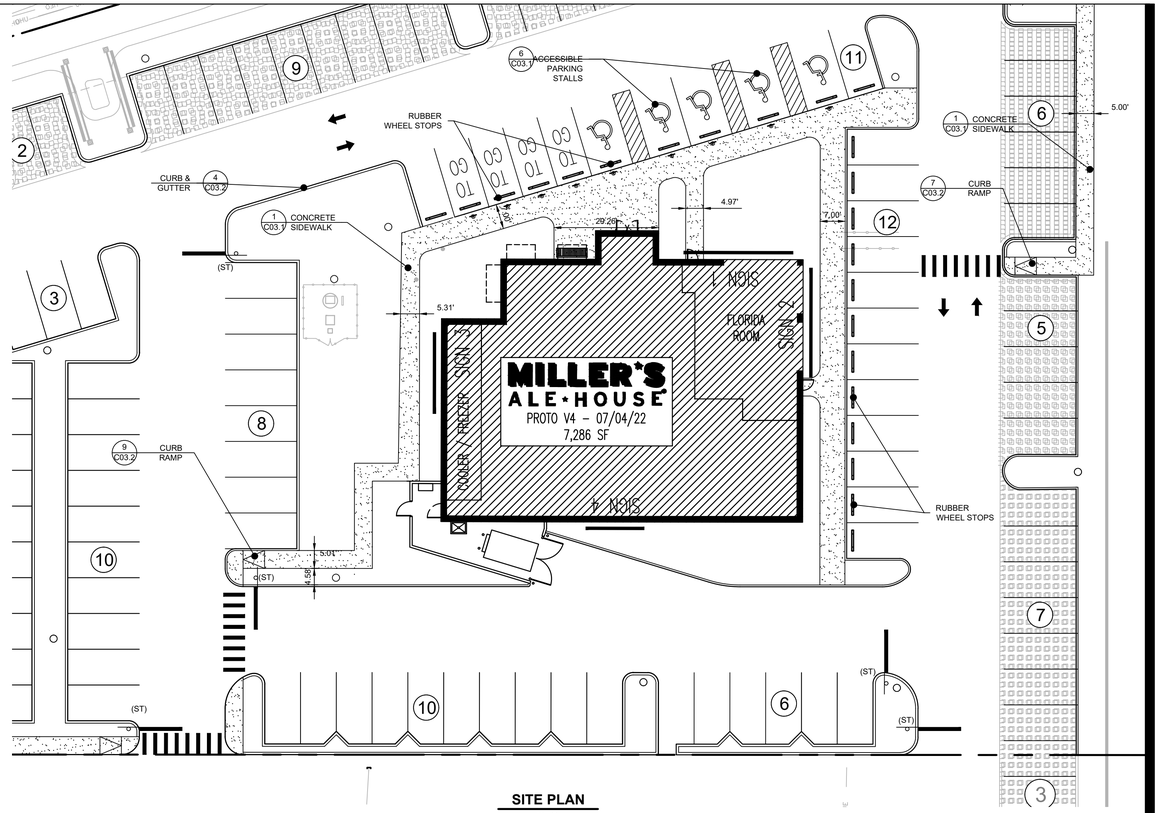
MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

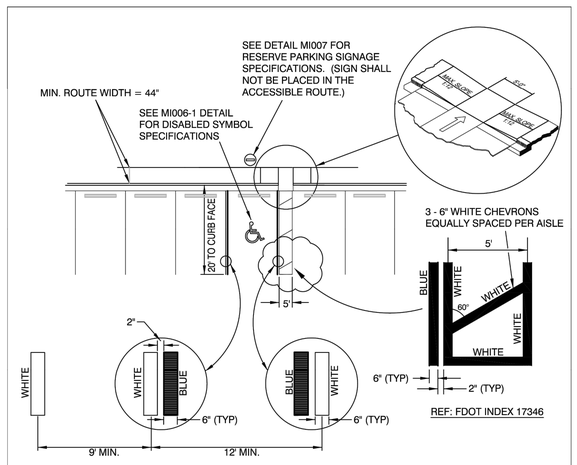
SITE PLAN

C03.1

TRUE WARM & WELCOME 2200



SITE PLAN
N.T.S.



REF: FDOT INDEX 17346

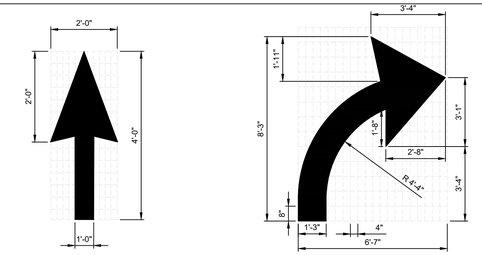
NOTES:

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 OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST 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.

MOUNT DORA, FLORIDA — Incorporated 1910

ACCESSIBLE PARKING - SINGLE SPACE STRIPING

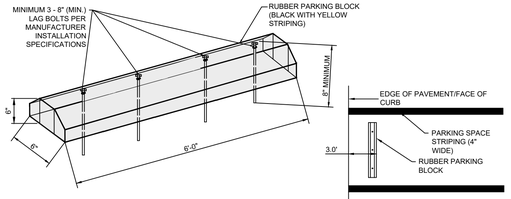
GU0024-1
ISSUED: 2017
REVISED: --



PAVEMENT MARKING ARROW - WHITE
ALL DIRECTIONAL ARROWS SHALL BE DOUBLE COATED.

PAVEMENT MARKING, ARROW, TYPE 3 WHITE (16.0 SQ. FT.)

DIRECTIONAL ARROWS
N.T.S.



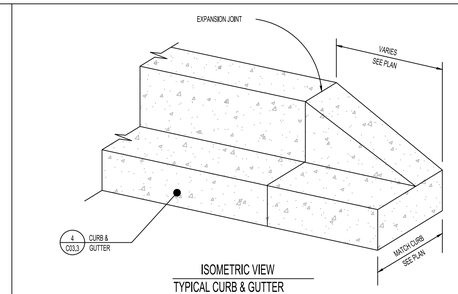
LAG BOLT METHOD: RECOMMENDED FOR ASPHALT OR CONCRETE ONLY.

REFER TO MANUFACTURERS INSTALLATION SPECIFICATIONS.

TOOLS NEEDED:
- -HIGH SPEED HAMMER DRILL WITH A $\frac{3}{4}$" MASONRY DRILL BIT
- -IMPACT WRENCH OR HEAVY RATCHET WITH $\frac{3}{4}$" SOCKET

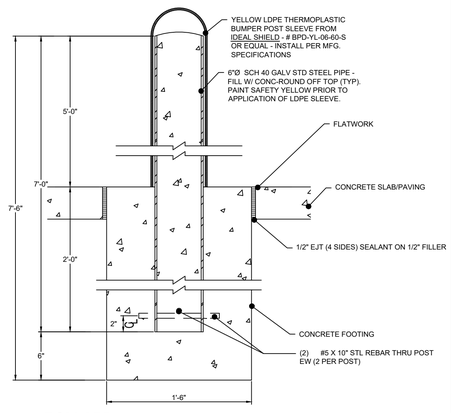
1. POSITION THE PARKING BLOCK WHERE YOU WANT TO INSTALL IT. USING THE HOLES MOLDED IN THE PARKING BLOCK AS TEMPLATES, MARK THE LOCATION OF EACH HOLE ON THE SURFACE.
2. REMOVE THE PARKING BLOCK. USING A HIGH-SPEED HAMMER DRILL WITH A $\frac{3}{4}$" MASONRY BIT, DRILL A 4" TO A 4 $\frac{1}{2}$" DEEP HOLE AT EACH MARKED LOCATION.
3. INSERT A LAG ANCHOR (WITH THE LARGE ROUND HOLE IN THE ANCHOR FACING UP) INTO EACH HOLE. TAP THE ANCHOR INTO THE HOLES WITH A HAMMER SO THAT THE TOP OF EACH ANCHOR IS FLUSH WITH THE SURFACE.
4. REPOSITION THE PARKING BLOCK SO THAT THE MOLDED HOLES LINE UP VERTICALLY WITH THE PILOT HOLES YOU DRILLED. BEGINNING IN THE CENTER HOLE, APPLY FIRM HAND PRESSURE. SLIP A WASHER ONTO A LAG BOLT, INSERT THE BOLT THROUGH THE HOLE IN THE PARKING BLOCK AND TIGHTEN THE BOLT ABOUT THREE QUARTERS OF THE WAY WITH A $\frac{3}{4}$" SOCKET. REPEAT FOR EACH HOLE IN THE PARKING BLOCK. FINISH TIGHTENING EACH BOLT UNTIL JUST SNUG. DO NOT OVER TIGHTEN! EXCESSIVE TIGHTENING MAY DAMAGE THE PARKING BLOCK AND WILL VOID THE WARRANTY.

RUBBER WHEELSTOP
N.T.S.



ISOMETRIC VIEW
TYPICAL CURB & GUTTER

CURB TRANSITION
N.T.S.



BOLLARD
N.T.S.

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

cft
DEVELOPMENTS, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: H. LEFLER

CFT PROJECT #:

CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm
Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000288

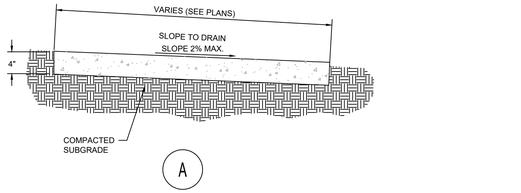
HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

HARDSCAPE DETAILS I

C03.2

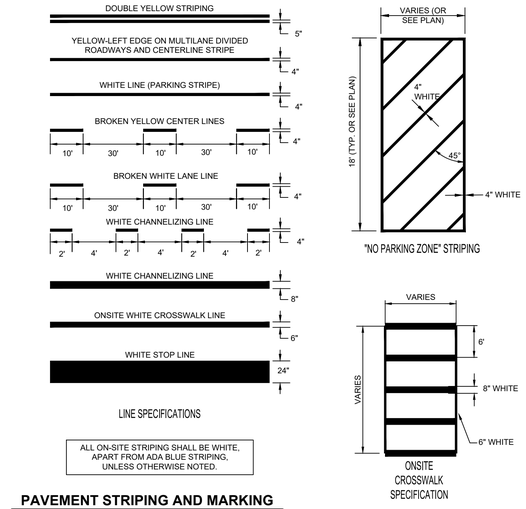


CONCRETE NOTES:

- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.
- 6"X6" WWM MAY BE SUBSTITUTED WITH EQUILEVENT STRENGTH FIBER MESH.

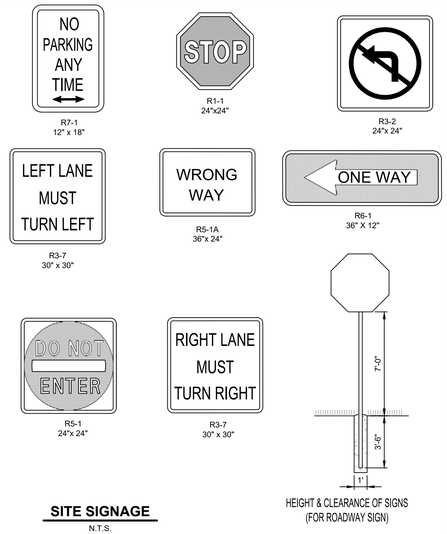
CONCRETE SIDEWALK

N.T.S.



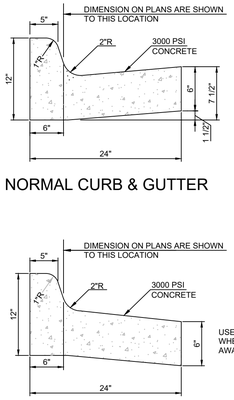
PAVEMENT STRIPING AND MARKING

N.T.S.



SITE SIGNAGE

N.T.S.



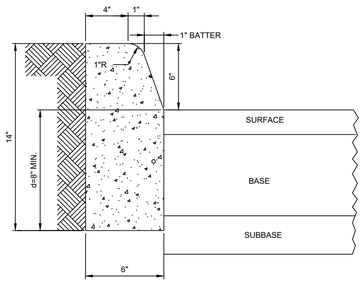
NORMAL CURB & GUTTER

USE REVERSE OR "SPILL" CURB WHEN THE PAVEMENT SLOPES AWAY FROM CURB.

REVERSE CURB & GUTTER

24" CURB & GUTTER

N.T.S.

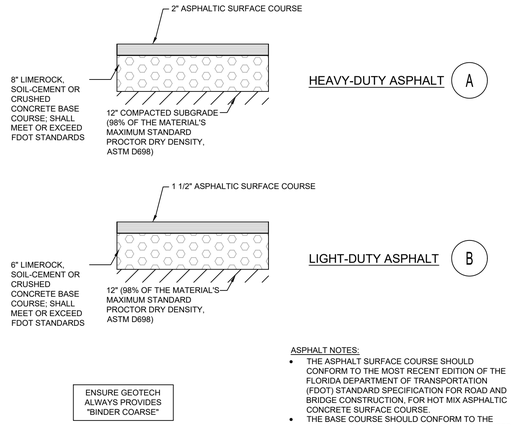


NOTES

- THE DIMENSION d MAY INCREASE AT CONTRACTOR'S OPTION SO BOTTOM OF HEADER CURB WILL ALIGN WITH BOTTOM OF PAVING.
- THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
- f'c = 4,000 PSI

6" HEADER CURB

N.T.S.



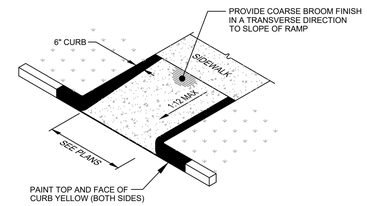
ENSURE GEOTECH ALWAYS PROVIDES "BINDER COARSE"

ASPHALT NOTES:

- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE.
- THE BASE COURSE SHOULD CONFORM TO THE FDOT STANDARDS FOR BASE COURSE COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
- TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.

PAVEMENT SECTION

N.T.S.



CURB RAMP

N.T.S.

SLOPE FLUME ACCORDING TO GRADING AND DRAINAGE PLAN

CONCRETE NOTES:

- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.
- 6"X6" WWM MAY BE SUBSTITUTED WITH EQUILEVENT STRENGTH FIBER MESH.

CONCRETE FLUME

N.T.S.

cft DEVELOPMENTS, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: H. LEFLER

CFT PROJECT #:

CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

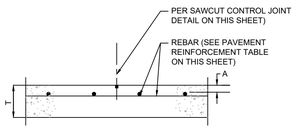
MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

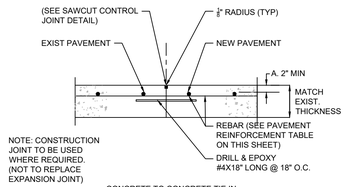
HARDSCAPE DETAILS II

C03.3

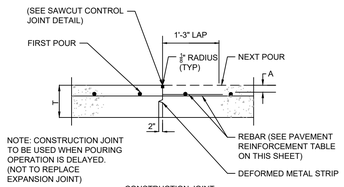
H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



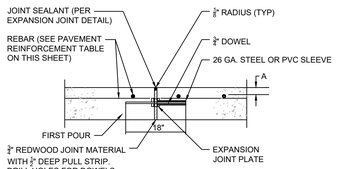
SAWCUT JOINT
N.T.S.



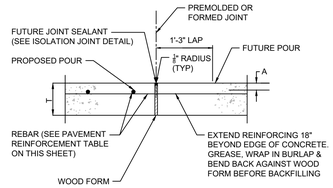
CONCRETE TO CONCRETE TIE IN
N.T.S.



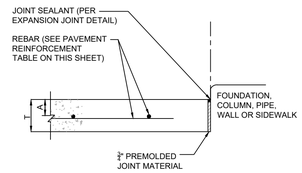
CONSTRUCTION JOINT
N.T.S.



SAWCUT JOINT
N.T.S.



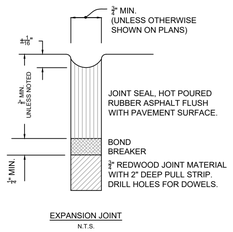
CONCRETE TO CONCRETE TIE IN
N.T.S.



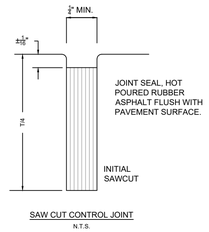
CONSTRUCTION JOINT
N.T.S.

NOTES:

1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
6. USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
8. CURB EXPANSION JOINTS: - IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 3/4" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
9. CONCRETE TOUCHING THE BACK OF CURBS:- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING 1/2" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
10. CURBS AT THE BUILDING FOUNDATION:- IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 3/4" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
11. EXPANSION JOINTS AT ISLAND NOSINGS:- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CUB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

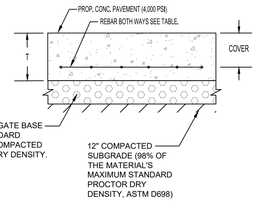


EXPANSION JOINT
N.T.S.



SAW CUT CONTROL JOINT
N.T.S.

REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	(T) SLAB THICKNESS (IN.)	(COVER) COVER (IN.) (2" MIN)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING*
TYPE "A"	6	2	15	#3 @ 24" C-C
TYPE "B"	8	2	15	#3 @ 24" C-C
TYPE "C"	12	2	15	#3 @ 24" C-C



1 CONCRETE SECTION NTS

cft
DEVELOPMENTS, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: H. LEFLER

CFT PROJECT #:

CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

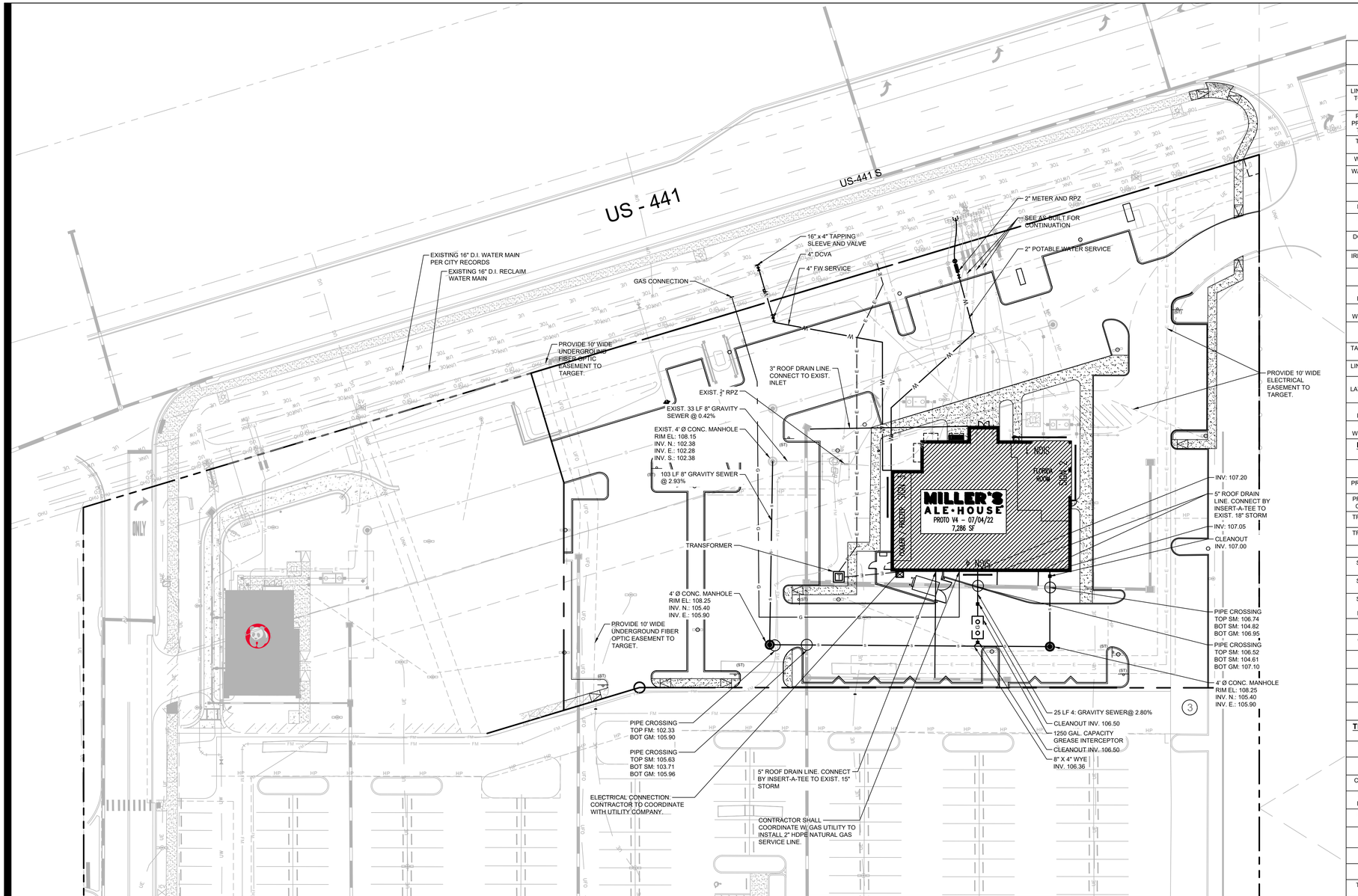
MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

HARDSCAPE DETAILS III

C03.4

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr. PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



UTILITY PLAN

SCALE: 1:30

PANDA EXPRESS NOTES

CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH SIGN COMPANY AND PANDA EXPRESS PM FOR FINAL LOCATION OF DRIVE THRU ELEMENTS (MENU BOARD, ORDER CANOPY, CLEARANCE BAR, AND DIRECTIONAL SIGNAGE) PRIOR TO INSTALLATION. CONTRACTOR SHALL ENSURE THAT PROPOSED UTILITIES, INCLUDING SITE LIGHTING CONDUIT ARE NOT INSTALLED SO THAT THEY WOULD CONFLICT WITH THE PLACEMENT OF THE DRIVE THRU ELEMENTS AND FOOTINGS.

CONTRACTOR SHALL PROVIDE CONCRETE PAVING BETWEEN FACE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

24 HOUR CONTACT: JOE CELENTO (912) 272-4811

TARGET SITE UTILITY NOTES

THIS PLAN IS TO BE UTILIZED FOR SITE UTILITY PURPOSES ONLY.

IF ANY, TEMPORARY BARRICADES SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.

WHEN TAPPING INTO EXISTING UTILITIES, EXCAVATING AND TRENCHING ON TARGET PROPERTY THIS SHALL OCCUR NO EARLIER THAN 1 HOUR AFTER THE TARGET STORE HAS CLOSED AND SHALL END 1 HOUR BEFORE STORE OPENING. CONTRACTOR SHALL NOTIFY THE STORE MANAGER 72 HOURS IN ADVANCE OF PERFORMING ANY WORK ON TARGET PROPERTY.

FOR LOCATIONS ON TARGET PROPERTY, ANY EXCAVATION WITHIN PAVED AND OR AREAS TRAVELED BY VEHICLES AND PEDESTRIANS, REMOVAL OF PAVEMENT AND OR TRENCHES MUST BE IMMEDIATELY BACKFILLED AND COMPACTED SO THAT IT IS SAFE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. PEDESTRIAN AND OR VEHICULAR ROUTES MUST BE SAFE AND USEABLE AT ALL TIMES DURING THE TARGET STORE HOURS OF OPERATION AND FOR 1 HOUR BEFORE OPENING AND 1 HOUR AFTER CLOSING. REMOVED PAVEMENT WILL BE RESTORED WITH LIKE MATERIALS PROMPTLY. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS AND THE LIKE.

CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.

THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.

UTILITY LEGEND

- PROPOSED SEWER
- PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- PROPOSED ELECTRIC SERVICE
- PROPOSED TELEPHONE SERVICE
- T — PROPOSED ELECTRIC TRANSFORMER/PAD
- PROPOSED DEDICATED UTILITY EASEMENT

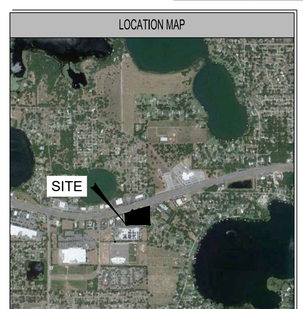
UTILITY LINE MATERIALS

POTABLE WATER LINE
1" OR 2" POLYETHYLENE TUBING, SDR9 COPPER TUBE SIZE AWWA C901, ASTM D1248, ASTM D2239, ASTM D2737, ASTM D3350
4" PVC SHALL CONFIRM TO AWWA C900, DR 18
6" PVC SHALL CONFIRM TO AWWA C900, DR 18

GRAVITY SEWER LINE
6" PVC SHALL CONFIRM TO ASTM D3034, SDR 35
8" PVC SHALL CONFIRM TO ASTM D3034, SDR 35

REQUIRED FIRE FLOW
BUILDING CONSTRUCTION TYPE: VB
REQUIRED FIRE FLOW PER TABLE 18.4.5.1.2 = 1500 GPM

LOCATION MAP



MOUNT DORA, FLORIDA
N.T.S.

N

30 0 30 60

Graphic Scale in Feet

UTILITY INFORMATION

WATER	GC	OWNER	UTILITY	ADDITIONAL NOTES
LINE EXTENSION TO PROPERTY LINE				BY SELLER
PIPING FROM PROPERTY LINE TO BUILDING	X			
TAPPING THE MAIN				N/A
WATER VAULT				N/A
WATER (METER) PIT	X			
DOMESTIC METER			X	2" WATER METER
FIRE METER				N/A
IRRIGATION METER				N/A
DOMESTIC BFP	X			
IRRIGATION BFP				N/A
FIRE BFP				N/A
OBTAINING EASEMENTS				N/A
OBTAINING WORK PERMITS	X			
S.S.	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
TAPPING OF THE MAIN				BY SELLER
LINE EXTENSION				BY SELLER
SERVICE LATERAL (INSIDE PROPERTY)	X			6" PVC
OBTAINING EASEMENTS				N/A
OBTAINING WORK PERMITS	X			
ELECTRIC	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
PRIMARY CONDUIT	X			FURNISH AND INSTALL
PRIMARY CABLE	X			
PRIMARY FINAL CONNECTION	X			
TRANSFORMER			X	
TRANSFORMER PAD	X			
POLE				N/A
SECONDARY CABLE	X			
SECONDARY CONDUIT	X			FURNISH AND INSTALL
SECONDARY FINAL INSPECTION	X			
METER			X	
CT CABINET				N/A
CT METER CONDUIT				N/A
SOCKET	X			
OBTAINING EASMENTS		X		
ROW WORK PERMITS	X			
TELEPHONE	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
CONDUIT	X			
TRENCH & BACKFILL	X			
CABLE & WIRE			X	
OBTAINING EASEMENTS	X			
ROW WORK PERMITS			X	
GAS	**GC**	**OWNER**	**UTILITY**	**ADDITIONAL NOTES**
TAP			X	
PIPING			X	
TRENCH AND BACKFILL			X	
METER			X	
REGULATOR			X	
OBTAINING EASEMENTS			X	
ROW WORK PERMITS			X	

cft DEVELOPMENTS, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: H. LEFLER

CFT PROJECT #:

CIVIL PROJECT #: M17402

cph — www.cphcorp.com — A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

UTILITY PLAN

C04.0

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr. PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TARGET GRADING AND DRAINAGE NOTES

THIS PLAN IS TO BE UTILIZED FOR GRADING AND DRAINAGE PURPOSES ONLY.

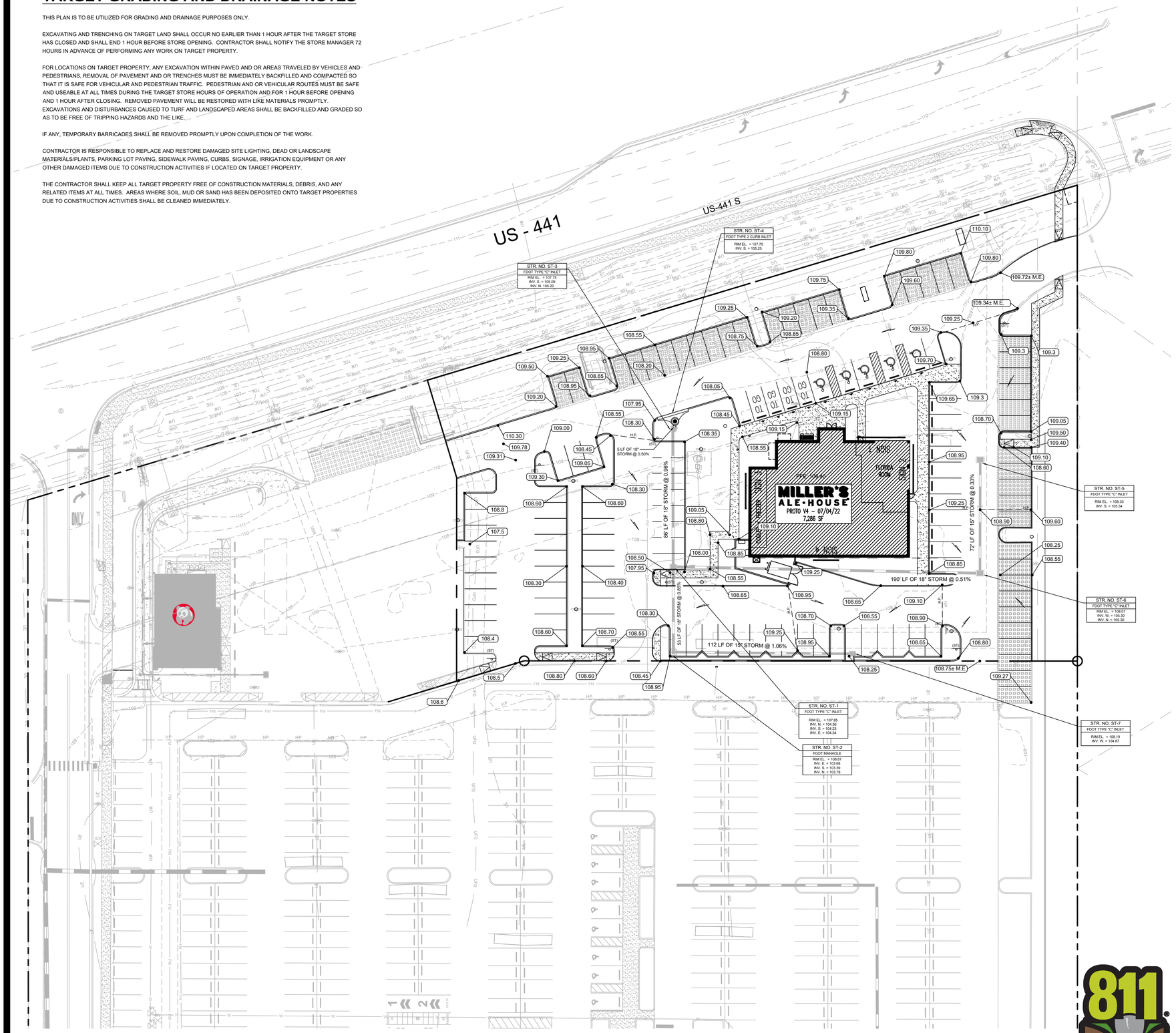
EXCAVATING AND TRENCHING ON TARGET LAND SHALL OCCUR NO EARLIER THAN 1 HOUR AFTER THE TARGET STORE HAS CLOSED AND SHALL END 1 HOUR BEFORE STORE OPENING. CONTRACTOR SHALL NOTIFY THE STORE MANAGER 72 HOURS IN ADVANCE OF PERFORMING ANY WORK ON TARGET PROPERTY.

FOR LOCATIONS ON TARGET PROPERTY, ANY EXCAVATION WITHIN PAVED AND OR AREAS TRAVELED BY VEHICLES AND PEDESTRIANS, REMOVAL OF PAVEMENT AND OR TRENCHES MUST BE IMMEDIATELY BACKFILLED AND COMPACTED SO THAT IT IS SAFE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. PEDESTRIAN AND OR VEHICULAR ROUTES MUST BE SAFE AND USEABLE AT ALL TIMES DURING THE TARGET STORE HOURS OF OPERATION AND FOR 1 HOUR BEFORE OPENING AND 1 HOUR AFTER CLOSING. REMOVED PAVEMENT WILL BE RESTORED WITH LIKE MATERIALS PROMPTLY. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS AND THE LIKE.

IF ANY, TEMPORARY BARRICADES SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.

CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.

THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.



LOCATION MAP

MOUNT DORA, FLORIDA
N.T.S.

PANDA EXPRESS NOTES

- CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH SIGN COMPANY AND PANDA EXPRESS PM FOR FINAL LOCATION OF DRIVE THRU ELEMENTS (MENU BOARD, ORDER CANOPY, CLEARANCE BAR, AND DIRECTIONAL SIGNAGE) PRIOR TO INSTALLATION. CONTRACTOR SHALL ENSURE THAT PROPOSED UTILITIES, INCLUDING SITE LIGHTING CONDUIT ARE NOT INSTALLED SO THAT THEY WOULD CONFLICT WITH THE PLACEMENT OF THE DRIVE THRU ELEMENTS AND FOOTINGS.
- CONTRACTOR SHALL PROVIDE CONCRETE PAVING BETWEEN FACE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
- CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

GRADING & DRAINAGE NOTES

1. SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
2. SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%
3. MAXIMUM CUT OF FILL SLOPES IS 2H:1V.
4. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
5. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6-INCH) AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 100 PERCENT. COMPACTION MUST BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
6. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. LENGTH OF RIP-RAP PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE.
8. JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
9. SEE SHEET C01.1 FOR GENERAL NOTES.

HYDROLOGY STATEMENT

ONSITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED CURB INLETS AND DROP CURB INLET. A PROPOSED STORM PIPE SYSTEM WILL CONVEY STORMWATER TO AN EXISTING STORM PIPE LOCATED ALONG THE SOUTH OF THE SUBJECT SITE. THE EXISTING (INSERT DIAMETER OF PIPE) PIPE WILL CONVEY THE STORMWATER TO THE EXISTING MASTER DETENTION POND.
BASED ON THE MASTER DETENTION POND SIZING AND OVERALL HYDROLOGY REPORT PERFORMED BY THE DEVELOPMENT'S ENGINEER, THE MASTER DETENTION POND IS SIZED TO ADEQUATELY DETAIN RUNOFF FROM THE SUBJECT SITE.

GRADING & DRAINAGE LEGEND

- PROPOSED POTABLE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- H.P. PROPOSED HIGH POINT
- 48.10 ± M.E. MATCH EXISTING PAVEMENT ELEV.
- 48.10 PROPOSED PAVEMENT ELEV.
- PROPOSED DRAINAGE FLOW DIRECTION

UTILITY LINE MATERIALS

POTABLE WATER LINE
1" OR 2" POLYETHYLENE TUBING, SDR9 COPPER TUBE SIZE AWWA C901, ASTM D1248, ASTM D2239, ASTM D2737, ASTM D3350
4" PVC SHALL CONFIRM TO AWWA C900, DR 18
6" PVC SHALL CONFIRM TO AWWA C900, DR 18

GRAVITY SEWER LINE
6" PVC SHALL CONFIRM TO ASTM D3034, SDR 35

REQUIRED FIRE FLOW
BUILDING CONSTRUCTION TYPE: VB
REQUIRED FIRE FLOW PER TABLE 18.4.5.1.2 = 1500 GPM

N

30 0 30 60
Graphic Scale in Feet

cft
DEVELOPMENTS, LLC
CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: Name

CFT PROJECT #: CXXXX STORE XXXX
CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm
Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

MILLER'S ALE HOUSE

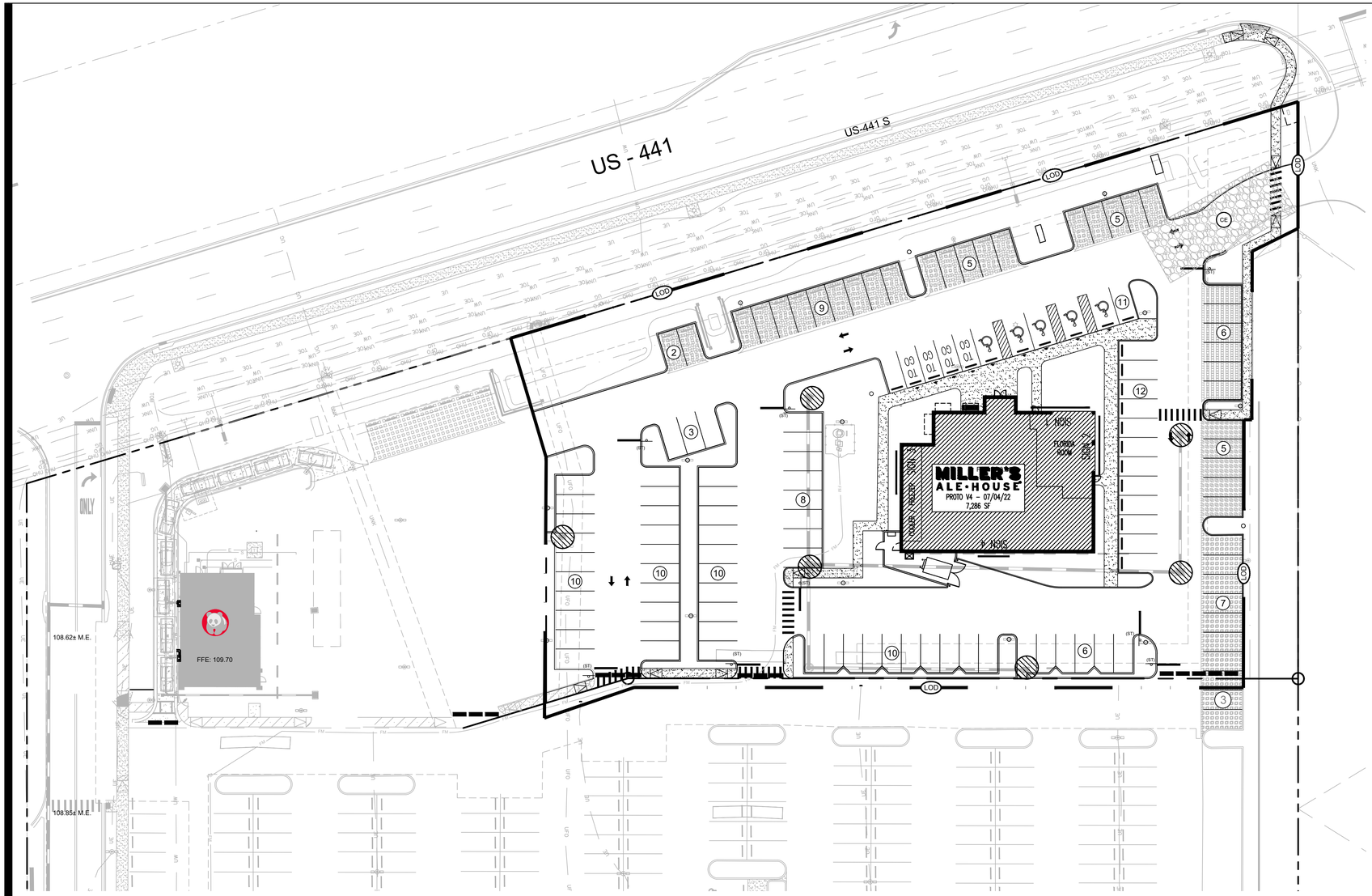
17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

GRADING & DRAINAGE PLAN

C05.0

TRUE WARM & WELCOME 2200

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LEGEND

- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE PER STATE OF ALABAMA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- X — CONSTRUCTION FENCE
- SOIL BOUNDARY
- BARRICADE (AT ALL ENTRANCE LOCATIONS W/O TEMPORARY CONSTRUCTION ACCESS)
- INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE PER STATE OF ALABAMA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- PERMANENT SEEDING/ VEGETATION
- XX — SOIL TYPE: XXXXXXXXXXXXXX

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON, DATED 11/1/17 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

SITE NOTES

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF WORK FROM THE SITE. BURIAL OF TREES AND OTHER DEBRIS SHALL NOT BE ALLOWED.
2. ALL MATERIAL SHALL BE NEW; UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
3. CONTRACTOR TO PROVIDE CONCRETE PAVING BETWEEN CASE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

ACREAGE SUMMARY	
TOTAL SITE AREA	2.17 AC.
TOTAL DISTURBED AREA	2.07 AC.

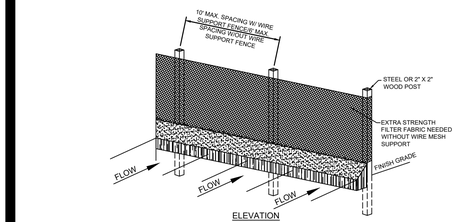
NOTE:

NO CONTAMINATION ON THIS SITE,
NOR WITHIN 500' OF SITE.

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

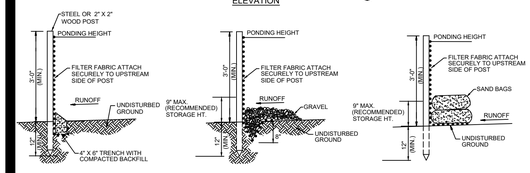
Name (Operator and/or Responsible Authority) _____ Date _____

Project Name and location information:



ELEVATION

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

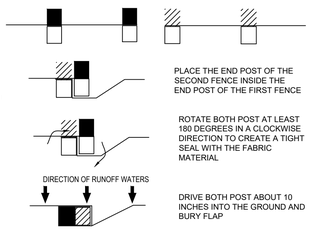


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL A
TRENCH WITH GRAVEL

ALTERNATE DETAIL B
FOR TREE DRIP LINE OR SIDEWALKS

SEDIMENTATION / SILT FENCE
N.T.S.

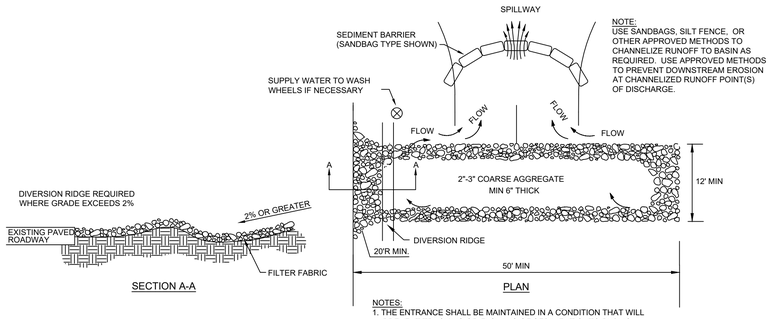


PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE

ROTATE BOTH POST AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DRIVE BOTH POST ABOUT 10 INCHES INTO THE GROUND AND BURY FLAP

ATTACHING TWO SILT FENCES
N.T.S.



SECTION A-A

PLAN

NOTE:
USE SANDBAGS, SILT FENCE, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED. USE APPROVED METHODS TO PREVENT DOWNSTREAM EROSION AT CHANNELIZED RUNOFF POINT(S) OF DISCHARGE.

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

TEMPORARY CONSTRUCTION EXIT DETAIL
N.T.S.

811

N

20 0 20 40

Graphic Scale in Feet

cft DEVELOPMENTS, LLC

CHERNG FAMILY TRUST, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of CFT and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of CFT.

REVISIONS:

ISSUE DATE:

DRAWN BY: H. LEFLER

CFT PROJECT #:

CIVIL PROJECT #: M17402

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.
5601 Mariner St., Suite 105
Tampa, Fl. 33609
Ph: 813.288.0233
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

HOWARD L. WRAY, P.E.
FL. P.E. No. 55557
10/3/2022

MILLER'S ALE HOUSE

17450 US-441
MOUNT DORA, LAKE COUNTY, FLORIDA

SWPP PLAN

C06.0

H. Lawrence Wray, Jr, State of Florida, Professional Engineer, License No. 55557
This item has been digitally signed and sealed by H. Lawrence Wray, Jr, PE on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ADEM NPDES GENERAL PERMIT NOTES: (THESE NOTES ARE NOT ALL INCLUSIVE OF THE ADEM NPDES GENERAL PERMIT REQUIREMENTS. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO ASSURE COMPLIANCE WITH ALL GENERAL PERMIT REQUIREMENTS)

PART I COVERAGE UNDER THIS GENERAL PERMIT

A. PERMIT COVERAGE
THIS PERMIT AUTHORIZES, SUBJECT TO THE CONDITIONS OF THIS PERMIT, DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (L) ACRE OR FROM CONSTRUCTION ACTIVITIES INVOLVING LESS THAN ONE (L) ACRE AND WHICH ARE PART OF A COMMON PLAN OF DEVELOPMENT OR SALE EQUAL TO OR GREATER THAN ONE (1) ACRE OCCURRING ON OR BEFORE, AND CONTINUING AFTER THE EFFECTIVE DATE OF THIS PERMIT, EXCEPT FOR DISCHARGES IDENTIFIED UNDER PART I.C. OF THE PERMIT. COVERAGE UNDER THIS PERMIT IS NOT REQUIRED FOR DISCHARGES ASSOCIATED WITH MINOR LAND DISTURBING ACTIVITIES (SUCH AS HOME GARDENS OR INDIVIDUAL HOME LANDSCAPING, REPAIRS, MAINTENANCE WORK, FENCES AND OTHER RELATED ACTIVITIES WHICH RESULT IN MINOR SOIL EROSION), ANIMAL FEEDING OPERATION (AFO) OR CONCENTRATED ANIMAL FEEDING OPERATION (CAFO) CONSTRUCTION ACTIVITY THAT HAS BEEN GRANTED NPDES REGISTRATION COVERAGE PURSUANT TO CHAPTER 335-6-7, NORMAL AGRICULTURAL PRACTICES AND SILVICULTURAL OPERATIONS.
B. ELIGIBILITY
1. ALLOWABLE STORMWATER DISCHARGES
THIS PERMIT AUTHORIZES THE FOLLOWING STORMWATER DISCHARGES:
(A) STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES DEFINED IN PART I.A. OF THIS PERMIT;
(B) STORMWATER DISCHARGES DETERMINED BY THE DIRECTOR TO REQUIRE COVERAGE UNDER THIS PERMIT;
(C) DISCHARGES FROM SUPPORT ACTIVITIES (E.G. EQUIPMENT STAGING YARDS, MATERIAL STORAGE AREAS, EXCAVATED MATERIAL DISPOSAL AREAS, BORROW AREAS) PROVIDED:
(I) THE SUPPORT ACTIVITY IS DIRECTLY RELATED TO THE CONSTRUCTION SITE COVERED UNDER THIS PERMIT;
(II) THE SUPPORT ACTIVITY IS NOT A COMMERCIAL OPERATION SERVING MULTIPLE UNRELATED CONSTRUCTION PROJECTS BY DIFFERENT OPERATORS, AND DOES NOT OPERATE BEYOND THE COMPLETION OF THE CONSTRUCTION ACTIVITY AT THE LAST CONSTRUCTION PROJECT IT SUPPORTS; AND
(III) POLLUTANT DISCHARGES FROM SUPPORT ACTIVITY AREAS ARE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND DO NOT POSE A REASONABLE POTENTIAL TO EXCEED APPLICABLE WATER QUALITY STANDARDS.
2. ALLOWABLE NON-STORMWATER DISCHARGES
THIS PERMIT AUTHORIZES THE FOLLOWING NON- STORMWATER DISCHARGES PROVIDED THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART III.C.:
(A) DISCHARGES FROM FIRE-FIGHTING ACTIVITIES;
(B) FIRE HYDRANT FLUSHINGS;
(C) WASHWATER USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
(D) WATER USED TO CONTROL DUST;
(E) POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS NOT ASSOCIATED WITH HYDROSTATIC TESTING;
(F) ROUTINE EXTERNAL BUILDING WASH DOWN ASSOCIATED WITH CONSTRUCTION THAT DOES NOT USE DETERGENTS;
(G) PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED;
(H) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE ASSOCIATED WITH TEMPORARY OFFICE TRAILERS AND OTHER SIMILAR BUILDINGS;
(I) UNCONTAMINATED GROUND WATER OR SPRING WATER;
(J) FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS;
(K) LANDSCAPE IRRIGATION.
C. PROHIBITED DISCHARGES
THE FOLLOWING DISCHARGES ASSOCIATED WITH CONSTRUCTION ARE NOT AUTHORIZED BY THIS PERMIT:
1. STORMWATER DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORM WATER UNLESS SUCH STORMWATER DISCHARGES ARE:
(A) IN COMPLIANCE WITH A SEPARATE NPDES PERMIT, OR
(B) DETERMINED BY THE DEPARTMENT NOT TO BE A CONTRIBUTOR OF POLLUTANTS TO WATERS OF THE STATE.
2. STORMWATER DISCHARGES CURRENTLY COVERED UNDER ANOTHER NPDES PERMIT;
3. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
4. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
5. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
6. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING;
7. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, UNLESS MANAGED BY APPROPRIATE CONTROLS;
8. DISCHARGES TO SURFACE WATERS FROM SEDIMENT BASINS OR IMPOUNDMENTS, UNLESS AN OUTLET STRUCTURE THAT WITHDRAWS WATER FROM THE SURFACE, UNLESS INFEASIBLE, IS UTILIZED;
9. DISCHARGES WHERE THE TURBIDITY OF SUCH DISCHARGE WILL CAUSE OR CONTRIBUTE TO A SUBSTANTIAL VISIBLE CONTRAST WITH THE NATURAL APPEARANCE OF THE RECEIVING WATER;
10. DISCHARGES WHERE THE TURBIDITY OF SUCH DISCHARGE WILL CAUSE OR CONTRIBUTE AN INCREASE IN THE TURBIDITY OF THE RECEIVING WATER OF MORE THAN 50 NTUS ABOVE BACKGROUND. FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THIS LIMITATION, BACKGROUND WILL BE INTERPRETED AS THE NATURAL CONDITION OF THE RECEIVING WATER WITHOUT THE INFLUENCE OF MAN-MADE OR MAN-INDUCED CAUSES. TURBIDITY LEVELS CAUSED BY NATURAL RUNOFF WILL BE INCLUDED IN ESTABLISHING BACKGOUND LEVELS;
11. DISCHARGES OF ANY POLLUTANT INTO ANY WATER FOR WHICH A TOTAL MAXIMUM DAILY LOAD (TMDL) HAS BEEN FINALIZED OR APPROVED BY EPA UNLESS THE DISCHARGE IS CONSISTENT WITH THE TMDL; AND
12. DISCHARGES TO WATERS LISTED ON THE MOST RECENTLY APPROVED 303(D) LIST OF IMPAIRED STREAMS UNLESS THE DISCHARGE WILL NOT CAUSE OR CONTRIBUTE TO THE LISTED IMPAIRMENT.

