Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
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PLANNING & ZONING COMMISSION
City Hall Board Room
January 18, 2023 at 10:00 AM

I. Call to Order

II. Roll Call with Determination of Quorum

III. Approval of Minutes

IV. Election

A. Chair

B. Vice-Chair

V. Public participation/hearing for non-agenda items

VI. New Business

A. **Request for Site Plan**; Townplace Suites Hotel (Project Name) 2905 JW Simpson Way (Site Address); Simpson Family Partnership LTD (Owner); ABR Mount Dora LLC (Applicant); Z Development Services (Engineer); Cadd Scapes, Inc. (Landscape Architect)Base 4 (Architect). Project No. SP22-08.

VII. Other Business

VIII. Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, February 15, 2023 (10:00 am)

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
December 21, 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, December 21, 2022

Roll Call with Determination of Quorum

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

City Staff and Attorney: Vince Sandersfeld, Planning Director; Michele Janiszewski, Senior Planner; Sherry Sutphen, City Attorney; Whitney Scott, Administrative Coordinator; Faith Gibbs, Administrative Coordinator

Presenters: Mr. Hakim, *Amco Development*; Mr. Bo Chu, *Orange Lake Development LLC*; Michell Middleton, *Spouses with Houses*; Michael Cenhcmo, *Resident at 1032 Highview Avenue, Mount Dora, FL 32757*

Approval of Minutes

Mr. Massey stated that there were two corrections to be amended, the first on page three and the other on page four.

On a motion by Ms. Hoechst, seconded by Ms. Haukoos, the board voted to approve the meeting minutes dated November 16, 2022.

FOR:	**Massey, Beach, Dring, Haukoos, Tietmeyer, Homich, Hoechst**
AGAINST:	**None**
MOTION CARRIED:	**7 – 0**

Public participation/hearing for non-agenda items

None

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New Business

A. **Request for FLUM**; Orange Lake Development LLC (Project Name); US Hwy 441 (Location); Orange Lake Development LLC (Owner); Orange Lake Development LLC (Applicant); Project No. FLUM22-04SM.
   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.
The Board indicated that there were no Ex Parte Communication regarding this agenda item.

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the small-scale application to amend the Future Land Use category on 2.16 +/- acres from Public Lands and Institutions to Commercial and forwards the same to City Council.

Mr. Homich and Ms. Janiszewski had a brief discussion on the commercial zoning.

Ms. Janiszewski stated that the commercial covers both C-2 and C-3 zoning.

Mr. Cenhcmo, a resident near the proposed area briefly expressed his concerns with the proposed application affecting the residential area.

The applicant provided a brief summary of the proposed application and addressed concerns.

Mr. Bo Chu stated that are currently no plans to build anything within the next five years.

On a motion by Mr. Homich, seconded by Ms. Hoechst, the Board voted to approve the application as presented.

FOR:	**Massey, Beach, Dring, Hoechst, Tietmeyer, Homich**
AGAINST:	**Haukoos**
MOTION CARRIED:	**6 – 1**

DRAFT

B. **Request for Rezoning**; Orange Lake Development LLC (Project Name); US Hwy 441 (Location); Orange Lake Development LLC (Owner); Orange Lake Development LLC (Applicant); Project No. Z22-04.

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

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

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the application to rezone 2.16 +/- acres from Public Lands and Institutions (PLI) to Highway Commercial (C-3) and forwards the same to City Council. Approval subject to adoption of the Commercial Future Land Use designation.

Mr. Homich questioned the zoning for the proposed application. Mr. Homich asked for clarification on why a C-3 zoning district is being pursued instead of C-2A zoning district.

Mr. Homich stated that C-2A would be more appropriate.

Ms. Janiszewski stated that the C-3 zoning district is intended for highway commercial development and the subject property is located on US Hwy 441 so staff felt it was an appropriate location for the C-3 zoning district. Ms. Janiszewski added the adjacent properties to the west are also zoned C-3 so the application is compatible with the area.

Mr. Homich stated his concerns with the zoning allowing potential owners putting in an intense use and inquired about location criteria for the C-3 zoning district and whether the C-3 zoning district had to be located at the intersection of arterial and collector roads.

Ms. Janiszewski stated that there are Code requirements for developing commercial abutting residential property, requiring additional buffers. Due to US Hwy 441 being an arterial road, staff believed it was appropriate to be at this location.

Mr. Sandersfeld stated that the owner/representative requested C-3 zoning.

Mr. Sandersfeld expressed that staff reviewed it on the merit of the Land Development Code and that there is currently no 1,000 foot location restriction criteria.

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Mr. Sandersfeld further stated that properties have been developed, so this requirement has been removed from the land development code.

Mr. Homich and staff had a conversation regarding the difference between C-3 and C-2A on intensity.

Ms. Sutphen clarified for the record that the applicant requested the C-3 zoning.

Ms. Sutphen emphasized that the application is presented to be considered as is and that commission members/staff cannot force the applicant to change it.

Ms. Haukoos asked if restaurants are allowed in C-2 or C-2A zoning districts.

Mr. Sandersfeld stated that there is nothing that prohibits them, they are allowed in all three commercial zoning districts.

Ms. Haukoos and Mr. Sandersfeld discussed addressing the hardships in reference to the applicant/property owner.

Mr. Sandersfeld stated that hardships apply more on a variance type.

Ms. Janiszewski reiterated that for rezoning and land use changes, staff looks for compliance with the land development code and comprehensive plan standards.

The applicant provided the conception plan of the property.

Mr. Bo Chu stated that he didn't exactly now the difference between the zoning in question. Intent is to put a small strip center at a location, doesn't make a difference to him of the zoning.

Ms. Sutphen, emphasized that conception plan was given to the clerk for the record.

Mr. Bo Chu assured that he has no intentions of putting anything of high density use at the location.

Mr. Cenhcmo expressed his concerns of the proposed application possible being sold in the future and being used as high density use. Recommended lower scale C-2 zoning, just in case.

Mr. Homich, Ms. Janiszewski and Mr. Sandersfeld had a discussion on whether or not the basic concept would be okay under a C-2A zoning.

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Mr. Sandersfeld clarified to change zoning, applicant can submit another revised application with signatures for C-2A.

Ms. Sutphen stated that an amended application can be submitted, rather than a new one if that is what the applicant is seeking.

Mr. Massey and the applicant had a conversation regarding whether or not they are seeking to amend their application from C-3 to C-2A.

The applicant stated he had no issues with amending application.

Mr. Massey clarified that it is the applicants desire to amend, the applicant agreed.

Mr. Massey and Ms. Sutphen discussed the applicants desire to amend application for rezoning and the proper procedures for doing so.

Ms. Sutphen clarified if approving C-2A, committee would make a motion to approve application with the amendment of the rezoning application to C-2A. Then the Application would be amended at city level and then forward to city council as C-2A.

Ms. Haukoos, Ms. Sutphen and Ms. Janiszewski discussed the deed restrictions for the proposed application. Mr. Homich expressed his concerns with the deed restrictions actually being enforced.

Mr. Homich moved to approve the application amended to C-2A as outlined by the city attorney. Mr. Beach seconded.

On a motion by Mr. Homich, seconded by Mr. Beach, the Board voted to approve the application as presented.

FOR:	**Massey, Beach, Dring, Haukoos, Tietmeyer, Homich**
AGAINST:	**Hoechst**
MOTION CARRIED:	**6 – 1**

C. **Request for FLUM**; MKMS LLC & Mt Dora Hills (Mount Dora Mixed Use) (Project Name); 21500 SR 46 (Location); Mt Dora Hills, LLC & MK & AD Land Investments, LLC (Owner); Amco Development Inc. (Applicant); Project No. FLUM22-05SM.

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

DRAFT

5. Commission deliberation and action

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

Ms. Janiszewski gave a summary of the application and stated that Staff recommends approval of the small-scale application to amend the Future Land Use category on 36.43+/- acres from Lake County Regional Office to Mount Dora Employment Center and forward the same to City Council.

Staff noted that the request is only for assignment of "Employment Center" Future Land Use. Although the applicant has included a master plan zoning request, it has no bearing on the FLUM Amendment and should be reviewed and voted on independently. Staff felt this aspect needed to be clarified that FLUM categories is being processed due to the recent annexation for inclusion in the Mount Dora Comprehensive Plan 2045.

Mr. Massey and Ms. Janiszewski had a brief discussion regarding a necessary correction to be made on the cover page, in reference to the property's location. Mr. Massey asked for staff to please make annotation to file.

On a motion by Ms. Hoechst, seconded by Ms. Tietmeyer, the Board voted to approve the application as presented.

FOR:	**Massey, Beach, Dring, Haukoos, Tietmeyer, Homich, Hoechst**
AGAINST:	**None**
MOTION CARRIED:	**7 – 0**

D. **Request for Rezoning WBID-E (Final PUD);** MKMS LLC & Mt Dora Hills (Mount Dora Mixed Use) (Project Name); 21500 SR 46 (Location); Mt Dora Hills, LLC & MK & AD Land Investments, LLC (Owner); Amco Development Inc.(Applicant); Project No. PUD22-04.

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

DRAFT

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

Ms. Janiszewski gave a summary of the application and stated that Staff recommends approval with condition to amend the zoning maple on 36.43+/- acres from Lake County Light Industrial and Planned Industrial to City Planned Unit Development assigning the zoning district as Wolf Branch Innovation Employment (WBI-E). Approval of rezoning subject to designation of the Future Land Use from County Regional Office to City Employment Center.

Mr. Dring and Ms. Janiszewski had a brief conversation on the location of the conceptual plan in the Planning & Zoning Commission packet.

Ms. Haukoos and Ms. Janiszewski had a conversation regarding mixed- use.

Mr. Beach inquired about the height of the proposed application being 350 feet.

Mr. Sandersfeld stated that this project is a true mixed- use, and prohibits single family sub-divisions.

Mr. Sandersfeld specified that the deviation is the height. Applicant will need to explain their vision and outcome for proposed application.

Mr. Sandersfeld stated that staff provided conditions regarding height. The other condition is the applicant wants to add single highway uses, which is strictly prohibited in this district.

Mr. Sandersfeld advised that staff's recommendation is that this needs to be stricken.

Mr. Sandersfeld further elaborated that out-parcels in the front would have to have multi-use buildings.

Ms. Haukoos asked how many multi-family units are being proposed.

The applicant Mr. Hakim, provided a presentation of the proposed application and addressed staff comments/conditions provided.

Mr. Hakim stated if there is a more appropriate category of use, rather than calling it a single highway use commercial, they are willing to review and amend.

Mr. Hakim addressed Ms. Haukoos question regarding multi-family units, and stated that it will be a micro-village atmosphere.

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Mr. Hakim stated that currently they are at 275 units for the senior, independent and assisted living facilities. The apartments are at 650.

Ms. Janiszewski stated that the apartments and condominiums totaled 1100. Staff did not include the assisted living facility units into the calculation of density, because was not sure of the exact use.

Mr. Hakim stated that it will definitely be for 55 and older.

Mr. Hakim addressed the self-storage building and explained that it's the lowest point on the property.

Mr. Hakim stated that this building is true mixed-use and will not look like a storage building from the outside. The unit slopes roughly 78 feet from North to South on State Road 46.

Mr. Hakim addressed the building height and stated that site has unique topography elements which is some of the reason for the increased building height. Only proposing it starting at Building A, which is roughly 375 feet from State Road 46.

Mr. Hakim and Mr. Beach further discussed the building height for the office building.

Mr. Hakim stated that the intent for the height of the office building is the first and second floors will be 24 to 28 feet tall.

Mr. Hakim reiterated that their intent is to integrate the mixed-use concept without losing usable floor space.

Ms. Haukoos and Mr. Hakim had a conversation regarding parking for the proposed application.

Mr. Hakim stated that there would be a large central underground parking garage as you come in on State Rd. 46. The garage will house about 2,800 vehicles.

Mr. Hakim further explained that there will be additional underground parking for buildings A, B, C and D on a smaller scale. On street and surface parking will also be available but the bulk of parking will be underground.

Mr. Dring and Mr. Hakim discussed consideration of the general drainage plan, relative to the Wolf Branch sink.

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Mr. Hakim stated that no continual drainage by natural topography that would allow anything to go into the sink. He further elaborated that they cannot spill over into any additional properties adjacent.

Mr. Hakim stated that this will be addressed within development where storm water will be sitting.

Ms. Haukoos asked if there is an environmental impact study to confirm.

Ms. Janiszewski stated an environmental impact study has not been received for the subject property and that a study will be required with future development of the site.

Mr. Homich and Mr. Hakim had a conversation regarding the percentage of commercial office space.

Mr. Hakim stated that there is roughly 25,000 square feet of commercial on the first floor. The other space would be the entrance to the office tower and the floors above would be strictly office use.

Mr. Homich inquired if this was the only building that will provide office space.

Mr. Hakim stated that building D also contains office, condo, and convention center space.

Ms. Janiszewski referred to the Land Development Code for clarification.

Ms. Janiszewski reiterated that Staff conditions are that the commercial be limited to twenty percent consistent with the Wolf Branch zoning district.

Mr. Homich inquired if the numbers provided incorporate the front parcels.

Mr. Hakim stated that they do and there are contingencies on the flood plan that show the breakdown for the tracks, for maximum allowable square footage. Commercial figures are built into the allocated square footage listed on the PUD Plan.

Ms. Haukoos clarified with Ms. Janiszewski the percentage of commercial space allowed in the innovation district.

Ms. Janiszewski confirmed that it is a maximum of twenty percent commercial, excluding hotels and motels.

DRAFT

Mr. Hakim stated that there are no objections to the regulations/conditions presented by staff pertaining to any outdoor storage. Mr. Hakim reiterated that it is truly an indoor storage.

Mr. Hakim addressed the commercial uses of the gateway district.

Mr. Hakim stated that they are not looking to put all of the uses that are allowed in the gate way, only the ones that are applicable to the commercial aspect.

Mr. Hakim stated that from their interpretation of the Land Development Code and Wolf Branch Code for the employment district, it's a limited commercial designation.

Mr. Hakim expressed that it vague and there are a lot of uses that fall within the gateway that would be necessary in their development. He asked for more than a verbal approval to prevent any confusion.

Mr. Hakim addressed the trail head access to Wekiva Trail and stated that there has been previous conversations with the City regarding possibly adding cross-axis to the South.

Mr. Hakim stated that development will be done in phases.

Mr. Dring asked for examples of other similar developments completed by applicant.

Mr. Hakim stated that they have not done anything to this magnitude or on this scale in Florida. Mr. Hakim clarified that he has done a lot of these uses independently.

Ms. Haukoos and Mr. Hakim discussed out of the 650 apartments/ 450 condo space is senior vs. not senior living.

Mr. Hakim clarified that none of those are classified under senior living. Only the senior living facilities.

Ms. Haukoos and Mr. Hakim discussed affordability and school capacity for proposed Montessori School.

Ms. Hoechst asked for a guestimate for completion of the proposed application.

Mr. Hakim stated that his best guestimate will be between a seven to twelve year periods.

Mr. Massey and Mr. Hakim discussed the time frame for completion of the individual phases.

Mr. Massey and Mr. Hakim discussed the amount of proposed storage.

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Mr. Hakim stated between fourteen to sixteen storage units, depending on how they are counted. Rooftop Amenity areas will be included.

Mr. Hakim confirmed that the office tower would be twenty-one stories, excluding counting floor thirteen.

Mr. Dring questioned if an anchored tenant would be necessary to build office tower.

Mr. Hakim stated, they have a few large users looking to relocate to the area. Mr. Hakim emphasized that they cannot have formal discussions, until they move past the entitlement stage.

Mr. Hakim stated that they are still waiting for the final economic and fiscal impact reports. He has been informed that this project will generate roughly 6,400 construction jobs during its span and retain 2,400 jobs.

Mr. Dring and the applicant had a conversation regarding reserved parking for city events and shuttle transportation from the site to downtown area.

Mr. Dring and staff had a discussion about the envision artery between the proposed area and downtown.

Ms. Hoechst questioned distance from site into downtown area, as well as the incentive to continue to come to downtown area due to the proposed site being self-contained.

Mr. Hakim stated that he wants the integration between the two, does not want to take away from downtown aspect.

Ms. Hoechst asked for the future ratio of commercial vs residential.

Mr. Hakim stated that this ratio is currently pending.

Mr. Massey and Mr. Hakim had a discussion regarding rescaling the proposed application, due to the high density.

Mr. Hakim stated if looking at the conceptual ideas of the combined acreage with the anticipated uses, it will drop the density overall.

Mr. Beach and Ms. Haukoos expressed their concerns with the high density and height of the project.

DRAFT

Mr. Homich shared his concerns regarding the vision of the employment center.

Mr. Dring and Mr. Massey expressed similar concerns as other committee members.

Mr. Homich moved to deny.

Mr. Hakim asked to address committee regarding their concerns.

Ms. Sutphen and Mr. Homich, stated to allow due to meeting being a public forum.

Mr. Hakim addressed the comments of concerns mentioned.

Mr. Hakim explained that he interprets the Land Development Code and the design guidelines a little differently.

Mr. Hakim reiterated that with the exception of the building height increase, everything else proposed excluding the additional commercial uses are approved under the code in the Wolf Branch Innovation District.

Mr. Hakim stated they aren't looking to do a strip mall on the frontage, or exceeding setback requirements.

Ms. Hoechst stated that although the height needs to be addressed, this project is the future and should be work with on staff to amend.

Mr. Homich noted for the record, the purpose of the Wolf Branch Innovation District employment center.

Mr. Homich stated that this project violates the first purpose of the Land Development code and as a result, it is one of the reasons he chose to deny the proposed application.

Mr. Bo Chu stated this project is what the millennials want and will bring growth/profit to Mount Dora.

Ms. Middleton, a resident stated to work with developers on building height and to bring back for further discussion.

Mr. Homich clarified with Ms. Janiszewski that staff recommends approval with the conditions provided 1-8.

DRAFT

Mr. Dring and Ms. Janiszewski had a conversations regarding protocol of staff recommendations.

Ms. Janiszewski stated that it is up to board to approve or table. Denial, still goes to city council with staff/board for consideration.

Ms. Hoechst and staff had a conversation regarding how long applicant and staff have worked together on project.

Ms. Janiszewski stated that the applicant has been working with the staff over the past few months, submitted application in October/November.

Mr. Sandersfeld stated twelve-months.

Ms. Janiszewski clarified that the plan has morphed through discussions with staff. The 350 foot building height wasn't proposed until two or three weeks ago. Discussion of the building height didn't become a topic until the last few months.

Mr. Dring asked the importance of the tall building height.

Mr. Hakim stated that in order to provide more open area, green space in addition to the minimum required by the code; as well as clear alleyways, site lines and obtain office space needed, they had to go vertical. Mr. Hakim reiterated every building proposed provides employment to some degree.

Ms. Haukoos and Ms. Sutphen discussed protocol for making a motion of denial and whether or not it had to be accompanied with recommendations.

Mr. Homich noted his concern regarding the proposed 350' building height with the existing 100' building height in the district and made a motion to deny the application and have the Applicant adhere to the existing building heights. Mr. Beach seconded the motion.

On a motion made by Mr. Homich, seconded by Mr. Beach, the Board voted to deny the application.

FOR:	**Haukoos, Homich**
AGAINST:	**Massey, Beach, Dring, Hoechst, and Tietmeyer**
MOTION FAILED:	**2 - 5**

Mr. Massey stated that the motion fails and asked for further motion or discussion.

DRAFT

Ms. Hoechst moved to approve the recommendations, based on what staff has recommended. Also including the stipulations, with full emphasis on the height concerns based on discussions at the meeting. Ms. Tietmeyer seconded the motion.

Mr. Dring and Ms. Sutphen had a discussion regarding the height concern and how it is addressed if the motion is adopted.

Ms. Sutphen stated that developer and City should discuss what is appropriate to reach middle ground related to the height between now and City Council and it should be communicated in the public hearing to City Council.

Ms. Hoechst stated factoring the unique topography and what the first two levels of the buildings include, she is not in support of the 300 ft. but knows 100 ft. is not enough.

Ms. Hoechst further explained that she does not know what the exact number is when factoring in the current information provided.

Ms. Hoechst stated that she would like to know how we work the process to find a number that is acceptable.

Ms. Sutphen stated that notating members concerns with the emphasis related to height and forwarding to council is necessary.

Mr. Massey stated that board members and staff determine what the proper height should be in offering to City Council.

Mr. Beach and staff discussed the parameters of the PUD not being determined.

Mr. Massey the re-stated the previous motion.

Ms. Sutphen clarified the conditions related to building heights.

Mr. Sandersfeld stated that the conditions have some unknowns because the plans provided have some specifics missing. Recommended not proceeding to City Council until everything is amended and ironed out.

Ms. Hoechst and staff discussed whether or not she should amend her previous motion.

DRAFT

Ms. Hoechst stated that she does not want to table her motion, would rather see it have a reasonable time frame to be addressed.

Members and staff had a discussion on applicant's recent request to increase height to 350 ft.

Ms. Sutphen and Mr. Sandersfeld had a discussion on what the intent was, as to when this would be brought to City Council.

Mr. Sandersfeld stated January 12, 2023.

Mr. Sandersfeld stated it is up to the applicant to work with Staff to address specified conditions and concerns.

Ms. Sutphen recommended sticking with our typical process, without doing anything to Ms. Hoechst's recent motion.

Mr. Dring, Ms. Hoechst and Mr. Sutphen discussed the other conditions provided by staff.

On motion by Hoechst, seconded by Tietmeyer, the board voted to approve the application with conditions proposed by staff and with an emphasis on the height concerns discussed at the meeting.

FOR:	**Massey, Beach, Dring, Hoechst, Tietmeyer, Haukoos**
AGAINST:	**Homich**
MOTION CARRIED:	**6 – 1**

<u>Other Business</u>

A. Planning Officials Training: February 10, 2023- 8:00 am-5:00pm. Please RSVP with staff by the end of the day: December 21, 2022

Mr. Dring stated that he will be in attendance, as well as Mr. Massey and Ms. Tietmeyer.

Mr. Massey asked if transportation can be provided for members and staff attending.

Ms. Sutphen stated that staff will have to look into possible accommodations.

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Announcement of next scheduled meeting date

A. Regularly Scheduled Meeting: Wednesday, January 18, 2023 (10:00 am)

Ms. Tietmeyer stated that she will not be in attendance due to a medical procedure.

Ms. Hoechst announced that this is her last meeting due to her retiring officially.

Adjournment

The meeting was adjourned at 12:32 p.m.

_____ _____

Whitney Scott, Administrative Coordinator Harmon Massey, Commission Chair

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CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

DATE: January 18, 2023

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; Townplace Suites of Mount Dora; Located south of U.S. Highway 441 (401 J.W. Simpson Way – Assigned Address); Simpson Family Partnership LTC; Sarah Culotta, Z Development Services.
Project No. SP22-08

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Site Plan request. Approval subject to engineering requirements prior to submittal of the Site Development Perm

REFERENCES/SUPPORT:

Section 5.1 LDC
Sandy Ridge Village Replat PB 78 Pages 76-77

SITE SUMMARY:

General Location:	South of U.S. Highway 441 and north of Fiddler Drive
Alternate Key No.	Portion of 3819169
Zoning District:	C-3
Future Land Use Category:	Commercial
Site Area:	2.73 acres
Existing Use:	Vacant Land / Citrus Grove
Proposed Use:	66,293 SF Hotel (Townplace Suites) 105 Rooms 5 Stores (65 Feet in Height)

DEVELOPMENT SUMMARY:

Development Standard	Requirement	Proposed
Floor Area Ratio (FAR)	Max. 0.35	0.25
Building Size	N/A	57,500 SF
Building Height	Max. 65’	54’8.5” (4-Stores)
Impervious Surface Ratio (ISR)	Max. 65%	62.4%

Parking Spaces	98 spaces	109 spaces

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Commercial	C-3	Restaurant and Bank	Culver's and United Southern Bank
South	City	High Density	PUD	Assisted Living Facility	Waterman Village
East	City	Public Lands	County AG	Roadway (planned)	JW Simpson Way
East	County	Regional Office	Ag	Orange Groves	Planned Mount Dora Groves PUD (in process)
West	City	Commercial	C-3	Commercial Uses	Sandy Ridge Crossing Shopping Center

BUILDING SETBACKS:

Direction	Required	Provided
Front (East)	25'	87.5'
Side (North)	25'	88.5'
Side (South)	50'	85.2'
Rear (West)	25'	143.9'

LANDSCAPE BUFFERS:

Direction	Required	Provided
Front (East)	15'	15.0'
Side (North)	10'	25.6'
Side (South)	10'	10.1'
Rear (West)	10'	70.9'

ANALYSIS:

The attached Site Plan shows the proposed site layout for the Townplace Suites, a 66,293 square foot hotel with 105 rooms. The project site is located in the newly replated Sandy Ridge Village (Lot 2) and is adjacent to Fiddler Drive and J.W Simpson Way City rights-of-way. The Site Plan includes the proposed parking layout, drainage, and landscaping improvements.

Parking space ratios are based on one space per 250sf building area. A total of 116 spaces (includes five handicap spaces) are proposed on-site. There are six (6) bicycle parking spaces.

Ingress/egress to the site is planned with main access from the platted JW Simpson Way (City right-of-way) to the east with direct connection via US Highway 441. JW Simpson Way will connect to the existing paved roadway adjacent to the existing bank. The applicant is required to improvement JW Simpson Way to city roadway standards. Secondary access is proposed to the

platted Fiddlers Drive (City right-of-way) adjacent to the South. The Fiddlers Drive was recently constructed as part of the improvements with the adjacent Lakeside Waterman Village project with direct connect to Donnelly Street. In addition, there is cross-access drive to the Culver's site for internal traffic management.

Long terms plans include proposed new frontage road concepts following US Highway 441 through the adjacent "Simpson" property with a new traffic signal at 441. Ultimate roadway network plans (future and subject to development of the planned "Mount Dora Groves PUD") include extension of the Grandview Street (concept plans at this stage). Roadway network in this commercial node are emerging based on new developments for internal traffic management, cross-access, and distribution of vehicles trips with multiple ingress/egress points.

Stormwater include new retention pond located at the western side of the site. In addition, underground (under the parking) is a planned stromwater chamber for infiltration drainage system.

ATTACHMENTS:
Vicinity Map
Application
Elevations
Site Plan

VICINITY MAP

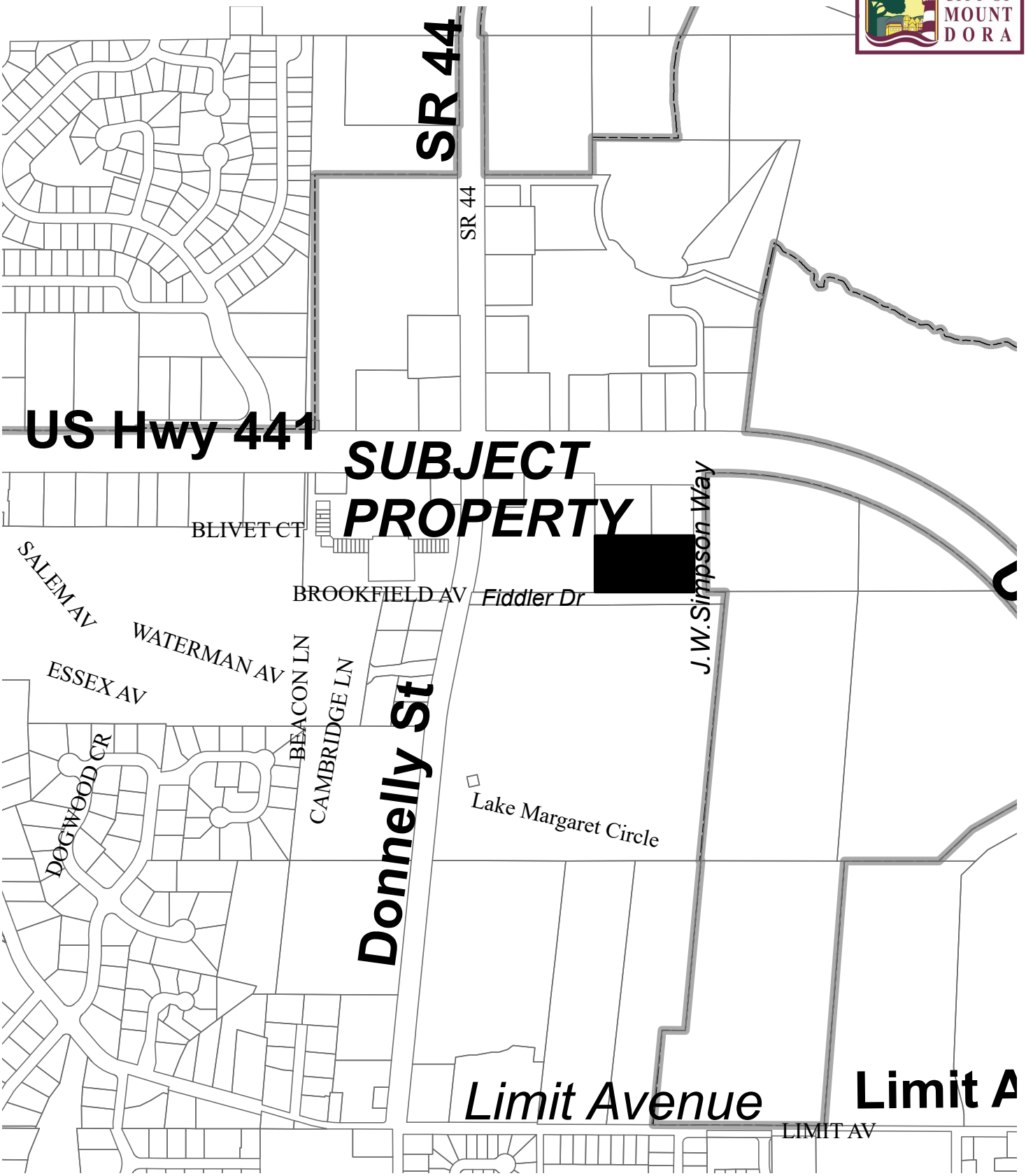
Legend

City Limits

Subject Property

N

N.T.S.



Date: 5/20/2022

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

CITY OF MOUNT DORA

SP22-08

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: 5/12/22 Project Name: Townplace Suites Mount Dora

1. Site Address: US HWY 441, Mount Dora, FL 32757 Parcel i.d. #20-19-27-1900-000-00200
(Contact City Staff for New Address Assignments)

2. Applicant's Name: Jayesh Patel
Company's Name: ABR Mount Dora LLC
Address: 503 Sweetwater Club Circle
City, State & Zip: Longwood, FL 32779
Phone: 407-928-0999 E-mail: jdpbestwest@gmail.com

3. Property Owner's Name(s): Michael Simpson / James Simpson
Company's Name: Simpson Family Partnership LTC
Address: 445 Limit Avenue
City, State & Zip: Mount Dora, FL 32757
Phone: 720-261-0717 E-mail: brett.hartung@foundrycommercial.com

4. Engineer's Name: Sarah Culotta
Company's Name: Z Development Services
Address: 708 E. Colonial Drive, Ste. 100
City, State & Zip: Orlando, FL 32803
Phone: 407-271-8910 x512 E-mail: sarah@zdevelopmentservices.com

5. Landscape Architect's Name: Jason Bridgewater
Company's Name: Cadd Scapes, Inc.
Address: 432 Lowell Loop
City, State & Zip: Deland, FL 32724
Phone: 407-310-5567 E-mail: jasonbridgewater@gmail.com

6. Architect's Name: Alexis Dominguez

Company's Name: Base 4

Address: 2030 Habersham Trce

City, State & Zip: Cumming, GA 30041

Phone: 850-200-0989 E-mail: alexisd@base-4.com

7. Briefly describe the property project and proposed use(s): Proposed construction of a multi-story hotel with associated site and utility work.

8. Property is located on the following adjacent streets: US HWY 441

9. Zoning District: C-3 Future Land Use Category: Commercial

10. Building Size Existing (SF): N/A Proposed (SF: 57,500 sf

Total (SF): 57,500 sf

11. Proposed Number of Seats: N/A

12. Size of property in Acres: 2.73 Square Feet: 118,868

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

14. Height of structures(s): _____ Building Stories: 4

15. Total square footage of impervious surface: 74,231 sf

16. The percentage of lot coverage: 62.4%

17. Are vested rights being requested as part of this application? Yes X 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.

, G.P. 5-6-2022

General Partner 5/6/2022

Owner/Applicant Signature **Date**

April 28, 2022

Reference: Townplace Suites Mount Dora – US Hwy 441, Mount Dora, FL 32757
Parcel #20-19-27-1900-000-00200

To Whom It May Concern:

Please accept this letter as authorization for Sarah Culotta of Z Development Services, to act as our authorized agent for the submittal of the required documents during the permitting process for the above referenced project.

She will act as agent in submitting applications and other related correspondence for the above referenced project. She will also provide representation at meetings as required.

Sincerely,

, General Partner, Simpson Family Partnership, LTD

, G. P. SIMPSON FAMILY PARTNERSHIP, LTD

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 6th day of May, 2022.
by Howard James Simpson III who is personally known to me or who produced
Michael Lee Simpson as identification and who did not take an oath.

Notary Public

Seal

My Commission Expires:

SUZANN TROESCH
Commission # GG 360297
Expires November 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Issued through the Office of

Stone & Gerken, P.A. - 21006
632 East Fifth Avenue
Mount Dora, FL 32757

Authorized Signatory
Scott A. Gerken
Attorney at Law

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By C Monroe *President*

Attest David Wold *Secretary*

Commitment Conditions

1. **DEFINITIONS**

   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

   (a) the Notice;

   (b) the Commitment to Issue Policy;

   (c) the Commitment Conditions;

   (d) Schedule A;

   (e) Schedule B, Part I-Requirements;

   (f) Schedule B, Part II-Exceptions; and

   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**

   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

   (i) comply with the Schedule B, Part I-Requirements;

   (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

   (iii) acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number:	Revision Number:	Issuing Office File Number:	Issuing Office:
1209938	**None**	**SIMFAM-21003**	**21006**
Property Address:	Loan ID Number:	ALTA Universal ID:	Issuing Agent:
Portion of Vacant Land, US Highway 441, Mount Dora, FL 32757	**None**	**None**	**Stone & Gerken, P.A.**

1. Commitment Date: January 11, 2022 @ 11:00 PM

2. Policy to be issued: Proposed Policy Amount:

   OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) $750,000.00

   Proposed Insured: ABR Mount Dora, LLC

   MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) $

   Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

   Simpson Family Partnership, LTD, a Florida limited partnership

5. The Land is described as follows:

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

   Commence at the Northwest Corner of said Lot 2; thence along the West line of said Lot 2, S 00'14'59" E, 257.84 feet to the point of beginning; thence departing the West line of said Lot 2, S 89'57'29" E, 470.00 feet; thence along the

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

AUTHORIZED SIGNATORY
Scott A. Gerken
Attorney at Law

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Issuing Office File Number: SIMFAM-21003

East line of said Lot 2, S 00'14'59" E, 250.79 feet; thence S 89'31'22" W, 469.99 feet to the Southwest Corner of said Lot 2' thence along the West line of said Lot 2, N 00'14'59" W, 255.05 feet to the point of beginning.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-I

Issuing Office File Number: SIMFAM-21003

Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
   A. Warranty Deed from Simpson Family Partnership, LTD, a Florida limited partnership, to the proposed insured.
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Partial Release of the lien of the mortgage from Simpson Family Partnership, LTD, a Florida limited partnership to United Southern Bank recorded in O.R. Book 4939, Page 107, Public Records of Lake County, Florida, as to the subject property.
7. Satisfactory evidence must be furnished establishing that Simpson Family Partnership, LTD, a Florida limited partnership is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
8. Confirm compliance with the partnership agreement concerning the alienation of real property. Record an affidavit from one or more of the general partners stating: (1) that the general partner(s) executing the instrument(s) to be insured is/are authorized to do so under the partnership agreement or that all partners have consented to the instruments to be insured; (2) the names of the existing general partners; (3) that any partners that are legal or commercial entities have not been dissolved; (4) that neither the partnership nor any partners has been a debtor in bankruptcy; and (5) that the partnership has been in full force and effect under a valid partnership agreement during the entire time that the partnership has held title to the real property.
9. If any general partner(s) is a legal or commercial entity, require a good standing certificate from the date of purchase through to the present time.
10. Confirm that the sale of the subject property does not constitute a sale, lease, exchange or other disposition of all or substantially all of the assets of the partnership other than in the usual and regular course of the partnership activities. If it does, then all of the general partners and at least a majority of limited partners must approve the transaction as provided in Sec. 620.1406(1)(i), F.S., and Sec. 620.1406(5), F.S. If the partnership is organized other than under Florida law, satisfactory evidence must be provided showing compliance with the laws of the state or country of origin.
11. Satisfactory evidence must be furnished establishing that ABR Mount Dora, LLC is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer. (NOTE: Sunbiz states that ABR Mount Dora, LLC is an inactive a Florida limited liability company)
12. FOR INFORMATIONAL PURPOSES ONLY, the following constitutes a 24-month Chain of Title preceding the effective date hereof and constitutes conveyances and transfers of ownership only: O.R. Book 1205, Page 651.

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-II

Issuing Office File Number: SIMFAM-21003

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2. a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
   b. Rights or claims of parties in possession not recorded in the Public Records.
   c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
   d. Easements or claims of easements not recorded in the Public Records.
   e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. All matters contained on the Plat of Sandy Ridge Village, as recorded in Plat Book 49, Page 98, Public Records of Lake County, Florida.
6. Easement recorded in O.R. Book 1183, Page 1550, as modified in O.R. Book 2033, Page 1336, Public Records of Lake County, Florida.
7. Easement recorded in O.R. Book 1304, Page 2067, Public Records of Lake County, Florida.
8. Declaration and Grant of Easements recorded in O.R. Book 2033, Page 1351, Public Records of Lake County, Florida.
9. Lease recorded in O.R. Book 4940, Page 2240, Public Records of Lake County, Florida.
10. Boundary Line Agreement recorded in O.R. Book 4988, Page 2322, Public Records of Lake County, Florida.
11. Rights of the lessees under unrecorded leases.

