



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

Email: [plandev@cityofmoundora.com](mailto:plandev@cityofmoundora.com)

## PLANNING & ZONING COMMISSION

### City Hall Board Room

March 15, 2023 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
  - A. **Request for Final Plan;** Juniper MF Townhomes; 20935 US Hwy 441 (Site Address); Elevation Mt. Dora, LLC (Owner); Kimley-Horn & Associates (Applicant); Kimley-Horn & Associates (Engineer). Project No. PR22-14-FNLC.
    - 1. Swearing in of witnesses by City Attorney
    - 2. Ex Parte Communication regarding this item
    - 3. Staff/Applicant presentation
    - 4. Public Input
    - 5. Commission deliberation and action
- VI. Other Business
- VII. Announcement of next scheduled meeting date
  - A. Regularly Scheduled Meeting: Wednesday, April 19, 2023 (10:00 a.m.)
- VIII. Adjournment

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

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

**NOTICE:** In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at [clerk@cityofmoundora.com](mailto:clerk@cityofmoundora.com).

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  
FEBRUARY 15, 2023**

**I. 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, February 15, 2023.

**II. Roll Call with Determination of Quorum**

Present: Harmon Massey, Miles Beach, Tom Dring, Kris Haukoos, Adrian Coombes, James Homich and Barbara Tietmeyer

Mr. Massey acknowledged that Mr. Homich contacted staff to let them know he would be absent or arriving later, due to a legal hearing.

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

Presenters: Mr. Drury; *GAI Consultants*, Mr. Belk, *Resident of Mount Dora*; Mr. Hemingway, *Resident of Mount Dora*, Mr. Coleman; *St. Mary's Baptists Church*; Ms. Stanley; *St. Mary's Baptist Church*

**III. Approval of Minutes**

*Ms. Tietmeyer motioned to approve the meeting minutes dated January 18, 2023. Mr. Coombes seconded the motion and the minutes were approved unanimously with a 6- 0 vote.*

**IV. Public participation/hearing for non-agenda items**

Mr. Massey stated that the intent for the presentation, is to further educate board members on the Wolf Branch Innovation District and has no relation to the proposed project on SR 46.

Resident Mr. Belk expressed his various concerns regarding the growth in Mount Dora, due to potential new developments/projects.

Resident Mr. Josh Hemingway, shared similar concerns and stated that by diluting with overgrowth, the City is losing its quality of life.





**CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION MINUTES  
FEBRUARY 15, 2023**

**V. New Business**

**A. Request for Conditional Use Permit;** St. Mary's Academy (Project Name); 920 Grant Avenue (Site Address); St. Mary's Missionary Baptist Church, Inc. (Applicant/Owner); Project/Case No. CUP23-01.

Ms. Janiszewski gave a summary of the application and stated that staff recommends approval of the request to allow a Day Care Center within the R-2 Zoning District and issuance of Development Order with the following conditions.

1. Construction of a paved driveway access loop connecting to adjacent right-of-way and one hard surface handicapped parking space meeting accessibility requirements prior to the Property being used as a day care center; and
2. In the event, the Owners desire to expand the child care center to serve more than twenty (20) children, a Minor Site Plan, meeting City's Land Development Code site design requirements including but not limited to paved parking, landscaping and storm water, must be submitted to the City for review and final approval by the Planning and Zoning Commission pursuant to the City's required plan review process for expansion of the proposed use.

***Ms. Haukoos motioned to approve the proposed application, Mr. Coombes seconded.***

Ms. Sutphen recommended letting the applicants speak if present.

Applicants Mr. Coleman and Ms. Stanley, provided a brief summary of their proposed project.

Mr. Coleman stated that with the incoming subdivisions on Limit Avenue, the necessity for their project is essential and will be well received.

Mr. Colman asked staff for clarification on the type of survey they are required to obtain.

Ms. Stanley stated they have no intention to exceed over twenty children initially, in order to get pavement for the handicap parking available. Once past the twenty children, they will present again to staff.

Ms. Janiszewski and Mr. Haukoos discussed type of survey that is required.

Ms. Janiszewski stated a Site Development Permit because they will need to provide a driveway access, to show where the pavement is going on the property and ensure the handicap spaces are A.D.A compliant.



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Mr. Coleman asked for further clarification on the Site Development Permit.

Ms. Janiszewski stated, that the Site Development Permit would be required for the pavement and parking space for the A.D.A requirements. The site plan would be required if they exceed the twenty students.

Mr. Massey asked to conduct a roll call.

**FOR:** Massey, Beach, Dring, Haukoos, Coombes, Tietmeyer

**AGAINST:**

**MOTION CARRIED: 6-0**

**VI. Presentation**

**A. Wolf Branch Innovation District**

Mr. Massey reiterated the necessity of the Wolf Branch Innovation District presentation and thanked staff for providing training opportunities.

Mr. Sandersfeld gave an introduction of Mr. Drury from GAI Consultants.

Mr. Drury gave a brief background on himself and continued with the presentation for the Wolf Branch Innovation District.

Mr. Homich arrived to the meeting at 10:26 a.m.

Ms. Massey opened the floor for questions, for Mr. Drury and staff.

Mr. Coombes and Mr. Drury had a discussion on GAI's process post-pandemic.

Mr. Drury discussed some of the trends that they have seen accelerate since the pandemic. One trend in particular is working from home.

Mr. Drury stated another trend is the traffic in some locations has flat lined.

Mr. Haukoos and Mr. Drury discussed the general standards provided in the presentation.



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Mr. Drury stated that the Gateway district is where they would expect to see retail and service uses. While the other uses aren't precluded, the standards that were crafted for the Gateway allow that to happen in a manner that's consistent with a broader community.

Mr. Beach and Mr. Drury discussed the notion that the district is intended to compliment historic downtown, not duplicate.

Mr. Drury stated when newer uses that make a much bigger foot print are brought in, it's detrimental to the character of the city.

Mr. Drury further expressed that in a place like Mount Dora, it would be detrimental.

Mr. Drury stated that these uses need to be located and designed to fit in the way, the community grows.

Mr. Drury and Mr. Beach discussed the 100 ft. height limit.

Mr. Drury stated that 100 ft. in modern architecture, differentiates on a site by site basis.

Mr. Coombes and Mr. Drury discussed development uses within different cities.

Mr. Dring and Mr. Drury discussed the employment center and Wolf Branch Innovation District timeline.

Mr. Drury stated that when the employment center was originally conceived, there was a much tighter connection of jobs to households. The timeline was not realistic to deliver within the marketplace.

Mr. Drury and Mr. Dring discussed new target ratio in mind for residential vs. commercial.

Mr. Homich and Mr. Drury had a discussion regarding the original concept of the employment center and the revisions made.

Mr. Drury stated that the way the standards are crafted, employment is required if residential is being pursued. If employment is being pursued, residential is not required.



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Mr. Sandersfeld stated that the employment center was a zoning district after the comp plan in 2013. There was no density caps or minimums, the only provision was to prohibit single- family type housing.

Discussion with Mr. Drury and Ms. Haukoos regarding consideration or concerns, with building retail section that may draw business away from downtown area.

Ms. Haukoos asked Mr. Drury for clarification for the types of jobs in particular area.

Ms. Haukoos and Mr. Drury had a conversation regarding school capacity and zoning.

Mr. Drury stated there is nothing in the zoning that would preclude the idea of a school being built within location.

Discussion on staff's thought process regarding height, when considering applicants projects.

Mr. Sandersfeld stated that the applicant would make their case for the height and provide their vision. The project would then either be denied/rejected, or it may be necessary to add conditions.

Ms. Sutphen stated that it's important to consider that any land use matter that is being reviewed, especially PUD's; are case by case basis. None are being looked to set any kind of precedence because they are all different.

Ms. Sutphen further clarified that there is a provision in the City's code, which requires applicants pursuing PUD zoning to bring innovation/uniqueness to the area.

Ms. Sutphen stated there are different height restrictions for the downtown area vs. the Wolf Branch Innovation district.

Staff and board discussed update on proposed project for S.R. 46.

Mr. Dring asked if the applicant's resubmittal addressed previous approval conditions, from staff's perspective.

Ms. Sutphen and Mr. Sandersfeld clarified that staff has to remain neutral and that it's City Councils decision.

Mr. Dring and Ms. Janiszewski discussed how development applications are reviewed at the County and the inaction taken by the County to implement the Wolf Branch Innovation District.



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**VII. Other Business**

Ms. Janiszewski introduced Mr. Winkler to the Planning & Zoning Commission members.

Mr. Massey asked staff to note Mr. Homich arrived later in the meeting.

**VIII. Announcement of next scheduled meeting date**

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

**IX. Adjournment**

***On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the meeting was adjourned at 11:26 a.m.***

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Whitney Scott,  
Administrative Coordinator

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Harmon Massey, Commission Chair



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**DATE:** March 15, 2023

**TO:** Planning and Zoning Commission

**FROM:** Development Review Committee  
Vince Sandersfeld, Planning Director

**THROUGH:** Michele Janiszewski, AICP, Senior Planner

**RE:** **Request for Final Plan; Juniper Multifamily Townhomes** (Project Name); East of U.S. Highway 441 and south of Natoma Boulevard (Location); Brooks Stickler, Kimley-Horn & Associates (Applicant, Engineer); Owais Khanani, Elevation Mt. Dora, LLC (Property Owner); David W. Maxwell, Geopoint Surveying, Inc. (Surveyor); Project No. PR22-14FNLC.

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**Recommendation:**

Staff recommends approval of the above-referenced request with the following conditions:

- 1) Subject to satisfactorily addressing engineering requirements prior to submittal of the Site Development Permit; and
- 2) Subject to submittal of the Final Plat following the City's normal platting process.

**References/Support:**

Chapter IV – Subdivision Regulations

Ordinance No. 542 adopted on February 20, 1990 (Alt. Key 3826495)

Ordinance No. 2021-13 Annexation adopted on October 5, 2021 (Alt. Key 1446481)

Ordinance No. 2021-14 Future Land Use Amendment adopted on September 7, 2021

Ordinance No. 2021-15 Rezoning adopted on October 5, 2021

**Site Summary:**

|                      |                                                                                                      |
|----------------------|------------------------------------------------------------------------------------------------------|
| Owners:              | Owais Khanani, Elevation Mt. Dora, LLC                                                               |
| Applicant:           | Brooks Stickler, Kimley-Horn & Associates.                                                           |
| Project Engineer:    | Brooks Stickler, Kimley-Horn & Associates -                                                          |
| Parcel ID Number(s): | 28-19-27-0003-000-02500 (Alternate Key #1446481)<br>33-19-27-2200-000-00B00 (Alternate Key #3826495) |
| Existing Use:        | Vacant lands                                                                                         |
| Proposed Use:        | 47 Townhome Buildings with total 266 units                                                           |
| Future Land Use:     | Residential High Density– 18 du/ac or less<br>Maximum Units Allowed Under Density: 552               |
| Zoning:              | Multifamily Residential (R-3)                                                                        |
| Site Area:           | 30.72 +/- ac                                                                                         |
| Density (Actual):    | 8.00 du/ac                                                                                           |

**Surrounding Property Table:**

| Direction | Jurisdiction | Future Land Use         | Zoning District(s)                             | Existing Use(s) | Comment                                 |
|-----------|--------------|-------------------------|------------------------------------------------|-----------------|-----------------------------------------|
| North     | City         | Low/Medium Density (LM) | Planned Unit Develop. (PUD)                    | Road            | Natoma ROW                              |
|           | County       | Regional Office         | Neighborhood Comm. (C-1)                       | Vacant          | N/A                                     |
| South     | City         | Public Lands (PL)       | Public Lands (PLI)                             | Utility         | Solar Farm                              |
|           | State        | N/A                     | N/A                                            | Road            | C.R. 46 ROW                             |
| East      | City         | High Density (HD)       | Multifamily Residential (R-3)                  | Residential     | Apartments                              |
|           | City         | Low/Medium Density (LM) | Planned Unit Develop. (PUD)                    | Residential     | Single-Family and Duplex dwelling units |
| West      | State        | N/A                     | N/A                                            | Road            | U.S. Highway 441 ROW                    |
|           | City         | Low Density (LD)        | Single Family Residential (R-1A)               | Residential     | Single Family Dwelling Units            |
|           | City         | Recreation (REC)        | Single Family Residential and Agriculture (GB) | Vacant          | N/A                                     |

**Staff Analysis:**

The applicant is requesting Final Plan approval for the Juniper Multifamily Townhome project with a maximum 266 units on approximately 30.72 acres, located east of U.S. Highway 441 and south of Natoma Boulevard. The property consists of two (2) property tax parcels. The townhome lots are a minimum 18-feet wide and 90-feet long. The townhomes will be three-stories and not exceed 35-feet building height. There are a total of 47 townhome buildings. The project will be developed in one (1) phase.

Typically, applicant would file a Preliminary Plat and then the Final Construction Plan. The applicant requested to combine the reviews as the initial submittal did not contemplate platting of the units into fee-simple lot ownership. Subsequent to the site plan review the applicant elected to configure the project to be platted with individual townhome lots. The applicant indicated to staff it is the intention to rent the units as a rental community, however, in the future could sell individual lots. The applicant will be required to file with the City the Final Plat following the City's normal platting requirements prior to acceptance of the site improvements by the City. All plats required final review and approval by City Council.

The northern parcel of the subject property was annexed into the City of Mount Dora in October 2021 by Ordinance No. 2021-13. The southern parcel was been annexed since 1990. The Applicant submitted an application for a future land use amendment and rezoning in August 2021 to amend the land use to High Density Residential and adopt the R-3 Zoning District following the annexation. The City of



Mount Dora Council adopted the future land use amendment (Ordinance No. 2021-14) and the PUD zoning district (Ordinance No. 2021-15) to facilitate the residential high density.

The Applicant submitted a Traffic Impact Analysis dated November 2022, and later revised January 2023. The proposed development is anticipated to generate approximately 1,780 daily trips, 106 AM peak hour trips (25 in/81 out) and 136 PM peak hour trips (86 in/50 out). The residential development will utilize four (4) points of access for ingress/egress: (1) U.S. Highway 441, (2) two entrances off Natoma Boulevard, and (3) will share the exiting access of C.R 46 with the neighboring apartment complex (Elevate 155). This is not a gated community but will be developed with private roads.

An Environmental Assessment (EA) was submitted with the Final Plan application for Staff review. The EA, dated February 2023, revealed no imminent threat to state and federally protected animal and plant species by the proposed residential development. The EA indicates the closest Eagle Nest Location to be approximately 1,360 feet from the development site.

A dry stormwater pond is proposed on the northeastern portion of the property along the western property line and US Hwy 441. These stormwater ponds will assist for on-site drainage and stormwater management.

The residential development features and design elements are listed below:

- 10-foot landscaped buffer along all property lines.
- Club house amenity center with pool.
- Sidewalk connectivity to existing sidewalks along Natoma Blvd and C.R 46.

**Staff Determination:**

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

**Attachments:**

Vicinity Map

Elevations

Final Plan (site/civil, lighting plan, tree plan, hardscape, & landscaping plans)

Application

DRC Comments

# Vicinity Map

## Legend



City Limits

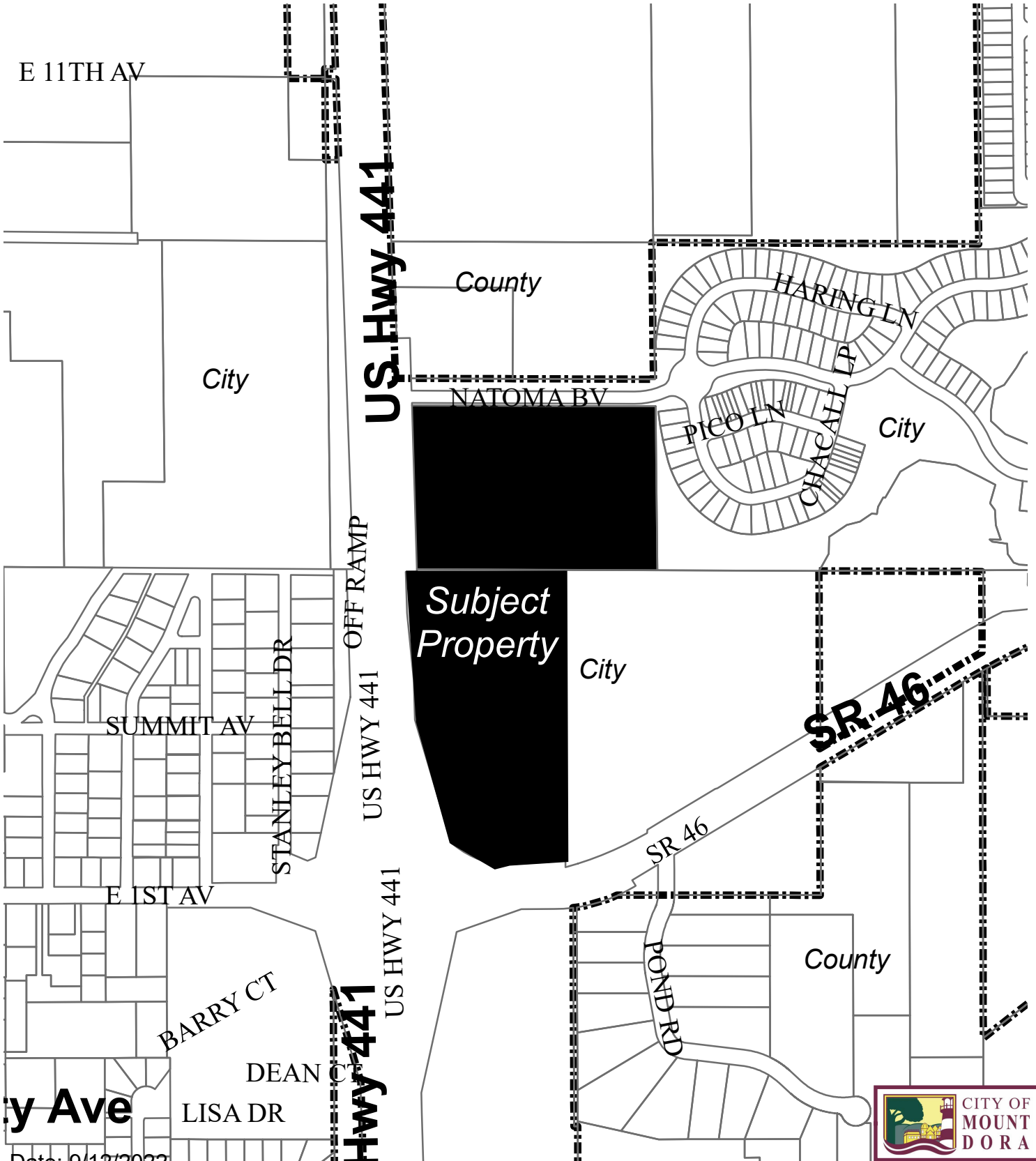


Subject Property

N



N.T.S.