PART II NOTICE OF INTENT (NOI) REQUIREMENTS

SEE GENERAL PERMIT

PART III STORMWATER POLLUTION PREVENTION REQUIREMENTS

THE STORMWATER CONTROL REQUIREMENTS IN THIS PART ARE THE TECHNOLOGY-BASED, NON-NUMERIC EFFLUENT LIMITATIONS AND CONDITIONS THAT APPLY TO ALL DISCHARGES FROM CONSTRUCTION PROJECTS ELIGIBLE FOR COVERAGE UNDER THIS PERMIT. THESE REQUIREMENTS APPLY THE NATIONAL EFFLUENT LIMITATIONS GUIDELINES AND NEW SOURCE PERFORMANCE STANDARDS FOUND AT 40 CFR PART 450.
WHERE THE REQUIREMENTS IN THIS PART ARE STRICTER THAN ANY CORRESPONDING FEDERAL, STATE, OR LOCAL REQUIREMENTS, THE REQUIREMENTS IN THIS PERMIT TAKE PRECEDENCE.
A. EROSION CONTROLS AND SEDIMENT CONTROLS
THE PERMITTEE SHALL DESIGN, INSTALL, AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS, APPROPRIATE FOR SITE CONDITIONS TO, AT A MINIMUM:
1. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION;
2. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAMBANK EROSION;
3. MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROJECT PHASING OR OTHER APPROPRIATE TECHNIQUES;
4. MINIMIZE THE DISTURBANCE OF STEEP SLOPES, UNLESS INFEASIBLE;
5. MINIMIZE SEDIMENT DISCHARGES FROM THE SITE;
6. MINIMIZE THE GENERATION OF DUST;
7. MINIMIZE ALL STREAM CROSSINGS;
8. STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS; AND MINIMIZE OFF-SITE TRACKING OF SEDIMENT FROM VEHICLES;
9. WHERE APPLICABLE, INSTALL STORM DRAIN INLET PROTECTION MEASURES TO FURTHER PREVENT SEDIMENT DISCHARGES;
10. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORMWATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION, UNLESS INFEASIBLE;
11. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL; AND
12. IMPLEMENT MEASURES OR REQUIREMENTS TO ACHIEVE THE POLLUTANT REDUCTIONS CONSISTENT WITH A TMDL FINALIZED OR APPROVED BY EPA. APPLICABLE TMDLS ARE LOCATED AND/OR CAN BE ACCESSED AT HTTP://ADEM.ALABAMA.GOV/PROGRAMS/WATER/APPROVEDTMDLS.HTM
13. ADDITIONAL DESIGN REQUIREMENTS
(A) SEDIMENT CONTROL MEASURES, EROSION CONTROL MEASURES, AND OTHER SITE MANAGEMENT PRACTICES MUST BE PROPERLY SELECTED BASED ON SITE-SPECIFIC CONDITIONS, MUST MEET OR EXCEED THE TECHNICAL STANDARDS OUTLINED IN THE ALABAMA HANDBOOK AND THE SITE-SPECIFIC CBMPP PREPARED IN ACCORDANCE WITH PART III.D UNLESS SPECIFIED OTHERWISE BY THE ALABAMA HANDBOOK, SEDIMENT CONTROL MEASURES, EROSION CONTROL MEASURES, AND OTHER SITE MANAGEMENT PRACTICES SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE EROSION AND MAXIMIZE SEDIMENT REMOVAL RESULTING FROM A 2-YEAR, 24-HOUR STORM EVENT.
(B) THE PERMITTEE IS ENCOURAGED TO DESIGN THE SITE, THE EROSION PREVENTION MEASURES, SEDIMENT CONTROLS MEASURES, AND OTHER SITE MANAGEMENT PRACTICES WITH CONSIDERATION OF MINIMIZING STORMWATER RUNOFF, BOTH DURING AND FOLLOWING CONSTRUCTION, INCLUDING FACILITATING THE USE OF LOW-IMPACT DEVELOPMENT (LID) AND GREEN TECHNOLOGIES.
B. SOIL STABILIZATION
FINAL STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER WORK TOWARD PROJECT COMPLETION AND FINAL STABILIZATION OF ANY PORTION OF THE SITE HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING THIRTEEN (13) CALENDAR DAYS.
C. POLLUTION PREVENTION MEASURES
THE PERMITTEE MUST DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO:
1. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, CONCRETE WASHOUT, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
2. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER; AND
3. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM ANY SPILLS AND LEAKS FROM, INCLUDING BUT NOT LIMITED TO VEHICLES; MECHANICAL EQUIPMENT; CHEMICAL STORAGE; AND REFUELING ACTIVITIES.
D. CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMPP)
1.-3. SEE GENERAL PERMIT
4. MAINTAIN AN UPDATED CBMPP
(A) THE CBMPP SHALL BE UPDATED AS NECESSARY TO ADDRESS CHANGES IN THE CONSTRUCTION ACTIVITY, SITE WEATHER PATTERNS, NEW TMDLS FINALIZED OR APPROVED BY EPA, NEW 303(D) LISTINGS APPROVED BY EPA, OR MANUFACTURER SPECIFICATIONS FOR SPECIFIC CONTROL TECHNOLOGIES.
(B) THE CBMPP SHALL BE AMENDED IF INSPECTIONS OR INVESTIGATIONS BY SITE STAFF OR BY LOCAL, STATE, OR FEDERAL OFFICIALS DETERMINE THAT THE EXISTING SEDIMENT CONTROL MEASURES, EROSION CONTROL MEASURES, OR OTHER SITE MANAGEMENT PRACTICES ARE INEFFECTIVE OR DO NOT MEET THE REQUIREMENTS OF THIS PERMIT ALL NECESSARY MODIFICATIONS TO THE CBMPP SHALL BE MADE WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING NOTIFICATION OF THE INSPECTION UNLESS GRANTED AN EXTENSION OF TIME BY THE DEPARTMENT.
(C) IF EXISTING SEDIMENT CONTROL MEASURES, EROSION CONTROL MEASURES, OR OTHER SITE MANAGEMENT PRACTICES PROVE INEFFECTIVE IN PROTECTING WATER QUALITY OR NEED TO BE MODIFIED; OR IF ADDITIONAL SEDIMENT CONTROL MEASURES, EROSION CONTROL MEASURES, OR OTHER SITE MANAGEMENT PRACTICES ARE NECESSARY TO MEET THE REQUIREMENTS OF PART III.A. B. C. AND E., IMPLEMENTATION SHALL BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THEN NEW LAND DISTURBANCE ACTIVITIES MUST CEASE UNTIL THE MODIFIED OR ADDITIONAL CONTROLS CAN BE IMPLEMENTED.
(D) A COPY OF THE CBMPP SHALL BE MAINTAINED AT THE SITE DURING NORMAL OPERATING HOURS AS DEFINED BY PART IV. T. OF THIS PERMIT WHEN REGULATED LAND DISTURBING ACTIVITIES ARE OCCURRING.
E. SPILL PREVENTION, CONTROL, AND MANAGEMENT
THE PERMITTEE SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) PLAN IN ACCORDANCE WITH 40 CFR PART 112 AND ADEM ADMIN CODE R.335-6-6-.12(R) FOR ALL APPLICABLE ONSITE PETROLEUM STORAGE TANKS. THE PERMITTEE SHALL ALSO PREPARE, IMPLEMENT, AND MAINTAIN A SPCC PLAN IN ACCORDANCE WITH ADEM ADMIN CODE R.335-6- 6-.12(R) FOR ANY STORED POLLUTANT(S) THAT MAY, IF SPILLED, BE REASONABLY EXPECTED TO ENTER A WATER OF THE STATE OR THE COLLECTION SYSTEM FOR A PUBLICLY OR PRIVATELY OWNED TREATMENT WORKS. THE SPCC PLAN(S) SHALL BE MAINTAINED AS A SEPARATE DOCUMENT OR AS PART OF THE CBMPP PLAN REQUIRED IN PART III.D. ABOVE. THE PERMITTEE SHALL IMPLEMENT APPROPRIATE STRUCTURAL AND/OR NON-STRUCTURAL SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SUFFICIENT TO PREVENT ANY SPILLS OF POLLUTANTS FROM ENTERING A WATER OF THE STATE OR A PUBLICLY OR PRIVATELY OWNED TREATMENT WORKS. THE PLAN(S) MUST BE CONSISTENT WITH THE REQUIREMENTS OF 40 CFR PART 112 AND/OR ADEM ADMIN CODE R.335-6-6-.12(R). ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCE(S) CONTAINED AND OF MATERIALS WHICH SHALL PREVENT THE CONTAMINATION OF GROUNDWATER AND SHALL BE CAPABLE OF RETAINING 110 PERCENT OF THE VOLUME OF THE LARGEST CONTAINER OF POLLUTANTS FOR WHICH THE CONTAINMENT SYSTEM IS PROVIDED. THE PERMITTEE SHALL MAINTAIN ONSITE OR HAVE READILY AVAILABLE SUFFICIENT OIL & GREASE ABSORBING MATERIAL AND AFLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. SOIL CONTAMINATED BY PAINT OR CHEMICAL SPILLS, OIL SPILLS, ETC. MUST BE IMMEDIATELY CLEANED UP, REMEDIATED, OR BE REMOVED AND DISPOSED OF IN A DEPARTMENT APPROVED MANNER.
F. TRAINING
UNLESS THE PERMITTEE HAS EMPLOYED OR CONTRACTED WITH A QCP THAT PERFORMS DUTIES AS REQUIRED BY THIS PERMIT, AND THE QCP IS READILY AVAILABLE AND ABLE TO BE PRESENT ONSITE AS OFTEN AS IS NECESSARY TO ENSURE FULL COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT, THE PERMITTEE SHALL ENSURE THAT:
1. AT LEAST ONE ONSITE EMPLOYEE SHALL BE CERTIFIED AS A QUALIFIED CREDENTIALED INSPECTOR (QCI) BY COMPLETING AN INITIAL TRAINING AND ANNUAL REFRESHERS THROUGH AN ADEM-APPROVED QUALIFIED CREDENTIALED INSPECTOR PROGRAM (QCIP) CONDUCTED BY A COOPERATING TRAINING ENTITY.
2. THE QCIP MUST BE APPROVED BY THE DEPARTMENT PRIOR TO USE AND PROVIDE TRAINING IN THE FOLLOWING AREAS:
(A) THE APPLICABLE REQUIREMENTS OF THE ALABAMA NPDES RULES;
(B) THE REQUIREMENTS OF THIS PERMIT;
(C) THE EVALUATION OF CONSTRUCTION SITES TO ENSURE THAT QCP DESIGNED AND CERTIFIED EROSION CONTROLS AND SEDIMENT CONTROLS DETAILED IN A CBMPP ARE EFFECTIVELY IMPLEMENTED AND MAINTAINED;
(D) THE EVALUATION OF CONVEYANCE STRUCTURES, RECEIVING WATERS AND ADJACENT IMPACTED OFFSITE AREAS TO ENSURE THE PROTECTION OF WATER QUALITY AND COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT; AND
(E) THE GENERAL OPERATION OF A TURBIDITY METER OR SIMILAR DEVICE INTENDED FOR THE MEASUREMENT OF TURBIDITY.
3. EACH INDIVIDUAL HOLDING A QCI CERTIFICATION NEED NOT BE ON-SITE CONTINUOUSLY AND THEY MAY CONDUCT SITE INSPECTIONS AT MULTIPLE SITES PERMITTED BY THEM OR THEIR EMPLOYER.
4. EACH INDIVIDUAL HOLDING A QCI CERTIFICATION SHALL OBTAIN ANNUAL CERTIFICATION OF SATISFACTORY COMPLETION OF FORMAL REFRESHER EDUCATION OR TRAINING REGARDING GENERAL EROSION CONTROLS AND SEDIMENT CONTROLS, THE REQUIREMENTS OF THIS PERMIT, AND THE GENERAL OPERATION OF A TURBIDITY METER OR SIMILAR DEVICE INTENDED FOR THE MEASUREMENT OF TURBIDITY. THE REFRESHER TRAINING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, APPROPRIATE CURRICULA, COURSE CONTENT, COURSE LENGTH, AND ANY PARTICIPANT TESTING, SHALL BE SUBJECT TO ACCEPTANCE BY THE DIRECTOR PRIOR TO USE.
G. INSPECTION REQUIREMENTS
1. DAILY OBSERVATIONS
(A) EACH DAY THERE IS ACTIVITY AT THE SITE, THE PERMITTEE SHALL VISUALLY OBSERVE THAT PORTION OF THE CONSTRUCTION PROJECT WHERE ANY DISTURBANCE, WORK, OR CONSTRUCTION OCCURRED TO NOTE ANY RAINFALL MEASUREMENTS OCCURRING SINCE THE PREVIOUS OBSERVATION, AND ANY APPARENT BMP DEFICIENCIES IN THE AREA OF ACTIVE DISTURBANCE.
(B) SUCH DAILY OBSERVATIONS MAY BE PERFORMED BY APPROPRIATE SITE PERSONNEL.
(C) THE PERMITTEE SHALL MAINTAIN A LOG OF ALL DAILY OBSERVATIONS AND RECORD IN SUCH LOG ANY RAINFALL MEASUREMENTS AND BMP DEFICIENCIES OBSERVED.
2. SITE INSPECTIONS
(A) A SITE INSPECTION SHALL CONSIST OF A COMPLETE AND COMPREHENSIVE OBSERVATION OF THE ENTIRE CONSTRUCTION SITE INCLUDING ALL AREAS OF LAND DISTURBANCE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, AFFECTED DITCHES AND OTHER STORMWATER CONVEYANCES, AS WELL AS ALL OUTFALLS, RECEIVING WATERS AND STREAM BANKS TO DETERMINE IF, AND ENSURE THAT:
(I) EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS HAVE BEEN FULLY IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THIS PERMIT, THE SITE CBMPP, AND THE ALABAMA HANDBOOK;
(II) POLLUTANT DISCHARGES ARE PREVENTED/MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE, AND
(III) DISCHARGES DO NOT RESULT IN A CONTRAVENTION OF APPLICABLE STATE WATER QUALITY STANDARDS FOR THE RECEIVING STREAM(S) OR OTHER WATERS IMPACTED OR AFFECTED BY THE PERMITTEE.
(B) SITE INSPECTIONS SHALL BE PERFORMED BY A QCI, QCP, A QUALIFIED PERSON UNDER THE DIRECT SUPERVISION OF A QCP.
(C) FOR NON-LINEAR PROJECTS, A SITE INSPECTION SHALL BE PERFORMED ONCE EACH MONTH AND AFTER ANY QUALIFYING PRECIPITATION EVENT, COMMENCING AS PROMPTLY AS POSSIBLE, BUT NO LATER THAN 24-HOURS AFTER RESUMING OR CONTINUING ACTIVE CONSTRUCTION OR DISTURBANCE, AND COMPLETED NO LATER THAN 72-HOURS FOLLOWING THE QUALIFYING PRECIPITATION EVENT;
(D) FOR LINEAR PROJECTS WHERE ACTIVE CONSTRUCTION OR AREAS WHERE PERENNIAL VEGETATION HAS NOT BEEN FULLY ESTABLISHED MEET THE FINAL STABILIZATION CRITERIA, A SITE INSPECTION SHALL BE PERFORMED AFTER ANY QUALIFYING PRECIPITATION EVENT SINCE THE LAST INSPECTION, BEGINNING AS PROMPTLY AS POSSIBLE, BUT NO LATER THAN 24-HOURS AFTER RESUMING OR CONTINUING ACTIVE CONSTRUCTION OR DISTURBANCE AND COMPLETED NO LATER THAN FIVE (5) DAYS AFTER THE QUALIFYING PRECIPITATION EVENT;
(E) A SITE INSPECTION SHALL ALSO BE PERFORMED AS OFTEN AS IS NECESSARY UNTIL ANY POORLY FUNCTIONING EROSION CONTROLS OR SEDIMENT CONTROLS, NON-COMPLIANT DISCHARGES, OR ANY OTHER DEFICIENCIES OBSERVED DURING A PRIOR INSPECTION ARE CORRECTED AND DOCUMENTED AS BEING IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.
(F) ON ALL ACTIVE DISTURBANCE, DREDGING, EXCAVATION, OR CONSTRUCTION UNDERTAKEN OR LOCATED WITHIN THE BANKS OF A WATERBODY, INCLUDING BUT NOT LIMITED TO, EQUIPMENT/VEHICLE CROSSINGS, PIPELINES, OR OTHER TRANSMISSION LINE INSTALLATION, CONVEYOR STRUCTURE INSTALLATION, AND WATERBODY RELOCATION, STREAMBANK STABILIZATION, OR OTHER ALTERATIONS, A SITE INSPECTION SHALL BE PERFORMED AT LEAST ONCE A WEEK AND AS OFTEN AS IS NECESSARY UNTIL THE DISTURBANCE/ACTIVITY IMPACTING THE WATERBODY IS COMPLETE AND RECLAMATION OR EFFECTIVE STORMWATER QUALITY REMEDIATION IS ACHIEVED.
(G) THE INSPECTION SHALL BE RECORDED IN A WRITTEN FORMAT ACCEPTABLE TO THE DEPARTMENT. THE INSPECTION RECORD SHALL INCLUDE:
(I) THE SITE NAME AND LOCATION, DISCHARGE POINT NUMBER, DATE, TIME AND EXACT PLACE OF ANY SAMPLING PERFORMED;
(II) THE NAME(S) OF PERSON(S) WHO PERFORMED THE INSPECTION AND/OR OBTAINED ANY SAMPLES OR MEASUREMENTS TAKEN;
(III) THE DATES AND TIMES OF THE INSPECTION AND ANY SAMPLES OR MEASUREMENTS TAKEN;
(IV) A DESCRIPTION OF ANY SAMPLING AND ANALYTICAL TECHNIQUES OR METHODS USED, INCLUDING SOURCE OF METHOD AND METHOD NUMBER;
(V) THE RESULTS OF ANY ANALYSES PERFORMED;
(VI) WEATHER CONDITIONS AT THE TIME OF THE INSPECTION;
(VII) DESCRIPTION OF ANY DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
(VIII) LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
(IX) LOCATIONS OF BMPS THAT NEED TO BE MAINTAINED;
(X) LOCATIONS OF BMPS THAT FAILED TO OPERATE AS DESIGNED;
(XI) LOCATIONS WHERE BMPS REQUIRED BY THE CBMPP ARE NOT INSTALLED OR INSTALLED IN A MANNER INCONSISTENT WITH THE CBMPP; AND
(XII) LOCATIONS WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. THIS REQUIREMENT IS APPLICABLE ONLY TO SITE INSPECTIONS PERFORMED BY A QCP OR QUALIFIED PERSONS UNDER THE DIRECT SUPERVISION OF A QCP.
3. CBMPP EVALUATIONS
(A) THE QCP SHALL PERFORM AN ONSITE EVALUATION OF ALL EROSION AND SEDIMENT CONTROLS BEING IMPLEMENTED FOR ADEQUACY AND CONSISTENCY WITH SITE CONDITIONS.
(B) THE CBMPP EVALUATION SHALL BE PERFORMED AS OFTEN AS NECESSARY UNTIL POORLY FUNCTIONING OR DAMAGED EROSION CONTROLS OR SEDIMENT CONTROLS ARE CORRECTED, AND, AT A MINIMUM, ONCE EVERY SIX MONTHS.
(C) IF, BASED ON THE CBMPP EVALUATION, THE QCP IDENTIFIES ANY NEEDED MODIFICATIONS OR ADDITIONS TO EROSION AND SEDIMENT CONTROLS, THE CBMPP SHALL BE UPDATED IN ACCORDANCE WITH PART III.A.
(D) THE PERMITTEE SHALL MAINTAIN APPROPRIATE DOCUMENTATION OF THE CBMPP EVALUATION.
H. CORRECTIVE ACTION
1. ANY POORLY FUNCTIONING EROSION CONTROLS OR SEDIMENT CONTROLS, NON-COMPLIANT DISCHARGES, OR ANY OTHER DEFICIENCIES OBSERVED DURING THE INSPECTIONS REQUIRED UNDER PART 111.G.2 SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT NOT TO EXCEED FIVE (5) DAYS OF THE INSPECTION UNLESS PREVENTED BY UNSAFE WEATHER CONDITIONS.
2. IN THE EVENT OF A BREACH OF A SEDIMENT BASIN/POND TEMPORARY CONTAINMENT MEASURES SHALL BE TAKEN WITHIN 24 HOURS AFTER THE INSPECTION. PERMANENT CORRECTIVE MEASURES SHALL BE IMPLEMENTED WITHIN FIVE (5) DAYS OF THE INSPECTION; HOWEVER, IF PERMANENT CORRECTIVE MEASURES CANNOT BE IMPLEMENTED WITHIN THE TIMEFRAMES PROVIDED HEREIN THE PERMITTEE SHALL CONTACT THE DEPARTMENT; AND
3. THE OPERATOR SHALL PROMPTLY TAKE ALL REASONABLE STEPS TO REMOVE, TO THE MAXIMUM EXTENT PRACTICAL, POLLUTANTS DEPOSITED ONTO OR IN ANY WATERBODY OR STORMWATER CONVEYANCE STRUCTURE.
I. SUSPENSION OF MONITORING
SUSPENSION OF APPLICABLE MONITORING AND INSPECTION REQUIREMENTS FOR PHASED PROJECTS OR DEVELOPMENTS MAY BE GRANTED PROVIDED:
1. THE DEPARTMENT IS NOTIFIED IN WRITING AT LEAST THIRTY DAYS PRIOR TO THE REQUESTED SUSPENSION;
2. THE PERMITTEE AND THE QCP CERTIFY IN THE REQUEST THAT ALL DISTURBANCE HAS BEEN GRADED, STABILIZED, AND/OR FULLY VEGETATED OR OTHERWISE PERMANENTLY COVERED, AND THAT APPROPRIATE, EFFECTIVE STEPS HAVE BEEN AND WILL BE TAKEN BY THE PERMITTEE TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT AND COMMIT THAT THESE MEASURES WILL REMAIN CONTINUALLY EFFECTIVE UNTIL THE PERMIT IS PROPERLY TERMINATED.
3. THE PERMITTEE NOTIFIES THE DEPARTMENT PRIOR TO RESUMPTION OF DISTURBANCE OR COMMENCEMENT OF THE NEXT PHASE OF DEVELOPMENT AND THE PERMITTEE COMPLIES WITH THE REQUIREMENTS OF THIS PERMIT PRIOR TO COMMENCEMENT OF ADDITIONAL DISTURBANCE.
J. PRECIPITATION MEASUREMENT
THE PERMITTEE SHALL MEASURE AND RECORD ALL PRECIPITATION OCCURRING AT THE CONSTRUCTION SITE.
PRECIPITATION MEASUREMENTS SHALL BE TAKEN USING CONTINUOUS RECORDERS OR DAILY READINGS OF AN ONSITE RAIN GAUGE OR OTHER MEASUREMENT DEVICE ACCEPTABLE TO THE DEPARTMENT. PRECIPITATION MEASUREMENTS MUST BE REPRESENTATIVE OF THE PERMITTEE'S SITE.
PART IV STANDARD AND GENERAL PERMIT CONDITIONS
A. DUTY TO COMPLY
1. THE PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. ANY PERMIT NONCOMPLIANCE CONSTITUTES A VIOLATION OF THE AWPCA AND THE PERMITTEE AND ITS GROUNDS FOR ENFORCEMENT ACTION, OR FOR TERMINATION OR DENIAL OF COVERAGE UNDER THIS PERMIT.
2. ANY PERSON WHO VIOLATES A PERMIT CONDITION IS SUBJECT TO A CIVIL PENALTY AS AUTHORIZED BY CODE OF ALABAMA (1975) §22-22A-5(18) (1987 CUM. SUPP.) AND/OR A CRIMINAL PENALTY AS AUTHORIZED BY THE AWPCA.
B. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE
IT SHALL NOT BE A DEFENSE FOR THE PERMITTEE IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE CONSTRUCTION ACTIVITIES IN ORDER TO MAINTAIN COMPLIANCE WITH THE CONDITIONS OF THE PERMIT.
C. DUTY TO MITIGATE
THE PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MITIGATE OR PREVENT ANY VIOLATION OF THE PERMIT OR TO MINIMIZE OR PREVENT ANY ADVERSE IMPACT OF ANY PERMIT VIOLATION.
D. PROPER OPERATION AND MAINTENANCE
THE PERMITTEE SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE PERMITTEE TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT. PROPER OPERATION AND

EROSION and SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.

SITE DESCRIPTION

A. SITE LOCATION:
BIG BEND ROAD & SUMMERFIELD CROSSING BLVD
HILLSBOROUGH COUNTY, FLORIDA
SECTION 17, TOWNSHIP 31 SOUTH, RANGE 20 EAST
LATITUDE: 32° 36' 15.30" N LONGITUDE: 86° 15' 61.90" W

B. SITE CONDITIONS & ACTIVITIES NARRATIVE:
THE EXISTING CONDITION OF THE SITE IS DEVELOPED COMMERCIAL LAND. THE SITE WILL REMAIN AT APPROXIMATELY THE SAME GRADE AND HAVE NO MAJOR EFFECT ON ABUTTING PROPERTIES.

WETLANDS/BUFFERS

NO WETLANDS OR BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

SWPPP INTENT

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

POTENTIAL SOURCES OF POLLUTION

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

GENERAL NOTES

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

NPDES STORMWATER NOTICES CENTER, MS #3585 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

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

NO RECORD OF AN ENVIRONMENTAL RESOURCE PERMIT FROM X WATER MANAGEMENT DISTRICT WAS AVAILABLE FOR REVIEW.

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

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED

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

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

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

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

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

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

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

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

STABILIZATION

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

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

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

DUST CONTROL

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

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

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

WASTE MANAGEMENT

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

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

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

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

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

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

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE

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

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

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

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

OFFSITE VEHICLE TRACKING

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

FERTILIZERS, HERBICIDES AND PESTICIDES

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

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

INSPECTIONS AND MAINTENANCE

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

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

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

ALLOWABLE NON-STORMWATER DISCHARGES

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

RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.

REFERENCES

THE CONSTRUCTION PLANS AND SPECIFICATIONS FOR JOB #C29801.1 AS PREPARED BY CPH, INC. ON OCTOBER 15, 2019 ARE HEREBY REFERENCED AND MADE A PART OF THIS PLAN.

HILLSBOROUGH COUNTY LAND DISTURBANCE NOTES:

1. IN ORDER TO COMPLY WITH SECTION 4.01.05.A OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

2. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

SEQUENCE OF CONSTRUCTION

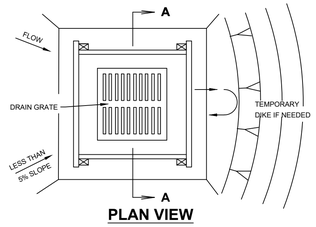
THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AS DESCRIBED BELOW. IF THE CONTRACTOR FINDS THAT THE SEQUENCE NEEDS TO BE MODIFIED, THE CONTRACTOR SHALL CONTACT THE CEC FOR FURTHER DIRECTION. THE INSTALLATION OR REMOVAL OF BMPS, EARTH DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTED IN THE SWPPP IMPLEMENTATION LOG AND ON THE SITE MAP. THE CONTRACTOR SHALL DISTURB ONLY THOSE AREAS NECESSARY TO INSTALL THE BMPS UNTIL DIRECTED IN THE SEQUENCE TO BEGIN CLEARING AND GRUBBING OPERATIONS. ALL TEMPORARY BMPS SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE, THEN THEY SHALL BE REMOVED.

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL PERIMETER CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSTALL REMAINING PERIMETER CONTROLS.
5. INSTALL TEMPORARY PARKING AND STORAGE AREAS (TRAILER, PARKING, LAY DOWN, SANITARY FACILITIES, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC).
6. CONSTRUCT AND STABILIZE THE SEDIMENT BASINS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES
7. CONSTRUCT AND STABILIZE HYDRAULIC CONTROLS (DITCHES, SWALES, DIKES, CHECK DAMS, ETC.).
8. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPLICABLE.
9. BEGIN CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
10. TEMPORARILY SEED, IMMEDIATELY AND THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
11. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
12. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
13. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
14. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
15. PREPARE SITE FOR PAVING.
16. PAVE SITE.
17. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
18. COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AREAS.
19. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES. (ONLY IF SITE IS STABILIZED).
20. SUBMIT NOTICE OF TERMINATION (NOT) ONCE ALL CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED PER PLAN.

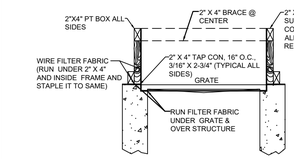
CONSTRUCTION SEQUENCING TABLE

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

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



PLAN VIEW



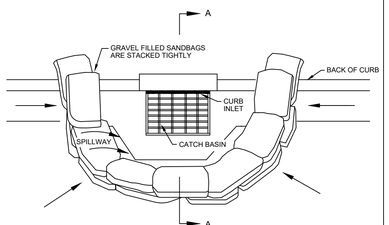
SECTION A - A

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

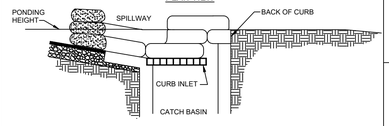
FILTER FABRIC INLET PROTECTION DETAIL

N.T.S.

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



PLAN VIEW



SECTION A-A

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

CURB INLET PROTECTION DETAIL

N.T.S.

NOTE:
**AVOID USING IN TRAFFIC AREAS AS TH

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DATE: November 16, 2022

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Michele Janiszewski, AICP, Senior Planner

RE: Application for a Site Plan; Mount Dora Self Storage; 19630 U.S. 441; Simpson Family Partnership, LTD (Property Owner); Allan Bradley, The Huber Group, LLC (Applicant)., Project No. SP22-04.

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request. The approval subject to engineering requirements prior to submittal of the Site Development Permit. For clarification, the exterior color of the building to be earth tone. The illustration provided appears to be "red" exterior color trim, which is not acceptable earth-tone color scheme.

REFERENCES/SUPPORT:

Section 5.1, Land Development Code
Final PUD Ordinance No. 2022-06 adopted on March 15, 2022

SITE SUMMARY:

Owners	Secure Store Mount Dora, LLC
Applicant	Allan Bradley, The Huber Group
Address	19630 U.S. 441
General Location:	South of U.S. 441 between Bristol Lakes Road and the Hampton Inn
Alternate Key Nos.	3884342
Zoning District:	Planned Unit Development (PUD) by Ordinance 2022-06
Future Land Use Category:	Office, Commercial, and Conservation
Overlays:	None
Site Area:	6.98 +/- Acres
Existing Use:	Undeveloped
Proposed Use:	Three-story self-storage facility with three office/retail spaces.

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	County	NA	NA	ROW	U.S. 441
South	City	Commercial	C-3	Private Hospital	Seven Waters
East	City	Commercial	C-3	Hotel	Hampton Inn
West	City	High Density	R-3	Multi-Family	Bristol Lake Apartments

ANALYSIS:

The subject property is vacant located along U.S. 441 between Bristol Lakes Road and the Hampton Inn. The property was zoned Planned Unit Development (PUD) by Ordinance 2022-06 which was approved by the City Council on March 15, 2022.

The site plan application is for a 102,000 gross square building comprised of a self-storage facility; 1,000 SF office space; and two 1,000 SF retail/office spaces. Other site improvements include a seventeen space covered canopy; a one story accessory building comprised of 9,150 SF; dumpster enclosure matching the same architectural style as the primary building; private lift station; and stormwater retention areas.

The site will have access to U.S. 441 via the abutting properties. Northwest of the property is Bristol Lakes Road which currently provides access to Bristol Lakes Apartments and southwest of the property is the private driveway used for access to Seven Waters. Both these access ways are on private property but will form a frontage road along U.S. 441 between the Bristol Lakes Apartments and the Mount Dora Hotel Center. That portion of the frontage road on the subject property will require a public ingress/egress easement.

The site has wetlands and flood hazard areas. The wetlands will not be impacted and have an upland buffer varying in width between 15 and 25 feet. No site improvements are proposed within the flood hazard area (floodzone AE).

ATTACHMENTS:
Vicinity Map
Application
Elevations
Site Plan

Vicinity Map

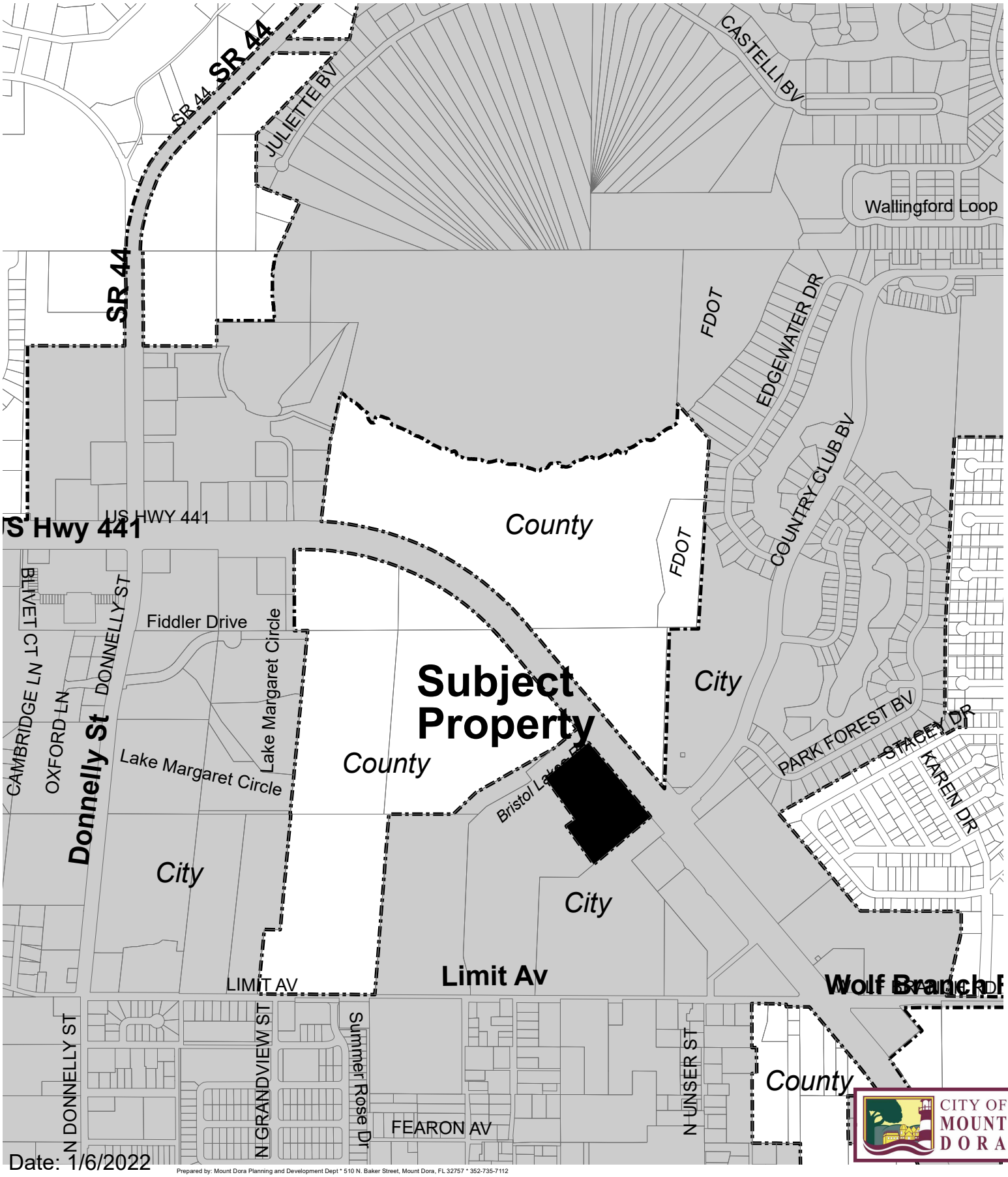
Legend

Subject Property

City Limits

N

N.T.S.



Date: 1/6/2022

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

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

SP22-04

Date: April 4, 2022 Project Name: Mount Dora Self Storage

1. Site Address: US-441 Mt. Dora, FL 32757
   (Contact City Staff for New Address Assignments)

2. Applicant's Name: Allan Bradley
   Company's Name: The Huber Group, LLC
   Address: 625 Main St., Suite 103
   City, State & Zip: Windermere, FL 34786
   Phone: 407-909-0600 E-mail: allan@thehubergroup.us

3. Property Owner's Name(s): SIMPSON FAMILY PARTNERSHIP LTD
   Company's Name: SIMPSON FAMILY PARTNERSHIP LTD
   Address: 445 Limit Ave.
   City, State & Zip: Mount Dora, FL 32757
   Phone: 720-261-0717 E-mail: brett.hartung@foundrycommercial.com

4. Engineer's Name: Regan O'Laughlin, P.E.
   Company's Name: Kimley-Horn and Associates Inc.
   Address: 189 S. Orange Avenue, Suite 1000
   City, State & Zip: Orlando, FL 32801
   Phone: 407-427-1611 E-mail: regan.olaughlin@kimley-horn.com

5. Landscape Architect's Name: Matthew Franko
   Company's Name: Kimley-Horn and Associates Inc.
   Address: 189 S. Orange Avenue, Suite 1000
   City, State & Zip: Orlando, FL 32801
   Phone: 570-212-0656 E-mail: matt.franko@kimley-horn.com

6. Architect's Name: James A Garritani, AIA
Company's Name: Total Solutions Group
Address: 258 Southhall Lane, Suite 200
City, State & Zip: Maitland, FL 32751
Phone: 407-880-2333 E-mail: james.garritani@mytsghome.com

7. Briefly describe the property project and proposed use(s):
Proposed Self Storage Facility with approx. 120,925132,219 sf of self storage space, 1,000sf of office space and 2,000 sf of retail space.

8. Property is located on the following adjacent streets:
US-441, Bristol Lakes Road

9. Zoning District: PUD Future Land Use Category: Commercial Office

10. Building Size Existing (SF): 0.00 sf Proposed (SF: 123,925 sf
Total (SF): 123,925 sf

11. Proposed Number of Seats: 0.00

12. Size of property in Acres: 6.962 Square Feet: 303,277

13. Number of structures to be built on the site: 3

14. Height of structures(s): 42'-0" Building Stories: 3

15. Total square footage of impervious surface: 125,325 sf

16. The percentage of lot coverage: 64.3%

17. Are vested rights being requested as part of this application? Yes _____ No _____
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.

Allan Godley
Owner/Applicant Signature

4/1/2022
Date

OWNER AUTHORIZATION FORM

FOR THE MT. DORA SELF STORAGE PROJECT LOCATED AT US-441 AND BRISTOL LAKES RD, CITY OF MOUNT DORA, FL:

I/WE, SIMPSON FAMILY PARTNERSHIP LTD, AS THE LEGAL AUTHORITY OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, LAKE COUNTY PARCEL NO. 20-19-27-003-000-06000 (ALT. KEY: 3884342), DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT(S) DONALD HUBER AND/OR ALLAN BRADLEY OF HUBER GROUP, LLC, TO EXECUTE AND/OR SUBMIT ANY APPLICATIONS, PETITIONS, OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS: CITY OF MOUNT DORA SITE PLAN APPLICATION, SJRWMD PERMIT, FDOT DRIVEWAY ACCESS PERMIT, FDOT DRAINAGE PERMIT, FDEP DOMESTIC WASTEWATER GENERAL PERMIT, FDEP POTABLE WATER GENERAL PERMIT, FDEP NPDES NOI, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Signature of Property Owner

Date: 4/1/2022

Simpson Family Partnership LTD
Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Lake :

I certify that the foregoing instrument was acknowledged before me this 1st day of April 2022 by H. James Simpson III, Michael Lee Simpson. He/she is personally known to me or has produced as identification and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 1st day of April, in the year 2022.

Signature of Notary Public
Notary Public for the State of Florida

(Notary Seal)

My Commission Expires: 11/28/2023

SUZANN TROESCH
Commission # GG 360297
Expires November 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

AGENT AUTHORIZATION FORM

FOR THE MT. DORA SELF STORAGE PROJECT LOCATED AT US-441 AND BRISTOL LAKES RD, CITY OF MOUNT DORA, FL:

I/WE, THE HUBER GROUP, LLC, AS THE LEGAL AUTHORITY OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, LAKE COUNTY PARCEL NO. 20-19-27-003-000-06000 (ALT. KEY: 3884342), DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT(S) REGAN O'LAUGHLIN, PE OF KIMLEY-HORN AND ASSOCIATES, INC., TO EXECUTE AND/OR SUBMIT ANY APPLICATIONS, PETITIONS, OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS: CITY OF MOUNT DORA SITE PLAN APPLICATION, SJRWMD PERMIT, FDOT DRIVEWAY ACCESS PERMIT, FDOT DRAINAGE PERMIT, FDEP DOMESTIC WASTEWATER GENERAL PERMIT, FDEP POTABLE WATER GENERAL PERMIT, FDEP NPDES NOI, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Allan Bradley

Signature of Property Owner

Date: 4/1/2022

The Huber Group, LLC
Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 1st day of April 2022 by Allan Bradley. He/~~she~~ is personally know to me or has produced as identification and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 1st day of April, in the year 2022.

Doris Birkinbine

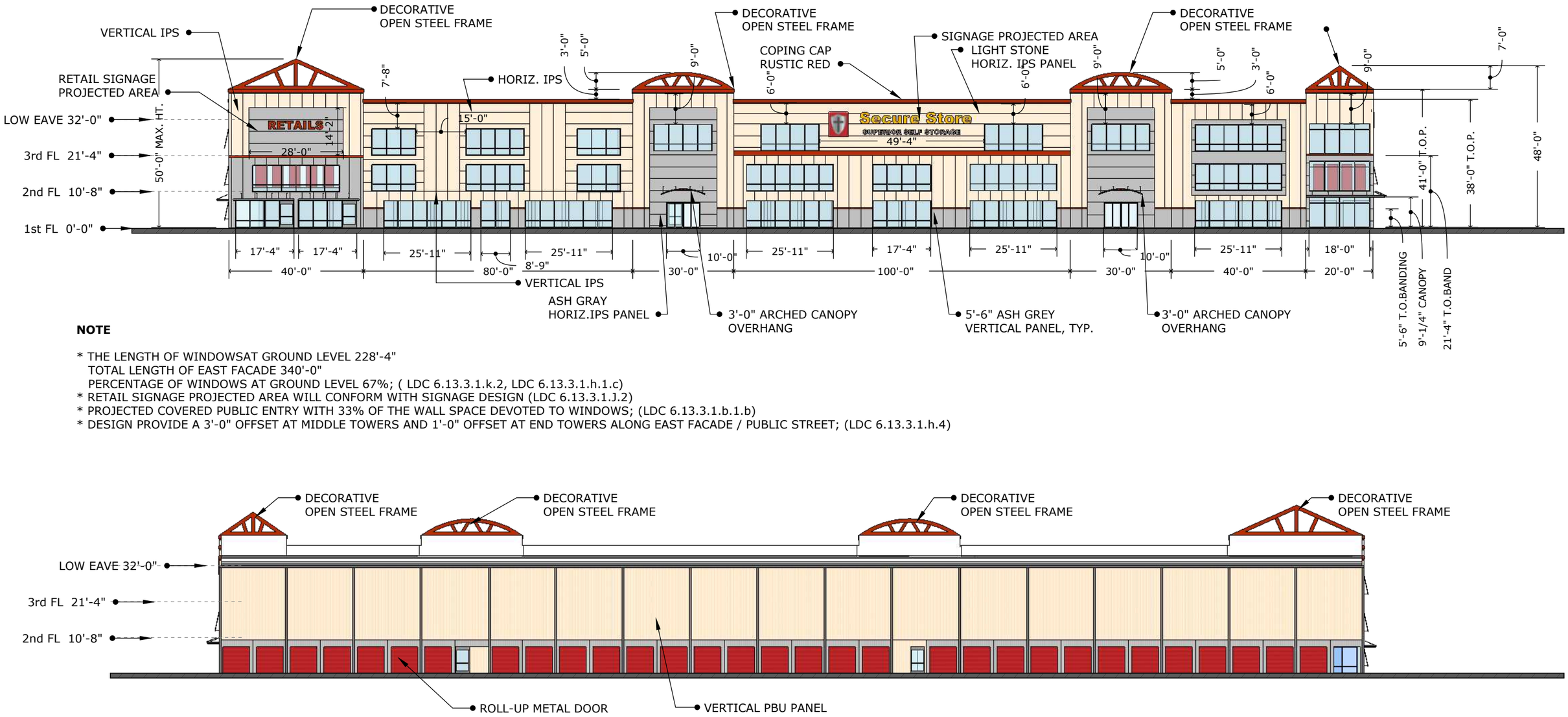
Signature of Notary Public
Notary Public for the State of Florida

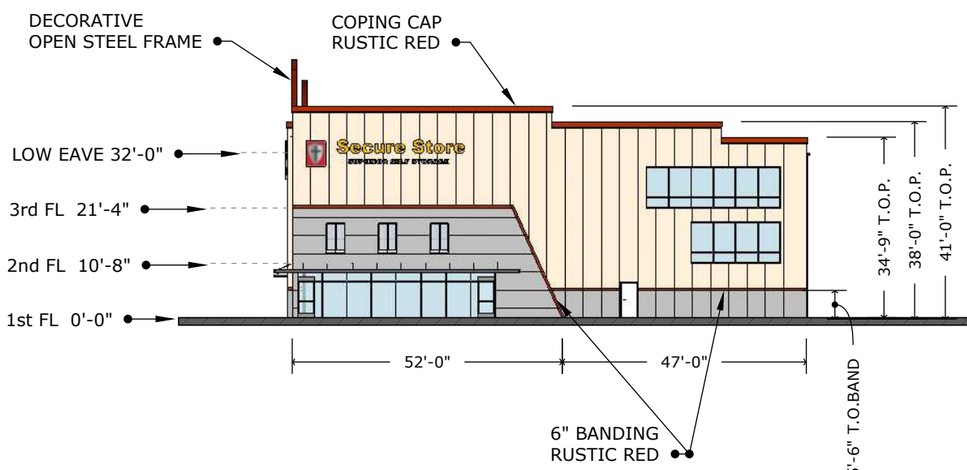
My Commission Expires: 5/20/2024

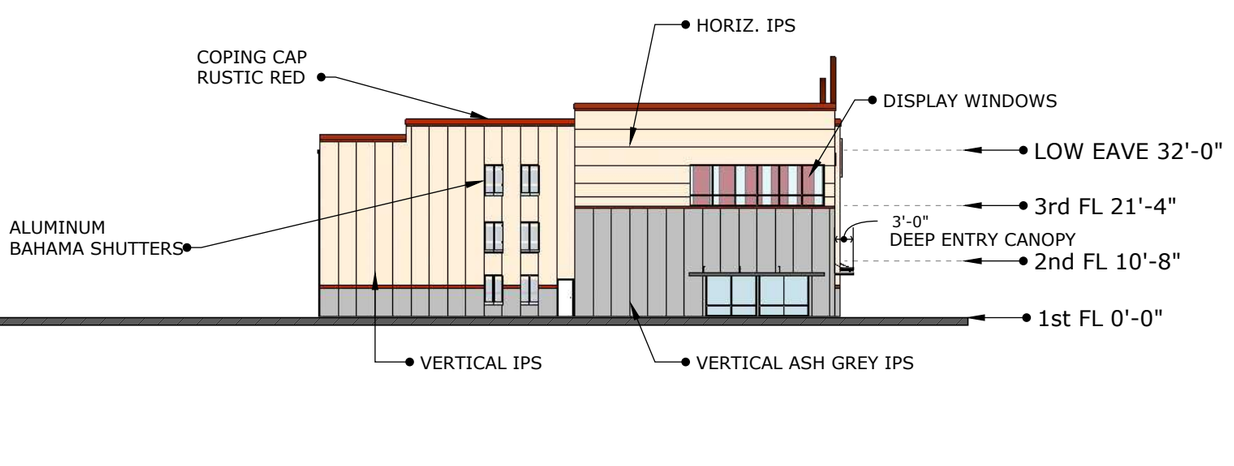
(Notary Seal)

DORIS BIRKINBINE
Commission # GG 982828
Expires May 20, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