2 EAST ELEVATION
3/32" = 1'-0"

1 NORTH ELEVATION
3/32" = 1'-0"

LEGEND-EXTERIOR FINISHES

MARK	MTL-BRAND	FINISH-COLOR	IMAGE
EF-01	EIFS DRYVIT	BM 1627 MANOR BLUE FINISH-SANDPEBLLE FINE TEXTURE	
EF-02	EIFS DRYVIT	BM 2142-60 NOVEMBER RAIN FINISH-SANDPEBLLE FINE TEXTURE	
EF-03	EIFS DRYVIT	SW 6006 BLACK BEAN FINISH-SANDPEBLLE FINE TEXTURE	
EF-04	EIFS DRYVIT	SW 7045 INTELLECTUAL GRAY FINISH-SANDPEBLLE FINE TEXTURE	
EF-05	EIFS DRYVIT	SW 7005 PURE WHITE	
MT-01	METAL ALUMNINUM	AAMA 2605 NICHIHA WHITE DIAMOND ED680-CUS	
MT-02	METAL ALUMNINUM	AAMA 2605 BM 2112-30 STONE BROWN	

BASE4
Architects | Engineers | Designers
Base 4 2901 Clint Moore Rd, #114
BOCA RATON, FL 33496
888.901.8008 www.base-4.com

Seal:

Owner:

JAYESH PATEL

503 SWEET WATER CLUB CIR
LONG WOOD,FL,32779
407@928.0999

PROJECT INFORMATION:

TOWNEPLACE SUITES® BY MARRIOTT

MT.DORA LAKE,FL,37757

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

PROJECT #: B4-185-2102

SHEET NAME:

ELEVATION

SHEET NUMBER:

A-5.3

2 WEST ELEVATION
3/32" = 1'-0"

1 SOUTH ELEVATION
3/32" = 1'-0"

LEGEND-EXTERIOR FINISHES

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EF-03	EIFS DRYVIT	SW 6006 BLACK BEAN FINISH-SANDPEBLLE FINE TEXTURE	
EF-04	EIFS DRYVIT	SW 7045 INTELLECTUAL GRAY FINISH-SANDPEBLLE FINE TEXTURE	
EF-05	EIFS DRYVIT	SW 7005 PURE WHITE	
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CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

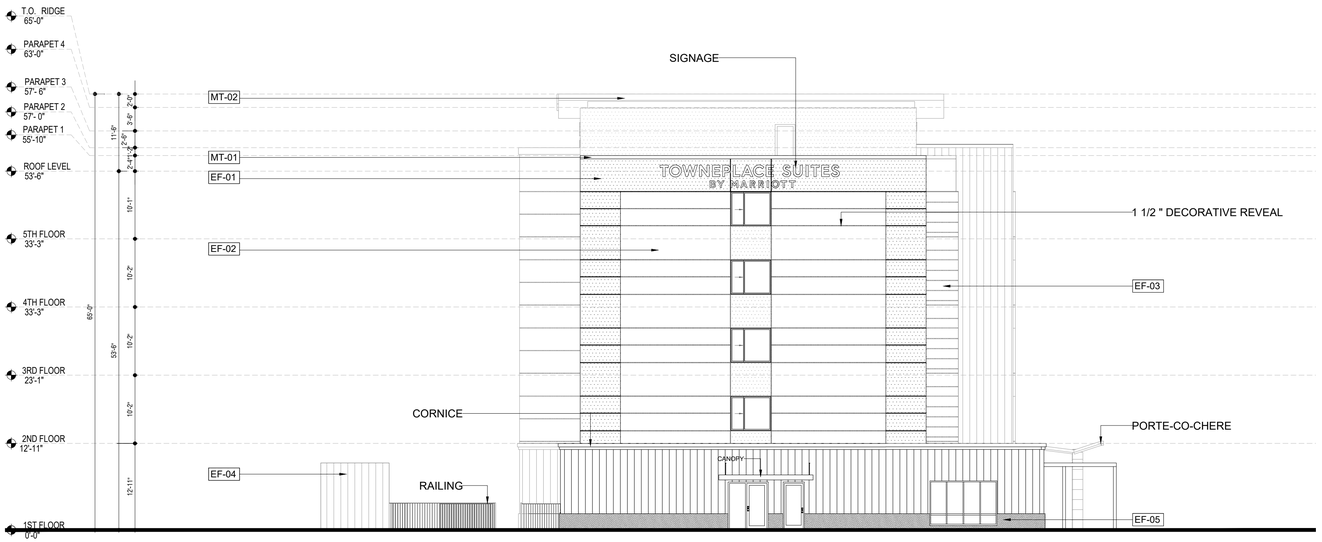
PROJECT #: B4-185-2102

SHEET NAME:

ELEVATION

SHEET NUMBER:

A-5.4



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CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

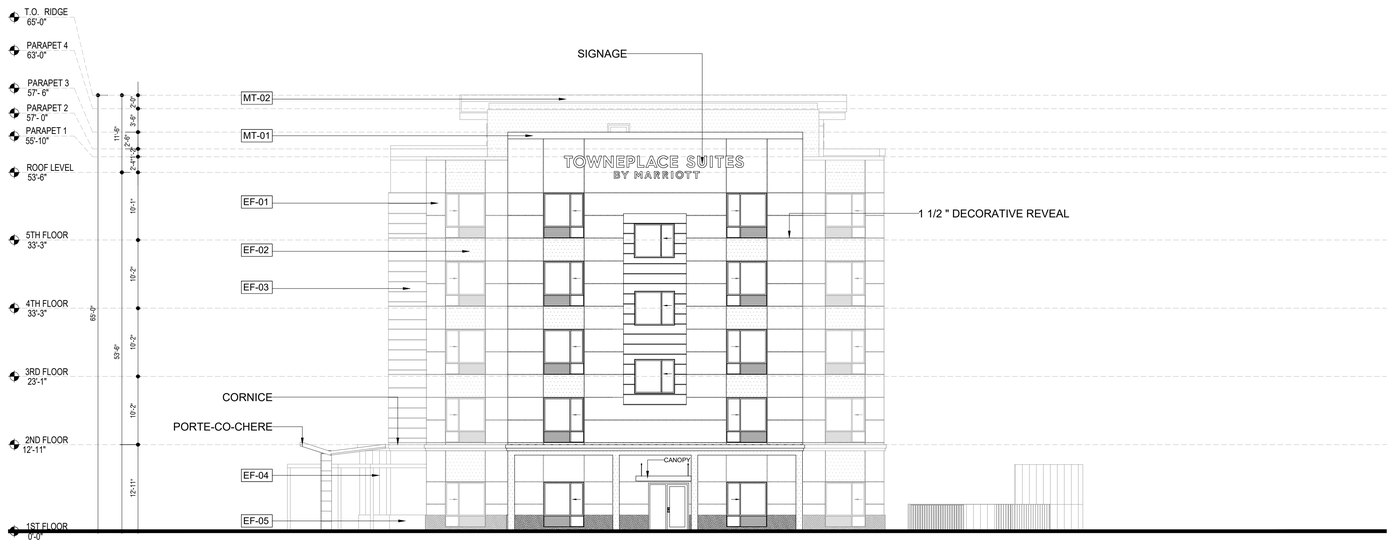
PROJECT #: B4-185-2102

SHEET NAME:

ELEVATION

SHEET NUMBER:

A-5.1



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EF-03	EIFS DRYVIT	SW 6006 BLACK BEAN FINISH-SANDPEBBLE FINE TEXTURE	
EF-04	EIFS DRYVIT	SW 7045 INTELLECTUAL GRAY FINISH-SANDPEBBLE FINE TEXTURE	
EF-05	EIFS DRYVIT	SW 7005 PURE WHITE	
MT-01	METAL ALUMNINUM	AAMA 2605 NICHIHA WHITE DIAMOND ED680-CUS	
MT-02	METAL ALUMNINUM	AAMA 2605 BM 2112-30 STONE BROWN	

BASE4
Architects | Engineers | Designers
Base 4 2901 Clint Moore Rd, #114
BOCA RATON, FL 33496
888.901.8008 www.base-4.com

Seal:

Owner:

JAYESH PATEL

503 SWEET WATER CLUB CIR
LONG WOOD,FL,32779
407@928.0999

PROJECT INFORMATION:

TOWNEPLACE SUITES® BY MARRIOTT

MT.DORA LAKE,FL,37757

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

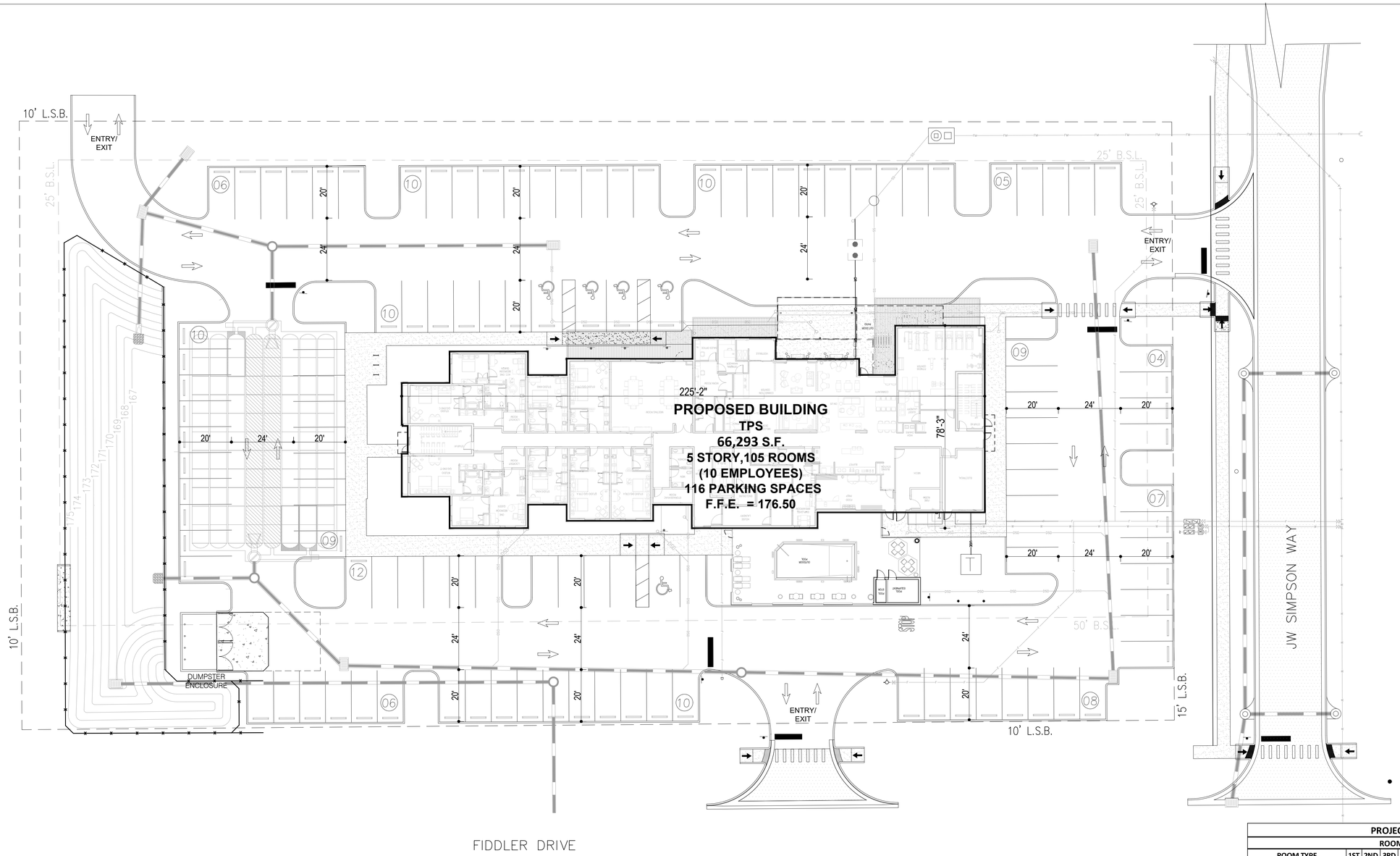
PROJECT #: B4-185-2102

SHEET NAME:

ELEVATION

SHEET NUMBER:

A-5.2



1 SITE PLAN
1" = 20'-0"

PROJECT MATRIX

ROOM MATRIX

ROOM TYPE	1ST	2ND	3RD	4TH	5TH	TOTAL	%		NO. OF BEDS
STUDIO KING	2	11	11	11	11	46	44%	46%	46
ACC. KING STUDIO	0	1	1	0	0	2	2%		2
STUDIO Q/Q CTR A	3	6	6	6	6	27	26%	45%	27
STUDIO Q/Q CTR B	0	1	1	2	2	6	6%		6
STUDIO Q/Q END C	2	2	2	2	2	10	10%		10
ACC. Q/Q	0	1	1	1	1	4	4%		4
ONE BEDROOM QUEEN	1	2	2	2	2	9	9%	10%	9
ACC. ONE BEDROOM QUEEN	1	0	0	0	0	1	1%		1
GRAND TOTAL	**9**	**24**	**24**	**24**	**24**	**105**	**100%**	**100%**	**105**
CONNECTING ROOM IS %									

FLOOR AREA (SF)

1ST LEVEL FLOOR PLAN	14,149
2ND LEVEL FLOOR PLAN	13,107
3RD LEVEL FLOOR PLAN	13,012
4TH LEVEL FLOOR PLAN	13,012
5TH LEVEL FLOOR PLAN	13,012
TOTAL	**66,293**

PARKING MATRIX

PARKING TYPE	REQUIRED	PROVIDED
ACCES. PARKING SPACE	3	5
VAN PARKING SPACE	1	0
STAND. PARKING SPACE	101	107
EMPLOYEE PARKING SPACE	4	4
TOTAL PARKING SPACES	109	116

NOTE: NUMBER OF ADA STALLS PROVIDED FOR DEDICATED HOTEL PARKING ONLY. FINAL COUNT AND DESIGN BY CIVIL ENGINEER*

NORTH

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BY MARRIOTT

MT.DORA LAKE,FL,37757

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

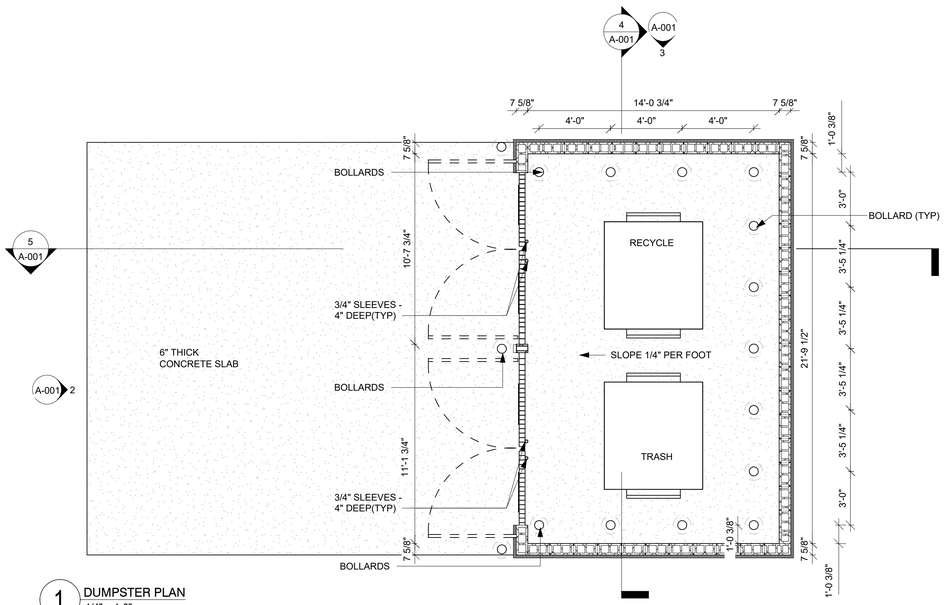
DRAWN BY: AZ/HA

CHECKED BY: SD

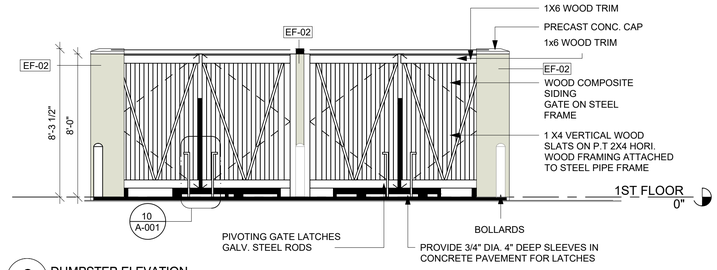
PROJECT #: B4-185-2102

SHEET NAME: SITE PLAN

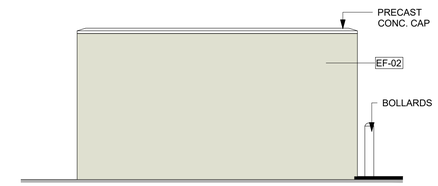
SHEET NUMBER: **A-1.1**



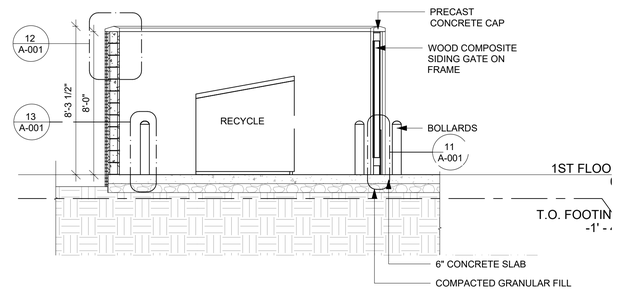
1 DUMPSTER PLAN
1/4" = 1-0"



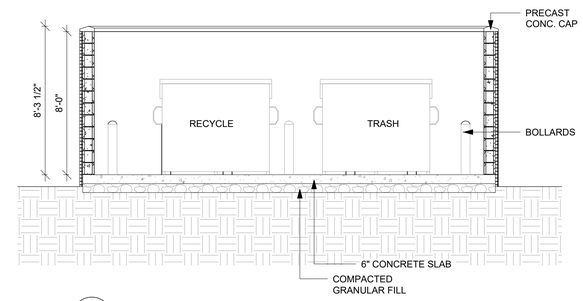
2 DUMPSTER ELEVATION
1/4" = 1-0"



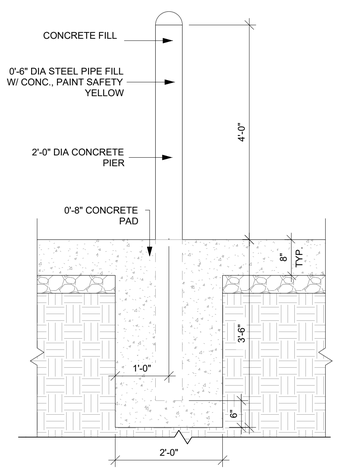
3 DUMPSTER ELEVATION
1/4" = 1-0"



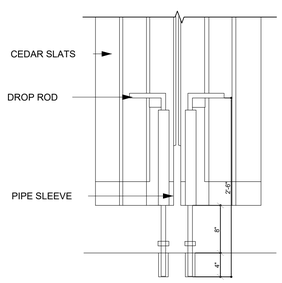
5 DUMPSTER SECTION
1/4" = 1-0"



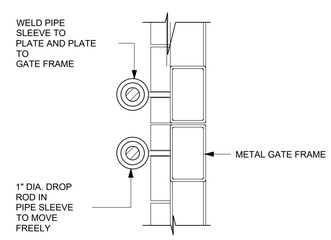
4 DUMPSTER SECTION
1/4" = 1-0"



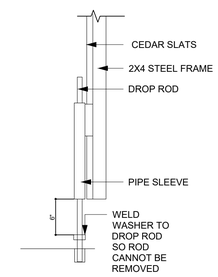
13 BOLLARD DETAILS
3/4" = 1-0"



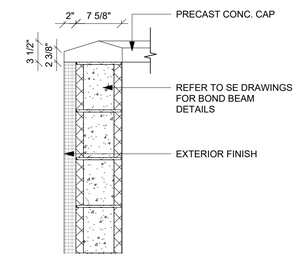
10 DROP POD ELEVATION
1" = 1-0"



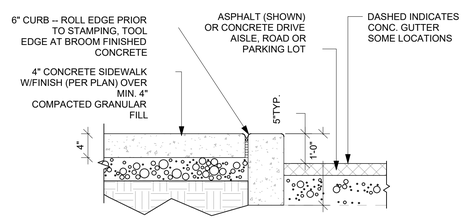
9 DROP POD PLAN
1" = 1-0"



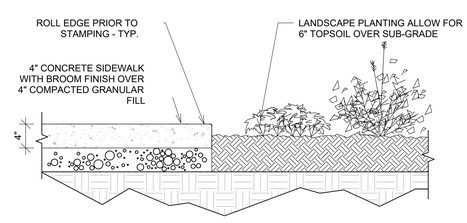
11 DROP POD SECTION
1" = 1-0"



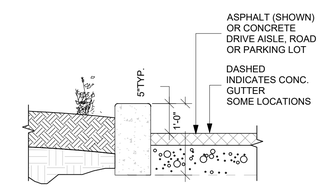
12 SECTION
1" = 1-0"



6 SIDEWALK ASPHALT
1" = 1-0"



7 SIDEWALK TO LANDSCAPE
1" = 1-0"



8 LANDSCAPE TO ASPHALT
1" = 1-0"

GENERAL NOTES - SITE PLAN

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-002 FOR CONTACT INFORMATION
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS
3. CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
4. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION.
5. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES
6. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE
7. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
8. GC TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
10. ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
11. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
12. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH LOCAL CODES, ADA GUIDELINES AND ANSI VERSIONS ADOPTED BY THE MUNICIPALITY. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.O.I.
13. COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
14. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS
15. ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL)
16. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADII.
17. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
18. EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

LEGEND-EXTERIOR FINISHES

MARK	MTL-BRAND	FINISH-COLOR	IMAGE
EF-01	EIFS DRYVIT	BM 1627 MANOR BLUE FINISH-SANDPEBLLE FINE TEXTURE	
EF-02	EIFS DRYVIT	BM 2142-60 NOVEMBER RAIN FINISH-SANDPEBLLE FINE TEXTURE	
EF-03	EIFS DRYVIT	SW 6006 BLACK BEAN FINISH-SANDPEBLLE FINE TEXTURE	
EF-04	EIFS DRYVIT	SW 7045 INTELLECTUAL GRAY FINISH-SANDPEBLLE FINE TEXTURE	
EF-05	EIFS DRYVIT	SW 7005 PURE WHITE	
MT-01	METAL ALUMINNUM	AAMA 2605 NICHIHA WHITE DIAMOND ED680-CUS	
MT-02	METAL ALUMINNUM	AAMA 2605 BM 2112-30 STONE BROWN	

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Seal:

Owner:

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PROJECT INFORMATION:

TOWNEPLACE SUITES®
BY MARRIOTT

MT.DORA LAKE,FL,37757

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

PROJECT #: B4-185-2102

SHEET NAME:

DUMPSTER DETAILS

SHEET NUMBER:

A-1.2

PROJECT MATRIX									
ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	TOTAL	%		NO. OF BEDS
STUDIO KING	2	11	11	11	11	46	44%	46%	46
ACC. KING STUDIO	0	1	1	0	0	2	2%		2
STUDIO Q/Q CTR A	3	6	6	6	6	27	26%	45%	27
STUDIO Q/Q CTR B	0	1	1	2	2	6	6%		6
STUDIO Q/Q END C	2	2	2	2	2	10	10%		10
ACC. Q/Q	0	1	1	1	1	4	4%		4
ONE BEDROOM QUEEN	1	2	2	2	2	9	9%	10%	9
ACC. ONE BEDROOM QUEEN	1	0	0	0	0	1	1%		1
GRAND TOTAL	**9**	**24**	**24**	**24**	**24**	**105**	**100%**	**100%**	**105**
CONNECTING ROOM IS %									

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	14,149
2ND LEVEL FLOOR PLAN	13,107
3RD LEVEL FLOOR PLAN	13,012
4TH LEVEL FLOOR PLAN	13,012
5TH LEVEL FLOOR PLAN	13,012
TOTAL	**66,293**

1 FIRST FLOOR PLAN
3/32" = 1'-0"

NORTH

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CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

PROJECT #: B4-185-2102

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A-2.1

PROJECT MATRIX									
ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	TOTAL	%		NO. OF BEDS
STUDIO KING	2	11	11	11	11	46	44%	46%	46
ACC. KING STUDIO	0	1	1	0	0	2	2%		2
STUDIO Q/Q CTR A	3	6	6	6	6	27	26%	45%	27
STUDIO Q/Q CTR B	0	1	1	2	2	6	6%		6
STUDIO Q/Q END C	2	2	2	2	2	10	10%		10
ACC. Q/Q	0	1	1	1	1	4	4%		4
ONE BEDROOM QUEEN	1	2	2	2	2	9	9%	10%	9
ACC. ONE BEDROOM QUEEN	1	0	0	0	0	1	1%		1
GRAND TOTAL	**9**	**24**	**24**	**24**	**24**	**105**	**100%**	**100%**	**105**
CONNECTING ROOM IS %									

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	14,149
2ND LEVEL FLOOR PLAN	13,107
3RD LEVEL FLOOR PLAN	13,012
4TH LEVEL FLOOR PLAN	13,012
5TH LEVEL FLOOR PLAN	13,012
TOTAL	**66,293**

1 SECOND FLOOR PLAN
3/32" = 1'-0"

NORTH

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PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

PROJECT #: B4-185-2102

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A-2.2

PROJECT MATRIX									
ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	TOTAL	%		NO. OF BEDS
STUDIO KING	2	11	11	11	11	46	44%	46%	46
ACC. KING STUDIO	0	1	1	0	0	2	2%		2
STUDIO Q/Q CTR A	3	6	6	6	6	27	26%	45%	27
STUDIO Q/Q CTR B	0	1	1	2	2	6	6%		6
STUDIO Q/Q END C	2	2	2	2	2	10	10%		10
ACC. Q/Q	0	1	1	1	1	4	4%		4
ONE BEDROOM QUEEN	1	2	2	2	2	9	9%	10%	9
ACC. ONE BEDROOM QUEEN	1	0	0	0	0	1	1%		1
GRAND TOTAL	**9**	**24**	**24**	**24**	**24**	**105**	**100%**	**100%**	**105**
CONNECTING ROOM IS %									

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	14,149
2ND LEVEL FLOOR PLAN	13,107
3RD LEVEL FLOOR PLAN	13,012
4TH LEVEL FLOOR PLAN	13,012
5TH LEVEL FLOOR PLAN	13,012
TOTAL	**66,293**

1 THIRD FLOOR PLAN
3/32" = 1'-0"

NORTH

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PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

PROJECT #: B4-185-2102

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A-2.3

PROJECT MATRIX									
ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	TOTAL	%		NO. OF BEDS
STUDIO KING	2	11	11	11	11	46	44%	46%	46
ACC. KING STUDIO	0	1	1	0	0	2	2%		2
STUDIO Q/Q CTR A	3	6	6	6	6	27	26%	45%	27
STUDIO Q/Q CTR B	0	1	1	2	2	6	6%		6
STUDIO Q/Q END C	2	2	2	2	2	10	10%		10
ACC. Q/Q	0	1	1	1	1	4	4%		4
ONE BEDROOM QUEEN	1	2	2	2	2	9	9%	10%	9
ACC. ONE BEDROOM QUEEN	1	0	0	0	0	1	1%		1
GRAND TOTAL	**9**	**24**	**24**	**24**	**24**	**105**	**100%**	**100%**	**105**
CONNECTING ROOM IS %									

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	14,149
2ND LEVEL FLOOR PLAN	13,107
3RD LEVEL FLOOR PLAN	13,012
4TH LEVEL FLOOR PLAN	13,012
5TH LEVEL FLOOR PLAN	13,012
TOTAL	**66,293**

1 FOURTH FLOOR PLAN
3/32" = 1'-0"

NORTH

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CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

PROJECT #: B4-185-2102

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A-2.4

PROJECT MATRIX									
ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	TOTAL	%		NO. OF BEDS
STUDIO KING	2	11	11	11	11	46	44%	46%	46
ACC. KING STUDIO	0	1	1	0	0	2	2%		2
STUDIO Q/Q CTR A	3	6	6	6	6	27	26%	45%	27
STUDIO Q/Q CTR B	0	1	1	2	2	6	6%		6
STUDIO Q/Q END C	2	2	2	2	2	10	10%		10
ACC. Q/Q	0	1	1	1	1	4	4%		4
ONE BEDROOM QUEEN	1	2	2	2	2	9	9%	10%	9
ACC. ONE BEDROOM QUEEN	1	0	0	0	0	1	1%		1
GRAND TOTAL	**9**	**24**	**24**	**24**	**24**	**105**	**100%**	**100%**	**105**
CONNECTING ROOM IS %									

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	14,149
2ND LEVEL FLOOR PLAN	13,107
3RD LEVEL FLOOR PLAN	13,012
4TH LEVEL FLOOR PLAN	13,012
5TH LEVEL FLOOR PLAN	13,012
TOTAL	**66,293**

1 FIFTH FLOOR PLAN
3/32" = 1'-0"

NORTH

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Seal:

Owner:

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CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.10.03

DRAWN BY: AZ/HA

CHECKED BY: SD

PROJECT #: B4-185-2102

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

A-2.5

TOWNEPLACE SUITES

US HIGHWAY 441, MOUNT DORA, FL 32757

JURISDICTION: CITY OF MOUNT DORA
PARCEL ID: 20-19-27-1900-000-00200
ALTERNATE KEY: 3819169

DEVELOPER & CONSULTANTS

OWNER

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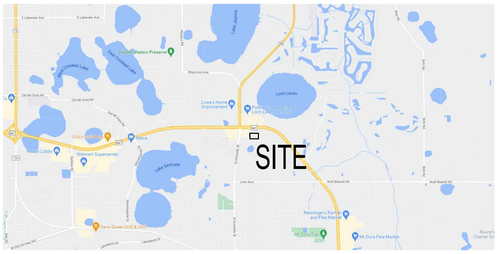
PROJECT REVISIONS

REV. NO.	DATE	DESCRIPTION	SHEETS	BY
1	10-24-22	CITY OF MOUNT DORA COMMENTS	CV, C0, C0.1, C1, C1.1, C2, C2.1, C4, C5, C6.1, C8	BT
2	10-24-22	SJRWMD COMMENTS	C1, C3, C3.2, C3.3, C5.1	SC
3	11-22-22	CITY OF MOUNT DORA COMMENTS	CV, C0, C2, C3, C3.3, C4, C5, C5.1, C6.1, C6.2, SL-002	BT
4	01-04-23	CITY OF MOUNT DORA COMMENTS	C0, C2, C5.1	BT

LOCATION MAP NTS

NORTH



VICINITY MAP NTS

NORTH

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
CV	COVER SHEET
C0	CIVIL DATA AND NOTES
C0.1	DEMOLITION PLAN
C1	SITE DIMENSION PLAN
C1.1	FIRE SITE PLAN
C2	UTILITY PLAN
C2.1	LIFT STATION DETAILS
C3	GRADING PLAN
C3.1	STORMTECH DETAILS
C3.2	STORMTECH DETAILS
C3.3	POND CROSS-SECTIONS
C4	EROSION/DUST CONTROL PLAN
C5	STANDARD DETAILS
C5.1	STANDARD DETAILS
C6	CITY OF MOUNT DORA STANDARD UTILITIES DETAILS
C6.1	CITY OF MOUNT DORA STANDARD UTILITIES DETAILS
C6.2	CITY OF MOUNT DORA STANDARD UTILITIES DETAILS
C7	FDOT STANDARD DETAILS
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C8	JW SIMPSON LIGHTING DETAILS
SL-001	SITE LIGHTING NOTES AND ABBREVIATIONS
SL-002	SITE PHOTOMETRIC PLAN
L-1	LANDSCAPE PLANS
L-2	LANDSCAPE DETAILS
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS
	SURVEY

LEGAL DESCRIPTION

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

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2,
S 00°14'59" E, 257.84 FEET O THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF SAID LOT 2, S 89°5729" E, 470.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 00°14'59" E, 250.79 FEET; THENCE
S 89°3 1'22" W, 469.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE WEST LINE OF SAID LOT 2, N 00°14'59" W, 255.05 FEET TO THE POINT OF BEGINNING.

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
1 CITY OF MOUNT DORA COMMENTS	10-24-22
3 CITY OF MOUNT DORA COMMENTS	11-22-22

REVISION	DATE

SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

CV
COVER SHEET

PROJECT NO.: 2021.258

UTILITY CONTACTS

STORM DRAINAGE	CITY OF MOUNT DORA PUBLIC WORKS 900 NORTH DONNELLY STREET MOUNT DORA, FLORIDA 32757 PHONE:352-735-7151 CONTACT: GEORGE MAREK, P.E.
SEWER/ WATER	CITY OF MOUNT DORA UTILITIES 900 NORTH DONNELLY STREET MOUNT DORA, FLORIDA 32757 PHONE:352-735-7151 EMAIL: KRAMM@CITYOFMOUNTDORA.COM CONTACT: JOSH KRAMM, UTILITY LINE MANAGER
ELECTRIC	CITY OF MOUNT DORA ELECTRIC 900 NORTH DONNELLY STREET MOUNT DORA, FLORIDA 32757 PHONE: 352-735-7151 CONTACT: STEVE LANGLEY
GAS	TECO PEOPLES GAS - EUSTIS 8416 PALM RIVER RD TAMPA, FLORIDA 33619 PHONE: 813-275-3783 CONTACT: JOAN DOWNING

4

LEGEND

MEET EXISTING GRADE	MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	10%
STORM SEWER & INLET	
DOWN SPOUT DRAINS	DSD
SANITARY SEWER & MANHOLE	SS
CLEANOUT	C.O.
WATER SERVICE	W
FIRE HYDRANT	
WATER METER	M
BACKFLOW PREVENTION DEVICE	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	T
UNDERGROUND GAS	G
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
6" CURBING WITH DIMENSION (TO FACE OF CURB U.N.O.)	12'
DETAIL NUMBER SHEET NUMBER	3 C4

GENERAL NOTES

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND THESE PLANS PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICTS BETWEEN CONDITIONS IN THE FIELD AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD AT ONCE.

A. GENERAL
ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: US HWY 441, MOUNT DORA, FLORIDA 32757

3. THIS SITE LIES IN FLOOD ZONE "X", F.I.R.M. PANEL 12069C0359E, LAKE COUNTY, FLORIDA. DATED DECEMBER 18, 2012.

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY ALTAMAX SURVEYING, 910 BELLE AVENUE, SUITE 1100, CASSELBERRY, FLORIDA 32708

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY ALTAMAX SURVEYING

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. THE ENGINEER ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY UNIVERSAL ENGINEERING SCIENCES. THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN. IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF MOUNT DORA.

13. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

14. ALL DISTURBED AREAS SHALL BE SODDED.

15. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:
a. SURVEYED "AS-BUILTS" MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION.
b. COMPACTION AND DENSITY TEST REPORTS, AND
c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM Z DEVELOPMENT SERVICES COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE ENGINEER BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

16. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.

17. VEHICLE PARKING SPACES SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

18. ADA PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

19. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

20. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

21. ALL BUILDING DIMENSIONS AND TIES ARE TO FACE OF BUILDING. SEE ARCHITECTURAL PLANS.

22. ALL PARKING LOT CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

23. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE NOTED.

UTILITY SEPARATION NOTES

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 IS 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; AND 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 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 OR THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY - OR PRESSURE - TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC. SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. 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.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS DURING THE CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MOUNT DORA, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION); TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 30" OVER SERVICES/LATERALS UNLESS OTHERWISE NOTED.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.-T-99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES AND SITE LIGHTING UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) 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; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE AWWA C901, POLYETHYLENE (PE) TUBING, DR9 MINIMUM.

2. WATER MAINS SHALL BE PVC ASTM C900, DR 14 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE BRASS, SIZED TO MATCH THE TAP DIAMETER, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. STAINLESS STEEL DOUBLE STRAP TAPPING SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE STAINLESS STEEL DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

7. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE BLUE IN COLOR VIA INTEGRAL PIPE COLOR, STRIPING, OR OTHER METHODS.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-252 (3"-10", M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).

A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D3034, SDR26, WITH PUSH-ON RUBBER GASKET JOINTS.

5. ALL JOINTS FOR STORMWATER PIPING SHALL BE WRAPPED WITH FILTER FABRIC.

UTILITY DISINFECTING & TESTING NOTES

WATER/FORCEMAIN

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 2 BUSINESS DAYS 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 MECHANICAL RESTRAINTS ARE IN PLACE. 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.

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
$L = NDP\ 1/2 \ / \ 7400$

DIP
$L = SDP\ 1/2 \ / \ 133{,}200$

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 LABOR, WATER, TEST 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.

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 AN LAB 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 2 BUSINESS DAYS ADVANCED NOTICE OF DISINFECTION.

SEWER

TESTING:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY GRAVITY SEWERS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES WITH 2 BUSINESS DAYS ADVANCE NOTICE PROVIDED.

2. SANITARY SEWERS TO BE TESTED SHALL BE WITHIN SECTIONS. TESTING SHALL NOT PROCEED UNTIL ALL FACILITIES ARE IN PLACE AND CONCRETE CURED. ALL PIPING SHALL BE THOROUGHLY CLEANED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER.
3. INFILTRATION AND EXFILTRATION SHALL NOT EXCEED 300 GALLONS PER DAY PER INCH OF DIAMETER PER MILE AS MEASURED BETWEEN MANHOLES.

4. THE CONTRACTOR SHALL UTILIZE LOW-PRESSURE AIR TESTING IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION, UNI-B-6-90, "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE", LATEST REVISIONS. TESTING SHALL PROCEED FOR A CONTINUOUS PERIOD OF TWO HOURS, WITH INFILTRATION AMOUNTS MEASURED BY METHODS APPROVED BY THE SEWER DEPARTMENT.

5. SHOULD ANY TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR, AND THE TEST REPEATED UNTIL THE ESTABLISHED LIMITS. ANY REPAIRS SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY FORCES AND BY METHODS RECEIVING PRIOR APPROVAL BY THE CITY.

6. IF DURING FINAL INSPECTION THE CITY HAS REASON TO DOUBT THE INTEGRITY OF THE SEWER LINES DUE TO INFILTRATION OR POOR LINE ALIGNMENT, THE CITY MAY REQUIRE INTERNAL INSPECTION (TELEVISING) OF THE SEWER LINES AT THE EXPENSE OF THE DEVELOPER.