Date: 9/12/2022

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





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By scottw at 9:50 am, Dec 06, 2022

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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

SCOTT C. WEBBER  
FLORIDA REGISTRATION AR0017591

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DATE: AUGUST 31ST, 2022  
ISSUE: SDP  
PROJECT MGR: SW  
PROJECT NO.: 2203

SHEET NAME:  
COLOR  
PERSPECTIVE

SHEET NUMBER:  
A9.10



1 COLOR PERSPECTIVE

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DATE: AUGUST 31ST, 2022

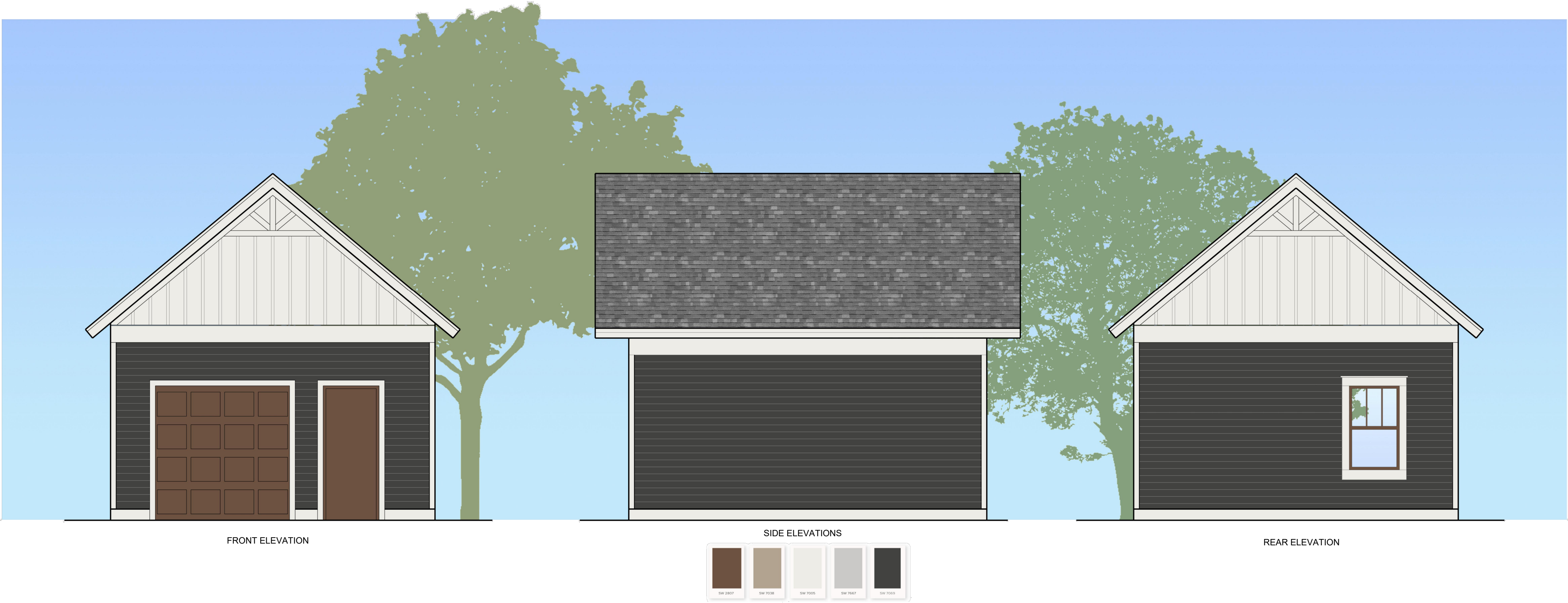
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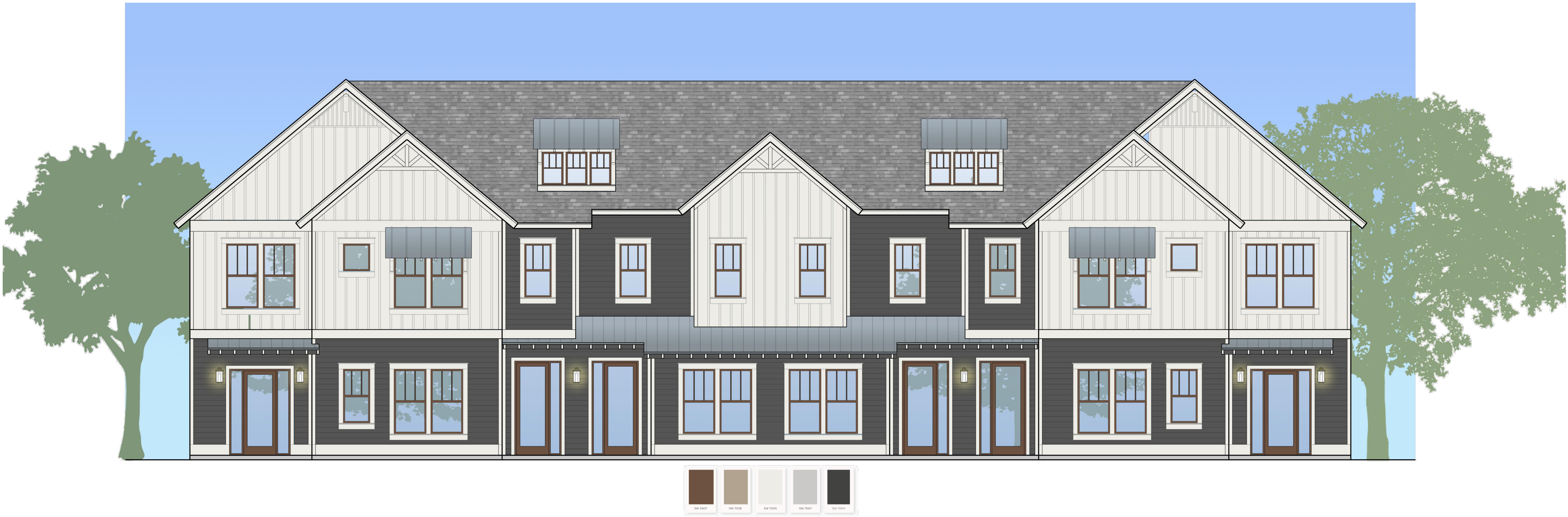
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SHEET NAME:  
MAINTENANCE BLDG  
COLOR ELEVATIONS

SHEET NUMBER:  
A9.11







2 BUILDING TYPE 1B REAR COLOR ELEVATION



1 BUILDING TYPE 1A FRONT COLOR ELEVATION

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DATE: AUGUST 31ST, 2022

ISSUE: SDP

PROJECT MGR: SW

PROJECT NO.: 2203

SHEET NAME:  
BUILDING TYPE 1A  
COLOR ELEVATIONS

SHEET NUMBER:  
A9.12





2 BUILDING TYPE 1A AND 1B SIDE COLOR ELEVATION



1 BUILDING TYPE 1A AND 1B SIDE COLOR ELEVATION

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ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

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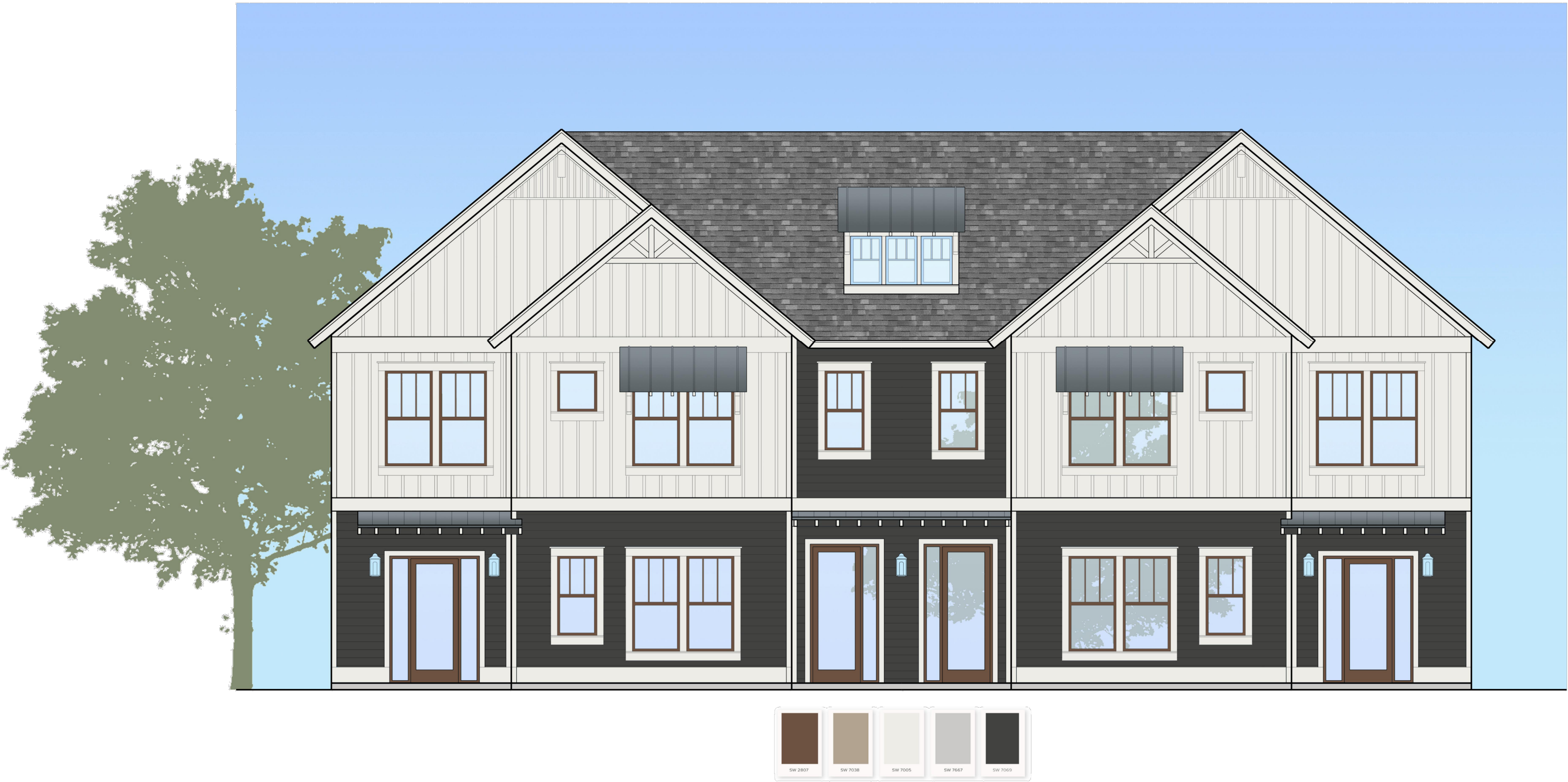
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DATE: AUGUST 31ST, 2022  
ISSUE: SDP  
PROJECT MGR: SW  
PROJECT NO.: 2203

SHEET NAME:  
BUILDING TYPE 1A  
AND 1B COLOR  
ELEVATIONS

SHEET NUMBER:  
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2 BUILDING TYPE 2 REAR COLOR ELEVATION



1 BUILDING TYPE 2 FRONT COLOR ELEVATION

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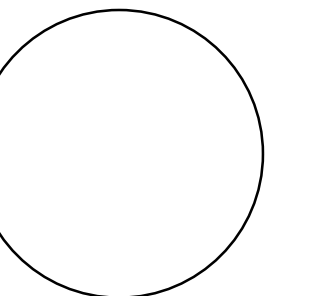
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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA



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DATE: AUGUST 31ST, 2022  
ISSUE: SDP  
PROJECT MGR: SW  
PROJECT NO.: 2203

SHEET NAME:  
BUILDING TYPE 2  
COLOR ELEVATIONS

SHEET NUMBER:

A9.15





2 BUILDING TYPE 2 EXTERIOR SIDE COLOR ELEVATION



1 BUILDING TYPE 2 EXTERIOR SIDE COLOR ELEVATION

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MOUNT DORA, FLORIDA

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DATE: AUGUST 31ST, 2022

ISSUE: SDP

PROJECT MGR: SW

PROJECT NO.: 2203

SHEET NAME:  
BUILDING TYPE 2  
COLOR ELEVATIONS

SHEET NUMBER:  
A9.16





2 CLUBHOUSE EXTERIOR REAR COLOR ELEVATION



1 CLUBHOUSE EXTERIOR FRONT COLOR ELEVATION

ACi

ARCHITECTURE

redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE  
FL AA0002940

955 N. PENNSYLVANIA AVENUE  
WINTER PARK, FLORIDA 32789 USA  
PHONE: (407) 740-8405  
WWW.ACISTUDIOS.COM

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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

SCOTT C. WEBBER  
FLORIDA REGISTRATION AR0017591

| ADDENDA / REVISIONS |      |             |
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DATE: AUGUST 31ST, 2022

ISSUE: SDP

PROJECT MGR: SW

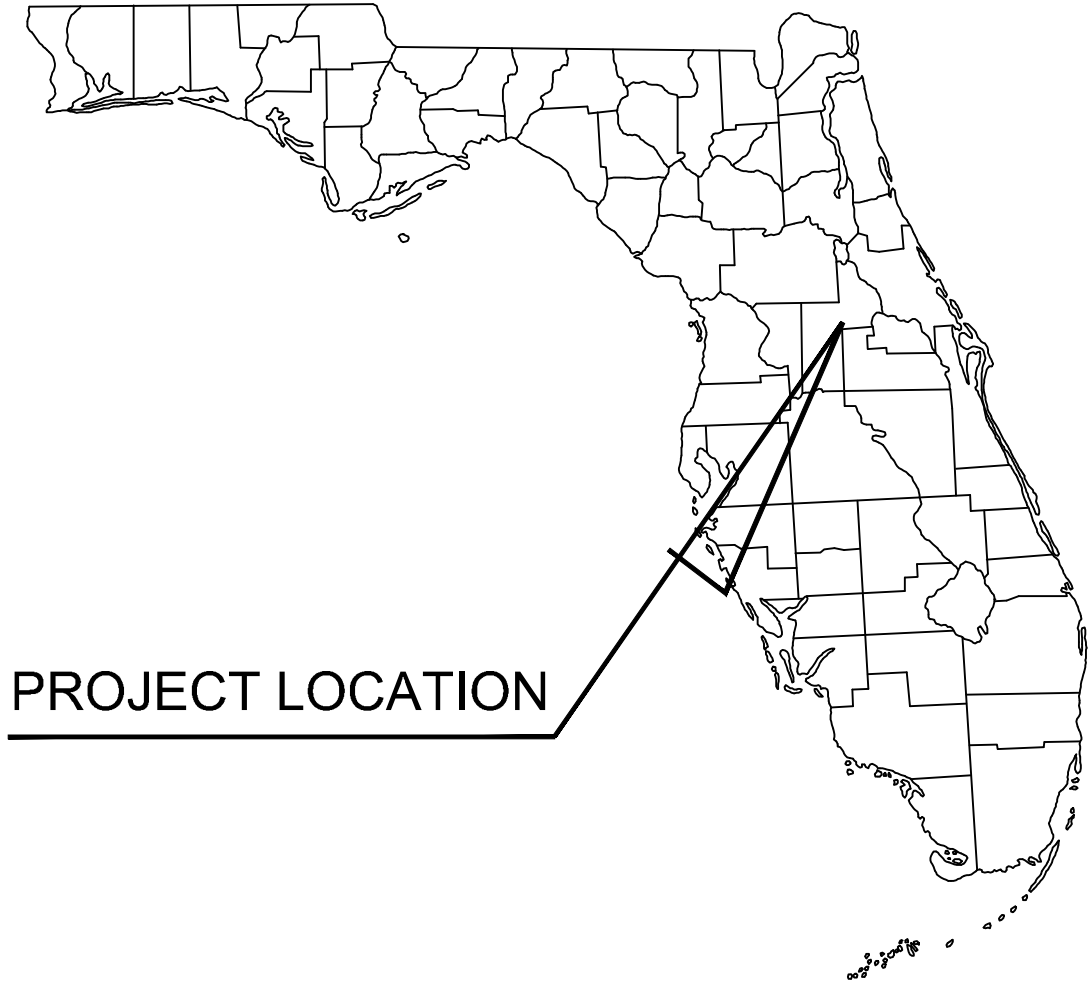
PROJECT NO.: 2203

SHEET NAME:  
CLUBHOUSE  
COLOR ELEVATIONS

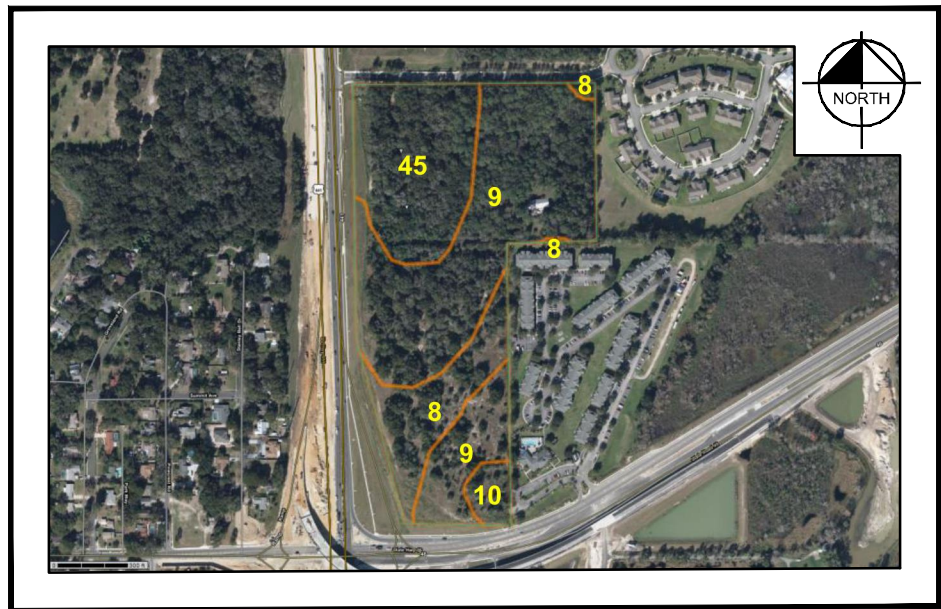
SHEET NUMBER:  
A9.17



Drawing name: K:\proj\civil\149786017-juniper-mf-townhomes cds\CADD\CONSTR\PlanSheets\CO-0-COVER.dwg Cover Feb 10, 2023 2:02pm by: Caitlin Lawrence  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION



SOILS MAP

N.T.S.

SOILS LEGEND

- 8 CANDLER SAND, 0-5% SLOPES
- 9 CANDLER SAND, 5-12% SLOPES
- 10 CANDLER SAND, 12-40% SLOPES
- 45 TAVARES SAND, 0-5% SLOPES

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 1799, PAGE 734;  
THAT PART OF THE SOUTH 666.2 FEET OF THE SW 1/4 OF THE SW 1/4, IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE RIGHT-OF-WAY OF HIGHWAY NO. 441 (STATE ROAD 500), IN LAKE COUNTY, FLORIDA.  
OFFICIAL RECORDS BOOK 5696, PAGE 1709  
DESCRIPTION:  
ALL OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 51, PAGE 79, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 932, PAGE 233, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.)  
EXCEPT THE FOLLOWING PARCELS:  
SECTION 11130  
F.P. NO. 238275-2

PART A:  
COMMENCE AT A 3" DIAMETER CONCRETE MONUMENT WITH A NAIL AND DISK MARKED "RLS 1916" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP NO 238275-2; THENCE NORTH 89°48'50" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 248.74 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 500 AT STATION 1269+04.13, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°40'44" WEST ALONG SAID CENTERLINE, 1328.61 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SURVEY OF STATE ROAD 46, STATION 35+74.01, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD 500 NORTH 89°51'34" EAST ALONG SAID CENTERLINE OF STATE ROAD 46, A DISTANCE OF 684.47 TO STATION 42+58.48 AND THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 573.36 FEET, A CHORD BEARING OF NORTH 87°31'50" EAST AND A CHORD DISTANCE OF 46.60 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.61 FEET TO THE INTERSECTION OF A SOUTHERLY PROJECTION OF THE WEST LINE OF LOT "A", VERANDA SUBDIVISION AS PER MAP RECORDED IN PLAT BOOK 51, PAGE 79 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID CENTERLINE NORTH 00°13'15" WEST ALONG SAID SOUTHERLY PROJECTION, 78.25 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF LOT "A" AND THE SOUTHERLY PROJECTION THEREOF, SOUTH 83°33'02" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, 182.02 FEET TO THE BEGINNING OF THE EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF THE STATE ROAD 46 AND STATE ROAD 500 INTERCHANGE, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 72°07'54" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 276.38 FEET; THENCE NORTH 16°38'04" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 64.54 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 427.46 FEET, A CENTRAL ANGLE OF 28°19'09", A CHORD BEARING OF SOUTH 65°12'27" EAST AND A CHORD DISTANCE OF 209.13 FEET; THENCE DEPARTING SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND FROM A TANGENT BEARING OF SOUTH 51°02'53" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 211.28 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 86°23'24" EAST, 206.58 FEET; THENCE NORTH 75°00'08" EAST, 68.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 00°13'15" EAST ALONG SAID WEST LINE, 69.21 FEET TO THE POINT OF BEGINNING, CONTAINING 21,407 SQUARE FEET, MORE OR LESS, RETAINING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE NORTHERLY LINE OF SAID PART AND AS SHOWN ON SAID RIGHT OF WAY MAP.