BUILDING ELEVATION DESIGN



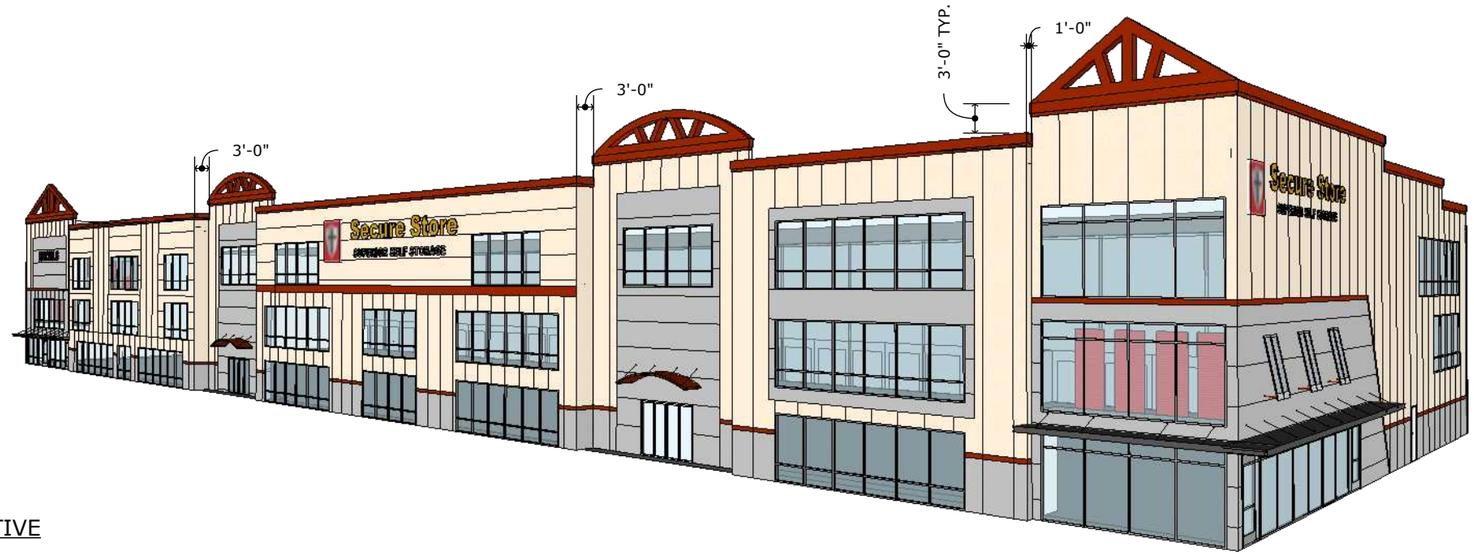




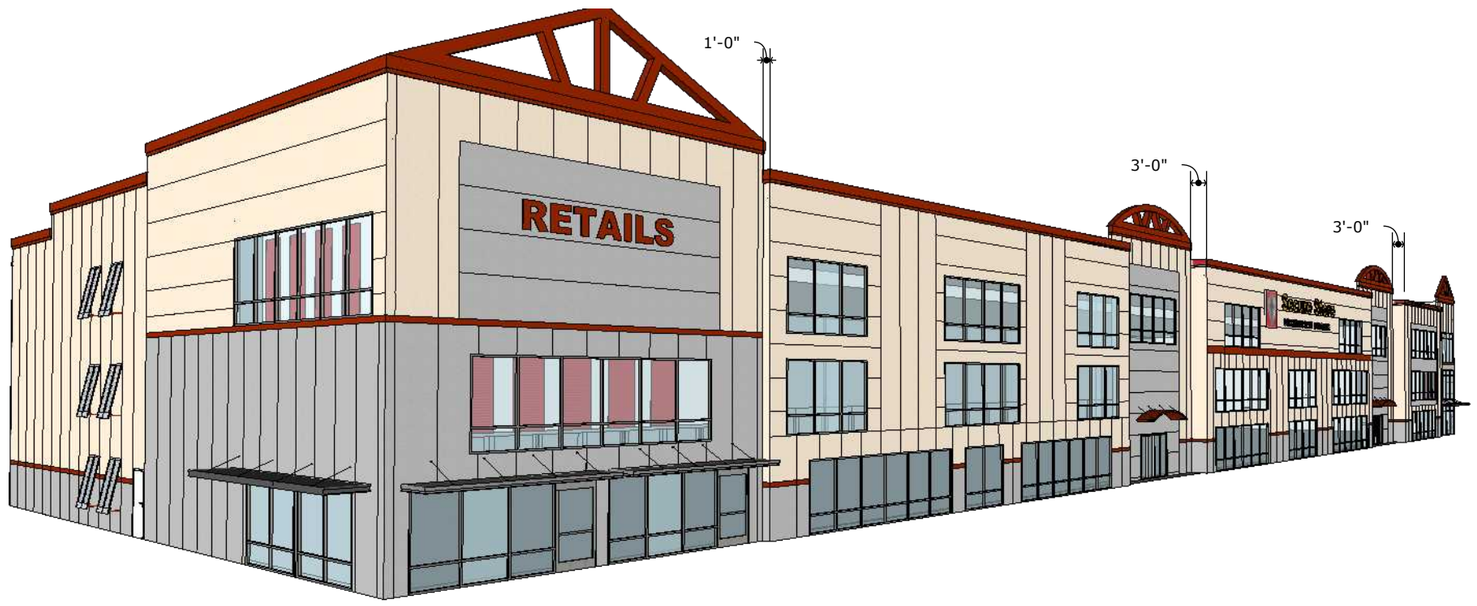
NOTE

* THE LENGTH OF WINDOWSAT GROUND LEVEL 228'-4"
  TOTAL LENGTH OF EAST FACADE 340'-0"
  PERCENTAGE OF WINDOWS AT GROUND LEVEL 67%; (LDC 6.13.3.1.k.2, LDC 6.13.3.1.h.1.c)
* RETAIL SIGNAGE PROJECTED AREA WILL CONFORM WITH SIGNAGE DESIGN (LDC 6.13.3.1.J.2)
* PROJECTED COVERED PUBLIC ENTRY WITH 33% OF THE WALL SPACE DEVOTED TO WINDOWS; (LDC 6.13.3.1.b.1.b)
* DESIGN PROVIDE A 3'-0" OFFSET AT MIDDLE TOWERS AND 1'-0" OFFSET AT END TOWERS ALONG EAST FACADE / PUBLIC STREET; (LDC 6.13.3.1.h.4)

BUILDING PERSPECTIVE DESIGN

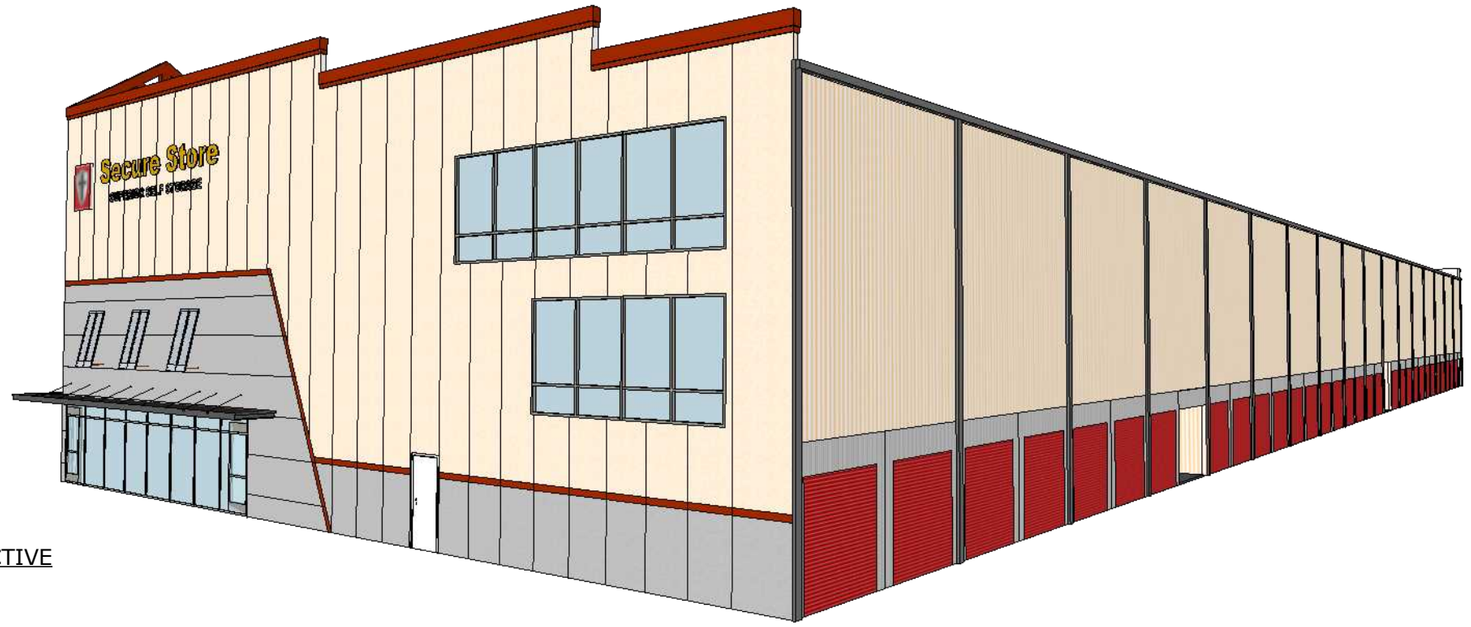


NORTHEAST PERSPECTIVE

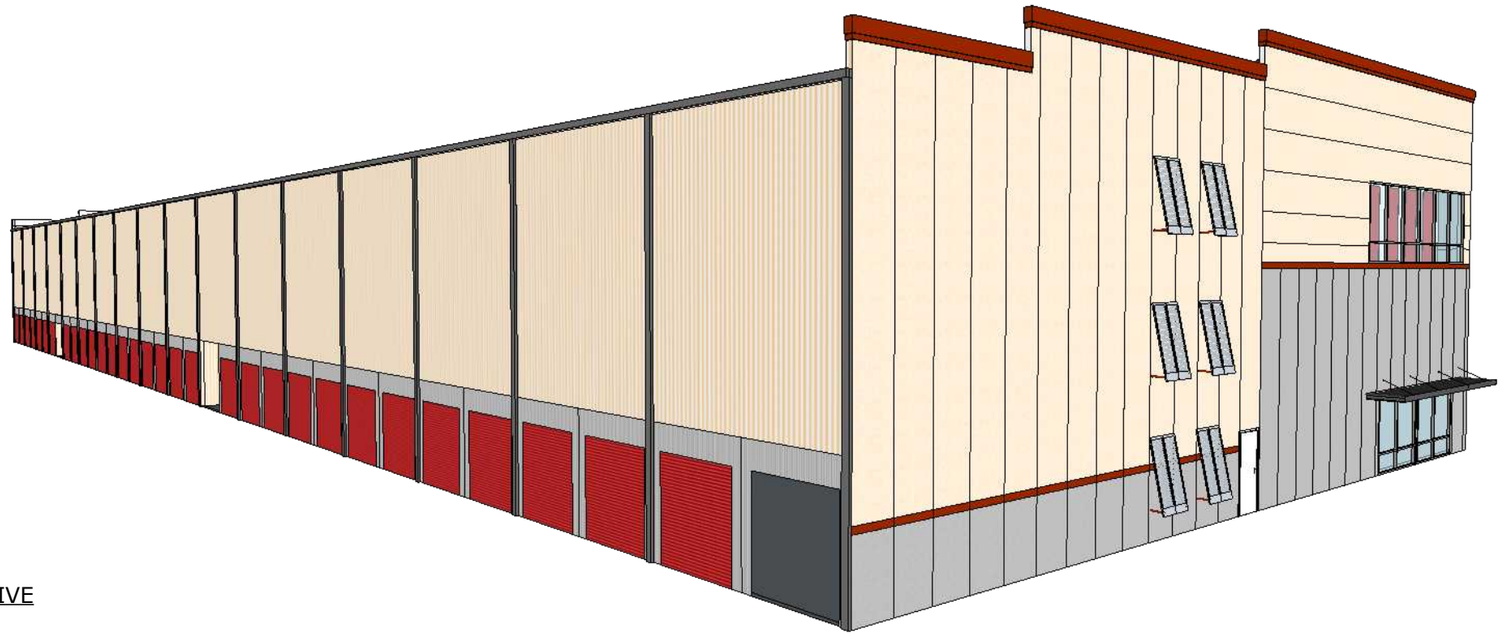


SOUTHEAST PERSPECTIVE

BUILDING PERSPECTIVE DESIGN



NORTHWEST PERSPECTIVE

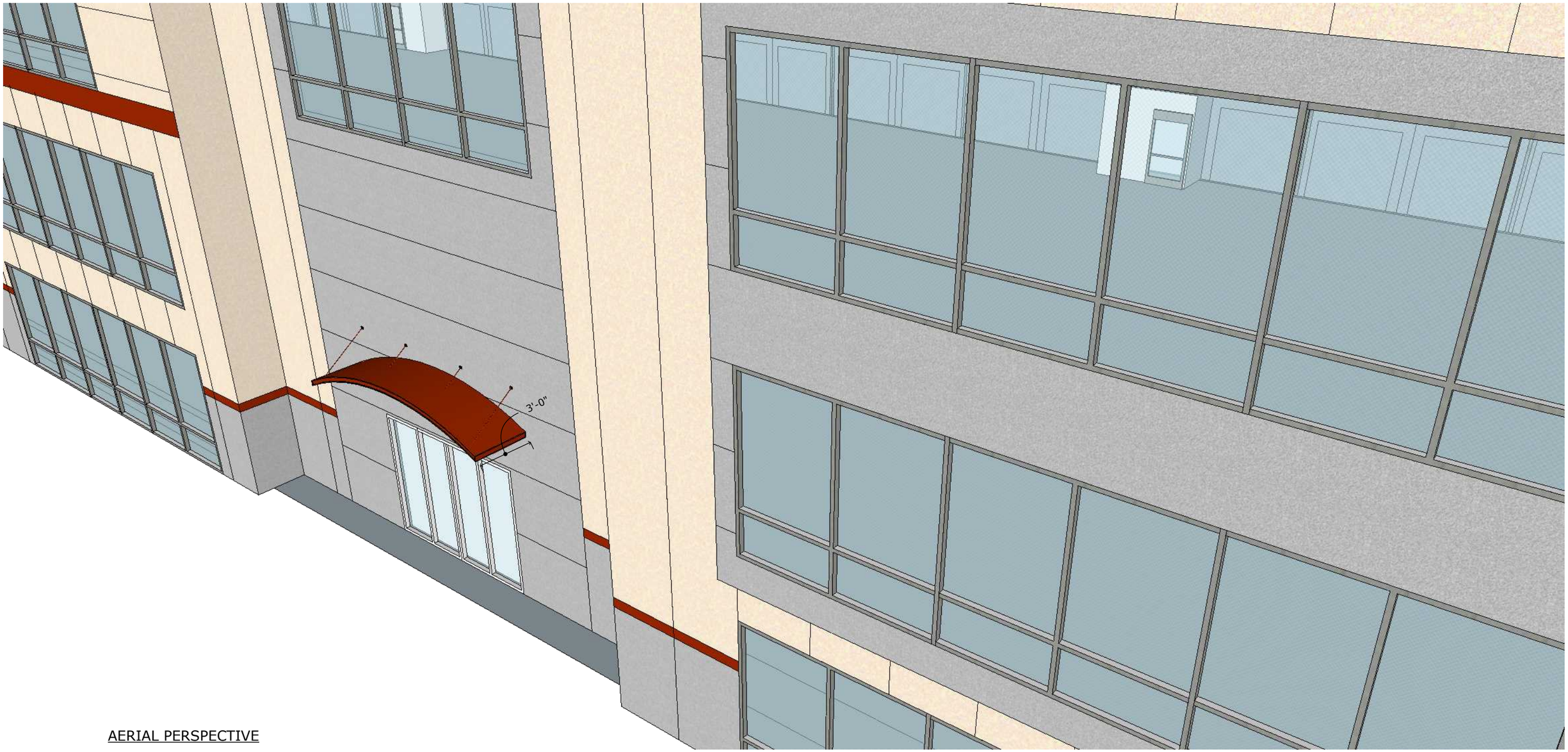


SOUTHWEST PERSPECTIVE

BUILDING PERSPECTIVE DESIGN

ROOFING PERSPECTIVE

BUILDING PERSPECTIVE DESIGN



AERIAL PERSPECTIVE

SECURE STORE SELF STORAGE — WINCHESTER, VA — PROPOSED MONUMENT SIGN — SIGN 1 OPT 1 REV 0

FRONT VIEW — SIDE VIEW

1 D/S MONUMENT SIGN — SCALE: 3/8"=1'

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SIGN SPECIFICATIONS

D/S ALUMINUM CABINET INTERNALLY ILLUMINATED w/ LEDs
FOUR (4) TENANT PANELS 3/16" WHITE TRANSLUCENT ACRYLIC FACES w/ 3M TRANSLUCENT VINYL DECORATION APPLIED / 2" ALUMINUM RETAINERS w/ T-RAILS DIVIDERS PAINTED BLACK.
TIER TOPPER AND TRIMS TO BE ALUMINUM FABRICATED PAINTED AS SHOWN.
BASE TO BE ALUMINUM ANGLE FRAME SKINNED w/ ALUMINUM SHEETS COVERED w/ PBU EXTERIOR PANELS / PAINTED AS SHOWN TO COMPLIMENT BUILDING FACADE..

GENERAL NOTES

NOTE-1: ALL STRUCTURAL PIPE AND FOOTING SPECIFICATIONS SUBJECT TO ACTUAL ENGINEERING REQUIREMENTS UNIQUE TO EACH SIGN AND LOCATION.
NOTE-2: ALL SIGNS EQUIPPED WITH UL APPROVED DISCONNECT
NOTE-3: LANDSCAPING BY OTHERS

NIGHT VIEW- NTS

FINISH / COLOR SCHEDULE

ALL PAINTS TO BE MATTHEW'S POLYURETHANE ACRYLIC ENAMEL FINISH

TO MATCH BUILDING FACADE - TBD

VINYL SCHEDULE

- V1 3M BLACK 3630-22 - 1st Surface Applied
- V2 3M RED 3630-33 - 1st Surface Applied
- DIGITALLY PRINTED SHIELD

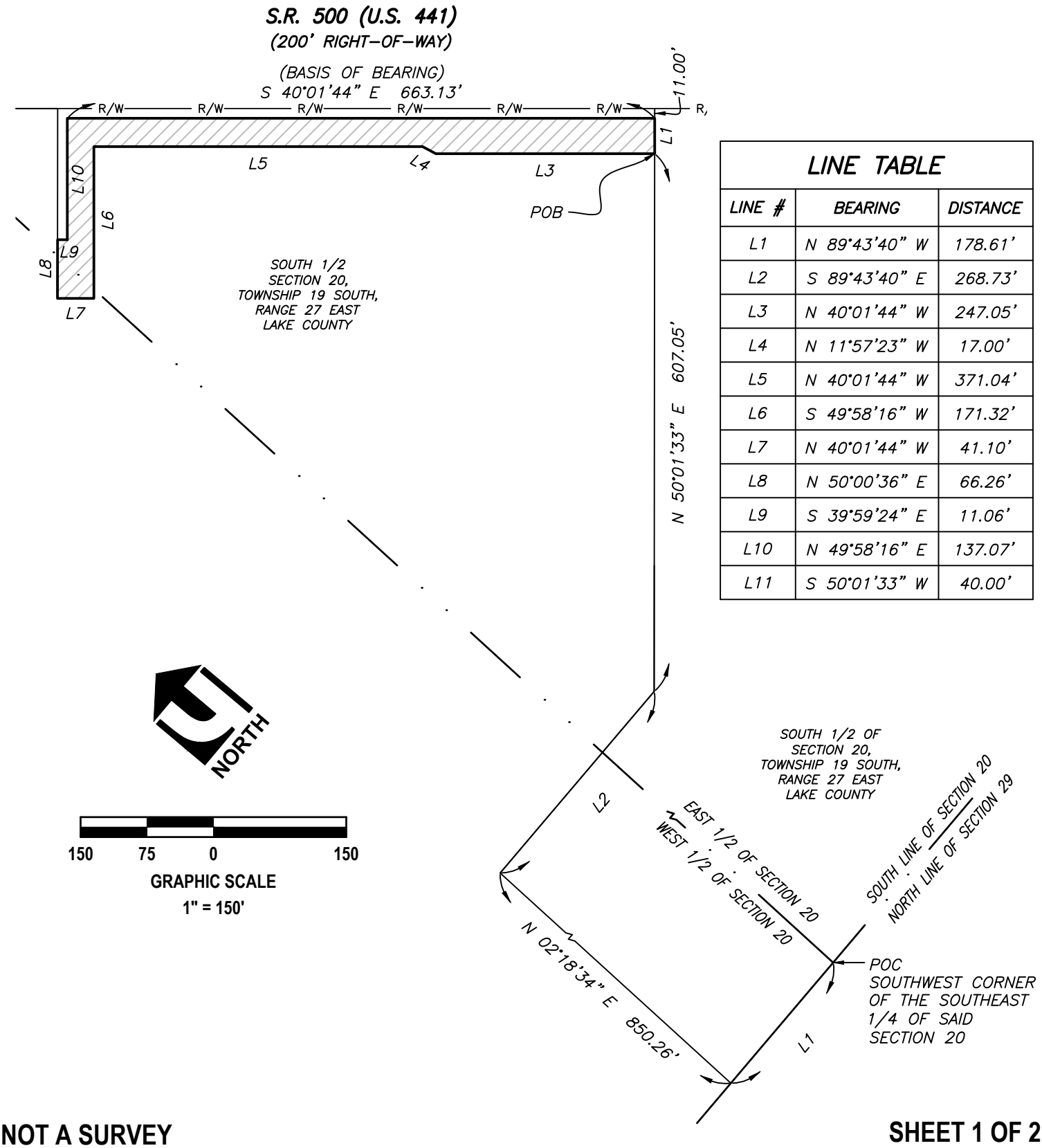
CUSTOMER APPROVAL: _____ DATE:_____

CUSTOMER: SECURE STORAGE SELF STORAGE	DRAWN BY: HA	REV:
LOCATION: WINCHESTER, VA	DATE: 04.15.2022	REV:
TITLE: MONUMENT SIGN	QUOTE No: 6894	REV:
		REV:
		REV:

ISA · WSA WORLD SIGN ASSOCIATES · SSSA Southern States Sign Association Share. Learn. Grow. · MSSA MID-SOUTH SIGN ASSOCIATION INC · ABC Associated Builders and Contractors, Inc. MEMBER · UL

Signs designed and installed to meet the Florida Building Code FBC (2020 ed.). This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes NEC (2020 ed.) This includes proper grounding and bonding of the Sign. All signs are UL listed per NEC.
This design is property of MID-FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduce, copied, lent or shown to any other contractor or put to any other use without express written consent.

MID-FLORIDA SIGNS & GRAPHICS
3602 Parkway Blvd Leesburg, FL 34748
Tel: 352.787.8986 • Fax: 352.787.9427
FLORIDA STATE LICENSE ES12000754



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°43'40" W	178.61'
L2	S 89°43'40" E	268.73'
L3	N 40°01'44" W	247.05'
L4	N 11°57'23" W	17.00'
L5	N 40°01'44" W	371.04'
L6	S 49°58'16" W	171.32'
L7	N 40°01'44" W	41.10'
L8	N 50°00'36" E	66.26'
L9	S 39°59'24" E	11.06'
L10	N 49°58'16" E	137.07'
L11	S 50°01'33" W	40.00'

NOT A SURVEY

SEE SHEET 2 OF 2 FOR CERTIFICATION AND SURVEYOR'S SIGNATURE

LOCATION No: 19-27-20	SKETCH
PROJECT No: 210706	
DATE: 07/19/2022	
CHECKED BY: JMB	
DRAFTED BY: WRW	

UPHAM INC
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; RUN THENCE N 89°43'40" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 178.61 FEET; THENCE N 02°18'34" E FOR A DISTANCE OF 850.26 FEET; THENCE S 89°43'40" E FOR A DISTANCE OF 268.73 FEET; THENCE N 50°01'33" E FOR A DISTANCE OF 607.05 FEET TO THE POINT OF BEGINNING; THENCE N 40°01'44" W FOR A DISTANCE OF 247.05 FEET; THENCE N 11°57'23" W FOR A DISTANCE OF 17.00 FEET; THENCE N 40°01'44" W FOR A DISTANCE 371.04 FEET; THENCE S 49°58'16" W FOR A DISTANCE OF 171.32 FEET; THENCE N 40°01'44" W FOR A DISTANCE OF 41.10 FEET; THENCE N 50°00'36" E FOR A DISTANCE OF 66.26 FEET; THENCE S 39°59'24" E FOR A DISTANCE OF 11.06 FEET; THENCE N 49°58'16" E FOR A DISTANCE OF 137.07 FEET; THENCE S 40°01'44" E FOR A DISTANCE OF 663.13 FEET; THENCE S 50°01'33" W FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK, A TOPCON GNSS NETWORK. AS A REFERENCE FOR THIS SURVEY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 500 (U.S. 441) HAS A BEARING OF (S 40°01'44" E).

2. DIMENSIONS INDICATED HEREON ARE IN U.S. STANDARD FEET AND DECIMAL PART THEREOF, UNLESS OTHERWISE NOTED HEREON.

ABBREVIATIONS / LEGEND

INC : INCORPORATED
L : LINE
LB : LICENSED BUSINESS
PSM : PROFESSIONAL SURVEY MAPPER
POB : POINT OF BEGINNING
POC : POINT OF COMMENCEMENT

NOT A SURVEY

THE FOREGOING SKETCH AND DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE JULY 1, 2018, AS PURSUANT TO SECTION 5J-17.051, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA ADMINISTRATIVE CODE 5J-17.062 (2)

BY:_____
MICHAEL E. AWAD PSM No. 5574

LOCATION No: 19-27-20	DESCRIPTION
PROJECT No: 210706	
DATE: 07/19/2022	
CHECKED BY: JMB	
DRAFTED BY: WRW	

UPHAM INC
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

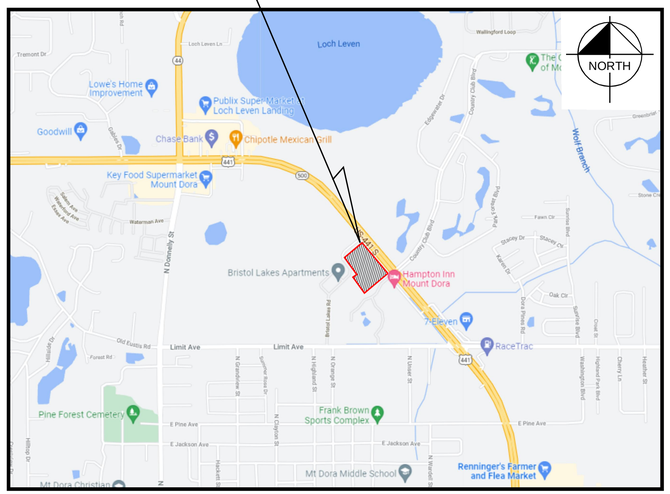
THIS ITEM HAS BEEN SIGNED AND SEALED ON THE DATE AND TIME AS SHOWN HEREON; WHEN SIGNED AND SEALED BY AN ELECTRONIC SIGNATURE, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

CIVIL SITE CONSTRUCTION PLANS

FOR

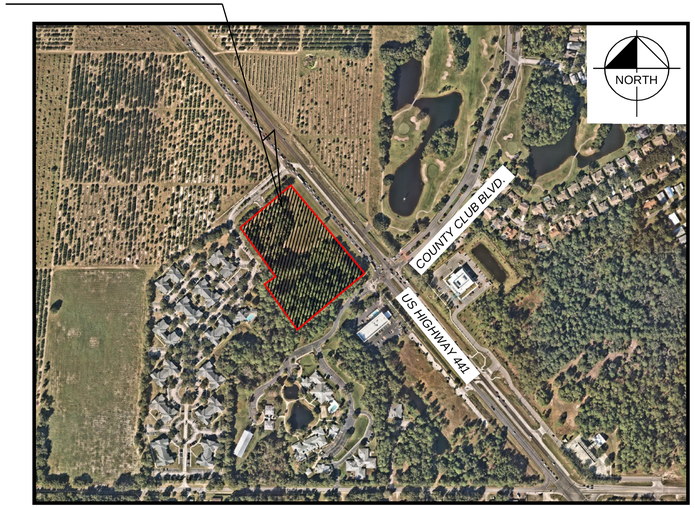
MOUNT DORA SELF STORAGE

PROJECT LOCATION



LOCATION MAP
N.T.S

PROJECT LOCATION



AERIAL MAP
N.T.S

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS
FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; RUN THENCE N 89°43'35" W ALONG THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 178.61 FEET TO A LINE, SAID LINE BEING 178.50 FEET FROM AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION20; THENCE N 02°18'40" E ALONG SAID LINE,850.00 FEET; THENCE S 89°43'35" E, PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 268.59 FEET; THENCE N 49°59'25" E, 142.41 FEET TO THE POINT OF BEGINNING; THENCE N 35°45'51" W, 328.42 FEET; THENCE
N 54°14'09" E, 78.70 FEET; THENCE N 35°45'51" W, 352.84 FEET; THENCE N 49°59'25" E, 387.11 FEET TO THE SOUTHWESTERLY
LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441; THENCE S 40°01'05" E, 673.57 FEET ALONG SAID RIGHT-OF-WAY TO A
POINT THAT LIES N 49°59'25" E OF THE POINT OF BEGINNING; THENCE S 49°59'25" W, 516.13 FEET TO THE POINT OF BEGINNING.

UTILITY PROVIDERS

POTBALE WATER/SANITARY SEWER:

CITY OF MOUNT DORA PUBLIC WORKS
AND UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757
CONTACT: JOSHUA KRAMM
PHONE: 352-735-7151
EMAIL:
KRAMMK@CITYOFMOUNTDORA.COM

POWER:

LUMEN A.K.A. CENTURYLINK
33 N. MAIN ST.
WINTER GARDEN, FL 34787
CONTACT: EVNS CENAFILS
PHONE: 407-814-5373
EMAIL: EVNS.M.CENAFILS@LUMEN.COM

GAS:

TECO PEOPLES GAS
8416 PALM RIVER ROAD
TAMPA, FL 33619
CONTACT: JOAN DOMNING
PHONE: 813-275-3783
EMAIL: JDOMNING@TECOENERGY.COM

TELECOM :

COMCAST
8130 CR 44 LEG A
LEESBURG, FL 34788
CONTACT: SCOTT OSEBOLD
PHONE: 352-267-7620
EMAIL: SCOTT_OSEBOLD@COMCAST.COM

OCTOBER 12, 2022

CITY OF MOUNT DORA, FL

PROPERTY:

US-441
MOUNT DORA, FL 32757
PARCEL ID. 20-19-27-0003-000-06000

PROJECT TEAM

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., STE. 1000
ORLANDO, FL 32801
CONTACT: REGAN J. O'LAUGHLIN, P.E.
PHONE: (407) 427-1611
EMAIL:
REGAN.OLAUGHLIN@KIMLEY-HORN.COM

DEVELOPER:

THE HUBER GROUP, LLC
625 MAIN ST., STE. 103
WINDERMERE, FL 34786
CONTACT: ALLAN BRADLEY
PHONE: 407-909-0600
EMAIL: ALLAN@THEHUBERGROUP.US

SURVEYOR:

UPHAM INC.
265 KENILWORTH AVENUE.,
ORMOND BEACH, FL 32174
CONTACT: MICHAEL E. AWAD, PSM
PHONE: 386-672-9515
EMAIL:

OWNER:

SIMPSON FAMILY PARTNERSHIP LTD
445 LIMIT AVE.
MOUNT DORA, FL 32757
CONTACT: BRETT HARTUNG
PHONE: 720-261-0717
EMAIL: BRETT.HARTUNG@FOUNDRYCOMMERCIAL.COM

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., STE. 1000
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO
PHONE: (407) 898-1511
EMAIL:
MATT.FRANKO@KIMLEY-HORN.COM

SHEET INDEX

C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	EXISTING CONDITIONS, DEMOLITION PLAN, AND SWPPP
C4.0	OVERALL SITE PLAN
C4.1	SITE PLAN
C5.0	PAVING AND GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2-C5.3	SECTIONS
C5.4	CONTROL STRUCTURE DETAIL PLAN
C6.0-C6.1	UTILITY PLAN
C6.2	LIFT STATON DETAIL
C7.0	GENERAL CONSTRUCTION DETAILS
C8.0-C8.5	CITY OF MOUTN DORA STANDARD DETAILS
C9.0	FIRE TRUCK ROUTING PLAN
C9.1	TRUCK ROUTING WB-50
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES
L2.00	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS
AR3.0	BUILDING ELEVATIONS
S-1	SURVEY

PREPARED BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MOUNT DORA SELF STORAGE
K-H PROJECT# 049631002
10/12/2022

SHEET NUMBER
C0.0

Drawing name: K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C0.0 - COVER.dwg C0.0 COVER Oct 12, 2022 2:19pm by: Melissa.Berrios
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.

GENERAL

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS DEWATERING PERMITS, RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY UPHAM INC. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OF THE SURVEY. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 BY CALLING 800-432-4470 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSE SYSTEM.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES (DURING STANDARD BUSINESS HOURS) TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANY (DURING STANDARD BUSINESS HOURS) DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE 811" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 2 FULL BUSINESS DAYS PRIOR TO CONSTRUCTION.
4. ALL DISTURBED AREAS (ON-SITE AND/OR OFF-SITE) NOT DESIGNED OR NOTED TO BE LANDSCAPED SHALL BE SODDED.
5. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE, OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES, OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT, PLANS, OR SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
6. ALL WORK AND MATERIALS FURNISHED SHALL BE IN CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT PLANS OR SPECIFICATIONS.
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION, AS APPLICABLE AT THE TIME ALL PERMITS HAVE BEEN OBTAINED.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION. ALL UTILITIES MUST BE BACKFILLED AND COMPACTED PRIOR TO TESTING.
9. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
10. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIEW.

    SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES, MATERIALS, AND COMPONENTS TO BE INSTALLED WITHIN PUBLIC RIGHTS-OF-WAY, SHALL BE SUBMITTED TO THE CITY OF MOUNT DORA FOR REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE CITY OF MOUNT DORA FOLLOWING ENGINEER'S REVIEW OF SHOP DRAWINGS. ENGINEER IS NOT RESPONSIBLE FOR COORDINATION AND/OR APPROVAL OF SHOP DRAWINGS WITH THE CITY OF MOUNT DORA.
11. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
15. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
16. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" FOR DETAILS AND SPECIFICATIONS OF ALL CURB AND GUTTERS CALLED FOR IN THESE PLANS WITHIN PUBLIC RIGHTS OF WAY.
17. WHERE ASPHALT PAVING MEETS CONCRETE PAVING SUCH AS AT CONCRETE CURBING, THE ASPHALT SHOULD BE FINISHED ¼" TO ½" ABOVE THE CONCRETE SURFACE TO ALLOW FOR FURTHER TRAFFIC COMPACTION OF THE ASPHALT.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE SOIL AND/OR PAVEMENT TESTING WITH THE GEOTECHNICAL ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE GEOTECHNICAL SOILS REPORT. UPON COMPLETION OF WORK, THE GEOTECHNICAL ENGINEER WILL SUBMIT CERTIFICATIONS TO THE CITY OF MOUNT DORA, THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
19. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
20. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS (ED. 2021-22) INDEX 522-001 & 522-002.
21. SITE WORK SHALL COMPLY WITH FLORIDA BUILDING CODE (LATEST ED.) AND FLORIDA ACCESSIBILITY CODE (LATEST ED.).
22. ANY EXISTING WELLS (I.E. ARTESIAN, IRRIGATION, DRINKING, ETC.) DISCOVERED ON-SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTHWORK OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES, OWNER, AND OWNER'S ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
23. ALL ROADWAY SIGNAGE AND/OR SIGNAGE COLUMNS/POSTS LOCATED WITHIN RIGHT-OF-WAY IMPACTED BY PROPOSED IMPROVEMENTS SHALL BE ADJUSTED AND/OR FULLY RE-INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX (ED. 2021-22) AND FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2021".
24. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF MOUNT DORA'S CODES AND STANDARDS.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT OWNER'S APPROVAL. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY ORANGE FENCING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
3. REFER TO LANDSCAPE PLANS FOR DETAILS REGARDING TREE REMOVAL AND TREE PRESERVATION.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING. ALL TEST RESULTS SHALL BE PROVIDED TO THE CITY OF MOUNT DORA.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, ED. 2009/2012" (MUTCD), AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2021", AND THE F.D.O.T. "STANDARD PLANS FOR ROAD CONSTRUCTION". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.
2. STOP BARS AND STOP SIGNS ARE TO BE PROVIDED AT ALL INTERNAL, ONSITE INTERSECTIONS, WITH THE EXCEPTION OF SIGNALIZED INTERSECTIONS (UNLESS OTHERWISE NOTED).
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH FDOT STANDARD PLANS INDEX 711-001 AND THE CITY OF MOUNT DORA, FL.
4. ALL COMMERCIAL GROUND SIGNAGE IS TO BE PERMITTED SEPARATELY.

STORM DRAINAGE SYSTEM

1. THE LATEST EDITION OF F.D.O.T. "STANDARD PLANS INDEX" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
5. CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
6. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX AND THE CITY OF MOUNT DORA SPECIFICATIONS.
7. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLANS INDEX 430-001.
9. THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE STORMWATER COLLECTION SYSTEM (INLETS, PIPES) FROM EXCESSIVE MUD, SILT, DIRT, DEBRIS, TRASH, ETC. UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN AND FLUSH STORM PIPES AND INLETS OF ALL EXCESSIVE SILT, DEBRIS, ETC.

SAFETY

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

PAVING, GRADING AND DRAINAGE

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

4. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

6. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE FDOT STANDARD PLANS (ED. 2021-22) INDEX 520-001 FOR DETAILS AND SPECIFICATIONS OF ALL CURB TYPES CALLED FOR IN THESE PLANS.

7. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

8. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

9. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS (ED. 2021-22) INDEX 711-001 AND THE CITY OF MOUNT DORA, FL.

10. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

11. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

12. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

13. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

DEMOLITION

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

DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSES THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

EARTHWORK / GRADING / DEMUCKING PROCEDURES

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

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED B

F.D.O.T. RIGHT-OF-WAY WORK GENERAL NOTES

1. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.

2. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.

3. ALL DRAINAGE PIPES SHALL BE STEEL REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED.

4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE ENGINEER SHOULD NOTIFY THE DISTRICT LOCATION SURVEYOR, WITHOUT DELAY, BY TELEPHONE.

5. EXISTING DRIVEWAYS WITHIN THE LIMITS OF THIS PROJECT ARE TO BE REPLACED AT THE SAME LOCATION AND WIDTH, UNLESS OTHERWISE SHOWN ON PLANS.

6. THE CONTRACTOR SHALL REMOVE ANY ORGANIC AND PLASTIC MATERIAL ENCOUNTERED IN THE FIELD IN ACCORDANCE WITH FDOT STANDARD PLANS (ED. 2022–23) INDEX 120–002. COST OF REMOVAL OF ORGANIC AND PLASTIC MATERIAL AND BACKFILL OF SUITABLE MATERIAL IN ACCORDANCE WITH FDOT STANDARD PLANS (ED. 2022–23) INDEX 120–001 SHALL BE INCLUDED IN THE COST OF REGULAR EXCAVATION.

7. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.

8. EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.

9. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (SUNSHINE STATE ONE–CALL OF FLORIDA) BY CALLING 800–432–4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING OF 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.

10. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING UTILITY FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS.

11. ALL MAINTENANCE OF TRAFFIC (MOT) ITEMS REQUIRED IN ACCORDANCE WITH FDOT STANDARD PLANS (ED. 2022–23) INDEX '102–' SERIES INDICES SHALL BE FURNISHED, INSTALLED, AND MAINTAINED TO PROPERLY MAINTAIN TRAFFIC AND ADDRESS DROP OFF CRITERIA IN THE WORK ZONE.

12. NO LANES CLOSED BETWEEN THE HOURS OF 7:00 AM TO 8:00 PM.

13. THE EXISTING POSTED SPEED LIMIT ON US–441 WILL REMAIN DURING ALL PHASES OF CONSTRUCTION.

14. ANY EXISTING OR PROPOSED SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL PLANS SHALL BE REMOVED OR COVERED BY THE CONTRACTOR PER FDOT STANDARD PLANS (ED. 2022–23) INDEXES AND WHEN THE CONFLICT NO LONGER EXISTS THE SIGNS SHALL BE RESTORED TO THEIR ORIGINAL POSITION. COST SHALL BE INCLUDED IN MAINTENANCE OF TRAFFIC.

15. IF ONLY FDOT STANDARD PLANS (ED. 2022–23) INDEX (SUCH AS #'S. 102–600, 102–611, 102–612, 102–613, 102–616, 102–660, ETC.) WILL BE USED, THEN THE CONTRACTOR WILL NOT BE REQUIRED TO PROVIDE SIGNED AND SEALED MAINTENANCE OF TRAFFIC (M.O.T.) PLANS. IF THE CONTRACTOR REQUIRES M.O.T. PLANS OTHER THAN THE FDOT STANDARD PLANS (ED. 2022–23) INDICES, THEN THE CONTRACTOR WILL HAVE TO SUBMIT SIGNED AND SEALED PLANS TO FDOT FOR REVIEW AND APPROVAL.

16. MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX (ED. 2022–23), FDOT DESIGN MANUAL (FDM) ED. 2020, THE STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (ED. 2022), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (ED. 2009 AND 2012 SUPPLEMENT) OR LATEST EDITIONS AS A MINIMUM.

17. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF TRANSPORTATION A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO CLOSING ANY LANES OR BEGINNING ANY CONSTRUCTION WITHIN THE FDOT RIGHT–OF–WAY.

18. TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FDOT UPON REQUEST.

19. IF THE DEPARTMENT DETERMINES THAT AS–BUILT CONDITIONS VARY SIGNIFICANTLY FROM APPROVED PLANS, THE PERMITTEE OR THE PERMITTEE'S CONTRACTOR SHALL PROVIDE AS–BUILT PLANS, ALONG WITH A RECORD DRAWINGS REPORT BY PERMITTEE'S PROFESSIONAL ENGINEER, FORM 850–040–19, WITHIN 30 DAYS OF COMPLETING CONSTRUCTION.

20. ALL DISTURBED AREAS WITHIN FDOT RIGHT–OF–WAY MUST BE SODDED ONLY WITH COMMON BERMUDA SOD.

21. CONTRACTORS CERTIFICATE OF LIABILITY INSURANCE MUST BE ISSUED PRIOR TO STARTING CONSTRUCTION IN FDOT RIGHT–OF–WAY.

22. MAINTENANCE OF TRAFFIC:
    a. FOR WORK WITHIN FDOT RIGHT–OF–WAY, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF, AND SIGNED AND SEALED BY, A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO IS EXPERIENCED IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625–010–010.
    b. FOR WORK WITHIN FDOT RIGHT–OF–WAY, THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEE(S) DESIGNING, INSTALLING, AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625–010–010.
    c. ALL TEMPORARY TRAFFIC CONTROL DEVICES FOR THE FOLLOWING FACILITIES SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEEDS AS STATED FOR ALL TRAFFIC CONTROL PHASES: US–441 – 45 MPH.

23. ALL WORK PERFORMED WITHIN FDOT RIGHT–OF–WAY SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX (ED. 2022–23), STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ED. 2022), AND THE FDOT UTILITY ACCOMMODATION MANUAL (ED. 2017) OR LATEST EDITIONS.

24. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.

25. ALL SIDEWALK CLOSURES SHALL ABIDE TO THE STANDARD PROCEDURES PER FDOT STANDARD PLANS (ED. 2022–23) INDEX 102–660.

26. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS (ED. 2022–23) INDEX 522–001 & 522–002.

27. ALL ROADWAY SIGNAGE AND/OR SIGNAGE COLUMNS/POSTS LOCATED WITHIN RIGHT–OF–WAY IMPACTED BY PROPOSED IMPROVEMENTS SHALL BE ADJUSTED AND/OR RE–INSTALLED IN ACCORDANCE WITH STANDARD PLANS (ED. 2022–23) INDEX AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ED. 2022) OR LATEST EDITIONS.

A. ALL WORK PERFORMED WITHIN THE FDOT RIGHT–OF–WAY SHALL BE IN ACCORDANCE WITH THE 2022–23 FDOT STANDARD PLANS, 2022 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

B. FDOT TWO BUSINESS TO START NOTICE CONTACT PHONE NUMBER 321–319–8100.

C. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.

D. ALL SIDEWALK AND HANDICAP RAMPS ARE ADA COMPLIANT.

E. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI OR GREATER.

POTABLE WATER SYSTEM

1. POTABLE WATER SERVICE SHALL BE PROVIDED BY THE CITY OF MOUNT DORA. THE WATER DISTRIBUTION SYSTEM SHOWN ON THESE PLANS SHALL BE INSTALLED AND CONSTRUCTED PER THE CITY OF MOUNT DORA STANDARDS & SPECIFICATIONS. ONSITE WATER DISTRIBUTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED AFTER COMPLETION OF CONSTRUCTION, CERTIFICATION, AND CLEARANCE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE BACKFILLED AND COMPACTED PRIOR TO FLUSHING AND PRESSURE TESTING AND ACCEPTED BY THE OWNER'S ENGINEER OR UTILITY INSPECTOR. PRESSURE TESTS TO BE IN ACCORDANCE WITH F.D.E.P. SPECIFICATIONS AND THE CITY OF MOUNT DORA CONTRACTOR TO NOTIFY THE CITY OF MOUNT DORA, OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS TWO (2) FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

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

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. ALL PUBLIC UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE CITY OF MOUNT DORA.

SANITARY SYSTEM

1. SANITARY WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF MOUNT DORA. THE WASTEWATER COLLECTION SYSTEM SHOWN ON THESE PLANS SHALL BE INSTALLED BY THE CONTRACTOR, AND CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS. ONSITE WASTEWATER COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED AFTER COMPLETION OF CONSTRUCTION, CERTIFICATION, AND CLEARANCE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY INSPECTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A CLOSED CIRCUIT TELEVISED INSPECTION (CCTV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE CCTV INSPECTION TAPE TO THE CITY OF MOUNT DORA, THE ENGINEER, THE OWNER, AND THE APPLICABLE MUNICIPALITY/AGENCY.

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

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

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

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

CONTRACTOR'S SURVEYOR AS-BUILT

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS–BUILT" INFORMATION, CERTIFIED BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA. AT A MINIMUM, THIS "AS–BUILT" INFORMATION SHALL INCLUDE:
   1.1. TOP OF PIPE/INVERT ELEVATIONS AND HORIZONTAL LOCATIONS OF ALL WATER, SANITARY SEWER, AND RECLAIM WATER UTILITIES INSTALLED (AS APPLICABLE);
   1.2. PAVEMENT GRADE BREAK LOCATIONS AND SUFFICIENT ELEVATIONS OF FINISHED GRADE SURFACES WHICH ALLOW THE ENGINEER TO DETERMINE COMPLIANCE WITH THE PROPOSED DESIGN;
   1.3. TOP, GRATE, & INVERT ELEVATIONS OF THE STORMWATER COLLECTION SYSTEM, INCLUDING THE POND GRADES (TOP, BANK, BOTTOM),
   1.4. POND CONTROL STRUCTURE, & SWALES;
   1.5. ANY IMPROVEMENTS WITHIN FDOT OR COUNTY RIGHT–OF–WAYS.
   1.6. SITE LIGHTING POLE LOCATIONS

2. THE DIGITAL "AS–BUILT" FILE, PROVIDED IN AUTOCAD FORMAT, SHALL ALSO BE PROVIDED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM. NO ENGINEER'S CERTIFICATIONS OF COMPLETION OR REQUESTS FOR FINAL ACCEPTANCE WILL BE SUBMITTED UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

3. SURVEYOR AS–BUILT SHALL CONTAIN COMPLETED ASSET TABLE IN ACCORDANCE WITH THE THE CITY OF MOUNT DORA UTILITY STANDARDS AND SPECIFICATIONS.

THE APPLICANT SHALL SUBMIT TWO SETS HARD COPY (24" X 36" PRINTS) OF THE RECORD DRAWINGS NOT LESS THAN 72 HOURS PRIOR TO THE FINAL INSPECTION BY THE TOWN. FOLLOWING THE FINAL SITE INSPECTION AND CORRECTION OF ANY SITE DEFICIENCIES, THE APPLICANT SHALL SUBMIT TO PUBLIC WORKS ONE ELECTRONIC PDF SIGNED AND SEALED RECORD DRAWING (WITH MINIMUM 300 DPI RESOLUTION) AND ONE ELECTRONIC CAD COPY FORMATTED FULLY COMPATIBLE WITH THE SOFTWARE BEING USED BY THE CITY OF MOUNT DORA ENGINEERING DIVISION, REVISED AS NECESSARY AFTER THE FINAL INSPECTION, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLETION FOR THE IMPROVEMENTS.

THE APPLICANT SHALL BE RESPONSIBLE FOR RECORDING DEVIATION INFORMATION ON THE APPROVED PLANS AS CONSTRUCTION PROGRESSES. TO HELP ENSURE COMPLIANCE WITH RECORD DRAWING REQUIREMENTS, THE TOWN STRONGLY RECOMMENDS THAT THE CONTRACTOR'S FIELD RECORD PLANS BE PHOTOCOPIED IN THE ENTIRETY AS RECORD DRAWINGS. RECORD DRAWINGS SUBMITTED TO THE TOWN AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION, WHEN APPLICABLE, SHOULD INCLUDE BUT NOT LIMITED TO GRADING FOR PARKING LOT, TRAIL, POND, AND FINISH FLOOR ELEVATION FOR THE BUILDING ETC.
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORMWATER, POTABLE WATER, RECLAIMED WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL SHOW ACTUAL INSTALLED PIPE MATERIAL, PIPE SIZE, CLASS, ETC.
3. DRAWINGS SHALL CLEARLY SHOW LOCATION, DESCRIPTION, AND DEPTH OF ALL ABANDONED PIPE THAT LEFT IN PLACE.
4. DRAWINGS SHALL CLEARLY LABEL WHAT IS INTENDED TO BE PRIVATE OR PUBLIC. IN ADDITION, CLEARLY LABEL THE POINT OF CONNECTION ON PRIVATE MAINS.
5. DRAWINGS SHALL CLEARLY LABEL FIRE LINES AND IRRIGATION LINES ACCORDINGLY.
6. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
7. DIMENSIONS BETWEEN ALL MANHOLES AND/OR INLETS SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL MANHOLES/INLETS SHALL BE SHOWN.
8. THE DEPTH FROM FINISH GRADE OF POTABLE WATER, RECLAIMED WATER, AND SEWER FORCE MAINS SHALL BE INDICATED AT ALL VALVE LOCATIONS.
9. WHEN APPLICABLE, DRAWINGS SHALL INCLUDE A PHOTOMETRIC STUDY SHOWING ALL SITE LIGHTING MEETING THE TOWNS CODE, SECTION 4.10
10. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
11. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE SHOWN.
12. DRAWINGS SHALL SHOW LOCATIONS AND DESCRIPTIONS OF ALL CONNECTIONS THAT WERE MADE TO ANY MAINS DURING THE PROJECT, WHETHER PERMANENT OR TEMPORARY, INCLUDING ABANDONED TAPS, LINE STOPS, VALVES, ETC.
13. CAD FILES SHOULD BE IN STATE PLANE COORDINATES (SPC) FEET, EAST ZONE – FLORIDA, NORTH AMERICAN DATUM (NAD) 1983.
14. OBJECTS SHOULD BE ASSIGNED BY LAYER WITH COLOR BY LAYER. NO CRYPTIC LAYER NAMES. IF CRYPTIC LAYER NAMES ARE USED (I.E., DXF FILES FROM MICROSTATION) THEN A LIST DEFINING LAYER NAMES MUST BE PROVIDED. IF ENTITIES ARE NOT CORRECTLY ASSIGNED BY LAYER IT MAKES IT DIFFICULT TO EXTRACT THE DATA (I.E., IF WATER LINES ARE INADVERTENTLY DRAWN ON THE SEWER LAYER THEY WILL DISAPPEAR WHEN THE WATER LAYER IS ISOLATED).
15. ELECTRONIC DRAWINGS THAT DO NOT FOLLOW THESE SPECIFICATIONS WILL BE RETURN FOR CORRECTION AND THE APPLICANT MAY HAVE THEIR PUBLIC WORKS CERTIFICATE OF COMPLETION OR SUBSEQUENT BUILDING DIVISION CERTIFICATE OF OCCUPANCY WITHHELD UNTIL THE CORRECTIONS HAVE BEEN ADEQUATELY ADDRESSED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY–HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407–898–1511
WWW.KIMLEY–HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432

KHA PROJECT 049631002			
DATE 10/12/2022			
SCALE AS SHOWN	DESIGNED BY	JCW	
	DRAWN BY	JCW	
	CHECKED BY	AFE	
	DATE:		

GENERAL NOTES

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
C1.1

Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C11 GENERAL NOTES October 12, 2022 02:12:16pm K:\ORL_Civil\049631002–Mt Dora Self Storage\CAD\CONST\PlanSheets\C1.0 GENERAL NOTES.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.