7. ALL SANITARY GRAVITY SEWER LINES SHALL BE LAMPED.

8. AS-BUILT RECORD DRAWINGS TO BE FURNISHED TO THE CITY UPON COMPLETION OF PROJECT, WITH ACTUAL LINEAR MEASUREMENTS FROM PERMANENT POINTS TO ALL SEWER SYSTEM COMPONENTS, INCLUDING LOCATION OF EACH HOUSE LATERAL AND ACTUAL FIELD MEASURED RIM AND INVERT ELEVATIONS. AS-BUILTS TO BE PREPARED BY A PROFESSIONAL LAND SURVEYOR.

SITE DATA

INTENDED USE: 5 STORY HOTEL WITH A TOTAL OF 105 ROOMS. NO ANCILLARY USES PROPOSED AND THE POOL WILL BE AVAILABLE FOR HOTEL GUESTS ONLY

TOTAL DISTURBED AREA	141,486	SF	(±3.25 AC)	
PROPERTY AREA	118,868	SF	(±2.73 AC)	(100%)
PERVIOUS AREA	43,520	SF		(36.6%)
IMPERVIOUS AREA	75,348	SF		(63.4%)
BUILDING FOOTPRINT AREA	14,145	SF		(11.9%)
PAVEMENT/SIDEWALK	61,203	SF		(51.5%)
MAXIMUM ALLOWABLE IMPERVIOUS AREA =	65%			
MINIMUM ALLOWABLE PERVIOUS AREA =	35%			
J.W. SIMPSON WAY AREA	23,196	SF		100%)
PERVIOUS AREA	8,395	SF		(36.2%)
IMPERVIOUS AREA	14,801	SF		(63.8%)

ZONING	C-3
FUTURE LAND USE	COMMERCIAL
MAXIMUM BUILDING HEIGHT	65 FT
PROVIDED BUILDING HEIGHT	65 FT (5 STORIES)
TOTAL BUILDING AREA	66,293 SF
MAXIMUM FLOOR AREA RATIO	0.35
PROVIDED FLOOR AREA RATIO	0.25 (SEE CALCULATION BELOW) [4,578 (CULVERS) + 2,700 (BANK) + 66,293 (HOTEL)]/ 299,703 SF (PLATTED AREA + JW SIMPSON R/W) = 0.25

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	25 FT	87.5 FT
SIDE (NORTH)	25 FT	88.5 FT
SIDE (SOUTH)	50 FT	85.2 FT
REAR (WEST)	25 FT	157.4 FT
LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (EAST)	15 FT	15.0 FT
SIDE (NORTH)	10 FT	25.6 FT
SIDE (SOUTH)	10 FT	10.1 FT
REAR (WEST)	10 FT	70.9 FT

PARKING REQUIRED

HOTELS AND MOTELS
1 SPACE FOR EACH UNIT PLUS 1 SPACE FOR EACH EMPLOYEE PLUS PARKING AS MAY BE REQUIRED FOR ACCESSORY USES. PARKING FOR ACCESSORY USES SHALL BE ONE SPACE PER SIX PEOPLE BASED ON OCCUPANCY LOAD REQUIREMENTS.

= 1 SPACE PER UNIT * 105 UNITS + 1 SPACE PER EMPLOYEE * 10 EMPLOYEES
= 115 PARKING SPACES REQUIRED

PARKING PROVIDED

REGULAR	111	SPACES (10' X 20')
ADA	5	SPACES (12' X 20')
TOTAL	116	SPACES

REQUIRED BICYCLE PARKING: 5% OF THE AUTOMOBILE PARKING SPACE REQUIREMENT
115 * 0.05 = 6 SPACES

PROVIDED BICYCLE PARKING: 6 SPACES

REQUIRED LOADING SPACE: OFFICE BUILDINGS, APARTMENTS, HOTEL, MOTEL, HOSPITAL, NURSING OR CONVALESCENT

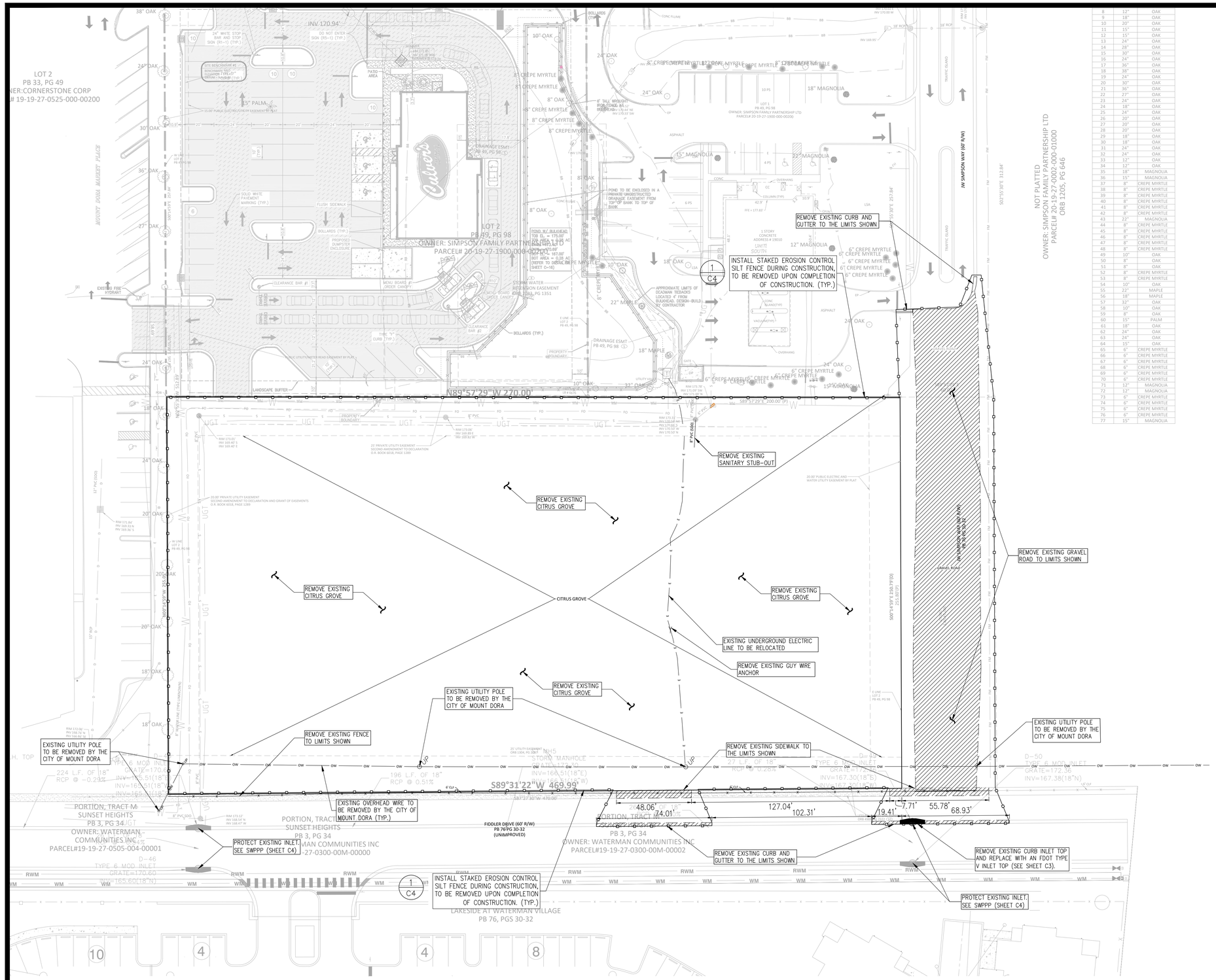
GROSS FLOOR AREA	20,000 TO 100,000
LOADING SPACES	TWO BERTHS (12' X 30')

GC NOTE:

A COPY OF THIS SHEET CO SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

GC NOTE:

THREE COPIES OF AS-BUILT RECORD DRAWINGS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR ISSUANCE OF SITE CERTIFICATION. AS-BUILT RECORD DRQAWINGS SHALL BE PREPARED SIGNED AND SEALED BY THE ENGINEER OF RECORD. THE CITY SHALL NOT ACCEPT IMPROVEMENTS NOR ISSUE A CERTIFICATE OF OCCUPANCY OR ISSUANCE OF SITE CERTIFICATION UNTIL THREE COPIES OF AS-BUILT RECORD



8	12"	OAK
9	18"	OAK
10	20"	OAK
11	15"	OAK
12	15"	OAK
13	24"	OAK
14	28"	OAK
15	30"	OAK
16	24"	OAK
17	36"	OAK
18	38"	OAK
19	24"	OAK
20	30"	OAK
21	36"	OAK
22	27"	OAK
23	24"	OAK
24	18"	OAK
25	24"	OAK
26	20"	OAK
27	20"	OAK
28	20"	OAK
29	18"	OAK
30	18"	OAK
31	24"	OAK
32	24"	OAK
33	12"	OAK
34	12"	OAK
35	18"	MAGNOLIA
36	15"	MAGNOLIA
37	8"	CREPE MYRTLE
38	8"	CREPE MYRTLE
39	8"	CREPE MYRTLE
40	8"	CREPE MYRTLE
41	8"	CREPE MYRTLE
42	8"	CREPE MYRTLE
43	22"	MAGNOLIA
44	8"	CREPE MYRTLE
45	8"	CREPE MYRTLE
46	8"	CREPE MYRTLE
47	8"	CREPE MYRTLE
48	8"	CREPE MYRTLE
49	10"	OAK
50	8"	OAK
51	8"	OAK
52	8"	CREPE MYRTLE
53	8"	CREPE MYRTLE
54	10"	OAK
55	22"	MAPLE
56	18"	MAPLE
57	32"	OAK
58	10"	OAK
59	8"	OAK
60	15"	PALM
61	18"	OAK
62	24"	OAK
63	24"	OAK
64	15"	OAK
65	6"	CREPE MYRTLE
66	6"	CREPE MYRTLE
67	6"	CREPE MYRTLE
68	6"	CREPE MYRTLE
69	6"	CREPE MYRTLE
70	6"	CREPE MYRTLE
71	12"	MAGNOLIA
72	12"	MAGNOLIA
73	6"	CREPE MYRTLE
74	6"	CREPE MYRTLE
75	6"	CREPE MYRTLE
76	6"	CREPE MYRTLE
77	15"	MAGNOLIA

DEMOLITION NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH ALL UTILITY SERVICE PROVIDERS IN THE AREA. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ACTIVITIES.

2. THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND OTHER IMPROVEMENTS AS NOTED ON THE PLANS. THIS INCLUDES FOUNDATIONS, TIMBER, BRUSH, STUMPS, ROOTS, PAVEMENT AND BASE MATERIAL AND OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED BASED UPON THE BEST AVAILABLE INFORMATION. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR ACCURACY. ALL UTILITIES, SURFACE IMPROVEMENTS AND TREE LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION (UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR).

8. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION.

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH
811
Know what's below.
Call before you dig.

GC NOTE:
A COPY OF SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

DEMOLITION PLAN

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
1 CITY OF MOUNT DORA COMMENTS	10-24-22		

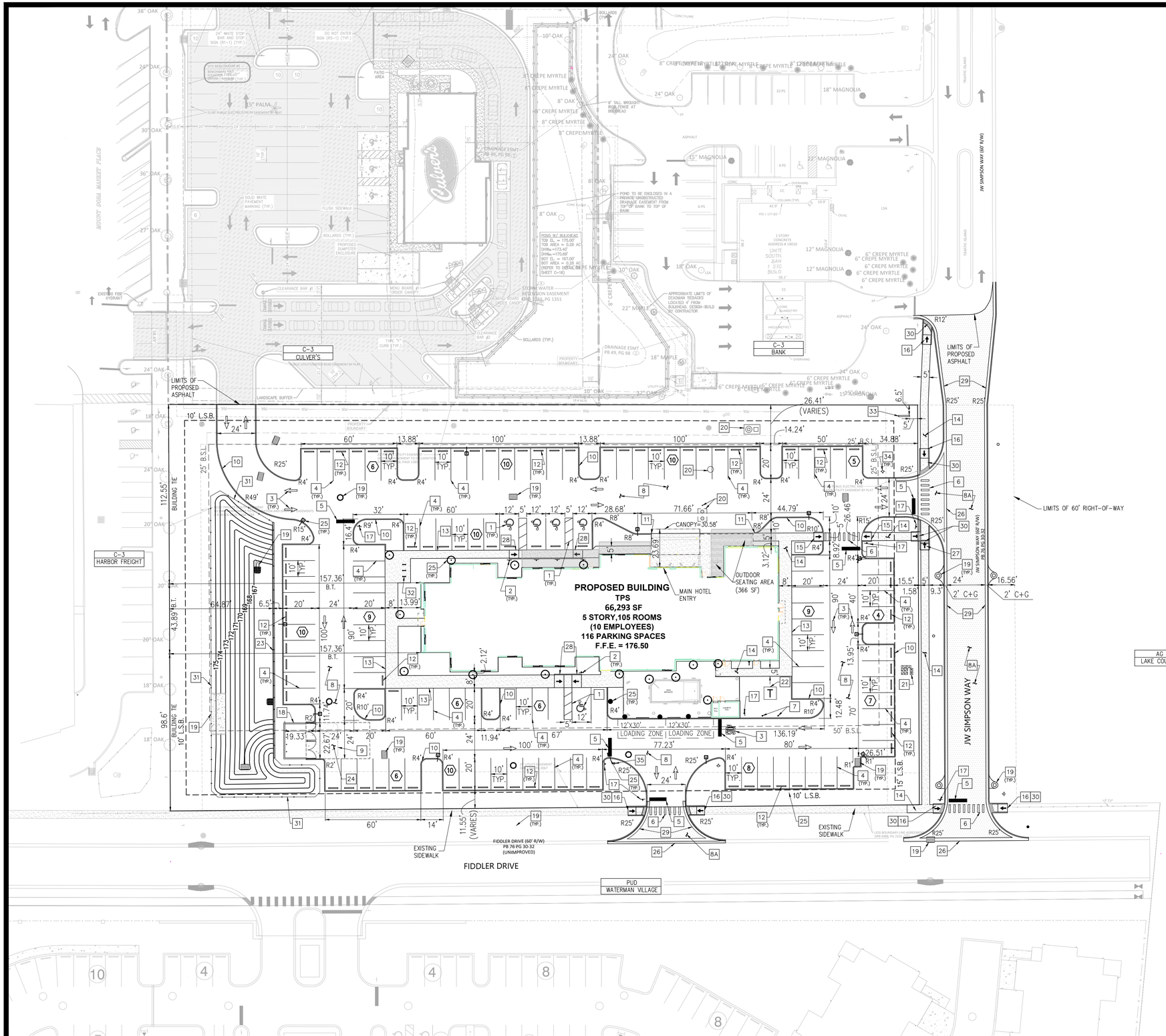
SARAH CULOTTA P.E.
FL. REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C0.1
DEMOLITION PLAN

PROJECT NO.: 2021.258



PLAN NOTES

1. ACCESSIBLE PARKING, STRIPING, & ACCESS AISLE (C6.2)
2. ACCESSIBLE PARKING SIGN (2/C5)
3. PAVEMENT MARKING (PAINT) (3/C5)
4. 4" WHITE STRIPING PAINT
5. 24" WHITE STOP BAR
6. CROSSWALK STRIPING (3/C5)
7. BOLLARD (16/C5)
8. ASPHALT PAVEMENT (6/C5) (7/C5)
8A. ASPHALT PAVEMENT (CITY RIGHT-OF-WAY) (6/C5) (7/C5)
9. CONCRETE APRON (4/C5)
10. 6" CONCRETE VERTICAL CURB (5/C5)
11. TRANSITION CURB (15/C5.1)
12. WHEEL STOP (88 PLACES) (8/C5)
13. MONOLITHIC CURB AND SIDEWALK (9/C5)
14. CONCRETE WALK W/ EXPANSION JOINTS (10/C5)
15. ACCESSIBLE END RAMP (14/C5)
16. CORNER RAMP (1/C5.1)
17. "STOP" SIGN (R1-1)
18. DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
19. STORM STRUCTURE (REFER TO SHEET C3)
20. SANITARY STRUCTURE (REFER TO SHEET C2)
21. BACKFLOW PREVENTER (REFER TO SHEET C2)
22. CONCRETE PAD FOR TRANSFORMER
23. RETAINING WALL 148 LF WITH 48" BLACK VINYL COATED CHAIN LINK FENCE CENTERED ON TOP OF RETAINING WALL (SEE ARCHITECTURAL PLANS)
24. CONCRETE PAVEMENT (3/C5.1)
25. SITE LIGHTING (REFER TO SHEET SL-002)
26. VALLEY GUTTER (15/C5)
27. DOUBLE CORNER RAMP (18/C5)
28. DOUBLE ACCESSIBLE END RAMP (2/C5.1)
29. CURB AND GUTTER (17/C5)
30. DETECTABLE WARNING (12/C5)
31. 48" BLACK VINYL COATED CHAIN LINK FENCE
32. BICYCLE PARKING (6 SPACES) (13/C5.1)
33. MONUMENT SIGN
34. PROPOSED FIRE HYDRANT ASSEMBLY (REFER TO SHEET C2)
35. PROPOSED FIRE DEPARTMENT CONNECTION (REFER TO SHEET C2)

GC NOTE:
A COPY OF SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

NORTH

30' 0 30' 60'

SITE DIMENSION PLAN

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
1 CITY COMMENTS	10-24-22
2 S.JRWMD COMMENTS	10-24-22

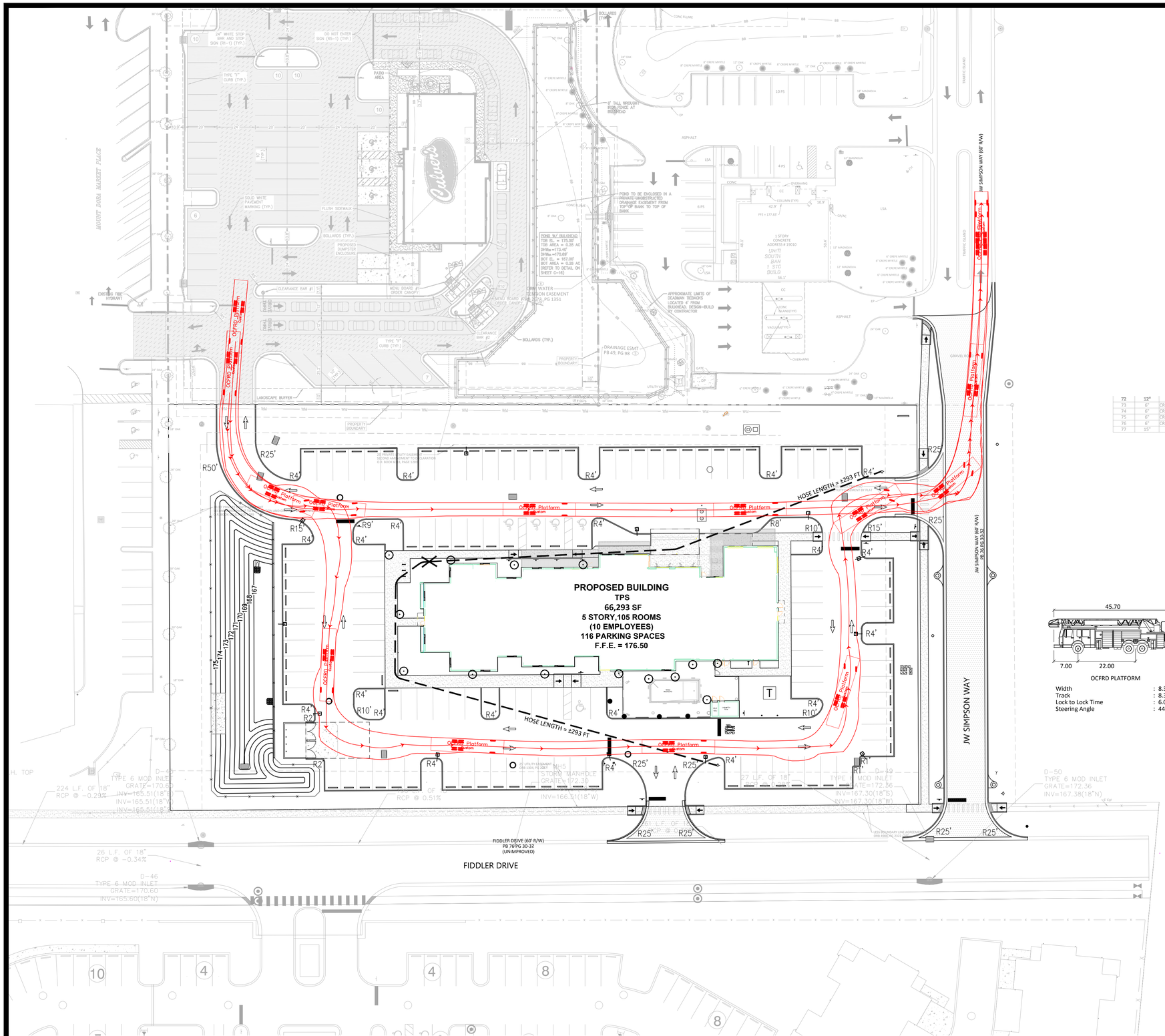
SARAH CULOTTA P.E.
FL REG # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

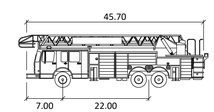
DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C1
SITE DIMENSION PLAN

PROJECT NO.: 2021.258



72	12"	MAGNOLIA
73	6"	CREPE MYRTLE
74	6"	CREPE MYRTLE
75	6"	CREPE MYRTLE
76	6"	CREPE MYRTLE
77	15"	MAGNOLIA



OCFRD PLATFORM

Width	: 8.33'
Track	: 8.33'
Lock to Lock Time	: 6.0'
Steering Angle	: 44.2'

FIRE NOTES

1. 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.
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE LARGE 4 1/2 INCH (STEAMER) PORT IS FACING THE ROADWAY IT IS ACCESSED BY.
3. 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.
4. 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.
5. 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.
6. FIRE PROTECTION SYSTEM MAINS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.
7. 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.
8. 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.
9. 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).
10. 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).
11. 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 DEPARMENT 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).
12. IN ALL NEW AND EXISTING BUILDINGS, MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ.
13. WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 72.

FIRE FLOW CALCULATION:

BUILDING AREA = 66,293 SF
TYPE OF CONSTRUCTION – 1B – SPRINKLED

PER TABLE 18.4.5.2.1 OF NFPA 1
MINIMUM REQUIRED FIRE FLOW = 2,750 GPM

75% REDUCTION FOR BUILDINGS WITH FIRE SPRINKLER SYSTEM
= 2,750 – (0.75x2,750) = 688, USE 1,500 GPM

REQUIRED F.H. = 2 WITHIN 300 FT. (PER COMD LDC)

1 PROPOSED HYDRANT LOCATED APPROXIMATELY 80 LF NORTHEAST OF BUILDING

1 PROPOSED HYDRANT LOCATED APPROXIMATELY 65 LF SOUTH OF BUILDING

NORTH
30' 0 30' 60'

FIRE TRUCK TURNING PLAN

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
1 CITY OF MOUNT DORA COMMENTS	10-24-22		

SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C1.1
FIRE SITE PLAN

PROJECT NO.: 2021.258

GREASE INTERCEPTOR SIZING CALCULATIONS

SIZING BASED ON THE CITY OF MOUNT DORA STANDARD DETAIL SS004-1.

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

D = NUMBER OF SEATS = 39
MF = MEAL FACTOR (BASED ON ESTABLISHMENT TYPE AND TIME PER MEAL = 1.0
GL = GALLONS OF WASTERWATER PER MEAL = 6
RT = RETENTION TIME = 2.5
ST = STORAGE FACTOR = 1.5

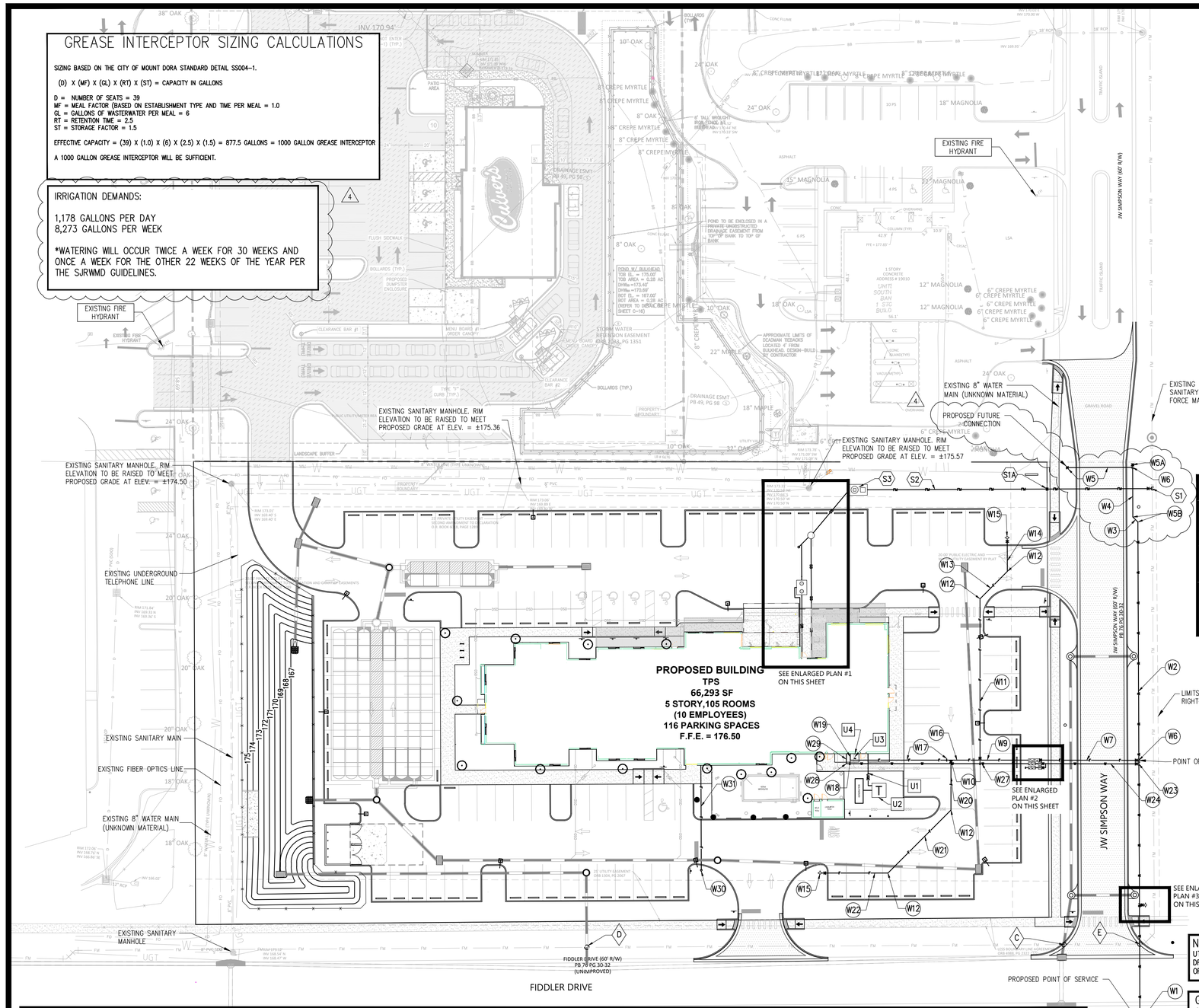
EFFECTIVE CAPACITY = (39) X (1.0) X (6) X (2.5) X (1.5) = 877.5 GALLONS = 1000 GALLON GREASE INTERCEPTOR

A 1000 GALLON GREASE INTERCEPTOR WILL BE SUFFICIENT.

IRRIGATION DEMANDS:

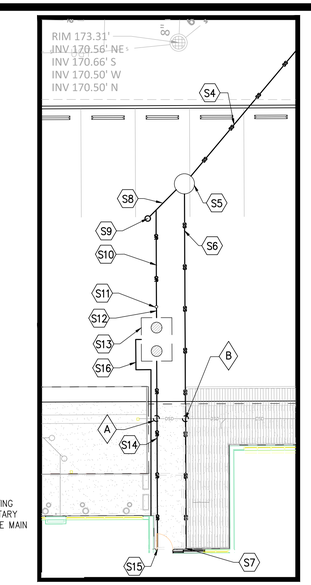
1,178 GALLONS PER DAY
8,273 GALLONS PER WEEK

*WATERING WILL OCCUR TWICE A WEEK FOR 30 WEEKS AND ONCE A WEEK FOR THE OTHER 22 WEEKS OF THE YEAR PER THE SJRWMD GUIDELINES.

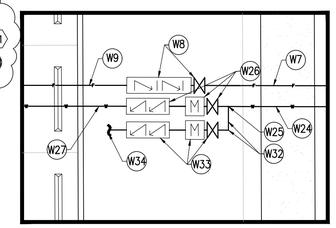


NOTE:
UTILITY CONSTRUCTION NEEDED ALONG J.W. SIMPSON WAY AND FIDDLER DRIVE SHALL BE COORDINATED AND INSTALLED PRIOR TO THE INITIATION OF ROADWAY IMPROVEMENTS.

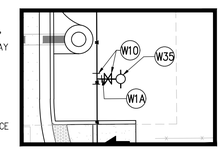
GC NOTE:
A COPY OF SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.



ENLARGED PLAN #1



ENLARGED PLAN #2



ENLARGED PLAN #3

UTILITY NOTES

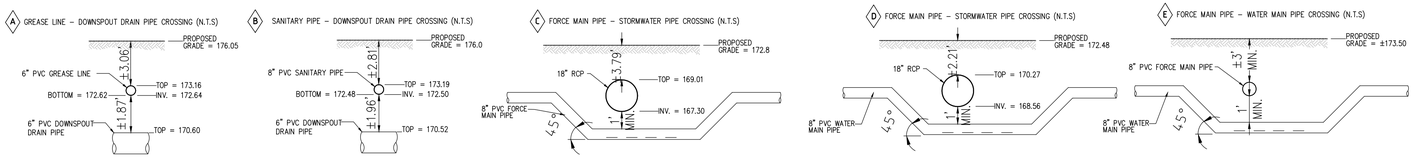
SANITARY: (S)

- (S1) CONNECT TO EXISTING 8" SANITARY FORCE MAIN WITH A 8" X 4" TAPPING SLEEVE WITH A GATE AND PLUG VALVE (C6.1)
- (S1A) PLUG AND CHECK VALVE ASSEMBLY FOR CITY ACCESS (C6.1)
- (S2) 157 LF – 4" PVC C-900 (DR18) (C6.1) (TYP.)
- (S3) LIFT STATION (SEE SHEET C2.1 FOR CALCULATION & DETAILS) (SEE SHEET 6.2 FOR APPLICABLE CITY OF MOUNT DORA STANDARD DETAIL)
- (S4) 30 LF – 8" PVC @ 2.7% SLOPE
- (S5) SANITARY MANHOLE #1 RIM ELEV. = 175.7 (C6)
  (N) 8" INV. OUT = 170.8
  (S) 8" INV. IN = 171.6
  (SW) 8" INV. IN = 171.7
- (S6) 66 LF – 8" PVC @ 2.1% SLOPE
- (S7) CONNECT TO BUILDING STUB-OUT @ INV. ELEV. = 173.00 CONTRACTOR SHALL REFER TO M.E.P PLANS FOR EXACT LOCATION AND INVERT ELEVATION
- (S8) 9 LF – 6" PVC @ 1.0% SLOPE MINIMUM
- (S9) CLEANOUT @ INV. ELEV. = 171.79 (C6)
- (S10) 18 LF – 6" PVC @ 1.0% SLOPE MINIMUM
- (S11) INSPECTION AND SAMPLING STATION @ RIM ELEV. = 175.63 (C6.1)
  (N) INV. OUT = 171.97
  (S) INV. IN = 171.98
- (S12) 2 LF – 6" PVC @ 1.0% SLOPE MINIMUM
- (S13) 1000 GALLON GREASE INTERCEPTOR (C6.1)
  N. RIM ELEV. = 175.70
  S. RIM ELEV. = 175.80
  N. INV. OUT = 172.00
  S. INV. IN = 172.25
- (S14) 35 LF – 6" PVC @ 2.1% SLOPE
- (S15) CONNECT TO BUILDING STUB-OUT @ INV. ELEV. = 173.00 CONTRACTOR SHALL REFER TO M.E.P PLANS FOR EXACT LOCATION AND INVERT ELEVATION
- (S16) 37 LF – 3" PVC VENT LINE. CONTRACTOR TO KEEP VENT LINE PARALLEL WITH GREASE LINE TO BUILDING. CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

WATER: (W)

- (W1) CONNECT TO EXISTING 8"WATER LINE WITH AN 8" X 8" TAPPING SLEEVE AND 8" GATE VALVE (POINT OF SERVICE) (C6)
- (W1A) 3 LF – 6" PVC C-900 (DR18) (C6.1) (TYP.)
- (W2) 276 LF – 8" PVC C-900 (DR18)
- (W3) 4 LF – 8" PVC C-900 (DR18)
- (W4) 28 LF – 8" PVC C-900 (DR18)
- (W5) 37 LF – 8" PVC C-900 (DR18) AND 8" GATE VALVE WITH 2" BLOW-OFF VALVE ASSEMBLY FOR FUTURE CONNECTION (C6) (C6.2)
- (W5A) 2 LF – 8" PVC C-900 (DR18) AND 8" GATE VALVE WITH 2" BLOW-OFF VALVE ASSEMBLY FOR FUTURE CONNECTION (C6) (C6.2)
- (W5B) 8" – 45° BEND (2 PLACES)
- (W6) 8" X 8" TEE (2 PLACES)
- (W7) 55 LF – 8" PVC C-900 (DR18) AND 8" GATE VALVE (C6)
- (W8) 8" DOUBLE DETECTOR CHECK ASSEMBLY AND 8" GATE VALVE (10 / C5.1) (C6)
- (W9) 27 LF – 8" PVC C-900 (DR18)
- (W10) 8" X 6" TEE WITH 6" GATE VALVE (3 PLACES) (C6)
- (W11) 89 LF – 6" PVC C-900 (DR18)
- (W12) 6" – 45° BEND (4 PLACES)
- (W13) 22 LF – 6" PVC C-900 (DR18)
- (W14) 19 LF – 6" PVC C-900 (DR18)
- (W15) PRIVATE FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE TO BE PAINTED SILVER IN COLOR AFTER ASSEMBLY (2 PLACES) (C6)
- (W16) 19 LF – 8" PVC C-900 (DR18)
- (W17) 8" X 6" REDUCER AND 53 LF – 6" PVC C-900 (DR18)
- (W18) 6" – 90° BEND
- (W19) 4 LF – 6" PVC C-900 (DR18)
- (W20) 28 LF – 6" PVC C-900 (DR18)
- (W21) 50 LF – 6" PVC C-900 (DR18)
- (W22) 37 LF – 6" PVC C-900 (DR18)
- (W23) 8" X 4" TEE WITH 4" GATE VALVE
- (W24) 52 LF – 4" PVC C-900 (DR18)
- (W25) 4" X 1½" SERVICE SADDLE CONNECTION
- (W26) 4" GATE VALVE, 4" METER & 4" REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR DOMESTIC SERVICE (11 / C5.1)
  NOTE: METERS BIGGER THAN 2" ARE TO BE PROVIDED BY THE CONTRACTOR AND APPROVED BY CITY STAFF PRIOR TO INSTALLATION.
- (W27) 101 LF – 3" BLUE PE DOMESTIC SERVICE (C6.1) (TYP.)
- (W28) 3" – 90° BEND
- (W29) 6 LF – 3" BLUE PE DOMESTIC SERVICE
- (W30) FIRE DEPARTMENT CONNECTION (8 / C5.1)
- (W31) 58 LF – 4" PVC C-900 (DR14)
- (W32) 3 LF – 1½" PE WITH A 1½" 90° BEND
- (W33) 1½" GATE VALVE WITH 1½" METER AND 1½" REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR IRRIGATION (11 / C5.1)
- (W34) 1½" PE IRRIGATION STUB-OUT (SEE IRRIGATION PLANS FOR CONTINUATION)
- (W35) PUBLIC FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE TO BE PAINTED YELLOW IN COLOR AFTER ASSEMBLY (C6)

UTILITY CROSSING



CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING FORCE MAIN INSTALLED BY WATERMAN VILLAGES' PLANS. CONTACT ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.

CONTRACTOR SHALL INCLUDE FORCE MAIN DEFLECTION/RELOCATION AS AN ALTERNATE BID ITEM IN CASE NECESSARY PIPE SEPARATION CANNOT BE ACHIEVED IN THE FIELD.

ELECTRIC, GAS & TELEPHONE: (U)

- (U1) CONTRACTOR SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER FOR TRANSFORMER TYPE AND LOCATION AS WELL AS PRIMARY AND SECONDARY ELECTRICAL CONDUITS PRIOR TO CONSTRUCTION.
- (U2) PROPOSED TRANSFORMER LOCATION – BY POWER COMPANY
- (U3) CONTRACTOR SHALL COORDINATE NEW UNDERGROUND GAS SERVICE CONNECTION WITH GAS SERVICE PROVIDER PRIOR TO CONSTRUCTION.
- (U4) PROPOSED GAS METER – BY GAS COMPANY

NOTE: CONTRACTOR SHALL LAY PIPING BEGINNING AT THE LOW POINT OF THE SYSTEM (CONNECTION TO OFFSITE SYSTEM)

REFER TO SHEET C6 FOR ALL APPLICABLE CITY OF MOUNT DORA STANDARD UTILITY DETAILS

UTILITY PLAN

REVISION		DATE
1	CITY OF MOUNT DORA COMMENTS	10-24-22
2	CITY OF MOUNT DORA COMMENTS	11-22-22
3	CITY OF MOUNT DORA COMMENTS	01-04-23

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C2
UTILITY PLAN

PROJECT NO.: 2021.258

RILEY & Company, Inc. (H-20 GP)©

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS & RILEY &COMPANY GUARD PROIII MONITORING SYSTEM

SCOPE: Supply one complete H-20 IP 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.
5491 BENCHMARK LANE, SANFORD, FL 32746
PH. 407-265-9963

NO SUBSTITUTIONS - NO ALTERNATES

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 YR. WARRANTY)

Submersible pumps shall be HOMA Model RC40168. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system.
The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the HDPE discharge piping.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.
A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal.
Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

Control panel must be manufactured in-house by lift station supplier at their TUV (UL508A CERTIFIED) manufacturing facility.