PART B:  
COMMENCE AT A 3" DIAMETER CONCRETE MONUMENT WITH A NAIL AND DISK MARKED "RLS 1916" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP NO 238275-2; THENCE NORTH 89°48'50" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 248.74 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 500 AT STATION 1269+04.13, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°40'44" WEST ALONG SAID CENTERLINE, 1328.61 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SURVEY OF STATE ROAD 46, STATION 35+74.01, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD 500 NORTH 89°51'34" EAST ALONG SAID CENTERLINE OF STATE ROAD 46, A DISTANCE OF 684.47 TO STATION 42+58.48 AND THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 573.36 FEET, A CENTRAL ANGLE OF 04°39'28", A CHORD BEARING OF NORTH 87°31'50" EAST AND A CHORD DISTANCE OF 46.60 FEET; THENCE ALONG SAID CENTERLINE AND EASTERLY ALONG THE ARC OF SAID CURVE, 46.61 FEET TO THE INTERSECTION OF A SOUTHERLY PROJECTION OF THE WEST LINE OF LOT "A", VERANDA SUBDIVISION, PER MAP RECORDED IN PLAT BOOK 51, PAGE 79 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID CENTERLINE, NORTH 00°13'15" WEST ALONG SAID SOUTHERLY PROJECTION, 78.25 FEET TO A POINT ON THE EXISTING R/W LINE OF STATE ROAD 46, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID WEST LINE AND SOUTHERLY EXTENSION THEREOF, SOUTH 83°33'02" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, 182.02 FEET TO THE BEGINNING OF THE EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF THE STATE ROAD 46 AND STATE ROAD 500 INTERCHANGE, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 72°07'54" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 276.38 FEET; THENCE NORTH 16°38'04" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 64.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'44" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 280.96 FEET TO THE END OF SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, THENCE CONTINUE NORTH 01°40'44" WEST ALONG THE EXISTING R/W LINE FOR STATE ROAD 500, AS SHOWN ON SAID RIGHT OF WAY MAP, 82.38 FEET; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE, SOUTH 05°40'11" EAST, 82.58 FEET TO A POINT HENCEFORTH KNOWN AS POINT "B"; THENCE CONTINUE SOUTH 05°40'11" EAST, 190.43 FEET TO A POINT AT STATION 1291+09.64 AND 139.00 FEET EAST OF, WHEN MEASURED PERPENDICULAR FROM THE CENTERLINE OF SURVEY OF STATE ROAD 500, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 01°40'44" EAST ALONG A LINE PARALLEL AND 139.00 FEET EAST OF SAID CENTERLINE, 162.12 FEET TO A POINT ON SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE HENCEFORTH KNOWN AS POINT "A"; THENCE DEPARTING SAID PARALLEL LINE, NORTH 16°38'04" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 73.62 FEET TO THE POINT OF BEGINNING, CONTAINING 4,992 SQUARE FEET, MORE OR LESS.

RETAINING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE LINE BETWEEN POINTS "A" AND "B" DESCRIBED ABOVE AND SHOWN ON SAID RIGHT OF WAY MAP.  
(ALL OF THE ABOVE BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.)

UTILITY PROVIDERS

RECLAIMED WATER:

CITY OF MOUNT DORA PUBLIC WORKS AND UTILITIES  
510 N. BAKER ST.  
MOUNT DORA, FL 32757

POWER:

DUKE ENERGY  
150 PROGRESS ENERGY WAY #7672  
LONGWOOD, FL 32750

GAS:

TECO PEOPLES GAS  
8416 PALM RIVER ROAD  
TAMPA, FL 33619

DEVELOPER

ELEVATION MT. DORA, LLC  
189 S. ORANGE AVE, SUITE 1550  
ORLANDO, FLORIDA 32801  
CONTACT: OWAIS KHANANI  
PHONE: (407) 270-8866  
EMAIL: OWAIS@ELEVATIONDEV.COM

ARCHITECT

ACI ARCHITECTS  
955 NORTH PENNSYLVANIA AVENUE  
WINTER PARK, FL 32789  
CONTACT: SCOTT WEBBER  
PHONE: (407) 740-8405 (EXT. 208)  
EMAIL: SWEBBER@ACIARCH.COM

SURVEYOR

GEOPoint SURVEYING, INC.  
555 WINDERLEY PLACE, SUITE 1020  
MAITLAND, FL 32751  
PHONE: (813) 248-2286  
EMAIL: MAITLAND@GEOPointSURVEY.COM

ENGINEER

KIMLEY HORN AND ASSOCIATES  
189 SOUTH ORANGE AVENUE, SUITE 1000  
ORLANDO, FL 32801  
CONTACT: Brooks Stickler, P.E.  
PHONE: (407) 427-1677  
EMAIL: brooks.stickler@kimley-horn.com

LANDSCAPE ARCHITECT

ROGERS LANDSCAPE ARCHITECTURE  
1775 MOHAWK TRAIL  
MAITLAND, FLORIDA 32751  
CONTACT: DANIEL ROGERS  
PHONE: (407) 353-0112  
EMAIL: DANIEL@ROGERS-LA.COM

CABLE/TELEPHONE:

COMCAST  
8130 CR 44 LEG A  
LEESBURG, FL 34788

SANITARY SEWER:

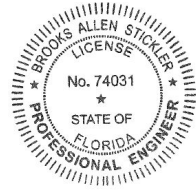
CITY OF MOUNT DORA PUBLIC WORKS AND UTILITIES  
510 N. BAKER ST.  
MOUNT DORA, FL 32757

WATER:

CITY OF MOUNT DORA PUBLIC WORKS AND UTILITIES  
510 N. BAKER ST.  
MOUNT DORA, FL 32757

PREPARED BY  
**Kimley»Horn**

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189 South Orange Avenue, Suite 1000, Orlando, Florida 32801  
Phone: (407) 898-1511  
WWW.KIMLEY-HORN.COM NO. 35106



BROOKS A. STICKLER, P.E.  
FL. P.E. NO. 74051

JUNIPER MULTIFAMILY TOWNHOMES  
DECEMBER 5, 2022  
ENGINEER'S PROJECT No. 149786017

REVISIONS:

| NO. | DESCRIPTION                     | DATE    | BY  |
|-----|---------------------------------|---------|-----|
| 1   | FOR CITY OF MOUNT DORA COMMENTS | 1/10/23 | GSF |
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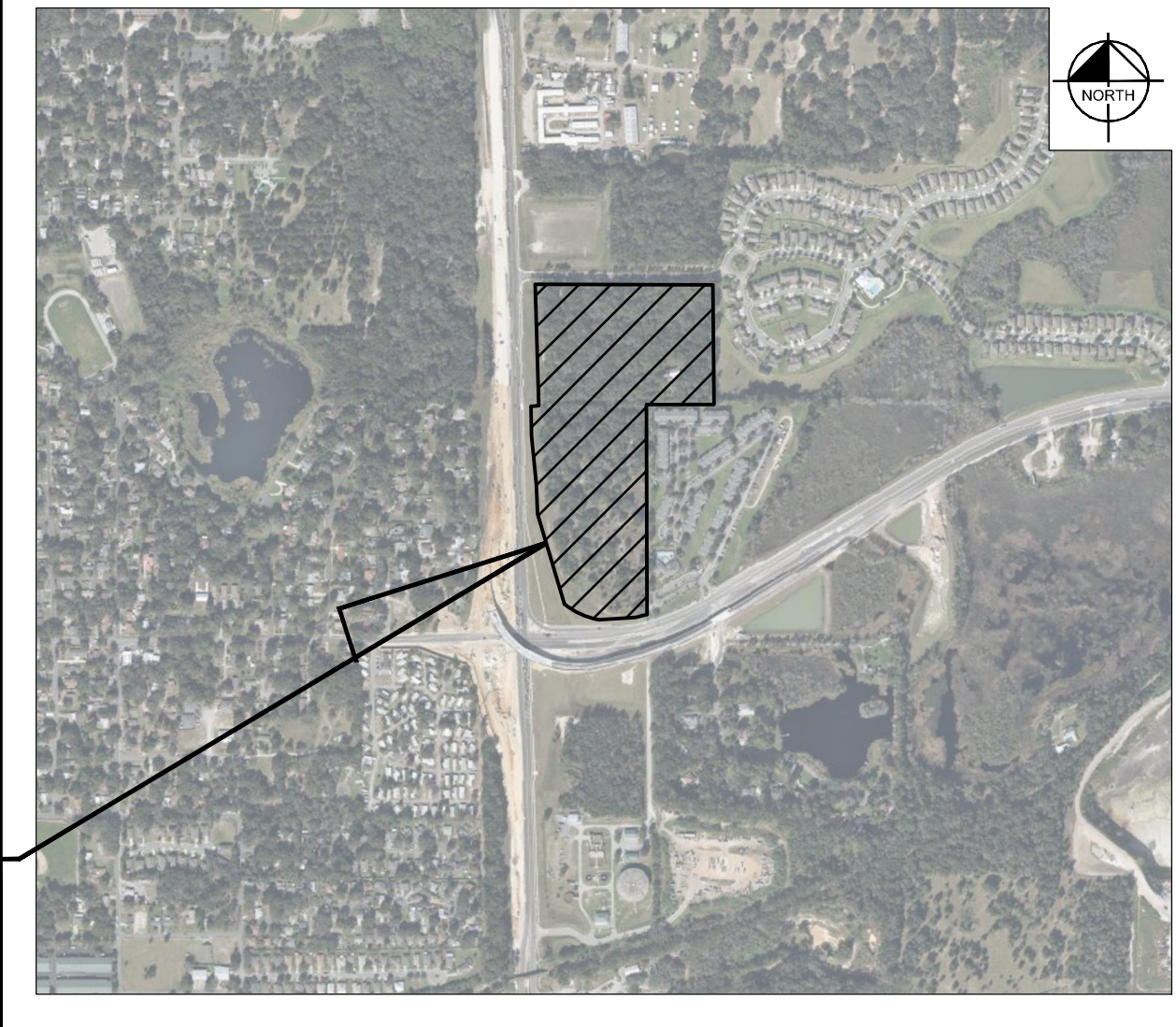
# CONSTRUCTION PLANS FOR JUNIPER MULTIFAMILY TOWNHOMES

PARCEL ID #s: 28-19-27-0003-000-02500, 33-19-27-2200-000-00B00

20935 US HIGHWAY 441

CITY OF MOUNT DORA, FLORIDA  
DECEMBER 5, 2022

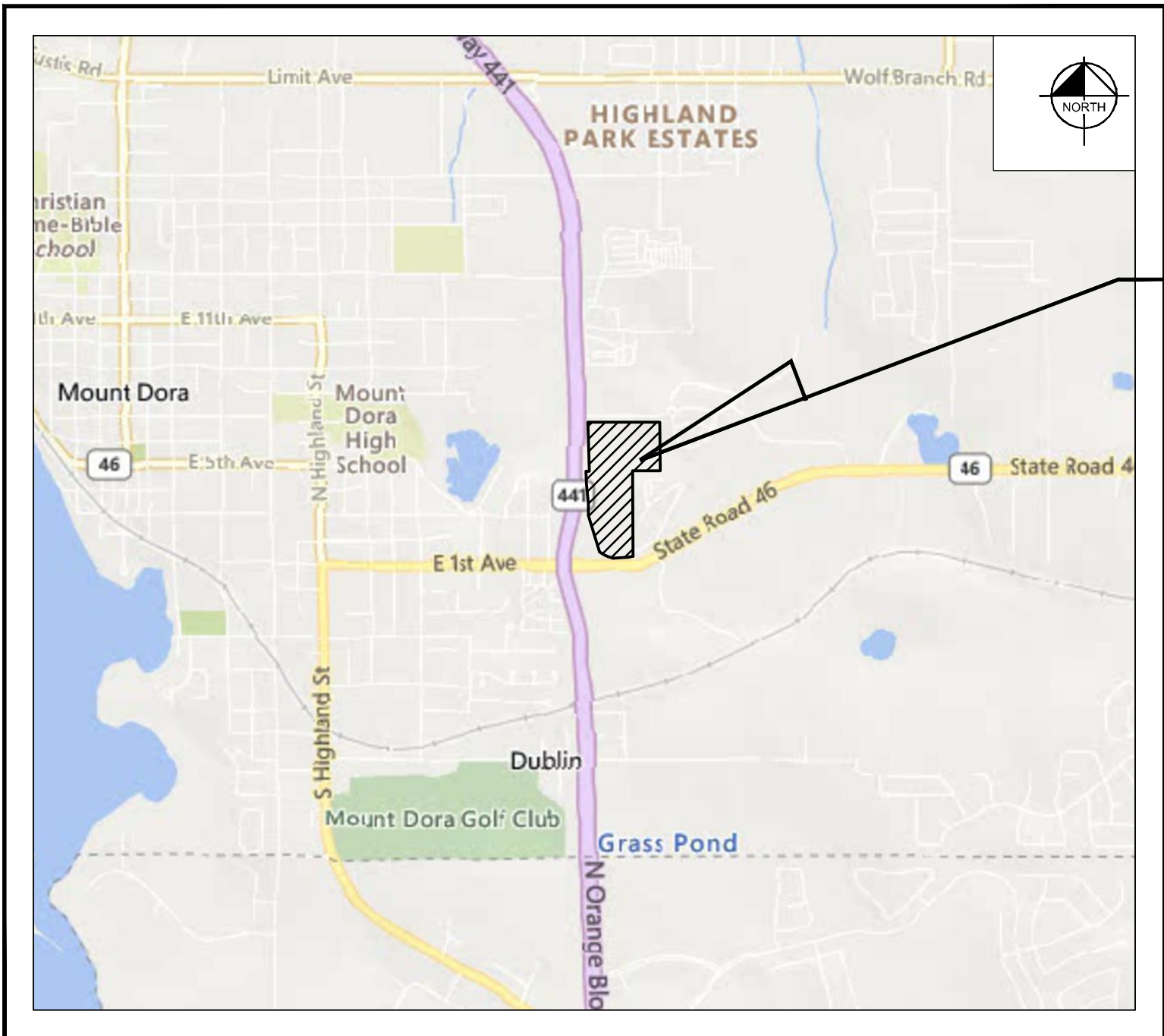
SITE



AERIAL PHOTOGRAPH

N.T.S.

SITE



SECTION 28, TOWNSHIP 19S, RANGE 27E  
LOCATION MAP

N.T.S.



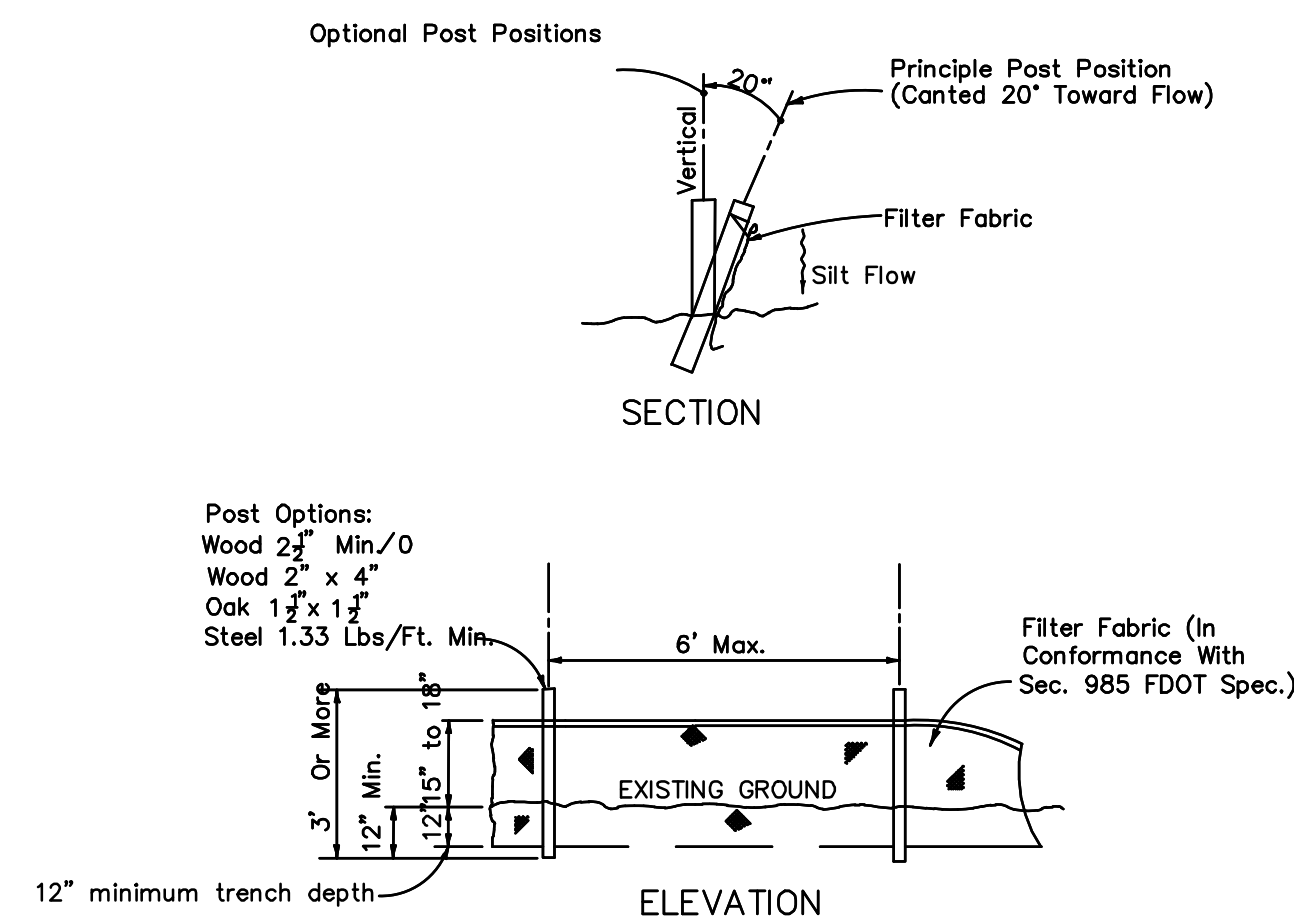
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| GENERAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PAVING, GRADING AND DRAINAGE (CONT.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| <p>1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY GEOPOINT SURVEYING, INC. (TOPO) AND MITTAUER &amp; ASSOCIATES, INC. (UG UTILITIES). THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.</p> <p>2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.</p> <p>3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATED THAT EXCAVATOR/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 OPERATOR AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSES SYSTEM.</p> <p>4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.</p> <p>5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.</p> <p>6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.</p> <p>7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT ON CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.</p> <p>8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.</p> <p>9. SAFETY:</p> <p>A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.</p> <p>B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.</p> <p>C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS - NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.</p> <p>D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.</p> <p>E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.</p> <p>F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.</p> <p>10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.</p> <p>11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.</p> <p>12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.</p> <p>13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.</p> <p>14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.</p> <p>15. ALL DIMENSIONS ARE TO FACE OF CURB.</p> <p>16. ALL SIGNAGE MUST COMPLY WITH THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE CHAPTER 6.</p> <p>17. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.</p> <p>18. FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.</p> <p>19. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX (CURRENT EDITION) #310.</p> <p>20. SITEWORK SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE.</p> <p>21. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.</p> <p>22. CONSISTENT WITH ORDINANCE NO. 06-2019 THE CITY HAS GRANTED A WASTE HAULER EXCLUSIVE RIGHTS TO HAUL WASTE AND REFUSE (RESIDENTIAL AND NON-RESIDENTIAL USES) WITHIN THE CITY LIMITS OF MOUNT DORA. THEREFORE, ALL WASTE MANAGEMENT, INCLUDING BUT NOT LIMITED TO DEBRIS AND OTHER REFUSE GENERATED DURING THE LAND CLEARING AND CONSTRUCTION PHASE SHALL BE HAULED BY THE SOLE HAULER GRANTED EXCLUSIVE RIGHTS FROM THE CITY.</p> | <p>10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX (2021/2022) #17346.</p> <p>11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.</p> <p>12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.</p> <p>13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.</p> <p>14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.</p> <p>15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.</p> <p>16. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND JURISDICTIONAL PERMITTING AGENCIES.</p> <p>17. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <div>UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE CITY OF MOUNT DORA WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. ONCE APPROVED AND ACCEPTED BY THE CITY OF MOUNT DORA, THE CITY OF MOUNT DORA WILL ISSUE ANY CERTIFICATES OF OCCUPANCY (C.O.).</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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DEMOLITION WILL NOT COMMENCE UNTIL AFTER THE CONTRACTOR HAS SUBMITTED AND SWPPP PLAN TO THE CITY FOR REVIEW AND APPROVAL, AND THE CONTRACTOR HAST INSTALLED ALL BMPs TO THE APPROVAL OF THE CITY.</p> <p>2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.</p> <p>3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.</p> <p>4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".</p> <p>5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.</p> <p>6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.</p> <p>7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".</p> <p>8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.</p> <p>9. CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT THROUGH THE BUILDING SERVICES DIVISION PRIOR TO THE COMMENCEMENT OF THE SCHEDULED DEMOLITION.</p> |
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                                                                                                                       | <p>1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.</p> <p>2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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                                                                                                                       | POTABLE WATER SYSTEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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                                                                                                                       | <p>1. MATERIALS AND CONSTRUCTION OF THE PORTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE CODE, SPECIFICATIONS, AND DETAILS OF THE CITY OF MOUNT DORA UTILITIES DEPARTMENT.</p> <p>2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH CITY OF MOUNT DORA CONSTRUCTION ORDINANCE.</p> <p>3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</p> <p>4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE SIZES LESS THAN 4". PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.</p> <p>5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS.</p> <p>6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.</p> <p>7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND CITY OF MOUNT DORA STANDARDS AND SPECIFICATION.</p> <p>8. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.(SEE COMD LDC SECTION 7.5.2.3).</p> <p>9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". AWWA C901 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NPS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.(SEE COMD LDC SECTION 7.5.2.3)</p> <p>10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.</p> <p>11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE.</p> <p>12. DR 9 OR 11 HDPE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F714 AND ASTM D3035, LATEST EDITION. THE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 17 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. HDPE FOR WATER MAINS SHALL HAVE BLUE STRIPES.(SEE COMD LDC SECTION 7.5)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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                                                                                                                       | POTABLE WATER TESTING AND INSPECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE BACKFILLED AND COMPACTED PRIOR TO FLUSHING AND PRESSURE TESTING AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH CITY OF MOUNT DORA DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.</p> <p>2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.</p> <p>3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE ALL PIPE TESTING TO BE WITNESSED BY REPRESENTATIVES FROM THE CITY OF MOUNT DORA AND/OR OTHER AUTHORIZED AGENCIES.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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                                                                                                                       | <p>1. MATERIALS AND CONSTRUCTION OF THE SANITARY SYSTEM SHALL BE IN ACCORDANCE WITH THE CODES, SPECIFICATIONS, AND DETAILS OF THE CITY OF MOUNT DORA UTILITIES DEPARTMENT.</p> <p>2. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE MINIMUM OF 8" DIAMETER AND LATERALS SHALL BE A MINIMUM OF 4" IN DIAMETER FOR SINGLE CONNECTIONS AND 6" DIAMETER FOR DOUBLE CONNECTIONS, MULTI-FAMILY, OR COMMERCIAL SERVICES.</p> <p>3. ALL GRAVITY SEWERS MUST BE SDR 26 PVC, ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 &amp; ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.</p> <p>4. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 6" @ 1.00% ; AND 8" @ 0.40%.</p> <p>5. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE CITY OF MOUNT DORA CODE OF ORDINANCES AND CITY OF MOUNT DORA LAND DEVELOPMENT CODE CH 7.</p> <p>6. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCES.</p> <p>7. . SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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                                                                                                                       | <p>1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 2 BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVIEWED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.</p> <p>2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH CITY OF MOUNT DORA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF THE TEST. THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-4517 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.</p> <p>3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:</p> <p>A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.</p> <p>B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET</p> <p>C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-4517 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.</p> <p>4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:</p> <p>A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.</p> <p>B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.</p> <p>C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.</p> <p>5. CONTRACTOR TO INSPECT &amp; TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.</p>                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|-------------------------------------|---------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------|-----|
| JUNIPER<br>MULTIFAMILY<br>TOWNHOMES | GENERAL NOTES | KHA PROJECT<br>149786017 | LICENT PROFESSIONAL<br>BROOKS A. STICKLER<br>P.L.L.C.<br>REGISTERED PROFESSIONAL ENGINEER<br>STATE OF FLORIDA<br>PROFESSIONAL NUMBER<br>12000012586 |  | <br><b>Kimley-Horn</b><br>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br>189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801<br>PHONE: 407-898-1511<br>WWW.KIMLEY-HORN.COM REGISTRY No. 35106 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEP |
|                                     |               | DATE<br>2/10/2023        | SCALE AS SHOWN                                                                                                                                      |  |                                                                                                                                                                                                                                                                              |                                 |         |     |
|                                     |               | DESIGNED BY<br>ST        | DRAWN BY<br>ST                                                                                                                                      |  |                                                                                                                                                                                                                                                                              |                                 |         |     |
|                                     |               | CHECKED BY<br>BAS        | DATE                                                                                                                                                |  |                                                                                                                                                                                                                                                                              |                                 |         |     |
|                                     |               | BY                       | REVISIONS                                                                                                                                           |  |                                                                                                                                                                                                                                                                              |                                 |         |     |
| SHEET NUMBER<br>C1.0                |               |                          |                                                                                                                                                     |  |                                                                                                                                                                                                                                                                              |                                 |         |     |