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

MOUNT DORA SELF STORAGE
CITY OF MOUNT DORA, FL
*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

THE HUBER GROUP, LLC
625 MAIN ST., STE. 103
PO BOX 730
WINDERMERE, FL 34786
CONTACT: ALLAN BARDLEY
PHONE: 407-909-0600
EMAIL: ALLAN@THEHUBERGROUP.US

PROJECT DESCRIPTION

PROPOSED SELF STORAGE DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE.

THE SITE IS LOCATED AT THE ADDRESS: US-441 MOUNT DORA, FL 32757

STORMWATER RUNOFF FROM THE PROPOSED SITE WILL BE MANAGED BY A PROPOSED DRY RETENTION POND(S) TO PROVIDE THE REQUIRED TREATMENT (QUALITY) AND ATTENUATION (QUANTITY) VOLUMES. THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED TO MEET OR EXCEED ALL THE REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), F.D.O.T., AND THE CITY OF MOUNT DORA, FL.

ACTIVITIES THAT REQUIRE EROSION CONTROL

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

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

SOIL PARAMETERS

SOIL TYPES:

HYDROLOGICAL GROUP SUMMARY		
SOIL TYPE	SOIL NAME	SOIL RATING
28	MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT	A/D
40	PLACID AND MYAKKA SANDS, DEPRESSIONAL	A/D
43	ST. LUCIE SAND, 0 TO 8 PERCENT SLOPES	A
45	TAVARES SAND, 0 TO 5 PERCENT SLOPES	A
46	ORSINO SAND	A

DEWATERING

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

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION, IN GENERAL, IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND ALL OTHER EROSION CONTROL BMPs
3. ESTABLISH STAGING AREA, STOCKPILE AREAS, AND TRUCK WASHOUT AREAS
4. CLEARING AND GRUBING FOR SEDIMENT BASIN AND EARTH DIKE (AS APPLICABLE)
5. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN (AS APPLICABLE)
6. FINISH CLEARING AND GRUBBING
7. REMOVE AND STORE TOPSOIL
8. PROVIDE INITIAL GRADING AS REQUIRED
9. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
10. STABILIZE ALL SIDE SLOPES AS SOON AS POSSIBLE
11. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
12. INSTALL BASE TO ROAD AND PARKING AREA
13. INSTALL PERMANENT STORMWATER MANAGEMENT MEASURES
14. FINAL FINE GRADING, LANDSCAPING AND STABILIZATION OF SITE
14. CONSTRUCT FINAL PAVING
15. REMOVE ACCUMULATED SEDIMENT WITHIN SITE AND STORM SEWER SYSTEM
16. REMOVE ANY BMPs AND ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

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

EROSION AND SEDIMENT CONTROLS

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

STORM WATER MANAGEMENT

STORMWATER RUNOFF FROM THE PROPOSED SITE WILL BE MANAGED BY A PROPOSED DRY RETENTION POND(S) TO PROVIDE THE REQUIRED TREATMENT (QUALITY) AND ATTENUATION (QUANTITY) VOLUMES. THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED TO MEET OR EXCEED ALL THE REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND THE CITY OF MOUNT DORA, FL.

STABILIZATION PRACTICES:

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

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

STRUCTURAL PRACTICES:

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

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

WASTE DISPOSAL

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

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

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

OFF-SITE TRACKING

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

DUST & DEBRIS CONTROL

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

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

ITEMS REQUIRING POLLUTION PREVENTION

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

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

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

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

SPILL PREVENTION AND CONTROL

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

GOOD HOUSEKEEPING

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

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

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

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

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

HAZARDOUS PRODUCTS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

-CONCRETE TRUCKS SHALL WASH OUT ON SITE AT A DESIGNATED LOCATION, SO THAT DEBRIS CAN BE CONTROLLED.

SPILL CONTROL PRACTICES

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

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

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

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

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

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

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

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

MAINTENANCE AND INSPECTION PRACTICES

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

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

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

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

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

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

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

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

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

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

POLLUTION PREVENTION PLAN CERTIFICATION

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

SIGNED: _____ DATE:_____

REGAN J. O'LAUGHLIN, P.E.
FLORIDA REGISTRATION NUMBER: 68432
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

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

THE CONTRACTOR OF RECORD WILL COMPLY WITH THE FDEP, SJRWMD, AND CITY REGULATIONS FOR THE CONTROL OF RUNOFF FROM CONSTRUCTION SITES. THE CONTRACTOR OF RECORD SHALL ALSO SUBMIT A SWPPP TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO MOBILIZING THE SITE TO BEGIN INSTALLING BMP'S.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432
DATE:

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

SWPPP NOTES

MOUNT DORA SELF STORAGE
CITY OF MOUNT DORA FLORIDA

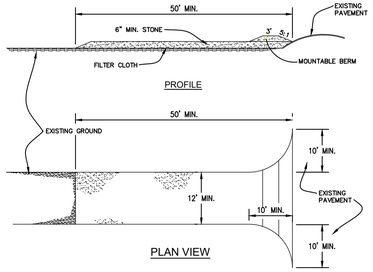
SHEET NUMBER
C2.0

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.

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.

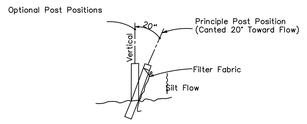
STABILIZED CONSTRUCTION ENTRANCE NOTES:

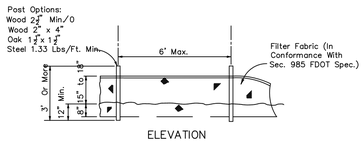
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA, PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STABILIZED CONSTRUCTION ENTRANCE DETAIL

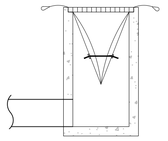
N.T.S.



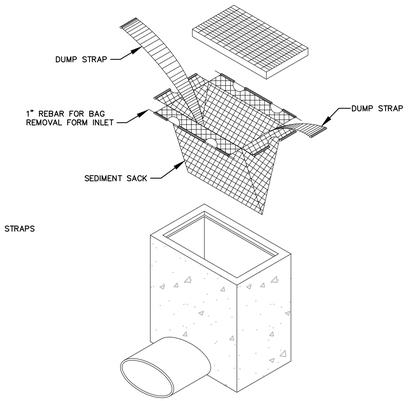


TYPE III SILT FENCE

NTS



INSTALLATION DETAIL



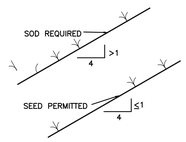


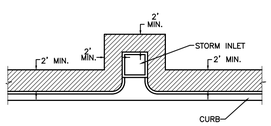
FIGURE 8

STANDARD INLET SEDIMENT CONTROL DEVICE

NTS

NOTES:

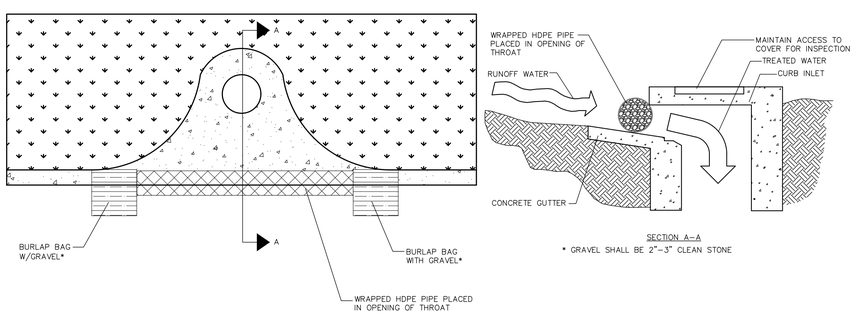
1) CONTRACTOR TO MAINTAIN DEBRIS ON-SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING COUNTY RIGHT-OF-WAYS.
2) DURING ALL TIME OF CONSTRUCTION, THE CONTRACTOR MUST PROVIDE FILTER FABRIC AT ALL EXIST. OR PROP. CATCH BASIN TO PREVENT SYSTEM POLLUTION.
3) CONTRACTOR SHALL PROVIDE TRUCK WASH RACKS TO REMOVE CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO EGRESS.
4) DURING ALL TIME OF CONSTRUCTION, THE CONTRACTOR MUST PROVIDE SILT SCREENS AT CONSTRUCTION PERIMETER
5) UPON COMPLETION OF CONSTRUCTION, SYSTEM IS TO BE CLEANED BY "CAMELVAC" OR OTHER APPROVED SYSTEM TO THE SATISFACTION OF THE PROJECT ENGINEER AND CITY OF MT. DORA ENGINEER WHEN OR AFTER THE OVERALL SYSTEM IS CLEANED.
6) THE CONTRACTOR SHALL MAINTAIN THE FULL SET OF PLANS INCLUDING THESE POLLUTION PREVENTION REQUIREMENTS ON-SITE AT ALL TIMES.



SOD ALONG CURB AND AROUND INLET

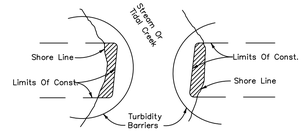
N.T.S.

FIGURE 7



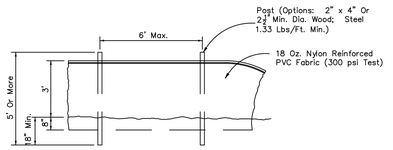
SOCK DRAIN INLET SEDIMENT FILTER

NTS

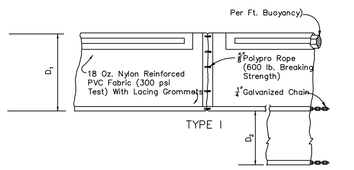


NOTE:

TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



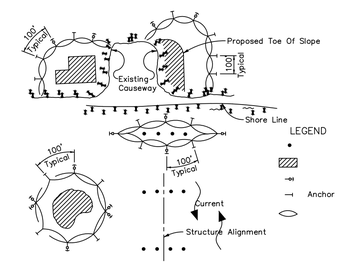
STAKED TURBIDITY BARRIER



D_1 =5' Std. (Single Panel For Depths 5' or Less).
D_2 =5' Std. (Additional Panel For Depths 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.

TURBIDITY BARRIER

NTS

BEST MANAGEMENT PRACTICES

This plan has been prepared to ensure compliance with appropriate conditions of the City of Mount Dora Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C., and the St. Johns River Water Management District (SJRWMD), Chapter 40D-4, F.A.C. The plan addresses the following areas:

1. Protection of preserved/conserved wetland habitats during construction, if applicable.
2. Protection of preserved/conserved upland habitats during construction, if applicable.
3. General erosion control.
4. Protection of surface water quality during and after construction.
5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation when the techniques should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMP(s). The contractor shall provide pollution prevention and erosion control measures as specified in FDOT Index (Latest Ed.) and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.

1.2 Preserved wetlands shall be protected prior to the start of sitework construction. Protection shall consist of a silt barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be a silt fence as shown in Figure 2 or any other method method approved by FDEP.

1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.

1.4 Silt barriers used for wetland protection shall remain in place for the duration of any sitework or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

2.1 Barricades shall be placed around all protected (preserved) habitats including mesic and uplands during development.

2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential pond slope cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

3.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.

3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to the pond bottom as shown in Figure 4.

3.4 All grass slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 9.

3.5 Sod shall be placed for a 2-foot wide strip adjoining all curbing and around all inlets as shown in Figure 8. Sod shall be placed before silt barriers, shown in Figure 6, are removed.

3.6 Where required to prevent erosion from sheet flow across bare ground from entering a pond or swale, a temporary sediment sump shall be constructed, as shown in Figure 4. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.

4.2 Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figures 2 & 4.

4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:

a. In general, erosion shall be controlled at the furthest practical upstream location.

b. Stormwater inlets shall be protected during construction as shown in Figure 3. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete. Use sock pipe on curb inlets.

4.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide brood dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 5 CONTROL OF WIND EROSION

5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.

b. As soon as practical after completion of construction, bare earth areas shall be vegetated.

c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet

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

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT 049631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

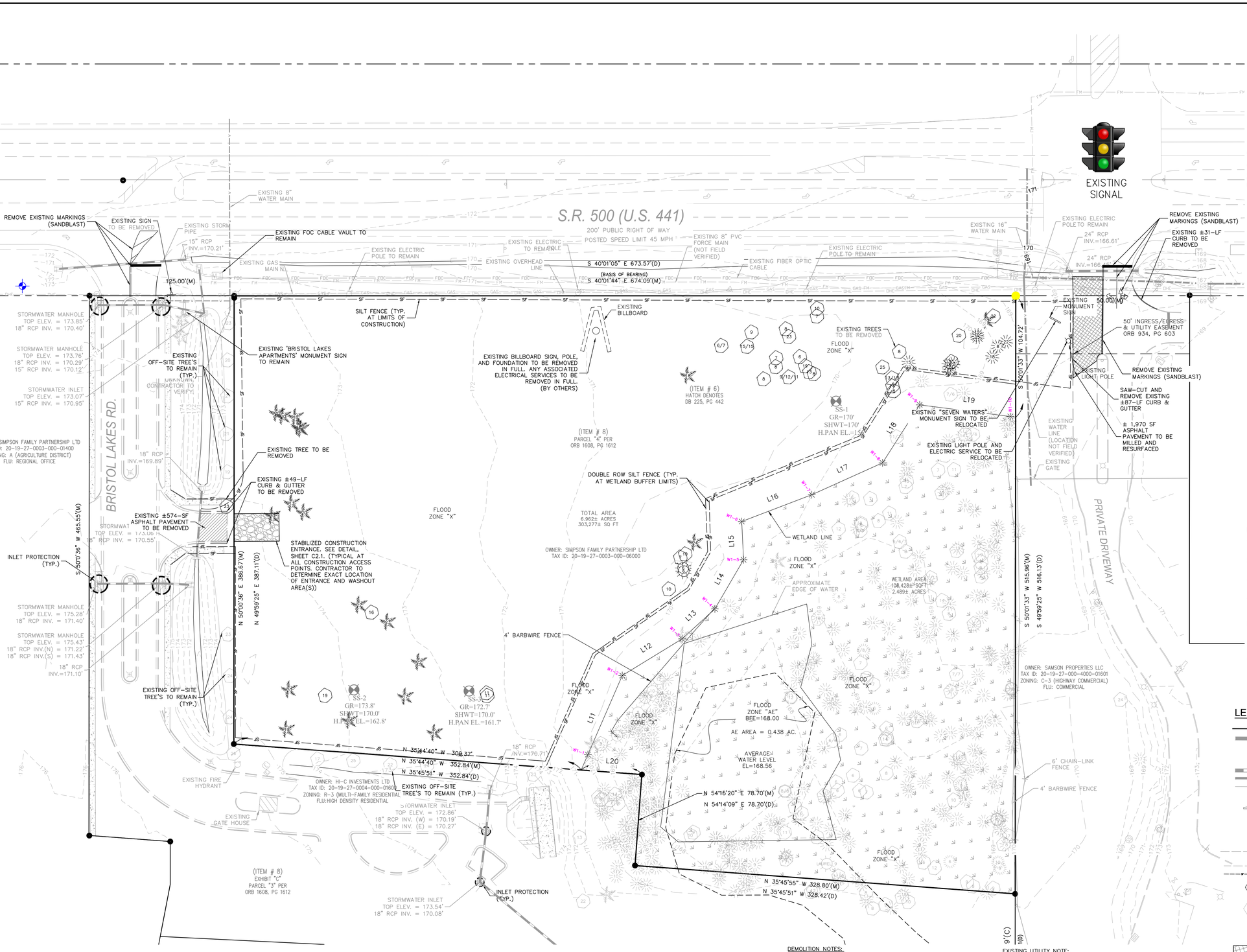
EROSION CONTROL DETAILS

MOUNT DORA SELF STORAGE

FLORIDA

CITY OF MOUNT DORA

SHEET NUMBER
C2.1



GRAPHIC SCALE IN FEET
0 20 40 80

CITY OF MOUNT DORA – DUST CONTROL

CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT REASONABLY AVAILABLE CONTROL MEASURES (RACMs) IN ACCORDANCE WITH CITY OF MOUNT DORA L.D.C., SEC. 46.340. RACMs MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

A. USING DUST SUPPRESSANTS APPLIED IN AMOUNTS AND RATES RECOMMENDED BY THE MANUFACTURER AND NOT PROHIBITED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION;
B. USING WET SUPPRESSION;
C. UPWIND WINDBREAKS, INCLUDING FABRIC FENCES;
D. STARTING CONSTRUCTION AT THE LOCATION THAT IS UPWIND FROM THE PREVAILING WIND DIRECTION AND STABILIZING DISTURBED AREAS BEFORE DISTURBING ADDITIONAL AREAS;
E. STOPPING ACTIVE OPERATIONS DURING HIGH WIND;
F. CLEANUP AND REMOVAL OF TRACK OUT MATERIAL;
G. RETAINING NATURAL VEGETATION DURING THE CONSTRUCTION PHASE OF BUILDING EXCLUDING THE BUILDING PAD SITE;
H. UTILIZING EXISTING OR NATURAL VEGETATION AS PART OF THE REQUIRED LANDSCAPING FOR THE SITE;
I. TEMPORARY SEEDING OR REVEGETATION FOR SOIL STABILIZATION WHEN GRADES ARE NOT READY FOR PERMANENT SEEDING;
J. SURFACING WITH GRAVEL OR OTHER MULCH MATERIAL OF A SIZE AND DENSITY SUFFICIENT TO PREVENT SURFACE MATERIAL FROM BEING AIRBORNE;
K. MULCHING AND CRIMPING OF STRAW OR HAY AS SPECIFIED;
L. INSTALLING PERMANENT PERIMETER AND/OR INTERIOR FENCE WALLS;
M. DESIGNING SUBDIVISIONS OF BUILDING SITES TO UTILIZE EXISTING PREDEVELOPMENT GRADES;
N. APPLYING PALLIATIVES OR CHEMICAL SOIL SUPPRESSANT/STABILIZER NOT PROHIBITED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR IDLE CONSTRUCTION AREAS;
O. RESTRICTING ACCESS TO LOT BY SUBCONTRACTORS BY PROVIDING PARKING AREAS.

USE OF ANY OF THE REASONABLY AVAILABLE CONTROL MEASURES LISTED ABOVE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ENSURING THE CONTROL MEASURES ACHIEVE THE RESULTS INTENDED IN THE DUST CONTROL AND SOIL EROSION PLAN AND THAT THE DUST CONTROL AND EROSION STANDARDS CONTAINED HEREIN ARE SATISFIED

EROSION CONTROL NOTE:

1. REFER TO SWPPP SHEETS C2.0–c2.1 FOR ADDITIONAL NOTES & DETAILS.
2. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION.
3. PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
4. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES AND ALONG ALL ROADWAYS.
5. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF ALL EXISTING/PROPOSED INLETS.

TREE PROTECTION/REMOVAL NOTE:

1. REFER TO LANDSCAPE PLANS AND/OR MITIGATION PLAN SHEETS FOR TREES TO BE REMOVED AND/OR TREES TO REMAIN AND BE PROTECTED. PROVIDE TREE PROTECTION BARRIERS AROUND ALL EXISTING TREES WHICH ARE DESIGNATED TO BE PRESERVED.

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM PIPE
- EXISTING WATER MAIN
- EXISTING SANITARY MAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING HYDRANT
- EXISTING UNDER DRAIN CLEAN-OUT
- EXISTING UNDERGROUND ELECTRIC UTILITY LINE
- EXISTING LIGHT POLE
- EXISTING FENCE
- SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- INLET PROTECTION
- EXISTING ASPHALT PAVEMENT MILL AND RESURFACE

DEMOLITION NOTES:

1. SEE ADDITIONAL NOTES, SHEET C1.0–C1.1.
2. REFER TO TREE MITIGATION PLAN SHEET L0.50 FOR DETAILS ON WHICH EXISTING TREES ARE TO BE PRESERVED (PROTECTED) AND WHICH ARE TO BE REMOVED.
3. ANY EXISTING WELLS (I.E. ARTESIAN, IRRIGATION, DRINKING, ETC.) DISCOVERED ON–SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTHWORK OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES, OWNER, AND OWNER'S ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

EXISTING UTILITY NOTE:

1. THERE MAY BE ON–SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON–SITE UTILITIES AND RIGHT–OF–WAY UTILITIES. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 BY CALLING 800–432–4470 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSE SYSTEM.

DATUM NOTE:

1. BENCHMARKS ARE BASED ON NAVD 88 DATUM

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY–HORN AND ASSOCIATES, INC.
189 S ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432
DATE:

KHA PROJECT 049631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

EXISTING CONDITIONS, DEMOLITION PLAN & SWPPP

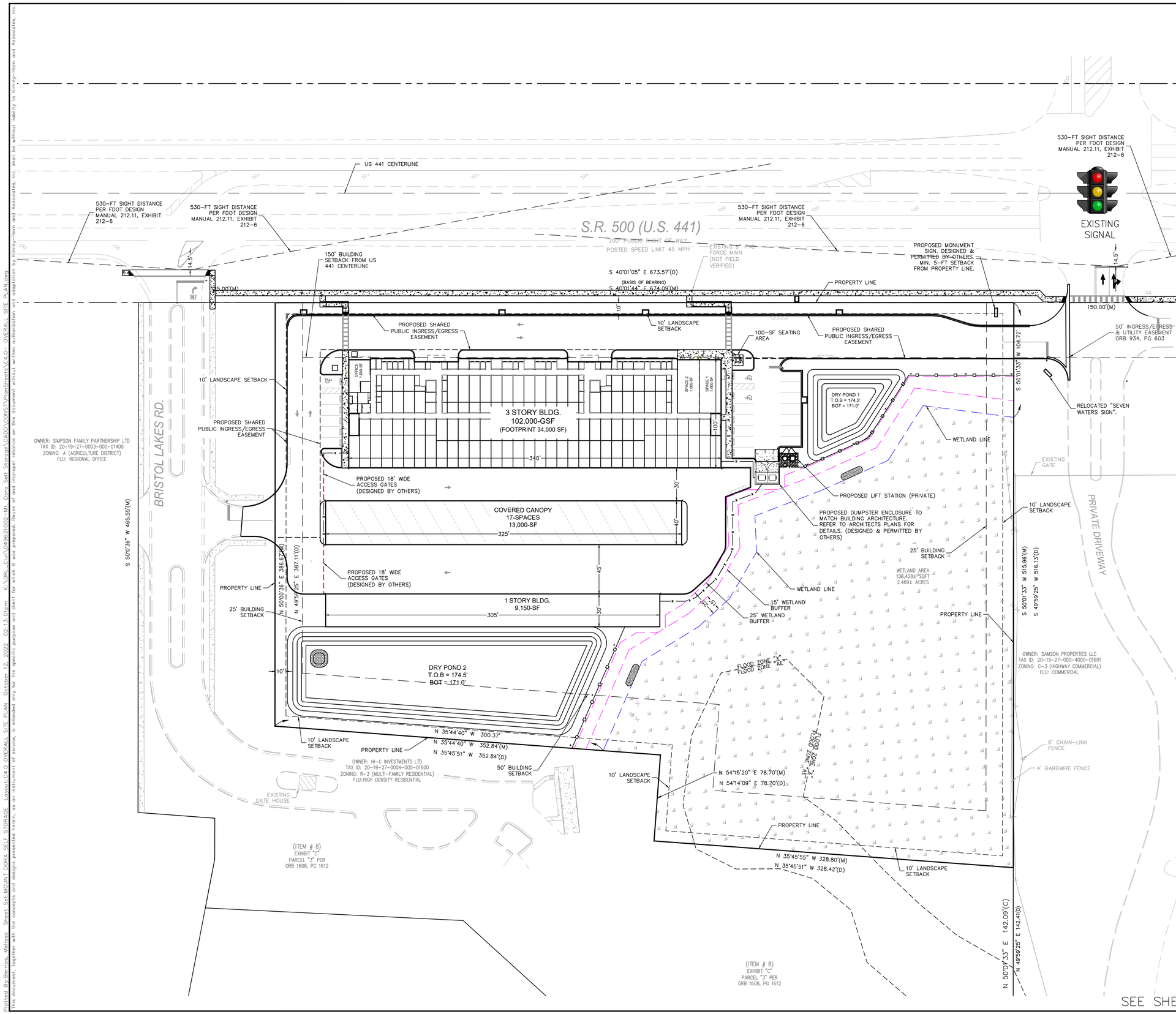
MOUNT DORA SELF STORAGE

FLORIDA

CITY OF MOUNT DORA

SHEET NUMBER C3.0

Plotted By:Berrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C3.0 EXISTING CONDITIONS DEMOLITION PLAN & SWPPP October 12, 2022 02:12:49pm K:\ORL_Civil\049631002-MH Dora Self Storage\CADD\CONST\PlanSheets\C3.0 EXISTING CONDITIONS, DEMOLITION PLAN & SWPPP.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.



SEE SHEET C4.1 FOR ADDITIONAL DETAILS

OVERALL SITE DATA:

PROJECT AREA:	6.962 ACRES (303,277-SQ.FT.)
DISTURBED AREA:	4.970 ACRES (216,597-SQ.FT.)
ZONING:	PUD
FUTURE LAND USE:	COMMERCIAL OFFICE
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	ALL PERMITTED USES PER "C-3" ZONING, INCLUDING MINI-WAREHOUSE FACILITY USES
MAXIMUM BUILDING HEIGHT:	50-FT (THREE STORY)
PROPOSED BUILDING HEIGHT:	42'-0" (THREE STORY)
PROJECTED NUMBER OF EMPLOYEES:	2 EMPLOYEES

BUILDING (YARD) SETBACKS

	REQUIRED	PROVIDED
FRONT (US 441 S):	150 FT FROM CL OF US-441	>150 FT
SIDE (SOUTH):	25 FT	>25 FT
SIDE (BRISTOL LAKES RD):	25 FT	>25 FT
REAR (WEST):	50 FT	>50 FT

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT (US 441 S):	10 FT	>10 FT
SIDE (SOUTH):	10 FT	>10 FT
SIDE (BRISTOL LAKES RD):	10 FT	>10 FT
REAR (WEST):	10 FT	>10 FT

REQUIRED PARKING CALCULATION

USE	REQUIREMENT	UNITS	REQUIRED SPACES
OFFICE	1 SPACE PER 300 SF	1,000	4
RETAIL 1	1 SPACE PER 250 SF	1,000	4
RETAIL 2	1 SPACE PER 250 SF	1,000	4
TOTAL REQUIRED PARKING SPACES			12

REQUIRED BICYCLE PARKING CALCULATION

USE	REQUIREMENT	Total Parking Required	REQUIRED SPACES
NON RESIDENTIAL	5% of off-site parking requirement of 20 spaces or more	12	0
TOTAL REQUIRED PARKING SPACES			0

PROVIDED PARKING SPACES

	PROVIDED SPACES
STANDARD PARKING SPACES	17
ACCESSIBLE HANDICAP PARKING	3
TOTAL PROVIDED PARKING SPACES	20

F.A.R. SUMMARY

	SITE DEVELOPABLE AREA (LESS WETLANDS)		ALLOWABLE		PROPOSED	
USE	AC.	SQ.FT.	F.A.R.	SQ.FT.	F.A.R.	SQ.FT.
COMMERCIAL	2.459	107,101	0.350	37,485		
OFFICE	2.014	87,748	1.000	87,748		
PD TOTAL	4.473	194,849	0.643	125,233	0.637	124,150

PROPOSED IMPERVIOUS AREA BREAKDOWN

	SF	AC	%
TOTAL DEVELOPABLE AREA	194,849	4.47	
Building Roof Area	56,150	1.29	28.8%
Pavement / Concrete / Sidewalk	67,932	1.56	34.9%
TOTAL IMPERVIOUS AREA	124,082	2.85	63.7%
Pond / Green area / Landscape	70,767	1.62	36.3%
TOTAL PERVIOUS AREA	70,767	1.62	36.3%

MAX. ALLOWABLE IMPERVIOUS AREA PER CITY: 65.0% (2.908 AC.)

FLOOD ZONE:

NO IMPACTS TO FLOOD PLAIN ARE ANTICIPATED WITH THE DEVELOPMENT.

BASED ON FEMA FIRM NUMBER 12069C0359E, DATED DECEMBER 18, 2012:

THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN "ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN)".

A PORTION OF THE SUBJECT PROPERTY (WETLAND AREA) IS LOCATED WITHIN "ZONE AE – BASE FLOOD ELEVATIONS DETERMINED" AT FLOOD ELEVATION 168.0' NAVD.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432
DATE:

KHA PROJECT 049631002
DATE 2-21-2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

OVERALL SITE PLAN

MOUNT DORA SELF STORAGE

FLORIDA

CITY OF MOUNT DORA

SHEET NUMBER C4.0

Plotted By:Berrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C4.0 OVERALL SITE PLAN October 12, 2022 02:13:01pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C4.0- OVERALL SITE 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.

Plotted By: Barraza, Melissa Sheet Set: MOUNT DORA SELF STORAGE Layout: C4.1 SITE PLAN October 12, 2022 02:13:04pm K:\ORL_Civil\049631002-Mt Dora Self Storage\CAD\CIVIL\PlanSheets\C4.1 - SITE 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.

GRAPHIC SCALE IN FEET
0 15 30 60

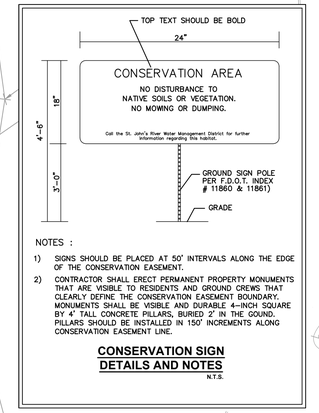
NORTH

S.R. 500 (U.S. 441)
200' PUBLIC RIGHT OF WAY
POSTED SPEED LIMIT 45 MPH

BRISTOL LAKES RD.

PRIVATE DRIVEWAY

6 LF OF CONCRETE SIDEWALK WITH DETECTABLE WARNINGS
6" WHITE (THERMO.)
12" WHITE
24" WHITE STOP BAR (THERMO)
36" STOP SIGN (R1-1, 36")
RIGHT ONLY SIGN (FTP-55R-06)
RIGHT ONLY PAVEMENT MARKINGS
CONNECT TO EXISTING SIDEWALK
EXISTING 'BRISTOL LAKES APARTMENTS' SIGN (TO REMAIN)
MOD. TYPE "F" CURB & GUTTER. SEE DETAIL, SHEET C7.0.
PROPERTY LINE
PROPOSED 5-FT CONCRETE SIDEWALK
PROPOSED PEDESTRIAN RAMP WITH HANDRAILS PER A.D.A. SPECIFICATIONS. REFER TO FDOT INDEX NO. 515-070 FOR DETAILS.
10' LANDSCAPE SETBACK
PROPOSED PEDESTRIAN RAMP WITH HANDRAILS PER A.D.A. SPECIFICATIONS. REFER TO FDOT INDEX NO. 515-070 FOR DETAILS.
PEDESTRIAN CROSSWALK
PROPOSED 5-FT WIDE CONCRETE SIDEWALK
PROPOSED 320-SF OF LANDSCAPED OPEN SPACE WITH 100-SF OF COVERED PATIO SEATING AREA PER LDC SEC. 6.13.3.3.b.1.b.3
PROPOSED NO PARKING FIRE LANE STRIPING PER CITY OF MOUNT DORA FIRE DEPARTMENT SPECIFICATIONS.
MOD. TYPE "F" CURB & GUTTER. SEE DETAIL, SHEET C7.0.
24" WHITE STOP BAR
36" STOP SIGN (R1-1, 36")
RELOCATED MONUMENT SIGN. DESIGNED & PERMITTED BY OTHERS. MIN. 5-FT SETBACK FROM PROPERTY LINE.
DIRECTIONAL MARKINGS PER FDOT INDEX#711-001-1
EXISTING SIGNAL
24" WHITE STOP BAR (THERMO)
36" STOP SIGN (R1-1, 36")
DOUBLE 6" YELLOW (THERMO.)
SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX#711-001-1
PROPOSED 5-FT CONCRETE SIDEWALK, EXTEND AND CONNECT TO EXISTING SIDEWALK
NO CURB
50' INGRESS/EGRESS & UTILITY EASEMENT ORB 934, PG 603
DOUBLE 6" YELLOW (THERMO.)
19' 11' 19'
CURB RAMP (TYPE CR-E) PER FDOT INDEX NO. 522-002
DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 (TYP.)
CURB RAMP (TYPE CR-E) PER FDOT INDEX NO. 522-002
ACCESSIBLE PARKING SPACE(S) PER FDOT INDEX 711-001 WITH SIGNAGE. SEE DETAIL SHEETS C7.0.
PROPOSED SHARED PUBLIC INGRESS/EGRESS EASEMENT
TYPE "D" CURB PER FDOT INDEX #520-001
ACCESSIBLE PARKING SPACE(S) PER FDOT INDEX 711-001 WITH SIGNAGE. SEE DETAIL SHEETS C7.0.
10' LANDSCAPE SETBACK
PROPOSED SHARED PUBLIC INGRESS/EGRESS EASEMENT
PROPOSED NO PARKING FIRE LANE STRIPING PER CITY OF MOUNT DORA FIRE DEPARTMENT SPECIFICATIONS.
24" WHITE STOP BAR 36" STOP SIGN (R1-1, 36")
PROPOSED 4" BOLLARD (TYP.) SEE DETAIL SHEET C7.0
ABOVE GROUND PLANTER BOXES FOR CITRUS TREES PER LDC SEC. 6.13.3.11.2
SIDEWALK TO BE FLUSH WITH ASPHALT PAVEMENT
6-FT WIDE CONCRETE SIDEWALK
PEDESTRIAN GATE WITH ALARM PANIC DEVICE (EMERGENCY EGRESS) AND CITY OF MT. DORA'S EMERGENCY ACTUATOR FOR EXTERIOR ACCESS
OFFICE 1,000-SF
SPACE 2 1,000-SF
SPACE 1 1,000-SF
3 STORY BLDG.
102,000-GSF
(FOOTPRINT 34,000 SF)
TYPE "D" CURB PER FDOT INDEX #520-001 (TYP.)
SIDEWALK TO BE FLUSH WITH ASPHALT PAVEMENT
5-FT WIDE CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT APRON
DRY POND 1
T.O.B = 174.5'
BOT = 171.0'
WETLAND LINE
3-FT HIGH SPLIT RAIL WOOD FENCING
CONSERVATION AREA SIGNAGE (TYPICAL) REFER TO DETAIL, THIS SHEET.
MOD. TYPE "F" CURB & GUTTER. SEE DETAIL, SHEET C7.0.
PROPOSED 'PRIVATE' LIFT STATION. REFER TO UTILITY PLAN FOR DETAILS.
PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING ARCHITECTURE. REFER TO ARCHITECTS PLANS FOR DETAILS. (DESIGNED & PERMITTED BY OTHERS)
PROPOSED NO PARKING FIRE LANE STRIPING PER CITY OF MOUNT DORA FIRE DEPARTMENT SPECIFICATIONS.
25' WETLAND BUFFER AVERAGE (15' MINIMUM)
WETLAND AREA
108,428± SQFT
2.489± ACRES
WETLAND LINE
6-FT HIGH WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
25' BUILDING SETBACK
10' LANDSCAPE SETBACK
EXISTING GATE
VALLEY GUTTER PER FDOT INDEX #520-001
DO NOT BLOCK INTERSECTION SIGN (R10-7)
RELOCATED MONUMENT SIGN. DESIGNED & PERMITTED BY OTHERS.
PROPOSED 18-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED 4" BOLLARD (TYP.) SEE DETAIL SHEET C7.0
6-FT HIGH OPAQUE WALL (DESIGNED AND PERMITTED BY OTHERS)
NO CURB
PROPERTY LINE
DOUBLE 6" YELLOW (THERMO.)
8-FT HIGH OPAQUE WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
COVERED CANOPY
17-SPACES
13,000-SF
PROPOSED 18-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED 4" BOLLARD (TYP.) SEE DETAIL SHEET C7.0
TYPE "D" CURB PER FDOT INDEX #520-001
25' BUILDING SETBACK
1 STORY BLDG.
9,150-SF
50' BUILDING SETBACK
DRY POND 2
T.O.B = 174.5'
BOT = 171.0'
3-FT HIGH SPLIT RAIL WOOD FENCING
CONSERVATION AREA SIGNAGE (TYPICAL) REFER TO DETAIL, THIS SHEET.
FLOOD ZONE "X"
FLOOD ZONE "AE"
FLOOD ZONE "X"
10' LANDSCAPE SETBACK
PROPERTY LINE
284'
329'
79'
OWNER: HI-C INVESTMENTS LTD
TAX ID: 20-19-27-0004-000-01600
ZONING: R-3 (MULTI-FAMILY RESIDENTIAL)
FLU: HIGH DENSITY RESIDENTIAL
OWNER: SAMSON PROPERTIES LLC
TAX ID: 20-19-27-000-4000-01601
ZONING: C-3 (HIGHWAY COMMERCIAL)
FLU: COMMERCIAL
EXISTING GATE HOUSE
(ITEM # 8)
EXHIBIT "C"
PARCEL "3" PER
ORB 1608, PG 1612



NOTES :
1) SIGNS SHOULD BE PLACED AT 50' INTERVALS ALONG THE EDGE OF THE CONSERVATION EASEMENT.
2) CONTRACTOR SHALL ERECT PERMANENT PROPERTY MONUMENTS THAT ARE VISIBLE TO RESIDENTS AND GROUND CREWS THAT CLEARLY DEFINE THE CONSERVATION EASEMENT BOUNDARY. MONUMENTS SHALL BE VISIBLE AND DURABLE 4-INCH SQUARE BY 4' TALL CONCRETE PILLARS, BURIED 2' IN THE GOUND. PILLARS SHOULD BE INSTALLED IN 150' INCREMENTS ALONG CONSERVATION EASEMENT LINE.

CONSERVATION SIGN DETAILS AND NOTES
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

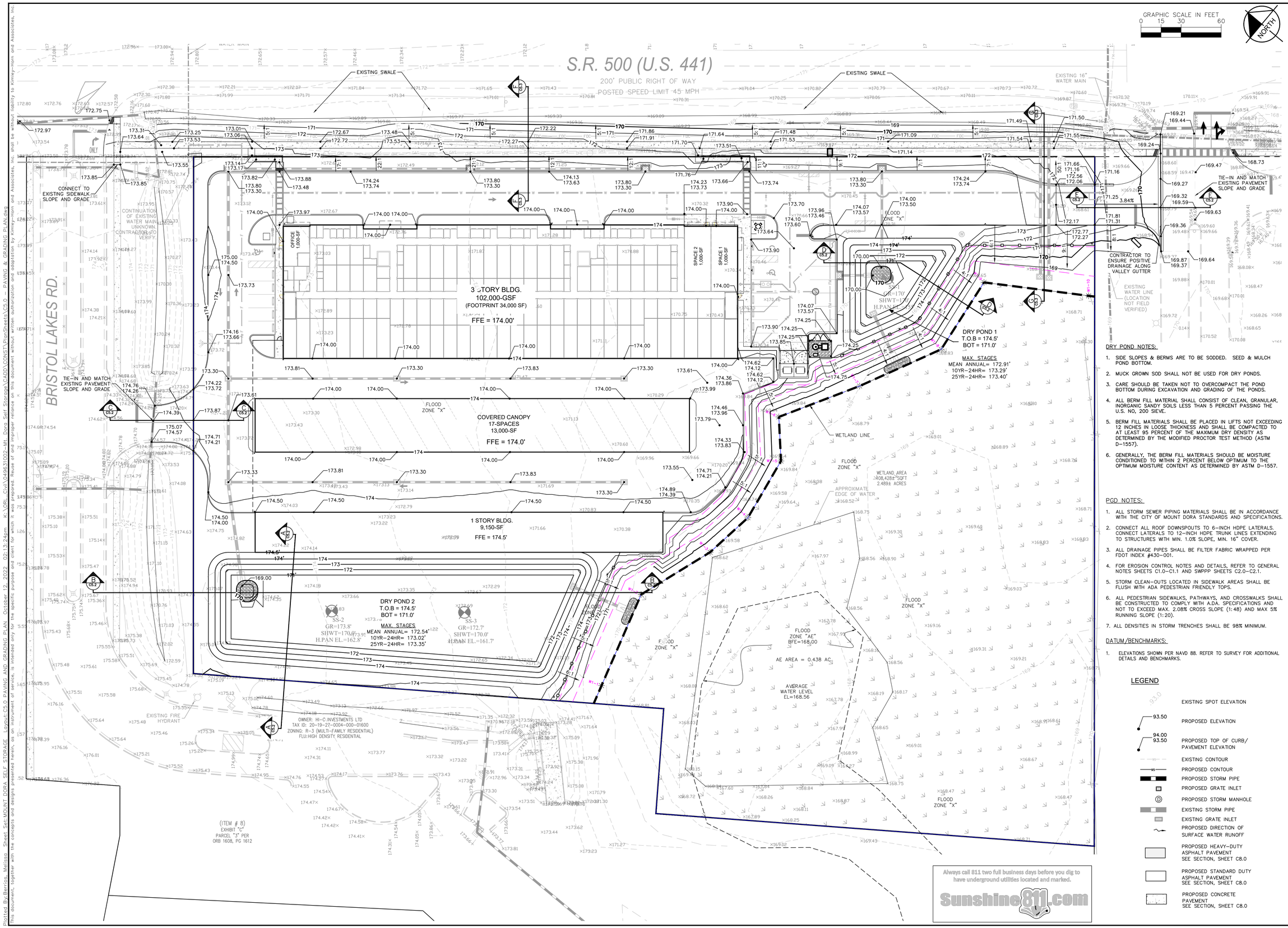
KHA PROJECT	049631002
DATE	10-12-2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

SITE PLAN

MOUNT DORA SELF STORAGE

FLORIDA
CITY OF MOUNT DORA

SHEET NUMBER
C4.1



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

DRY POND NOTES:

1. SIDE SLOPES & BERMS ARE TO BE SODDED. SEED & MULCH POND BOTTOM.
2. MUCK GROWN SOD SHALL NOT BE USED FOR DRY PONDS.
3. CARE SHOULD BE TAKEN NOT TO OVERCOMPACT THE POND BOTTOM DURING EXCAVATION AND GRADING OF THE PONDS.
4. ALL BERM FILL MATERIAL SHALL CONSIST OF CLEAN, GRANULAR, INORGANIC SANDY SOILS LESS THAN 5 PERCENT PASSING THE U.S. NO, 200 SIEVE.
5. BERM FILL MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST METHOD (ASTM D-1557).
6. GENERALLY, THE BERM FILL MATERIALS SHOULD BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT BELOW OPTIMUM TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557.

PGD NOTES:

1. ALL STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS.
2. CONNECT ALL ROOF DOWNSPOUTS TO 6-INCH HDPE LATERALS. CONNECT LATERALS TO 12-INCH HDPE TRUNK LINES EXTENDING TO STRUCTURES WITH MIN. 1.0% SLOPE, MIN. 16" COVER.
3. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #430-001.
4. FOR EROSION CONTROL NOTES AND DETAILS, REFER TO GENERAL NOTES SHEETS C1.0-C1.1 AND SWPPP SHEETS C2.0-C2.1.
5. STORM CLEAN-OUTS LOCATED IN SIDEWALK AREAS SHALL BE FLUSH WITH ADA PEDESTRIAN FRIENDLY TOPS.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED TO COMPLY WITH A.D.A. SPECIFICATIONS AND NOT TO EXCEED MAX. 2.08% CROSS SLOPE (1:48) AND MAX 5% RUNNING SLOPE (1:20).
7. ALL DENSITIES IN STORM TRENCHES SHALL BE 98% MINIMUM.

DATUM/BENCHMARKS:

1. ELEVATIONS SHOWN PER NAVD 88. REFER TO SURVEY FOR ADDITIONAL DETAILS AND BENCHMARKS.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED ELEVATION
- PROPOSED TOP OF CURB/ PAVEMENT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- EXISTING STORM PIPE
- EXISTING GRATE INLET
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT SEE SECTION, SHEET C8.0
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT SEE SECTION, SHEET C8.0
- PROPOSED CONCRETE PAVEMENT SEE SECTION, SHEET C8.0

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

189 S ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
(407) 898-1511 FAX: 407-896-0594
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT
049631002
DATE
2-21-2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

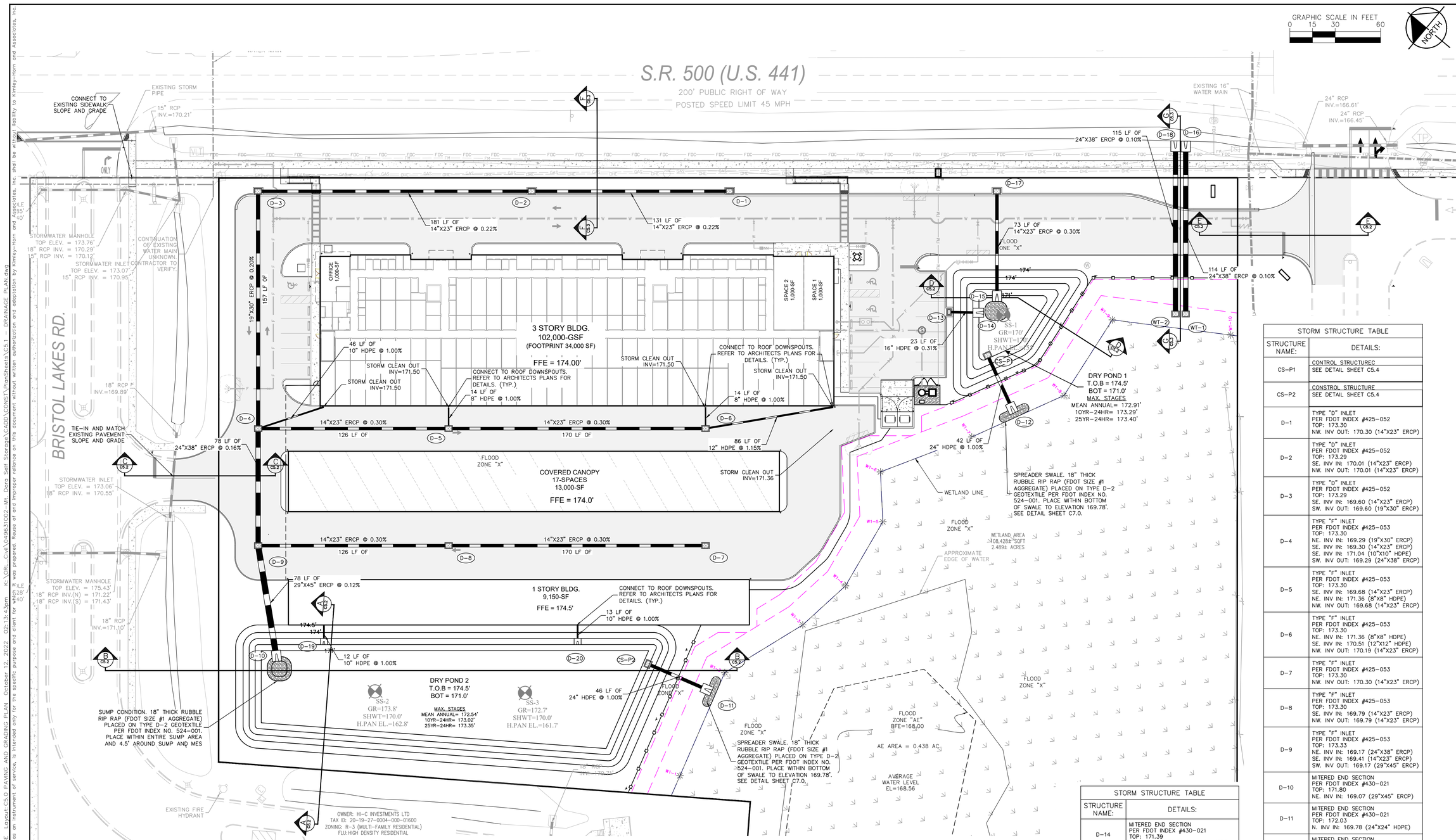
GRADING PLAN

MOUNT DORA SELF STORAGE

FLORIDA
CITY OF MOUNT DORA

SHEET NUMBER
C5.0

Plotted By: Barrios, Melissa Sheet Set: MOUNT DORA SELF STORAGE Layout: C5.0 PAVING AND GRADING PLAN October 12, 2022 02:13:24pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C5.0 - PAVING & GRADING PLAN.dwg
Use 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.
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



LEGEND

- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- EXISTING STORM PIPE
- EXISTING GRATE INLET
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT SEE SECTION, SHEET C7.0
- PROPOSED CONCRETE PAVEMENT SEE SECTION, SHEET C7.0
- PROPOSED FDOT ASPHALT PAVEMENT SEE DETAIL SHEET, C8.0

DRY POND NOTES:

1. SIDE SLOPES & BERMS ARE TO BE SODDED. SEED & MULCH POND BOTTOM.
2. MUCK GROWN SOD SHALL NOT BE USED FOR DRY PONDS.
3. CARE SHOULD BE TAKEN NOT TO OVERCOMPACT THE POND BOTTOM DURING EXCAVATION AND GRADING OF THE PONDS.
4. ALL BERM FILL MATERIAL SHALL CONSIST OF CLEAN, GRANULAR, INORGANIC SANDY SOILS LESS THAN 5 PERCENT PASSING THE U.S. NO. 200 SIEVE.
5. BERM FILL MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST METHOD (ASTM D-1557).
6. GENERALLY, THE BERM FILL MATERIALS SHOULD BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT BELOW OPTIMUM TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557.