The Enclosure shall be NEMA 3R, 304SS, minimum 48" high x 36" wide x 12" deep with pad lockable draw latches.

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)
1- ea. Alarm Horn
1- ea. Generator Receptacle w/ weatherproof cover
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.

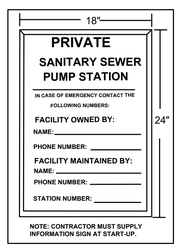
The following components shall be mounted to back panel:
1- ea. Riley & Company Guard Pro II Monitoring System
2- ea. 20.0 HP Motor Soft Starts
1- ea. Phase Monitor (Three Phase)
1- ea. Control Transformer (480 Volt Only)
1- ea. Silence Relay
1- ea. Duplex Alternator
1- ea. Model BOAC5AH Battery Back-Up w/ Smart Charger
20- ea. Terminals For Field Connections
3- ea. Grounding Lugs

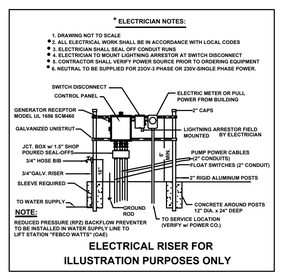
The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

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
2- ea. Short Circuit Protectors
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

RILEY & COMPANY GUARD PRO III: Offers a remote control and maintenance solution which allows you to create a decentralised system or monitor and control devices. Changes to the eight (8) digital (24V DC) analogue (0-10V) inputs can be notified via SMS text message, e-mail or both. The digital outputs can be contolled via SMS text message.The built-in maintenance free supercap capacitor enables the GUARD PRO III to inform the recipient via SMS text message in the event of a power failure.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	85 GPM	TOP OF WETWELL	176.50
PRIMARY TDH	117 'TDH	INLET INVERT	170.00
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	168.50
PUMP MODEL #	RC40168	2nd PUMP ON (LAG)	168.00
R.P.M.	3450	1st PUMP ON (LEAD)	167.50
HORSEPOWER	6.80	PUMPS OFF (OFF)	166.00
VOLTAGE / PHASE	230V/3	BOTTOM OF WETWELL	163.50
FLA / PER PUMP	17.0	WETWELL DIAMETER	60"
PUMP DISCHARGE SIZE	2"		





ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

*** ELECTRICIAN NOTES:**

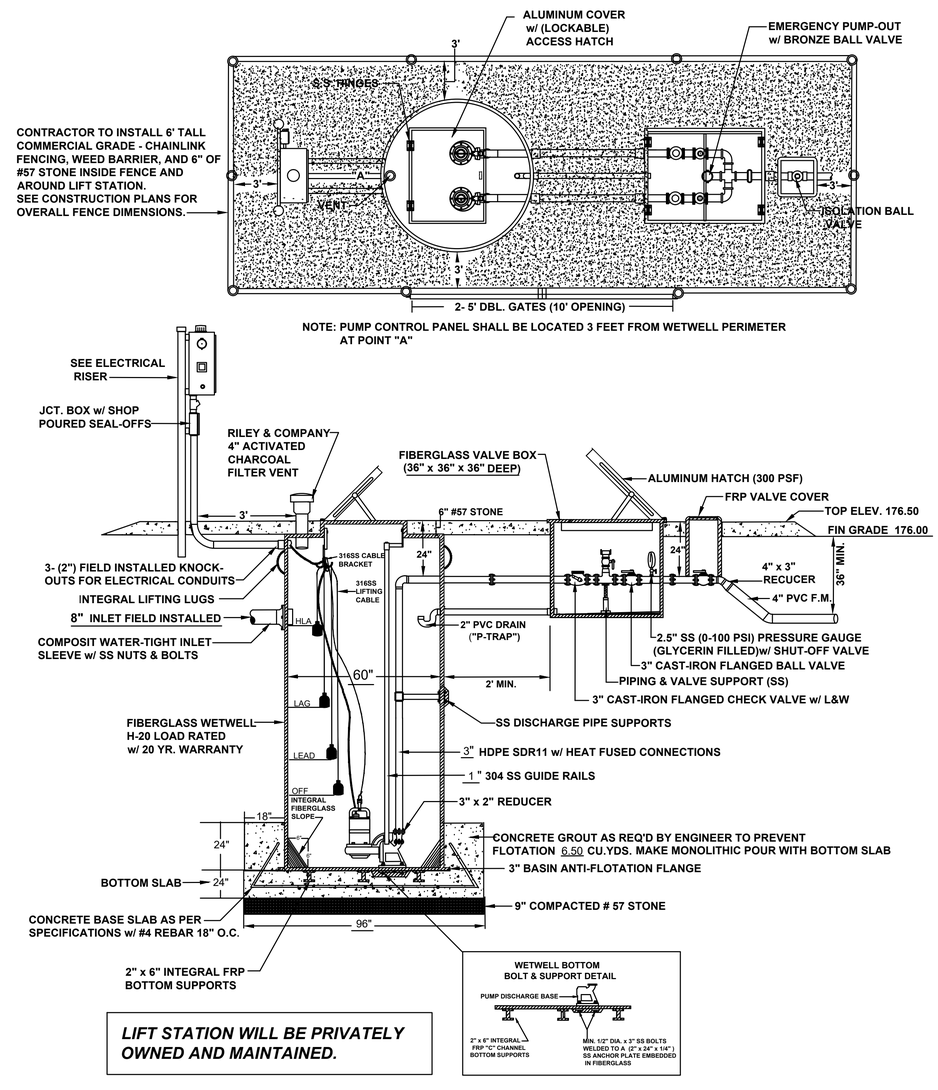
1. DRAWING NOT TO SCALE
* 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
* 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
* 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
* 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
* 6. NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE POWER.

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.

RILEY & CO. / H-20 GP 08-28-2022



LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

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REVISIONS	BY

TOWN PLACE SUITES
MT. DORA, FL

DRAWN
CHECKED
DATE
SCALE
JOB NO.

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
1 CITY OF MOUNT DORA COMMENTS	10-24-22

REVISION	DATE

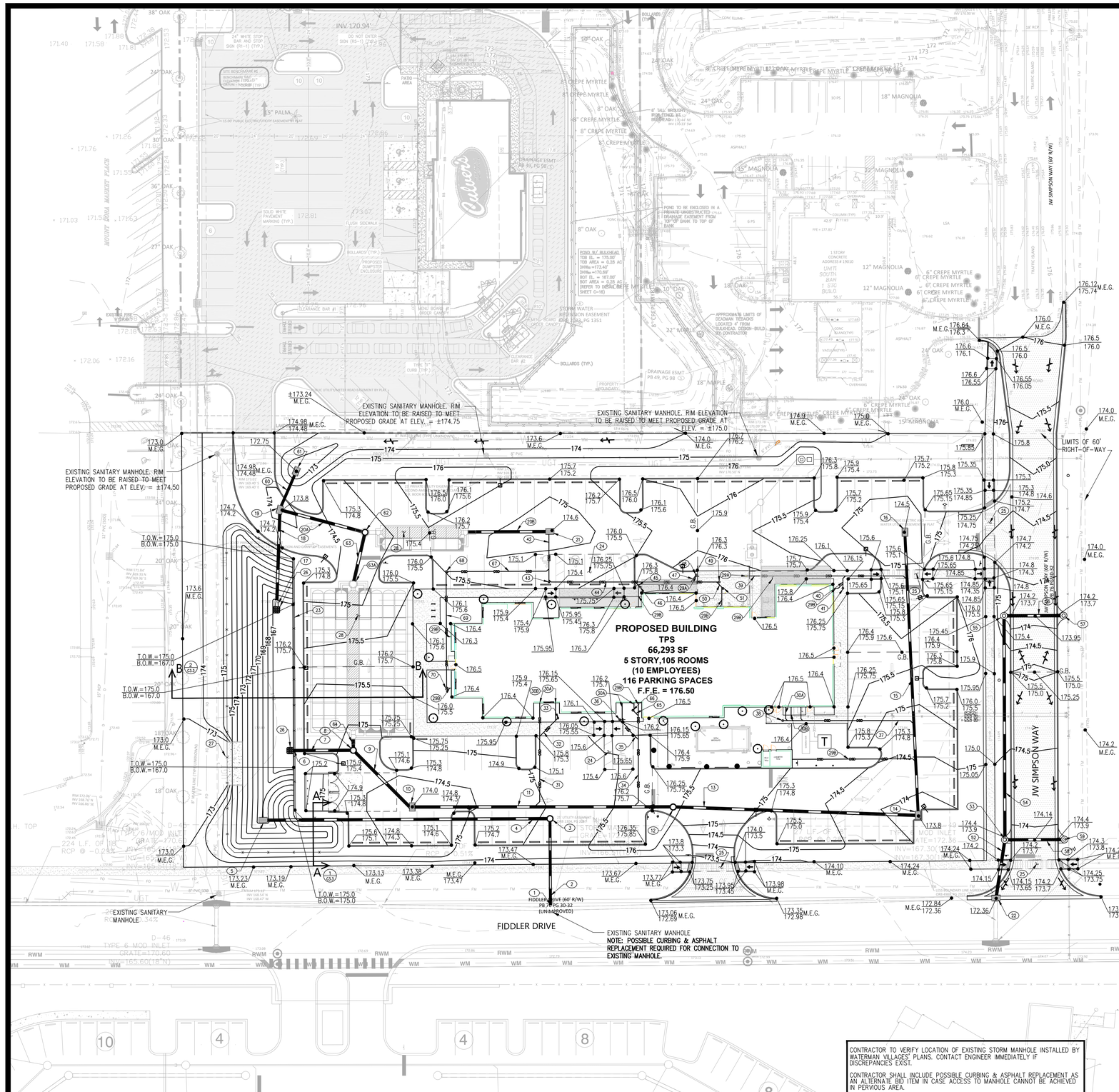
SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C2.1
LIFT STATION DETAIL

PROJECT NO.: 2021.258



DRAINAGE NOTES

NOTE: CONTRACTOR SHALL LAY PIPING AT THE LOW POINT OF THE SYSTEM (CONNECTION TO OFFSITE SYSTEM)

1. CORE DRILL AND CONNECT TO EXISTING STORM MANHOLE
   GRATE ELEV. = 172.30
   INV. IN = 168.54 (N) 15" RCP (PROPOSED)
   INV. IN = 166.51 (E) 18" RCP (EXISTING)
   INV. OUT = 166.51 (W) 18" RCP (EXISTING)
2. 49 LF – 15" RCP @ 0.3% SLOPE (11/C5) TYP.
3. STORM MANHOLE #1
   RIM ELEV. = 172.90
   INV. IN = 168.69 (W) 15" RCP (4/C5.1) TYP.
   INV. OUT = 168.69 (S) 15" RCP
4. 169 LF – 15" RCP @ 0.22% SLOPE
5. TYPE "C" CONTROL STRUCTURE
   TOP OF FRAME = 173.00
   INV. OUT = 168.96 (E) 15" RCP (6/C5.1)
6. PIPE OUTFALL THROUGH RETAINING WALL (12/C5.1)
   INV. = 167.00 18" RCP
7. 34 LF – 18" RCP @ 0.3% SLOPE
8. STORM MANHOLE #2
   RIM ELEV. = 174.85
   INV. IN (SE) 18" RCP = 168.41
   INV. OUT (N) 18" RCP = 167.92
   INV. OUT (W) 18" RCP = 167.10
   SUMP = 165.10
9. 47 LF – 18" RCP @ 0.3% SLOPE
10. TYPE "F" INLET #1
    GRATE ELEV. = 174.0
    INV. IN (E) = 168.55 18" RCP (13/C5) TYP.
    INV. OUT (NW) = 168.55 18" RCP
11. 151 LF – 18" RCP @ 0.3% SLOPE
12. STORM MANHOLE #3
    RIM ELEV. = 175.55
    INV. IN = 169.00 (E) 18" RCP
    INV. OUT = 169.00 (W) 18" RCP
13. 141 LF – 18" RCP @ 0.3% SLOPE
14. TYPE "F" INLET #2
    GRATE ELEV. = 173.80
    INV. IN (N) = 169.42 15" RCP
    INV. OUT (W) = 169.42 18" RCP
15. 162 LF – 15" RCP @ 0.3% SLOPE
16. TYPE "F" INLET #3
    GRATE ELEV. = 174.50
    INV. OUT (S) = 169.90 15" RCP
17. MITERED END SECTION @ INV. ELEV. = 167.00 (5/C5.1)
18. 51 LF – 18" RCP @ 1.6% SLOPE
19. TYPE "F" INLET #4
    GRATE ELEV. = 173.80
    INV. IN (E) = 167.80 18" RCP
    INV. IN (N) = 169.20 15" RCP
    INV. OUT (S) = 167.80 18" RCP

20A. 49 LF – 18" RCP @ 0.25% SLOPE

20B. 47 LF – 18" RCP @ 0.25% SLOPE

21. TYPE "F" INLET #5
    GRATE ELEV. = 174.60
    INV. OUT (W) = 168.04 18" RCP
    INV. IN (S) = 171.40 6" PVC
    SUMP = 166.04
22. TYPE "V" INLET #1
    GRATE ELEV. = 172.36
    INV. OUT (W) = 167.30 18" RCP (EXISTING)
    INV. IN (N) = 167.50 18" RCP (PROPOSED) (9/C5.1)
    INV. IN (S) = 167.30 18" RCP (EXISTING)
23. RETAINING WALL 148 LF WITH 48" BLACK VINYL COATED CHAIN LINK FENCE CENTERED ON TOP OF RETAINING WALL (SEE ARCHITECTURAL PLANS)
24. ADA ZONE – NOT TO EXCEED 2.0% SLOPE IN ANY DIRECTION.
25. ADA ROUTE – NOT TO EXCEED 2.0% CROSS SLOPE AND/OR 5.0% RUNNING SLOPE.
26. RIPRAP PAD/POND OUTFALL STRUCTURE
    (RIPRAP PAD TO BE CENTERED ON MITERED END SECTION/OUTFALL)
27. CONCRETE SPILLWAY (7/C5.1)
28. STORMTECH SYSTEM. SEE SHEETS C3.1 AND C3.2 FOR DETAILS.

29A. 2" PVC DOWNSPOUT DRAIN @ 1.0% MIN. SLOPE

29B. 3" PVC DOWNSPOUT DRAIN @ 1.0% MIN. SLOPE

30A. 4" PVC DOWNSPOUT DRAIN @ 1.0% MIN. SLOPE

30B. 6" PVC DOWNSPOUT DRAIN @ 1.0% MIN. SLOPE

31. 62 LF – 4" PVC DOWNSPOUT DRAIIN @ 1.5% SLOPE
32. 14 LF – 4" PVC DOWNSPOUT DRAIN @ 1.5% SLOPE
33. CLEANOUT @ INV. = 169.60 (1/C5) TYP.
34. 63 LF – 4" PVC DOWNSPOUT DRAIN @ 1.5% SLOPE
35. 14 LF – 4" PVC DOWNSPOUT DRAIN @ 1.5% SLOPE
36. CLEANOUT @ INV. = 169.79
37. 77 LF – 6" PVC DOWNSPOUT DRAIN @ 1.5% SLOPE
38. CLEANOUT @ INV. = 169.65
39. 93 LF – 6" PVC DOWNSPOUT DRAIN @ 1.5% SLOPE
40. 8 LF – 3" PVC DOWNSPOUT DRAIN @ 1.5% SLOPE
41. CLEANOUT @ INV. = 169.12
42. 29 LF – 6" PVC DOWNSPOUT DRAIN @ 1.5% SLOPE
43. CLEANOUT @ INV. = 171.85
44. 100 LF – 6" PVC DOWNSPOUT DRAIN @ 1.0% SLOPE
45. 5 LF – 3" PVC DOWNSPOUT DRAIN @ 1.0% SLOPE
46. CLEANOUT @ INV. = 170.95
47. 5 LF – 3" PVC DOWNSPOUT DRAIN @ 1.0% SLOPE
48. CLEANOUT @ INV. = 172.75
49. CLEANOUT @ INV. = 172.85
50. 5 LF – 3" PVC DOWNSPOUT DRIAN @ 1.0% SLOPE
51. CLEANOUT @ INV. = 172.90
52. 32 LF – 18" RCP @ 0.3% SLOPE
53. FDOT TYPE 3 CURB INLET #1
    GRATE ELEV. = 173.90
    (N) INV. IN = 168.40 18" RCP (--/C7)
    (E) INV. IN = 169.15 18" RCP
    (S) INV. OUT = 167.60 18" RCP
54. 132 LF – 18" RCP @ 0.3% SLOPE
55. FDOT TYPE 4 CURB INLET #1 (--/C7)
    GRATE ELEV. = 173.70
    (E) INV. IN = 168.90 18" RCP
    (S) INV. OUT = 168.80 18" RCP
56. 33 LF – 18" RCP @ 0.3% SLOPE
57. FDOT TYPE 4 CURB INLET #2 (--/C7)
    GRATE ELEV. = 173.70
    (W) INV. OUT = 169.00 18" RCP
58. 33 LF – 18" RCP @ 0.3% SLOPE
59. FDOT TYPE 3 CURB INLET #2
    GRATE ELEV. = 173.90
    (W) INV. OUT = 169.25 18" RCP
60. 27 LF – 15" RCP @ 0.2% SLOPE
61. TYPE 'C' INLET #1 (--/C7.1)
    GRATE ELEV. = 172.75
    INV. OUT (SW) = 169.25 15" RCP
62. STORM MANHOLE #4
    RIM ELEV. = 174.85
    INV. IN (E) = 167.92
    INV. OUT (S) = 167.92
    INV. OUT (W) = 167.92
    SUMP = 165.72
63. 28 LF – 18" RCP @ 0.0% SLOPE

63A. STORM MANHOLE #5
    RIM ELEV. = 174.75
    INV. (E) = 169.95
    INV. (S) = 167.92
    INV. (W) = 169.95
    INV. (N) = 167.92
    SUMP = 165.72

64. 6 LF – 18" RCP @ 0.0% SLOPE
65. 2 LF – 4" DOWNSPOUT DRAIN @ 1.5%
66. CLEANOUT @ INV. = 169.85
67. 70 LF – 3" PVC @ 1.0% SLOPE
68. CLEANOUT @ INV. = 172.36
69. 70 LF – 3" PVC @ 1.0% SLOPE
70. CLEANOUT @ INV. = 173.05

NOTE:
UTILITY CONSTRUCTION NEEDED ALONG J.W. SIMPSON WAY AND FIDDLER DRIVE SHALL BE COORDINATED AND INSTALLED PRIOR TO THE INITIATION OF ROADWAY IMPROVEMENTS.

GC NOTE:
A COPY OF SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

NOTE:
ALL FILL MATERIAL TO BE BROUGHT ON THE SITE SHALL CONSIST OF FREE DRAINING A-3 SOILS WITH LESS THAN 5% FINES.

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 11401005-2007, BEING: 173.858 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION

CONTRACTOR TO VERIFY LOCATION OF EXISTING STORM MANHOLE INSTALLED BY WATERMAN VILLAGES' PLANS. CONTACT ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.

CONTRACTOR SHALL INCLUDE POSSIBLE CURBING & ASPHALT REPLACEMENT AS AN ALTERNATE BID ITEM IN CASE ACCESS TO MANHOLE CANNOT BE ACHIEVED IN PERVIOUS AREA.

CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING FORCE MAIN INSTALLED BY WATERMAN VILLAGES' PLANS. CONTACT ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.

CONTRACTOR SHALL INCLUDE FORCE MAIN DEFLECTION/RELOCATION AS AN ALTERNATE BID ITEM IN CASE NECESSARY PIPE SEPARATION CANNOT BE ACHIEVED IN THE FIELD.

NORTH

30' 0 30' 60'

GRADING & DRAINAGE PLAN

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
2 S.F.W.M.D. COMMENTS	10-24-22		
3 CITY OF MOUNT DORA COMMENTS	11-22-22		

SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C3
GRADING & DRAINAGE PLAN

PROJECT NO.: 2021.258

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	ERIC HENRY 407-615-1659 ERIC.HENRY@ADSPIPE.COM
ADS SALES REP:	PHILLIP LIVINGSTON 904-306-6217 PHILLIP.LIVINGSTON@ADSPIPE.COM
PROJECT NO:	S320526

ADS Advanced Drainage Systems, Inc.

SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

TOWNEPLACE SUITES (TPS)

MOUNT DORA FL

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT - SOUTH SYSTEM

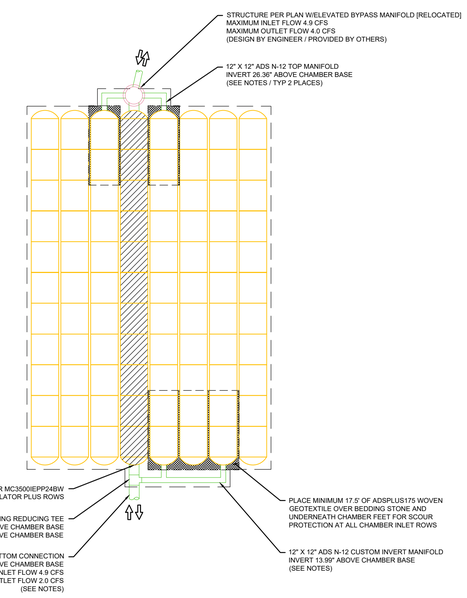
88	STORMTECH MC-3500 CHAMBERS
16	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	% STONE VOID
16,903	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
4979	SYSTEM AREA (ft²)
299	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS - SOUTH SYSTEM

179.50	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
173.50	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
173.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
173.00	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
173.00	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
172.50	TOP OF STONE
171.50	TOP OF MC-3500 CHAMBER
169.95	12" TOP MANIFOLD INVERT
168.92	12" CUSTOM MANIFOLD INVERT
167.92	24" ISOLATOR ROW PLUS CONNECTION INVERT
167.92	24" BOTTOM CONNECTION INVERT
167.75	BOTTOM OF MC-3500 CHAMBER
167.00	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- THE SITE DESIGN ENGINEER MUST REVIEW THE PROXIMITY OF THE CHAMBERS TO THE RETAINING WALL AND CONSIDER EFFECTS OF POSSIBLE SATURATED SOILS ON THE RETAINING WALL'S INTEGRITY.



TOWNEPLACE SUITES (TPS)
MOUNT DORA FL
DATE: 10/19/22 DRAWN: MPV
PROJECT #: S320526 CHECKED: JPR
REVISION# | DATE | DRAWN BY | DESCRIPTION
1 | 01/19/22 | BT | ADJUSTED ELEVATIONS, REDIRECTED INFC
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO US AND UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY IF ANY SYSTEM MODIFICATIONS ARE REQUIRED DUE TO SITE CONDITIONS THAT WERE UNKNOWN AT THE TIME THIS DRAWING WAS PREPARED.

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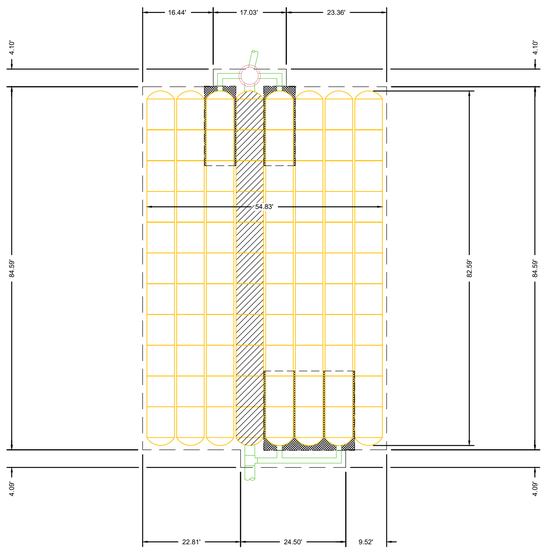
4640 TRUEMAN BLVD
HILLIARD, OH 43026
0 15' 30'

SHEET 2 OF 7



TOWNEPLACE SUITES (TPS)
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HILLIARD, OH 43026
0 10' 20'

SHEET 3 OF 7

PROPOSED LAYOUT - NORTH SYSTEM

12	STORMTECH MC-3500 CHAMBERS
4	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	% STONE VOID
2,605	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
808	SYSTEM AREA (ft²)
139	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS - NORTH SYSTEM

179.50	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
173.50	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
173.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
173.00	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
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167.00	BOTTOM OF STONE

NOTES

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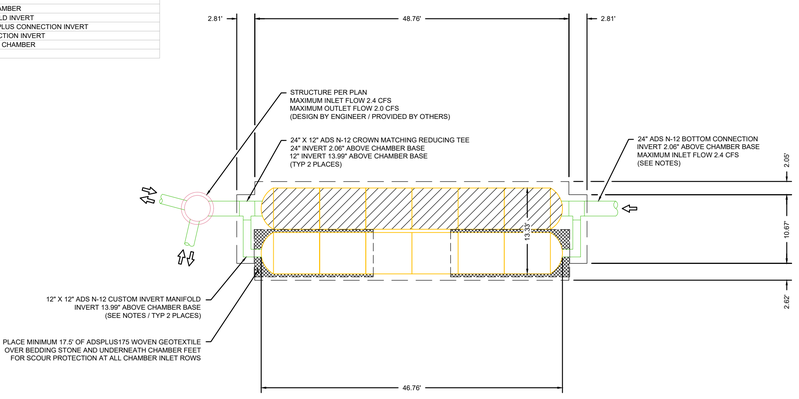
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.



TOWNEPLACE SUITES (TPS)
MOUNT DORA FL
DATE: 10/19/22 DRAWN: MPV
PROJECT #: S320526 CHECKED: JPR
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1 | 01/19/22 | BT | ADJUSTED ELEVATIONS, REDIRECTED INFC
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4640 TRUEMAN BLVD
HILLIARD, OH 43026
0 10' 20'

SHEET 4 OF 7

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

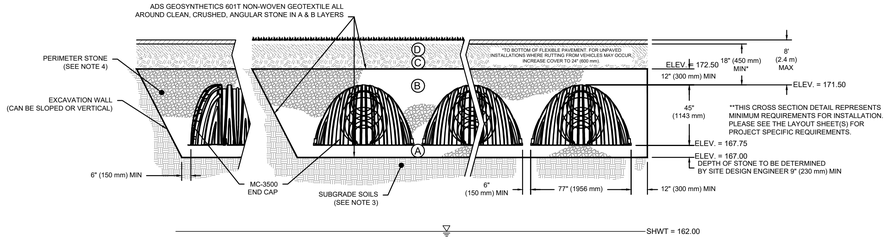
C3.1
STORMTECH DETAILS

PROJECT NO.: 2021.258

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

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2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

TOWNEPLACE SUITES (TPS)
MOUNT DORA FL
DATE: 10/19/22 DRAWN: MPV
PROJECT # S205026 CHECKED: JPR

SYMBOL	DATE	DESCRIPTION
-	-	ADJUSTED ELEVATIONS, RAN CUTS ETC.

DATE DRAWN CHKD

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4640 TRUEMAN BLVD HILLIARD, OH 43026
ADS

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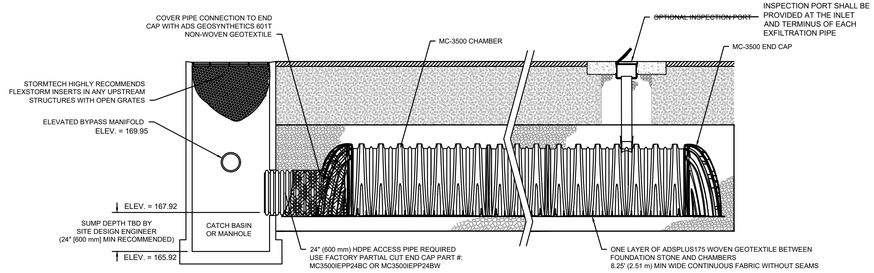
SHEET 5 OF 7

MC-3500 ISOLATOR ROW PLUS DETAIL

NTS



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

TOWNEPLACE SUITES (TPS)
MOUNT DORA FL
DATE: 10/19/22 DRAWN: MPV
PROJECT # S205026 CHECKED: JPR

SYMBOL	DATE	DESCRIPTION
-	-	ADJUSTED ELEVATIONS, RAN CUTS ETC.

DATE DRAWN CHKD

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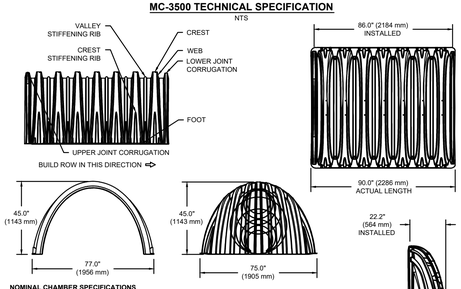
SHEET 6 OF 7

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0" (1956 mm X 1143 mm X 2184 mm)	
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m^3)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m^3)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

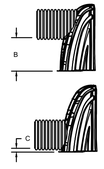
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2" (1905 mm X 1143 mm X 564 mm)	
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m^3)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m^3)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

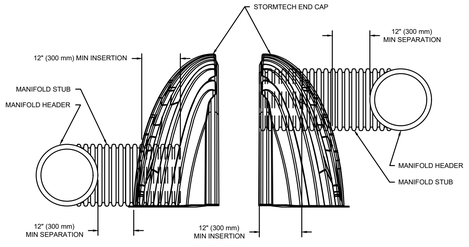
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

TOWNEPLACE SUITES (TPS)
MOUNT DORA FL
DATE: 10/19/22 DRAWN: MPV
PROJECT # S205026 CHECKED: JPR

SYMBOL	DATE	DESCRIPTION
-	-	ADJUSTED ELEVATIONS, RAN CUTS ETC.

DATE DRAWN CHKD

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM
4640 TRUEMAN BLVD HILLIARD, OH 43026
ADS

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO US BY OTHERS. THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE, THE SITE DESIGN ENGINEER IS THE PERSON CHARGED WITH THE RESPONSIBILITY OF THE SITE DESIGN PROVIDED TO ENGINEER IN THE PROCESS OF DIRECTED AND ALL ASSOCIATED DETAILS MEET FULL APPLICABLE LAWS, REGULATIONS, AND INDUSTRY REQUIREMENTS. REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE

SHEET 7 OF 7

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
2	S.P.WMD COMMENTS 10-24-22		

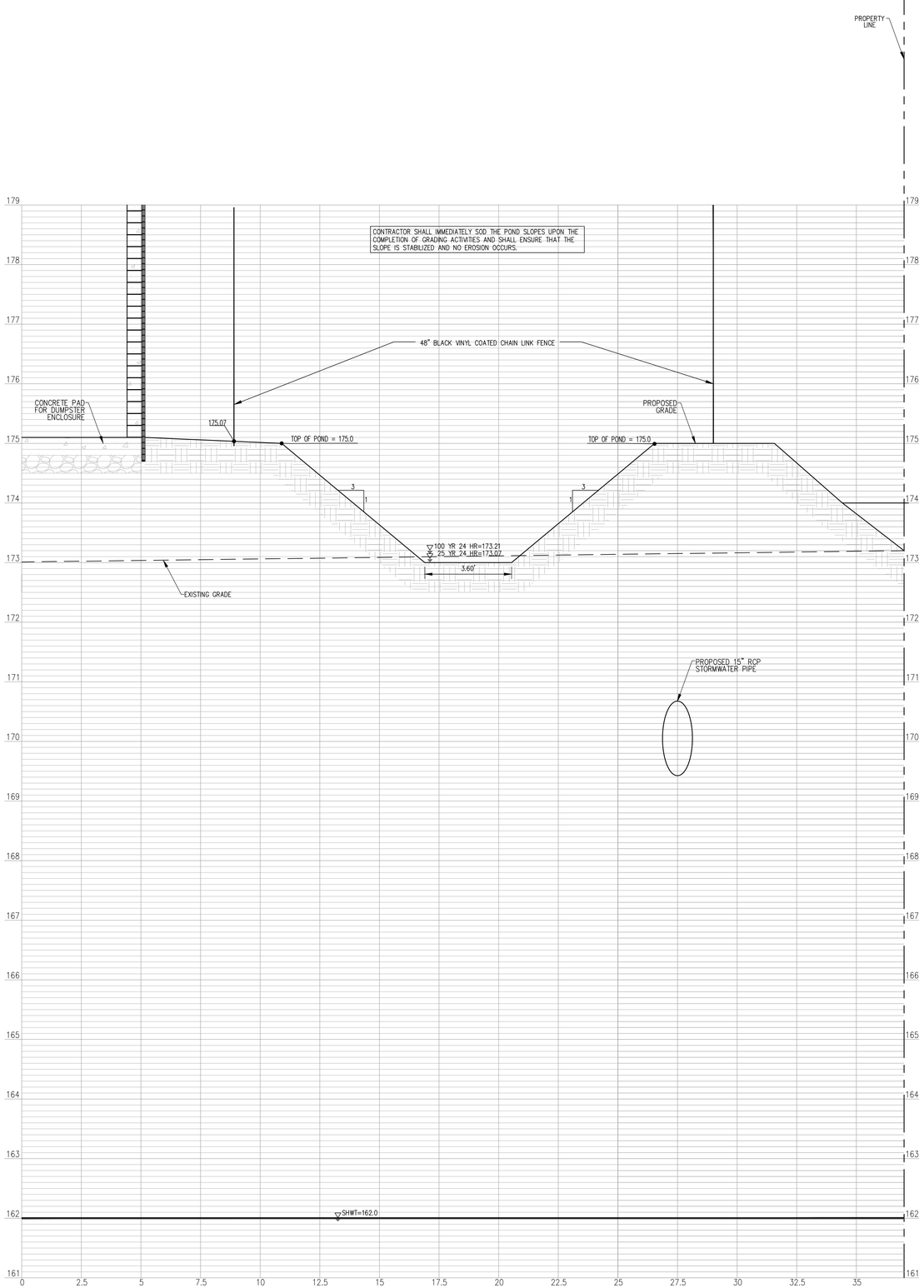
SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

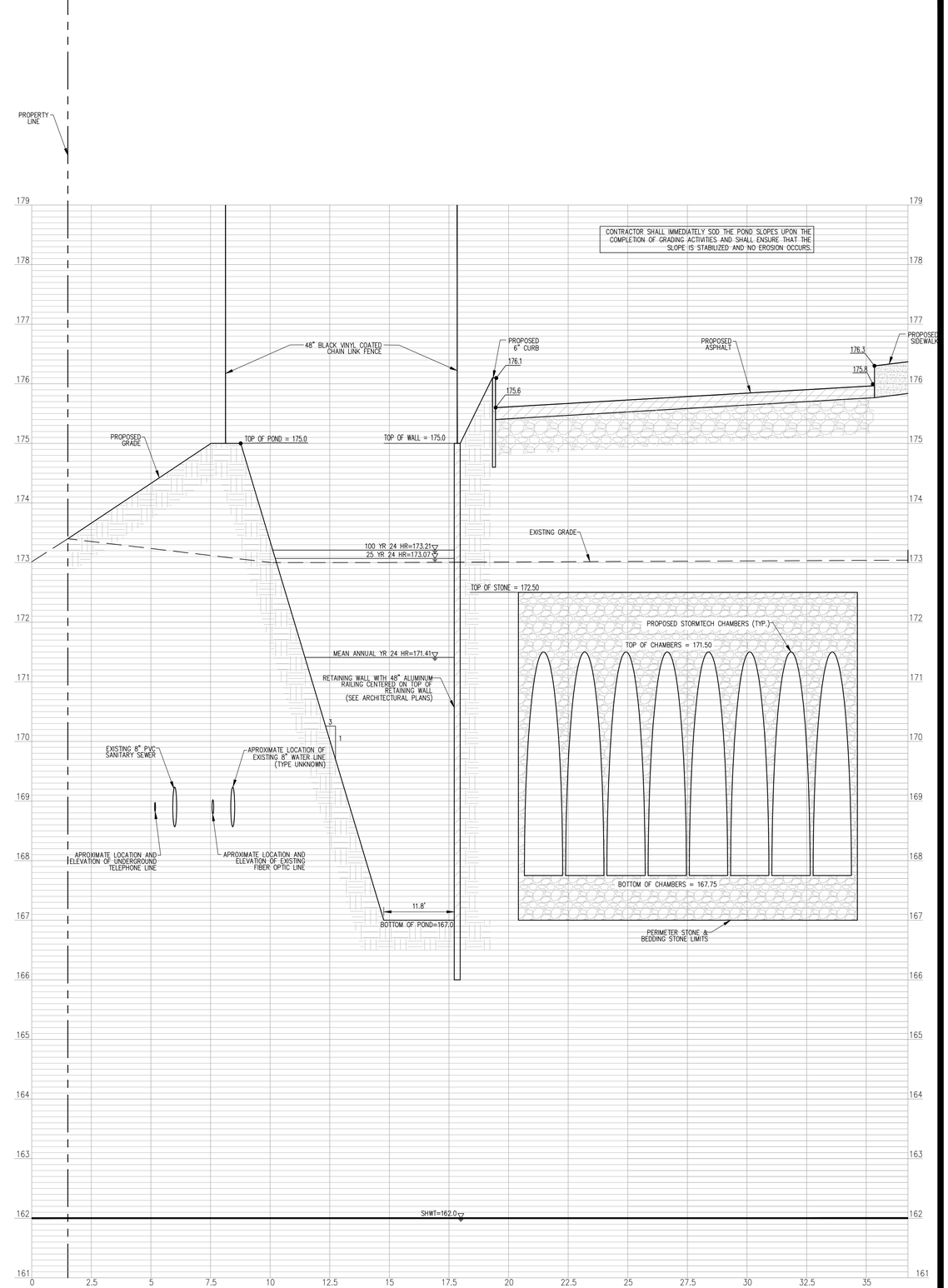
DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C3.2
STORMTECH DETAILS

PROJECT NO.: 2021.258



1 SECTION A-A



2 SECTION B-B

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION	DATE
1 CITY OF MOUNT DORA COMMENTS	10-24-22
2 SJRWMD COMMENTS	10-24-22
3 CITY OF MOUNT DORA COMMENTS	11-22-22