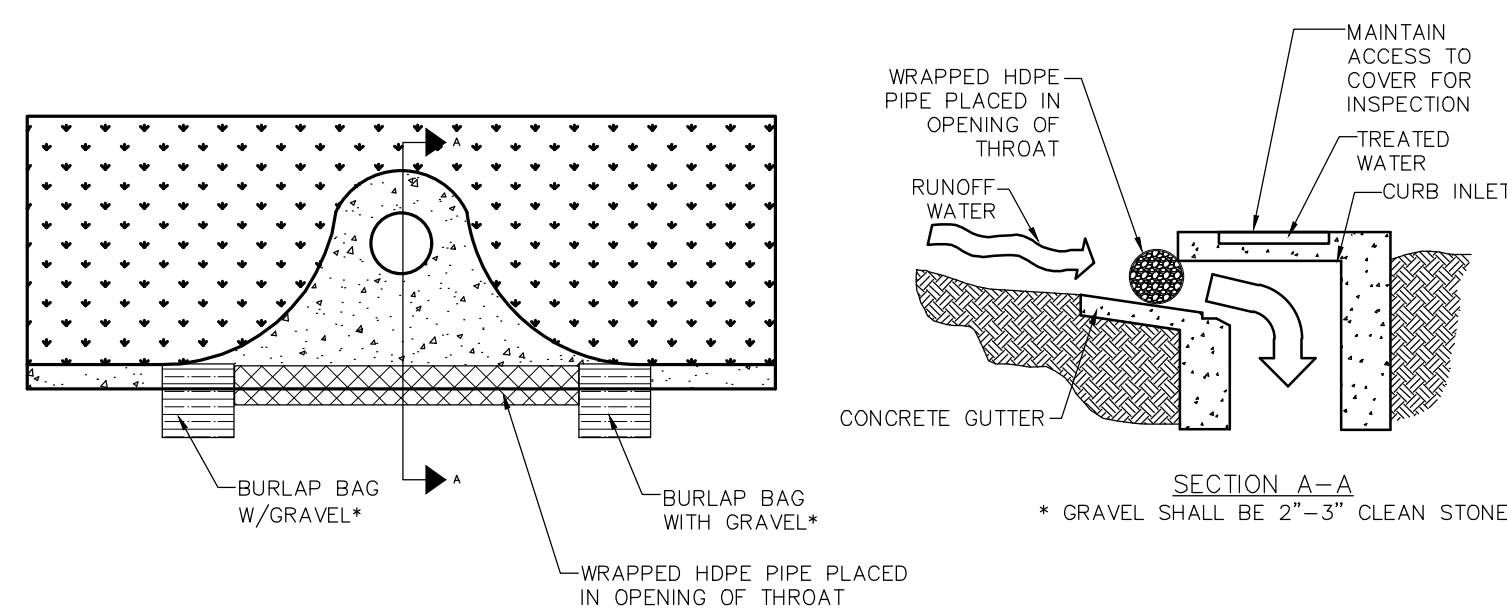
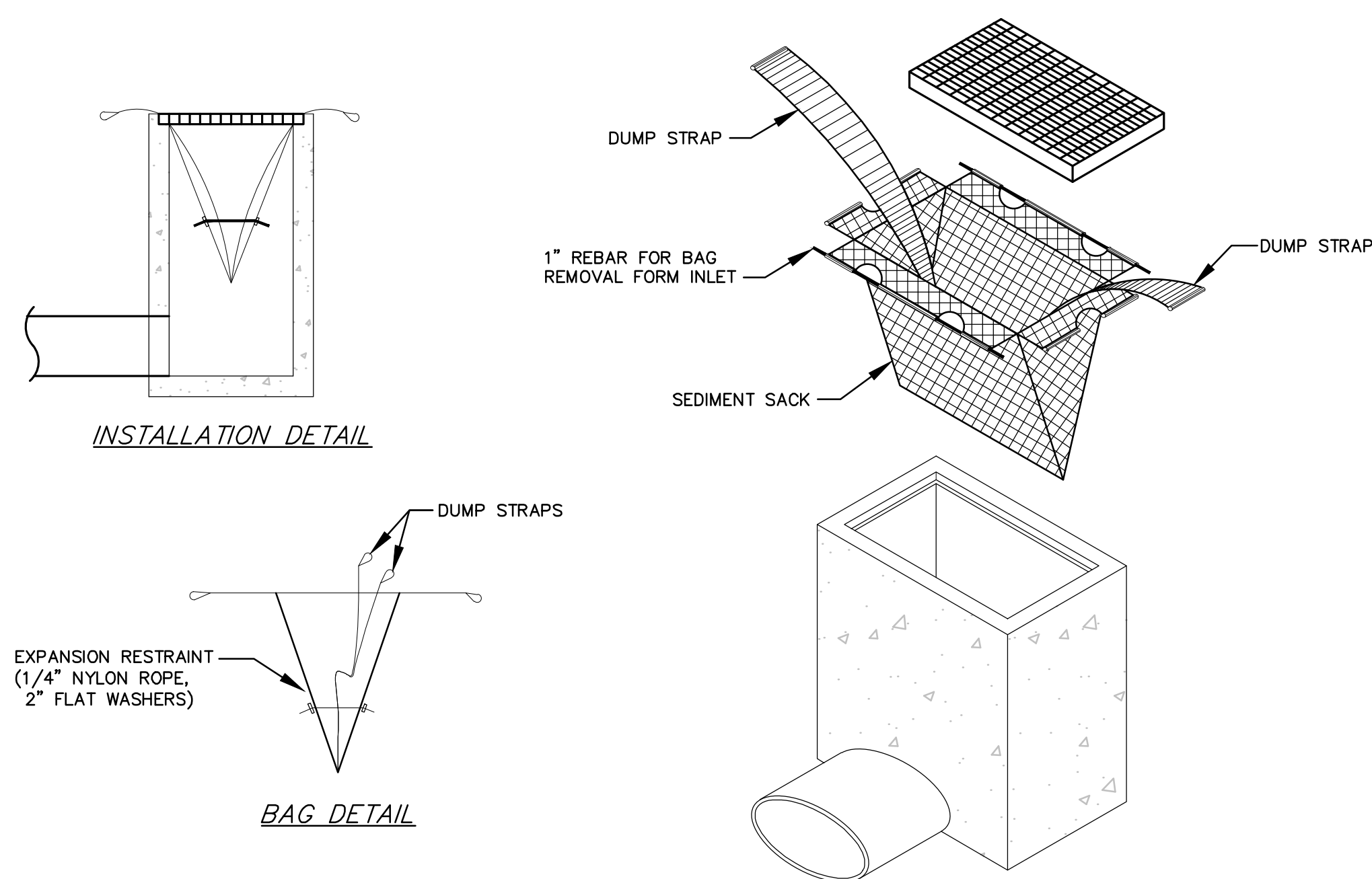








TYPE III SILT FENCE

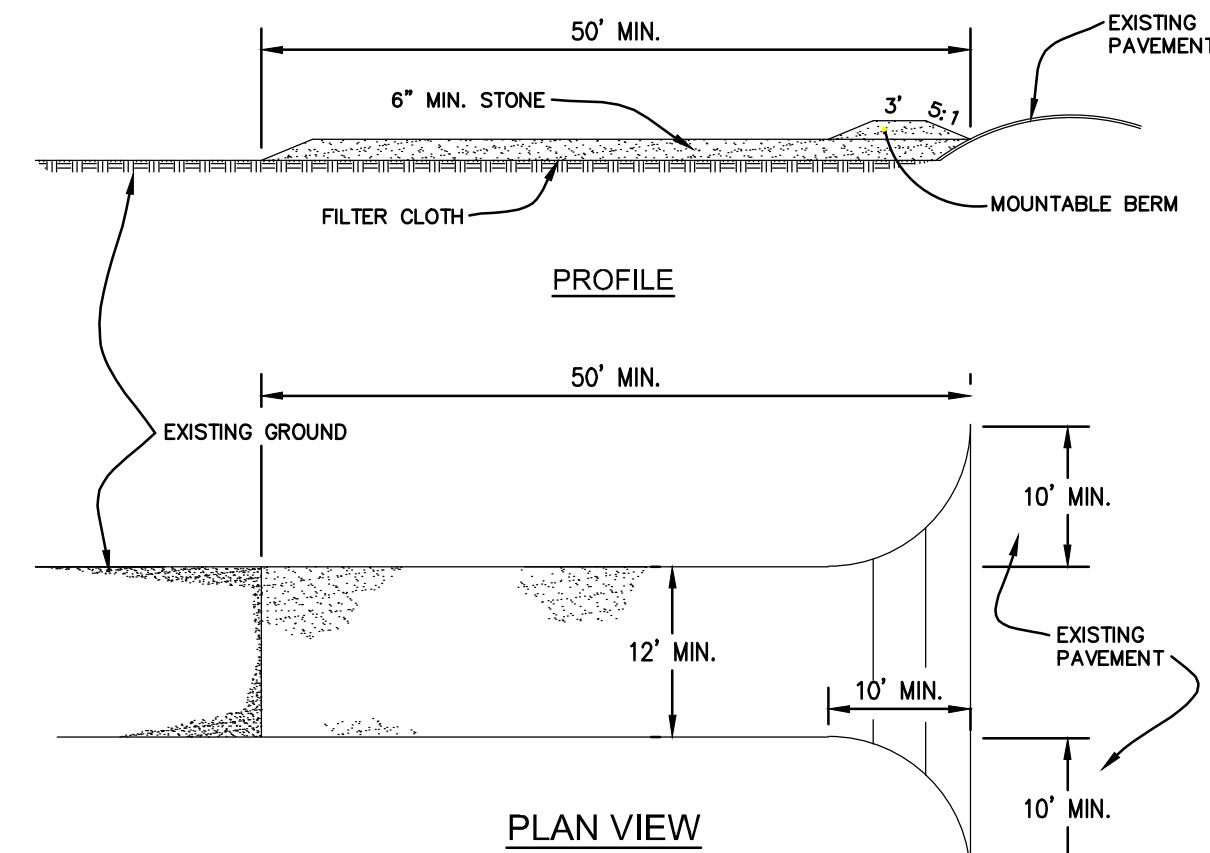


SOCK DRAIN INLET SEDIMENT FILTER  
NTS

NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.

- STABILIZED CONSTRUCTION ENTRANCE NOTES:

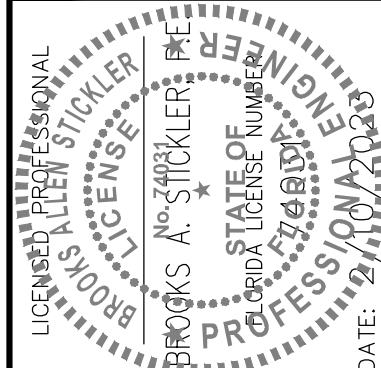
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA, PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



STABILIZED CONSTRUCTION ENTRANCE DETAIL



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## EROSION CONTROL DETAILS

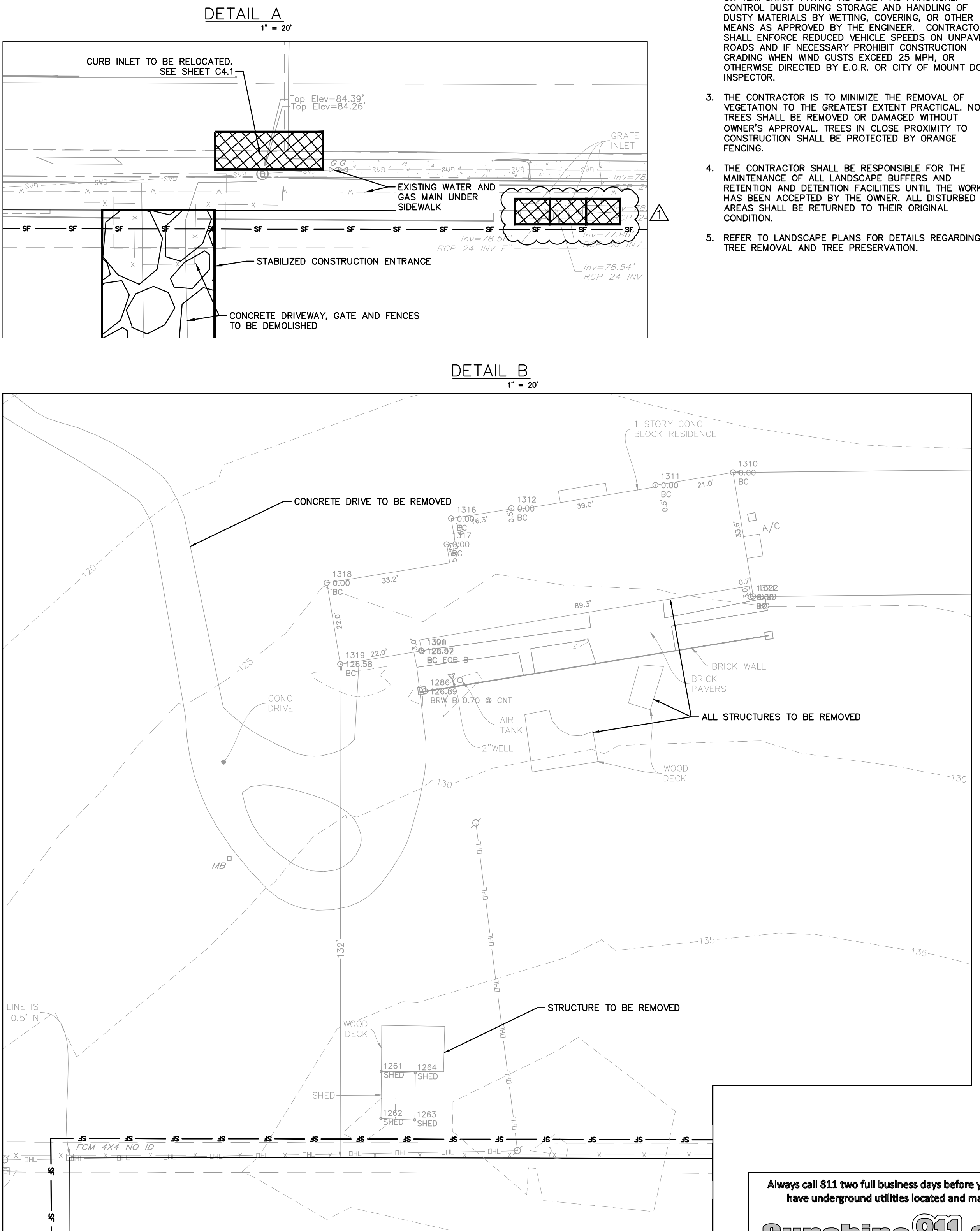
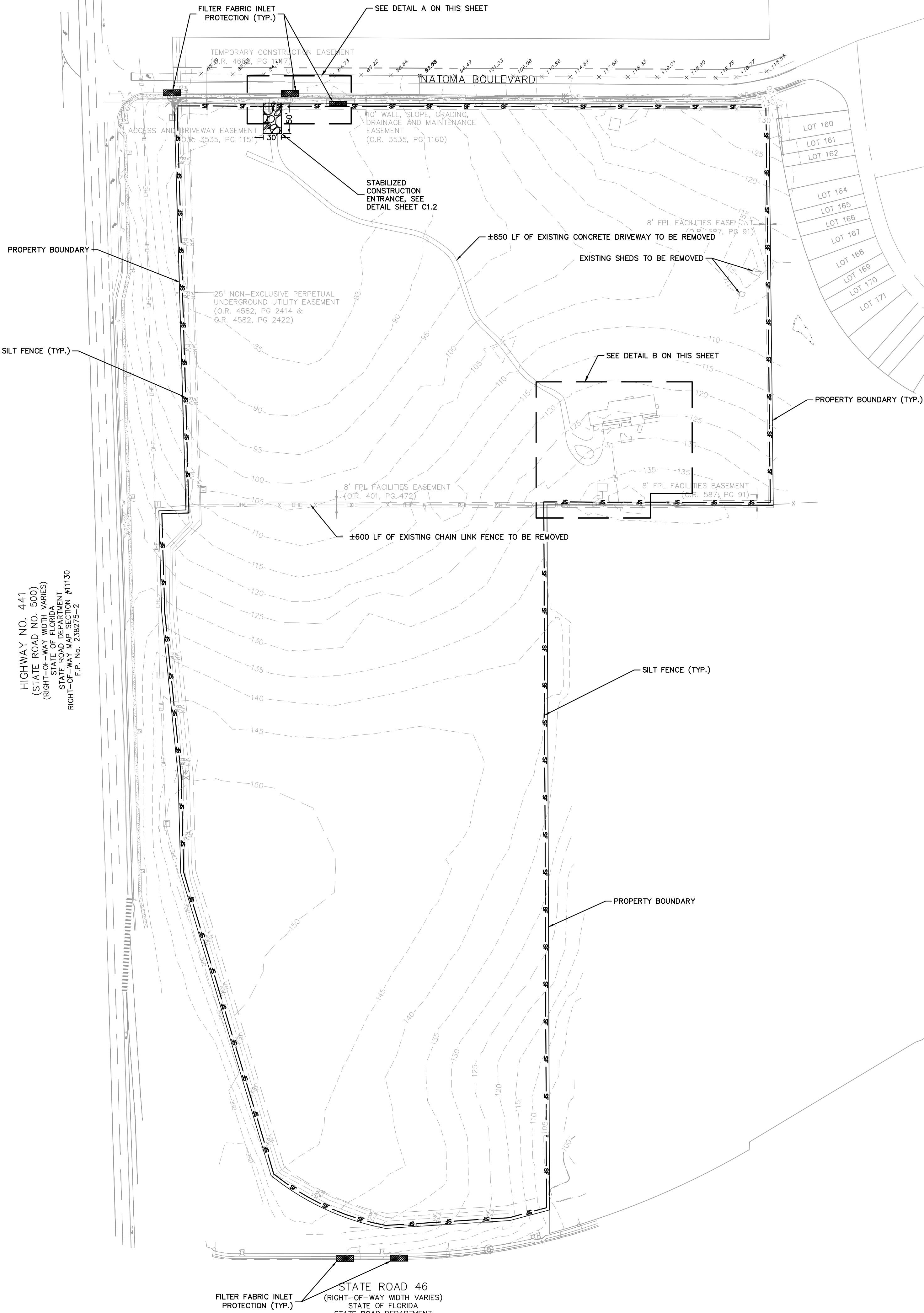
JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C1.2**