PGD NOTES:

1. ALL STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS.
2. CONNECT ALL ROOF DOWNSPOUTS TO 6-INCH HDPE LATERALS. CONNECT LATERALS TO 12-INCH HDPE TRUNK LINES EXTENDING TO STRUCTURES WITH MIN. 1.0% SLOPE, MIN. 16" COVER.
3. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #430-001.
4. FOR EROSION CONTROL NOTES AND DETAILS, REFER TO GENERAL NOTES SHEETS C1.0-C1.1 AND SWPPP SHEETS C2.0-C2.1.
5. STORM CLEAN-OUTS LOCATED IN SIDEWALK AREAS SHALL BE FLUSH WITH ADA PEDESTRIAN FRIENDLY TOPS.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED TO COMPLY WITH A.D.A. SPECIFICATIONS AND NOT TO EXCEED MAX. 2.08% CROSS SLOPE (1:48) AND MAX 5% RUNNING SLOPE (1:20).
7. ALL DENSITIES IN STORM TRENCHES SHALL BE 98% MINIMUM.

DATUM/BENCHMARKS:

1. ELEVATIONS SHOWN PER NAVD 88. REFER TO SURVEY FOR ADDITIONAL DETAILS AND BENCHMARKS.

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
CS-P1	CONTROL STRUCTUREC SEE DETAIL SHEET C5.4
CS-P2	CONTROL STRUCTURE SEE DETAIL SHEET C5.4
D-1	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 173.30 NW. INV OUT: 170.30 (14"X23" ERCP)
D-2	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 173.29 SE. INV IN: 170.01 (14"X23" ERCP) NW. INV OUT: 170.01 (14"X23" ERCP)
D-3	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 173.29 SE. INV IN: 169.60 (14"X23" ERCP) SW. INV OUT: 169.60 (19"X30" ERCP)
D-4	TYPE "F" INLET PER FDOT INDEX #425-053 TOP: 173.30 NE. INV IN: 169.29 (19"X30" ERCP) SE. INV IN: 169.30 (14"X23" ERCP) SE. INV IN: 171.04 (10"X10" HDPE) SW. INV OUT: 169.29 (24"X38" ERCP)
D-5	TYPE "F" INLET PER FDOT INDEX #425-053 TOP: 173.30 SE. INV IN: 169.68 (14"X23" ERCP) NE. INV IN: 171.36 (8"X8" HDPE) NW. INV OUT: 169.68 (14"X23" ERCP)
D-6	TYPE "F" INLET PER FDOT INDEX #425-053 TOP: 173.30 NE. INV IN: 171.36 (8"X8" HDPE) SE. INV IN: 170.51 (12"X12" HDPE) NW. INV OUT: 170.19 (14"X23" ERCP)
D-7	TYPE "F" INLET PER FDOT INDEX #425-053 TOP: 173.30 NW. INV OUT: 170.30 (14"X23" ERCP)
D-8	TYPE "F" INLET PER FDOT INDEX #425-053 TOP: 173.30 SE. INV IN: 169.79 (14"X23" ERCP) NW. INV OUT: 169.79 (14"X23" ERCP)
D-9	TYPE "F" INLET PER FDOT INDEX #425-053 TOP: 173.33 NE. INV IN: 169.17 (24"X38" ERCP) SE. INV IN: 169.41 (14"X23" ERCP) SW. INV OUT: 169.17 (29"X45" ERCP)
D-10	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 171.80 NE. INV IN: 169.07 (29"X45" ERCP)
D-11	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 172.03 N. INV IN: 169.78 (24"X24" HDPE)
D-12	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 172.03 NE. INV IN: 169.78 (24"X24" HDPE)
D-13	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 173.36 SE. INV OUT: 170.07 (16"X16" HDPE)
D-14	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 171.39 NW. INV IN: 170.00 (16"X16" HDPE)
WT-1	CONTROL STRUCTURE SEE DETAIL SHEET C5.4
WT-2	EMERGENCY OUTFALL SEE DETAIL SHEET C5.4

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D-14	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 171.39 NW. INV IN: 170.00 (16"X16" HDPE)
D-15	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 171.54 NE. INV IN: 170.04 (14"X23" ERCP)
D-16	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 170.31 SW. INV IN: 168.00 (24"X38" ERCP)
D-17	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 173.28 SW. INV OUT: 170.26 (14"X23" ERCP)
D-18	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 170.31 SW. INV IN: 168.00 (24"X38" ERCP)
D-19	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 172.88 NE. INV IN: 172.00 (10"X10" HDPE)
D-20	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 172.88 NE. INV IN: 172.00 (10"X10" HDPE)

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT 049631002			
DATE	10/12/2022	DESIGNED BY	JCW
SCALE	AS SHOWN	DRAWN BY	JCW
		CHECKED BY	AFE

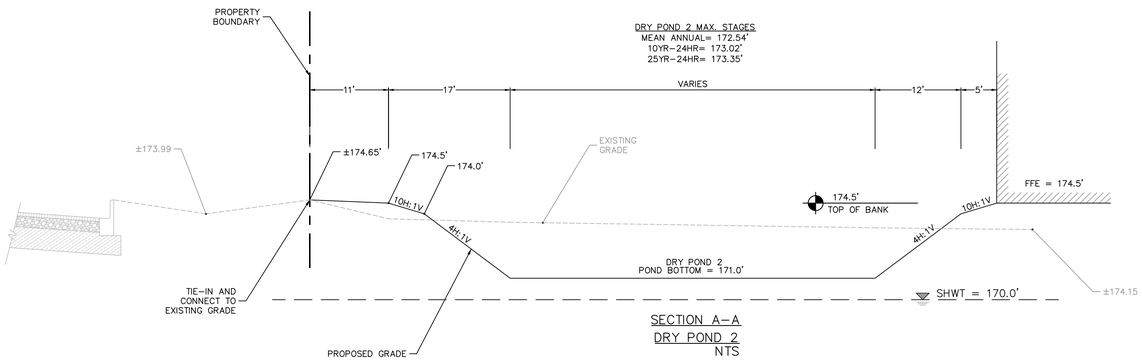
PAVING AND DRAINAGE PLAN

MOUNT DORA SELF STORAGE

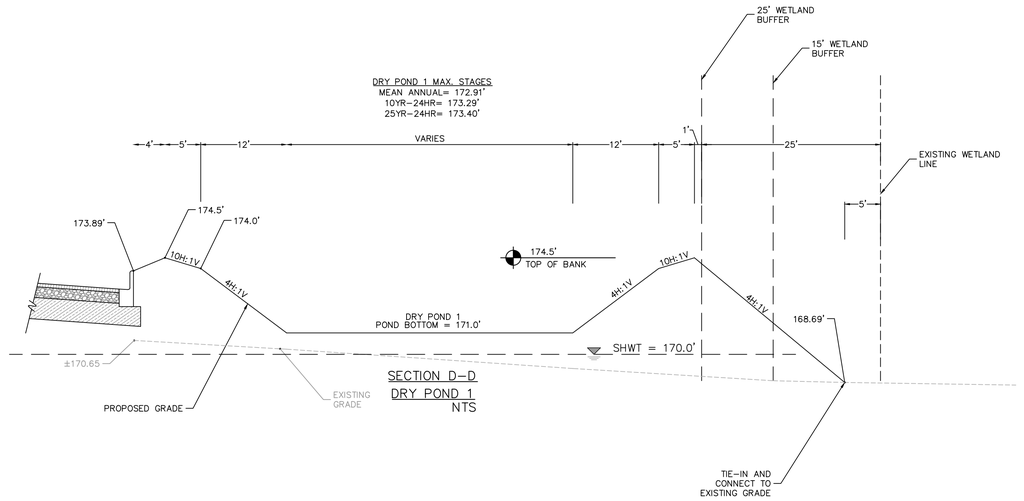
CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
C5.1

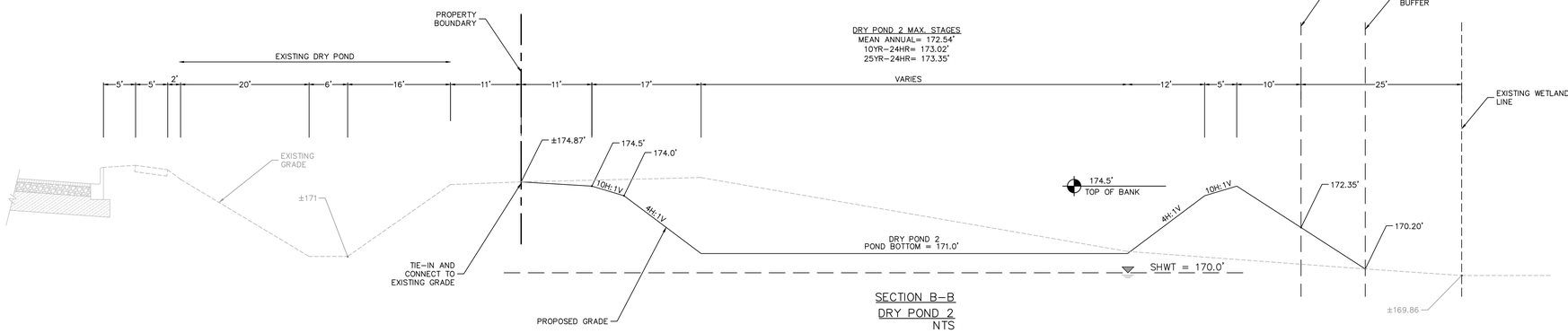
Plotted By:Berrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C5.0 PAVING AND GRADING PLAN October 12, 2022 02:13:43pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C51 - DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument 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.



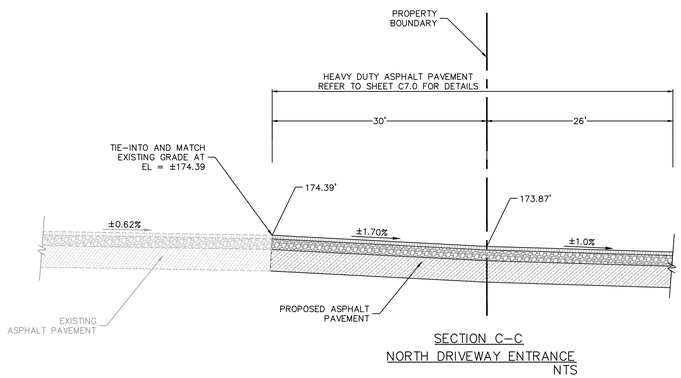
SECTION A–A
DRY POND 2
NTS



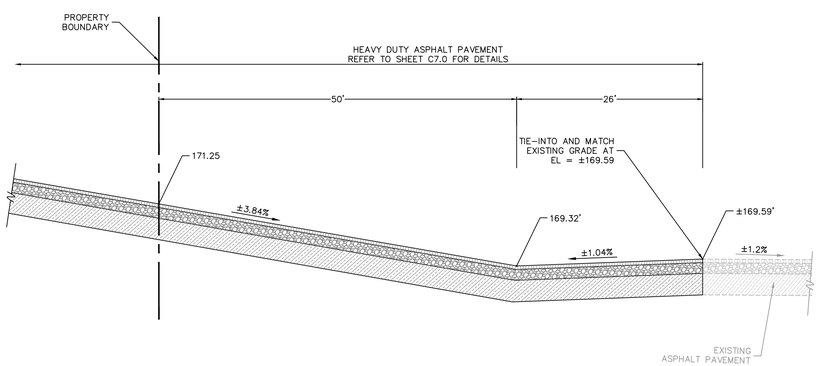
SECTION D–D
DRY POND 1
NTS



SECTION B–B
DRY POND 2
NTS



SECTION C–C
NORTH DRIVEWAY ENTRANCE
NTS



SECTION E–E
SOUTHERN DRIVEWAY ENTRANCE
NTS

DRY POND NOTES:

1. SIDE SLOPES & BERMS ARE TO BE SODDED. SEED & MULCH POND BOTTOM.
2. MUCK GROWN SOD SHALL NOT BE USED FOR DRY PONDS.
3. CARE SHOULD BE TAKEN NOT TO OVERCOMPACT THE POND BOTTOM DURING EXCAVATION AND GRADING OF THE PONDS.
4. ALL BERM FILL MATERIAL SHALL CONSIST OF CLEAN, GRANULAR, INORGANIC SANDY SOILS LESS THAN 5 PERCENT PASSING THE U.S. NO. 200 SIEVE.
5. BERM FILL MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST METHOD (ASTM D–1557).
6. GENERALLY, THE BERM FILL MATERIALS SHOULD BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT BELOW OPTIMUM TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D–1557.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT 049631002	DATE 10/12/2022	SCALE AS SHOWN	DESIGNED BY JCW
DRAWN BY JCW	CHECKED BY AFE		

SECTIONS

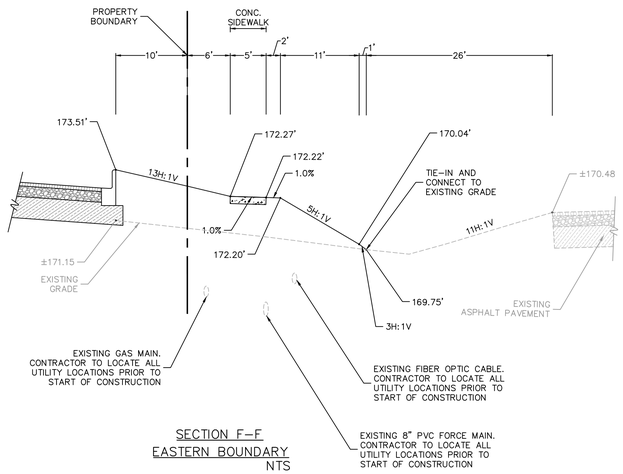
MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA, FLORIDA

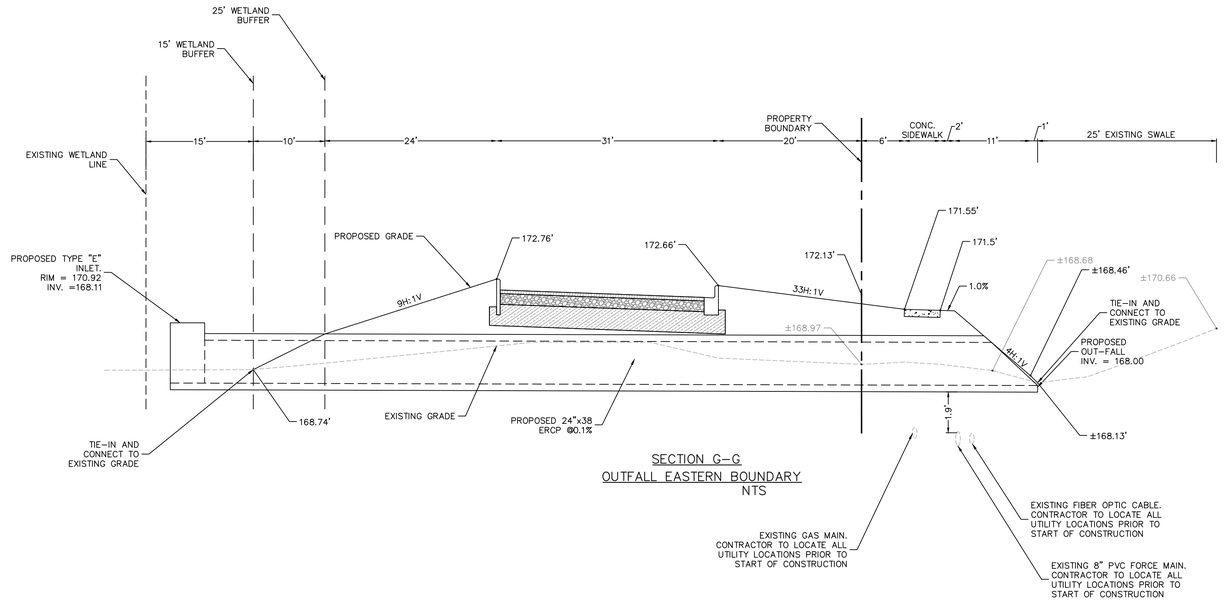
SHEET NUMBER
C5.2

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.

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.



SECTION F-F
EASTERN BOUNDARY
NTS



SECTION G-G
OUTFALL EASTERN BOUNDARY
NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

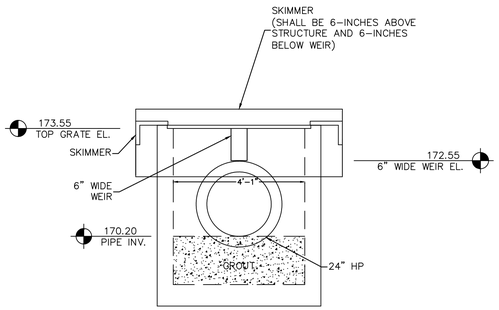
KHA PROJECT
049631002
DATE
10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

SECTIONS

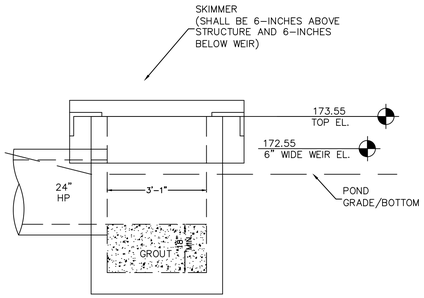
MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

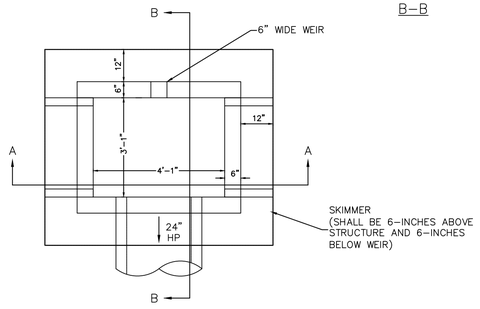
SHEET NUMBER
C5.3



A–A



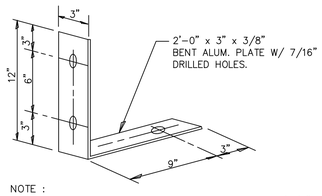
B–B



CONTROL STRUCTURE DETAIL "CS-P1" (FOR DRY RETENTION POND 1)

USE (MOD.) TYPE "D" DITCH BOTTOM INLET
F.D.O.T. INDEX NO. 425–052

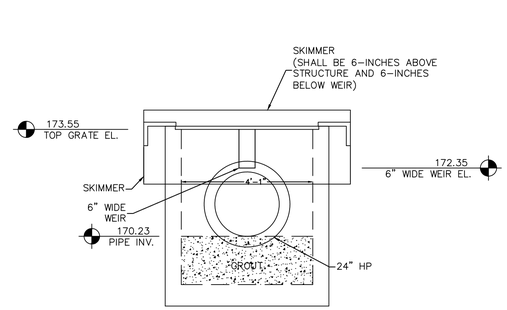
N.T.S.



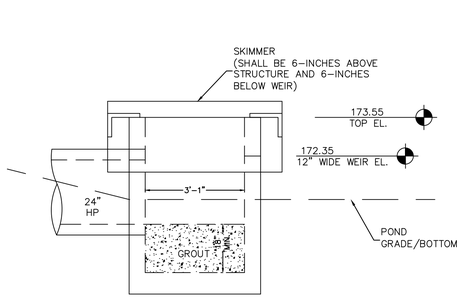
NOTE :
1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTNERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

SKIMMER MOUNTING BRACKET

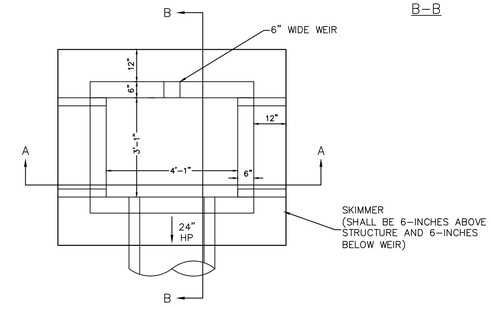
N.T.S.



A–A



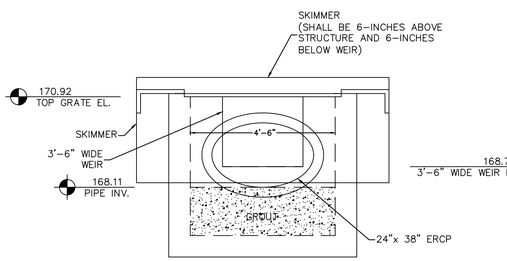
B–B



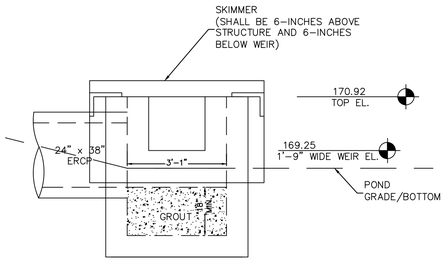
CONTROL STRUCTURE DETAIL "CS-P2" (FOR DRY RETENTION POND 2)

USE (MOD.) TYPE "D" DITCH BOTTOM INLET
F.D.O.T. INDEX NO. 425–052

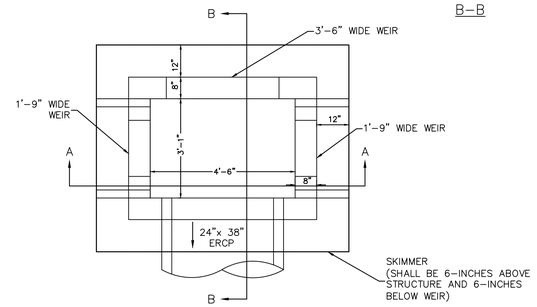
N.T.S.



A–A



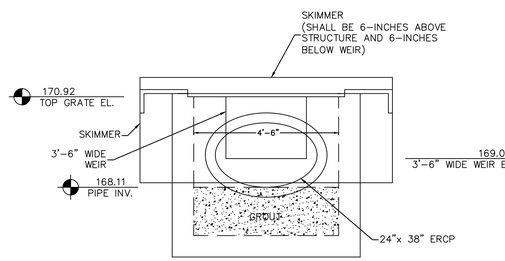
B–B



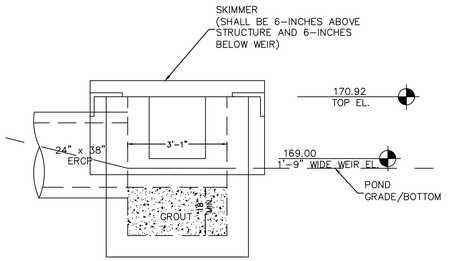
CONTROL STRUCTURE DETAIL "CS-WT1" (FOR EXISTING WETLAND)

USE (MOD.) TYPE "E" DITCH BOTTOM INLET
F.D.O.T. INDEX NO. 425–052

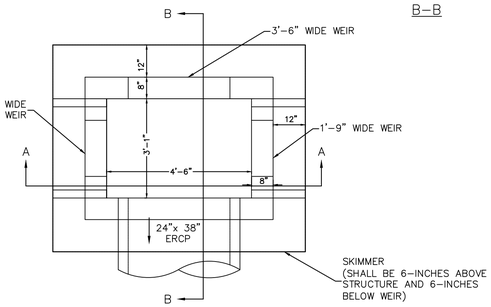
N.T.S.



A–A



B–B



CONTROL STRUCTURE DETAIL "CS-WT2" (FOR EXISTING WETLAND)

USE (MOD.) TYPE "E" DITCH BOTTOM INLET
F.D.O.T. INDEX NO. 425–052

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

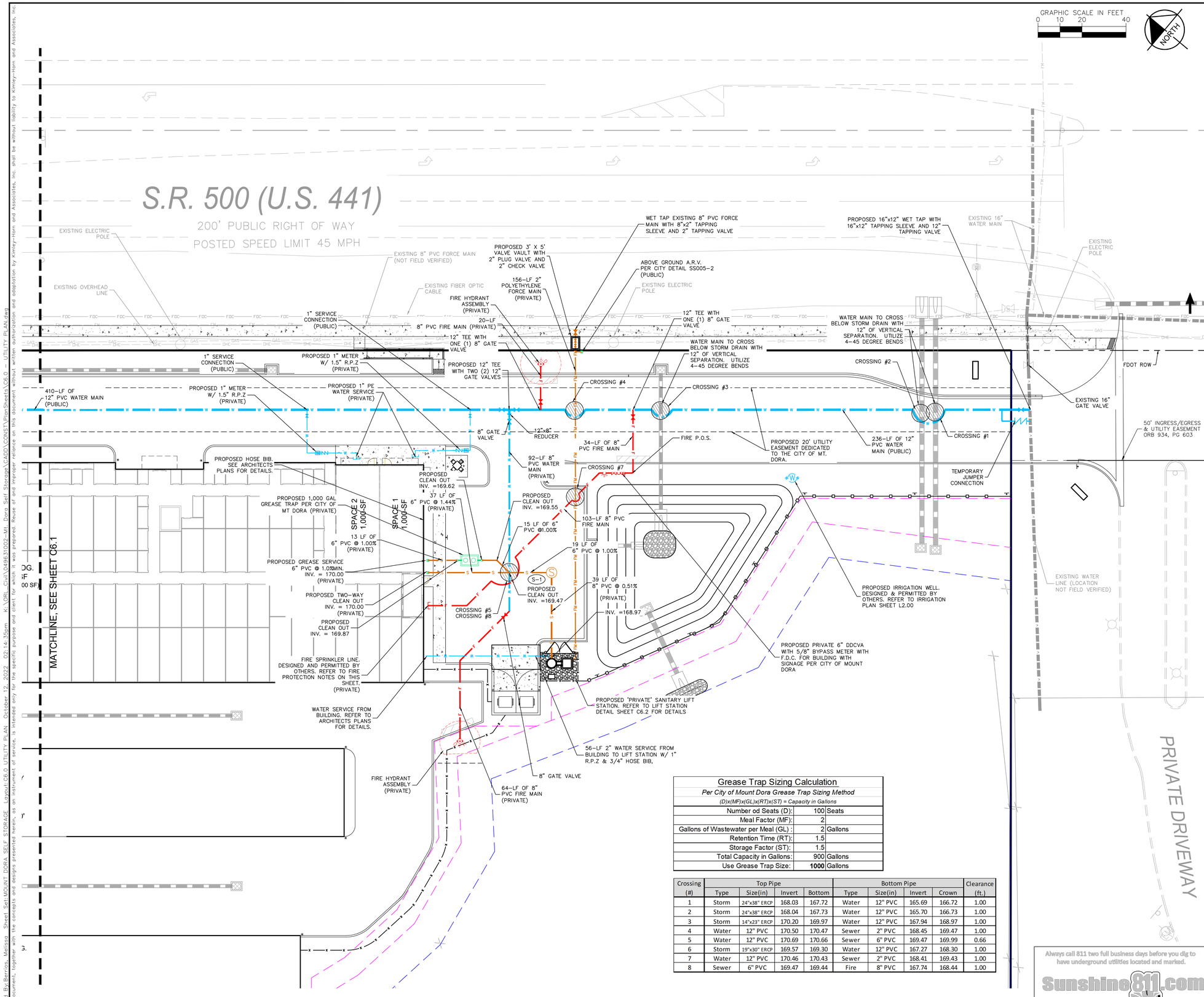
CONTROL STRUCTURE DETAILS

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
C5.4

Plotted By:Berrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C5.4 October 12, 2022 02:14:13pm K:\ORL_Civil\049631002-Mt Dora Self Storage\CAD\CONST\PlanSheets\C5.4 CONTROL STRUCTURE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

GENERAL UTILITY NOTES:

1. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD 88.
2. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
4. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED BY OTHERS.
5. CONTRACTOR TO COORDINATE TELECOMMUNICATION SERVICE LINES WITH SERVICE PROVIDER AND OWNER. DESIGNED & PERMITTED BY OTHERS.
6. PERMITTED BUILDING CONSTRUCTION CONSISTS OF SITE WORK ONLY. A SEPARATE BUILDING PERMIT WILL BE OBTAINED FOR VERTICAL CONSTRUCTION AND BUILDOUT OF INTERIOR. DEVELOPER TO COORDINATE WITH CITY OF MT DORA PUBLIC WORKS UTILITIES DURING INTERIOR PERMITTING TO ENSURE PROPER FEE ASSESSMENT OR CREDIT AND THAT END USE COMPLIES WITH ESTIMATED PROVIDED WITHIN HYDRAULIC ANALYSIS.
7. ALL DENSITIES IN UTILITY TRENCHES SHALL BE 98% MINIMUM.
8. ALL SANITARY SEWER SHALL BE VIDEO INSPECTED BEFORE PAVING & AGAIN PRIOR TO THE END OF THE ONE YEAR WARRANTY PERIOD. ANY SANITARY LINES WITH LESS THAN 5' OF COVER SHALL BE VIDEO INSPECTED AFTER BASE INSTALLATION.
9. POTABLE WATER & SANITARY SEWER SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MOUNT DORA STANDARDS AND DETAILS. REFER TO SHEETS C8.0-C8.5.

NOTE FOR CONTRACTOR - EXISTING UTILITIES:

1. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION LINES, ELECTRIC SERVICE, LIGHTING SERVICE, TELEPHONE AND CABLE LINES, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES,) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
2. "FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSE SYSTEM."

GENERAL FIRE SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2022 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT PRIOR TO SHOP DRAWING REVIEW.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE PER NFPA 24, SEC 5.9.3.1 AND SHALL NOT BE LOCATED MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT. [NFPA 14: 6.3.5.4]
4. PROVIDE SIGNAGE, INDICATING ITS LOCATION AND THE BUILDING IT SERVICES, FOR ALL PROPOSED FIRE DEPARTMENT CONNECTIONS (F.D.C.).
5. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.

FDOT UTILITY NOTES:

1. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2020-21 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.
2. NON-LOCATED / UNMARKED FDOT ITS FACILITIES, INCLUDING FIBER OPTIC COMMUNICATION AND TRAFFIC CONTROL SIGNAL LOOPS/DEVICES, MAY EXIST WITHIN THE PROJECT LIMITS; MAKE TEMPORARY REPAIRS TO ANY DAMAGE TO A FACILITY WITHIN FOUR (4) HOURS OF THE OCCURRENCE. IF ASSISTANCE IS REQUIRED REGARDING ITS FACILITIES, CONTACT THE FDOT TRAFFIC OPERATIONS ITS MANAGER AT (386) 943-5000.

Grease Trap Sizing Calculation

Per City of Mount Dora Grease Trap Sizing Method

(D)x(MF)x(GL)x(RT)x(ST) = Capacity in Gallons

Number od Seats (D):	100	Seats
Meal Factor (MF):	2	
Gallons of Wastewater per Meal (GL) :	2	Gallons
Retention Time (RT):	1.5	
Storage Factor (ST):	1.5	
Total Capacity in Gallons:	900	Gallons
Use Grease Trap Size:	**1000**	Gallons

Crossing (#)	Top Pipe Type	Size(in)	Invert	Bottom	Bottom Pipe Type	Size(in)	Invert	Crown	Clearance (ft.)
1	Storm	24"x38" ERCP	168.03	167.72	Water	12" PVC	165.69	166.72	1.00
2	Storm	24"x38" ERCP	168.04	167.73	Water	12" PVC	165.70	166.73	1.00
3	Storm	14"x23" ERCP	170.20	169.97	Water	12" PVC	167.94	168.97	1.00
4	Water	12" PVC	170.50	170.47	Sewer	2" PVC	168.45	169.47	1.00
5	Water	12" PVC	170.69	170.66	Sewer	6" PVC	169.47	169.99	0.66
6	Storm	19"x30" ERCP	169.57	169.30	Water	12" PVC	167.27	168.30	1.00
7	Water	12" PVC	170.46	170.43	Sewer	2" PVC	168.41	169.43	1.00
8	Sewer	6" PVC	169.47	169.44	Fire	8" PVC	167.74	168.44	1.00

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S-1	SANITARY MANHOLE TOP: 173.53 NW. INV IN: 169.28 (6" PVC) SW. INV OUT: 169.18 (8" PVC)

LEGEND

- EXISTING SANITARY MAIN
- EXISTING REUSE MAIN
- EXISTING WATER MAIN
- EXISTING UNDERGROUND TELE.COMM.
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING NATURAL GAS LINE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- PROPOSED POTABLE WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED NATURAL GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432
DATE:

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

UTILITY PLAN

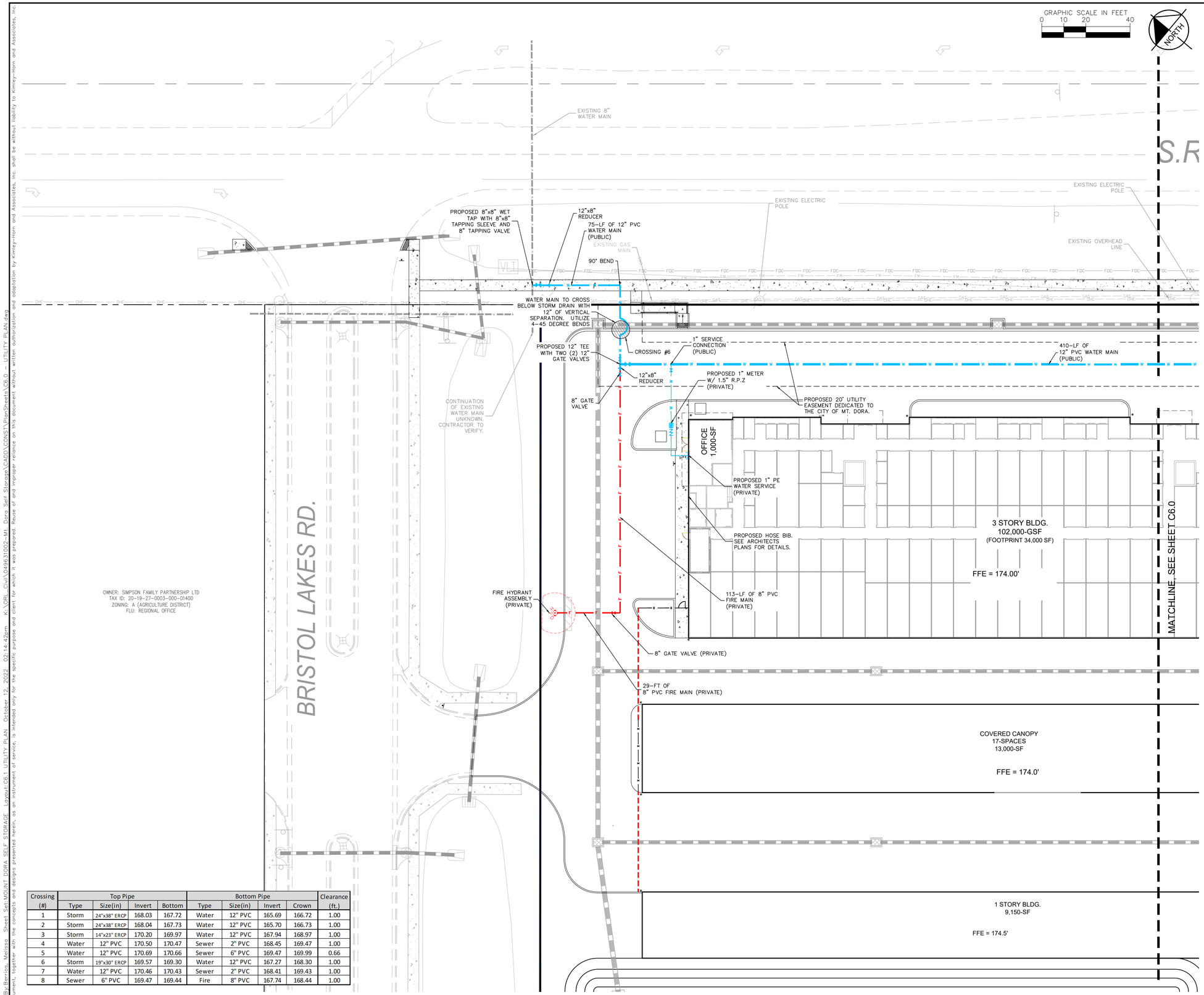
MOUNT DORA SELF STORAGE

FLORIDA

CITY OF MOUNT DORA

SHEET NUMBER
C6.0

Plotted By:Berroja, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C6.0 UTILITY PLAN October 12, 2022 02:14:33pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CAD\CONST\PlanSheets\C6.0 - UTILITY 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.



Crossing (#)	Top Pipe				Bottom Pipe				Clearance (ft.)
	Type	Size(in)	Invert	Bottom	Type	Size(in)	Invert	Crown	
1	Storm	24"x38" ERCP	168.03	167.72	Water	12" PVC	165.69	166.72	1.00
2	Storm	24"x38" ERCP	168.04	167.73	Water	12" PVC	165.70	166.73	1.00
3	Storm	14"x23" ERCP	170.20	169.97	Water	12" PVC	167.94	168.97	1.00
4	Water	12" PVC	170.50	170.47	Sewer	2" PVC	168.45	169.47	1.00
5	Water	12" PVC	170.69	170.66	Sewer	6" PVC	169.47	169.99	0.66
6	Storm	19"x30" ERCP	169.57	169.30	Water	12" PVC	167.27	168.30	1.00
7	Water	12" PVC	170.46	170.43	Sewer	2" PVC	168.41	169.43	1.00
8	Sewer	6" PVC	169.47	169.44	Fire	8" PVC	167.74	168.44	1.00

GENERAL UTILITY NOTES:

1. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD 88.
2. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
4. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED BY OTHERS.
5. CONTRACTOR TO COORDINATE TELECOMMUNICATION SERVICE LINES WITH SERVICE PROVIDER AND OWNER. DESIGNED & PERMITTED BY OTHERS.
6. PERMITTED BUILDING CONSTRUCTION CONSISTS OF SITE WORK ONLY. A SEPARATE BUILDING PERMIT WILL BE OBTAINED FOR VERTICAL CONSTRUCTION AND BUILDOUT OF INTERIOR. DEVELOPER TO COORDINATE WITH CITY OF MT DORA PUBLIC WORKS UTILITIES DURING INTERIOR PERMITTING TO ENSURE PROPER FEE ASSESSMENT OR CREDIT AND THAT END USE COMPLIES WITH ESTIMATED PROVIDED WITHIN HYDRAULIC ANALYSIS.
7. ALL DENSITIES IN UTILITY TRENCHES SHALL BE 98% MINIMUM.
8. ALL SANITARY SEWER SHALL BE VIDEO INSPECTED BEFORE PAVING & AGAIN PRIOR TO THE END OF THE ONE YEAR WARRANTY PERIOD. ANY SANITARY LINES WITH LESS THAN 5' OF COVER SHALL BE VIDEO INSPECTED AFTER BASE INSTALLATION.
9. POTABLE WATER & SANITARY SEWER SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MOUNT DORA STANDARDS AND DETAILS. REFER TO SHEETS C8.0-C8.5.

NOTE FOR CONTRACTOR – EXISTING UTILITIES:

1. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION LINES, ELECTRIC SERVICE, LIGHTING SERVICE, TELEPHONE AND CABLE LINES, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES,) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
2. "FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSE SYSTEM."

GENERAL FIRE SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2022 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT PRIOR TO SHOP DRAWING REVIEW.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE PER NFPA 24, SEC 5.9.3.1 AND SHALL NOT BE LOCATED MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT. [NFPA 14: 6.3.5.4]
4. PROVIDE SIGNAGE, INDICATING ITS LOCATION AND THE BUILDING IT SERVICES, FOR ALL PROPOSED FIRE DEPARTMENT CONNECTIONS (F.D.C.).
6. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.

FDOT UTILITY NOTES:

1. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2020-21 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.
2. NON-LOCATED / UNMARKED FDOT ITS FACILITIES, INCLUDING FIBER OPTIC COMMUNICATION AND TRAFFIC CONTROL SIGNAL LOOPS/DEVICES, MAY EXIST WITHIN THE PROJECT LIMITS; MAKE TEMPORARY REPAIRS TO ANY DAMAGE TO A FACILITY WITHIN FOUR (4) HOURS OF THE OCCURRENCE. IF ASSISTANCE IS REQUIRED REGARDING ITS FACILITIES, CONTACT THE FDOT TRAFFIC OPERATIONS ITS MANAGER AT (386) 943-5000.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

LEGEND

- EXISTING SANITARY MAIN
- EXISTING REUSE MAIN
- EXISTING WATER MAIN
- EXISTING UNDERGROUND TELE.COMM.
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING NATURAL GAS LINE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- PROPOSED POTABLE WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED NATURAL GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432
DATE:

KHA PROJECT 049631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

UTILITY PLAN

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER C6.1

Plotted By:Berrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C6.1 UTILITY PLAN October 12, 2022 02:14:42pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C6.0 - UTILITY 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.

(H-20 LP) w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

SCOPE: Supply one complete H-20 LP Pre-Fab Lift Station, per design.

Pumps shall be capable of pumping domestic & commercial sewage.

Complete system shall be supplied by:

T.B.D. BY CONTRACTOR

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty

Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: The submersible pumps shall be manufactured by COUNTY APPROVED PUMP. "The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system. The pumps shall be capable of handling solids, fibrous materials, heavy sludge, and other matter typically found in wastewater. Major pump components shall be grey cast iron, ASTM A-48, Class 35B. The pump motor shall be NEMA B design and housed in an air-filled watertight chamber. The stator windings shall be insulated with moisture resistant Class H insulation by use of the trickle impregnation method. The motor shall be heat-shrink fit into the stator housing. The use of bolts, pins, or other fastening devices is not acceptable. The cable entry seal shall consist of a cylindrical elastomer grommet flanked by washers. Epoxies, silicones, or other sealing systems are not acceptable. Thermal switches set to open at 125 degrees C shall be embedded in the stator end coils to monitor the temperature of each phase winding. The motor horsepower shall be adequate so that the pump is non-overloading throughout the entire pump performance curve from shut-off through run-out.

The pump shall be provided with a dual mechanical seal. Both upper and lower seal assemblies shall consist of a stationary tungsten-carbide ring and a rotating tungsten-carbide ring. Other seal materials are not considered acceptable."

DUPLEX CONTROL PANEL:

Control panel shall be assembled and built by a TUV (UL508A CERTIFIED) manufacturing facility.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep Fiberglass with padlockable draw latches.

The enclosure shall have external mounting feet to allow for wall mounting. All hardware shall be stainless steel.

The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light)
1- ea. Alarm Horn
1- ea. Generator Receptacle w/ weatherproof cover
1- ea. Alarm Silence Pushbutton

The backpanel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to backpanel:
2- ea. Motor Contactors
1- ea. Volt Monitor (Single Phase) Phase Monitor (Three Phase)
1- ea. Control Transformer (480 Volt Only)
1- ea. Silence Relay
1- ea. Duplex Alternator
1- ea. Model BOAC5AH Battery Back-Up w/ Smart Charger (Per DEP)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
3- ea. Grounding Lugs

The innerdoor shall be fabricated from .080, 5052-H32 marine alloy aluminum. The innerdoor shall have a continuous aluminum piano hinge.

The following components shall be mounted through the innerdoor:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers
2- ea. Short Circuit Protectors
1- ea. Control Circuit Breaker
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:
All circuit breakers shall be molded thermal magnetic.
The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.
An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for undervoltage release and class 10 overload protection on all three phases. Visable trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements.
Contactors shall provide for safe touch power and control terminals.
Lightning Arrestor shall meet or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.
A voltage monitor shall be supplied for single phase service.
A phase monitor shall be supplied for (3) phase service.
A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.
Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.
A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.
Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.
Twenty (20) terminals shall be supplied for field connections.
The terminals shall be rated 25 amps minimum.
Each motors over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.
A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.
Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

Nameplates for the innerdoor and back panel shall be of a graphic design, specifically depicting the intent for each device.

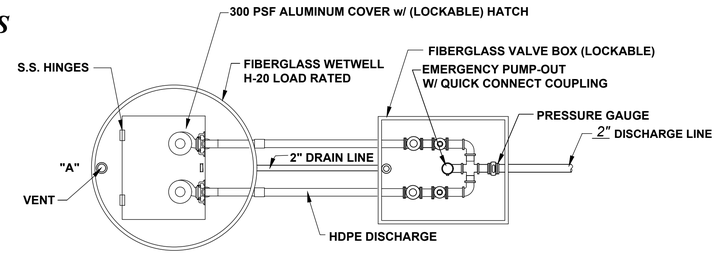
MISCELLANEOUS: All wiring on the backpanel shall be containted within the wiring duct. All wiring between the innerdoor and the backpanel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel shall be assembled by a TUV (UL508A Certified) manufacturing facility.

FASTNERS & APPURTANCES: All fasternes, lifting cables, float cable bracket, hinges, and appurtances shall be made of AISI 304SS.
A 304SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box.
Certification of the H-20 load rating must be supplied at the time of submittals to Engineer.
The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

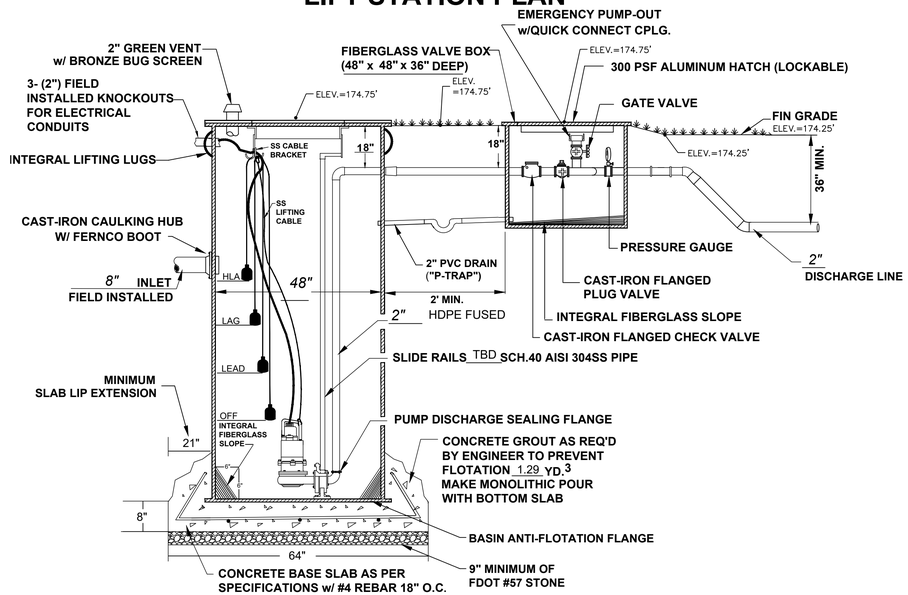
EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

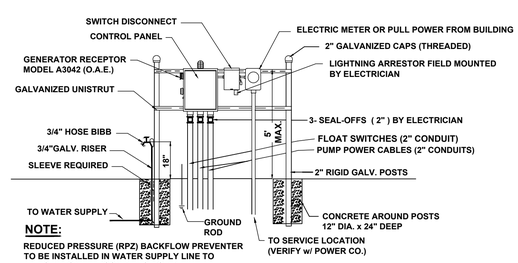


NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET MINIMUM FROM WETWELL PERIMETER AT POINT "A"

LIFT STATION PLAN



LIFT STATION SECTION



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

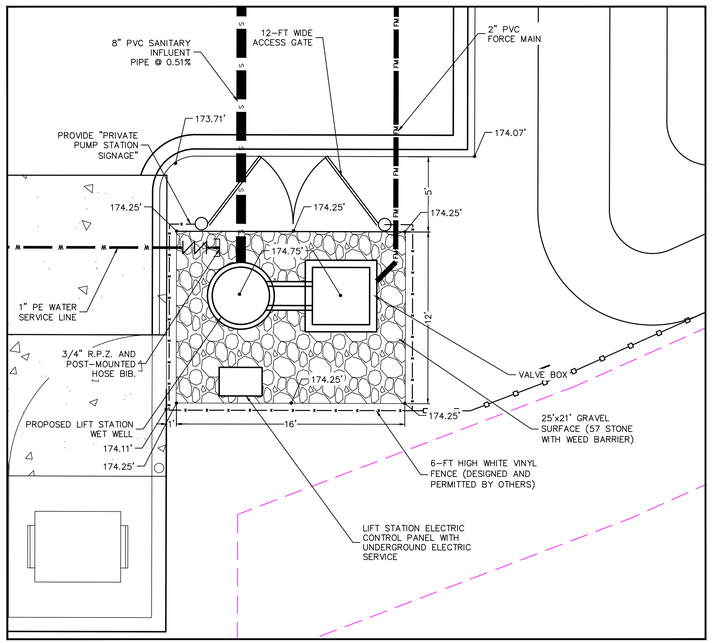
ELECTRICAL RISER

*** ELECTRICIAN NOTES:**

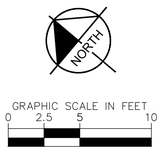
1. DRAWING NOT TO SCALE
2. * ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. * ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. * ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
5. * CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
6. * NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE OR 230V-SINGLE PHASE POWER.

PUMP DATA	
PRIMARY PUMP CAPACITY	55.4 GPM
PRIMARY TDH	115 FT TDH
PUMP MANUFACTURER	FLYGHT
PUMP MODEL	MP 3102 HT 3~ 263
RPMs	3,455
HORSEPOWER	6.0
ELECTRICAL VOLTS/PHASE	208 V / 2 P
PUMP DISCHARGE SIZE	1.5-IN
SOLIDS HANDLING	1.5-IN
IMPELLER DIAMETER	151 mm

ELEVATIONS	
TOP OF WETWELL	174.75 -ft
INFLUENT INVERT	168.97 -ft
HIGH LEVEL ALARM (HLA)	168.97 -ft
2nd PUMP ON (LAG)	168.47 -ft
1sT PUMP ON (LEAD)	167.97 -ft
PUMPS OFF	167.47 -ft
BOTTOM OF WETWELL	165.47 -ft
WETWELL DIAMETER	48.00 -in



LIFT STATION SITE PLAN



Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

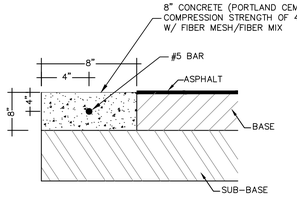
KHA PROJECT 049631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

LIFT STATION DETAIL

MOUNT DORA SELF STORAGE
CITY OF MOUNT DORA FLORIDA

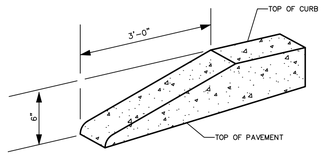
SHEET NUMBER
C6.2

Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C6.2 October 12, 2022 02:14:57pm K:\ORL_Civil\049631002-Mt Dora Self Storage\CAD\CIVIL\PlotSheets\C61-C6.2 — LIFT STATION DETAIL.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.