DATE	REVISION

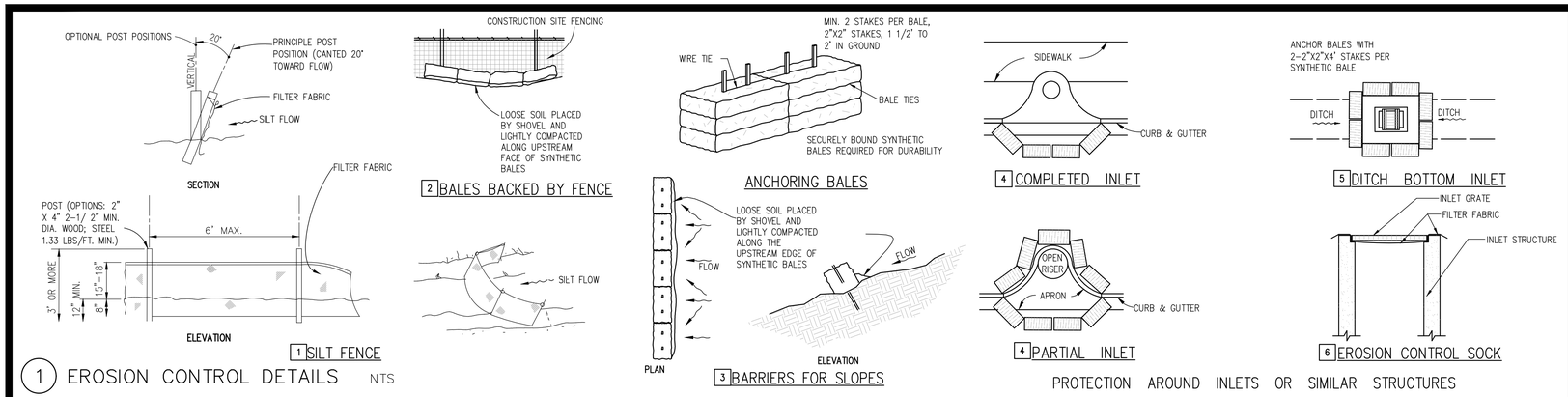
SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

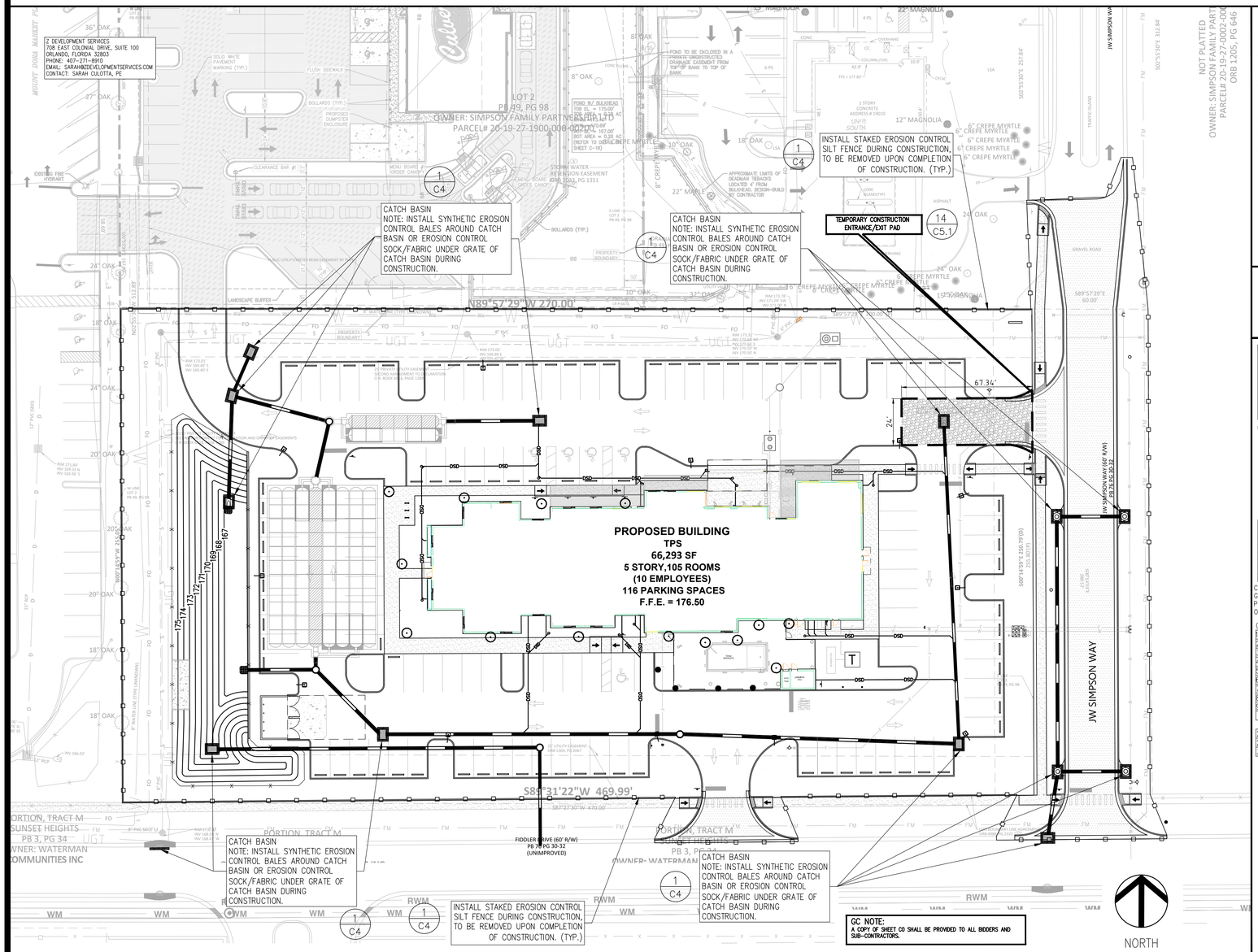
C3.3
POND CROSS-SECTIONS

PROJECT NO.: 2021.258



1 EROSION CONTROL DETAILS NTS

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



EROSION/DUST CONTROL PLAN

POLLUTION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONS OF SITE PERMITS.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE CITY OF MOUNT DORA OR BY REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.

16. "CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER".

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.

18. CONTRACTOR SHALL RETAIN ALL RECORDS FOR A PERIOD OF THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

19. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY OR ON SITE RETENTION POND.

20. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.

21. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.

22. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL MEASURES DAILY, AND AFTER EACH RAIN ABOVE HALF AN INCH AND KEEP A RAIN GAUGE ONSITE TO MONITOR RAINFALL AMOUNTS.

23. THE BOTTOM AND SIDE SLOPES OF RETENTION PONDS SHALL BE UNDER EXCAVATION BY ROUGHLY 12 INCHES AT THE BEGINNING OF CONSTRUCTION. ONCE THE ENTIRE SITE IS STABILIZED, THE RETENTION POND SHALL BE EXCAVATED TO THE DESIGN DEPTH AND STABILIZED WITH SEED OR SOD AS SPECIFIED IN THE LANDSCAPING PLANS. NO MUCK GROWN SOD SHALL BE USED.

EROSION / DUST CONTROL NOTES (PER CITY OF MOUNT DORA)

1. THIS PLAN IS PROVIDED TO MEET THE REQUIREMENTS FOR PLAN APPROVAL FROM THE CITY PUBLIC WORKS DIRECTOR. APPROVAL OF THIS PLAN IS HEREBY REQUESTED.

2. THIS PLAN HAS BEEN PREPARED, SUBMITTED AND WILL BE IMPLEMENTED UNDER THE DIRECTION OF Z DEVELOPMENT SERVICES, 708 E. COLONIAL DRIVE, SUITE 100, ORLANDO, FL 32803, (407)271-8910.

TOTAL DISTURBED AREA (SF) (AC)	DISTURBED (SF) (AC)	UNDISTURBED (SF) (AC)	TOTAL IMPERVIOUS AREA (SF) (AC)	TOTAL PERVIOUS (SF) (AC)
141,486 SF ±3.25 AC	141,486 SF ±3.25 AC	0 SF 0 AC	89,563 SF 2.06 AC	51,923 SF 1.19 AC

*TOTAL IMPERVIOUS + TOTAL PERVIOUS = TOTAL DISTURBED AREA

3. THE TOTAL PROPERTY AREA IS 2.73 ACRES AND THE TOTAL PROJECT DISTURBED AREA IS 3.25 ACRES.

4. THE OPERATIONS AND ACTIVITES TO BE CARRIED OUT ON SITE THAT WOULD AFFECT DUST CONTROL ARE THE CLEARING AND GRADING OF THE SITE, PRIOR TO ANY FINAL STABILIZATION MEASURES (PAVEMENT AND/OR LANDSCAPE MATERIAL). ALL DUST CONTROL MEASURES SHALL REMAIN ONSITE UNTIL ALL FINAL STABILIZATION HAS BEEN COMPLETED.

5. THE POTENTIAL SOURCE OF PARTICULATES EMISSIONS FROM THE SITE WOULD BE THROUGH AIR BORN (WIND BLOWN) DUST AND/OR TRACKING OF SEDIMENT FROM THE SITE BY CONSTRUCTION VEHICLES OR THROUGH STORMWATER RUNOFF.

6. THE REASONABLY AVAILABLE CONTROL MEASURES AVAILABLE FOR DUST CONTROL INCLUDE THE USE OF A WATER TRUCK. THE CONTRACTOR SHALL HAVE A WATER TRUCK ONSITE AT ALL TIMES TO CONTROL ANY WIND BLOWN PARTICULATE MATTER. THIS EROSION CONTROL PLAN SHALL ALSO INCLUDE THE PERIMETER SILT FENCE TO CONTROL ANY RUNOFF THAT IS LADEN WITH SEDIMENT. THERE ARE ALSO INLET PROTECTION MEASURES FOR THE DRAINAGE INLETS AND THE PROPOSED CONSTRUCTION EXIT FROM THE SITE.

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name: _____

FDEP NPDES Stormwater Identification Number:

LOCATION	RAIN DATA	TYPE OF CONTROL	DATE INSTALLED	CURRENT CONDITION / CORRECTIVE ACTION

Condition Code:
G = Good M = Marginal, needs maintenance or replacement soon
P = Poor, needs immediate maintenance or replacement C = Needs to be cleaned
O = Other

Control Type Codes

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system
2. Earth dikes	11. Vegetative buffer strip	
3. Structural diversion	12. Vegetative preservation area	20. Gabion
4. Swale	13. Retention Pond	21. Sediment Basin
5. Sediment Trap	14. Construction entrance stabilization	22. Temporary seed / sod
6. Check dam		23. Permanent seed / sod
7. Subsurface drain	15. Perimeter ditch	24. Mulch
8. Pipe slope drain	16. Curb and gutter	25. Hay Bales
9. Level spreaders	17. Paved road surface	26. Geotextile
	18. Rock outlet protection	27. Rip-rap

28. Tree protection	31. Waste disposal/housekeeping	33. Sand Bag
29. Detention pond	32. Dam	34. Other
30. Retention pond		

Inspector Information:

_____ _____
Name Date

Qualification
The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

* * * * *

"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 (Responsible Authority) Date

NOTE: THIS EXAMPLE INSPECTION LOG IS GIVEN FOR REFERENCE PURPOSES. THIS OR A SIMILAR FORM IS REQUIRED PER NOTE 16.

CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT IMPLEMENT ANY PART OF THE EROSION/POLLUTION CONTROL MEASURES REQUIRED BY THE NPDES PERMIT SHALL SIGN BELOW:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Company Name, Address & phone number	Date

ENGINEER'S 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."

_____
SARAH CULOTTA, P.E. #87413 Date

OWNER/AGENT CERTIFICATIONS:

I HAVE REVIEWED THIS PLAN AND AGREE TO COMPLY WITH THE REQUIREMENTS SHOWN HEREON.

_____
OWNER/AUTHORIZED REPRESENTATIVE Date

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION		DATE	REVISION	DATE	REVISION	DATE
2	CITY OF MOUNT DORA COMMENTS	10-24-22				
3	CITY OF MOUNT DORA COMMENTS	11-22-22				

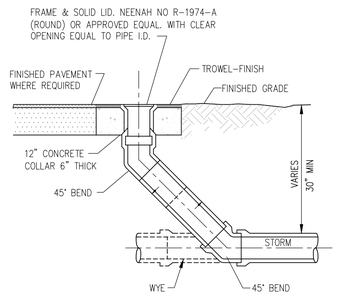
SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C4
EROSION/DUST CONTROL PLAN

PROJECT NO.: 2021.258



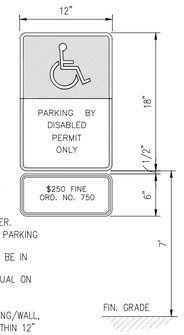
1 STORM CLEANOUT

NTS

UTL043.DWG

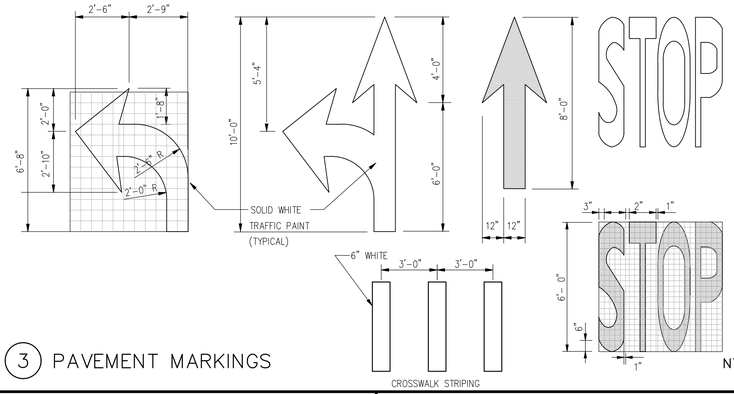
NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A 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 & BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT & ORDINANCE NUMBER.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



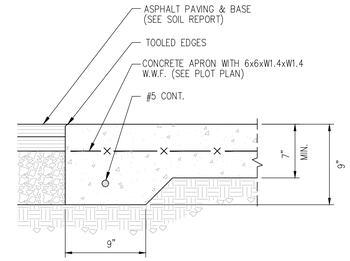
2 ACCESSIBLE PARKING SIGN

NTS



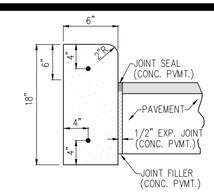
3 PAVEMENT MARKINGS

NTS



4 CONCRETE APRON

NTS



NOTES:

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

PLAN SYMBOL

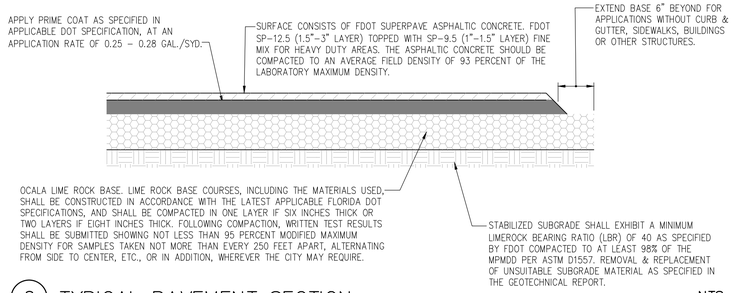
5 6" VERTICAL CURB

(3,500 PSI (MIN))

NTS

PAVEMENT THICKNESS

SERVICE LEVEL	LAYER COMPONENT		
	SURFACE COURSE (INCHES)	BASE COURSE (INCHES)	STABILIZED SUBGRADE (INCHES)
STANDARD PAVEMENT SECTION	2.5"	8	12



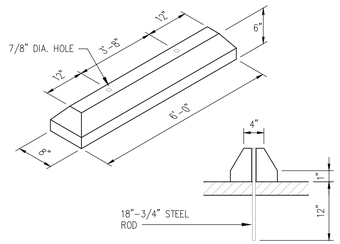
6 TYPICAL PAVEMENT SECTION

NTS

- ALL UNSTABLE MATERIALS, SUCH AS MUCK, PEAT, PLASTIC CLAYS, OR MARLS, SHALL BE REMOVED FROM ROADBED AREAS. THE AREAS THEN SHALL BE BACK FILLED WITH SUITABLE MATERIAL, AND THE SUB GRADE STABILIZED TO A DEPTH OF TEN INCHES BELOW THE BASE COURSE TO 75 POUNDS PER SQUARE INCH, FLORIDA BEARING VALUE. THE MATERIALS TO BE ADDED FOR STABILIZATION, IF NEEDED, SHALL BE EITHER HIGH-BEARING SOIL, SAND CLAY, GROUND LIME ROCK OR ANY OTHER MATERIAL WHICH IS SUITABLE. (MUCK SHALL NOT BE USED.) FOR RURAL SECTIONS, SUBGRADE SHALL BE STABILIZED TO INCLUDE THE ENTIRE WIDTH OF BOTH SHOULDERS. WHERE CURB AND GUTTER IS UTILIZED, SUB GRADE SHALL BE STABILIZED UNDERNEATH THE CURB AND FOR A DISTANCE OF ONE FOOT BEYOND THE BACK EDGE OF CURBS.
- WRITTEN TEST RESULTS, TAKEN BY A COMPETENT TESTING LABORATORY, SHALL BE SUBMITTED GIVING FLORIDA BEARING VALUE SUFFICIENT TO OBTAIN UNIFORM RESULTS FOR EACH AND EVERY TYPE OF SOIL APPEARING IN THE ROADBED OR AT RANDOM LOCATIONS DESIGNATED BY THE CITY.
- AFTER THE SUBGRADE IS MIXED, BROUGHT TO GRADE AND READY FOR BASE COURSE CONSTRUCTION, IT SHALL BE TESTED FOR DENSITY.
- WRITTEN TEST RESULTS BY A COMPETENT LABORATORY SHALL BE SUBMITTED SHOWING NOT LESS THAN 95 PERCENT MODIFIED MAXIMUM DENSITY FOR SAMPLES TAKEN NOT MORE THAN EVERY 250 FEET APART, ALTERNATING FROM SIDE TO CENTER, THENCE TO OPPOSITE SIDE AND BACK TO CENTER, ETC., OR, IN ADDITION, WHEREVER THE CITY MAY REQUIRE, PRIOR TO COMMENCING IMMEDIATELY FOLLOWING THE DENSITY TEST.
- TESTS SHALL RE REQUIRED FOR EACH LAYER OF BASE COURSE IF CONSTRUCTION IS IN TWO LAYERS. THE CONTRACTOR SHALL MAKE BORINGS IN AREAS DESIGNATED BY THE CITY TO ENABLE MEASURES OF THICKNESS.
- THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. IF NOT BARRICADED, AND LIGHT TRAFFIC IS PERMITTED OVER THE COMPETED AND PRIMED BASE COURSE, IT SHALL BE SANDED SUFFICIENTLY TO PREVENT PICKUP. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED.
- ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN DAYS AND NO LATER THAN 30 DAYS AFTER COMPLETION.
- THE CONTRACTOR SHALL MAKE BORINGS I AREAS DESIGNATED BY THE CITY TO ENABLE MEASUREMENT OF THICKNESS.

7 CITY PAVEMENT NOTES

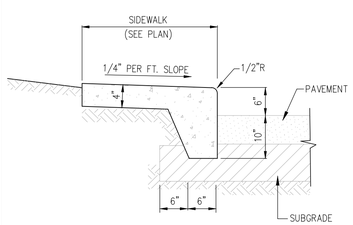
NTS



NOTE: CONCRETE SHALL BE 3,500 PSI 28 DAY STRENGTH

8 WHEEL STOP

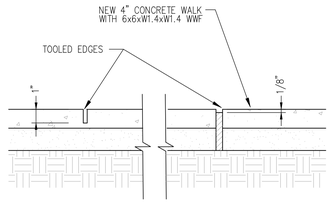
NTS



9 MONOLITHIC CURB & SIDEWALK

(3,500 PSI (MIN))

NTS



NOTE:

EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12" O.C. MAXIMUM.

EXPANSION JOINT (1/ 4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/ 8" BELOW TOP OF WALK. SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

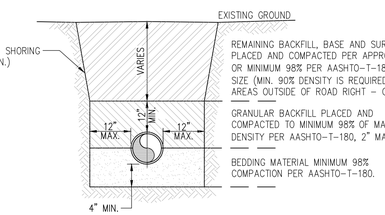
10 CONCRETE WALK

(3,500 PSI (MIN))

NTS

NOTES:

1. BEDDING MATERIAL SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OF WASHED AND GRADED LIME ROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED IN ACCORDANCE WITH ASTM D-2321.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN ONE (1) FOOT LIFTS ABOVE PIPE AT INTERVALS OF 400 FT. MAXIMUM.
6. THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE TRENCH-SAFETY LAWS AND REGULATIONS.
7. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT / CONTRACT DOCUMENTS.



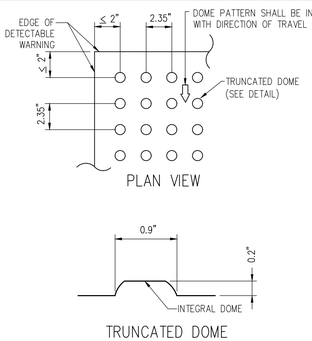
REMAINING BACKFILL, BASE AND SURFACE MATERIAL TO BE PLACED AND COMPACTED PER APPROPRIATE SPECIFICATIONS OR MINIMUM 98% PER AASHTO-T-180, 6" MAX. SIZE (MIN. 90% DENSITY IS REQUIRED FOR NON-TRAFFIC AREAS OUTSIDE OF ROAD RIGHT – OF – WAY).

GRANULAR BACKFILL PLACED AND COMPACTED TO MINIMUM 98% OF MAXIMUM DENSITY PER AASHTO-T-180, 2" MAX. SIZE.

BEDDING MATERIAL MINIMUM 98% COMPACTION PER AASHTO-T-180.

11 TRENCH DETAIL

NTS



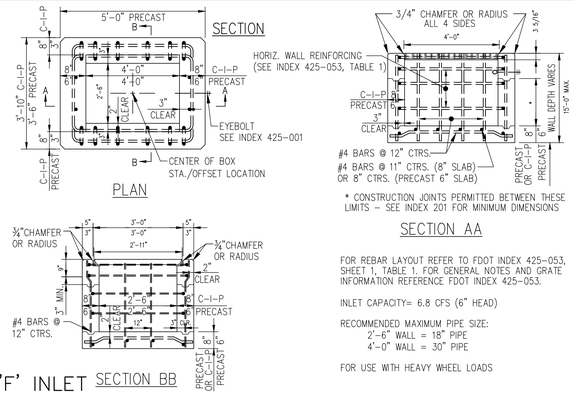
NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARD FOR TRANSPORTATION FACILITIES, SECTION 705. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)
5. RECOMMENDED MANUFACTURER:
   ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS
   300 PEARL STREET
   SUITE 200
   BUFFALO, NY 14202
   PHONE: (800) 682-2525

12 DETECTABLE WARNING

FDOT 522-002

NTS



FOR REBAR LAYOUT REFER TO FDOT INDEX 425-053, SHEET 1, TABLE 1. FOR GENERAL NOTES AND GRATE INFORMATION REFERENCE FDOT INDEX 425-053.

INLET CAPACITY= 6.8 CFS (6" HEAD)

RECOMMENDED MAXIMUM PIPE SIZE:
2'-6" WALL = 18" PIPE
4'-0" WALL = 30" PIPE

FOR USE WITH HEAVY WHEEL LOADS

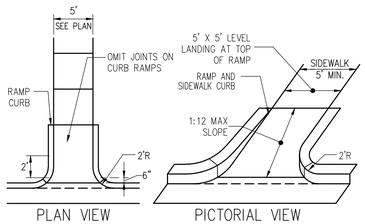
13 TYPE 'F' INLET

NTS

NOTE 1: REFERENCE FDOT INDEX 522-002, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

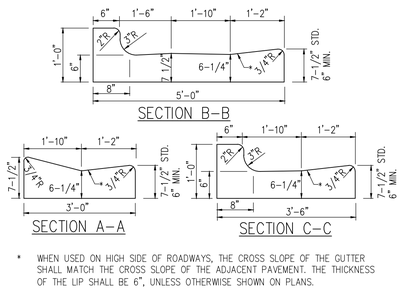
NOTE 3: RAMP GREATER THAN A 6" RISE REQUIRES HANDRAILS.



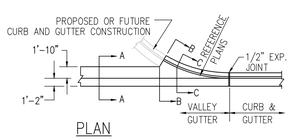
14 ACCESSIBLE END RAMP

3000 PSI (MIN.) CONCRETE

NTS



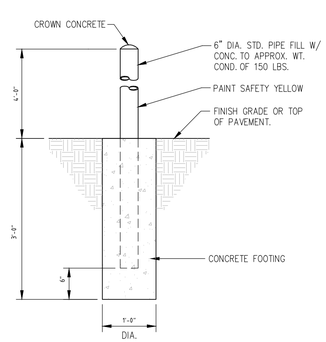
* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.



15 VALLEY GUTTER

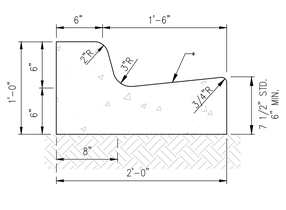
(REF: FDOT INDEX 520-001, 1 OF 2)

NTS



16 BOLLARD

NTS



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

17 TYPE "F" CURB & GUTTER

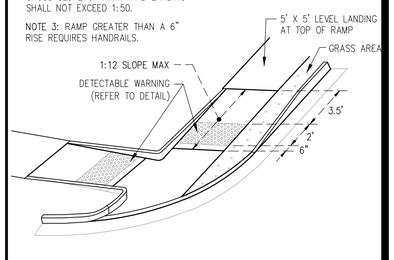
(REF. FDOT INDEX 520-001, 1 OF 2)

NTS

NOTE 1: REFERENCE FDOT INDEX 522-002, GENERAL AND DESIGN NOTES FOR CURB RAMPS IN R.O.W.

NOTE 2: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 3: RAMP GREATER THAN A 6" RISE REQUIRES HANDRAILS.



18 DOUBLE CORNER RAMP

3000 PSI (MIN.) CONCRETE

NTS

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION	DATE	REVISION	DATE
2 CITY OF MOUNT DORA COMMENTS	10-24-22		
3 CITY OF MOUNT DORA COMMENTS	11-22-22		

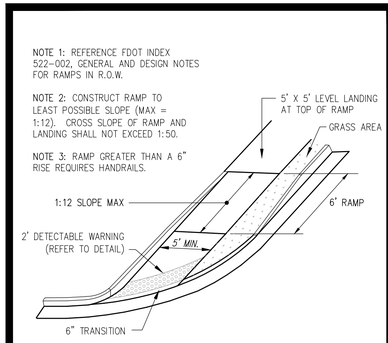
SARAH CULOTTA P.E.
FL REG # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

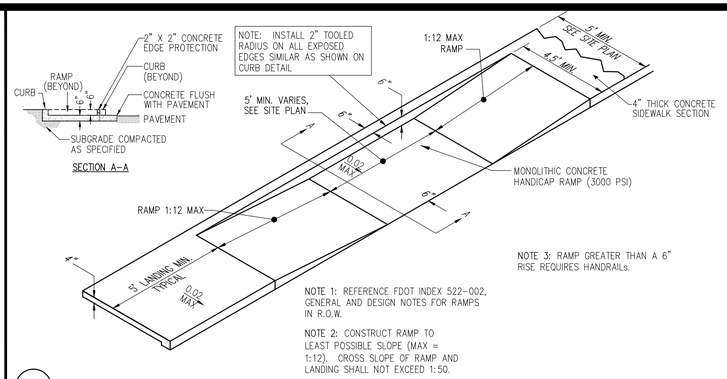
DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C5
STANDARD DETAILS

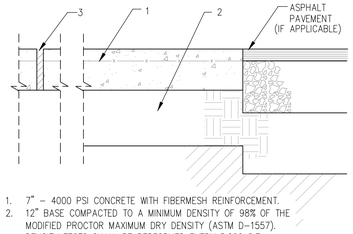
PROJECT NO.: 2021.258



1 CORNER RAMP NTS



2 DOUBLE SIDEWALK ACCESSIBLE END RAMP NTS
3000 PSI (MIN.) CONCRETE



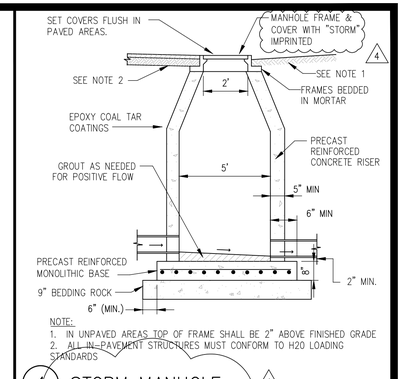
1. 7" – 4000 PSI CONCRETE WITH FIBERMESH REINFORCEMENT.
2. 12" BASE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557). DENSITY TESTS SHALL BE PERFORMED EVERY 5,000 S.F.
3. 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP. SET 1/2" BELOW PAVEMENT TOP @ 20'-0" O.C. MAXIMUM.

PORTLAND CEMENT CONC. PAVEMENT

1. GENERAL
RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH HE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHINGS OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.

2. CONCRETE STRENGTH REQUIRED:
ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3. AND 4.8.3.

3 CONCRETE PAVEMENT NTS

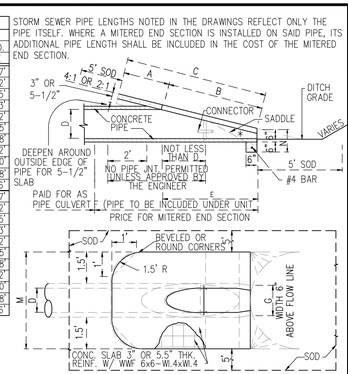


4 STORM MANHOLE NTS

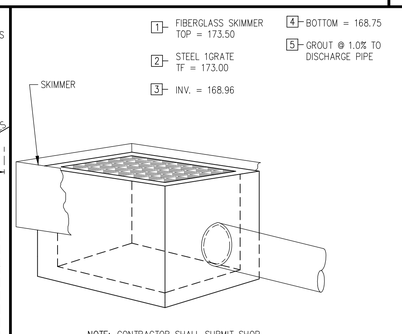
3000 PSI (MIN.) CONCRETE							DIMENSIONS AND QUANTITIES			
							M			
	D	A	B	C	E	F	G	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
2:1 SLOPE	15"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	1.97'	2.74'	4.71'	2.56'	6'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	10.16'	20.16'	30.16'	40.16'
4:1 SLOPE	15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	3.91'	22.68'	26.59'	23.03'	27'	3.30'	10.16'	20.16'	30.16'	40.16'

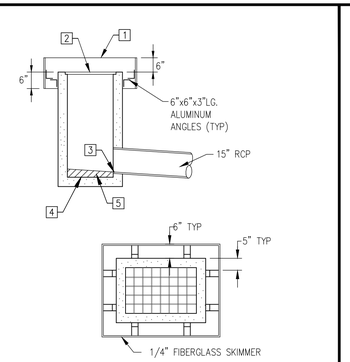
* SLOPE– 4:1 MITER – TO ℄ PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER – TO ℄ PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

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

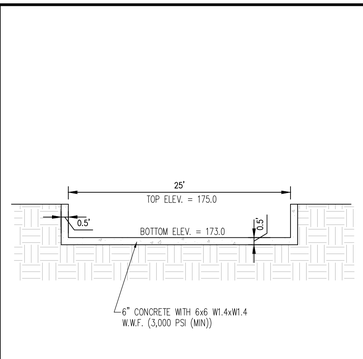


5 RCP MITERED END SECTION NTS

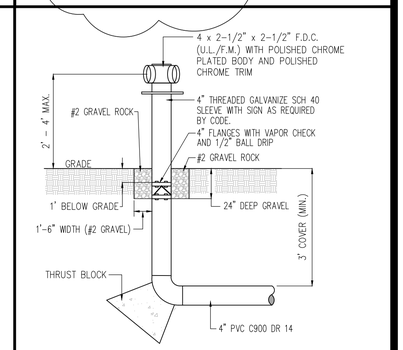




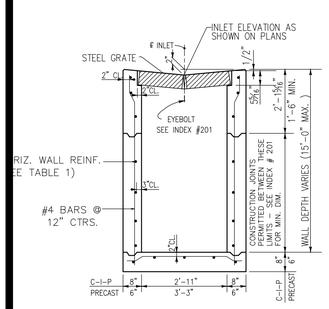
6 CONTROL STRUCTURE – TYPE "C" (MODIFIED) NTS



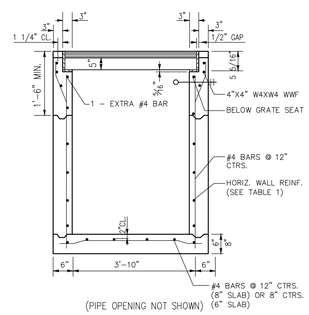
7 CONCRETE SPILLWAY NTS



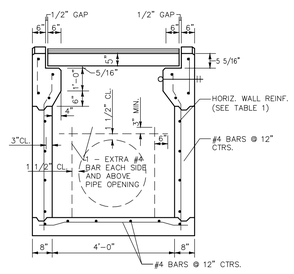
8 FIRE DEPARTMENT CONNECTION NTS



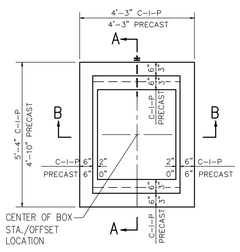
(PIPE OPENING NOT SHOWN)
SECTION BB
(CAST-IN-PLACE INLET SHOWN WITHOUT GRATE)
(PRECAST INLET SIMILAR)



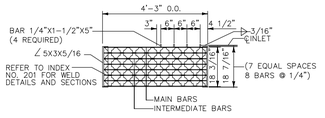
(PIPE OPENING NOT SHOWN)
SECTION AA
(PRECAST INLET)



(PIPE OPENING NOT SHOWN)
SECTION AA
(CAST-IN-PLACE INLET)



PLAN
(CAST-IN-PLACE INLET SHOWN WITHOUT GRATE)
(PRECAST INLET SIMILAR)



5" STEEL GRATE
TWO REQUIRED PER INLET
MAIN BARS 5"X1/4"
INTERMEDIATE BARS 1-1/2"X1/4'
RETICULINE BARS 1-1/4"X3/16"

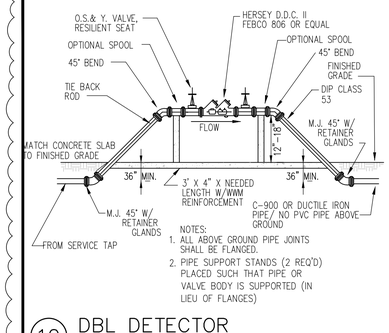
THIS INLET IS SUITABLE FOR VILLAGE SWALES, DITCHES, OR OTHER AREAS SUBJECT TO HEAVY WHEEL LOADS AND MINIMUM DEBRIS. THIS INLET MAY BE PLACED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET. THIS INLET IS NOT FOR USE IN A BICYCLE WAY.

FOR GENERAL NOTES AND ADDITIONAL GRATE INFORMATION REFERENCE FDOT INDEX 425-041, SHEETS 1 & 2.

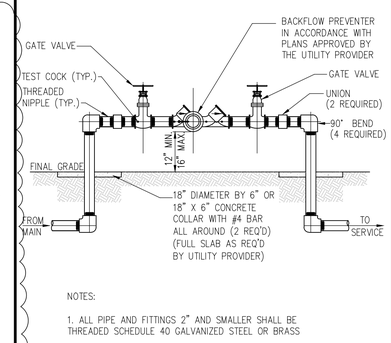
FOR HORIZONTAL WALL REINFORCING, REFER TO FDOT INDEX 425-041, TABLE 1.

RECOMMENDED MAXIMUM PIPE SIZES:
(INLET INSIDE WIDTH)
2'-11"OR 3'-3" = 24"
4'-0" OR 3'-10" = 30"

9 GUTTER INLET TYPE V NTS

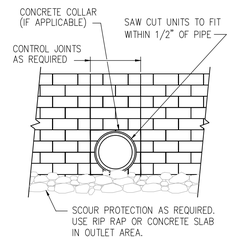


10 DBL DETECTOR CHECK ASSEMBLY NTS



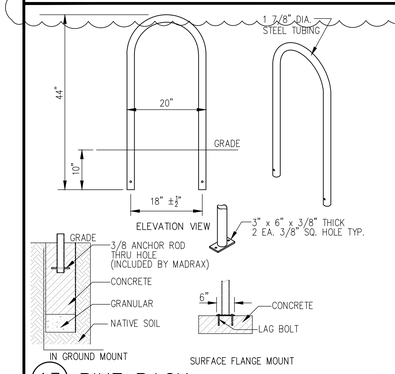
11 REDUCED PRESSURE BACKFLOW PREVENTER NTS

NOTE:
1. FOR PIPES LARGER THAN 24", A CONCRETE COLLAR MAY BE CAST AROUND PIPE FOR EASE OF CONSTRUCTION AND APPEARANCE.

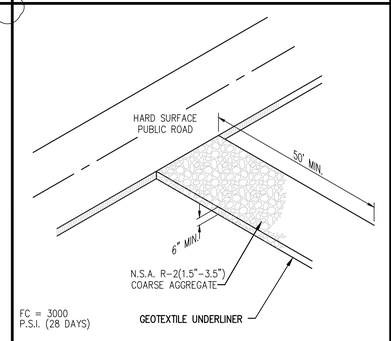


TYPICAL PIPE OUTLET DETAIL

12 DRAINAGE PIPE AT WALL NTS

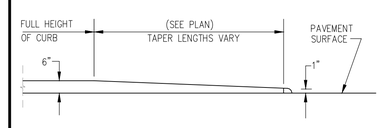


13 BIKE RACK NTS



14 CRUSHED STONE CONSTRUCTION EXIT NTS

LENGTH MAY BE ALONG RADIUS ON CURB TURN-OUTS.