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

Sunshine811.com

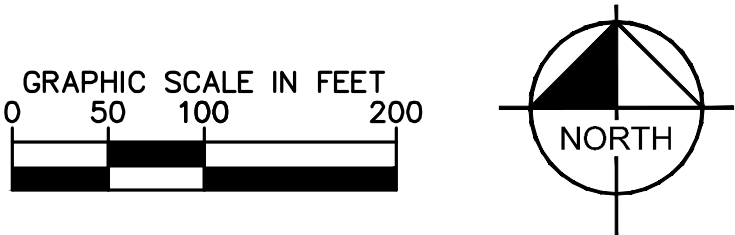
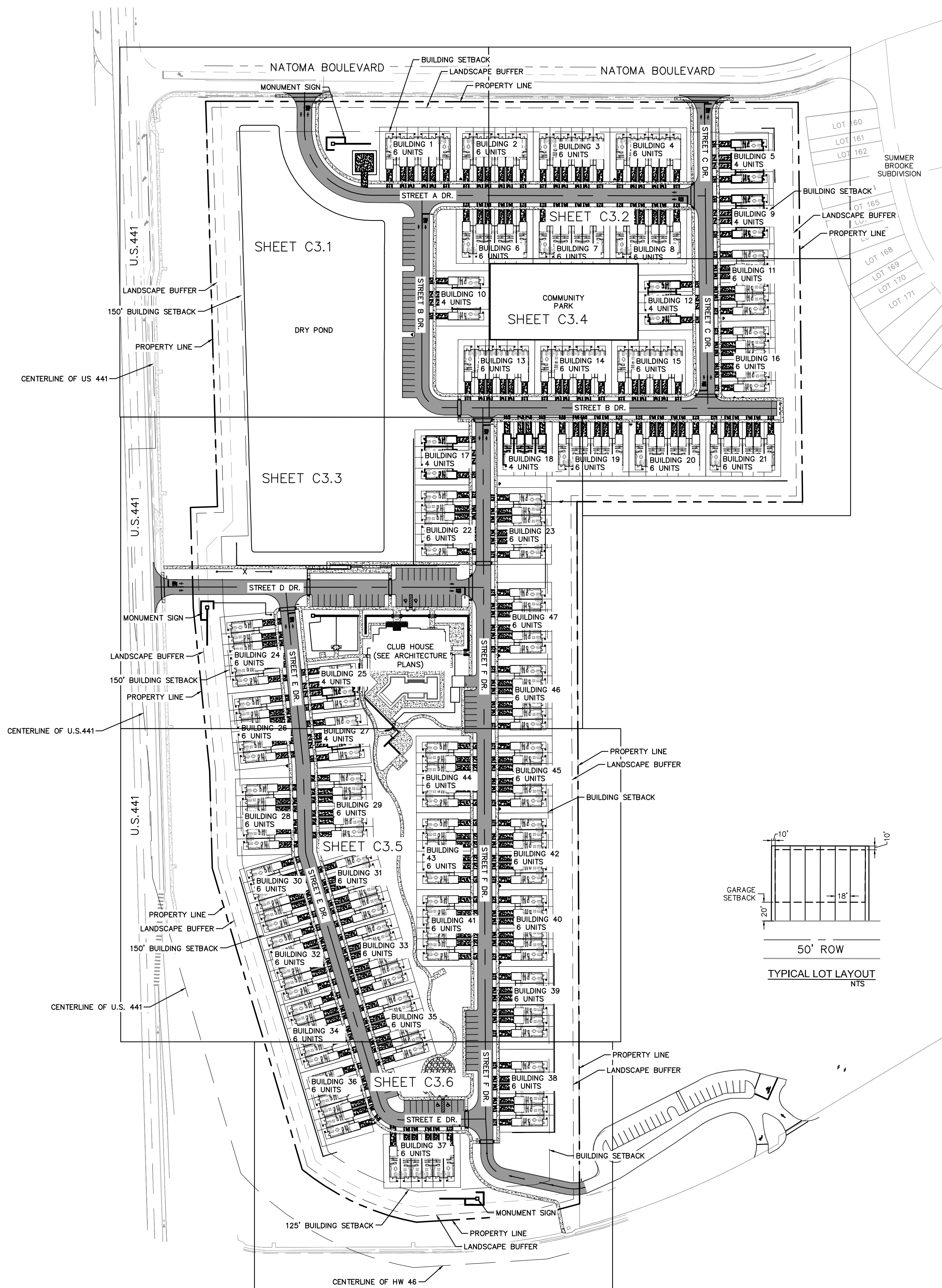




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|-----------------------------|--|----------------------------------------------|--|---------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|
| SHEET NUMBER<br><b>C2.0</b> |  | <b>JUNIPER<br/>MULTIFAMILY<br/>TOWNHOMES</b> |  | <b>EXISTING SITE PLAN</b> |  | KHA PROJECT<br>149786017<br><br>DATE<br>2/10/2023<br><br>SCALE AS SHOWN<br><br>DESIGNED BY ST<br>DRAWN BY ST<br><br>CHECKED BY<br>BAST |  |  |  | <b>Kimley»Horn</b><br><br>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br>189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801<br>PHONE: 407-898-1511<br>WWW.KIMLEY-HORN.COM    REGISTRY No. 35106 |  | LICENSED PROFESSIONAL<br>ENGINEER<br>BROOKS A. STICKLER<br>STATE OF FLORIDA<br>PROFESSIONAL<br>ENGINEER<br>LICENSE NUMBER<br>149786017<br>EXPIRES 02/10/2023 |  | No. _____<br>REVISIONS _____<br>DATE _____<br>BY _____<br>PER CITY OF MOUNT DORA COMMENTS 1/10/23 CEF<br>_____ |  |
|-----------------------------|--|----------------------------------------------|--|---------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------|--|



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### SITE DATA TABLE

|                                |                              |
|--------------------------------|------------------------------|
| TOTAL PROPERTY AREA:           | 30.70 AC.                    |
| PARCEL ID:                     | 28-19-27-0003-000-02500      |
| CURRENT ZONING:                | 33-19-27-2200-000-00800      |
| FUTURE LAND USE:               | R-3 MULTI-FAMILY RESIDENTIAL |
| PROPOSED USE:                  | RH/HD                        |
|                                | MULTI-FAMILY RESIDENTIAL     |
|                                | 266 DWELLING UNITS           |
|                                | COMPRISED OF 47              |
|                                | BUILDINGS                    |
| DENSITY:                       | ALLOWED: 18 DU/AC            |
| (266 DWELLING UNITS / 30.7 AC) | PROPOSED: 8 DU/AC            |

| BUILDING SETBACK                         | REQUIRED  | PROPOSED |
|------------------------------------------|-----------|----------|
| FRONT (NORTH - NATOMA BLVD):             | 30 FT.    | 59.4 FT. |
| SIDE (EAST - MULTIFAMILY RESIDENTIAL):   | 30 FT.    | 52.7 FT. |
| SIDE (EAST - SINGLE FAMILY RESIDENTIAL): | 75 FT.    | 52.7 FT. |
| SIDE (WEST - US 441):                    | 150 FT. * | 150 FT.  |
| REAR (SOUTH - HWY 46):                   | 125 FT. * | 125 FT.  |

| LANDSCAPE SETBACK            | REQUIRED | PROPOSED |
|------------------------------|----------|----------|
| FRONT (NORTH - NATOMA BLVD): | 10 FT.   | 10 FT.   |
| SIDE (EAST - RESIDENTIAL):   | 10 FT.   | 10 FT.   |
| SIDE (WEST - US 441):        | 10 FT.   | 10 FT.   |
| REAR (SOUTH - HWY 46):       | 10 FT.   | 10 FT.   |

| PARKING - REQUIRED                |           |     |        |
|-----------------------------------|-----------|-----|--------|
| 2 SPACES FOR EACH DWELLING UNIT   | 266 UNITS | 532 | SPACES |
| (39) 6 UNIT BUILDINGS             | 234 UNITS |     |        |
| (8) 4 UNIT BUILDINGS              | 32 UNITS  |     |        |
| ONE VISITOR SPACE PER THREE UNITS | 266 UNITS | 85  | SPACES |
| ACCESSIBLY PARKING SPACES         |           | 4   | SPACES |
| TOTAL PARKING REQUIRED            |           | 621 | SPACES |

| PARKING- PROPOSED         |     |        |
|---------------------------|-----|--------|
| ONE-CAR GARAGE            | 266 | SPACES |
| ONE-CAR DRIVEWAY          | 266 | SPACES |
| ACCESSIBLE PARKING SPACES | 4   | SPACES |
| GUEST PARKING SPACES      | 85  | SPACES |
| TOTAL SPACES PROVIDED     | 621 | SPACES |

| IMPERVIOUS CALCULATIONS             |           | EXISTING      |           | PROPOSED      |        |
|-------------------------------------|-----------|---------------|-----------|---------------|--------|
| BUILDING AREA (IMPERVIOUS)          | 0.00 AC.  | 0 SF.         | 5.74 AC.  | 250,027 SF.   | 39.53% |
| PAVEMENT/SIDEWALK AREA (IMPERVIOUS) | 0.00 AC.  | 0 SF.         | 6.40 AC.  | 278,574 SF.   |        |
| OPEN SPACE (PERVIOUS)               | 30.70 AC. | 1,337,292 SF. | 18.56 AC. | 808,691 SF.   |        |
| TOTAL SITE AREA                     | 30.70 AC. | 1,337,292 SF. | 30.70 AC. | 1,337,292 SF. |        |

| BUILDING HEIGHT                |                     |
|--------------------------------|---------------------|
| MAX. BUILDING HEIGHT ALLOWABLE | 35 FT.              |
| PROPOSED BUILDING HEIGHT       | 3 STORIES<br>35 FT. |

## UTILITY SERVICES

ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

## STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED AND PERMITTED THROUGH SJRWMD AND CITY OF MOUNT DORA.

FLOOD ZONE

BASED ON FEMA FLOOD MAP 12069C0390E, DATED DECEMBER 18, 2012 SHOWS THE SITE IS LOCATED WITHIN ZONE X AREAS OUTSIDE THE FLOODPLAIN.

## WILDLIFE

DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING  
ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN.

## FIRE PROTECTION

FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF FFPC 7TH (NFPA 1 AND 101 2018 EDITION.)

## GENERAL NOTES

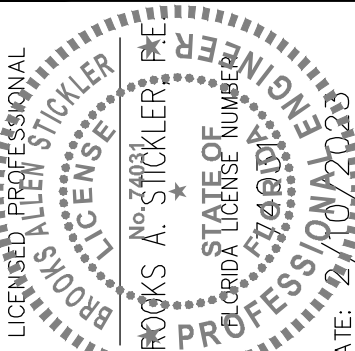
1. ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
2. ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
3. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
5. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS.
6. ALL RADII ARE 3' UNLESS DIMENSIONED ON PLAN.
7. THE PROPERTY IS TO BE SUBDIVIDED AND PLATTED
8. THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE
9. ALL MULTIFAMILY UNITS TO HAVE MIN. OF 600 SQ. FT. OF LIVING AREA
10. THE COMMUNITY CLUB HOUSE WILL BE APPROX. 4,533 SF., THERE WILL BE A COMMUNITY POOL AND MAINTENANCE BUILDING.
11. ALL ACCESSORY STRUCTURES E.G. SCREEN ROOMS, SHEDS, POOLS, POOL ENCLOSURES, RETAINING WALLS WILL BE INCLUDED UNDER SEPARATE PERMIT.
12. SOLID WASTE TO BE PICKED UP INTERNAL VIA TRASH CANS
13. ALL ROADS INTERNAL TO THE SITE WILL BE PRIVATE.
14. ALL CURBING IN FRONT OF DRIVEWAYS TO BE VALLEY GUTTER.

## WETLAND

NO WETLANDS WERE ENCOUNTERED ON THIS SITE

**Kimley»»Horn**

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|                |           |
|----------------|-----------|
| KHA PROJECT    | DATE      |
| 149786017      | 2/10/2023 |
| SCALE AS SHOWN |           |
| DESIGNED BY    | ST        |
| DRAWN BY       | ST        |
| CHECKED BY     | BAS       |

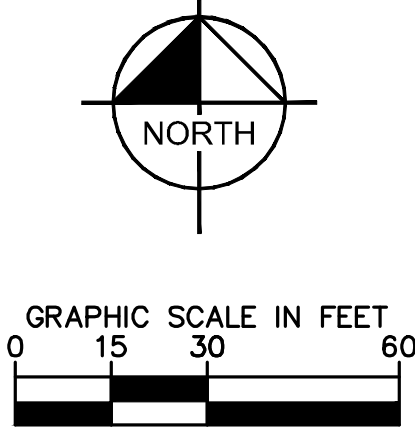
# OVERALL SITE PLAN

JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C3.0**



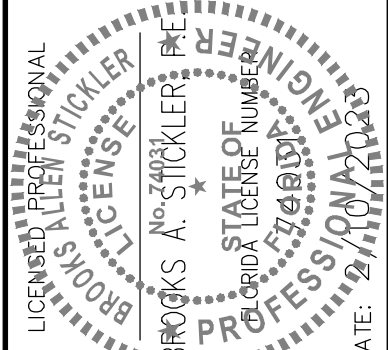
MATCHLINE C3.2



- LEGEND**
- |                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | PARKING SPACE COUNT        |
|  | PROPERTY BOUNDARY          |
|  | BUILDING SETBACK           |
|  | LANDSCAPE BUFFER           |
|  | PROPOSED ASPHALT           |
|  | PROPOSED CONCRETE SIDEWALK |
|  | EXISTING CONCRETE SIDEWALK |
|  | PROPOSED RETAINING WALL    |

[illegible]

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|                          |                   |                |
|--------------------------|-------------------|----------------|
| KHA PROJECT<br>149786017 | DATE<br>2/10/2023 | SCALE AS SHOWN |
| DESIGNED BY              | ST                |                |
| DRAWN BY                 | ST                |                |
| CHECKED BY               | BAS               |                |

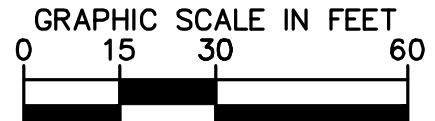
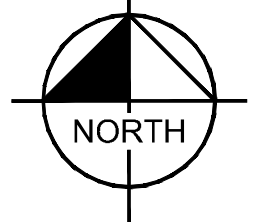
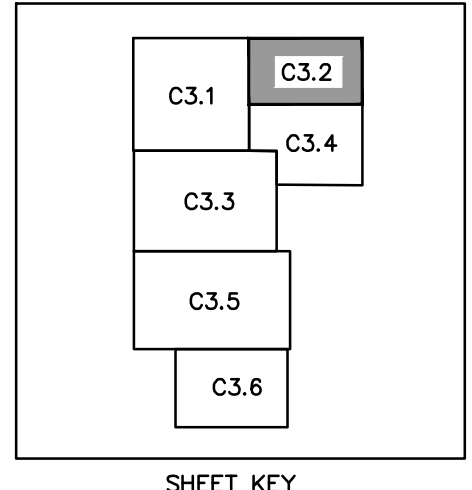
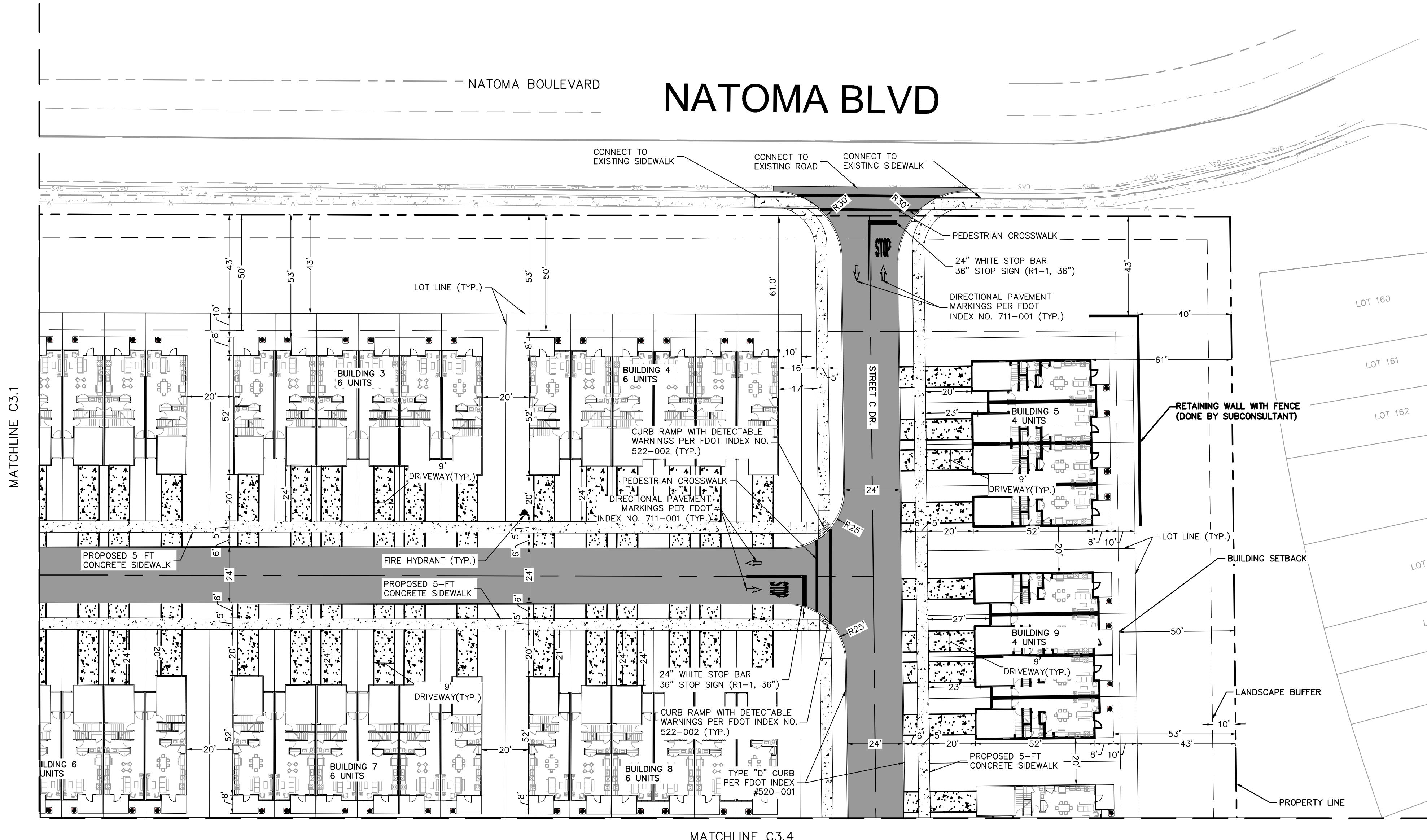
# DETAILED SITE PLAN

JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C3.1**



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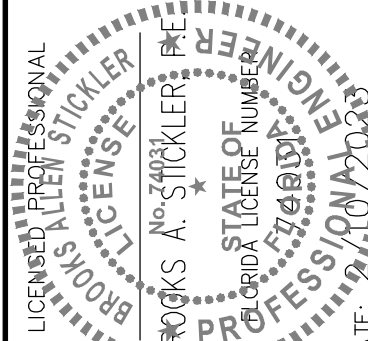


- LEGEND**
- |                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | PARKING SPACE COUNT        |
|  | PROPERTY BOUNDARY          |
|  | BUILDING SETBACK           |
|  | LANDSCAPE BUFFER           |
|  | PROPOSED ASPHALT           |
|  | PROPOSED CONCRETE SIDEWALK |
|  | EXISTING CONCRETE SIDEWALK |
|  | PROPOSED RETAINING WALL    |

| NO | REVISIONS                       | DATE    | BY | CFE |
|----|---------------------------------|---------|----|-----|
|    | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 |    |     |
|    |                                 |         |    |     |
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|    |                                 |         |    |     |

**Kimley»»Horn**

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89 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801  
PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



|             |           |             |          |
|-------------|-----------|-------------|----------|
| KHA PROJECT | DATE      | SCALE       | AS SHOWN |
| 149786017   | 2/10/2023 | DESIGNED BY | S        |
|             |           | DRAWN BY    | S        |
|             |           | CHECKED BY  | BA       |

# DETAILED SITE PLAN

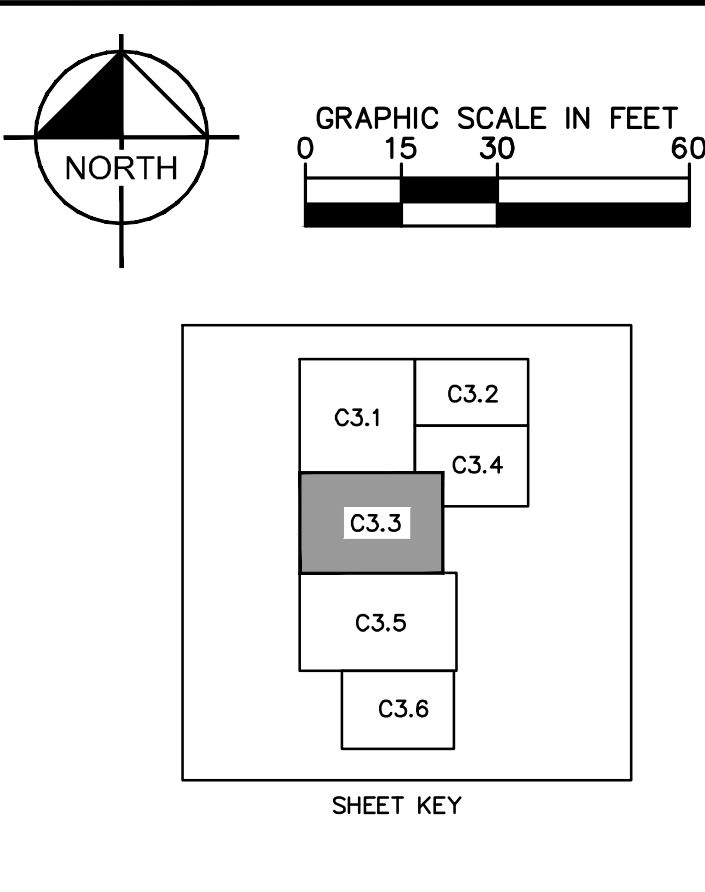
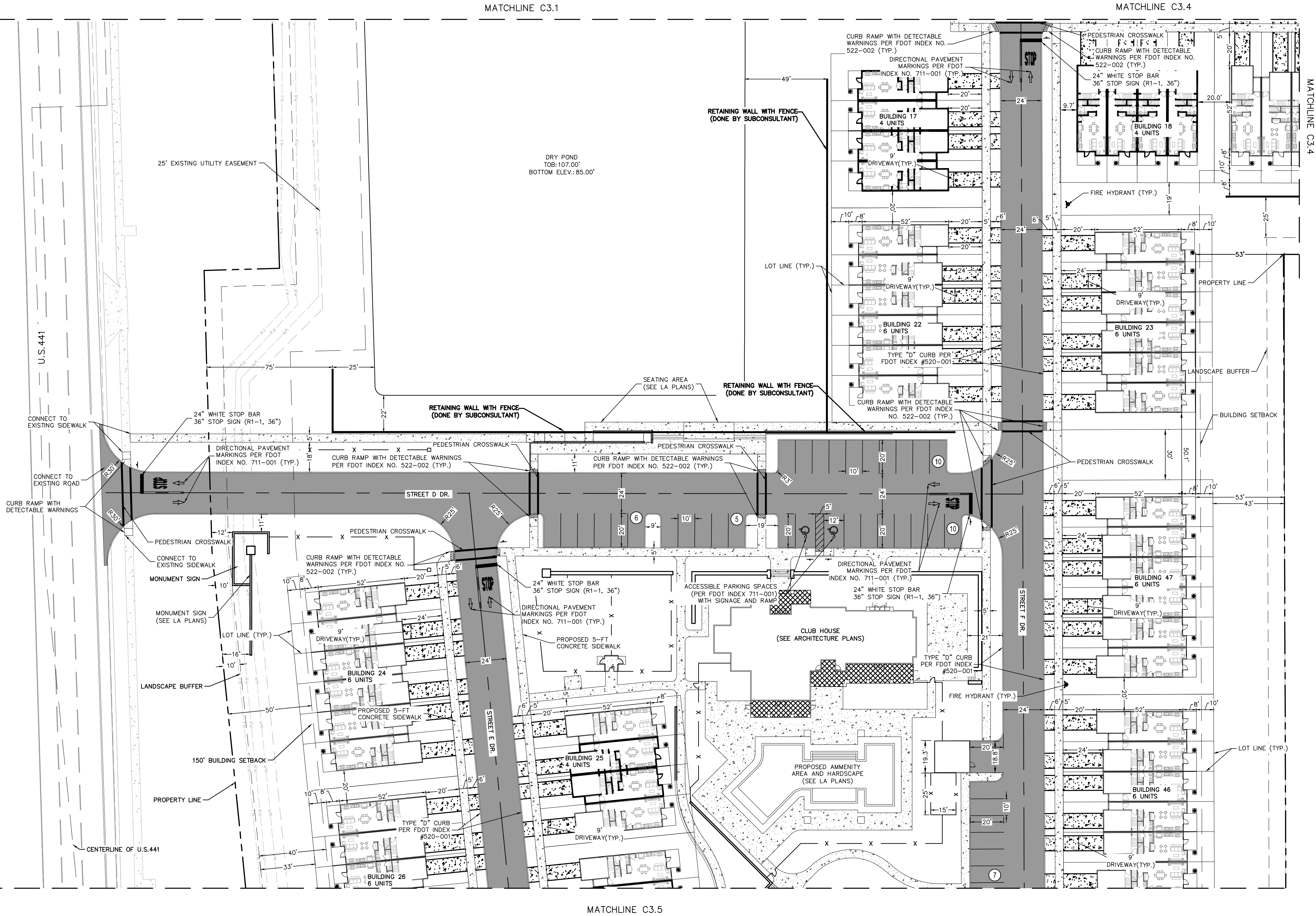
JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C3.2**



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US 441 S



- LEGEND
- (#) PARKING SPACE COUNT
  - PROPERTY BOUNDARY
  - BUILDING SETBACK
  - LANDSCAPE BUFFER
  - PROPOSED ASPHALT
  - ▨ PROPOSED CONCRETE SIDEWALK
  - ▤ EXISTING CONCRETE SIDEWALK
  - PROPOSED RETAINING WALL

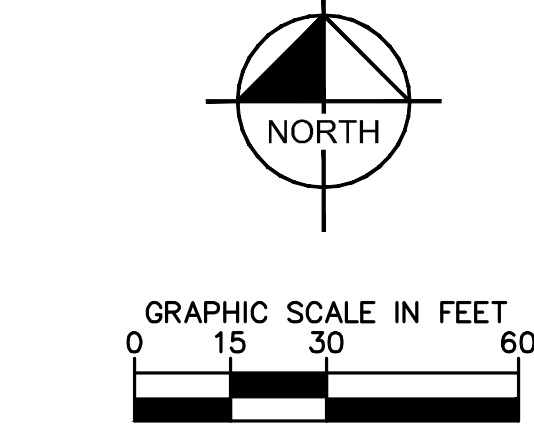
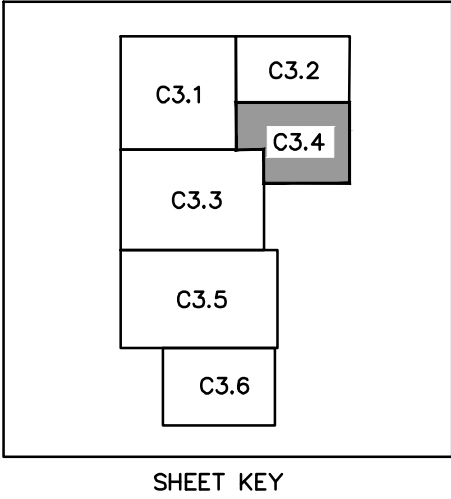
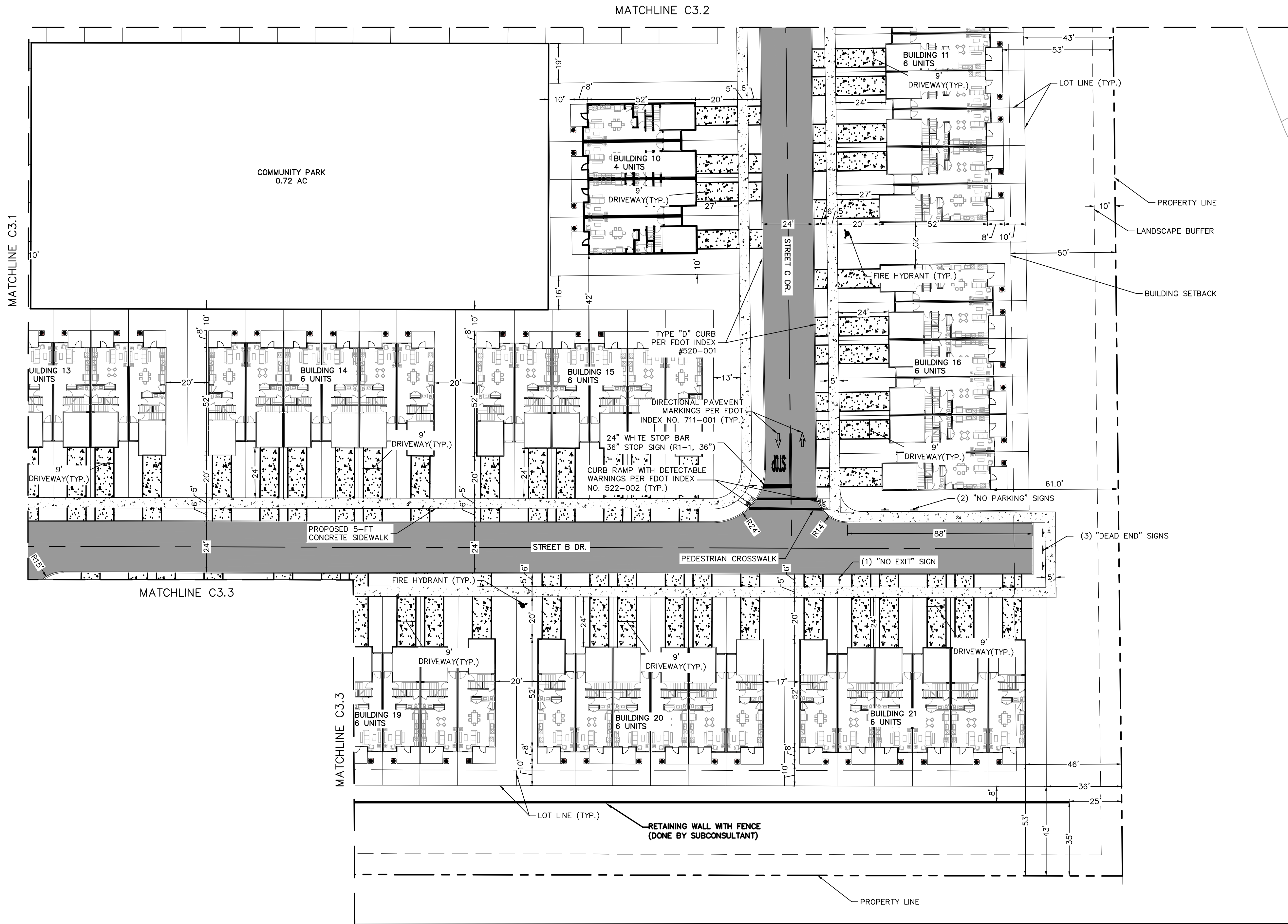
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| KHA PROJECT<br>149786017            |  | DATE<br>2/10/2023  |  | SCALE<br>AS SHOWN |  | DESIGNED BY<br>ST                              |  | DRAWN BY<br>ST |  | CHECKED BY<br>BAS |  |
| JUNIPER<br>MULTIFAMILY<br>TOWNHOMES |  | DETAILED SITE PLAN |  |                   |  |                                                |  | KIMLEY-HORN    |  |                   |  |
| SHEET NUMBER<br>C3.3                |  |                    |  |                   |  | PER CITY OF MOUNT DORA COMMENTS<br>1/10/23 CEF |  |                |  |                   |  |
| REVISIONS                           |  |                    |  |                   |  | DATE<br>BY                                     |  |                |  |                   |  |

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER  
BROOKS A. STICKLER  
STATE OF FLORIDA  
PROFESSIONAL LICENSE NUMBER 149786017



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- LEGEND
- (#) PARKING SPACE COUNT
  - PROPERTY BOUNDARY
  - BUILDING SETBACK
  - LANDSCAPE BUFFER
  - PROPOSED ASPHALT
  - ▨ PROPOSED CONCRETE SIDEWALK
  - ▤ EXISTING CONCRETE SIDEWALK
  - PROPOSED RETAINING WALL

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| JUNIPER<br>MULTIFAMILY<br>TOWNHOMES | KHA PROJECT<br>149786017 |  | DATE<br>2/10/2023 |  | SCALE<br>AS SHOWN |  | DESIGNED BY<br>ST |  | DRAWN BY<br>ST |  | CHECKED BY<br>BAS |  | KIMLEY-HORN & ASSOCIATES, INC.<br>189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801<br>PHONE: 407-898-1511<br>WWW.KIMLEY-HORN.COM |  | PER CITY OF MOUNT DORA COMMENTS<br>1/10/23 |  | CEP |  |
|                                     | REVISIONS                |  |                   |  |                   |  |                   |  |                |  |                   |  | No.                                                                                                                                 |  | DATE                                       |  | BY  |  |
|                                     | REVISIONS                |  |                   |  |                   |  |                   |  |                |  |                   |  | No.                                                                                                                                 |  | DATE                                       |  | BY  |  |

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REGISTERED PROFESSIONAL ENGINEER  
BROOKS A. STICKLER  
FLORIDA LICENSE NUMBER 14980  
DATE: 1/10/2023

## DETAILED SITE PLAN

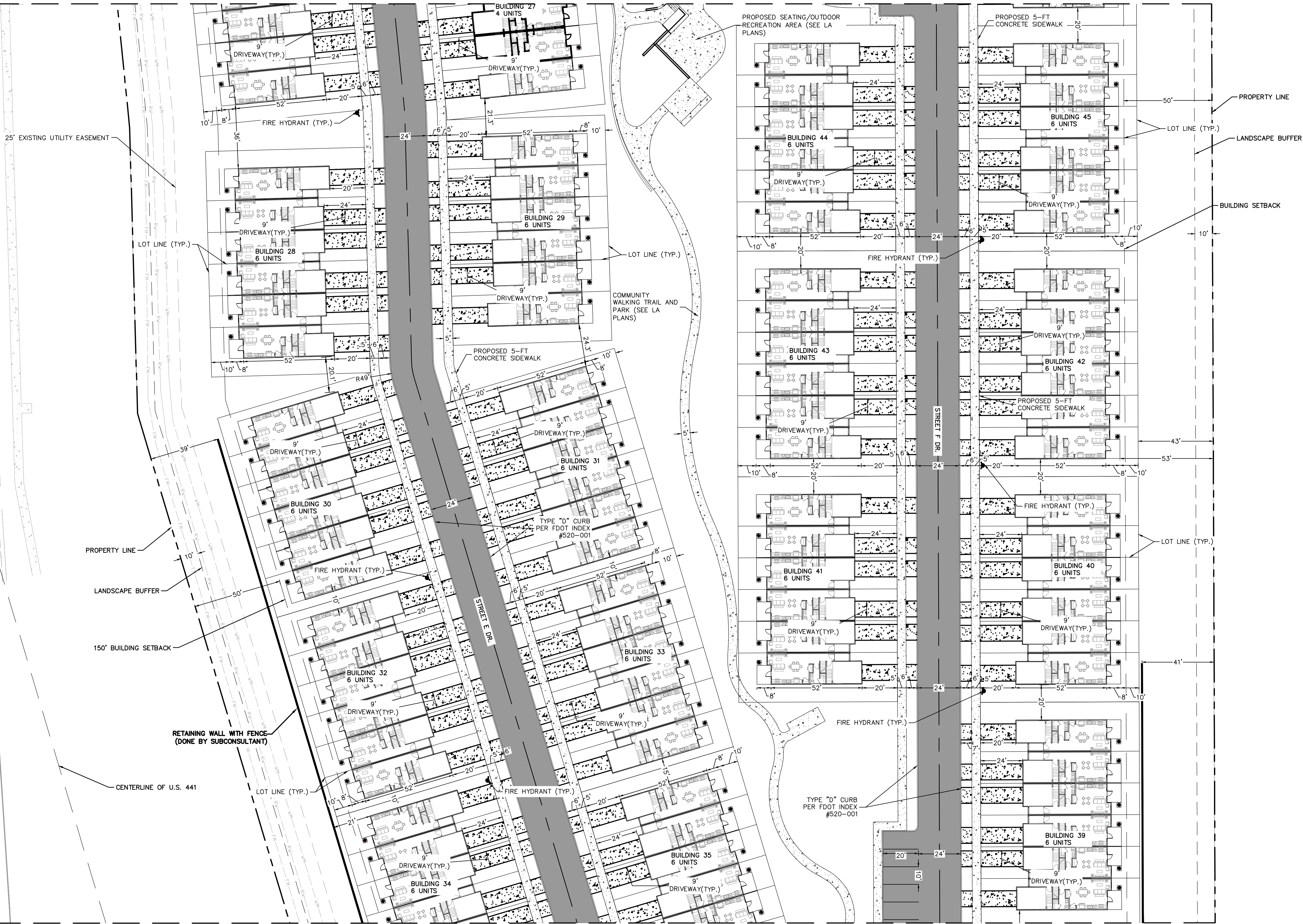
SHEET NUMBER  
**C3.4**



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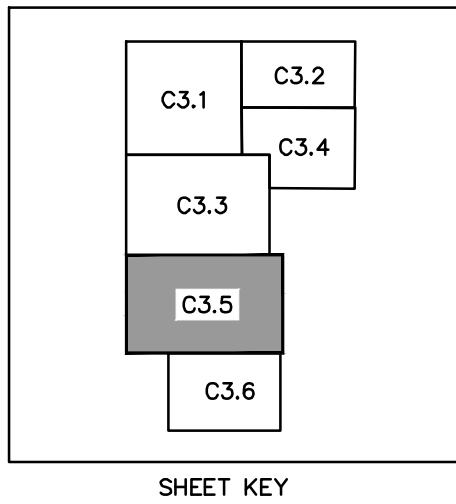
US 441 S