RIBBON CURB DETAIL

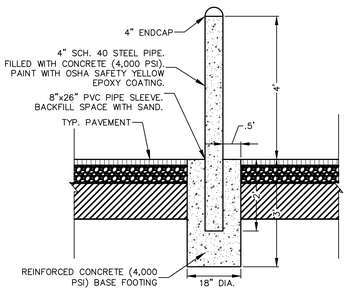
N.T.S.



CURB TERMINUS TRANSITION DETAIL

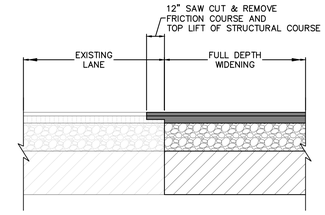
NTS

NOTE:
ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.



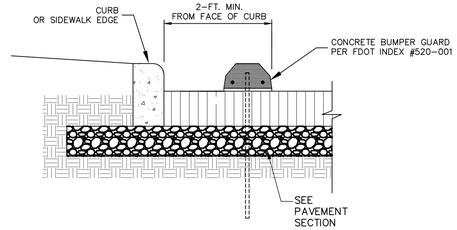
TYP. BOLLARD DETAIL

NTS



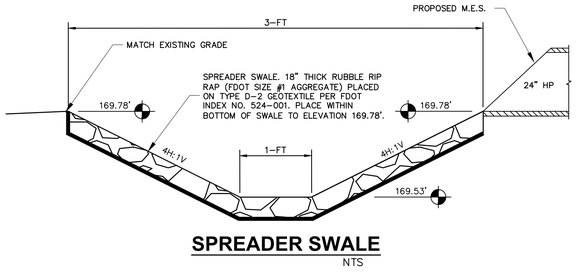
TYPICAL ROADWAY SPLICED SAWCUT DETAIL

NTS



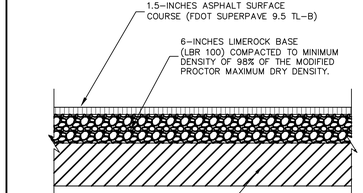
PRECAST CONC. WHEEL STOP

NTS



SPREADER SWALE

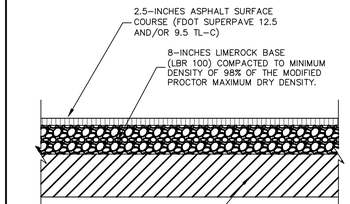
NTS



TYPICAL 'STANDARD LIGHT DUTY' ASPHALT PAVEMENT DETAIL

NOTE: USED FOR PARKING AREAS ONLY

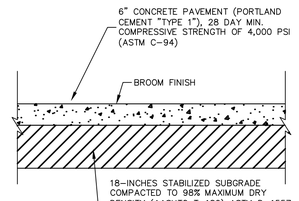
1. ALTERNATIVE SOIL CEMENT BASE MAY BE USED. 6-INCHES SOIL CEMENT BASE (MIN. STRENGTH 300 PSI) COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-558). PLACE & FINISH SOIL CEMENT ACCORDING TO PORTLAND CEMENT ASSOCIATION REQUIREMENTS. MINIMUM STRENGTHEN FOR SOIL CEMENT MUST BE REACHED WITHIN 7 DAYS.
2. ALTERNATIVE RECYCLED CONCRETE AGGREGATE BASE MAY BE USED. THE BASE COURSE MATERIAL SHOULD BE SOURCED FROM AND FDOT APPROVED SUPPLIER. THE BASE SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AND EXHIBIT A MINIMUM LBR OF 150. THE BASE MATERIAL SHOULD COMPLY WITH THE GRADATION CRITERIA LISTED IN THE LATEST EDITION OF THE FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS.



TYPICAL 'HEAVY DUTY' ASPHALT PAVEMENT DETAIL

NOTE:

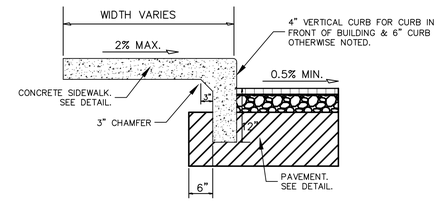
1. ALTERNATIVE SOIL CEMENT BASE MAY BE USED. 8-INCHES SOIL CEMENT BASE (MIN. STRENGTH 300 PSI) COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-558). PLACE & FINISH SOIL CEMENT ACCORDING TO PORTLAND CEMENT ASSOCIATION REQUIREMENTS. MINIMUM STRENGTHEN FOR SOIL CEMENT MUST BE REACHED WITHIN 7 DAYS.
2. ALTERNATIVE RECYCLED CONCRETE AGGREGATE BASE MAY BE USED. THE BASE COURSE MATERIAL SHOULD BE SOURCED FROM AND FDOT APPROVED SUPPLIER. THE BASE SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AND EXHIBIT A MINIMUM LBR OF 150. THE BASE MATERIAL SHOULD COMPLY WITH THE GRADATION CRITERIA LISTED IN THE LATEST EDITION OF THE FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS.



TYPICAL CONCRETE PAVEMENT DETAIL

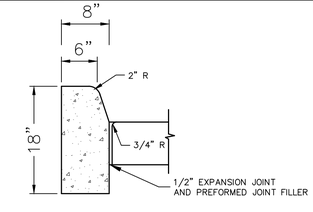
NTS

NOTE:
2-1/3 SAW CUT DEPTH.
MAXIMUM CONTROL JOINT SPACING = 14-FT X 14-FT



SIDEWALK INTEGRAL CURB DETAIL

NTS

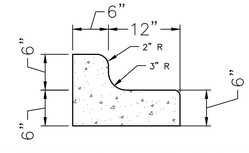


TYPE "D" CURB DETAIL

NTS

NOTES:

1. SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #520-001. .
2. THICKNESS OF LIP SHALL BE MINIMUM 6".

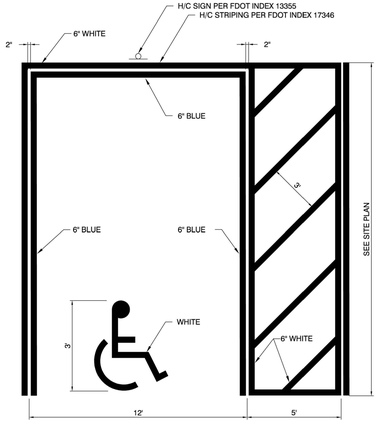


MODIFIED TYPE "F" CURB DETAIL

NTS

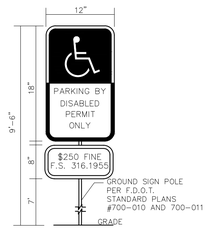
NOTES:

1. SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
2. CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.
3. THICKNESS OF LIP SHALL BE MINIMUM 6".



HANDICAP PARKING PAVEMENT MARKING

NTS

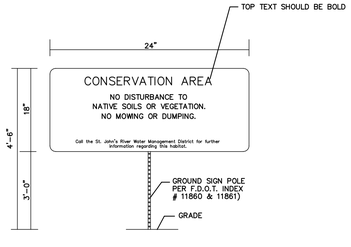


NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL SIGNAGE PANEL AND POSTS SHALL BE IN CONFORMANCE WITH THE CELEBRATION BOULEVARD PATTERN BOOK.

HANDICAP SIGN DETAIL

NTS

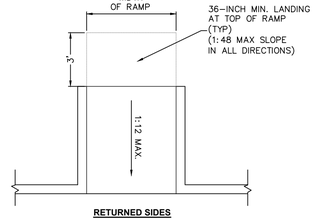


NOTES :

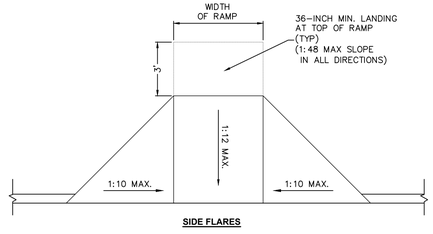
1) SIGNS SHOULD BE PLACED AT 50' INTERVALS ALONG THE EDGE OF THE CONSERVATION EASEMENT.
2) CONTRACTOR SHALL ERECT PERMANENT PROPERTY MONUMENTS THAT ARE VISIBLE TO RESIDENTS AND GROUND CREWS THAT CLEARLY DEFINE THE CONSERVATION EASEMENT BOUNDARY. MONUMENTS SHALL BE VISIBLE AND DURABLE 4-INCH SQUARE BY 4' TALL CONCRETE PILLARS, BURIED 2' IN THE GOUND. PILLARS SHOULD BE INSTALLED IN 150' INCREMENTS ALONG CONSERVATION EASEMENT LINE.

CONSERVATION SIGN DETAILS AND NOTES

N.T.S.



RETURNED SIDES



SIDE FLARES

TYPICAL 'ONSITE' ACCESSIBLE CURB RAMPS

CONSTRUCT PER F.A.C. 2012: CHAPTER 4, SECTION 406 REQUIREMENTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

GENERAL CONSTRUCTION DETAILS

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
C7.0

Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C7.0 GENERAL CONSTRUCTION DETAILS October 12, 2022 02:15:07pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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.
2. 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.
3. 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.)
4. CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER LIST FOR KEY SITE PERSONNEL.
5. 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.
6. 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.
7. 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).
8. 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.
9. 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.
10. 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.

STANDARD CONSTRUCTION DETAIL GENERAL NOTES	GU001-1A
	ISSUED: 2017
	REVISED: –

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) 552-9263 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(4)(A) - BONDS, 5.3.5(1) - 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.

STANDARD CONSTRUCTION DETAIL GENERAL NOTES	GU001-1B
	ISSUED: 2017
	REVISED: –

General Water Notes

1. Water system components shall be installed in strict accordance with all local codes and regulations, cleaned, disinfected and bacteriologically cleared for service in accordance with the latest AWWA standards and CHAPTER 62-555 Florida Administrative code.
2. All piping shall bear the "NSF" seal for potable water.
3. Water mains shall be pvc conforming to AWWA C-900, DR 18 for pipe sizes 4"-12". Pipes 14" or longer shall be AWWA C-905, DR 18. All couplings, cleaning compounds, solvents, lubricants, and pipe preparation for laying, shall be in accordance with the pipe manufacturers latest recommendations.
4. Depth of water lines to be 36" minimum cover from finish grade.
5. Water mains to be located 6.00' from back of curb or edge of pavement unless otherwise noted.
6. All sleeves under pavement shall extend 5' beyond the back of curb.
7. Disinfecting: following the pressure testing, the contractor shall disinfect all sections of the water distribution system. Disinfection shall be in accordance with the applicable provisions of AWWA standard C651 "Disinfecting water mains", and all appropriate agency approval.
8. All hydrostatic test shall be in accordance with AWWA C600 for ductile iron pipe and C605/M23 for pvc pipe.
9. All water mains shall be installed, pressure and leak tested in accordance with AWWA C600, (62-555.320(21)(b) 1 and 62-555.330, F.A.C. All installation, testing and field procedures must be provided and must conform to the applicable AWWA standards.
10. All piping materials and specifications covering pipes, joints and packing materials, internal coating and linings fittings, specials and appurtenances shall all be in accordance with the corresponding AWWA standards and be conforming to NSF requirements, as may be applicable, with exceptions allowed only if documentation and assurances are provided in compliance with paragraphs 62-555.320(3) (d) 62-555.320 (3) (b), and 62-555.320 (21) (c), F.A.C. The lead use prohibition in rule 62-555.322, F.A.C. shall also apply. Polyethylene tubing shall be per AWWA C901. Underground service lines, and valves shall be per AWWA C800.

COLOR Coding

All water main pipe, including fittings shall be color coded or marked blue as a predominate color to differentiate drinking water from reclaimed water or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue striped applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90°intervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555.320(10), F.A.C., and all other aboveground pipe shall be painted blue or shall be color coated or marked like underground pipe.

Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water; Fire Hydrant leads; and service lines that are under the control of a public Water System and that have an inside diameter of three (3") inches or greater.

(1) Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems:

(a) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

PIPE CLEARANCE NOTES	GU0016-2
	ISSUED: 2017
	REVISED: –

Utility Construction Notes (DEP) (CONTINUED)

(b) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) three feet, and preferably (10) Ten Feet, between the outside of the WATER Main and the outside of any existing or proposed vacuum-type Sanitary Sewer.

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six inches above the Top of the Sewer.

(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2). F.S. and Rule 64E-6.002. F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:

(a)New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.

(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

(a)No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole.

(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer,Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(5) Exceptions/Mitigation:

Adhere to the above Constraints and Separations in items 1 through 4 shall be Complied to, "WITHOUT EXCEPTION". If for some reason where it is not technically feasible or Economically Sensible that items 1 through 4 cannot be complied with, Contractor will Stop Work and Notify the Engineer of record for the appropriate solution which will be submitted to "The Department of Environmental Protection" for APPROVAL, prior to work commencement.

PIPE CLEARANCE NOTES	GU0016-2B
	ISSUED: 2017
	REVISED: –

WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITYS PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN.
3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 200 FEET.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURELY TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE (600' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL). AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES.
10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    B. STANDARD GATE VALVES 2" AND LARGER DIAMETER, RESILIENT WEDGE GATE VALVES (AWWA C-509)
    C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.

POTABLE WATER GENERAL NOTES	PW001-1A
	ISSUED: 2017
	REVISED: –

WATER SYSTEM CONSTRUCTION GENERAL NOTES

11. ALL POTABLE WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
12. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY.
13. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE, AND HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAY BE USED AS APPROVED BY THE CITY AND FDEP.
14. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANSED FOR SERVICE, IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLOHIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
15. WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE IRON PIPE PRESSURE RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY.
16. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEERS RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
17. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE AND NFPA 291.
18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B".
19. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION.
20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. OUT-OF-SERVICE FIRE HYDRANTS MUST BE CLEARLY MARKED (RED RING ON NOZZLE, LABELED DISK ON NOZZLE) FACING ROADWAY. ALL LABELS AND DISK PROVIDED BY THE CITY OR BLACK BAGGED - NOTIFY THE FIRE DEPT. THAT THE HYDRANT IS OUT OF SERVICE.
22. PRIOR TO TAKING ANY WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL.
23. WATER SYSTEMS WILL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. PRIVATE WATER SYSTEMS SUPPLYING FIRE HYDRANTS OR FIRE SPRINKLER SYSTEMS SHALL BE TESTED AT 200 PSI FOR 2 HOURS IN ACCORDANCE WITH NFPA 13. NOTIFY FIRE AND BUILDING DEPARTMENTS PRIOR TO TESTING.

POTABLE WATER GENERAL NOTES	PW001-1B
	ISSUED: 2017
	REVISED: –

WATER SYSTEM CONSTRUCTION GENERAL NOTES

24. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
25. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM.
26. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18" - 22" ABOVE FINAL GRADE.
27. HYDRANT LOCATION AND SPACING SHALL BE AS PER ARTICLE 7.13.2 OF THE LAND DEVELOPMENT CODE.

7.13. - WATER DISTRIBUTION SYSTEMS.

7.13.1.

GENERAL. THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FOR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVICE.

7.13.2.

DESIGN STANDARDS.

1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, OR PROJECTED. THE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1.0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER DWELLING UNIT FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. FLOW DEMANDS FOR COMMERCIAL, INDUSTRIAL OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROJECTIONS, USING THE BEST AVAILABLE DATA.
2. WATER DISTRIBUTION SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERIVCES OFFICE (NATIONAL BOARD OF FIRE UNDERWRITERS), AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING:
   A. FIRE FLOWS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL PROVIDE A MINIMUM OF 600 GPM AT A 20 PSI RESIDUAL PRESSURE.

POTABLE WATER GENERAL NOTES	PW001-1C
	ISSUED: 2017
	REVISED: –

B. FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INDUSTRIAL AREAS AND APARTMENT OR MULTIUNIT COMPLEXES, SHALL PROVIDE A MINIMUM OF 1,500 GPM AT A 20 PSI RESIDUAL PRESSURE. LARGER COMMERCIAL/INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT.

C. FIRE HYDRANTS: DISTANCE FROM OR SPACING OF FIRE HYDRANTS SHALL BE A MINIMUM OF 600 FEET FROM THE FURTHERMOST POINT OF ANY RESIDENTIAL STRUCTURE AND 300 FEET FROM THE FURTHERMOST POINT OF ANY COMMERCIAL STRUCTURE, AS THE FIRE DEPARTMENT WOULD LAY HOSE OR AS OTHERWISE SPECIFIED BY THE FIRE DEPARTMENT TO MEET DETERMINED WATER FLOW REQUIREMENTS FOR FIRE PROTECTION AND/OR INCREASE FIRE PROTECTION EFFECTIVENESS. FIRE HYDRANTS SHALL BE CONNECTED TO WATER MAINS OF EIGHT-INCH MAINS IN ALL AREAS. CONNECTION TO DEAD END STUBS ARE ACCEPTABLE, PROVIDED THAT SAID STUBBED WATER MAIN IS NOT LESS THAN EIGHT INCHES AND WILL PROVIDE ACCEPTABLE FLOW.

D. SYSTEM SIZE COMPUTATION: THE MINIMUM DESIGN FOR WATER DISTRIBUTION SYSTEMS SHALL PROVIDE FOR AT LEAST 100 PERCENT OF THE COMBINED MAXIMUM DAY-DEMAND RATE AND REQUIRED FIRE FLOW FOR SAID RATE, WITH SPECIAL PROVISIONS FOR PEAK FLOWS IN EXCESS THEREOF. THE ALLOWABLE MINIMUM SERVICE PRESSURE UNDER SAID DESIGN CONDITION SHALL NOT BE LESS THAN 20 POUNDS PER SQUARE INCH. DESIGN COMPUTATION SHALL BE BY THE "HARDY CROSS" PROCEDURE, OR OTHER APPLICABLE METHODS, AS DICTATED BY THE SYSTEM CONFIGURATION.
   DESIGN FLOWS AND METHOD OF COMPUTATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.

E. VALVE LOCATIONS: VALVES SHALL BE PROVIDED FOR ALL BRANCH CONNECTIONS, LOOP ENDS, FIRE HYDRANT STUBS, OR OTHER LOCATIONS, AS REQUIRED TO PROVIDE AN OPERABLE, EASILY MAINTAINED, AND REPAIRED WATER DISTRIBUTION SYSTEM. VALVES ARE TO BE PLACED SO THAT THE MAXIMUM ALLOWABLE LENGTH OF WATER MAIN REQUIRED TO BE SHUT DOWN FOR REPAIR WORK SHALL BE 500 FEET IN COMMERCIAL, INDUSTRIAL OR HIGH-DENSITY RESIDENTIAL DISTRICTS, OR 1,000 FEET IN OTHER AREAS.

POTABLE WATER GENERAL NOTES	PW001-1D
	ISSUED: 2017
	REVISED: –

7.13.3.

STANDARD REQUIREMENTS.

1. GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 7.3, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING," SECTION 7.4, "BORING AND JACKING," AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES," AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS."
2. FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502, "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4½ INCHES IN DIAMETER AND TWO HOSE NOZZLES 2½ INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING NUTS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARREL BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE. OUTLET NOZZLES SHALL BE ON THE SAME PLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5½ INCHES MINIMUM OPENING UNLESS OTHERWISE REQUESTED AND SHOW INLET CONNECTION TO BE SIX INCHES MINIMUM.
   A. HYDRANTS SHALL BE INSTALLED PLUMB AND IN TRUE ALIGNMENT WITH THE CONNECTION PIPES TO THE WATER MAIN. THEY SHALL BE SECURELY BRACED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL) WITH CONCRETE THRUST BLOCKS. THE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT.
   B. HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY. (WATER AND FIRE DEPARTMENT).
3. JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,500 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.

POTABLE WATER GENERAL NOTES	PW001-1E
	ISSUED: 2017
	REVISED: –

4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER. WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED, DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM.ADDITIONALLY

4.
PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE, HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER. WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED, DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALIGNMENT AT EACH SIDE OF THE CANAL, ETC.

5.
CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE.

6.
SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITHIN AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF POLYETHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN. THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF, PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS.

7.
AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS-CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.

	POTABLE WATER GENERAL NOTES	PW001-1F
		ISSUED: 2017
		REVISED: –

8.
SERVICE CONNECTIONS: CONNECTIONS TO WATER MAINS FOUR INCHES AND LARGER SHALL BE MADE BY DRILLING THE APPROPRIATE SIZE HOLE AND INSTALLATION OF SERVICE SADDLES, WITH SERVICES TO SMALLER SIZES ACCOMPLISHED BY IN-LINE FITTINGS. A FITTING WITH THE SERVICE LINE EXTENDED TO THE PROPERTY LINE OR EASEMENT LINE, PERPENDICULAR TO SAID LINE, AND TERMINATING WITH A PLUGGED CURB STOP AND METER BOX WITH STANDARD PLASTIC METER BOX WITH CAST IRON LID. CONCRETE BOXES SHALL BE USED IN HIGH TRAFFIC AREAS PENDING METER INSTALLATION. ON CURBED STREETS THE EXACT LOCATION FOR EACH INSTALLED SERVICE SHALL BE MARKED BY ETCHING OR CUTTING A "W" IN THE CONCRETE CURB AND PAINTED BLUE. WHERE NO CURB EXISTS OR IS PLANNED, LOCATIONS SHALL BE ADEQUATELY MARKED BY A ONE-HALF-INCH STEEL REBAR, THREE INCHES BELOW FINAL GRADE..

7.13.4.
TESTING.

1.
THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES, WITH 48 HOURS ADVANCE NOTICE PROVIDED, IN WRITING.

2.
PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.

	POTABLE WATER GENERAL NOTES	PW001-1G
		ISSUED: 2017
		REVISED: –

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 1/2

$$\frac{7400}{133,200}$$

FOR 150 PSI; TEST: L = 0.001165 ND (PVC)
FOR 150 PSI; TEST: L = 0.000092 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 GENERAL NOTES	PW001-1H
		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 DESIGN 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.

	POTABLE WATER GENERAL NOTES	PW001-1I
		ISSUED: 2017
		REVISED: –

RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC SERVICES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY RECLAIMED WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW RECLAIMED WATER MAIN BEING LAID.
3. ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, WITH RESULTS PROVIDED TO THE CITY.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE ALLOWED. TUBING COLOR SHALL BE PURPLE.
8. ALL WATER SERVICE ENDINGS SHALL BE SECURED BY WIRE TO 2"x4" STAKES, APPROXIMATELY 2' ABOVE GRADE, WITH "Y" BRANCHES AT THE GROUND LEVEL, ON MAY BE PLACED IN RECLAIMED WATER METER BOXES AS SUPPLIED BY THE CITY AT THE TIME OF FINAL SUB- DIVISION INSPECTION.
9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS, PROVIDED ADEQUATE DOWNSTREAM VALVING EXISTS.
11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    B. STANDARD GATE VALVES 2" TO 12" DIAMETER, RESILIENT SEAT GATE VALVES (AWWA C-509)
    C. BUTTERFLY VALVES GREATER THAN 12" DIAMETER (AWWA C-504) ONLY WITH WRITTEN CITY ENGINEER APPROVAL.
    D. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.

	STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER	RW001-1A
		ISSUED: 2017
		REVISED: –

RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES

12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.
14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 30 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS RATING OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
15. ALL RECLAIMED WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND OTHERWISE TESTED IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
16. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE PIPE PRESSURE CLASS RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY.
17. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
18. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR PANTENE PURPLE COLOR OR TAPE MARKINGS.
19. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "RW" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR RECLAIMED WATER SHALL BE MARKED BY A "V" SET INTO THE PAVEMENT.
20. RECLAIM WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIMED WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. ALL RECLAIMED WATER HOSE CONNECTIONS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE LOCKABLE CONTAINED IN UNDERGROUND SERVICES VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING SHALL BE COLOR-CODED, OR OTHERWISE MARKED, TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
22. PRIOR TO TAKING ANY RECLAIMED WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL.

	STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER	RW001-1B
		ISSUED: 2017
		REVISED: –

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. STORM DRAINAGE PIPES SHALL BE A MINIMUM OF FIFTEEN (15) INCH DIAMETER (15" FOR SHORT LATERAL RUNS ONLY - UP TO 75 FEET; ALL OTHERS, 18" MINIMUM.) OR EQUIVALENT AND BE DESIGNED IN ACCORDANCE WITH THE FDOT DRAINAGE MANUAL.
3. ALL PIPE TERMINUS SHALL BE MITERED END SECTIONS UNLESS A HEADWALL IS APPROVED FOR RESTRICTED LOCATIONS.
4. UNLESS OTHERWISE NOTED, ALL STRUCTURES SHALL MEET FDOT STANDARDS.
5. STORM INLETS, MANHOLES, AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRE-CAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE, CHANGE IN PIPE DIRECTION, OR PIPE MATERIAL.
6. STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF PER FDOT DRAINAGE MANUAL.
7. MAXIMUM DISTANCES BETWEEN INLETS AND/OR MANHOLES:

PIPE SIZE (INCHES)	LENGTH RUN (FEET)	
15	75 *	See Note 2., Above.
18	150	
24	250	
30	300	
36	300	
42	400	
54 or greater	500	

8. ALL SWALES, DITCHES MAXIMUM SIDE AND BACK SLOPES MUST NOT BE GREATER THAN 3 TO 1.
9. NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
10. CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
11. WHEN A POND IS INCORPORATED WITHIN A SUBDIVISION, THE POND SHALL BE ON A SEPARATE TRACT, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. WHERE SUCH PONDS EXIST AND ARE BOUNDED IN WHOLE OR IN PART BY STREETS, A STRIP OF LAND NOT LESS THAN FIFTEEN (15) FEET WIDE ABUTTING SUCH STREET RIGHT-OF-WAY SHALL BORDER THE POND.

	STORMWATER GENERAL NOTES	ST0001-1A
		ISSUED: 2017
		REVISED: –

STORM DRAINAGE CONSTRUCTION NOTES

12. POND INFLOW AND OUTLET STRUCTURES SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
13. SOIL EROSION CONTROL MEASURES, IN CONFORMANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL AND SATISFACTORY WITH THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION.
14. THE DEVELOPER MUST SUBMIT A DRAINAGE REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE POND WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS, BOTH DURING CONSTRUCTION AND AFTER COMPLETION. THE CITY ENGINEER MAY REQUIRE GROUNDWATER MONITORING DURING THE POND EXCAVATION.
15. ADEQUATE MAINTENANCE EASEMENTS OR RIGHT-OF-WAY AS APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS. APPLICABLE CROSS SECTIONS SHALL BE INCLUDED ON ALL FINAL DEVELOPMENT PLANS.
16. DEVELOPMENT PLANS SHALL CONTAIN POP-OFF DATA (OVERFLOW), BOTTOM ELEVATION, NORMAL WATER LEVELS, AND 100 YEAR HIGH WATER LEVELS.
17. RETENTION/DETENTION SITES MUST BE CONSTRUCTED ON ALL PROJECTS PRIOR TO ANY ROAD, PARKING LOT, OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE. SEWER AND WATER MAINS MAY BE INSTALLED PRIOR TO RETENTION/DETENTION SITE CONSTRUCTION IF DE-WATERING IS NOT REQUIRED.
18. THE ENGINEER OF RECORD IS REQUIRED TO OBTAIN, AND PROVIDE EVIDENCE OF, ANY AND ALL DE-WATERING PERMITS, SJRWMD PERMITS, EXEMPTION LETTERS, NPDES PERMITS, AND/OR ANY OTHER PERMITS THAT MAY BE REQUIRED, PRIOR TO SITE PLAN APPROVAL.
19. CULVERTS CROSSING RIGHT-OF-WAYS SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY.

	STORMWATER GENERAL NOTES	ST0001-1B
		ISSUED: 2017
		REVISED: –

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432
DATE:

KHA PROJECT 049631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

CITY OF MOUNT DORA STANDARD NOTES

MOUNT DORA SELF STORAGE

FLORIDA
CITY OF MOUNT DORA

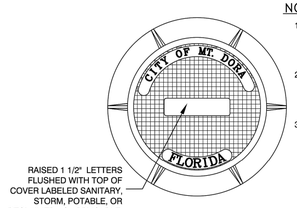
SHEET NUMBER
C8.1

Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C8.1 CITY OF MOUNT DORA STANDARD NOTES October 12, 2022 02:15:44pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CAD\CONST\PlanSheets\C8.0 - MT DORA DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

Plotted By:Barros, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C8.2 CITY OF MOUNT DORA STANDARD DETAILS October 12, 2022 02:16:27pm K:\ORL_Civil\045631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C8.5 CITY OF MOUNT DORA STANDARD DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

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.



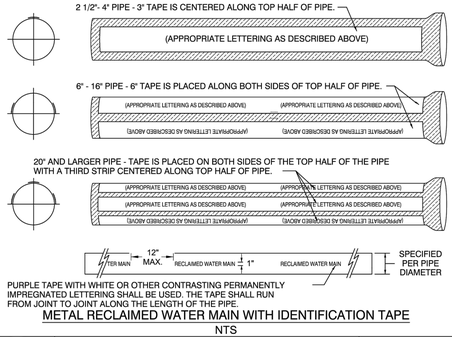
MANHOLE FRAME & COVER

GU002-1
ISSUED: 2017
REVISED: --

GENERAL NOTES:

ALL UTILITY PIPE SHALL BE INSTALLED WITH 3 INCH WIDE SELF ADHESIVE VINYL CONTINUOUS TAPE. FOR IDENTIFICATION PURPOSES. TAPE SHALL BE COLOR CODED AND WORDED AS FOLLOWS: (NOTE: TRACING WIRE INSULATION SHALL BE SIMILARLY COLOR CODED)

1. POTABLE WATER.
   A. COLOR: BLUE WITH BLACK LETTERING
   B. LETTERING: POTABLE WATER MAIN OR SIMILAR WORDING.
2. RECLAIMED WATER.
   A. COLOR: PURPLE WITH WHITE OR YELLOW LETTERING.
   B. LETTERING: RECLAIMED WATER OR SIMILAR WORDING.
3. FIRE LINES.
   A. COLOR: RED WITH BLACK LETTERING
   B. LETTERING: FIRE LINE OR SIMILAR WORDING.
4. GRAVITY SEWER.
   A. COLOR: BROWN OR GREEN WITH BLACK LETTERING.
   B. LETTERING: SEWER LINE OR SIMILAR WORDING.
5. SEWER FORCE MAIN.
   A. COLOR: GREEN WITH BLACK LETTERING.
   B. LETTERING: SEWER FORCE MAIN OR SIMILAR WORDING.



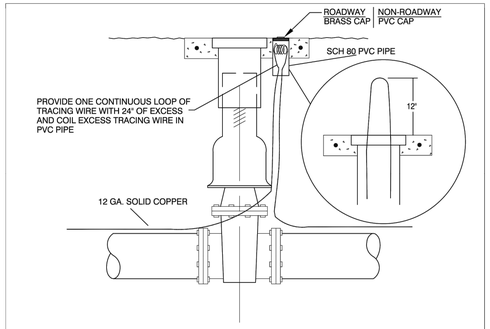
PURPLE TAPE WITH WHITE OR OTHER CONTRASTING PERMANENTLY IMPREGNATED LETTERING SHALL BE USED. THE TAPE SHALL RUN FROM JOINT TO JOINT ALONG THE LENGTH OF THE PIPE.

METAL RECLAIMED WATER MAIN WITH IDENTIFICATION TAPE

NTS

PIPE IDENTIFICATION DUCTILE IRON

GU003-1
ISSUED: 2017
REVISED: --

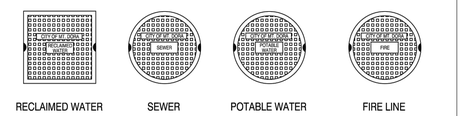


TRACING WIRE GENERAL NOTES:

1. 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:
2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A PVC PIPE FOR EASY ACCESSIBILITY.
3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.
4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
5. WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.
6. SEE DETAIL GU002-1 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

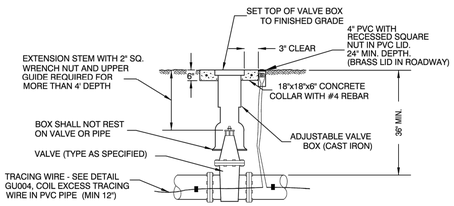
TRACING WIRE CONNECTION

GU004-1
ISSUED: 2017
REVISED: --



TYPICAL VALVE BOX COVER DETAILS

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

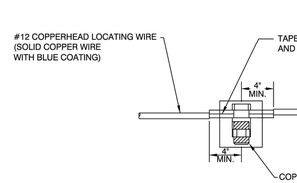


TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.

VALVE, VALVE BOX, AND COVER

GU005-1
ISSUED: 2017
REVISED: --



NOTES:

1. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING, IN THE PRESENCE OF CITY UTILITIES STAFF PRIOR TO BACKFILL, IN ORDER TO THAT THE SYSTEM IS FUNCTIONAL.

NOT TO SCALE

LOCATING WIRE SPLICING

GU0012-1
ISSUED: 2017
REVISED: --

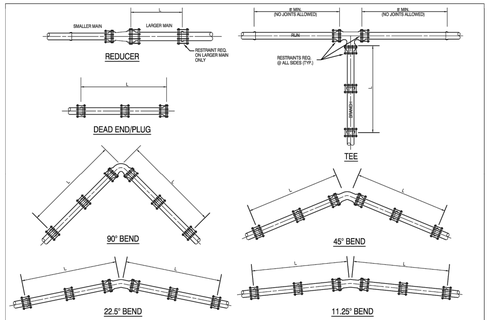


TABLE OF THRUST RESTRAINT LENGTHS

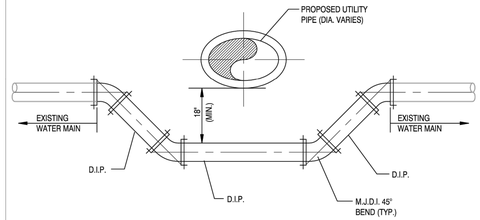
PIPE SIZE (INCHES)	90° BEND		45° BEND		22.5° BEND		11.25° BEND		TEES		CROSS OR DEAD END & VALVE		REDUCER
	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	PIPE SIZES	P.V.C. (L)	DUCTILE IRON (L)
4	20'	16'	8'	7'	4'	3'	2'	2'	10'	10'	40'	29'	6"x4"	33'	21'
6	28'	22'	12'	9'	6'	4'	3'	2'	33'	21'	63'	40'	8"x6"	34'	22'
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	52'	10"x8"	35'	21'
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	43'	99'	63'	12"x10"	34'	22'
12	50'	40'	21'	17'	10'	8'	5'	4'	84'	54'	116'	74'	16"x12"	63'	40'
16	63'	51'	26'	21'	13'	10'	6'	5'	118'	74'	148'	94'	16"x16"	33'	21'
18	70.	56'	29'	23'	14'	11'	7'	6'	131'	83'	163'	103'	20"x18"	33'	21'
20	70	61'	31'	26'	15'	12'	7'	6'	140'	92'	178'	113'	20"x20"	63'	39'
24	86'	70'	36'	29'	17'	14'	9'	7'	172'	110'	207'	132'			

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
4. THRUST BLOCKS SHALL BE USED ONLY IN EXTRAORDINARY SITUATIONS AND MUST BE APPROVED BY THE CITY ENGINEER.

THRUST RESTRAINT DETAIL

GU0014-1
ISSUED: 2017
REVISED: --



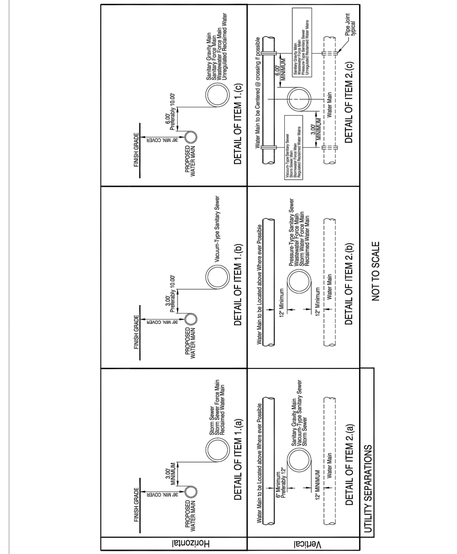
NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

NOT TO SCALE

WATER LINE CROSSING

GU0015-1
ISSUED: 2017
REVISED: --



PIPE CLEARANCE

GU0016-1
ISSUED: 2017
REVISED: --

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
REGAN O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432
DATE:

KHA PROJECT 045631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

CITY OF MOUNT DORA STANDARD DETAILS

MOUNT DORA SELF STORAGE

FLORIDA

CITY OF MOUNT DORA

SHEET NUMBER
C8.2

General Water Notes

1. Water system components shall be installed in strict accordance with all local codes and regulations, cleaned, disinfected and bacteriologically cleared for service in accordance with the latest AWWA standards and CHAPTER 62-555 Florida Administrative code.
2. All piping shall bear the "NSF" seal for potable water.
3. Water mains shall be pvc conforming to AWWA C-900, DR 18 for pipe sizes 4"-12". Pipes 14" or longer shall be AWWA C-905, DR 18. All couplings, cleaning compounds, solvents, lubricants, and pipe preparation for laying, shall be in accordance with the pipe manufacturers latest recommendations.
4. Depth of water lines to be 36" minimum cover from finish grade.
5. Water mains to be located 6.00' from back of curb or edge of pavement unless otherwise noted.
6. All sleeves under pavement shall extend 5' beyond the back of curb.
7. Disinfecting: following the pressure testing, the contractor shall disinfect all sections of the water distribution system. Disinfection shall be in accordance with the applicable provisions of AWWA standard C651 "Disinfecting water mains", and all appropriate agency approval.
8. All hydrostatic test shall be in accordance with AWWA C600 for ductile iron pipe and C605/M23 for pvc pipe.
9. All water mains shall be installed, pressure and leak tested in accordance with AWWA C600, (62-555.320(21)(b) 1 and 62-555.330, F.A.C. All installation, testing and field procedures must be provided and must conform to the applicable AWWA standards.
10. All piping materials and specifications covering pipes, joints and packing materials, internal coating and linings fittings, specials and appurtenances shall all be in accordance with the corresponding AWWA standards and be conforming to NSF requirements, as may be applicable, with exceptions allowed only if documentation and assurances are provided in compliance with paragraphs 62-555.320(3) (d) 62-555.320 (3) (b), and 62-555.320 (21) (c), F.A.C. The lead use prohibition in rule 62-555.322, F.A.C. shall also apply. Polyethylene tubing shall be per AWWA C901. Underground service lines, and valves shall be per AWWA C800.

COLOR Coding

All water main pipe, including fittings shall be color coded or marked blue as a predominate color to differentiate drinking water from reclaimed water or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue striped applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90°intervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555.320(10), F.A.C., and all other aboveground pipe shall be painted blue or shall be color coated or marked like underground pipe.

Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water; Fire Hydrant leads; and service lines that are under the control of a public Water System and that have an inside diameter of three (3") inches or greater.

(1) Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems:

(a) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

	PIPE CLEARANCE NOTES	GU0016-2
		ISSUED: 2017
		REVISED: --

Utility Construction Notes (DEP) (CONTINUED)

(b) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) three feet, and preferably (10) Ten Feet, between the outside of the WATER Main and the outside of any existing or proposed vacuum-type Sanitary Sewer.

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.

(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2). F.S. and Rule 64E-6.002. F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:

(a)New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.

(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

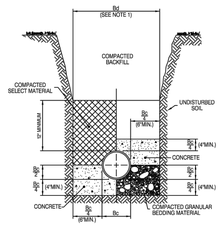
(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

(a)No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole.

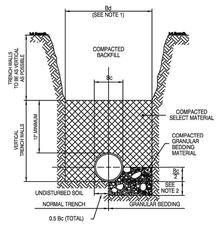
(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer,Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(5) Exceptions/Mitigation:
Adhere to the above Constraints and Separations in items 1 through 4 shall be Complied to, "WITHOUT EXCEPTION". if for some reason where it is not technically feasible or Economically Sensible that items 1 through 4 cannot be complied with, Contractor will Stop Work and Notify the Engineer of record for the appropriate solution which will be submitted to "The Department of Environmental Protection" for APPROVAL, prior to work commencement.

	PIPE CLEARANCE NOTES	GU0016-2B
		ISSUED: 2017
		REVISED: --



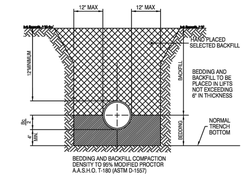
CLASS 'A' BEDDING
SPECIAL CONDITIONS



CLASS 'B' BEDDING
NORMAL CONDITIONS

NOTES: FOR BEDDING AND TRENCHING

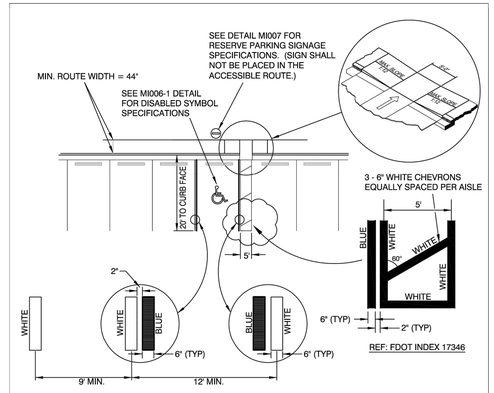
1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Width at Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the modified proctor maximum dry density. (AASHTO T-180). Backfill and select material under all other areas shall be compacted to 95% from the bottom of trench to 12" above top of pipe. 90% of modified proctor maximum dry density (AASHTO T-180). From 12" above top of pipe to top of backfill - 90% of modified proctor maximum dry density (AASHTO T-180)



SANITARY SEWER
PIPE BEDDING

NOT TO SCALE

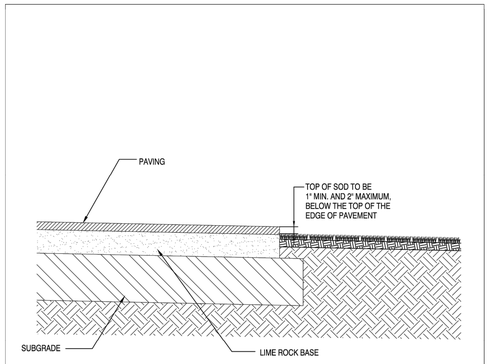
	BEDDING DETAILS	GU0017-1
		ISSUED: 2017
		REVISED: --



NOTES:

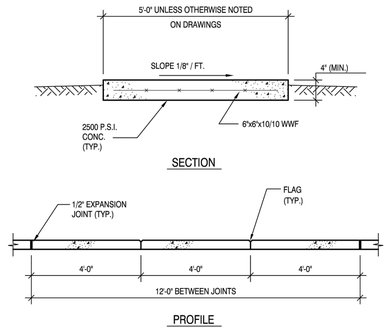
1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST 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
		REVISED: --



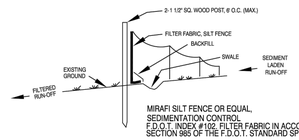
NOT TO SCALE

	SOD PLANTING	GU0018-1
		ISSUED: 2017
		REVISED: --



NOT TO SCALE

	CONCRETE WALKWAY DETAIL	GU0019-1
		ISSUED: 2017
		REVISED: --



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 DISTURBED 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.

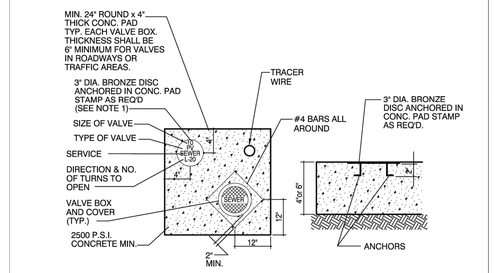
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

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: --



NOTES:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

10 FV SEWER L-20 | 10 GV WATER L-20 | 10 GV RECLAIM L-20

	VALVE COLLAR	GU005-2
		ISSUED: 2017
		REVISED: --

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
REGAN O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER 68432

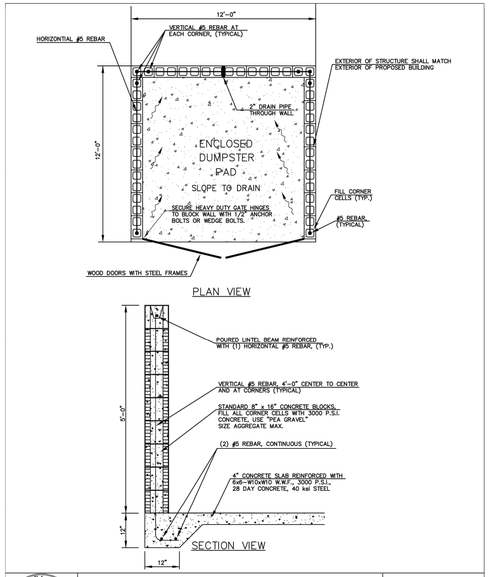
KHA PROJECT 049631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE
DATE:

CITY OF MOUNT DORA STANDARD DETAILS

MOUNT DORA SELF STORAGE
FLORIDA
CITY OF MOUNT DORA

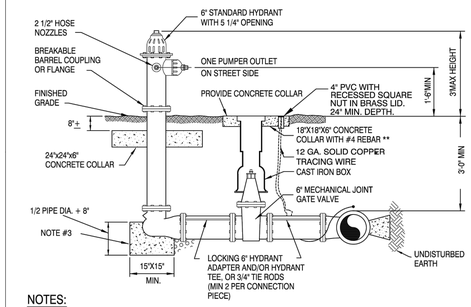
SHEET NUMBER
C8.3

Plotted By:Barros, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C8.3 CITY OF MOUNT DORA STANDARD DETAILS October 12, 2022 02:16:35pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONSTVPlanSheets\C8.5 CITY OF MOUNT DORA STANDARD DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DUMPSTER DETAIL

GU0026-1
ISSUED: 2017
REVISED: --



NOTES:

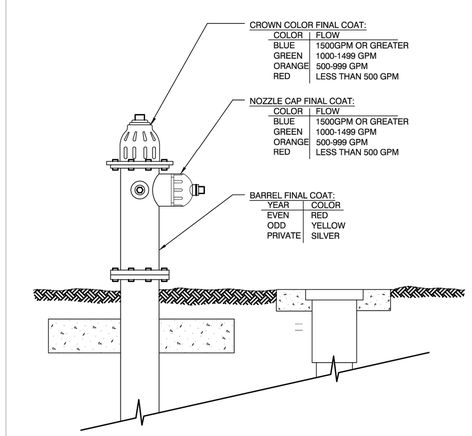
1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING B84B, MUELLER A-423, OR CLOW MEDALLION.
2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS.
3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE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

* 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.

STANDARD FIRE HYDRANT ASSEMBLY

PW002-1
ISSUED: 2017
REVISED: --

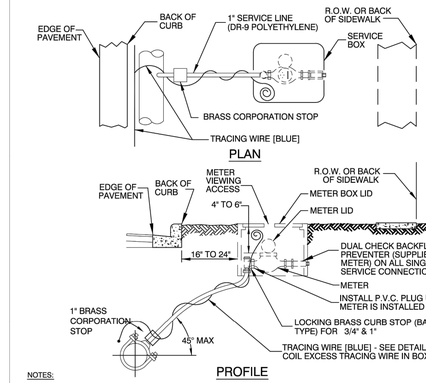


NOTE:

1. PAINT SHALL BE PORTER PAINTS (SAFETY) DTM ACRYLIC GLOSS ENAMEL #2912 OR EQUAL.

FIRE HYDRANT COLOR IDENTIFICATION

PW003-1
ISSUED: 2017
REVISED: --

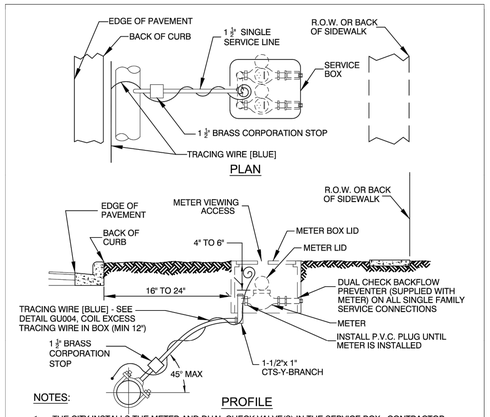


NOTES:

1. 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.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. 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.
4. 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.
5. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

POTABLE WATER-SINGLE SERVICE CONNECTION

PW004-1
ISSUED: 2017
REVISED: --



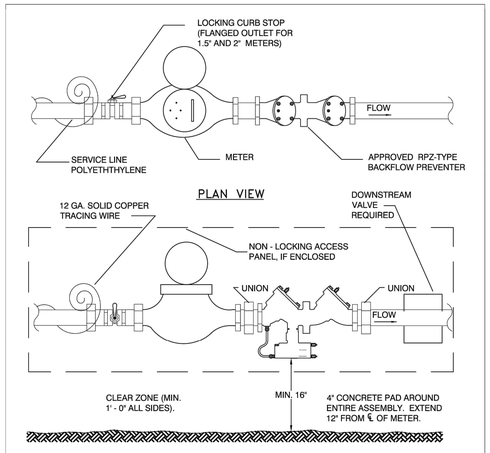
NOTES:

PROFILE

1. 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.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. 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 ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. 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.
5. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

POTABLE WATER DOUBLE SERVICE CONNECTION FOR 3/4" & 1" METERS

PW005-1
ISSUED: 2017
REVISED: --

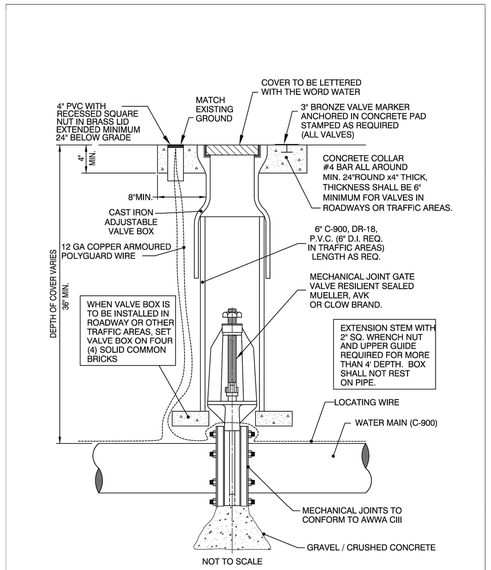


NOTES:

1. ALL METERS UP TO AND INCLUDING 2" SHALL BE NEPTUNE MODEL T10 INSTALLED BY THE CITY.
2. LOCATION SHALL BE COORDINATED WITH UTILITY BILLING & PUBLIC SERVICES DEPARTMENT.
3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
4. BOLLARDS MAY BE REQUIRED IN TRAFFIC AREAS OR LOCATIONS IMMEDIATELY ADJACENT TO TRAFFIC AREAS.
5. PROVIDE PIPE SUPPORTS WHERE NEEDED.