15 TRANSITION CURB NTS

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION		DATE	REVISION	DATE
2	S.RIMD COMMENTS	10-24-22		
3	CITY OF MOUNT DORA COMMENTS	11-22-22		
4	CITY OF MOUNT DORA COMMENTS	01-04-23		

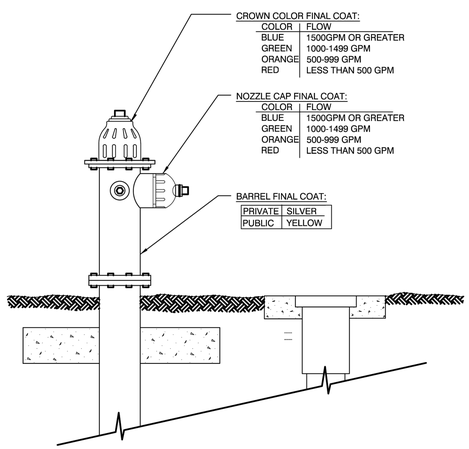
SARAH CULOTTA, P.E.
FL REG. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C5.1
STANDARD DETAILS

PROJECT NO.: 2021.258

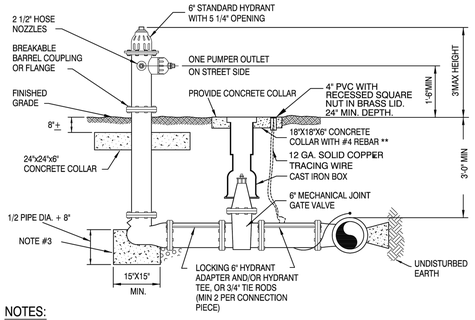


NOTE:

1. PAINT SHALL BE PORTER PAINTS (SAFETY) DTM ACRYLIC GLOSS ENAMEL #2912 OR EQUAL.

FIRE HYDRANT COLOR IDENTIFICATION

PW003-1
ISSUED: 2017
REVISED: JAN 2020



NOTES:

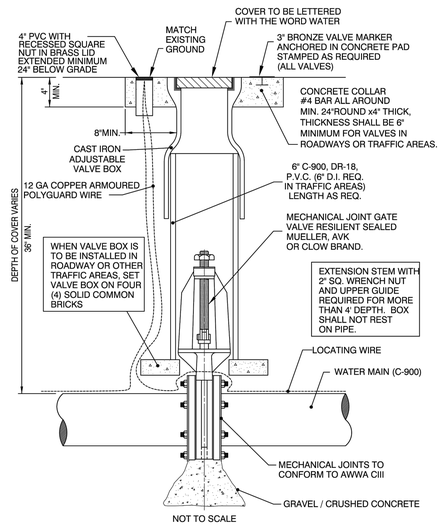
1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING B84B, MUELLER A-423, OR CLOW MEDALLION.
2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS.
3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE 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.

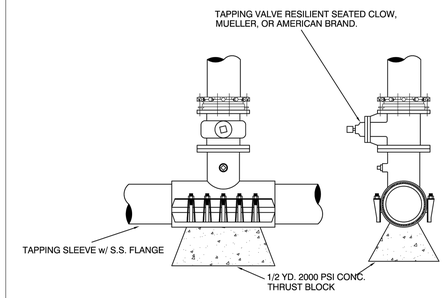
STANDARD FIRE HYDRANT ASSEMBLY

PW002-1
ISSUED: 2017
REVISED: --



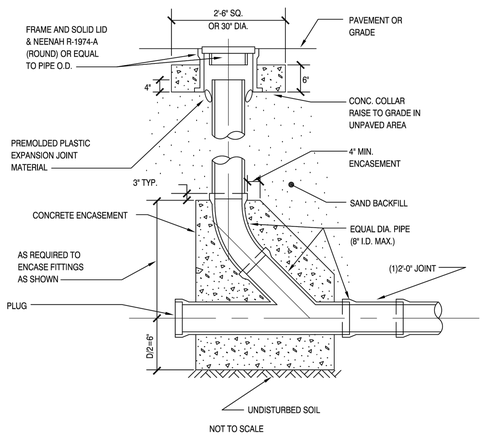
GATE VALVE & BOX

PW0012-1
ISSUED: 2017
REVISED: --



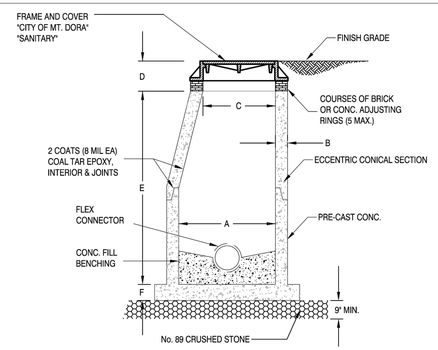
WET TAP SLEEVE & VALVE

PW0013-1
ISSUED: 2017
REVISED: --



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.

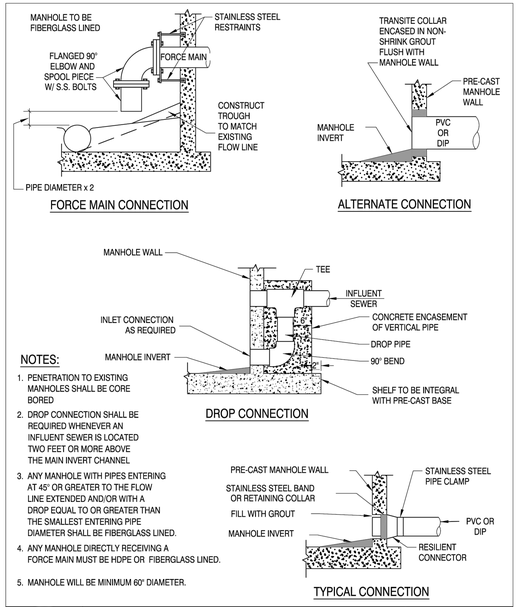
MH DEPTH	A	B	C	D	E	F
UP TO 12'	48"	8"	24.5"	15"	AS REQ'D	8"
12' TO 18'*	60"	8"	24.5"	15"	AS REQ'D	10"
18' AND DEEPER	72"	8"	24.5"	15"	AS REQ'D	14"

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: --



NOTES:

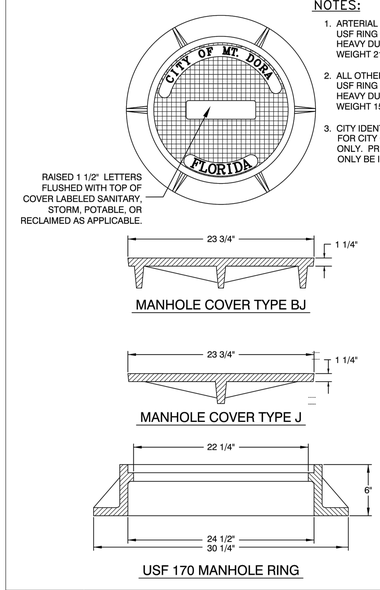
1. PENETRATION TO EXISTING MANHOLES SHALL BE CORE BORED
2. DROP CONNECTION SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO FEET OR MORE ABOVE THE MAIN INVERT CHANNEL
3. ANY MANHOLE WITH PIPES ENTERING AT 45° OR GREATER TO THE FLOW LINE EXTENDED AND/OR WITH A DROP EQUAL TO OR GREATER THAN THE SMALLEST ENTERING PIPE DIAMETER SHALL BE FIBERGLASS LINED.
4. ANY MANHOLE DIRECTLY RECEIVING A FORCE MAIN MUST BE HDPE OR FIBERGLASS LINED.
5. MANHOLE WILL BE MINIMUM 60" DIAMETER.

TYPICAL MANHOLE CONNECTIONS

SS003-1
ISSUED: 2017
REVISED: --

NOTES:

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



MANHOLE FRAME & COVER

GU002-1
ISSUED: 2017
REVISED: --

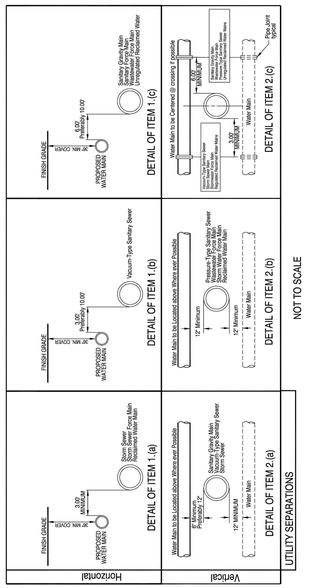
Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

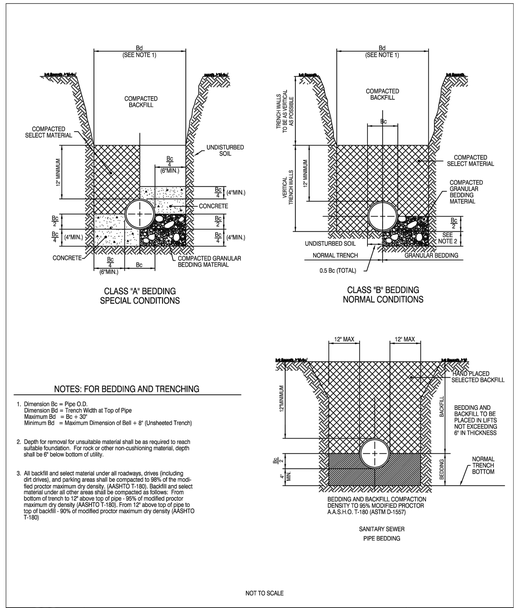
DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C6
CITY OF MOUNT DORA STANDARD UTILITY DETAILS
PROJECT NO.: 2021.258



PIPE CLEARANCE

GU0016-1
ISSUED: 2017
REVISED: --



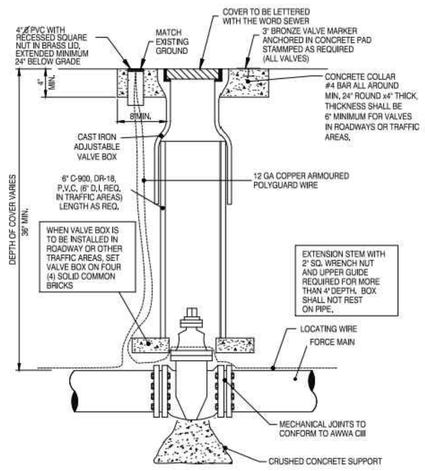
NOTES: FOR BEDDING AND TRENCHING

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

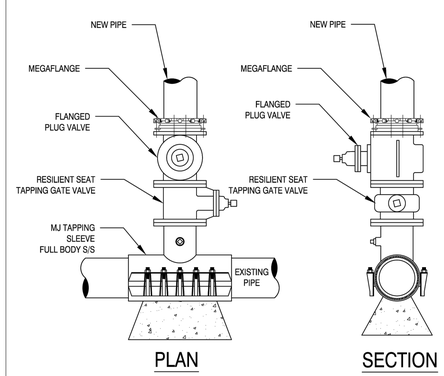
GU0017-1
ISSUED: 2017
REVISED: --



NOT TO SCALE

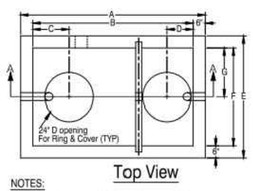
PLUG VALVE & BOX

SS0011-1
ISSUED: 2017
REVISED: --



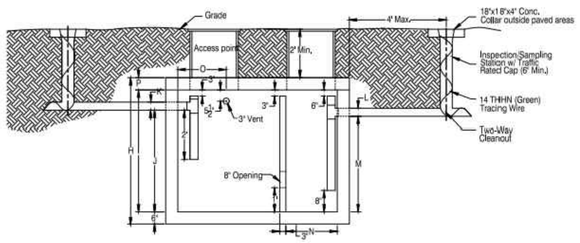
FORCE MAIN TAPPING SLEEVE AND VALVE

SS017-1
ISSUED: 2017
REVISED: --



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.



Grease Interceptor Dimensions 750 To 3,500 Gallons								
Tank Size(Gal.)	A	B	C	D	E	F	G	H
750	7'-6"	8'-6"	1'-6"	1'-0"	9'-0"	4'-0"	2'-0"	6'-0"
1000	9'-0"	9'-0"	1'-6"	1'-6"	9'-0"	4'-0"	2'-0"	7'-4"
1250	9'-0"	9'-0"	1'-6"	1'-6"	9'-0"	4'-0"	2'-0"	7'-4"
1600	11'-6"	10'-6"	1'-6"	1'-6"	9'-0"	4'-0"	2'-0"	7'-4"
2000	11'-6"	10'-6"	1'-6"	1'-6"	8'-0"	5'-0"	2'-6"	7'-0"
2500	11'-6"	10'-6"	1'-6"	1'-6"	8'-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	6'-0"	5'-6 1/2"	0'-4"	0'-4"	5'-3 1/2"	3'-10 1/2"	3'-6"	0'-7"
3500	6'-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: -

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:

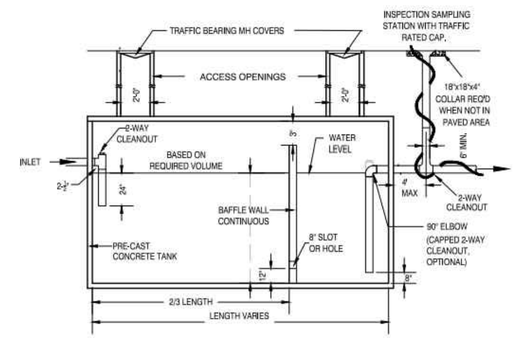
WITH DISHWASHER	=	6 GALLONS
WITHOUT DISHWASHER	=	5 GALLONS
SINGLE SERVICE KITCHEN	=	2 GALLONS
FOOD DISPENSER	=	1 GALLON

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



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.

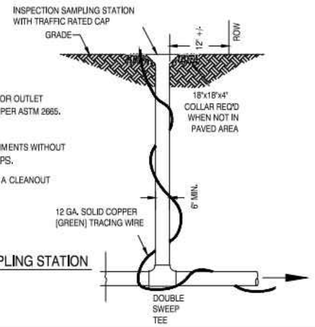
NOTE:

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

DOUBLE COMPARTMENT GREASE TRAP AND INSPECTION SAMPLING STATION

SS004-1
ISSUED: 2017
REVISED: -

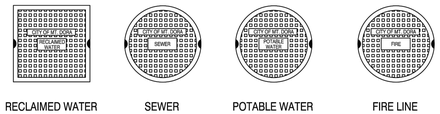
Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
1 CITY OF MOUNT DORA COMMENTS	10-24-22		
2 CITY OF MOUNT DORA COMMENTS	11-22-22		

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

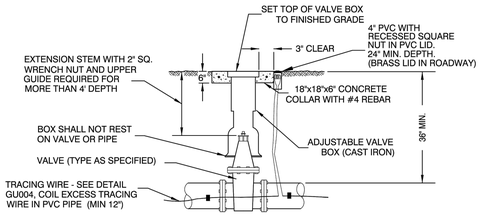
DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C6.1
CITY OF MOUNT DORA STANDARD UTILITY DETAILS
PROJECT NO.: 2021.258



TYPICAL VALVE BOX COVER DETAILS

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

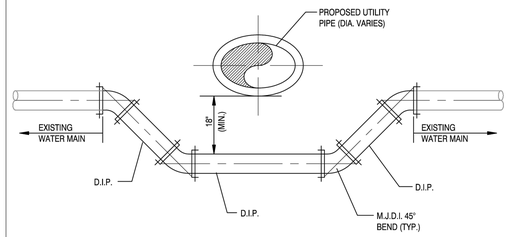


TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.

VALVE, VALVE BOX, AND COVER

GU005-1
ISSUED: 2017
REVISED: --



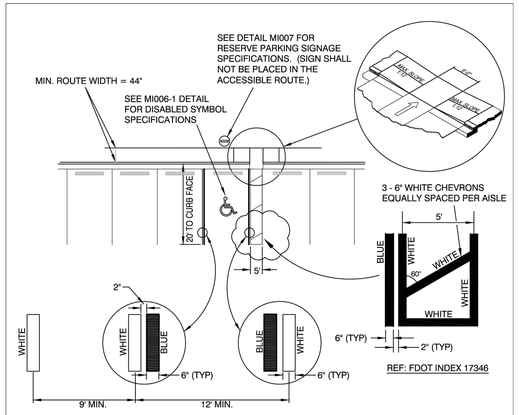
NOTES:

1. 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: --

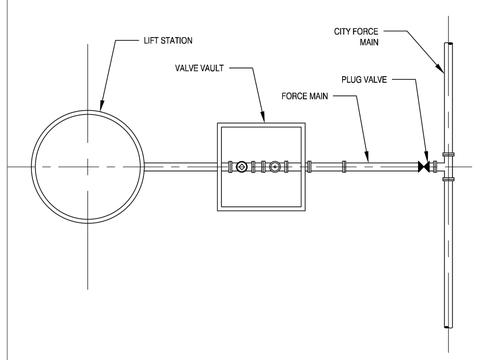


NOTES:

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.

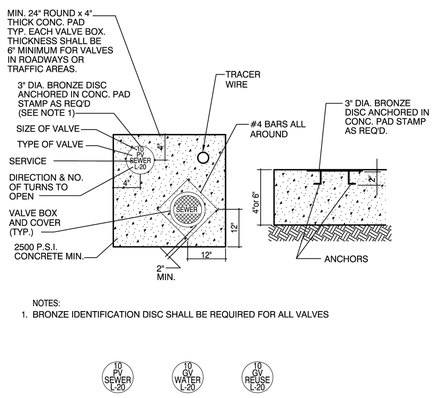
ACCESSIBLE PARKING - SINGLE SPACE STRIPING

GU0024-1
ISSUED: 2017
REVISED: --



PRIVATE LIFT STATION DETAIL

SS018-1
ISSUED: 2017
REVISED: --



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

VALVE COLLAR

GU005-2
ISSUED: 2017
REVISED: --

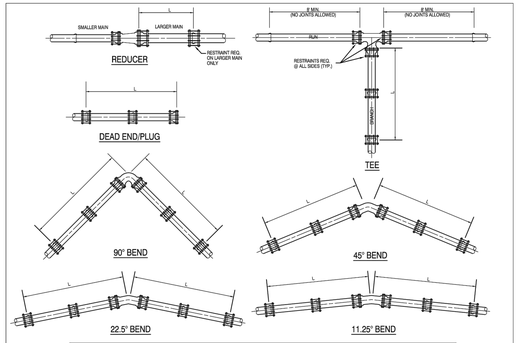


TABLE OF THRUST RESTRAINT LENGTHS

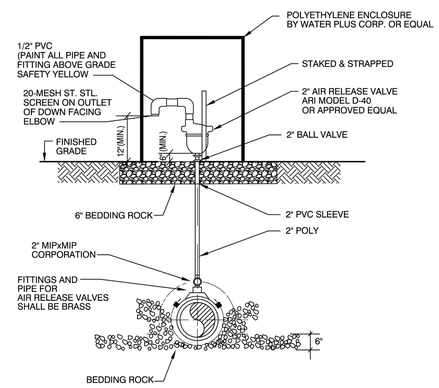
PIPE SIZE (INCHES)	90° BEND		45° BEND		22.5° BEND		11.25° BEND		TEES		DEAD END & PLUGS		REDUCER		
	PVC CL 51	MIN PVC SCH 40	PVC CL 51	MIN PVC SCH 40	PVC CL 51	MIN PVC SCH 40	PVC CL 51	MIN PVC SCH 40	PVC CL 51	MIN PVC SCH 40	PVC CL 51	MIN PVC SCH 40	PIPE SIZES	PVC CL 51	MIN PVC SCH 40
4	20'	16'	8'	7'	4'	3'	2'	2'	15'	10'	49'	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	63'	51'	26'	21'	13'	10'	6'	5'	116'	74'	148'	94'	18"x16"	33'	21'
18	70L	56'	29'	23'	14'	11'	7'	6'	131'	83'	165'	105'	20"x18"	33'	21'
20	70	61'	31'	25'	15'	12'	7'	6'	145'	92'	178'	113'	20"x20"	62'	39'
24	86'	70'	36'	29'	17'	14'	9'	7'	173'	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. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. FULL BODY STAINLESS STEEL WRAP AROUND SADDLE.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE ARV IS LOCATED AT THE HIGHEST POINT IN THE MAIN LINE SEGMENT.

NOT TO SCALE

ABOVE GRADE AIR RELEASE VALVE FOR WATER MAIN

PW0014-2
ISSUED: 2017
REVISED: --

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
3 CITY OF MOUNT DORA COMMENTS	11-22-22		

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

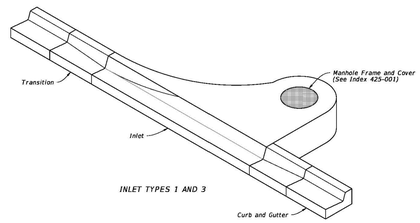
C6.2
CITY OF MOUNT DORA STANDARD UTILITY DETAILS
PROJECT NO.: 2021.258

GENERAL NOTES:

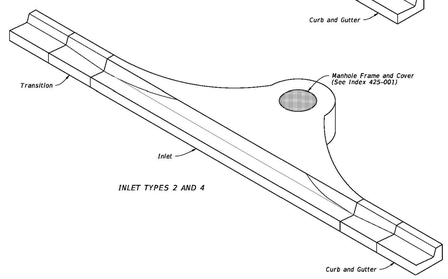
1. Work this Index with Index 425-001 and Index 425-010.
2. Conform finished grade and slope of the Inlet Tops to the finished cross slope and grade of the adjacent sidewalk and/or border.
3. Provide 1½" minimum cover for steel in the Inlet Top.
4. Construction of Inlet Tops are either precast or cast-in-place.
5. For precast units, the rear wall and apron may be precast as a separate piece from the top slab. Provide a minimum of 7 – #4 dowels, otherwise install in accordance with Index 425-001 "OPTIONAL CONSTRUCTION JOINTS".
6. These inlets are designed for use with standard curb and gutter Type E and Type F.
7. Use only round concrete support posts.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Top Dimensional and Reinforcing Details
3	Transverse Dimensional and Reinforcing Details

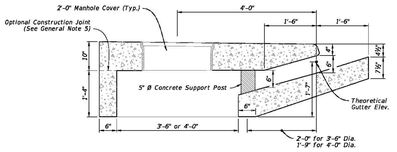


INLET TYPES 1 AND 3

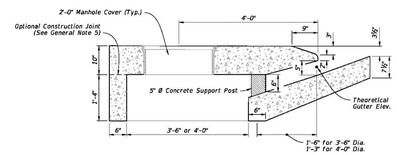


INLET TYPES 2 AND 4

CURB INLET TOPS

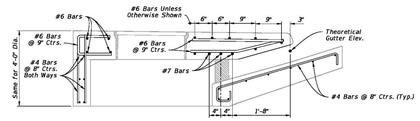


INLET SECTION WITH TYPE F CURB AND GUTTER

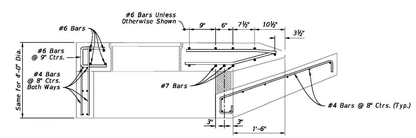


INLET SECTION WITH TYPE E CURB AND GUTTER

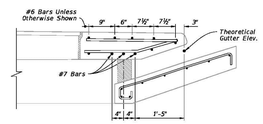
TRANSVERSE DIMENSIONAL DETAILS



3'-6" DIA. STRUCTURE BOTTOM

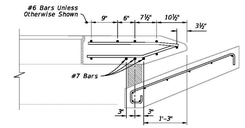


3'-6" DIA. STRUCTURE BOTTOM



4'-0" DIA. STRUCTURE BOTTOM

INLET SECTION WITH TYPE F CURB AND GUTTER

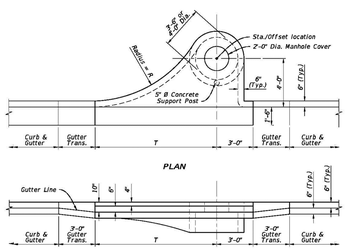


4'-0" DIA. STRUCTURE BOTTOM

INLET SECTION WITH TYPE E CURB AND GUTTER

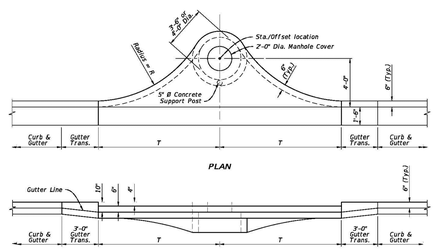
TRANSVERSE REINFORCING DETAILS

TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS



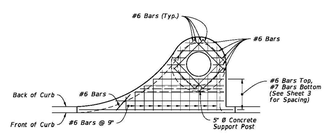
ELEVATION
TYPE 1 AND 3

TABLE 1 INLET DIMENSIONS		
Inlet Type	R	T
1	10'-0"	10'-0"
2	10'-0"	10'-0"
3	6'-0"	6'-0"
4	6'-0"	6'-0"



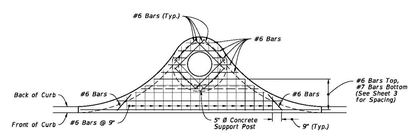
ELEVATION
TYPE 2 AND 4

TOP DIMENSIONAL DETAILS



PLAN
TYPE 1 AND 3

NOTE:
For transverse section reinforcement, see Sheet 3.



PLAN
TYPE 2 AND 4

TOP REINFORCING DETAILS

TOP DIMENSIONAL AND TOP REINFORCING DETAILS

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

DATE	REVISION	DATE	REVISION

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

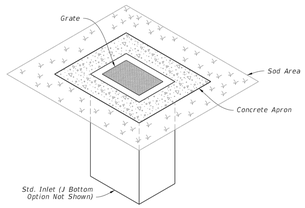
DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C7
FDOT STANDARD DETAILS

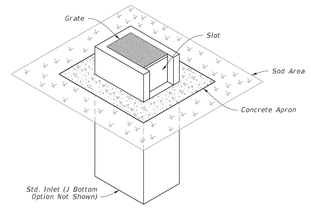
PROJECT NO.: 2021.258

GENERAL NOTES:

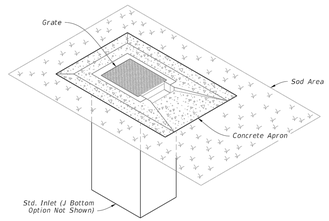
1. Work this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners 3/4" chamfer or tooled to 1/4" radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 1 1/2" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Without Slot – Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C
NON-TRAVERSABLE
(Slot > 7" Shown – Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

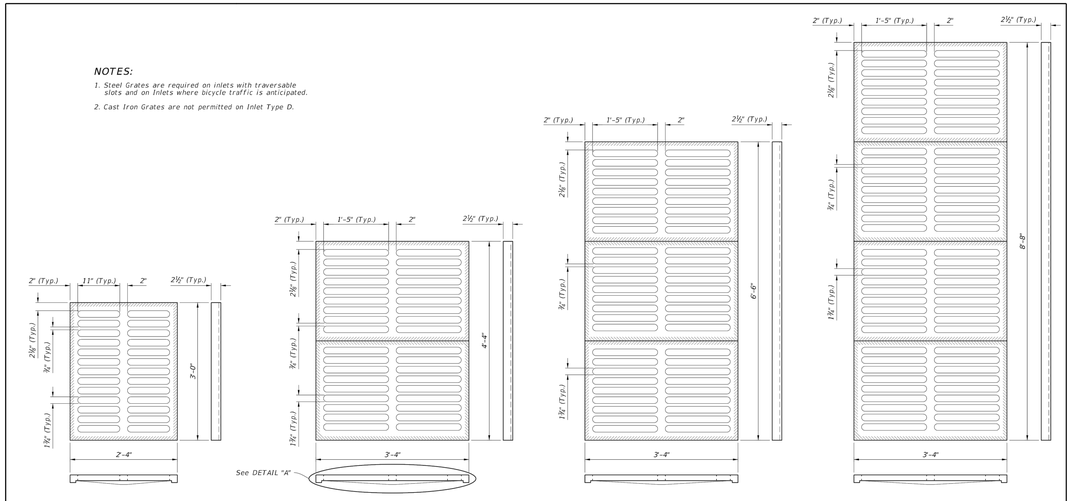
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type C – Dimensional, Reinforcing, and Grate Details
3	Type D – Dimensional, Reinforcing, and Grate Details
4	Type E – Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) – Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) – Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 – Add Traversable Slots to Existing Inlets
12	Case 2 – Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 – Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom – Top Slab Details

12/3/2021 9:30:28 AM

NOTES:

1. Steel Grates are required on inlets with traversable slots and on inlets where bicycle traffic is anticipated.
2. Cast Iron Grates are not permitted on Inlet Type D.

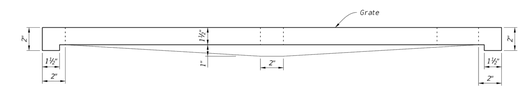


TYPE C
Approx. 235 lbs.

TYPE E
Approx. 485 lbs.

TYPE H
(3-Grate Inlet)
Approx. 725 lbs.

TYPE H
(4-Grate Inlet)
Approx. 967 lbs.



DETAIL "A"
(Typical Section)

CAST IRON GRATE DETAILS

9/21/2021 1:22:37 PM

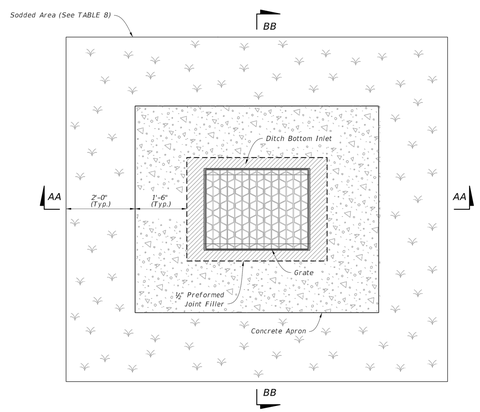
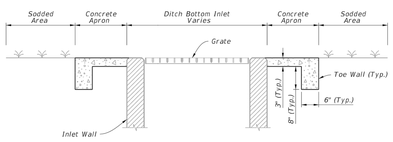


TABLE 8
CONCRETE APRON AND SOD QUANTITIES

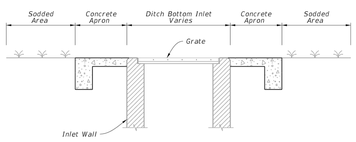
SOD AND PAVEMENT		
Inlet Type	Sod SY	Conc. CY
C	8	0.30
D	9	0.36
E	9	0.37
H	11	0.45

NOTES:

1. Concrete Apron to be installed only where called for in the Plans.
2. Sod always required.



SECTION AA-AA



SECTION BB-BB

TRAVERSABLE INLET WITHOUT SLOT DETAILS

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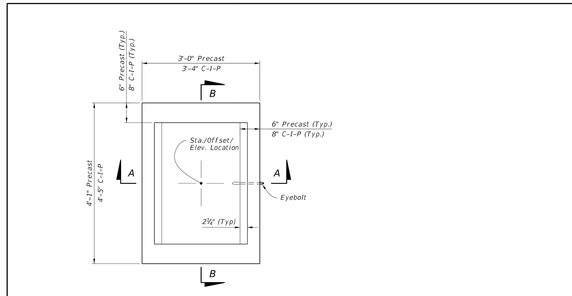
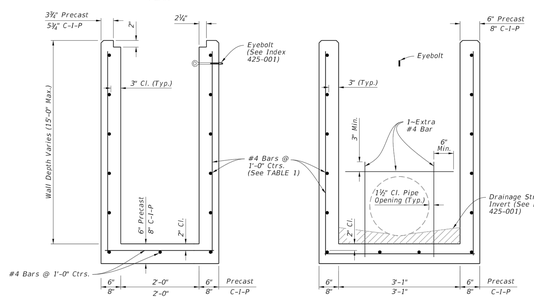


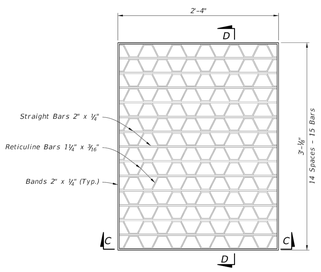
PLAN

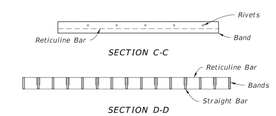


SECTION A-A
(Pipe Opening Not Shown)

SECTION B-B
(Pipe Opening Shown)

DIMENSIONAL AND REINFORCING DETAILS





SECTION C-C

SECTION D-D

STEEL GRATE DETAIL
(Approx. 104 Lbs. – See Sheet 7 For Cast Iron Grates)

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWF
0' – 15'	A12	0.20	12"	8"

NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

9/21/2021 1:22:33 PM

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C7.1
FDOT STANDARD DETAILS

PROJECT NO.: 2021.258

Wayne R. Zimmerman

Digitally signed by Wayne R. Zimmerman
Date: 2022.09.08 16:24:34 -04'00'

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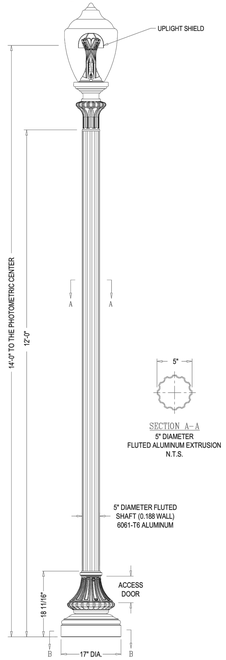


SECTION A–A
5" DIAMETER
FLUTED ALUMINUM EXTRUSION
N.T.S.

STREET SIDE

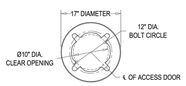
PHOTOMETRIC TEMPATE

LUMINAIRE SPECIFICATIONS:

STYLE:	WASHINGTON LED X-SERIES
HEIGHT:	36 1/16"
WIDTH:	15 1/8" DIAMETER
MATERIAL:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COAT - MOUNT DORA GREEN (RAL6005XX)
GLOBE:	CLEAR STIPPLED ACRYLIC
LAMPING:	52 WATT LED
VOLTAGE:	ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMP:	4500K (MEDIUM WHITE)
DISTRIBUTION:	TYPE III (ASYMMETRIC)
SURGE:	10KV
OPTIONS:	• MEDIUM FROSTED OPTICS (INCLUDED) • UPLIGHT SHIELD (REQUIRED) • HOUSE SIDE SHIELD (NOT REQUIRED)
CATALOG NO.:	ALMWSH-LE050EVXL18-40-FMS-ULS-1519-CU

LAMP POST SPECIFICATIONS:

STYLE:	WASHINGTON
HEIGHT:	12'-0"
PHOTOMETRIC CENTER:	14'-0"
BASE:	17" DIAMETER
MATERIAL:	
SHAFT:	5" DIA. 12 FLAT FLUTE ALUMINUM EXTRUSION (0.188" WALL)
BASE:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COAT - MOUNT DORA GREEN (RAL6005XX)
ACCESS DOOR:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND PROVISIONS:	DRILL AND TAP BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" DIA. X 30" LONG + 2" HOOK (FULLY GALVANIZED WITH 1 NUT AND 1 WASHER PER BOLT)
BOLT PROJECTION:	2" REQUIRED
TENON:	3 1/2" DIA. X 2" HIGH (TO ACCEPT LUMINAIRE)
CATALOG NO.:	APSWSH-17-12.00-E5-TN3.50.5S.0S-CU



SECTION B–B
BASE PLATE DETAIL
N.T.S.

REVISED BY: D.A.K.	DATE: 1-10-19

Spring City Electrical Mfg. Co.
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4050 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE WASHINGTON LED X-SERIES LUMINAIRE ON THE 12' WASHINGTON LAMP POST		
CUSTOMER			
JOB	DORA LANDINGS RESIDENTIAL PUD		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	T.E.B.	11-30-18	S104530

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
1 CITY OF MOUNT DORA COMMENTS	10-24-22

REVISION	DATE

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C8
JW SIMPSON WAY LIGHTING DETAILS

PROJECT NO.: 2021.258

GENERAL NOTES

1. COORDINATION: ALL ELEC"RICAL WORK SHALL BE COORDINATE THROUGH THE DES:GN/BUILD CONTRACTOR.

2. CODE COMPLIANCE: ALL ELECTRICAL WORK SHALL COMPLY WITH OR SURPASS THE REQUIREMENTS OF THE NATIONAL ELEC"RICAL CODE, NFPA 70, AND THE LATEST EDITION OF NESC. ALL WORK SH-ALL COMPLY WITH ALL APPLICABLE SERVING POWER AND COMMUNICATION UTILITIES' CODES, ORDINANCES, RULES AND REGULATION.

3. MEET ALL REQUIREMENTS: ALL WORK SHALL MEET THE REQUIREMENTS OF THE AFORE MENTIONED CODES AND ALL CODES AND STANDARDS REFERENCED IN THE SPECIFICATION. ALTHOUGH THE DETAILS OF SUCH WORK MAY NOT BE SHOWN ON THE DRAWINGS OR REFERENCED IN THE SPECIFICATIONS.

4. CONFLICTS: CONFLICTS BETWEEN THE APPLICABLE CODES, STANDARDS AND THE PLANS AND SPECIFICATION MUST BE BROUGHT TO THE ATTENTION OF THE DES:GN/BUILD CONTRACTOR, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

5. CONFLICTING STANDARDS: IN THE CASE OF CONFLICT BETWEEN THE CONTRACTOR DOCUMENTS AND A GOVERNING CODE OR ORDINANCE, THE MORE STRINGENT STANDARD SH-ALL APPLY.

6. ACCEPTANCE OF CONDITIONS: INTIATING WORK CONSTITUTES SUBCONTRACTOR ACCEPTANCE OF THE EXISTING CONDITION ASSOCIATED WITH THE WORK IN QUESTION.

7. TRADE LICENSE: THE ELECTRICAL SUBCONTRACTOR SHALL BE CURRENTLY LICENSED TO PERFORM THIS WORK WITHIN THE JURISDICTION HAVING AUTHORITY. ALL REQUIRED LICENSING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK.

8. SAFE: THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR OVERSEEING THE SAFE OPERATION OF ALL EQUIPMENT IN HIS USE. THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL OF THE EQUIPMENT IN HIS USE IN A SAFE CONDITION. KEEP DEAD FRONT EQUIPMENT IN PLACE WHEN EQUIPMENT IS ENERGIZED. CONDUCT ALL CONSTRUCTION OPERATION IN A SAFE MANNER FOR EMPLOYEES. AS WELL AS OTHER WORK PERSONS OR ANYONE VISITING THE JOB SITE. PROVIDE BARRIERS, FLAGS, TAPE, ETC.. AS REQUIRED FOR SAFETY.
ALL ELECTRICIANS MUST PERFORM THIER WORK IN ACCORDANCE TO THE GUIDELINES SET FORTH BY THE NFPA 70E.