U.S.441

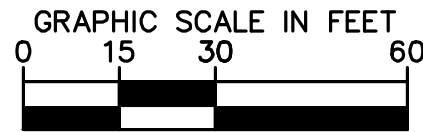
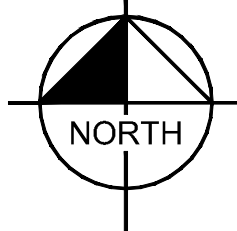


MATCHLINE C3.3

MATCHLINE C3.6



SHEET KEY



LEGEND

- (#) PARKING SPACE COUNT
- - - PROPERTY BOUNDARY
- - - BUILDING SETBACK
- - - LANDSCAPE BUFFER
- PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE SIDEWALK
- ▤ EXISTING CONCRETE SIDEWALK
- PROPOSED RETAINING WALL

**Kimley»Horn**

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106



|             |           |
|-------------|-----------|
| KHA PROJECT | 149786017 |
| DATE        | 2/10/2023 |
| SCALE       | AS SHOWN  |
| DESIGNED BY | ST        |
| DRAWN BY    | ST        |
| CHECKED BY  | BAS       |

DETAILED SITE PLAN

JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C3.5**

PER CITY OF MOUNT DORA COMMENTS 1/10/23 CEF

REVISIONS

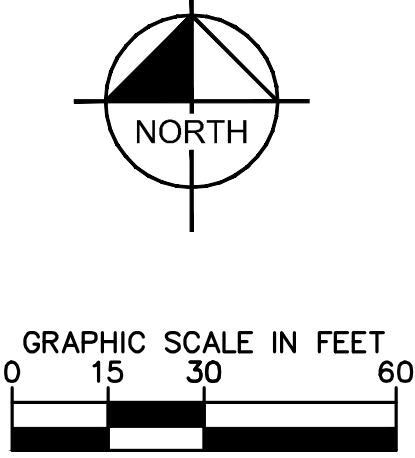
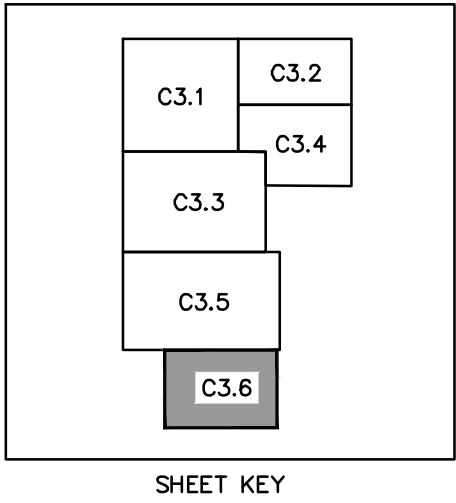
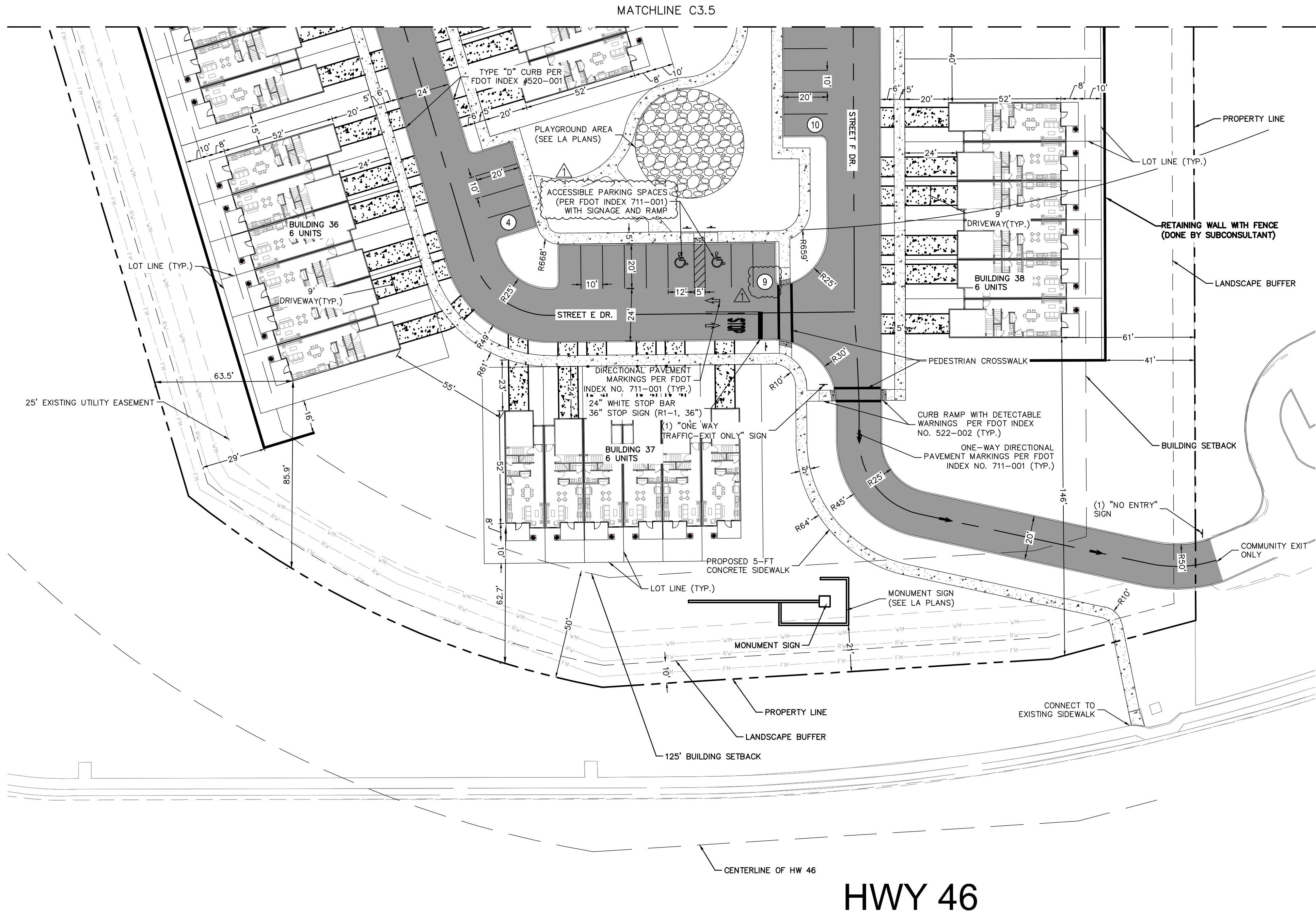
No.

DATE

BY



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- LEGEND
- (#) PARKING SPACE COUNT
  - PROPERTY BOUNDARY
  - - - BUILDING SETBACK
  - - - LANDSCAPE BUFFER
  - PROPOSED ASPHALT
  - ▨ PROPOSED CONCRETE SIDEWALK
  - ▤ EXISTING CONCRETE SIDEWALK
  - PROPOSED RETAINING WALL

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| JUNIPER<br>MULTIFAMILY<br>TOWNHOMES | KHA PROJECT<br>149786017 |  | DATE<br>2/10/2023 |  | SCALE - AS SHOWN |  | DESIGNED BY<br>ST |  | DRAWN BY<br>ST |  | CHECKED BY<br>BAS |  | KIMLEY-HORN & ASSOCIATES, INC.<br>189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801<br>PHONE: 407-898-1511<br>WWW.KIMLEY-HORN.COM |  | REVISIONS |  | 1/10/23 CEF |  | DATE |  | BY |  |  |  |
|                                     | DETAILED SITE PLAN       |  |                   |  |                  |  |                   |  |                |  |                   |  |                                                                                                                                     |  |           |  |             |  |      |  |    |  |  |  |
|                                     | SHEET NUMBER<br>C3.6     |  |                   |  |                  |  |                   |  |                |  |                   |  |                                                                                                                                     |  |           |  |             |  |      |  |    |  |  |  |

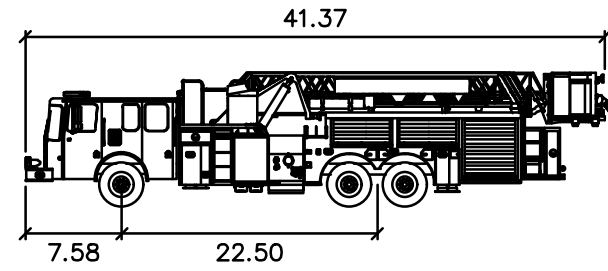
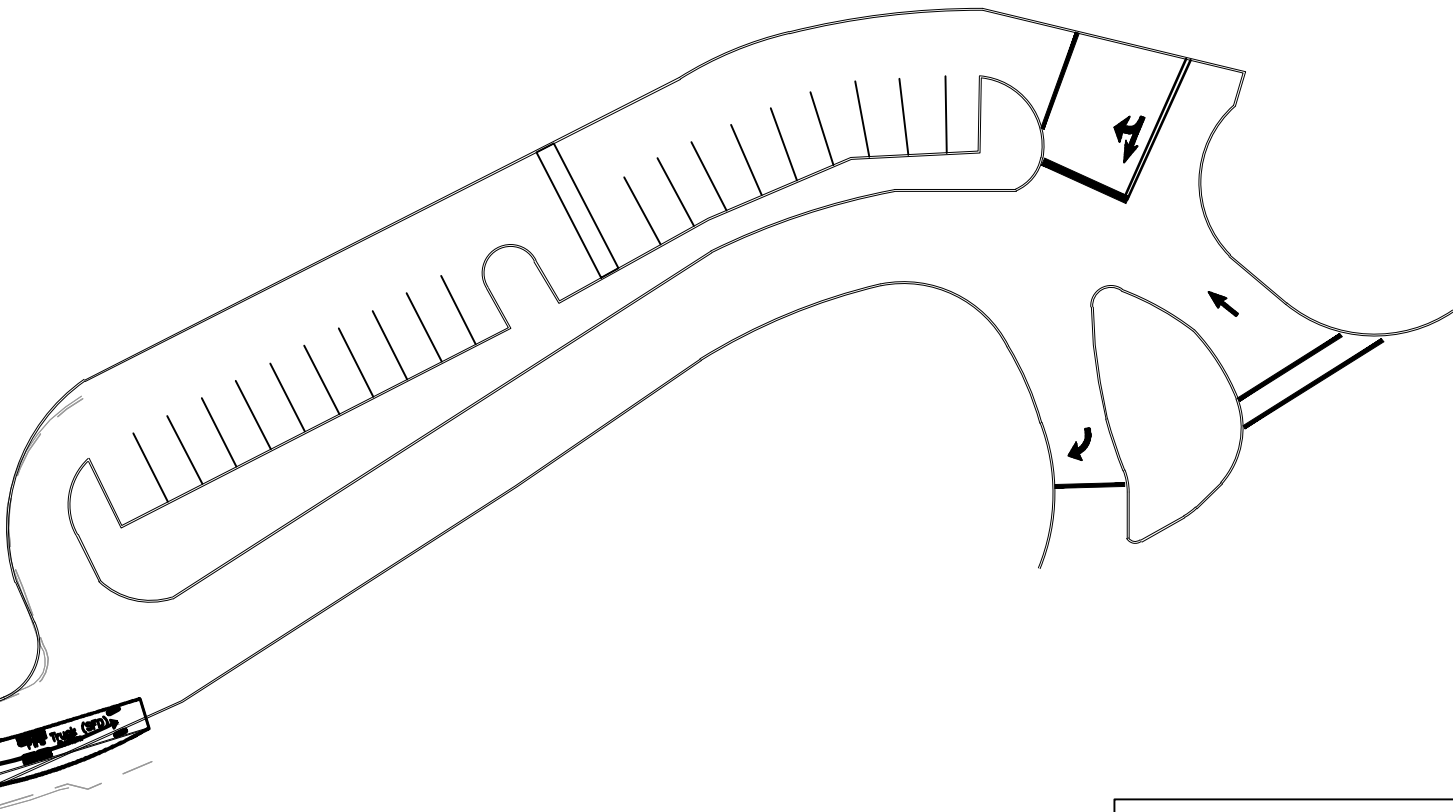
**Kimley-Horn**

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PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER  
BROOKS A. STICKLER  
LICENSE NO. 12403  
STATE OF FLORIDA



This site plan illustrates the layout of a residential development. At the top center is the 'CLUB HOUSE (SEE ARCHITECTURE PLANS)'. To its left are buildings 24 (6 units), 25 (4 units), 26 (6 units), 27 (4 units), 28 (6 units), 29 (6 units), 30 (6 units), 31 (6 units), 32 (6 units), 33 (6 units), 34 (6 units), 35 (6 units), 36 (6 units), and 37 (6 units). To the right of the Club House are buildings 42 (6 units), 43 (6 units), 44 (6 units), 45 (6 units), 46 (6 units), 47 (6 units), 48 (6 units), 49 (6 units), 50 (6 units), 51 (6 units), 52 (6 units), 53 (6 units), 54 (6 units), 55 (6 units), 56 (6 units), 57 (6 units), 58 (6 units), 59 (6 units), 60 (6 units), 61 (6 units), 62 (6 units), 63 (6 units), 64 (6 units), 65 (6 units), 66 (6 units), 67 (6 units), 68 (6 units), 69 (6 units), 70 (6 units), 71 (6 units), 72 (6 units), 73 (6 units), 74 (6 units), 75 (6 units), 76 (6 units), 77 (6 units), 78 (6 units), 79 (6 units), 80 (6 units), 81 (6 units), 82 (6 units), 83 (6 units), 84 (6 units), 85 (6 units), 86 (6 units), 87 (6 units), 88 (6 units), 89 (6 units), 90 (6 units), 91 (6 units), 92 (6 units), 93 (6 units), 94 (6 units), 95 (6 units), 96 (6 units), 97 (6 units), 98 (6 units), 99 (6 units), and 100 (6 units). The plan also shows a central road, parking areas, and landscaping features like trees and a circular garden.



VEHICLE PROFILE  
N.T.S.

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|  |                              |                                     |                                        |                                                                                                                                               |                                                                                                         |                                                                                                                                                                  |              |                                                                                                              |
|--|------------------------------|-------------------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------|
|  | SHEET NUMBER<br><b>C3.10</b> | JUNIPER<br>MULTIFAMILY<br>TOWNHOMES | DETAILED FIRE<br>TRUCK ROUTING<br>PLAN | <div>RHA PROJECT<br/>149786017</div> <div>DATE<br/>2/10/2023</div> <div>SCALE AS SHOWN</div> <div>DRAWN BY ST</div> <div>CHECKED BY BMS</div> | LICENSED PROFESSIONAL<br>BROOKS A. STICKLER, P.E.<br>FLORIDA LICENSE NUMBER<br>74031<br>DATE: 2/10/2023 | © 2023 KIMLEY-HORN AND ASSOCIATES, INC.,<br>189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801<br>PHONE: 407-898-1511<br>WWW.KIMLEY-HORN.COM REGISTRY No. 35106 | Kimley»»Horn | <div>PER CITY OF MOORE DORA COMMENTS</div> <div>REVISIONS</div> <div>No.</div> <div>DATE</div> <div>BY</div> |
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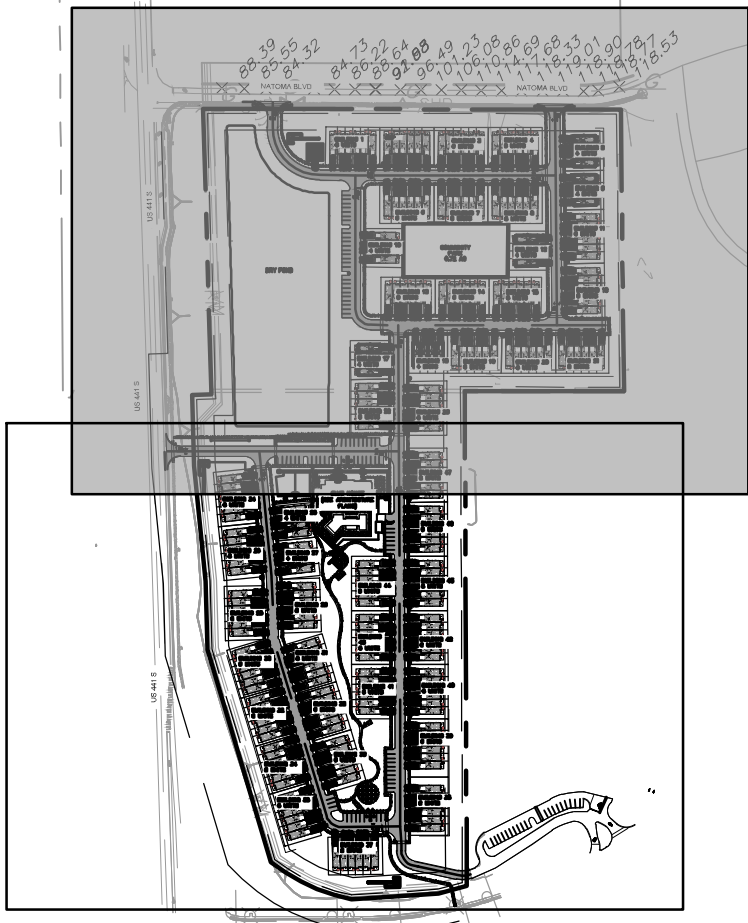
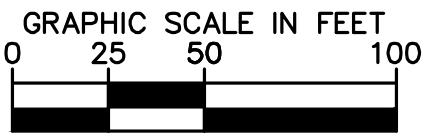
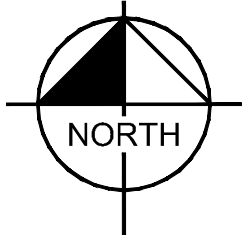
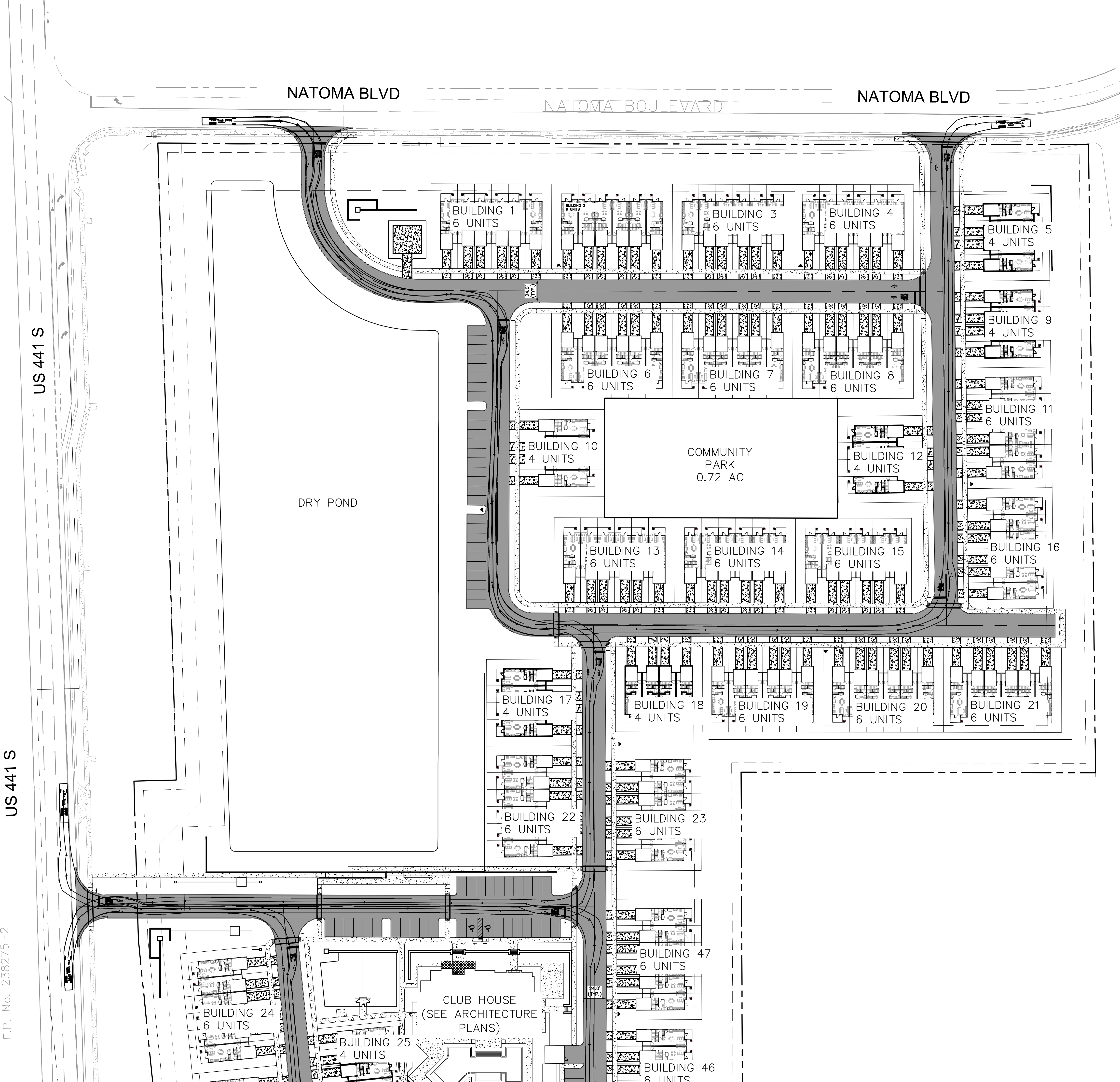