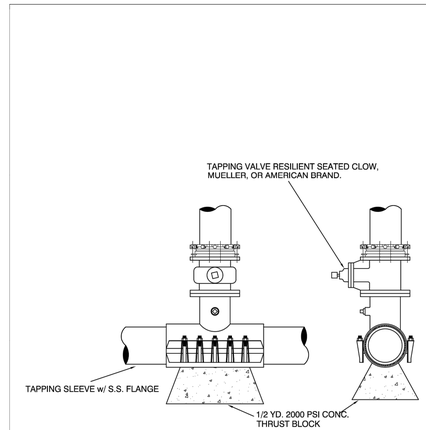
POTABLE WATER INDIVIDUAL ABOVE GROUND METER SET

PW010-1
ISSUED: 2017
REVISED: --



GATE VALVE & BOX

PW0012-1
ISSUED: 2017
REVISED: --



WET TAP SLEEVE & VALVE

PW0013-1
ISSUED: 2017
REVISED: --

Plotted By:Barros, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C8.4 CITY OF MOUNT DORA STANDARD DETAILS October 12, 2022 02:16:47pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C8.5 CITY OF MOUNT DORA STANDARD DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

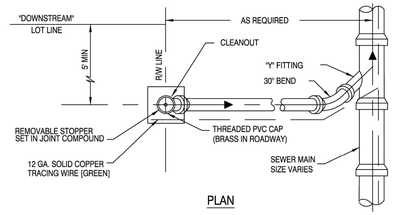
LICENSED PROFESSIONAL
REGAN O'LAUGHLIN, P.E.
FLORIDA LICENCE NUMBER 68432
DATE:

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

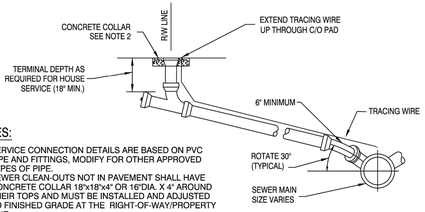
CITY OF MOUNT DORA
STANDARD DETAILS

MOUNT DORA SELF STORAGE
CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
C8.4



PLAN

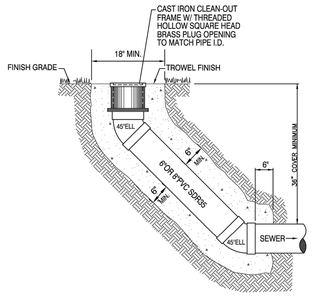


PROFILE

NOTES:

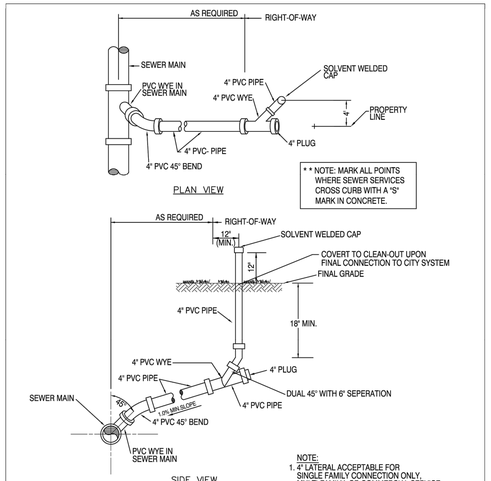
1. SERVICE CONNECTION DETAILS ARE BASED ON PVC PIPE AND FITTINGS, MODIFY FOR OTHER APPROVED TYPES OF PIPE.
2. SEWER CLEAN-OUTS NOT IN PAVEMENT SHALL HAVE CONCRETE COLLAR 18"x18"x4" OR 16"DIA. X 4" AROUND THEIR TOPS AND MUST BE INSTALLED AND ADJUSTED TO FINISHED GRADE AT THE RIGHT-OF-WAY/PROPERTY LINE.
3. ALL PVC TO CLAY SERVICE CONNECTIONS UNDER LOAD BEARING SURFACES SHALL USE DFW NON-SHEAR FERNCO TYPE CONNECTORS OR APPROVED EQUAL.
4. 90° FITTINGS ARE PROHIBITTED. MINIMUM 6" SPOOL BETWEEN 45° FITTINGS.
5. DOUBLE SERVICE CONNECTIONS ARE PERMITTED, MINIMUM 6" PIPE REQUIRED.
6. CLEANOUTS IN SIDEWALKS SHALL BE HOUSED IN METER BOX.

TYPICAL SEWER CONNECTION	SS001-1
	ISSUED: 2017
	REVISED: --

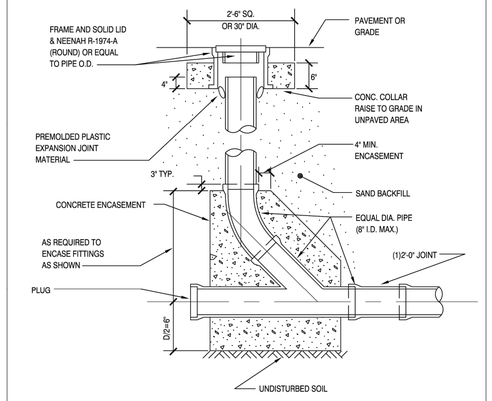


NOT TO SCALE

TRUNK LINE CLEAN-OUT	SS015-1
	ISSUED: 2017
	REVISED: --

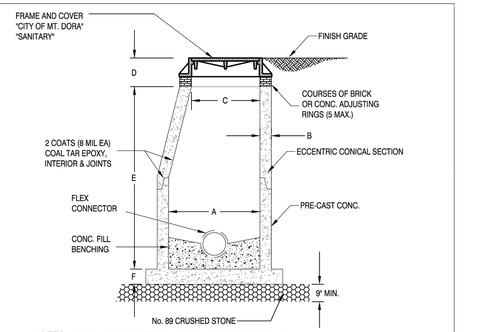


SINGLE SANITARY SEWER SERVICE	SS012-1
	ISSUED: 2017
	REVISED: --



NOT TO SCALE

GRAVITY CLEANOUT	SS014-1
	ISSUED: 2017
	REVISED: --



NOTES

1. PRE-CAST CONCRETE SHALL BE TYPE 2 CEMENT (4,000 PSI).
2. LIFT HOLES NOT PERMITTED THROUGH PRE-CAST SECTIONS.
3. ALL OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT.
4. INSTALL FLOW CHANNEL INSIDE MANHOLES.
5. SERVICE LATERALS SHALL GENERALLY NOT BE PERMITTED DIRECTLY INTO MANHOLES. (SEE SS03-1)
6. WRAP JOINTS WITH RUBBER TAR BASED WRAP.
7. REINFORCING STEEL PER ASTM C478-88A
8. PROVIDE 5' X 5' X 12" CONCRETE COLLAR AROUND COVER FRAME, WITH 4 - #4 REBAR E.W. IN UNPAVED AREAS.

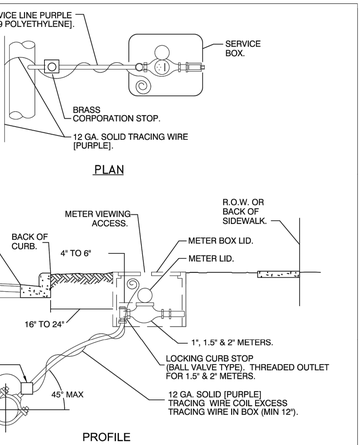
MH DEPTH	A	B	C	D	E	F
UP TO 12'	48"	8"	24.5"	15"	AS REQ'D	8"
12' TO 18'*	60"	8"	24.5"	15"	AS REQ'D	10"
18' AND DEEPER	72"	8"	24.5"	15"	AS REQ'D	14"

MANHOLE SIZE

UP TO 24" PIPE 48" MANHOLE
UP TO 36" PIPE 60" MANHOLE
OVER 36" PIPE 72" MANHOLE

*MIN MANHOLE SIZE FOR FORCEMAIN CONNECTION

STANDARD MANHOLE DETAIL	SS002-1
	ISSUED: 2017
	REVISED: --



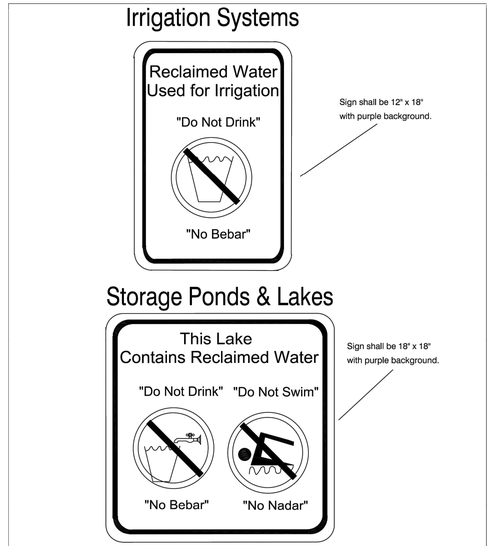
PLAN

PROFILE

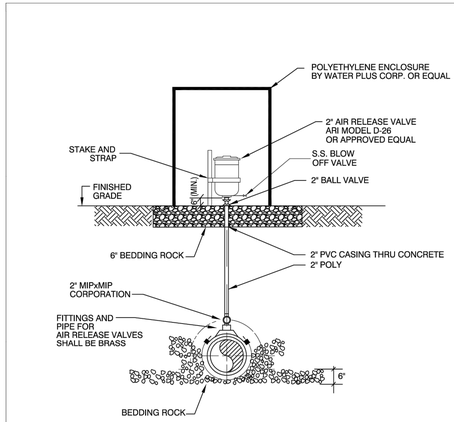
NOTES:

1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200 *RR, LAVENDER IN COLOR.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
4. CASING OF SERVICE LINES IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE..
5. 1" - 2" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.
6. RECLAIMED WATER METERS 2" AND LARGER SHALL BE NEPTUNE HP TURBINE METERS WITH STRAINERS.

RECLAIMED WATER COMMERCIAL SINGLE SERVICE CONNECTION	RW005-1
	ISSUED: 2017
	REVISED: --



RECLAIMED WATER REQUIRED WARNING SIGNS	RW006-1
	ISSUED: 2017
	REVISED: --



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. WRAP AROUND S/S FULL BODY SADDLE.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE ARV IS LOCATED AT THE HIGHEST POINT IN THE FORCE MAIN SEGMENT.

NOT TO SCALE

ABOVE GRADE AIR RELEASE VALVE FOR FORCE MAIN	SS005-2
	ISSUED: 2017
	REVISED: --

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN O'LAUGHLIN, P.E.
FLORIDA LICENCE NUMBER 68432
DATE:

KHA PROJECT 049631002	SCALE AS SHOWN	DESIGNED BY JCW	DRAWN BY JCW	CHECKED BY AFE
DATE 10/12/2022				

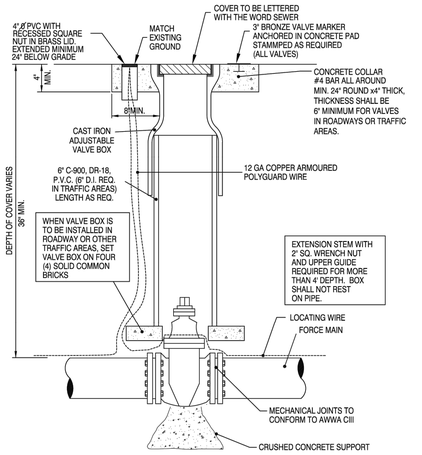
CITY OF MOUNT DORA STANDARD DETAILS

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER C8.5

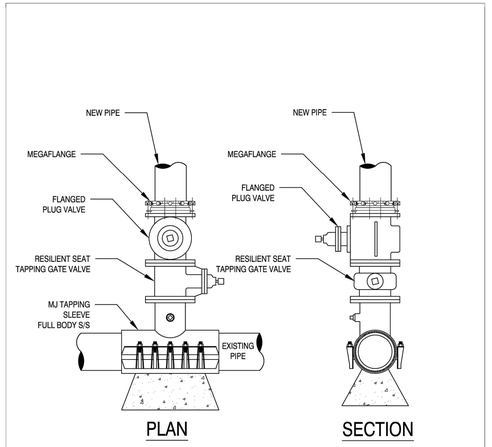
Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C8.5 CITY OF MOUNT DORA STANDARD DETAILS October 12, 2022 02:16:57pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C8.5 CITY OF MOUNT DORA STANDARD DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOT TO SCALE

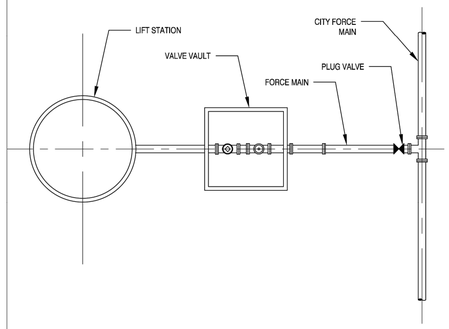
PLUG VALVE & BOX

SS0011-1
ISSUED: 2017
REVISED: --



FORCE MAIN TAPPING SLEEVE AND VALVE

SS017-1
ISSUED: 2017
REVISED: --



PRIVATE LIFT STATION DETAIL

SS018-1
ISSUED: 2017
REVISED: --

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:

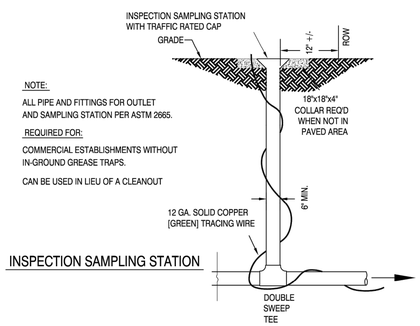
WITH DISHWASHER	=	6 GALLONS
WITHOUT DISHWASHER	=	5 GALLONS
SINGLE SERVICE KITCHEN	=	2 GALLONS
FOOD DISPENSER	=	1 GALLON

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:

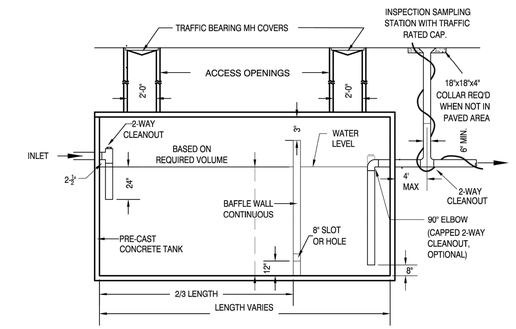
ALL PIPE AND FITTINGS FOR OUTLET AND SAMPLING STATION PER ASTM 2665.

REQUIRED FOR:

COMMERCIAL ESTABLISHMENTS WITHOUT IN-GROUND GREASE TRAPS.

CAN BE USED IN LIEU OF A CLEANOUT

INSPECTION SAMPLING STATION



GREASE TRAP DOUBLE COMPARTMENT

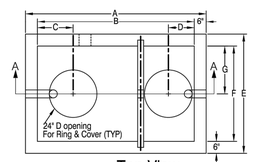
(NOT TO SCALE)

NOTE: WIDTH VARIES

1. VOLUME TO BE DETERMINED BY CITY OF MT. DORA CITY ENGINEER OR DESIGNEE UPON APPLICATION BY OWNER.
2. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER.
3. 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.
4. ALL PIPE AND FITTINGS FOR OUTLET AND SAMPLING STATION PER ASTM 2665.
5. BUILDING FLOOR ELEVATION SHALL BE 6" HIGHER THAN MANHOLE COVERS.

DOUBLE COMPARTMENT GREASE TRAP AND INSPECTION SAMPLING STATION

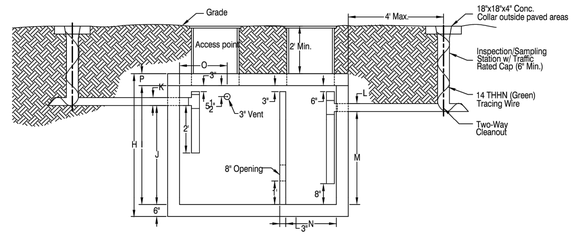
SS004-1
ISSUED: 2017
REVISED: --



Top View

NOTES:

1. Volume to be approved by City Engineer or designee.
2. 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.
3. Top of manhole must be minimum of six inches below the lowest finished floor with positive drainage away from the building.
4. The three inch vent must tie back to the building vent and must be installed per the Florida Building Code, latest edition.
5. The slope of the influent and effluent laterals must comply with the Florida Building Code, Latest Edition.
6. Only kitchen waste shall be discharged to the grease interceptor. All domestic waste shall be connected downstream of the grease interceptor.
7. 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.
8. All pipes and fittings shall comply with ASTM 2665.
9. Inspection/Sampling Station required for all grease traps (indoor) and grease interceptors (outdoor).
10. 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.
11. All concrete shall be minimum fc=4500 psi and all steel shall be minimum fy=60 ksi.
12. 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"	6'-0"	5'-0"	2'-6"	7'-0"
2500	11'-6"	10'-6"	1'-6"	1'-6"	6'-0"	5'-0"	2'-6"	8'-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
ISSUED: 2017
REVISED: --

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN O'LAUGHLIN, P.E.
FLORIDA LICENCE NUMBER 68432
DATE:

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

CITY OF MOUNT DORA STANDARD DETAILS

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
C8.6

Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C8.6 October 12, 2022 02:17:04pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CAD\CONST\PlanSheets\C8.5 CITY OF MOUNT DORA STANDARD DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

S.R. 500 (U.S. 441)
200' PUBLIC RIGHT OF WAY
POSTED SPEED LIMIT 45 MPH

BRISTOL LAKES RD.

HOSE LENGTH 2 = 300 FT

HOSE LENGTH 1 =257 FT

OFFICE 1,000-SF

SPACE 2 1,000-SF

SPACE 1 1,000-SF

3 STORY BLDG.
102,000-GSF
(FOOTPRINT 34,000 SF)

HOSE LENGTH 5 =130 FT

HOSE LENGTH 3 = 235 FT

HOSE LENGTH 4 = 205 FT

COVERED CANOPY
17-SPACES
13,000-SF

HOSE LENGTH 6 = 283 FT

HOSE LENGTH 7 = 288 FT

1 STORY BLDG.
9,150-SF

HOSE LENGTH 9 = 299 FT

HOSE LENGTH 8 = 299 FT

OWNER: HI-C INVESTMENTS LTD
TAX ID: 20-19-27-0004-000-01600
ZONING: R-3 (MULTI-FAMILY RESIDENTIAL)
FLU:HIGH DENSITY RESIDENTIAL

(ITEM # 8)
EXHIBIT "C"
PARCEL "3" PER
ORB 1608, PG 1612

WETLAND AREA
108,428±SQFT
2.489± ACRES

PRIVATE DRIVEWAY

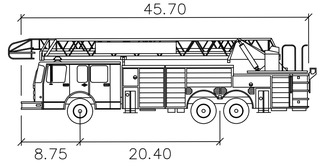
OWNER: SAGANI LLC
TAX ID: 20-19-27-0004-000-04200

OWNER:
TAX ID: 2
ZONING: (

(ITEM # 8)
EXHIBIT "C"
PARCEL "3" PER
ORB 1608, PG 1612

LEGEND

- CENTERLINE
- REAR TIRES
- FRONT TIRES
- BODY



OCFRD Platform

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 44.2

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT
049631002
DATE
10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

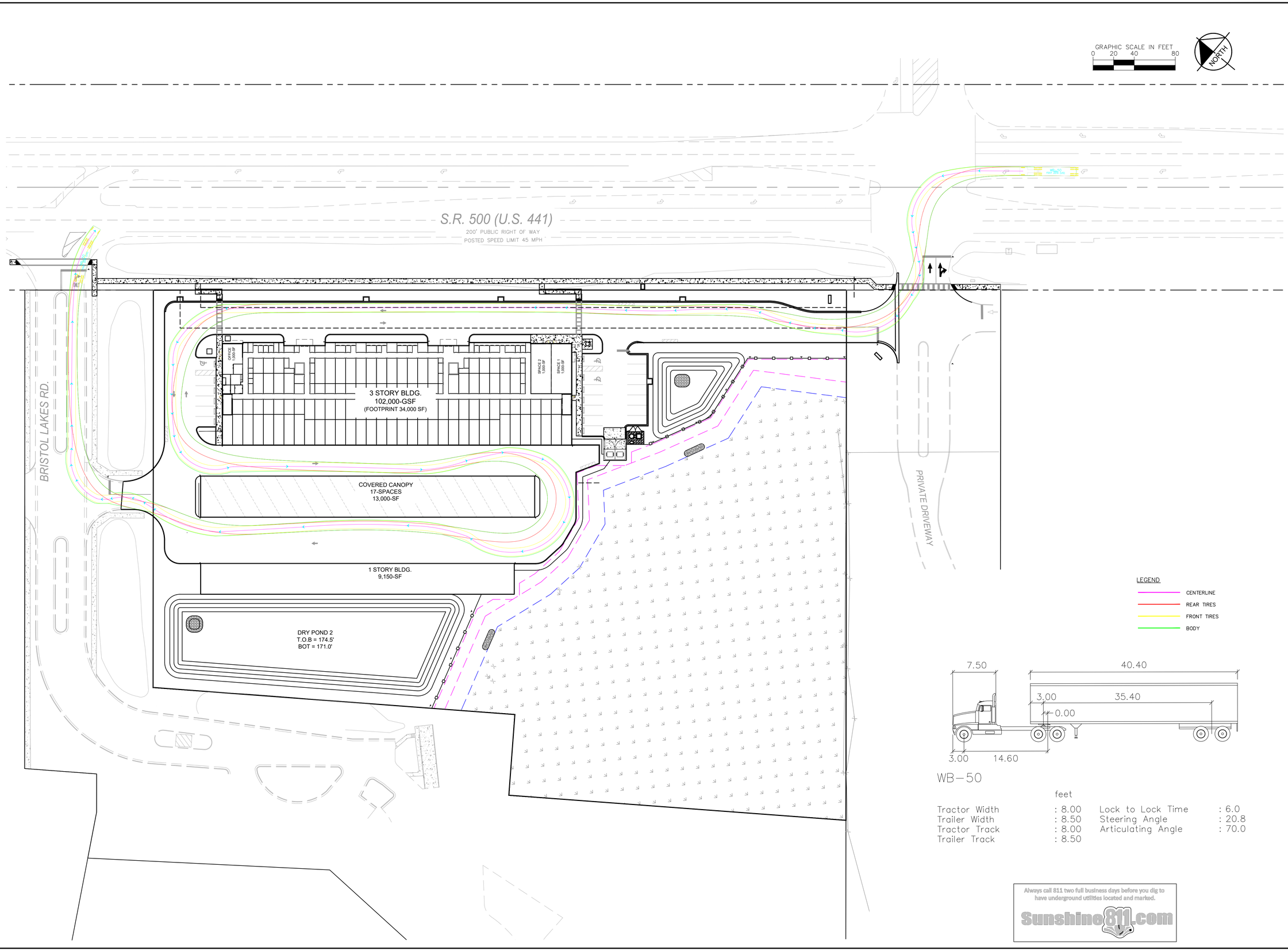
TRUCK ROUTING PLAN FIRE

MOUNT DORA SELF STORAGE

FLORIDA
CITY OF MOUNT DORA

SHEET NUMBER
C9.0

Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C9.0 October 12, 2022 02:17:22pm K:\ORL_Civil\049631002-Mt Dora Self Storage\CADD\CONST\PlanSheets\C9.0 TRUCK ROUTING 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.



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

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT	049631002
DATE	10/12/2022
SCALE	AS SHOWN
DESIGNED BY	JCW
DRAWN BY	JCW
CHECKED BY	AFE

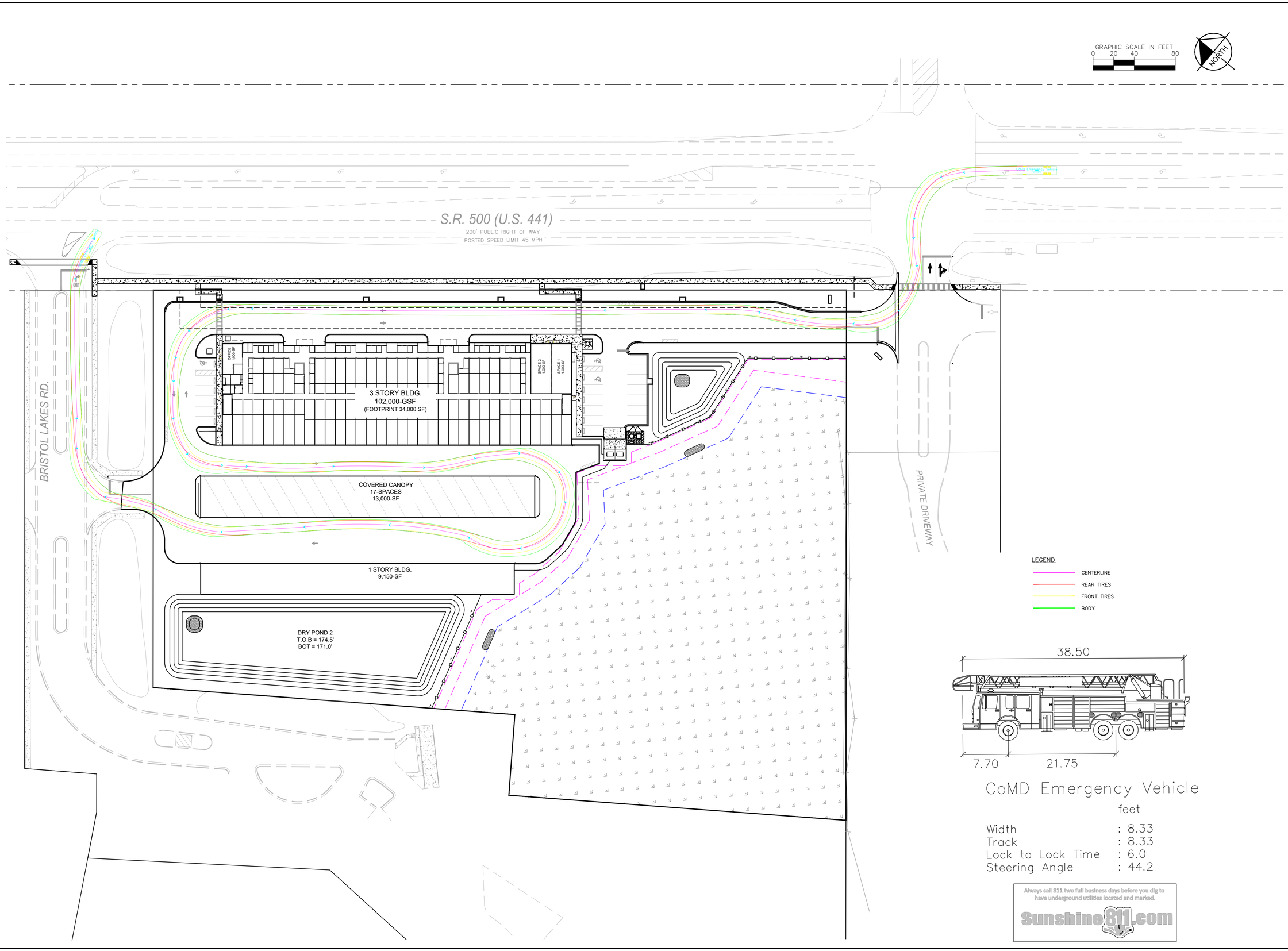
TRUCK ROUTING PLAN WB-50

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA, FLORIDA

SHEET NUMBER
C9.1

Plotted By:Barrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C9.1 October 12, 2022 02:17:42pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C9.1 TRUCK ROUTING PLAN WB-50.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.



CoMD Emergency Vehicle

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 44.2

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

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

189 S ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT 049631002
DATE 10/12/2022
SCALE AS SHOWN
DESIGNED BY JCW
DRAWN BY JCW
CHECKED BY AFE

TRUCK ROUTING PLAN EMERGENCY VEHICLE

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
C9.2

Plotted By:Berrios, Melissa Sheet Set:MOUNT DORA SELF STORAGE Layout:C9.2 October 12, 2022 02:17:54pm K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\C9.2 TRUCK ROUTING PLAN EMERGENCY.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.

S.R. 500 (U.S. 441)

200' PUBLIC RIGHT OF WAY

POSTED SPEED LIMIT 45 MPH

BRISTOL LAKES RD.

PRIVATE DRIVEWAY

EXISTING GAS MAIN

EXISTING OVERHEAD LINE

EXISTING ELECTRIC POLE

EXISTING 8" PVC FORCE MAIN (NOT FIELD VERIFIED)

EXISTING FIBER OPTIC

3 STORY BLDG.
102,000-GSF
(FOOTPRINT 34,000 SF)
FFE = 174.00'

COVERED CANOPY
17-SPACES
13,000-SF
FFE = 174.0'

1 STORY BLDG.
9,150-SF
FFE = 174.5'

DRY POND
TOP = 174.5'
= 171.0'

APPROXIMATE EDGE OF WATER

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- TREES IN PRESERVATION AREA
- TREES TO BE REMOVED
- PALMS TO BE REMOVED
- PALMS IN PRESERVATION AREA / OFFSITE PALMS
- OFFSITE TREES
- X — TREE PROTECTION FENCING

Total Existing Number of Trees (6"-23.99")	361
Total Existing Number of Trees Removed (6"-23.99")	38
Total Existing Number of Trees (24" or greater)	6
Total Existing Number of Trees Removed (24" or greater)	2
Total Number of Trees replaced at 1:1 (6"-23.99")	38
Total Number of Trees replaced at 1:6 (24" or greater)	2
Total Number of Trees replaced:	63
Total Number of Tree Deficient (not being replaced) for Tree Bank Contribution:	0, $0

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

DATE:

KHA PROJECT	049631002
DATE	07/20/2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	MTF

TREE MITIGATION PLAN

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
L0.50

Plotted By:Abbott, Nora Sheet Set:MOUNT DORA SELF STORAGE Layout:L0.50 July 22, 2022 09:55:25am K:\ORL_Civil\049631002-Mt. Dora Self Storage\CAD\CONST\PlanSheets\L0.50 - TREE MITIGATION 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.

TREE NUMBER	SPECIES	DBH	STATUS
1463	OAK	23	EXCLUDE
1464	OAK	20	EXCLUDE
1465	OAK	21	EXCLUDE
1466	OAK	21	EXCLUDE
1467	OAK	19	EXCLUDE
1468	OAK	23	REMOVE
1469	PALM	13	REMAIN
1470	PALM	11	REMAIN
1471	PALM	15	REMAIN
1550	OAK	23	EXCLUDE
1551	OAK	24	EXCLUDE
1552	OAK	24	EXCLUDE
1553	OAK	26	EXCLUDE
1700	OAK	17	EXCLUDE
1701	OAK	25	EXCLUDE
1702	OAK	22	EXCLUDE
1703	OAK	24	EXCLUDE
1704	OAK	15	EXCLUDE
1705	OAK	23	EXCLUDE
2038	PINE	17	EXCLUDE
2045	OAK	24	EXCLUDE
2349	OAK	22	EXCLUDE
2350	PALM	10	EXCLUDE
2351	PINE	10	EXCLUDE
2352	PINE	21	EXCLUDE
2353	PINE	13	EXCLUDE
2354	PINE	22	EXCLUDE
2355	PINE	24	EXCLUDE
2356	PINE	17	EXCLUDE
2357	PINE	7	EXCLUDE
2358	PINE	17	PRESERVED
2359	PINE	14	EXCLUDE
2360	OAK	13	EXCLUDE
2361	PINE	17	EXCLUDE
2362	PINE	6	EXCLUDE
2363	PINE	7	EXCLUDE
2364	PINE	23	EXCLUDE
2365	PINE	8	EXCLUDE
2366	PINE	10	EXCLUDE
2367	PINE	16	PRESERVED
2368	PINE	14	EXCLUDE
2369	PINE	12	EXCLUDE
2370	PINE	19	EXCLUDE
2372	PALM	14	REMAIN
2373	PINE	13	PRESERVED
2374	OAK	14	PRESERVED
2375	OAK	9	PRESERVED
2376	PINE	21	PRESERVED
2377	PINE	20	PRESERVED
2379	PINE	12	PRESERVED
2380	PINE	16	PRESERVED
2381	PINE	18	EXCLUDE
2382	PINE	7	EXCLUDE
2383	PINE	19	EXCLUDE
2384	PINE	10	EXCLUDE
2385	PINE	16	EXCLUDE
2386	OAK	14	EXCLUDE
2387	PINE	22	EXCLUDE
2388	OAK	11	EXCLUDE
2389	OAK	8	EXCLUDE
2390	OAK	8	EXCLUDE
2391	OAK	20	EXCLUDE
2392	PINE	15	EXCLUDE
2393	PINE	13	EXCLUDE
2394	PINE	11	EXCLUDE
2395	PINE	9	EXCLUDE
2396	OAK	8	EXCLUDE
2397	PINE	11	EXCLUDE
2398	PINE	13	PRESERVED
2399	PINE	8	PRESERVED
2400	PINE	11	PRESERVED
2401	PINE	15	PRESERVED
2402	PINE	13	PRESERVED
2403	PINE	9	PRESERVED
2404	PINE	11	PRESERVED
2405	PINE	19	EXCLUDE
2406	PINE	8	EXCLUDE
2407	PINE	15	EXCLUDE
2408	PINE	24	EXCLUDE
2409	PINE	9	PRESERVED
2416	OAK	11	REMOVE
2417	OAK	11	REMOVE
2420	PALM	22	REMOVE
2421	PALM	23	REMOVE
2422	OAK	16	REMOVE
2423	PALM	22	REMOVE
2430	PALM	17	REMOVE
2431	PALM	18	REMOVE
2434	PALM	18	REMOVE
2436	OAK	19	REMOVE
2438	PALM	20	REMOVE
2439	PALM	19	REMOVE
2442	PALM	20	REMOVE
2443	PALM	13	REMOVE
2444	PALM	20	REMOVE
2447	PALM	16	REMOVE
2448	PALM	18	REMOVE
2449	PALM	18	REMOVE
2450	PALM	20	REMOVE
2451	PALM	20	REMOVE
2461	OAK /	15,15	REMOVE
2462	OAK /	6,7	REMOVE
2463	PALM	18	REMOVE
2464	OAK	9	REMOVE
2466	OAK	6	REMOVE
2467	OAK	23	REMOVE
2468	OAK	8	REMOVE
2469	OAK	19	REMOVE
2470	OAK	13	REMOVE
2471	OAK	8	REMOVE
2472	OAK //	9,12,11	REMOVE
2473	OAK	8	REMOVE
2474	OAK	8	REMOVE
2475	OAK	7	REMOVE
2478	OAK	7	REMOVE
2479	OAK	10	REMOVE
2482	OAK	8	REMOVE
2483	OAK	25	REMOVE
2484	OAK /	13,13	REMOVE
2485	OAK	14	REMOVE
2486	OAK	8	REMOVE
2487	PINE	15	REMOVE
2488	PINE	17	PRESERVED
2492	OAK	20	REMOVE
2493	PALM	22	REMOVE
2495	OAK	22	REMOVE
2496	PINE	10	REMOVE
2497	PINE	25	REMOVE
2499	PINE	22	REMOVE
2501	PINE	8	REMOVE
2502	PINE	18	REMOVE
2503	PINE	13	REMOVE
2504	OAK	11	REMOVE
2505	PINE	18	REMOVE
2506	PINE	22	REMOVE
2509	PINE	18	PRESERVED
2510	OAK /	7,6	PRESERVED
2511	PINE	8	PRESERVED
2512	OAK	6	PRESERVED
2513	OAK	7	PRESERVED
2514	PINE	14	PRESERVED
2515	OAK /	7,6	PRESERVED
2516	PINE	18	PRESERVED
2519	PINE	8	PRESERVED
2520	PINE	10	PRESERVED
2521	PINE	10	PRESERVED
2525	PINE	8	PRESERVED
2526	PINE	9	PRESERVED
2527	OAK	8	PRESERVED
2528	PINE	14	PRESERVED
2529	PINE	15	PRESERVED
2530	PINE	7	PRESERVED
2531	PINE	6	PRESERVED
2532	PINE	15	PRESERVED
2533	OAK	12	PRESERVED
2534	OAK	11	PRESERVED
2535	OAK	7	PRESERVED
2539	OAK /	11,10	PRESERVED
2540	PINE	19	PRESERVED
2541	PINE	13	PRESERVED
2544	PINE	21	PRESERVED
2545	BAY	14	PRESERVED
2546	OAK	11	PRESERVED
2547	PINE	8	PRESERVED
2548	PINE	24	PRESERVED
2549	PINE	19	PRESERVED
2550	OAK	15	PRESERVED
2551	PINE	23	PRESERVED
2552	PINE	21	PRESERVED
2553	PINE	14	PRESERVED
2554	OAK	6	PRESERVED
2555	OAK	8	PRESERVED
2556	OAK	7	PRESERVED
2557	OAK	9	PRESERVED
2560	PINE	8	PRESERVED
2563	PINE	6	PRESERVED
2564	PINE	7	PRESERVED
2565	PINE	8	PRESERVED
2566	PINE	6	PRESERVED
2567	PINE	8	PRESERVED
2568	PINE	8	PRESERVED
2569	PINE	7	PRESERVED
2570	PINE	7	EXCLUDE
2573	PINE	10	PRESERVED
2574	PINE	12	PRESERVED
2575	OAK	6	PRESERVED
2579	PINE	14	PRESERVED
2580	PINE	20	PRESERVED
2581	OAK	12	PRESERVED
2583	OAK //	6,6,7	PRESERVED
2584	OAK	8	PRESERVED
2585	PINE	13	PRESERVED
2586	PINE	14	PRESERVED
2587	PINE	18	PRESERVED
2588	PINE	19	PRESERVED
2589	PINE	15	PRESERVED
2590	OAK /	11,11	PRESERVED
2591	PINE	12	PRESERVED
2592	OAK	11	PRESERVED
2593	OAK	14	PRESERVED
2594	PINE	14	PRESERVED
2595	OAK	8	PRESERVED
2596	PINE	20	PRESERVED
2597	OAK	6	PRESERVED
2598	OAK	8	PRESERVED
2599	PINE	13	PRESERVED
2600	OAK	11	PRESERVED
2601	OAK	7	PRESERVED
2602	OAK	10	PRESERVED
2605	OAK	7	PRESERVED
2606	OAK	6	PRESERVED
2607	PINE	17	PRESERVED
2608	OAK	8	PRESERVED
2609	OAK	6	PRESERVED
2610	OAK /	8,9	PRESERVED
2611	PINE	8	PRESERVED
2613	PINE	23	PRESERVED
2614	PINE	12	PRESERVED
2615	PINE	8	PRESERVED
2616	PINE	22	PRESERVED
2617	PINE	6	PRESERVED
2618	PINE	12	PRESERVED
2619	PINE	15	PRESERVED
2623	PINE	19	PRESERVED
2624	PINE	7	PRESERVED
2625	PINE	11	PRESERVED
2626	BAY	13	PRESERVED
2627	PINE	13	PRESERVED
2628	PINE	9	PRESERVED
2629	PINE	14	PRESERVED
2630	BAY //	8,8,7	PRESERVED
2631	OAK	7	PRESERVED
2632	PINE	12	PRESERVED
2634	PINE	6	PRESERVED
2635	PINE	10	PRESERVED
2638	PINE	19	PRESERVED
2639	PINE	18	PRESERVED
2640	BAY	9	PRESERVED
2641	PINE	7	PRESERVED
2642	PINE	20	PRESERVED
2643	PINE	16	PRESERVED
2644	PINE	12	PRESERVED
2645	MAPLE	12	PRESERVED
2648	PINE	14	PRESERVED
2649	PINE	20	PRESERVED
2650	PINE	7	PRESERVED
2651	PINE	19	PRESERVED
2652	PINE	16	PRESERVED
2653	PINE	14	PRESERVED
2654	BAY	6	PRESERVED
2656	OAK	7	PRESERVED
2657	UNK	7	PRESERVED
2659	PINE	22	PRESERVED
2660	BAY	8	PRESERVED
2661	PINE	15	PRESERVED
2662	OAK	16	PRESERVED
2666	PALM	18	REMAIN
2667	PINE	17	PRESERVED
2671	OAK /	7,7	PRESERVED
2672	PINE	9	PRESERVED
2673	OAK	6	PRESERVED
2674	PINE	7	PRESERVED
2675	PINE	15	PRESERVED
2676	PINE	9	PRESERVED
2677	PINE	10	PRESERVED
2679	PINE	10	PRESERVED
2680	MAPLE	16	PRESERVED
2681	PINE	9	PRESERVED
2682	PINE	6	PRESERVED
2683	PINE	10	PRESERVED
2684	PINE	20	EXCLUDE
2685	PINE	14	PRESERVED
2687	PINE	15	PRESERVED
2689	PINE	15	PRESERVED
2690	PINE	7	PRESERVED
2691	PINE	15	PRESERVED
2692	PINE	22	PRESERVED
2694	PINE	11	PRESERVED
2695	PINE	8	PRESERVED
2696	PINE	10	PRESERVED
2697	PINE	9	PRESERVED
2698	PINE	6	PRESERVED
2699	PINE	10	PRESERVED
2700	PINE	8	PRESERVED
2703	PINE	15	PRESERVED
2704	PINE	15	PRESERVED
2705	PINE	18	PRESERVED
2706	OAK /	11,15	PRESERVED
2707	PINE	20	PRESERVED
2708	PINE	10	PRESERVED
2709	PINE	20	PRESERVED
2710	PINE	22	PRESERVED
2711	OAK	11	PRESERVED
2712	PINE	9	PRESERVED
2713	PINE	9	PRESERVED
2714	PINE	7	PRESERVED
2715	PINE	7	PRESERVED
2717	PINE	12	PRESERVED
2721	OAK	6	PRESERVED
2722	OAK /	6,6	PRESERVED
2723	PINE	14	PRESERVED
2724	PINE	8	PRESERVED
2725	PINE	21	PRESERVED
2729	PINE	17	PRESERVED
2730	PINE	10	PRESERVED
2731	PINE	8	PRESERVED
2732	OAK	7	PRESERVED
2733	OAK	8	PRESERVED
2734	PINE	14	PRESERVED
2735	PINE	18	PRESERVED
2736	PINE	14	PRESERVED
2737	PINE	22	PRESERVED
2738	PINE	10	PRESERVED
2739	OAK	6	PRESERVED
2740	OAK	6	PRESERVED
2741	OAK	7	PRESERVED
2742	OAK	6	PRESERVED
2744	OAK	6	PRESERVED
2745	PINE	7	PRESERVED
2746	PINE	23	PRESERVED
2747	OAK	6	PRESERVED
2748	PINE	15	PRESERVED
2749	MAPLE /	8,8	PRESERVED
2751	PINE	14	PRESERVED
2752	OAK	7	PRESERVED
2753	OAK	6	PRESERVED
2754	PINE	14	PRESERVED
2756	PINE	17	PRESERVED
2757	OAK	11	EXCLUDE
2760	PINE	16	PRESERVED
2761	PINE	20	PRESERVED
2762	PINE	12	PRESERVED
2763	PINE	12	PRESERVED
2765	PINE	9	PRESERVED
2766	OAK	7	PRESERVED
2768	CHERRY LAUREL	9	PRESERVED
2769	OAK	8	PRESERVED
2770	CEDAR	9	PRESERVED
2771	PINE	18	PRESERVED
2772	OAK	11	PRESERVED
2773	PINE	19	PRESERVED
2774	PINE	9	PRESERVED
2776	PINE	6	PRESERVED
2778	OAK	12	EXCLUDE
2779	OAK	8	EXCLUDE
2781	OAK /	11,9	PRESERVED
2782	PINE	21	PRESERVED
2783	OAK	7	PRESERVED
2784	OAK	6	PRESERVED
2785	OAK	14	PRESERVED
2786	OAK	6	PRESERVED
2787	PINE	16	PRESERVED
2788	BAY	11	PRESERVED
2789	BAY	8	PRESERVED
2790	OAK	12	PRESERVED
2792	PINE	12	PRESERVED
2793	PINE	8	EXCLUDE
2794	OAK	8	EXCLUDE
2795	PINE	22	EXCLUDE
2796	OAK	8	EXCLUDE
2797	OAK	9	EXCLUDE
2798	OAK	11	EXCLUDE
2799	PINE	18	EXCLUDE
2800	OAK	10	EXCLUDE
2801	PINE	9	EXCLUDE
2802	PINE	17	PRESERVED
2803	PINE	24	PRESERVED
2804	PINE	16	PRESERVED
2805	PINE	9	PRESERVED
2806	OAK	6	PRESERVED
2807	PINE	14	PRESERVED
2808	PINE	20	PRESERVED
2809	OAK	6	PRESERVED
2811	OAK	12	PRESERVED
2812	OAK	9	PRESERVED
2813	OAK	8	PRESERVED
2814	BAY	6	PRESERVED
2815	BAY	10	PRESERVED
2816	BAY	9	PRESERVED
2817	OAK	9	PRESERVED
2818	PINE	12	EXCLUDE
2819	OAK	7	PRESERVED
2820	PINE	8	PRESERVED
2821	PINE	10	PRESERVED
2822	PINE	8	PRESERVED
2823	MAPLE	6	PRESERVED
2824	PINE	8	PRESERVED
2825	PINE	8	PRESERVED
2826	PINE	6	PRESERVED
2827	OAK	7	PRESERVED
2828	PINE	14	PRESERVED
2829	PINE	11	PRESERVED
2830	PINE	20	PRESERVED
2831	PINE	21	PRESERVED
2832	OAK	10	PRESERVED
2833	PINE	8	PRESERVED
2834	PINE	8	PRESERVED
2835	BAY	9	PRESERVED
2867	PINE	13	PRESERVED
2868	PINE	18	PRESERVED
2869	PINE	16	PRESERVED
2870	BAY	12	PRESERVED
2871	CHERRY	10	PRESERVED
2872	PINE	7	PRESERVED
2873	PINE	13	PRESERVED
2874	PINE	13	PRESERVED
2875	PINE	13	PRESERVED
2876	PINE	13	PRESERVED
2877	PINE	14	PRESERVED
2878	PINE	17	PRESERVED
2879	PINE	15	PRESERVED
2880	PINE	15	PRESERVED
2881	PINE	12	PRESERVED
2882	CHERRY	8	PRESERVED
2883	CHERRY	10	PRESERVED
2884	PINE	18	PRESERVED
2885	CHERRY	10	PRESERVED
2886	PINE	15	PRESERVED
2887	PINE	8	PRESERVED
2888	PINE	6	PRESERVED
2889	PINE	8	PRESERVED
2890	PINE	8	PRESERVED
2891	PINE	8	PRESERVED
2892	CHERRY	6	PRESERVED
2894	PINE	30	PRESERVED
2895	CHERRY	12	PRESERVED
2897	PINE	10	PRESERVED
2898	PINE	16	PRESERVED
2899	PINE	11	PRESERVED
2901	PINE	7	PRESERVED
2908	PALM	24	REMAIN
2910	PINE	26	PRESERVED
2913	OAK	10	REMOVE
2914	CHERRY	6	REMOVE
2915	CHERRY	6	REMOVE
2916	OAK	7	REMOVE
2917	OAK	10	REMOVE
2918	PALM	24	REMOVE
2931	PINE	14	PRESERVED
2932	PINE	18	PRESERVED
2933	PINE	8	PRESERVED
2934	PINE	14	PRESERVED
2935	PINE	18	PRESERVED
2938	OAK	13	PRESERVED
2940	OAK	10	PRESERVED
2942	PINE	14	PRESERVED
2943	PINE	13	PRESERVED
2945	PINE	10	EXCLUDE
2946	PINE	10	EXCLUDE
2947	PINE	14	PRESERVED
2950	OAK	9	PRESERVED
2951	PINE	13	PRESERVED
2952	PINE	9	PRESERVED
2954	PINE	7	PRESERVED
2955	PINE	10	PRESERVED
2956	PINE	10	PRESERVED
2957	PINE	7	PRESERVED
2959	PINE	9	PRESERVED
2960	PINE	7	PRESERVED
2961	PINE	13	PRESERVED
2962	PINE	7	PRESERVED
2963	PINE	6	PRESERVED
2965	PINE	11	EXCLUDE
2966	PINE	18	EXCLUDE
2967	PINE	7	EXCLUDE
2968	PINE	8	EXCLUDE
2970	PINE	11	EXCLUDE
2971	PINE	9	PRESERVED
2973	PINE	19	PRESERVED
2975	PINE	6	PRESERVED
2976	PINE	8	PRESERVED
2977	PINE	12	PRESERVED

Plotted By: Abbott Nora Sheet Set: MOUNT DORA SELF STORAGE Layout: L0.51 July 22, 2022 09:55:27am K:\ORL_Civil\049631002-Mt Dora Self Storage\CAD\CONSTR\ADD\CONSTR\PlanSheets\L0.50 – TREE MITIGATION 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.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT	049631002
DATE	07/20/2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	MTF
DATE:	

TREE MITIGATION CHART

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
L0.51

TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE. PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

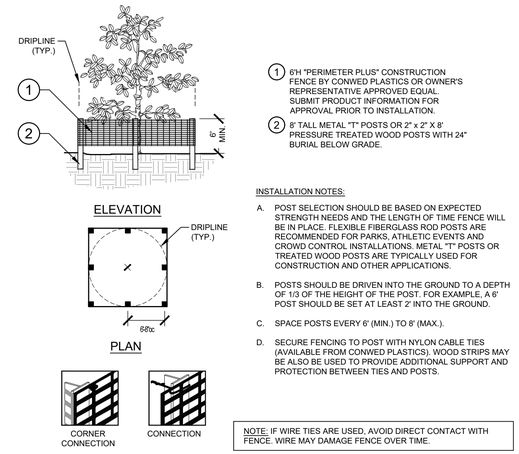
L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. 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 (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