9. PROFESSIONALISM AND APPEARANCE OF WORK: WORKMANSHIP OF ALL INSTALLATION SHALL BE IN ACCORDANCE WITH ACCEPTED PRACTICES OF THIS TRADE. INSTALLATION METHODS SHALL CONFORM TO MANUFACTURERS SPECIFICATION. THE SUBCONTRACTOR TRADE FOR THE DURATION OF THE JOB WITH QUALIFIED JOURNEYMEN AND EMPLOYEES IN THIS TO COMMUNICATE WITH AND KEEP THE DES:GN/BUILD CONTRACTOR APPRAISED OF CHANGES OR CLARIFICATIONS.

10. WORKMANSHIP: ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT, DURABLE , AND WORKMANLIKE MANNER.

11. STORAGE AND EQUIPMENT ,STORAGE OF EQUIPMENT FOR THE JOB IS THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR AND SHALL BE SCHED,ULED FOR DELIVERY TO THE SITE AS THE EQUIPMENT IS REQUIRED. DAMAGE TO THE EQUIPMENT DELIVERED TO THE SITE OR IN TRANSPORT TO THE JOB SHALL BE THE RESPONSIBILITY THE ELECTRICAL SUBCONTRACTOR.

12. UTILITY COORDINATION : ELECTRICAL SUBCONTRACTOR SHALL CONTACT ALL UTILITIES AND VERIFY ALL UTILITY REQUIREMENTS PRIOR TO COMMENCING OR ORDERING ANY MATERIALS WHATSOEVER. CONFLICTS BETWEEN UTILITY REQUIREMENTS AND THE PLANS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF OF THE DES:GN/BUILD CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION OR ORDERING ANY MATERIALS WHATSOEVER, SUBCONTRACTOR SHALL CALL FOR A PRE-CONSTRUCTION FACE-TO-FACE MEETING WITH THE UTILITY COMPANIES TO REVIEW REQUIREMENTS AND PLANS.

13. METHODS OF CONSTRUCTION: UNLESS OTHERWISE NOTED OR SHOWN , THESE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE METHODS OF CONSTRUCTION . THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFE WORK PRACTICES.

14. THE EXACT LOCATION AND THE ARRANGEMENTS OF ALL PARTS SHALL BE DETERMINED AS THE WORK PROGRESSES. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.

15. INCIDENTAL ITEMS: INCIDENTAL ITEMS NOT INDICATED ON DRAWINGS, NOT MENTIONED IN THE SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS TOUGH ITEMIZED HERE IN EVERY DETAIL.

16. DAMAGE RESPONSIBILITY : THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY HIM OR HIS WORKMEN TO THE FACILITY DURING THE COURSE OF CONSTRUCTION, AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING OR REPLACING AS REQUIRED TO INSURE RESTORATION TO ORIGINAL CONDITION.

17. COMPLETE AND FUNCTIONAL SYSTEM: SUBCONTRACTOR SHALL FURNISH MATERIALS, TOOLS, SERVICES, LABOR, ETC. FOR A COMPLETE AND FULLY FUNCTIONAL ELECTRICAL INSTALLATION UNLESS OTHERWISE NOTED ON PLANS.

18. COORDINATION WITH OTHER TRADES: THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ELECTRICAL INSTALLATION WITH ALL OTHER TRADES TO AVOID ANY CONFLICTS.

19. SUBCONTRACTOR SHALL DETERMINE EXACT LOCATION IN THE FIELD. FEEDERS SHALL NOT BE INCREASED IN LENGTHS SHOWN WITHOLT ENGINEERING APPROVAL.

20. EQUIPMENT OUTDOOR RATINGS: ALL ELECTRICAL EQUIPMENT EXPOSED OR INSTALLED OUTDOORS SHALL BE NEMA 3R (WEATHER PROOF) OR NEMA 4 (WET LOCATION) RATED.

21. SUBMITTAL /SHOP DRAWINGS : ALL SUBMITTAL /SHOP DRAWINGS SHALL CONTAIN COMPLETE INFORMATION NECESSARY TO DETERMINE THAT THE ITEM IS APPROPRIATE FOR THE PURPOSE INTENDED. ALL/SUBMITTA /SHOP DRAWINGS SHALL CONTAIN THE MANUFACTURES CONTACT PERSON AND CURRENT TELEPHONE NUMBER .

22. INDICATED LOCATION OF EQUIPMENT :LOCATION OF EQUIPMENT ,CONDUIT, AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE CIVIL AND ARCHITECTURAL DRAWINGS.

23. NRTL LISTING: ALL ELECTRICAL EQUIPMENT SHALL BE NEW ,IN FIRST CLASS CONDITION AND LISTED BY NATIONALLY RECOGNIZED TESTING LABORATORY ,(NRTL)SUCH AS U.L. IF SUCH A LISTING EXIST FOR COMPARABLE EQUIPMENT.

24. GENERAL SUBCONTRACTOR WORK: ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR WORK OF A GENERAL CONTRACTING NATURE SPECIFIED ON ELECTRICAL PLANS INCLUDING ,BUT NOT NECESSARILY LIMITED TO THE FOLLOWING .
   A. CONCRETE FOOTINGS INCLUDING REBAR AND MOUNTING BOLTS FOR PLACEMENTS OF LIGHTS FIXTURE POLES.
   B. TRENCHING AND BACKFILLING OF TRENCHES.
   C. SUPPLY AND INSTALLATION OF ALL EQUIPMENT PADS AND SPLICE BOXES UNLESS NOTED OTHERWISE.

25. WORKING SPACE :WORKING SPACE SHALL MEET OR EXCEED THE NEC REQUIREMENT FOR ALL ELECTRICAL EQUIPMENT .(SEE NFPA 70-2005, SEC 110-26)

26. EQUIPMENT ACCECIBILITY :IT SHALL BE THE RESPONSIBILITY OF SUBCONTRACTOR TO SEE THAT ALL THE ELECTRICAL EQUIPMENT SHALL BE MADE ACCESSIBLE ,SUCH AS JUNCTION BOXES ,PULL BOXES PANELBOARDS ,SWITCHES ,CONTROLS AND SUCH OTHER APPARATUS AS MAY REQUIRE MAINTENANCE AND OPERATION FROM TIME TO TIME .

27. EQUIPMENT PROTECTION: AFTER INSTALLATION , ELECTRICAL EQUIPMENT SHALL BE PROTECTED TO PREVENT DAMAGE DURING THE CONSTRUCTION PERIOD.OPENINGS IN CONDUITS AN BOXES SHALL BE CLOSED TO PREVENT THE ENTRANCE OF FOREIGN MATERIALS .

28. AS BUILD RECORD DRAWINGS: PROVIDE RECORD DRAWING TO THE D/B CONTRACTING OFFICER WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT . RECORD DRAWINGS SHALL BE SIGN AND DATED BY SUBCONTRACTOR .

29. SHOP DRAWINGS:SUBMIT SHOP DRAWINGS AND MATERIALS LIST FOR REVIEW PRIOR TO COMMENCING ANY WORK. ALL EQUIPMENT TO BEAR U.L. LABEL OR THAT OF ANOTHER ACCEPTABLE TESTING LABORATORY ,WHEN SUCH LISTINGS EXIST FOR COMPARABLE EQUIPMENT .SHOP DRAWING MUST BE STAMPED BY THE SUBCONTRACTOR FOR CONFORMANCE PRIOR TO SUBMITTAL.

30. DIGGING PERMITS AND OUTAGE REQUESTS :ALL DIGGING PERMITS AND OUTAGE REQUESTS ARE THE RESPONSIBLITY OF THE SUBCONTRACTOR . COPIES SHALL BE PROVIDED TO THE D/B CONTRACTOR BEFORE CONSTRUCTION BEGINS .

30. DIGGING PERMITS AND OUTAGE REQUESTS: ALL DIGGING PERMITS AND OUTAGE REQUESTS ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR. COPIES SHALL BE PROVIDED TO THE D/B CONTRACTOR BEFORE CONSTRUCTION BEGINS.

31. ATTRACTIVE NUISANCES: OFEN TRENCHES, ELECTRICAL EQUIPMENT AND DEVICES SHALL NOT PRESENT AN ATTRACTIVE NUISANCE TO CHILDREN. ALL ELECTRICAL EQUIPMENT SHALL BE TOTALLY INACCESSIBLE, DEAD FRONT AND LOCKABLE.

32. ROUTING AND LOCATION: THE ROUTING OF THE NEW UNDERGROUND FEEDERS SHALL BE APPROVED BY AND COORDINATED WITH THE DESIGN/BUILD CONTRACTOR EXCEPT FOR CROSSINGS, ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL NOT BE LOCATED UNDER STREETS.

33. UPON COMPLETION OF WORK THE SUBCONTRACTOR SHALL PROVIDE THE D/B CONTRACTOR WITH ONE (1) SPARE SET OF FUSES OF EACH SIZE AND TYPE INSTALLED IN THE PROJECT.

34. THE SUBCONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE DESIGN/BUILD CONTRACTOR FOR REMOVING, LOCATING, CAPPING AND OR RELOCATION OF ANY ELECTRIC FACILITIES WHICH ARE NOT TO REMAIN IN SERVICE AND TO INSTALL FACILITIES AS REQUIRED TO MAINTAIN CONTINUOUS SERVICE TO DWELLING UNITS OR BUILDING STRUCTURES THAT WILL REMAIN,

35. NON-METALLIC WEATHERPROOF ENCLOSURES SHALL BE CONSTRUCTED OF GLASS FIBER REINFORCED POLYESTER RESIN, WITH PIGMENTED HEAT RESISTANT HIGH GLOSS SURFACING SEALER ON THE INTERIOR, WITH PIGMENTED, ULTRAVIOLET LIGHT STABILIZED WEATHER RESISTANT SURFACE COAT ON THE EXTERIOR. EACH SECTION SHALL BE MOLDED IN ONE PIECE, SECTIONAL COMPONENTS JOINED BY BOLTING RIVETING OR USE OF ADHESIVES ARE NOT ACCEPTABLE. ALL HARDWARE SHALL CONSIST OF TYPE 304 STAINLESS STEEL AND SHALL INCLUDE PENTAGONAL BOLTS AND PROVISIONS FOR PADLOCKING. DIMENSIONS OF ENCLOSURES SHALL BE AS REQUIRED TO ACCOMMODATE EQUIPMENT AND/OR FUNCTIONS SPECIFIED, BUT IN NO CLASS SMALLER THAN INDICATED.

36. PROVIDE LOCKS AT ALL ELECTRICAL ENCLOSURES SUCH AS TRANSFORMERS, FUSE AND SPLICE CABINETS. LOCKS ARE TO BE COMPATIBLE WITH EXISTING LOCKS USED BY BASE ELECTRICAL.

37. PROVIDE ENGRAVED PLASTIC NAME PLATES FOR SWITCHBOARDS, PANELS, TERMINAL CABINETS, AND ANY OTHER MAJOR ELECTRICAL ITEM. SCREW-ON ATTACHMENT ONLY-NO ADHESIVE.

38. EQUIPMENT LOCATIONS ARE APPROXIMATE. EXACT ROUTING AND EQUIPMENT LOCATION IS TO BE COORDINATED WITH OTHER TRADES AND APPROVED BY THE D/B CONTRACTOR WHERE SHOWN EQUIPMENT IS TO BE CLUSTERED. COORDINATE CLUSTERED LOCATIONS WITH LANDSCAPE CONTRACTOR FOR SHIELDING. MAINTAIN WORKING CLEARANCES. A MINIMUM DISTANCE OF 4' IS REQUIRED BETWEEN PRIMARY ELECTRICAL LINES AND WET UTILITIES.

39. TRENCHING IS TO AVOID DRIP LINES ON TREES AS SHOWN ON PLANS. ALL TRENCHING WITHIN DRIP LINES TO BE APPROVED BY THE D/B CONTRACTOR.

40. STAKING OF ELECTRICAL EQUIPMENT PADS: ALL ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, SWITCHES, METERS JUNCTION CABINETS, LIGHTING POLE BASES, ETC. ARE TO BE STAKED BY THE ASSIGNED PROJECT SURVEYORS FOR FINAL ELEVATION AND LOCATION OF PADS OR ANCHORS. ELEVATIONS ARE TO BE DETERMINED BY THE SITE CIVIL DESIGN ENGINEER. IN CONSISTENCIES AND INTERFERENCES ARE TO BE REPORTED TO THE D/B CONTRACTOR. THE ELECTRICAL SUBCONTRACTOR IS TO VERIFY THAT EQUIPMENT PAD ELEVATIONS ARE AS STAKED.

41. STAKING OF ELECTRICAL TRENCHES: AFTER ELECTRICAL TRENCHES ARE MARKED FOR ROUTING BY THE ELECTRICAL SUBCONTRACTOR, ARRANGEMENTS ARE TO BE MADE FOR THE ASSIGNED PROJECT SURVEYORS TO LOCATE THE MARKED ROUTE AND TRANSFER THIS INFORMATION TO THE SITE CIVIL DESIGN ENGINEER TO ASSIGN FINISH GRADES. THESE FINISH GRADES SHALL BE TRANSFERRED BACK TO THE ASSIGNED PROJECT SURVEYOR TO PROVIDE TRENCH STAKING INDICATING FINAL GRADE TO INSURE THAT MINIMUM BURIAL DEPTHS ARE MAINTAINED. THE ELECTRICAL SUBCONTRACTOR IS TO VERIFY THAT TRENCH DEPTHS RELATIVE TO FINISH GRADE ARE AS STAKED.

42. ALL SPARE/EMPTY CONDUITS SHALL BE PROVIDED WITH A PULL LINE.

43. INSTALLATION GUIDELINES SHALL CONFIRM TO CURRENT NFPA 70 NEC.

44. ALL EQUIPMENT INCLUDING POLE RISERS, PAD MOUNTED GEAR, LIGHT POLES AND ISC. EQUIPMENTS SHALL BE GROUNDED.

45. EQUIPMENT GROUNDING: ONE 3/4 INCH BY 10 FOOT COPPER CLAD GROUND ROD SHALL BE INSTALLED IN A CONDUIT WINDOW OF EACH EQUIPMENT PAD (WHERE TRANSFORMER PADS HAVE MORE THAN ONE CONDUIT WINDOW. THE GROUND RODS SHALL BE INSTALLED IN SECONDARY/LOW VOLTAGE WINDOW). ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE CONNECTIONS.

LEGENDS

- CONDUIT FOR POWER
- COMMUNICATIONS CONDUIT
- CONDUIT FOR BUILDING SIGNAGE
- PANEL
- POLE LIGHT FIXTURE
- BOLLARD
- POST LIGHT FIXTURE
- TRANSFORMER
- GENERATOR
- JUNCTION BOX

ABBREVIATIONS

A	AMP
AFC	AVAILABLE FAULT CURRENT
AIC	AMPERES INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR
ADA	AMERICAN DISABILITIES ACT
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BRKR	BREAKER
C	CONDUIT OR CONDUCTOR-AS APPLICABLE
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
DTTS	DOUBLE THROW TRANSFER SWITCH
EC	EMPTY CONDUIT
EF	EXHAUST FAN
ELEC	ELECTRICAL/ELECTRIC
EM	EMERGENCY
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLOCR?	FLUORESCENT
G,GND	GROUND
GEN	GENERATOR
GF,GFCI	GROUND FAULT (CIRCUIT) INTERRUPTER
HH	HAND HOLE?HIGH INTENSITY
HID	DISCHARGE
HOA	HAND/OFF/AUTO
HP	HORSE POWER
HWH	HOT WATER HEATER
IG	ISOLATED GROUND
INCAN	INCANDESCENT
JB	JUNCTION BOX
KCM	THOUSAND CIRCULAR MILES
KVA	KILOVOLT - AMPERE
KW	KILOWATT
KWH	KILOWATT HOUR
LTG	LIGHTING
LTS	LIGHTS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MH	METAL HALIDE OR MANHOLE-AS APPLICABLE
MLO	MAIN LUG ONLY
N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE
NF	NON FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT (UNSWITCHED CKT.)
P	POLE
PB	PULL BOX
PH	PHASE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SF	SUPPLY FAN
SH	SHIELDED
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
SRAIC	SERIES RATED AMPERES INTERRUPTING CAPACITY
SW	SWITCH
SWB	STRUCTURED WIRING BOX
TELE	TELEPHONE
TTB	TELEPHONE TERMINAL BOARD
UG	UNDERGROUND
UPS	UNINTERRUPTABLE POWER SUPPLY
UON	UNLESS OTHERWISE NOTED
V	VOLT
W	WATTS
WP	WEATHERPROOF
XFMR	TRANSFORMER

MANUFACTURER - GARDCO LIGHTING
CATALOG -ECF-S-48L-900-NW-G2-4
INPUT WATTAGE - 135 W
COLOR TEMP - NATURAL ALLUMINIUM, 4000K
FIXTURE - ALZ-010-PH

MANUFACTURER - COOPER LIGHTING
CATALOG -ABB-B2-LED-D1-S
INPUT WATTAGE - 32 W
COLOR TEMP - NATURAL ALLUMINIUM, 4000K
FIXTURE - ALZ-027

MANUFACTURER - COOPER LIGHTING
CATALOG -MPN-A2-D-U-ASYM
INPUT WATTAGE - 18 W
COLOR TEMP - NATURAL ALLUMINIUM, 4000K
FIXTURE - ALZ-026

SITE LIGHTING GENERAL NOTES:

1. CONTRACTOR SHALL CO-ORDINATE WITH OWNER/CIVIL ENGINEER FOR SITE LIGHTING DETAILS. BASE4 HAS PROPOSED PANEL FOR SITE POWER CONTRACTOR SHALL USE THAT FOR FUTURE REFERENCE.
2. LIGHTING NOT DESIGNATED FOR DUST-TO-DAWN OPERATION SHALL BE CONTROLLED BY EITHER A COMBINATION OF A PHOTOSENSOR AND A TIME SWITCH, OR AN ASTRONOMINAL TIME SWITCH. LIGHTING DESIGNATED FOR DESK-TO-DAWN OPEATION SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME SWITCH OR PHOTOSENSOR. ALL TIME SWITCHES SHALL RETAIN PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS, LIGHTING DESIGNATED TO OPERATE MORE THAN 2000 HOURS PER YEAR FOR UNCOVERED PARKING AREAS SHALL BE EQUIPPED WITH MOTION SENSORS THAT WILL REDUCE THE LUMINARIES POWER BY 33 PERCENT OR TURN OFF ONE THIRD THE LUMINARIES WHEN NO ACTIVITY IS DETECTED.
3. POLE BASE COVERS ARE TO BE INSTALLED SO THAT THE BASE COVER FITS FLUSH TO THE TOP OF THE CONCRETE BASE. LEVELING SHIMS AND NUTS SHALL NOT CAUSE A GAP BETWEEN THE POLE BASE AND THE BASE COVER.
4. ALL WIRING IS TO BE #12 AWG AND #12 AWG GROUND MINIMUM THHN/THWN (90 DEG. C) IN 1" SCHEDULE 40 PVC (MINIMUM SIZE). TRENCH 30" DEEP. CLEAN BACKFILL USING SITE MATERIALS CAN BE USED. PROVIDE PREMIUM BACKFILL WHERE SITE MATERIALS ARE NOT ACCEPTABLE FOR USE.

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PROJECT INFORMATION:

TOWNEPLACE SUITES® BY MARRIOTT

MT.DORA LAKE,FL,37757

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2023.01.06

DRAWN BY: SD

CHECKED BY: MK

PROJECT #: B4-185-2102

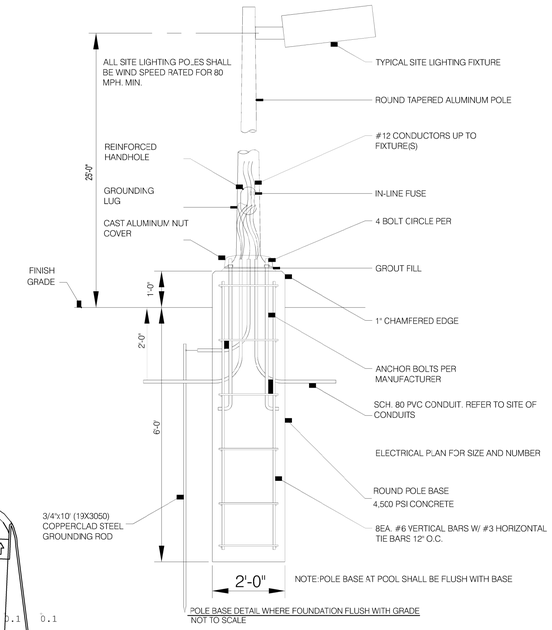
SHEET NAME: GENERAL NOTE, ABBREVIATION AND LEGENDS

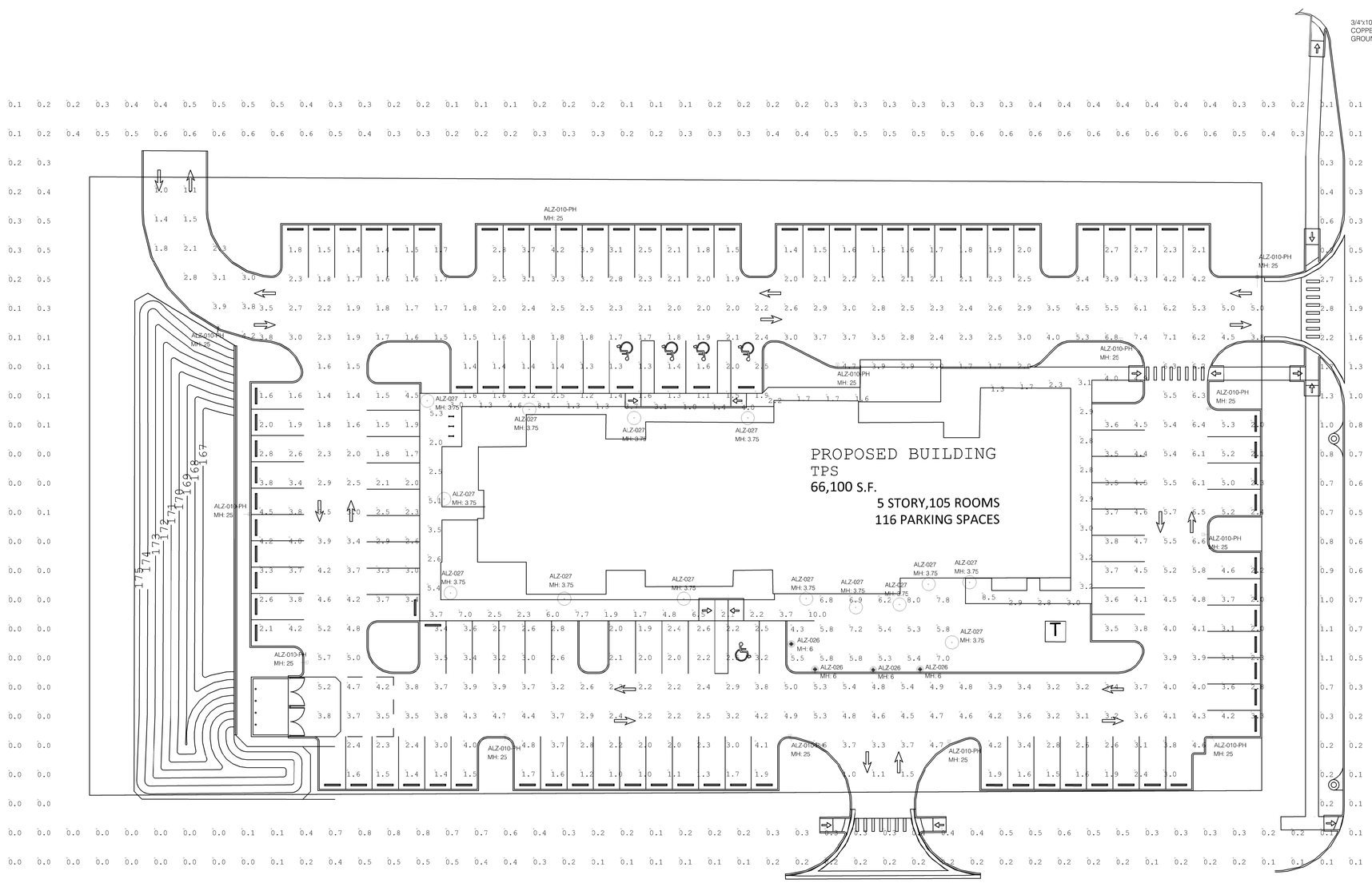
SHEET NUMBER:

SL-001

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arm	Lum. Watts	Lum. Lumens
	13	ALZ-010-PH	SINGLE	0.900	ECF-S-48L-900-NW-G2-4	2	135.1	18440
	14	ALZ-027	SINGLE	0.900	ABB-B2-LED-D1-S	0	32	1257
	4	ALZ-026	SINGLE	0.900	MPN-A2-D-U-ASYM	0	17.7	1845

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	Illuminance	Fc	2.46	4.2	1.0	2.46	4.20
OUTDOOR POOL	Illuminance	Fc	6.14	8.0	4.3	1.43	1.86
PARKING	Illuminance	Fc	3.06	7.4	1.0	3.06	7.40
PROPERTY LINE	Illuminance	Fc	0.35	2.8	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	3.47	10.0	1.0	3.47	10.00





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PROJECT INFORMATION:

TOWNEPLACE SUITES® BY MARRIOTT

MT.DORA LAKE,FL,37757

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2023.01.06

DRAWN BY: SD

CHECKED BY: MK

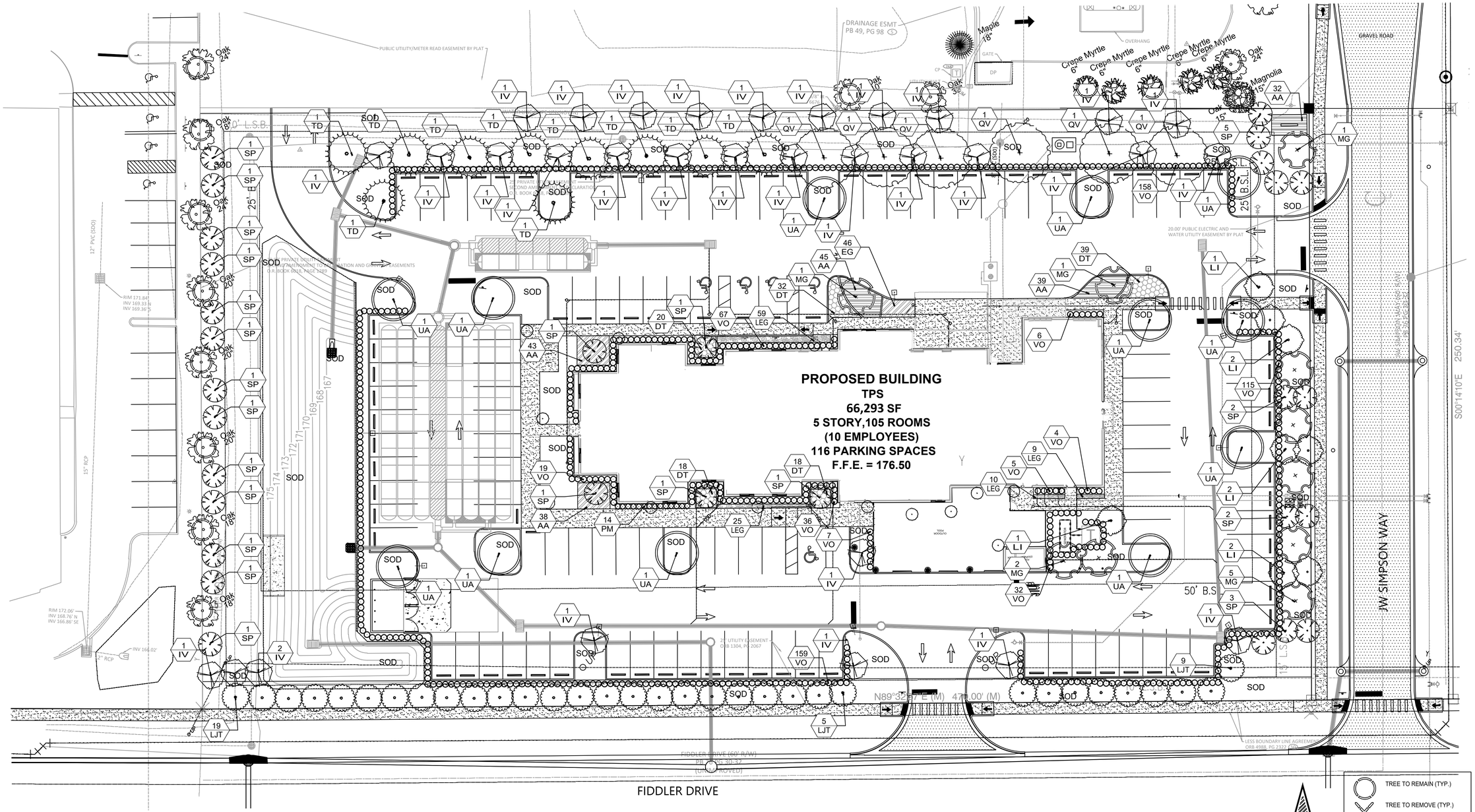
PROJECT #: B4-185-2102

SHEET NAME:

SITE PHOTOMETRICS PLAN

SHEET NUMBER:

SL-002



TREE MITIGATION NOTE: THE EXTENT OF EXISTING TREES TO BE REMOVED ARE ALL CITRUS TREES. ZERO EXISTING TREES AT 6" DBH OR GREATER EXIST THAT ARE BEING REMOVED

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

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REVISION	DATE
CITY COMMENTS	10/26/22
CITY COMMENTS	12/01/22
REVISED BASE	01/06/23

DATE: 2023/01/06

REGISTERED LANDSCAPE ARCHITECT JASON P. BRIDGEWATER LA6667308 STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

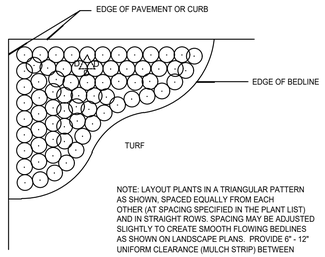
TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: JB
CHECKED: JB

LANDSCAPE PLAN

L1

PROJECT NO.: 2021.258



NOTE: LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.).

SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES: 3 GAL./ 2 TABLETS: 1 GAL./1 TABLET.

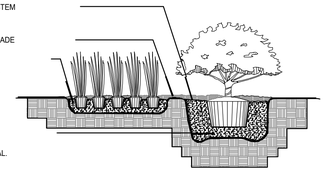
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

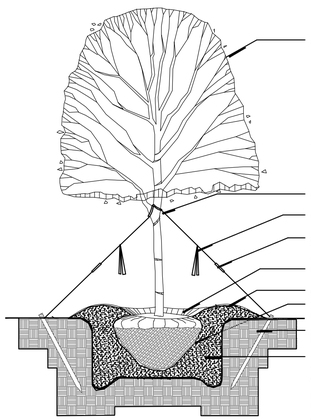
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



SELECTIVELY PRUNE TO MAINTAIN FORM

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS; 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

REINFORCED RUBBER HOSE

ORANGE FLAG ABOVE TURNBUCKLE

#10 GAUGE WIRE WITH GALVANIZED TURNBUCKLES AT THREE LOCATIONS (120° APART)

MINIMUM 3" MULCH AS SPECIFIED AND 12-18" FROM TRUNK

6" SOIL SAUCER

TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.

2"x4" X 2'-6" P.T.P. WOOD STAKE FLUSH WITH GROUND

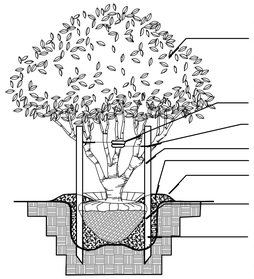
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.

TREE PLANTING DETAIL

NOT TO SCALE



REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.

SELECTIVELY PRUNE TO MAINTAIN FORM

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

REINFORCED RUBBER HOSE

#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES

THREE 2" x 2"x 8' P.T.P. STAKES

MINIMUM 3" MULCH AS SPECIFIED AND 12-18" FROM TRUNK

6" SOIL SAUCER

TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

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

LANDSCAPE CONTRACTOR NOTES:

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

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IV	31	ILEX VOMITORIA	YAUPON HOLLY	10' HEIGHT MULTI TRUNK	SPACE AS SHOWN GUY
LI	8	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10' HEIGHT MULTI-TRUNK	SPACE AS SHOWN GUY
LJT	33	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	10' HEIGHT MULTI-TRUNK	SPACE AS SHOWN GUY
MG	10	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12' HT x 4'-5' SPR. / 2" DBH	SPACE AS SHOWN GUY
QV	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	12' HT x 4'-5' SPR. / 2" DBH	SPACE AS SHOWN GUY
SP	30	SABAL PALMETTO	SABAL PALM	10' CLEAR TRUNK	SPACE AS SHOWN GUY
TD	10	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT x 4'-5' SPR. / 2" DBH	SPACE AS SHOWN GUY
UA	12	ULMUS ALATA	WINGED ELM	12' HT x 4'-5' SPR. / 2" DBH	SPACE AS SHOWN GUY
SHRUBS					
PM	14	PODOCARPUS MACROPHYLLUS	PODOCARPUS	24" HT X 18" SPRD., 7 GAL CAN FULL	30" O.C.
VO	608	VIBURNUM ODORATISSIMUM	VIBURNUM ODORATISSIMUM	24" O.A. X 24" SPR., 7 FAL CAN FULL	30" O.C.
GROUNDCOVER					
AA	197	AGAPANTHUS AFRICANUS	AGAPANTHUS	3 GALLON	24" O.C.
DT	127	DIANELLA TASMANICA	FLAX LILY	3 GALLON	24" O.C.
EG	46	EVOLVULUS GLOMERATUS	BLUE DAZE	3 GALLON	18" O.C.
LEG	103	LIRIOPE MUSCARI 'EMERALD GODDESS' PP15,471	EMERALD GODDESS LIRIOPE	3 GALLON	24" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA SOD	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

LANDSCAPE CODE NOTES:

NORTH PROPERTY LINE "A" BUFFER - 470' LESS 25' ENTRY DRIVE = 445' / 100 = 4.45 X 3 = 13.35 = 14 CANOPY TREES REQUIRED
PROVIDED: 14 CANOPY TREES
NORTH PROPERTY LINE "A" BUFFER - 470' LESS 25' ENTRY DRIVE = 445' / 100 = 4.45 X 5 = 22.25 = 23 UNDERSTORY TREES REQUIRED
PROVIDED: 23 UNDERSTORY TREES
EAST PROPERTY LINE "B" BUFFER - 255' LESS 33' ENTRY DRIVE = 222' / 100 = 2.22 X 3 = 6.66 = 7 CANOPY TREES REQUIRED
PROVIDED: 7 CANOPY TREES
EAST PROPERTY LINE "B" BUFFER - 255' LESS 33' ENTRY DRIVE = 222' / 100 = 2.22 X 10 = 22.2 = 23 UNDERSTORY TREES REQUIRED
PROVIDED: 19 UNDERSTORY TREES DUE TO LIMITED SPACING
SOUTH PROPERTY LINE "A" BUFFER - 470' LESS 27' ENTRY DRIVE = 443' / 100 = 4.43 X 3 = 13.29 = 14 CANOPY TREES REQUIRED
PROVIDED: 14 UNDERSTORY TREES DUE TO OVERHEAD POWERLINES
SOUTH PROPERTY LINE "A" BUFFER - 470' LESS 27' ENTRY DRIVE = 443' / 100 = 4.43 X 5 = 22.15 = 23 UNDERSTORY TREES REQUIRED
PROVIDED: 21 UNDERSTORY TREES DUE TO OVERHEAD POWERLINES AND LIMITED SPACING
WEST PROPERTY LINE "A" BUFFER - 255' / 100 = 2.55 X 3 = 7.65 = 8 CANOPY TREES
PROVIDED: 7 EXISTING TREES + 1 UNDERSTORY TREE DUE TO OVERHEAD POWERLINES
WEST PROPERTY LINE "A" BUFFER - 255' / 100 = 2.55 X 5 = 12.75 = 13 UNDERSTORY TREES
PROVIDED: 13 UNDERSTORY TREES

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

CADDSCAPES, INC.
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Deland, FL 32724
Office: 407 310-5567
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

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Z DEVELOPMENT Services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
CITY COMMENTS	10/26/22
CITY COMMENTS	12/01/22
REVISED BASE	01/06/23

DATE: 2023/01/06

REGISTERED LANDSCAPE ARCHITECT JASON P. BRIDGEWATER 6667308 STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

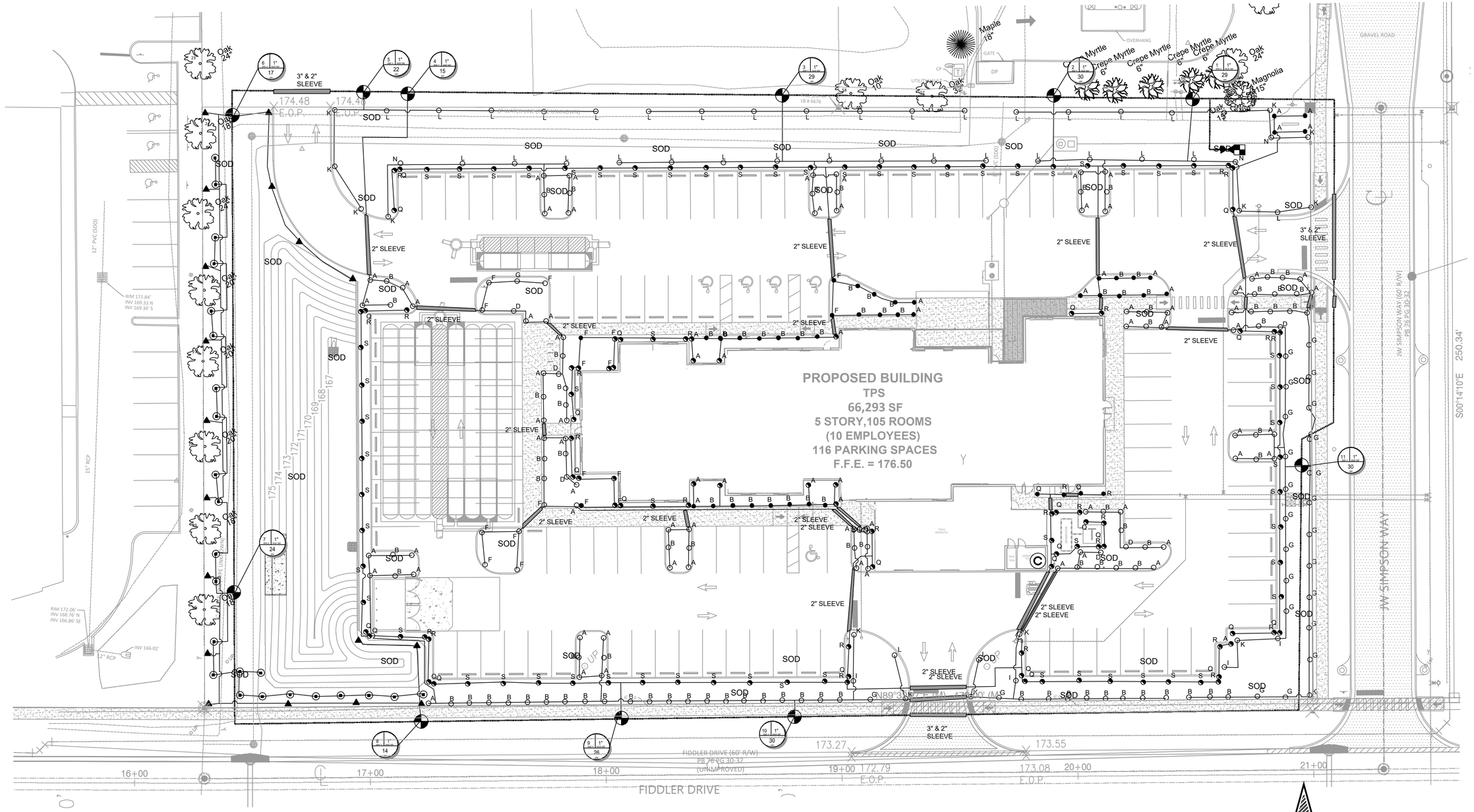
TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: JB
CHECKED: JB