1 TYPICAL TREE MITIGATION NOTES
L0.52



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

2 TREE PROTECTION FENCING
L0.52 ELEVATION / PLAN NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT	049631002
DATE	07/20/2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	MTF
DATE:	

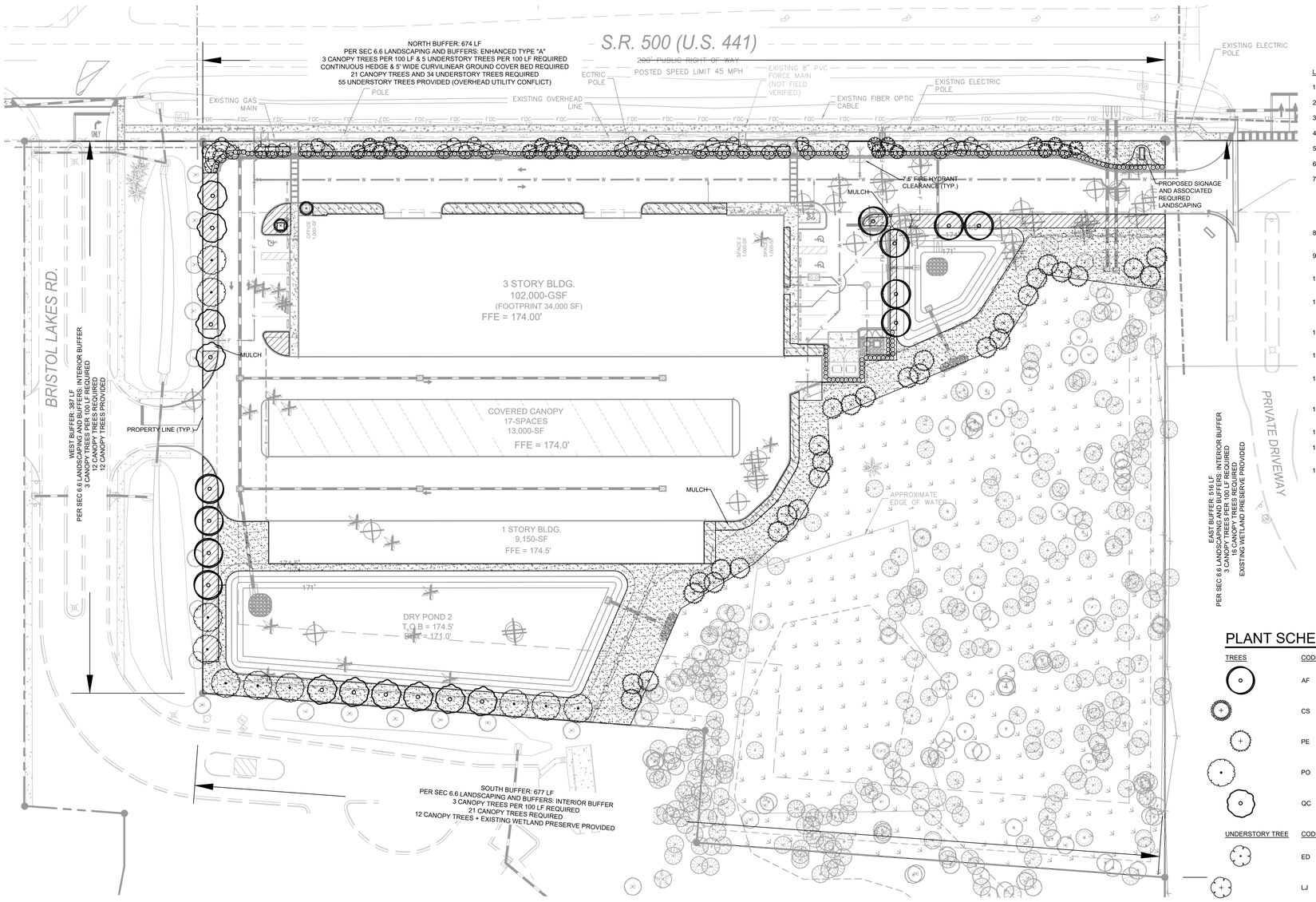
TREE MITIGATION SPECIFICATIONS AND DETAIL

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
L0.52

Plotted By:Abbott Nora Sheet Set:MOUNT DORA SELF STORAGE Layout:L0.52 July 22, 2022 09:55:32am K:\ORL_Civil\049631002-ML Dora Self Storage\CAD\CONST\PlanSheets\L0.50 - TREE MITIGATION 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.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LANDSCAPE NOTES:

1. ALL LANDSCAPE SHALL COMPLY WITH JURISDICTIONAL LANDSCAPE CODE.
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR THE WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

Total Existing Number of Trees (6"-23.99")	361
Total Existing Number of Trees Removed (6"-23.99")	38
Total Existing Number of Trees (24" or greater)	6
Total Existing Number of Trees Removed (24" or greater)	2
Total Number of Trees replaced at 1:1 (6"-23.99")	38
Total Number of Trees replaced at 1:6 (24" or greater)	2
Total Number of Trees replaced:	63
Total Number of Tree Deficient (not being replaced) for Tree Bank Contribution:	0, $0

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AF	10	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1, NATIVE, MEDIUM WATER USE	FLORIDA FLAME RED MAPLE	FG	3.5" CAL MIN	12` HT., 4` SPR.
	CS	2	CITRUS X SINENSIS STRAIGHT, SINGLE LEADER, FULL, FL #1	SWEET ORANGE	30 GAL	3.5" CAL MIN	8` HT MIN
	PE	31	PINUS ELLIOTTII STRAIGHT, FULL, FL #1, EQUAL QUANTITIES OF HEIGHTS	SLASH PINE	FG	3.5" CAL MIN	10` - 14` CT. MIN.
	PO	10	PLATANUS OCCIDENTALIS STRAIGHT, SINGLE LEADER, FULL, FL #1	AMERICAN SYCAMORE	FG	3.5" CAL. MIN.	12` HT., 4` SPR.
	QC	10	QUERCUS VIRGINIANA 'CATHEDRAL' STRAIGHT,SINGLE LEADER, FULL, FL #1, NATIVE, LOW WATER USE	CATHEDRAL LIVE OAK	FG	3.5" CAL. MIN.	12` HT., 4` SPR.
UNDERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	ED	18	ELAEOCARPUS DECIPIENS STRIGHT, SINGLE LEADER, FULL, FL#1, LOW WATER USE	JAPANESE BLUEBERRY TREE	FG	2" CAL MIN	8` HT MIN
	LJ	18	LIGUSTRUM JAPONICUM MULTI TRUNK, 4 TRUNK MIN., FULL, FL #1,MEDIUM WATER USE	JAPANESE PRIVET	FG	4" CAL. TOT.	10` HT., 4` SPR.
	LM	19	LAGERSTROEMIA X 'NATCHEZ' MULTI-TRUNK, 4 TRUNK MIN. FULL, FL #1	NATCHEZ CRAPE MYRTLE	FG	4" CAL. TOT.	10` HT., 4` SPR.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	VO	255	VIBURNUM ODORATISSIMUM FULL, LOW WATER USE	SWEET VIBURNUM	7 GAL	36" OC	36" HT MIN
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	HC	516	HAMELIA PATENS 'COMPACTA' FULL, NATIVE, LOW WATER USE	DWARF FIREBUSH	3 GAL	18" HT MIN	30" OC
	JT	325	JUNIPERUS CONFERTA 'BLUE PACIFIC' FULL, FL #1 PLANT MATERIAL, MEDIUM WATER USE	BLUE PACIFIC JUNIPER	3 GAL	18" FULL	30" OC
	RA	924	RHAPHIOLEPIS INDICA `ALBA` FULL, LOW WATER USE	WHITE INDIAN HAWTHORN	3 GAL	18" HT MIN	30" OC
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	PA	48,332 SF	PASPALUM NOTATUM `ARGENTINE` ROLLED TIGHT, 100% WEED/INSECT/DEBRIS/DISEASE FREE	ARGENTINE BAHIAGRASS	SOD	-	-

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LEGEND

- TREES IN PRESERVATION AREA
- TREES TO BE REMOVED
- PALMS TO BE REMOVED
- PALMS IN PRESERVATION AREA / OFFSITE PALMS
- OFFSITE TREES
- X — TREE PROTECTION FENCING

MT. DORA LOCH LEVEN LANDING PUD LANDSCAPE CODE REQUIREMENTS

	REQUIRED	PROVIDED
INTERIOR VUA LANDSCAPE - SEC. 6.6		
TOTAL VUA AREA: 68,552 SF		
10% OF TOTAL VUA AREA TO BE LANDSCAPED	6,856 SF LANDSCAPE AREA	7,033 SF LANDSCAPE
1 CANOPY TREE PER LANDSCAPE BREAK	6 CANOPY TREES	6 CANOPY TREES
LANDSCAPE BUFFERS - SEC. 6.6	**REQUIRED**	**PROVIDED**
NORTH BUFFER: 674 LF		
ENHANCED TYPE "A"		
3 CANOPY TREES / 100 LF	21 CANOPY TREES	55 UNDERSTORY TREES
5 UNDERSTORY TREES / 100 LF	34 UNDERSTORY TREES	(OVERHEAD UTILITY CONFLICT)
CONTINUOUS HEDGE & 5' WIDE CURVILINEAR GROUND COVER		CONTINUOUS HEDGE AND CURVILINEAR GROUND COVER
EAST BUFFER: 516 LF		
INTERIOR BUFFER		
3 CANOPY TREES PER 100 LF	16 CANOPY TREES	EXISTING WETLAND PRESERVE
WEST BUFFER: 387 LF		
INTERIOR BUFFER		
3 CANOPY TREES PER 100 LF	12 CANOPY TREES	12 CANOPY TREES
SOUTH BUFFER: 677 LF		
INTERIOR BUFFER		
3 CANOPY TREES PER 100 LF	21 CANOPY TREES	12 CANOPY TREES + EXISTING WETLAND PRESERVE
SPECIES DIVERSITY - SEC. 6.6.2		
NO MORE THAN 33.33% OF REQUIRED TREES TO BE ONE SPECIES		
110 REQUIRED TREES X 33.33%	36 MAXIMUM QTY. OF ONE SPECIES	36 QTY. OF ONE SPECIES PROVIDED
BUILDING FOUNDATION - SEC. 6.13.4 (2)		
100 SF OF LANDSCAPE PER 1,000 SF OF BUILDING		
34,000 SF BUILDING / 1,000 = 34 X 100 SF	3,400 SF LANDSCAPE AREA	3,440 SF PROVIDED
TREE MITIGATION - SEC. 6.6.7 (1) I		
1:1 REPLACEMENT FOR UNDER 24"	38 TREES (38 REMOVED)	61 TREES + 2 CITRUS PROVIDED
1:6 REPLACEMENT FOR OVER 24"	8 TREES (2 REMOVED	61 TREES PROVIDED

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT	049631002
DATE	07/20/2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	MTF

LANDSCAPE PLAN

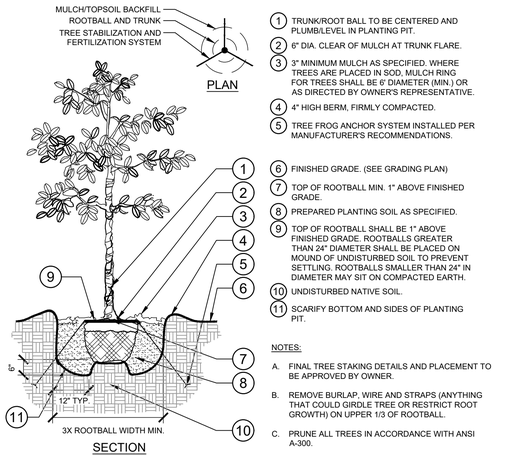
MOUNT DORA SELF STORAGE

FLORIDA

CITY OF MOUNT DORA

SHEET NUMBER
L1.00

Plotted By:Abbott, Nora Sheet Set:MOUNT DORA SELF STORAGE Layout:L1.00 LANDSCAPE PLAN July 22, 2022 09:56:23am K:\ORL_Civil\049631002-Mt. Dora Self Storage\CADD\CONST\PlanSheets\L1.00 - LANDSCAPE 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.



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

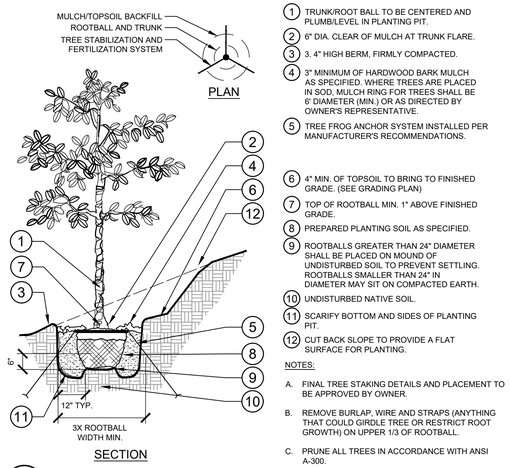
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 **TREE PLANTING** — SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

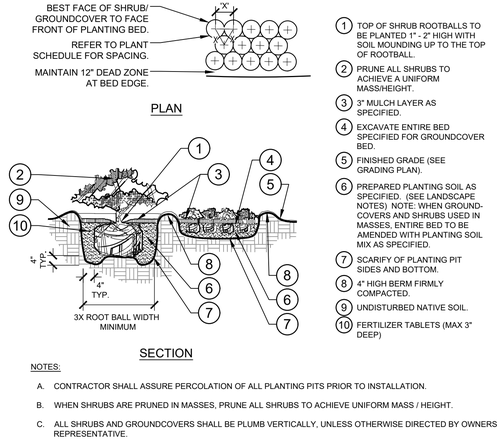
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 **TREE PLANTING ON A SLOPE** — SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

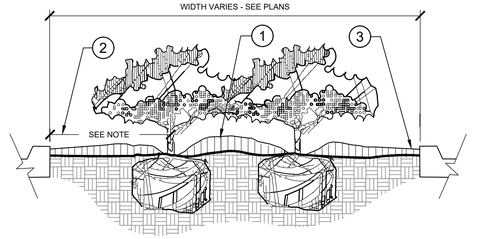
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 **SHRUB/GROUNDCOVER PLANTING** — SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 **PLANTED PARKING LOT ISLANDS/MEDIANS** — SECTION — NTS

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 **SHRUB/GROUNDCOVER PLANTING ON A SLOPE** — SECTION — NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

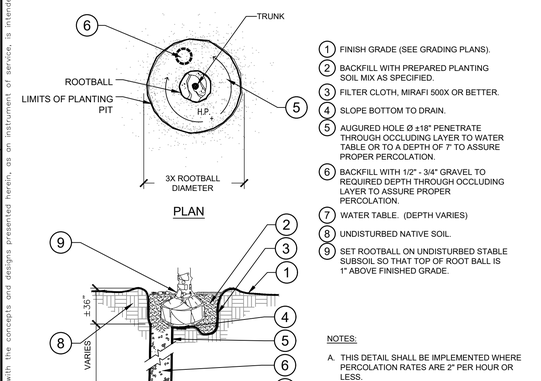
6 L1.50 **PLANTINGS ADJACENT TO BUILDINGS** — SECTION — NTS

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 **PARKING SPACE/CURB PLANTING** — SECTION — NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 **SHRUB PLANTING AT FIRE HYDRANT** — SECTION / PLAN — NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

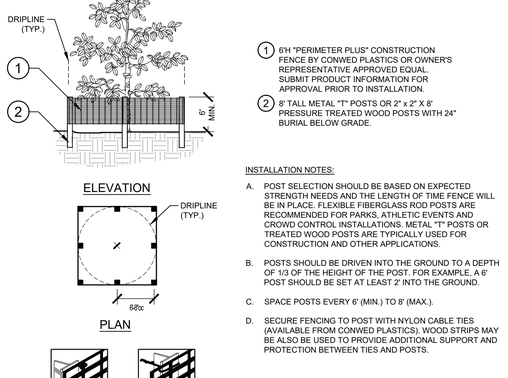
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 **POOR DRAINAGE CONDITION** — SECTION / PLAN — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

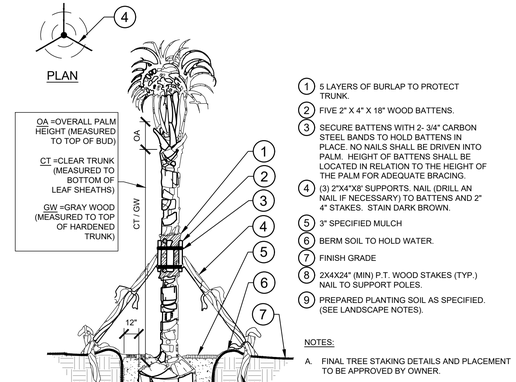
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 L1.50 **TREE PROTECTION FENCING** — ELEVATION / PLAN — NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

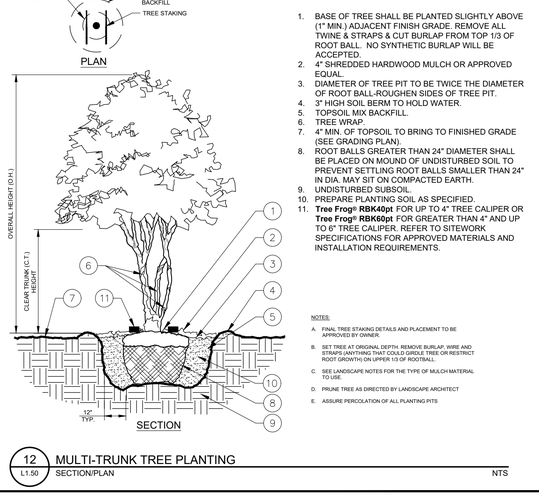
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 **PALM PLANTING** — SECTION / PLAN — NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 **MULTI-TRUNK TREE PLANTING** — SECTION/PLAN — NTS

Plotted By: Abbott Nora Sheet Set: MOUNT DORA SELF STORAGE Layout: L1.50 LANDSCAPE DETAILS July 22, 2022 09:57:06am K:\ORL_Civil\049631002-MtDora Self Storage\CADD\CONST\PlanSheets\L1.50 — LANDSCAPE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT	049631002
DATE	1-24-2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	MTF

LANDSCAPE DETAILS

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
L1.50

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: 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 FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 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 FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT 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.

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. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

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	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

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 FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA 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 OWNER'S 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 OWNER'S 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 EXTRANEOUS 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. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. 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.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF 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 ("WILTPRUF" 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 ROOTS 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. RPGs= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

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. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. 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 OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. 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.

4. 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.

5. 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 ONSITE 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.

6. 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.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. 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.

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

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. 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.

13. 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.

14. 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 SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE 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.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

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. HAND 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 FLORIDA 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. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. 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 OWNER'S 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 REGRADING 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 GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

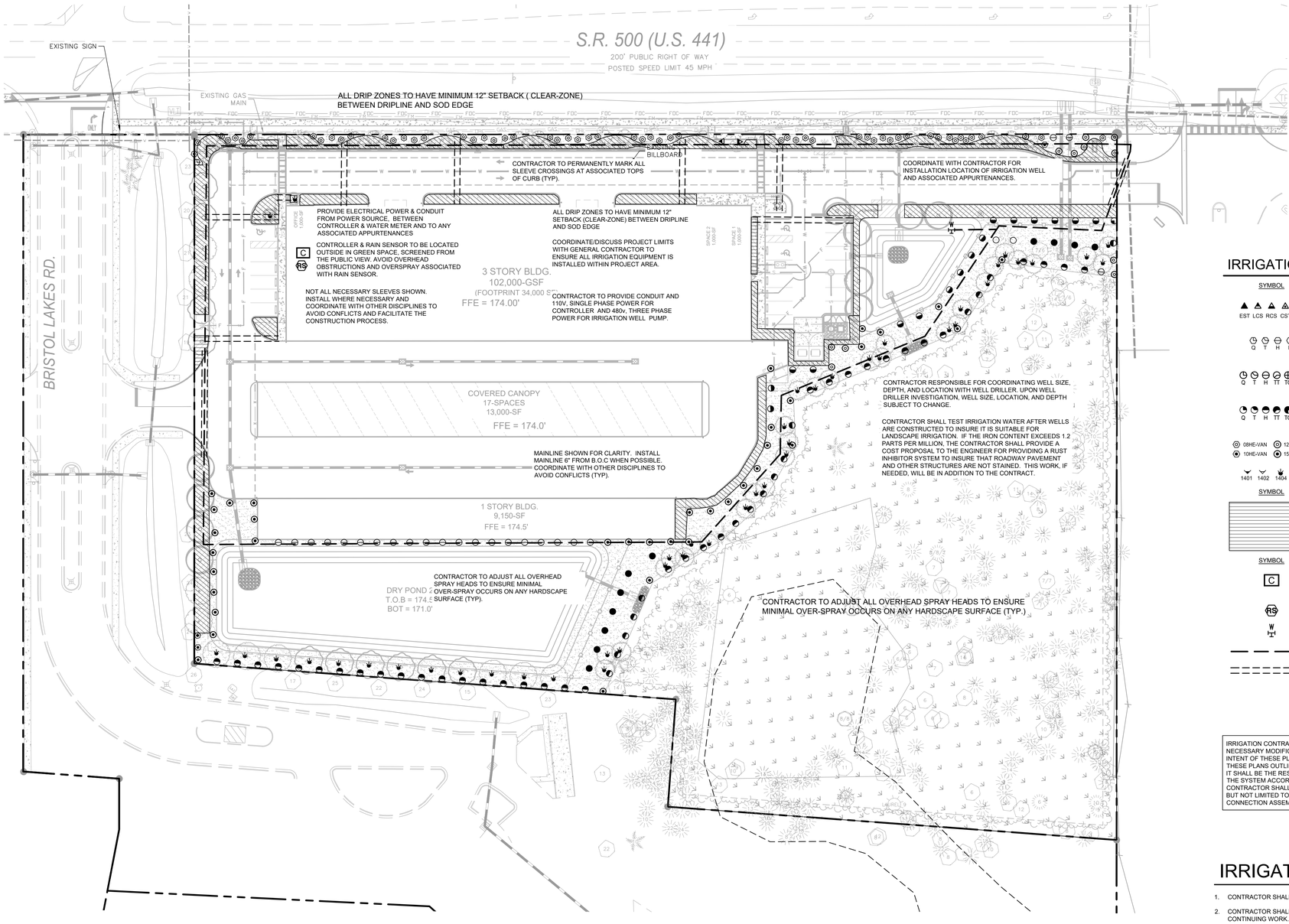
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH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



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NOTE: IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS 15 STRIP SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, NON-POTABLE PURPLE CAP	2	30
Q T H F	RAIN BIRD 1806-U-SAM-PRS U8 SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, NON-POTABLE PURPLE CAP	1	30
Q T H TT TQ F	RAIN BIRD 1806-U-SAM-PRS U12 SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, NON-POTABLE PURPLE CAP	25	30
Q T H TT TQ F	RAIN BIRD 1806-U-SAM-PRS U15 SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, NON-POTABLE PURPLE CAP	78	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS HE-VAN SERIES TURF SPRAY 6" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING, NON-POTABLE PURPLE CAP	108	30
1401 1402 1404 1408	RAIN BIRD 1804-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POPUP, NON-POTABLE PURPLE CAP	45	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS. PIPING TO BE PURPLE IN COLOR FOR NON-POTABLE.	13,156 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	RAIN BIRD ESP12LXMEF 12 STATION, TRADITIONALLY-WIRED, FLOW SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
W H	IRRIGATION WELL	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,845 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	487.1 L.F.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT OF THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

FLOW TOTALS
Area for Dripline: 197.0
Bubbler: 45.0
Turf Spray: 308.1
Total: 550.1 GPM

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

1.01 PERFORMANCE REQUIREMENTS

A. MINIMUM TESTED IRRIGATION WATER SUPPLY WELL PERFORMANCE CAPACITY:

THE WELL SHALL BE CAPABLE OF A MINIMUM OF 80 GPM AT 60 PSI AT THE WELL HEAD. THE SUBMERSIBLE PUMP AND MOTOR SHALL BE DESIGNED FOR CONTINUOUS SUBMERGED OPERATION. THE PUMP SHALL BE DRIVEN BY A MOTOR ATTACHED BELOW THE PUMP SECTION. ELECTRICAL POWER SHALL BE 480 VOLT, 3 PHASE, 60 HERTZ. THE OWNER SHALL PROVIDE ALL PRIMARY AND SECONDARY ELECTRICAL FOR THE PUMP STATION. THE WELL PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. THE VFD PANEL SHALL BE MOUNTED AT LEAST 12" FROM FINISHED GRADE INSIDE A PROTECTIVE COVER. THIS DATA SHALL BE THE BASIS FOR DETERMINING ALL VARIABLES SUCH AS THE PUMP, MOTOR, VFD, AND WIRE SIZE. THE DEPTH OF THE WELL SHALL BE DETERMINED AS NEEDED FOR PERFORMANCE REQUIREMENTS.

1.02 QUALITY ASSURANCE

A. WELL DRILLER QUALIFICATIONS: AN EXPERIENCED WATER SUPPLY WELL DRILLER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.

B. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT TESTING AGENCY, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E 548.

C. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

D. AWWA COMPLIANCE: COMPLY WITH AWWA A100 FOR WATER SUPPLY WELLS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT	049631002
DATE	1-24-2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	MTF
DATE:	

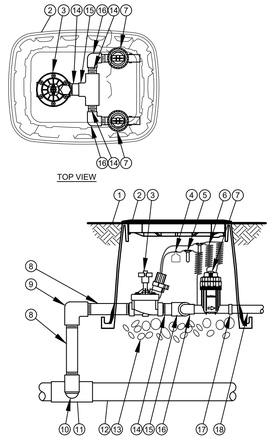
IRRIGATION PLAN

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

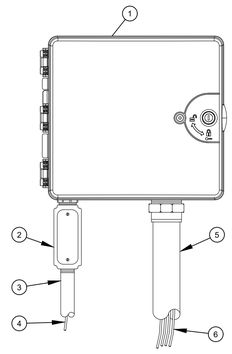
SHEET NUMBER
L2.00

Plotted By:Abbott, Nora Sheet Set:MOUNT DORA SELF STORAGE Layout:L2.00 IRRIGATION PLAN July 22, 2022 09:58:37am K:\ORL_Civil\049631002-Mt Dora Self Storage\CAD\CONST\PlanSheets\L2.00 - 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.



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. REMOTE CONTROL VALVE:
4. ID TAG
5. WATERPROOF CONNECTION:
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 TEE
16. PVC SCH 40 ELL
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

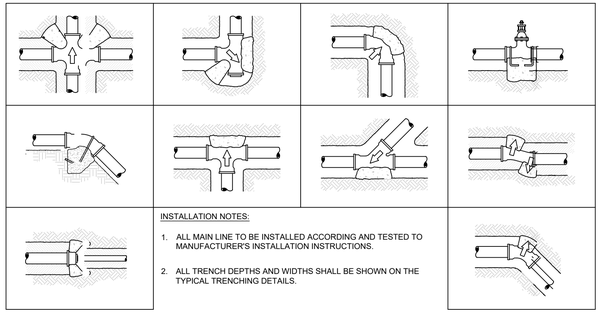
1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
L2.50 SECTION / PLAN — NTS



1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

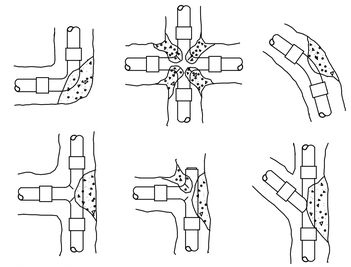
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 TYPICAL CONTROLLER
L2.50 ELEVATION — NTS



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

3 TYPICAL THRUST BLOCK
L2.50 SECTION — NTS

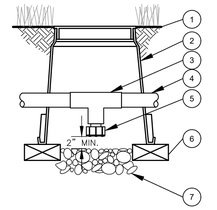


INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS,
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED,
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED,
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

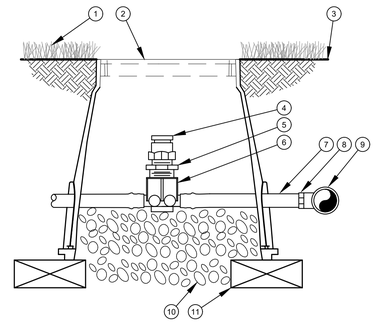
4 THRUST BLOCK REINFORCEMENT
L2.50 SECTION — NTS

5 TYPICAL CONTROL VALVE
L2.50 SECTION — NTS



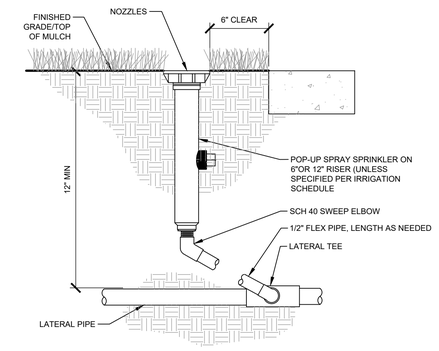
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 DRAIN VALVE
L2.50 SECTION — NTS

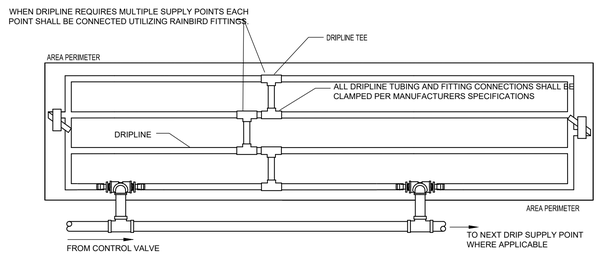


1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR:
7. ½" BLANK DRIPLINE TUBING:
8. BARB X MALE THREAD CONNECTOR:
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

7 AIR RELIEF VALVE IN XFS DRIP LINE
L2.50 SECTION — NTS



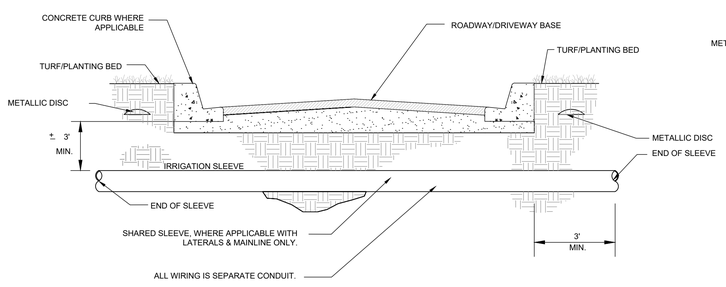
8 TYPICAL SPRAY / ROTAR HEAD
L2.50 SECTION — NTS



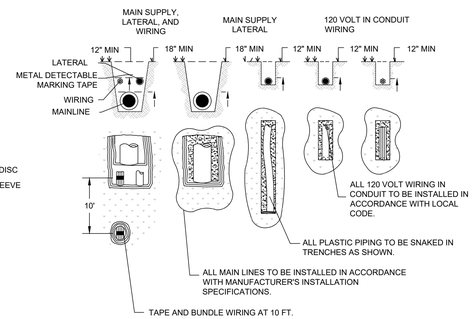
CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

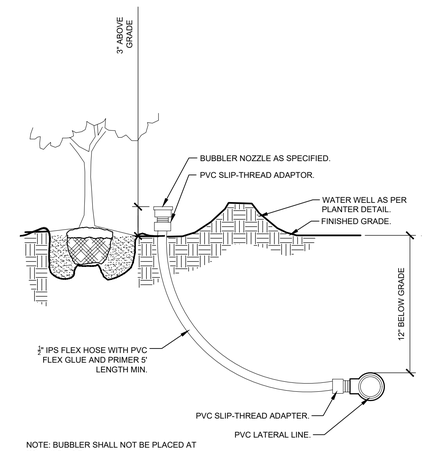
9 TYPICAL DRIP LINE
L2.50 PLAN — NTS



10 TYPICAL SLEEVING
L2.50 SECTION — NTS



11 TYPICAL TRENCHING
L2.50 SECTION / PLAN — NTS



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 TYPICAL BUBBLER
L2.50 SECTION — NTS

Posted By:Abbott, Nora Sheet Set:MOUNT DORA SELF STORAGE Layout:L2.50 IRRIGATION DETAILS July 22, 2022 09:58:46am K:\ORL_Civil\049631002-Mt Dora Self Storage\CADD\CONST\PlanSheets\L2.00 — 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.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

DATE:	BY
1-24-2022	MTF

KHA PROJECT 049631002
DATE 1-24-2022
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY NAA
CHECKED BY MTF

IRRIGATION DETAILS

MOUNT DORA SELF STORAGE
FLORIDA
CITY OF MOUNT DORA

SHEET NUMBER
L2.50

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. 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.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. 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.
10. 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.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. 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.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. 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.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. 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.
19. 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.
20. 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.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. 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).
24. 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).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. 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.
27. 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.
28. 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, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. 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.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 ¼" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

DATE:

KHA PROJECT	049631002
DATE	1-24-2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	NAA
CHECKED BY	MTF

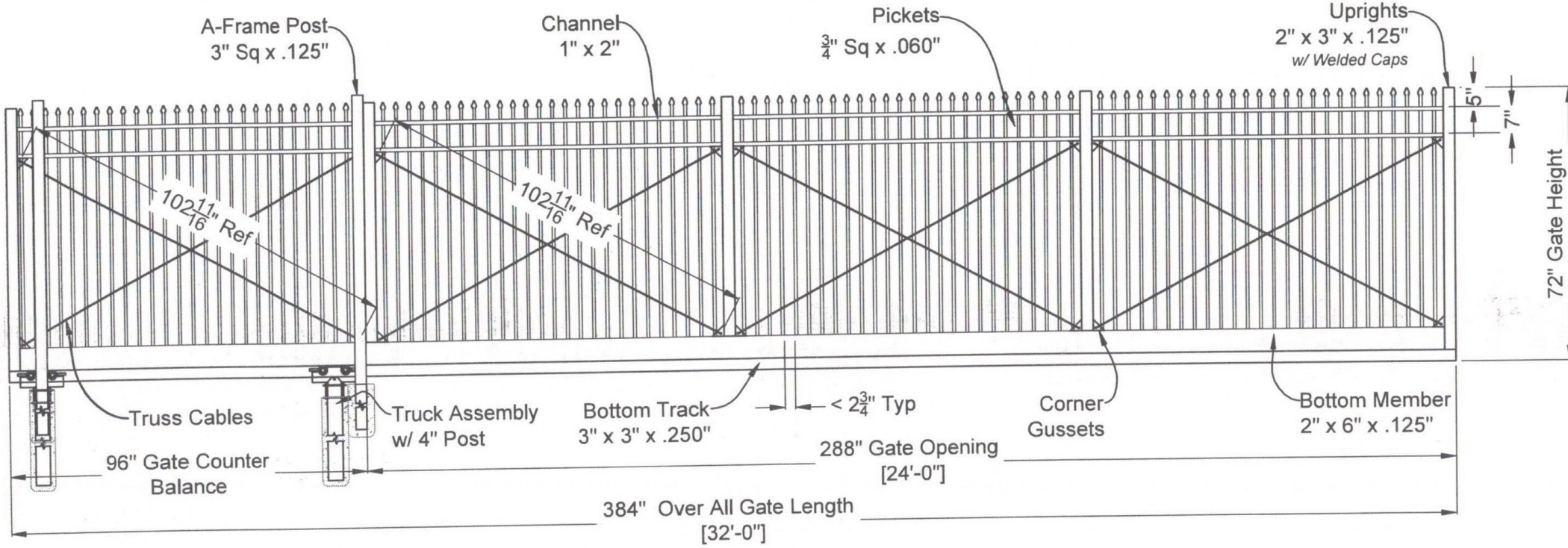
IRRIGATION SPECIFICATION

MOUNT DORA SELF STORAGE

CITY OF MOUNT DORA FLORIDA

SHEET NUMBER
L2.51

Plotted By:Abbott Nora Sheet Set:MOUNT DORA SELF STORAGE Layout:L2.51 IRRIGATION SPECIFICATION July 22, 2022 09:58:59am K:\ORL_Civil\049631002-Mt Dora Self Storage\CADD\CONST\PlanSheets\L2.00 - 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.



9203 COMMERCIAL
Bottom Track Cantilever Gate
Item #: 9203BTC28872PG

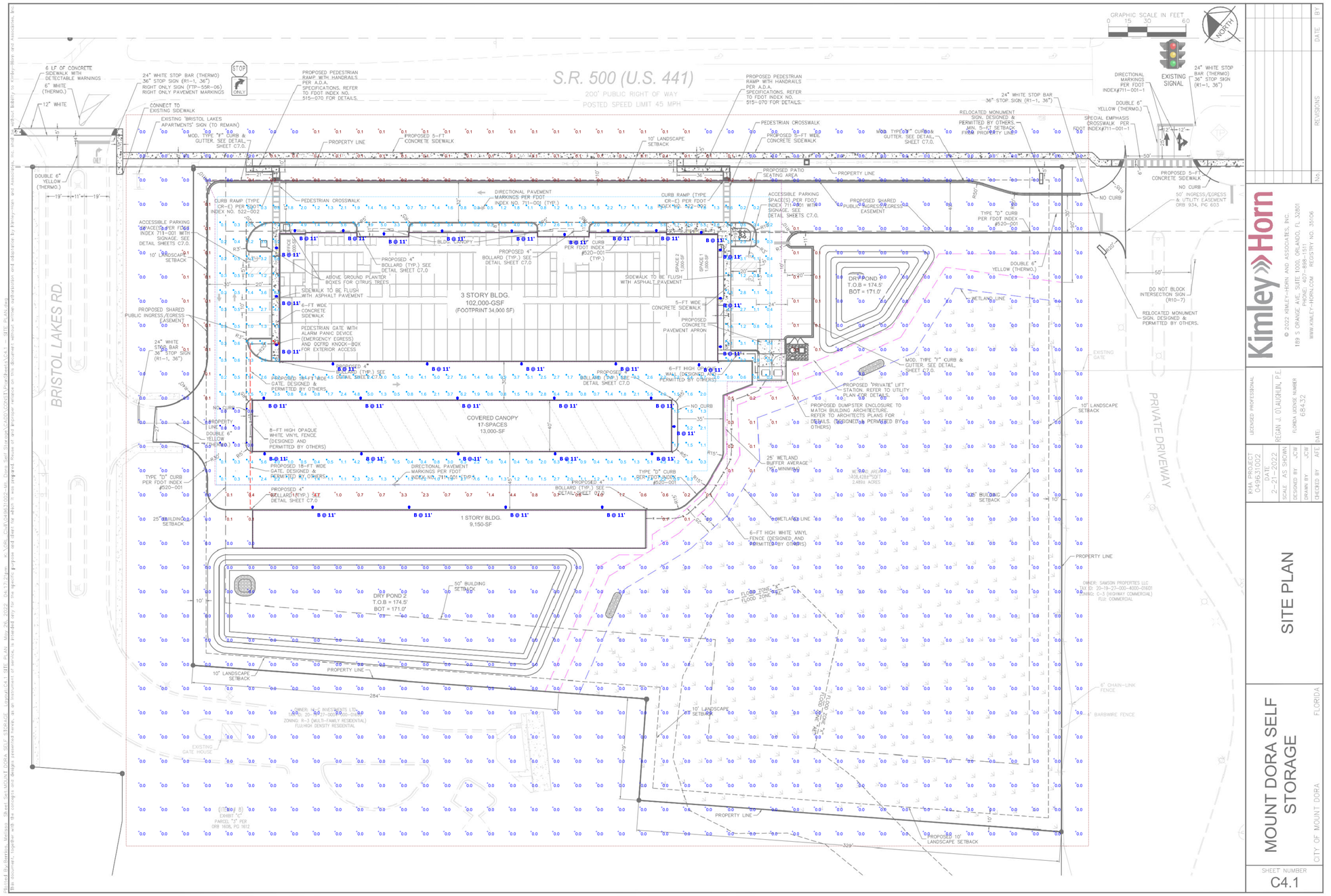
NOTICE:
All drawings, specifications and copies thereof are instruments of service only and remain the property of these clients. The reproduction or unauthorized use of these documents on any other project without written permission from IDEAL ALUMINUM PRODUCTS is strictly prohibited. This design is protected by federal copyright laws.

iDeal aluminum fence gates railing

DO NOT SCALE DRAWING:
FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION

COPYRIGHT 2013
Ideal Aluminum Products

DRAWING NOTEs:
OSLI - Gate Opens To The (Left)


S.R. 500 (U.S. 441)
200' PUBLIC RIGHT OF WAY
POSTED SPEED LIMIT 45 MPH
BRISTOL LAKES RD.
3 STORY BLDG.
102,000-GSF
(FOOTPRINT 34,000 SF)
COVERED CANOPY
17-SPACES
13,000-SF
1 STORY BLDG.
9,150-SF
DRY POND 1
T.O.B = 174.5'
BOT = 171.0'
DRY POND 2
T.O.B = 174.5'
BOT = 171.0'
PRIVATE DRIVEWAY
EXISTING SIGNAL
NORTH
GRAPHIC SCALE IN FEET
0 15 30 60
PROPERTY LINE
WETLAND LINE
25' WETLAND BUFFER AVERAGE (10' MINIMUM)
25' BUILDING SETBACK
10' LANDSCAPE SETBACK
50' BUILDING SETBACK
PROPOSED 10' LANDSCAPE SETBACK
PROPOSED 8-FT HIGH OPAQUE WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
6-FT HIGH WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
8' CHAIN-LINK FENCE
BARBWIRE FENCE
EXISTING GATE HOUSE
EXISTING GATE
NO CURB
DO NOT BLOCK INTERSECTION SIGN (R10-7)
RELOCATED MONUMENT SIGN, DESIGNED & PERMITTED BY OTHERS.
50' INGRESS/EGRESS & UTILITY EASEMENT ORB 934, PG 603
PROPOSED SHARED PUBLIC INGRESS/EGRESS EASEMENT
PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING ARCHITECTURE. REFER TO ARCHITECTS PLANS FOR DETAILS. (DESIGNED & PERMITTED BY OTHERS)
PROPOSED "PRIVATE" LIFT STATION. REFER TO UTILITY PLANS FOR DETAILS.
PROPOSED 5-FT CONCRETE SIDEWALK
PROPOSED PATIO SEATING AREA
PROPOSED PEDESTRIAN RAMP WITH HANDRAILS PER A.D.A. SPECIFICATIONS. REFER TO FDOT INDEX NO. 515-070 FOR DETAILS.
PEDESTRIAN CROSSWALK
DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 (TYP.)
ACCESSIBLE PARKING SPACE(S) PER FDOT INDEX 711-001 WITH SIGNAGE. SEE DETAIL SHEETS C7.0.
CURB RAMP (TYPE CR-E) PER FDOT INDEX NO. 522-002
PROPOSED 4" BOLLARD (TYP.) SEE DETAIL SHEET C7.0
PROPOSED 6-FT HIGH OPAQUE WALL (DESIGNED AND PERMITTED BY OTHERS)
PROPOSED 18-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED 8-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 TYP.
TYPE "D" CURB PER FDOT INDEX #520-001
TYPE "F" CURB PER FDOT INDEX #520-001
MOD. TYPE "F" CURB & GUTTER. SEE DETAIL SHEET C7.0.
6 LF OF CONCRETE SIDEWALK WITH DETECTABLE WARNINGS
6" WHITE (THERMO.)
12" WHITE
24" WHITE STOP BAR (THERMO) 36" STOP SIGN (R1-1, 36") RIGHT ONLY SIGN (FTP-55R-06) RIGHT ONLY PAVEMENT MARKINGS
CONNECT TO EXISTING SIDEWALK
EXISTING "BRISTOL LAKES APARTMENTS" SIGN (TO REMAIN)
PROPERTY LINE
PROPOSED 5-FT CONCRETE SIDEWALK
DOUBLE 6" YELLOW (THERMO.)
24" WHITE STOP BAR 36" STOP SIGN (R1-1, 36")
RELOCATED MONUMENT SIGN, DESIGNED & PERMITTED BY OTHERS. MIN. 5-FT SETBACK FROM PROPERTY LINE.
DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX#711-001-1
SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX#711-001-1
PROPOSED 5-FT CONCRETE SIDEWALK
NO CURB
50' INGRESS/EGRESS & UTILITY EASEMENT ORB 934, PG 603
OWNER: SAMSON PROPERTIES LLC TAX ID: 20-19-27-000-4000-01601 ZONING: C-3 (HIGHWAY COMMERCIAL) FLU: COMMERCIAL
OWNER: M & C INVESTMENTS LTD TAX ID: 20-19-27-000-4000-00401 ZONING: R-3 (MULTI-FAMILY RESIDENTIAL) FLU:HIGH DENSITY RESIDENTIAL
(LITTER B) EXHIBIT "C" PARCEL "2" PER ORB 1608, PG 1612
284'
329'
70'
10' LANDSCAPE SETBACK
PROPERTY LINE
SIDEWALK TO BE FLUSH WITH ASPHALT PAVEMENT
ABOVE GROUND PLANTER BOXES FOR CITRUS TREES
PEDESTRIAN GATE WITH ALARM PANIC DEVICE (EMERGENCY EGRESS) AND DOPD KNOCK-BOX FOR EXTERIOR ACCESS
5-FT WIDE CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT APRON
DOUBLE 6" YELLOW (THERMO.)
TYPE "D" CURB PER FDOT INDEX #520-001
PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING ARCHITECTURE. REFER TO ARCHITECTS PLANS FOR DETAILS. (DESIGNED & PERMITTED BY OTHERS)
PROPOSED "PRIVATE" LIFT STATION. REFER TO UTILITY PLANS FOR DETAILS.
10' LANDSCAPE SETBACK
25' BUILDING SETBACK
PROPERTY LINE
OWNER: SAMSON PROPERTIES LLC TAX ID: 20-19-27-000-4000-01601 ZONING: C-3 (HIGHWAY COMMERCIAL) FLU: COMMERCIAL
8' CHAIN-LINK FENCE
BARBWIRE FENCE
PROPOSED 10' LANDSCAPE SETBACK
EXISTING GATE HOUSE
EXISTING GATE
PROPOSED 5-FT CONCRETE SIDEWALK
NO CURB
50' INGRESS/EGRESS & UTILITY EASEMENT ORB 934, PG 603
DO NOT BLOCK INTERSECTION SIGN (R10-7)
RELOCATED MONUMENT SIGN, DESIGNED & PERMITTED BY OTHERS.
DOUBLE 6" YELLOW (THERMO.)
PROPOSED SHARED PUBLIC INGRESS/EGRESS EASEMENT
PROPOSED 4" BOLLARD (TYP.) SEE DETAIL SHEET C7.0
PROPOSED 6-FT HIGH OPAQUE WALL (DESIGNED AND PERMITTED BY OTHERS)
PROPOSED 18-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED 8-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 TYP.
TYPE "D" CURB PER FDOT INDEX #520-001
TYPE "F" CURB PER FDOT INDEX #520-001
MOD. TYPE "F" CURB & GUTTER. SEE DETAIL SHEET C7.0.
PROPOSED 8-FT HIGH OPAQUE WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
6-FT HIGH WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
8' CHAIN-LINK FENCE
BARBWIRE FENCE
PROPOSED PEDESTRIAN RAMP WITH HANDRAILS PER A.D.A. SPECIFICATIONS. REFER TO FDOT INDEX NO. 515-070 FOR DETAILS.
PEDESTRIAN CROSSWALK
DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 (TYP.)
CURB RAMP (TYPE CR-E) PER FDOT INDEX NO. 522-002
ACCESSIBLE PARKING SPACE(S) PER FDOT INDEX 711-001 WITH SIGNAGE. SEE DETAIL SHEETS C7.0.
PROPOSED 4" BOLLARD (TYP.) SEE DETAIL SHEET C7.0
PROPOSED 5-FT CONCRETE SIDEWALK
PROPOSED PATIO SEATING AREA
PROPERTY LINE
PEDESTRIAN CROSSWALK
MOD. TYPE "F" CURB & GUTTER. SEE DETAIL SHEET C7.0.
10' LANDSCAPE SETBACK
PROPERTY LINE
6 LF OF CONCRETE SIDEWALK WITH DETECTABLE WARNINGS
6" WHITE (THERMO.)
12" WHITE
24" WHITE STOP BAR (THERMO) 36" STOP SIGN (R1-1, 36") RIGHT ONLY SIGN (FTP-55R-06) RIGHT ONLY PAVEMENT MARKINGS
CONNECT TO EXISTING SIDEWALK
EXISTING "BRISTOL LAKES APARTMENTS" SIGN (TO REMAIN)
PROPERTY LINE
PROPOSED 5-FT CONCRETE SIDEWALK
DOUBLE 6" YELLOW (THERMO.)
24" WHITE STOP BAR 36" STOP SIGN (R1-1, 36")
DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX#711-001-1
SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX#711-001-1
PROPOSED 5-FT CONCRETE SIDEWALK
NO CURB
50' INGRESS/EGRESS & UTILITY EASEMENT ORB 934, PG 603
DO NOT BLOCK INTERSECTION SIGN (R10-7)
RELOCATED MONUMENT SIGN, DESIGNED & PERMITTED BY OTHERS.
DOUBLE 6" YELLOW (THERMO.)
PROPOSED SHARED PUBLIC INGRESS/EGRESS EASEMENT
PROPOSED 4" BOLLARD (TYP.) SEE DETAIL SHEET C7.0
PROPOSED 6-FT HIGH OPAQUE WALL (DESIGNED AND PERMITTED BY OTHERS)
PROPOSED 18-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED 8-FT WIDE GATE. DESIGNED & PERMITTED BY OTHERS.
PROPOSED PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 TYP.
TYPE "D" CURB PER FDOT INDEX #520-001
TYPE "F" CURB PER FDOT INDEX #520-001
MOD. TYPE "F" CURB & GUTTER. SEE DETAIL SHEET C7.0.
PROPOSED 8-FT HIGH OPAQUE WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
6-FT HIGH WHITE VINYL FENCE (DESIGNED AND PERMITTED BY OTHERS)
8' CHAIN-LINK FENCE
BARBWIRE FENCE
EXISTING GATE HOUSE
EXISTING GATE
NO CURB
DO NOT BLOCK INTERSECTION SIGN (R10-7)
RELOCATED MONUMENT SIGN, DESIGNED & PERMITTED BY OTHERS.
50' INGRESS/EGRESS & UTILITY EASEMENT ORB 934, PG 603