LANDSCAPE DETAILS

L2

PROJECT NO.: 2021.258



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ORLANDO, FL 32803
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FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
CITY COMMENTS	10/26/22		
CITY COMMENTS	12/01/22		
REVISED BASE	01/06/23		

REGISTERED LANDSCAPE ARCHITECT
BRIAN BRIDGEWATER
LA 0001739
STATE OF FLORIDA

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

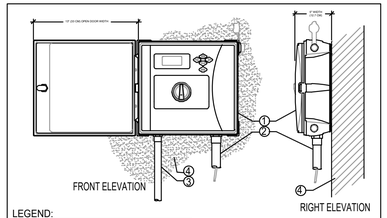
DATE: 01-19-2022
DRAWN: JB
CHECKED: JB

IRRIGATION PLAN

L3

PROJECT NO.: 2021.258

IRRIGATION DETAILS

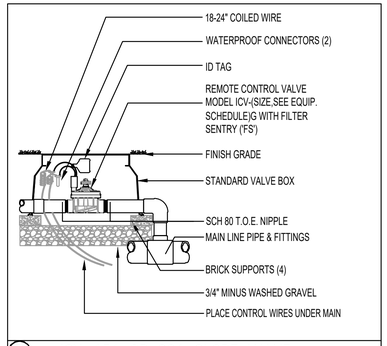


LEGEND:

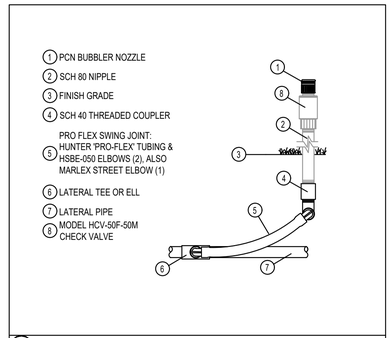
1. IRRIGATION CONTROLLER (12C-800-PL) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

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

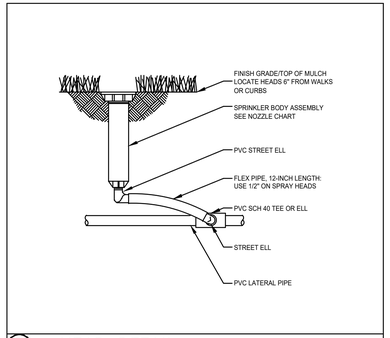
A ICC2 WALL MOUNT CONTROLLER



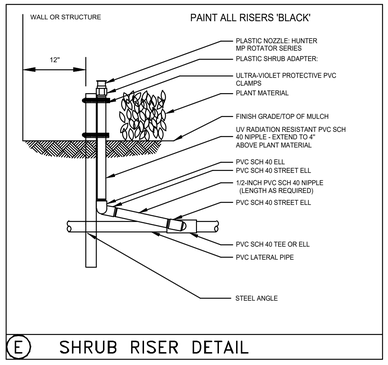
B ICV-151 OR 201 GLOBE VALVE



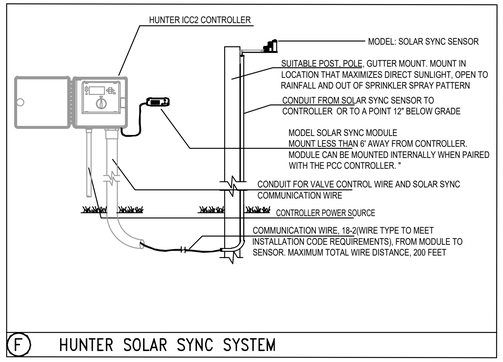
C PCN BUBBLER



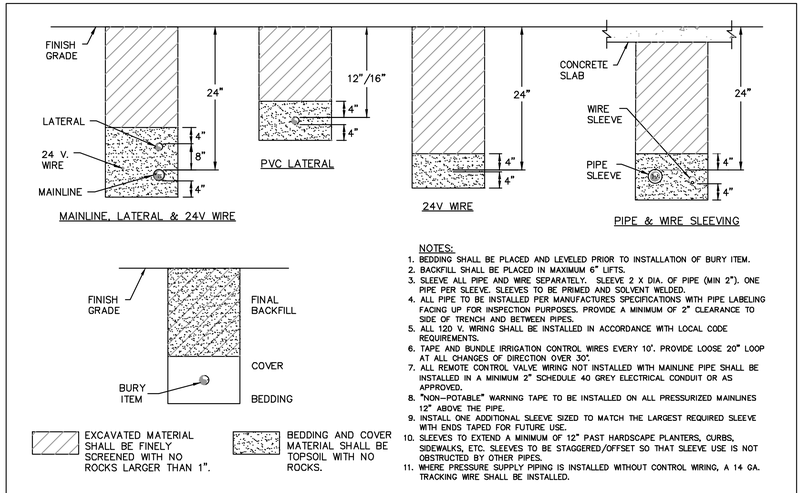
D HEAD DETAIL



E SHRUB RISER DETAIL



F HUNTER SOLAR SYNC SYSTEM



NOTES:

1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30'.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

G TRENCHING DETAILS

SPRAY NOZZLE CHART

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

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.

6) ALL RISERS SHALL BE PAINTED BLACK.

7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.

8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.

9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.

13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.

17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.

18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
	0.50 GPM BUBBLER (2 PER TREE)	48
	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	234
	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	45
	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	130
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	18
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
	HUNTER INDUSTRIES - I-40 ROTORS - PART 60' RADIUS	0
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	11
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	0
C	HUNTER ICC2 12 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
	LATERAL LINE SIZE PER PLAN	SEE PLAN
	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

ALL PIPES, HEADS AND BOXES SHALL BE PURPLE IN COLOR FOR FUTURE CONNECTION WITH THE CITY'S REUSE SYSTEM.

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FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

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708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
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REVISION	DATE
CITY COMMENTS	10/26/22
CITY COMMENTS	12/01/22
REVISED BASE	01/06/23

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER J. BRIDGEWATER No. LA0673001 STATE OF FLORIDA

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: JB
CHECKED: JB

IRRIGATION DETAILS

L4

PROJECT NO.: 2021.258

INSTRUMENT#: 2022126590 PLAT BK 78 PG 76 PAGES: 2 9/20/2022 11:20:06 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES: $45.00

SANDY RIDGE VILLAGE REPLAT

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

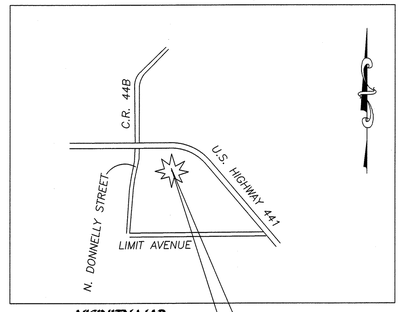
INSTRUMENT #2022126590
PLAT BK 78 PG 76 (2 PGS)
DATE: 9/20/2022 11:20:06 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $45.00

LEGAL DESCRIPTION:

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

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, S 89°57'29" E, 270.00 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOT 2, ALONG THE WEST LINE OF LOT 1 OF SAID SANDY RIDGE VILLAGE, S 00°14'59" E, 257.84 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 89°57'29" E, 200.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 00°14'59" E, 250.79 FEET TO A POINT ON THE BOUNDARY LINE PER BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4988, PAGE 2322 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE, S 89°31'22" W, 469.99 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 2, SAID POINT BEING THE WEST ¼ CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LOT 2, N 00°14'59" W, 512.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.32 ACRES, MORE OR LESS



VICINITY MAP
NOT TO SCALE

SUBJECT SITE

SURVEYOR'S NOTES:

1) BEARINGS DEPICTED HEREON ARE BASED UPON THE WEST LINE OF LOT 2 OF SANDY RIDGE VILLAGE, AS BEING N 00°14'59" W, PER FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST. STATE PLANE COORDINATES BASED UPON CONTROL POINTS "11 91 GPS 5" AND "11 91 GPS 6", NORTH AMERICAN DATUM (N.A.D. 83), ZONE EAST.

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

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

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

5) THE PROPERTY DEPICTED HEREON IS SUBJECT TO MATTERS DEFINED IN THE FIRST AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 6010, PAGE 2364 AND SECOND AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 6018, PAGE 1289, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.

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

7) THE DRAINAGE EASEMENT CREATED VIA THIS PLAT AND THE FIRST AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 6010, PAGE 2364 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WILL SUPERCEDE THE DRAINAGE EASEMENT DEPICTED ON LOT 2 OF SANDY RIDGE VILLAGE RECORDED IN PLAT BOOK 49, PAGE 98 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID DRAINAGE EASEMENT WILL ALSO SUPERCEDE THE EASEMENT DEFINED IN O.R. BOOK 2033, PAGE 1336, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AS THE POND IS BEING RE-SHAPED WITH THE DEVELOPMENT OF LOT 1 OF THIS PLAT.

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

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

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, THAT ON June 15, 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF PLANNING AND ZONING COMMISSION, OF CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD

CLERK OF THE BOARD OF PLANNING AND ZONING

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY, THAT ON July 5, 2022, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA.

MAYOR

CRISSY STILE
PRINTED NAME

Jessica Burnham
CITY CLERK

Jessica Burnham
PRINTED NAME

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

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

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

9-16-2022
DATE

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

CERTIFICATE OF APPROVAL BY CLERK OF CIRCUIT COURT RECORDING

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

_____ AT _____ FILE NO. _____

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

NOT REQUIRED

SANDY RIDGE VILLAGE REPLAT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SIMPSON FAMILY PARTNERSHIP, LTD, A FLORIDA LIMITED PARTNERSHIP, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED SANDY RIDGE VILLAGE REPLAT, DO/DOES HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND MORE SPECIFICALLY DEDICATES:

RIGHT OF WAY (PUBLIC ROADS): NO PUBLIC RIGHT OF WAY IS BEING DEDICATED BY THIS PLAT.

UTILITY EASEMENTS:

TO THE CITY OF MOUNT DORA, FLORIDA: A PERPETUAL EASEMENT OVER, ACROSS, UPON AND BENEATH THE UTILITY EASEMENTS (U/E), AS DESIGNATED HEREIN, FOR THE PURPOSE OF PROVIDING, CONVEYING, DISTRIBUTING, CARTING OR TRANSMITTING ELECTRIC, FIBER, CABLE, POTABLE WATER, RECLAIMED WATER, SANITARY SEWER AND FOR ANY OTHER PURPOSES FOR WHICH THE CITY, IN ITS SOLE DESCRETION, DEEMS APPROPRIATE AND, FOR ANY AND ALL OTHER PURPOSES FOR WHICH CITY UTILITIES ARE NOW OR MAY HEREAFTER BE USED, TOGETHER WITH THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, LOCATE, LAY, OPERATE, MAINTAIN, INSPECT, ALTER, IMPROVE, AUGMENT, REMOVE, REPAIR, RELOCATE, REBUILD AND/OR REPLACE PIPES, POLES, WIRES, CABLES, MAINS, CONDUITS AND ALL OTHER EQUIPMENT AND/OR FACILITIES, IMPROVEMENTS AND/OR ACCESSORIES THAT THE CITY, IN ITS SOLE DISCRETION, DEEMS NECESSARY, DESIRABLE AND/OR APPROPRIATE IN ORDER TO ENSURE THE PROPER MAINTENANCE OF ITS UTILITY SYSTEM AND/OR THE RIGHT OF INGRESS AND EGRESS, OVER, ACROSS AND BENEATH THE SAME.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW ON THE 12th DAY OF September 2022.

BY: Howard James Simpson, III
GENERAL PARTNER
SIMPSON FAMILY PARTNERSHIP, LTD.
A FLORIDA LIMITED PARTNERSHIP

SIGNATURE

SIGNED IN THE PRESENCE OF:

BY: BRISTEN TINDELL
PRINTED NAME

SIGNATURE

BY: Diane Lee
PRINTED NAME

SIGNATURE

AND:

BY: MICHAEL SIMPSON
GENERAL PARTNER
SIMPSON FAMILY PARTNERSHIP, LTD.
A FLORIDA LIMITED PARTNERSHIP

SIGNATURE

SIGNED IN THE PRESENCE OF:

BY: BRISTEN TINDELL
PRINTED NAME

SIGNATURE

BY: Diane Lee
PRINTED NAME

SIGNATURE

ACKNOWLEDGMENT:

STATE OF FLORIDA, _____

COUNTY OF Lake

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY THE MEANS OF (X) PHYSICAL PRESENCE OR ( ) ONLINE NOTORIZATION, THIS 12th DAY OF September, 2022, BY Howard James Simpson III + Michael Simpson AS OFFICERS DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, OF THE ABOVE NAMED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, WHO IS/ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THE FOLLOWING IDENTIFICATION _____ AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THERETO DULY AUTHORIZED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC Diane Lee

PRINTED NAME Diane Lee

COMMISSION NO. HH197061

MY COMMISSION EXPIRES: 12/25/25

DIANE LEE
Commission # HH 197061
Expires December 25, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

CERTIFICATE OF SURVEYOR AND MAPPER

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

DATED: 9-9-2022
REGISTRATION NUMBER 5318

SIGNED

ALEX B. THOMPSON, JR.
EXTREME SURVEYING OF FLORIDA, INC.
LB# 7425
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545

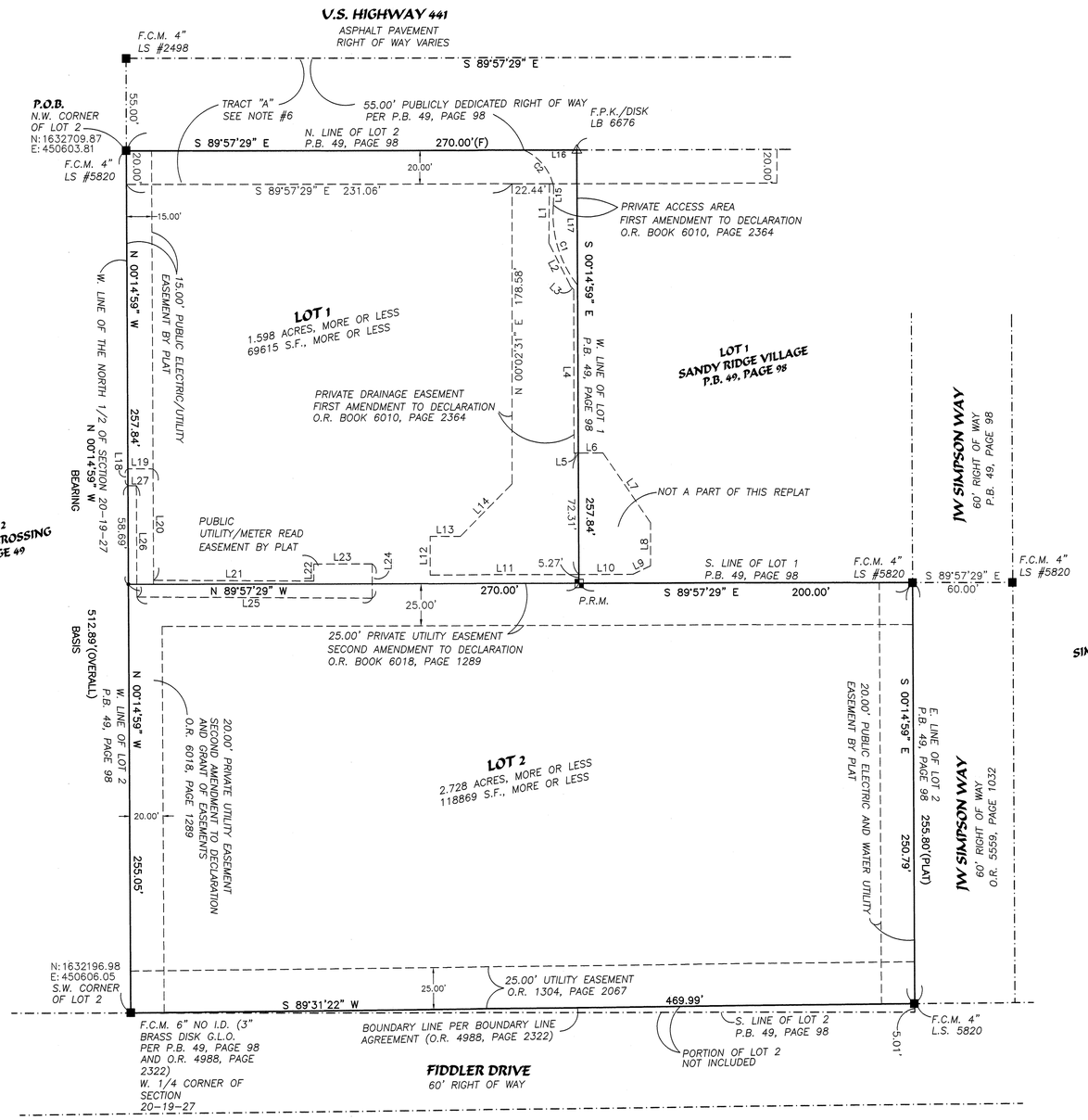
SANDY RIDGE VILLAGE REPLAT

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

1" = 40'

0' 40 80

GRAPHIC SCALE



LEGEND & ABBREVIATIONS

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

LINE	BEARING	DISTANCE
L1	S 00°32'11" W	35.27'
L2	S 26°45'54" E	29.16'
L3	S 47°25'12" E	2.32'
L4	S 00°04'26" E	97.40'
L5	N 89°54'08" E	2.55'
L6	N 89°54'08" E	14.83'
L7	S 34°22'49" E	50.52'
L8	S 00°02'31" W	25.65
L9	S 64°54'51" W	11.77'
L10	N 90°00'00" W	32.36'
L11	N 90°00'00" W	89.02'
L12	N 00°02'18" E	23.00'
L13	S 89°57'29" E	18.11'
L14	N 44°48'15" E	43.73'
L15	N 00°33'09" E	11.13'
L16	S 89°57'29" E	31.73'
L17	S 00°14'59" E	80.37'
L18	N 00°14'59" E	10.00'
L19	S 89°52'14" E	15.00'
L20	S 00°14'59" E	66.28'
L21	S 89°35'45" E	96.19'
L22	N 00°02'31" E	10.21'
L23	S 89°57'29" E	35.00'
L24	S 00°02'31" W	20.43'
L25	N 89°35'45" W	141.14'
L26	N 00°14'59" W	66.23'
L27	N 89°52'14" W	5.00'

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

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

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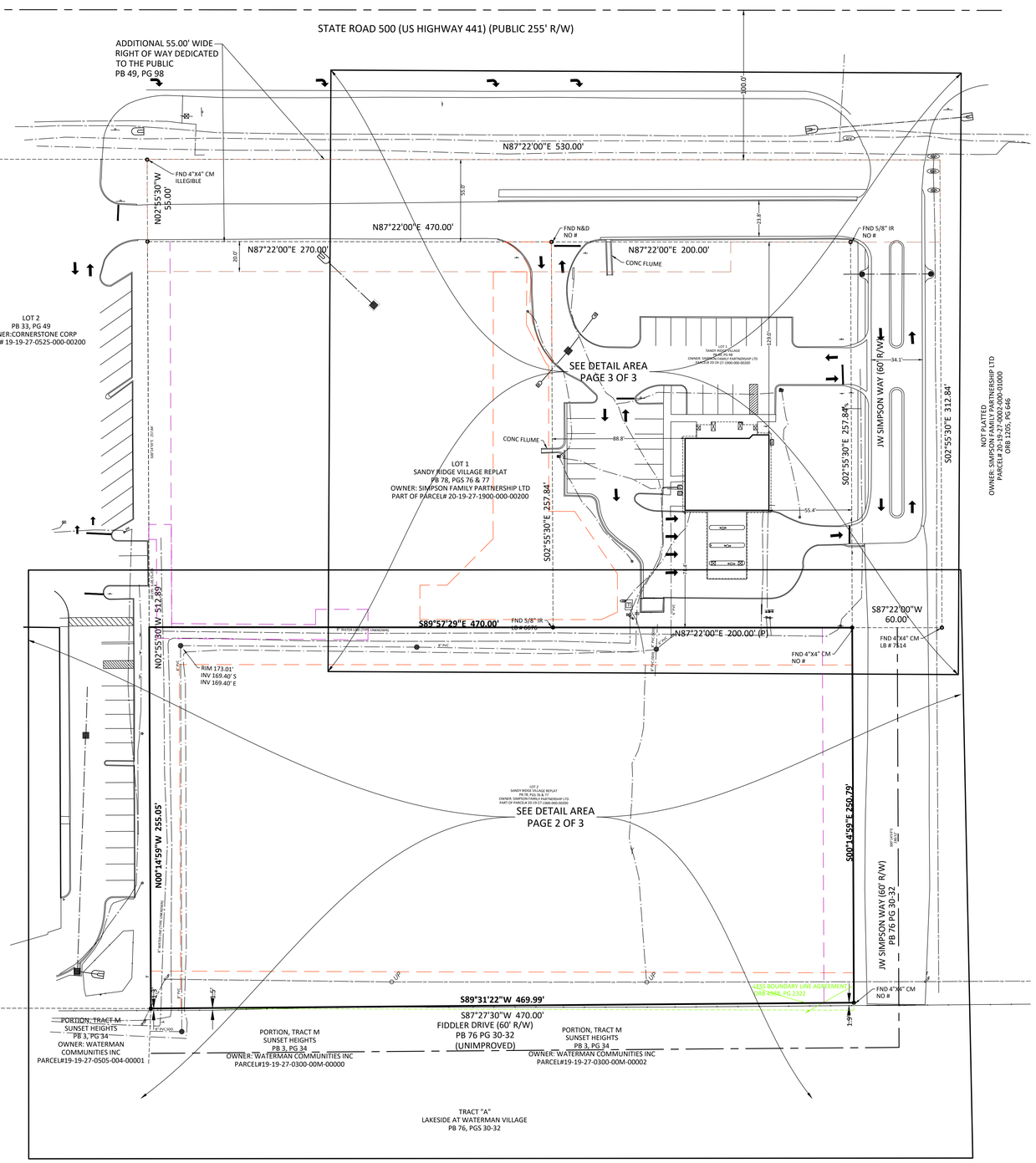
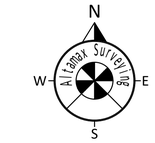
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
EMail: alex@extreme-surveying.com

BOUNDARY & TOPOGRAPHIC SURVEY



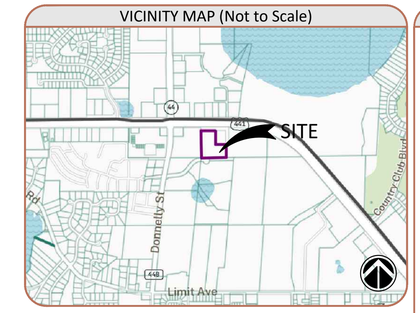


GRAPHIC SCALE

0 40 80

1 INCH = 40 FEET

VICINITY MAP (Not to Scale)



DESCRIPTION:

Lot 2, Sandy Ridge Village Replat, according to the Map or Plat thereof as recorded in Plat Book 49, Page 98, Public Records of Lake County, Florida.

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

Commence at the Northwest Corner of said Lot 2; thence along the West line of said Lot 2, S 00'14'59" E, 257.84 feet to the point of beginning; thence departing the West line of said Lot 2, S 89'57'29" E, 470.00 feet; thence along the East line of said Lot 2, S 00'14'59" E, 250.79 feet; thence S 89'31'22" W, 469.99 feet to the Southwest Corner of said Lot 2, thence along the West line of said Lot 2, thence along the west line of said Lot 2, N 00'14'59" W, 255.05 feet to the point of beginning.

SCHEDULE B-II EXCEPTIONS:

5. All matters contained on the Plat of Sandy Ridge Village, as recorded in Plat Book 49, Page 98, Public Records of Lake County, Florida. (PLAT HAS BEEN REPLATTED AND RECORDED IN PLAT BOOK 78, PAGE 76, AND PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, PLAT BOOK 49, PAGE 98 HAS BEEN VACATED AND ANULLED)

6. Easement recorded in O.R. Book 1183, Page 1550, as modified in O.R. Book 2033, Page 1336, Public Records of Lake County, Florida. (ON ADJOINING PROPERTY, SHOWN HEREON)

7. Easement recorded in O.R. Book 1304, Page 2067, Public Records of Lake County, Florida.(ON SUBJECT PROPERTY, SHOWN HEREON)

8. Declaration and Grant of Easements recorded in O.R. Book 2033, Page 1351, amendment recorded in O.R. Book 6010, page 2364 and O.R. Book 6018, page 1289, Public Records of Lake County, Florida.(ON SUBJECT PROPERTY - BLANKET IN NATURE AND SHOWN HEREON)

9. Lease recorded in O.R. Book 4940, Page 2240, Public Records of Lake County, Florida.(ON SUBJECT PROPERTY, BLANKET IN NATURE)

10. Boundary Line Agreement recorded in O.R. Book 4988, Page 2322, Public Records of Lake County, Florida. (ADJOINS SOUTH BOUNDARY AS SHOWN HEREON)

12. All matters contained on the plat of Sandy Ridge Village Replat, as recorded in Plat Book 78, Page 76, Public Records of Lake County, Florida. (ON SUBJECT PROPERTY AS SHOWN HEREON)

13. Drainage Easement from Cornerstone Corporation to Simpson Family Partnership, Ltd., recorded in O.R. Book _____, page _____, Public Records of Lake county, Florida. (Document not provided)

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH LINE OF STATE ROAD 500 (U.S. HIGHWAY 441); BEING: N87°22'00"E ASSUMED.

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 AS MARKED BY NV5 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. 120137, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA, EFFECTIVE 12/18/2012.

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.

6. THIS SURVEY MADE WITH THE BENEFIT OF COMMITMENT FOR TITLE, COMMITMENT NUMBER 1209938, PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE OCTOBER 05, 2022.

7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 11401005-2007, BEING: 173.858 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

8. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

Certified to:

Z DEVELOPMENT SERVICES

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

This Survey is "Not Valid" without the original signature and 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.

LAND AREA:

CONTAINS 118,868 SQUARE FEET OR 2.7288 ACRES MORE OR LESS.

LEGEND

- AC - AIR CONDITIONER
- -BB- - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BFP - BACK FLOW PREVENTER
- BM - 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
- x CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CURB INLET
- CW - CONCRETE WALKWAY
- -D- - BURIED STORM/DRAIN LINE
- (D) - DESCRIBED
- DE - DRAINAGE EASEMENT
- DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EASEMENT NUMBER
- ELECTRIC BOX
- ELECTRICAL METER
- EL - ELEVATION
- EDMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FPRN - FLORIDA PERMANENT REFERENCE NETWORK
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- -FM- - BURIED FORCE MAIN LINE
- FND - FOUND
- -FO- - BURIED FIBER OPTIC CABLE LINE
- FOB - FIBER OPTIC CABLE BOX
- FP - FLAG POLE
- -G- - BURIED GAS LINE
- GAS METER
- GAS VALVE
- GREASE TRAP MANHOLE
- GUY WIRE ANCHOR
- HANDICAP PARKING
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- INST# - RECORD INSTRUMENT#
- 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
- PSF - 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
- RP - RAMP
- R/W - RIGHT-OF-WAY
- SANITARY MANHOLE
- -S- - BURIED SANITARY LINE
- (S) - SURVEYED
- SP - STATE PLANE
- SOO - SHOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SEWER VALVE
- X00.00 - SPOT ELEVATION
- STORM MANHOLE
- -T- - BURIED TELECOMMUNICATIONS LINE
- TELECOMMUNICATIONS MANHOLE
- STORM INLET
- -TB- - TOP OF BANK
- TSP - 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
- UP - 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:

19010 U.S. 441
Mount Dora, FL 32757

Job Information

JOB NO. 904730
CF NO. LAK-49-98-LOT2TOPO
FIELD DATE: 12-30-2021
SCALE: 1" = 40'
DRAWN BY: DSK,PJT

Revisions

Date:	Description	By:
6/30/2022	Identify trees on face of survey	DSK
11/14/2022	NEW TITLE COMMITMENT	DSK

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James D. Bray PSM 6507

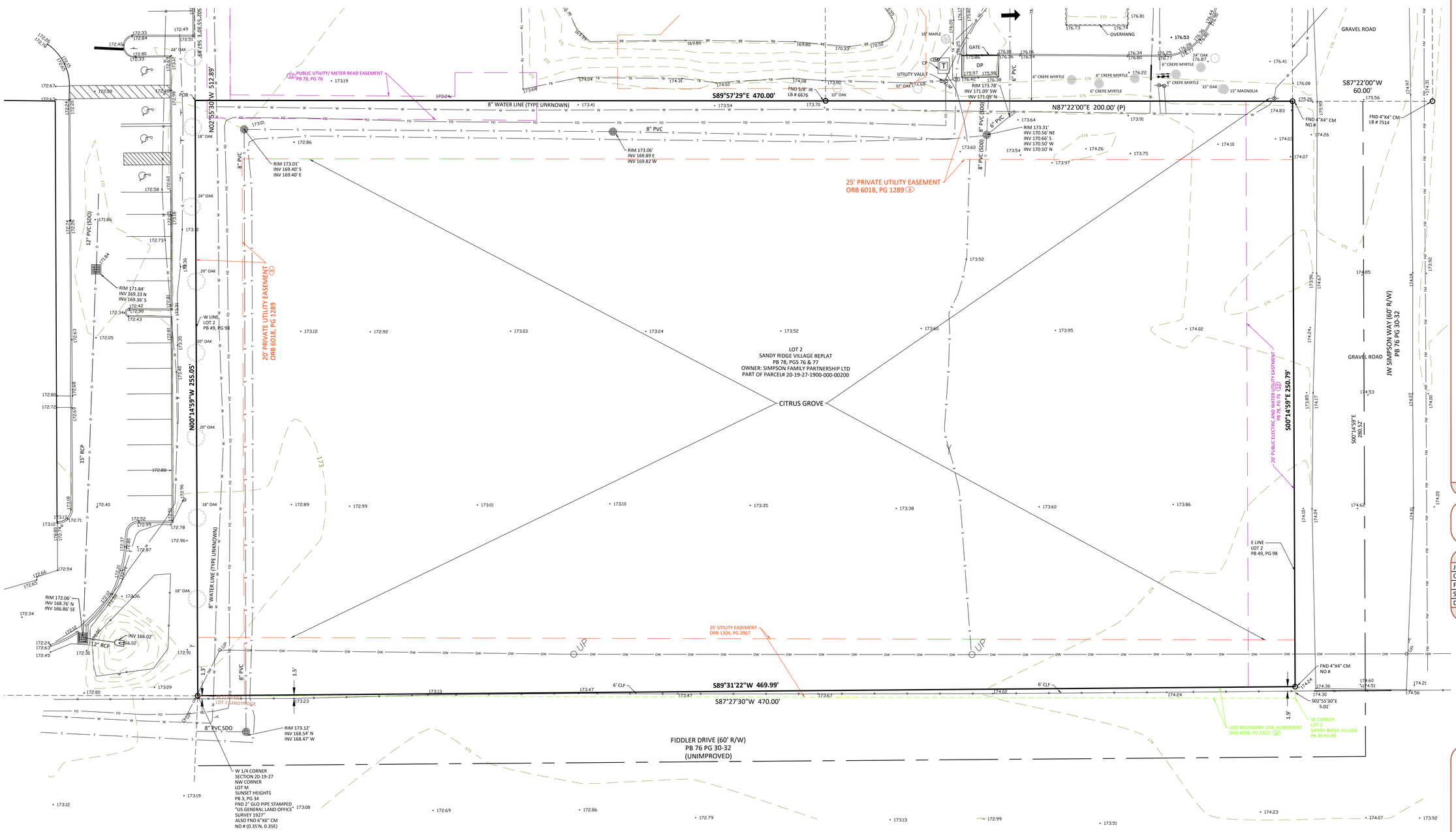
BOUNDARY & TOPOGRAPHIC SURVEY

N
W E
S

GRAPHIC SCALE

0 20 40

1 INCH = 20 FEET



LEGEND

AC	- AIR CONDITIONER
-BB-	- BOTTOM OF BANK
BHM	- BUILDING HEIGHT MEASUREMENT
	- 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
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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
EMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN	- FLORIDA PERMANENT REFERENCE NETWORK
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
FH	- FIRE HYDRANT
-FM-	- BURIED FORCE MAIN LINE
FND	- FOUND
-FO-	- BURIED FIBER OPTIC CABLE LINE
	- FIBER OPTIC CABLE BOX
C FP	- FLAG POLE
-G-	- BURIED GAS LINE
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	- GUY WIRE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
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IR	- IRON ROD
L	- ARC LENGTH
LB	- LICENSED BUSINESS
	- LIGHT POLE
LS	- LICENSED SURVEYOR
LSA	- LANDSCAPED AREA
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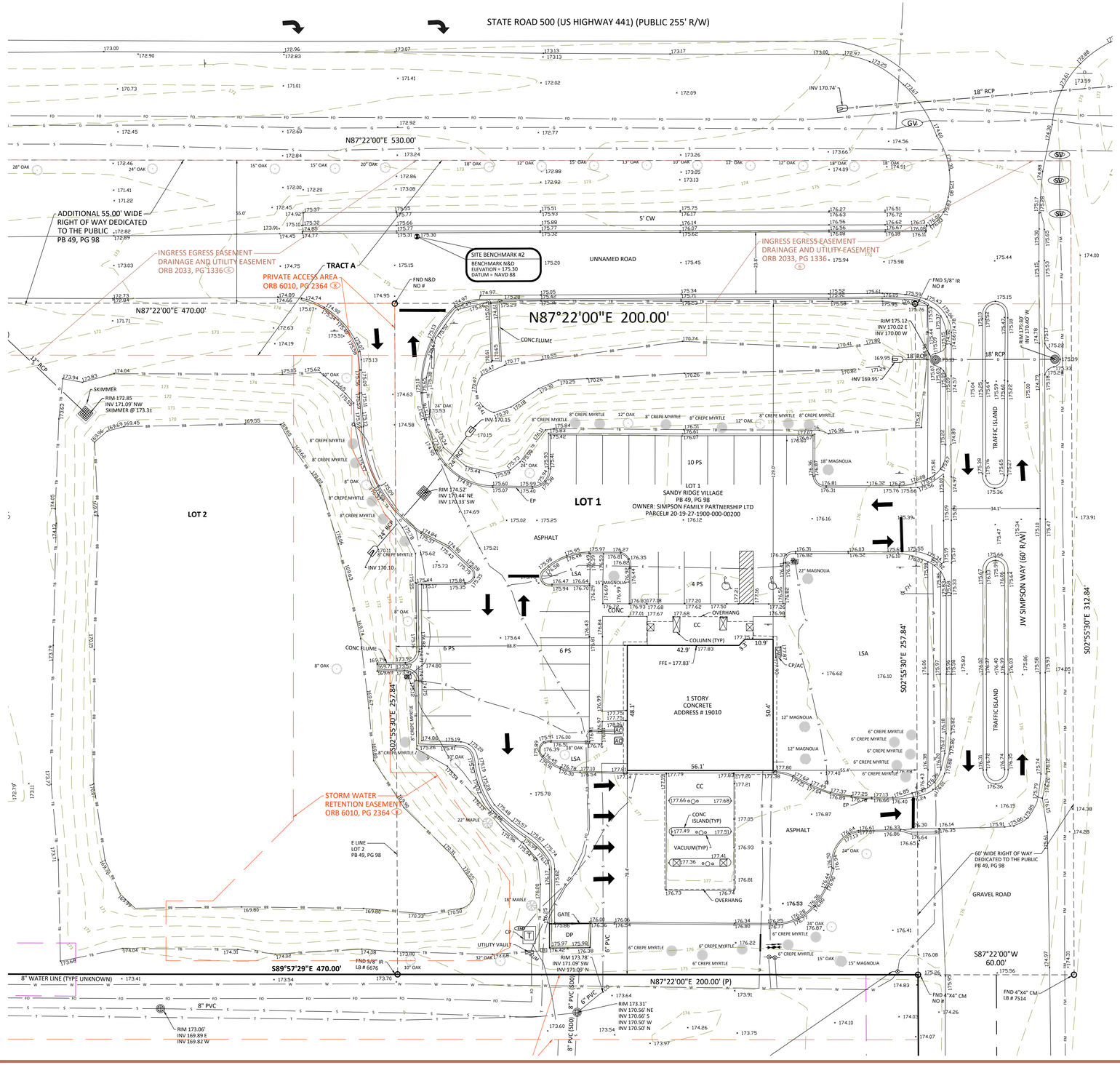

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