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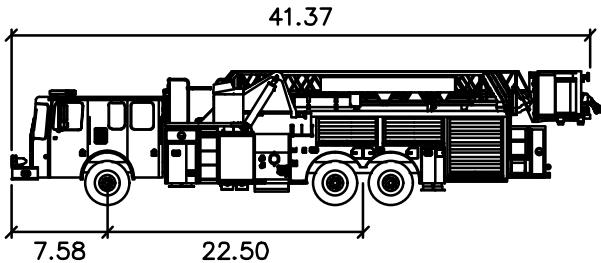
HIGHWAY NO. 441  
(STATE ROAD NO. 500)  
(RIGHT-OF-WAY WIDTH VARIES)  
STATE OF FLORIDA  
STATE ROAD DEPARTMENT  
GHT-OF-WAY MAP SECTION #11130  
F.P. No. 238275-2

US 441 S

US 441 S



KEY MAP  
N.T.S.



Fire Truck (SFD)

|                   |        |
|-------------------|--------|
| Width             | : 8.00 |
| Track             | : 6.91 |
| Lock to Lock Time | : 6.0  |
| Steering Angle    | : 40.0 |

VEHICLE PROFILE  
N.T.S.

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



JUNIPER  
MULTIFAMILY  
TOWNHOMES

DETAILED FIRE  
TRUCK ROUTING  
PLAN

|             |           |
|-------------|-----------|
| KHA PROJECT | 149786017 |
| DATE        | 2/10/2023 |
| SCALE       | AS SHOWN  |
| DESIGNED BY | ST        |
| DRAWN BY    | ST        |
| CHECKED BY  | BAS       |

LICENSED PROFESSIONAL  
BROOKS A. STICKLER, P.E.  
FLORIDA LICENSE NUMBER  
74031  
DATE: 2/10/2023

Kimley»Horn

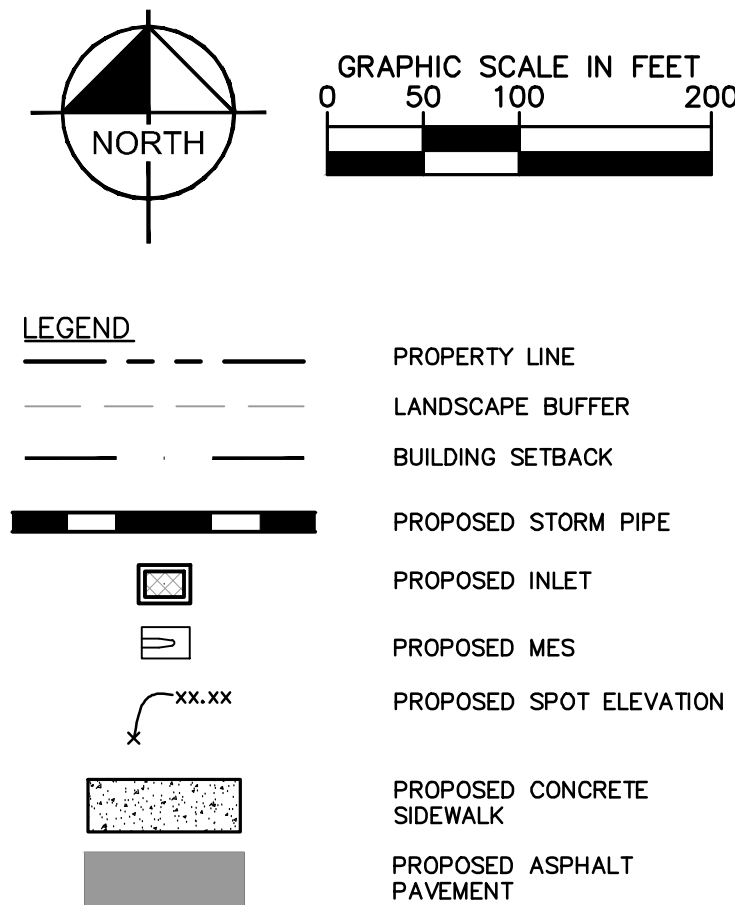
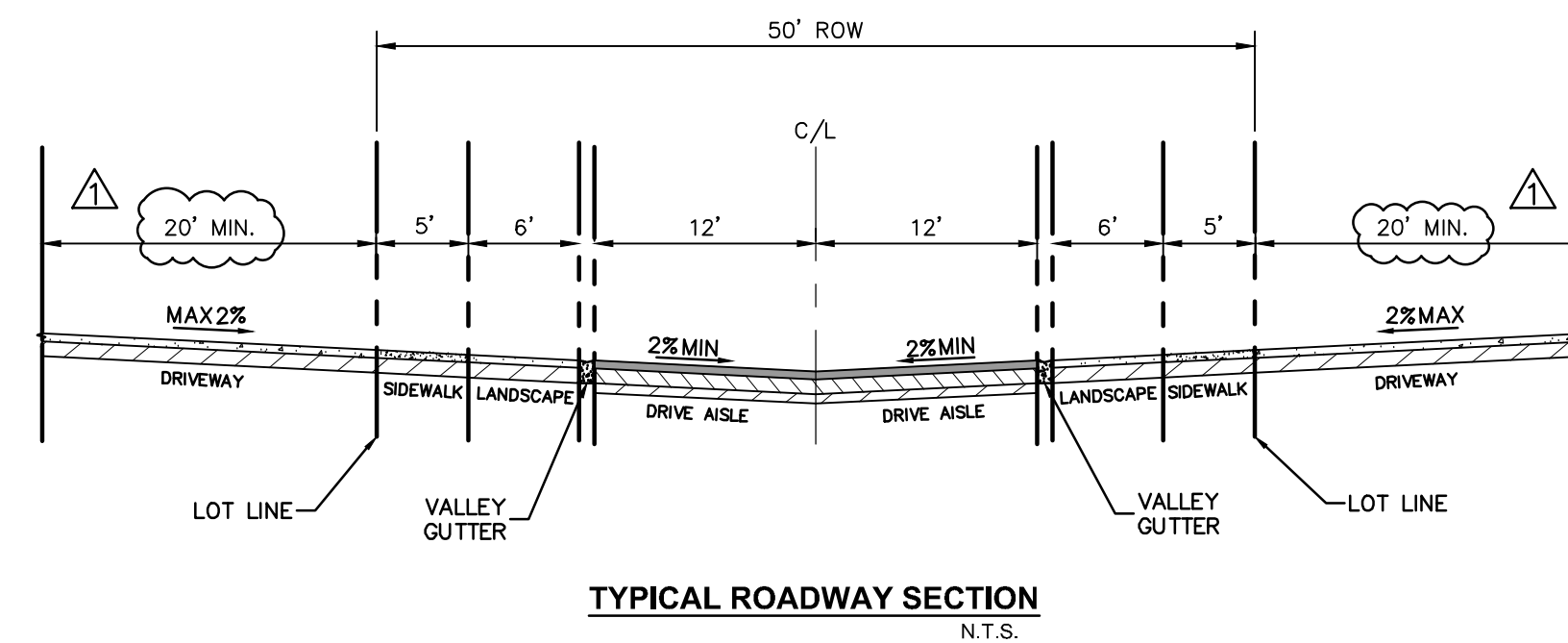
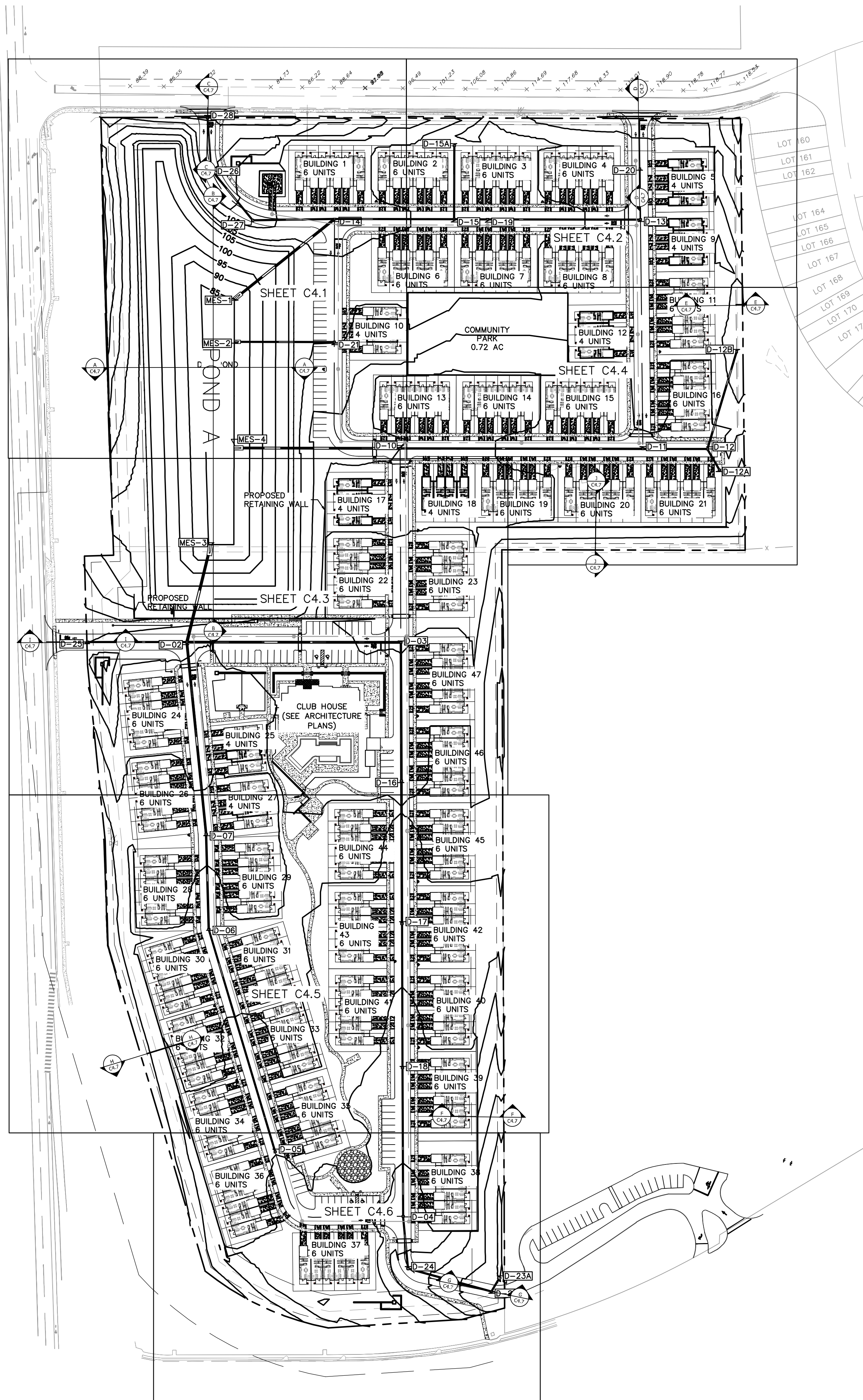
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PHONE: 407-898-1511  
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| REVISIONS | DATE    | BY  |
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SHEET NUMBER  
C3.11



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NOTES:

SEC. 30-242.2 - MAINTENANCE OF IMPROVEMENTS

ANY INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS ARTICLE SHALL BE PERPETUALLY MAINTAINED BY THE APPLICANT AND ALL SUCCESSORS IN INTEREST IN THE REAL PROPERTY DESCRIBED IN THE PERMIT ISSUED UNLESS DEDICATED TO THE CITY OF MOUNT DORA. PRIOR TO APPROVAL FOR ANY SUCH IMPROVEMENTS, THE APPLICANT SHALL SUPPLY TO THE CITY OF MOUNT DORA A WRITTEN AGREEMENT TO PERPETUALLY MAINTAIN THE IMPROVEMENTS IN FORM OF SECURITY, SATISFACTORY TO THE CITY OF MOUNT DORA THAT ASSURES CONTINUOUS, PERPETUAL MAINTENANCE OF THE IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF MOUNT DORA'S ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND CORRESPONDING

STANDARDS. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE INSURANCE HAS BEEN RECEIVED AND ACCEPTED BY THE CITY OF MOUNT DORA.

**SEC. 30-280 - DESIGN CRITERIA**  
OPERATION AND MAINTENANCE OF STORMWATER FACILITIES:  
OPERATION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT  
FACILITIES CONSTRUCTED UNDER THIS ARTICLE SHALL BE THE  
OWNER'S RESPONSIBILITY. ALL FACILITIES SHALL BE CONVEYED  
TO AND ACCEPTED BY THE CITY OF MOUNT DORA. AREAS  
ADJACENT TO OPEN DRAINAGE WAYS AND PONDS SHALL BE  
GRADED TO PRECLUDE THE ENTRANCE OF STORMWATER EXCEPT  
AT PLACED LOCATIONS. WHERE RETENTION/DETENTION ARE  
LOCATED ON THE LOCATION, THE DEVELOPER MAY  
BE REQUIRED TO PROVIDE ADDITIONAL LANDSCAPING OR  
SCREENING TO ADEQUATELY PROTECT ABUTTING PROPERTIES.  
THE SUBMITTAL OF A PROPOSED OPERATION AND MAINTENANCE  
SCHEDULE SHALL BE REQUIRED PRIOR TO FINAL APPROVAL OF  
THE PROJECT.

MINIMUM MAINTENANCE STANDARDS  
THE FOLLOWING ITEMS SHOULD BE COMPLETED ON A MONTHLY BASIS:

1. MOWING ALL OF RETENTION POND TRACT AREAS INCLUDING SLOPES EACH MONTH
2. EDGING OF SIDEWALKS EACH MONTH (IF APPLICABLE)
3. AQUATIC WATER TREATMENT OF RETENTION PONDS EACH MONTH
4. INLET AND OUTLET PIPE INSPECTIONS EACH MONTH AND REPAIRS AS NEEDED
5. UNDERDRAIN INSPECTIONS EACH MONTH AND REPAIRS AS NEEDED
6. CONTROL STRUCTURE INSPECTIONS EACH MONTH AND REPAIRS AS NEEDED
7. SIDE SLOPE INSPECTIONS FOR EROSION EACH MONTH AND REPAIRS AS NEEDED

THE FOLLOWING ITEMS SHOULD BE COMPLETED ON AN AS NEEDED BASIS:

1. MECHANICAL POND CLEANING TO REMOVE SEDIMENT OR EXCESS VEGETATION
2. INLET AND OUTLET PIPE CLEANING WITH VAC TRUCK
3. FENCE REPAIRS (IF APPLICABLE)
4. TREE TRIMMING (IF APPLICABLE)
5. SKIMMER REPAIRS AS NEEDED
6. SOD REPAIR AS NEEDED SO EROSION IS MINIMIZED

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

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|                                     |                                               |
|-------------------------------------|-----------------------------------------------|
| JUNIPER<br>MULTIFAMILY<br>TOWNHOMES | OVERALL PAVING,<br>GRADING &<br>DRAINAGE PLAN |
|-------------------------------------|-----------------------------------------------|

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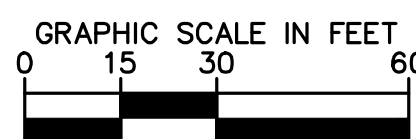
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PHONE: 407-898-1511  
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|             |           |       |          |
|-------------|-----------|-------|----------|
| DATE        | 2/10/2023 | SCALE | AS SHOWN |
| DESIGNED BY | ST        |       |          |
| DRAWN BY    | ST        |       |          |
| CHECKED BY  |           |       |          |
| DATE        |           |       |          |

[illegible]



US 441 S



| <b>LEGEND</b> |                            |
|---------------|----------------------------|
|               | PROPERTY LINE              |
|               | LANDSCAPE BUFFER           |
|               | BUILDING SETBACK           |
|               | PROPOSED STORM PIPE        |
|               | PROPOSED INLET             |
|               | PROPOSED MES               |
|               | PROPOSED SPOT ELEVATION    |
|               | PROPOSED CONCRETE SIDEWALK |
|               | PROPOSED ASPHALT PAVEMENT  |

| STORM STRUCTURE TABLE |                                                                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:       | DETAILS:                                                                                                                                         |
| D-10                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 120.01<br>E. INV IN: 109.38 (30" RCP)<br>W. INV OUT: 108.38 (36" RCP)                              |
| D-14                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 103.11<br>E. INV IN: 95.14 (24" RCP)<br>W. INV IN: 84.54 (24" RCP)<br>SW. INV OUT: 95.14 (36" RCP) |
| D-21                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 109.97<br>W. INV OUT: 98.94 (24" RCP)                                                              |
| D-26                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 90.00<br>N. INV IN: 81.35 (18" RCP)<br>SE. INV OUT: 85.75 (24" RCP)                                |
| D-27                  | MANHOLE<br>TOP: 97.58<br>NW. INV IN: 85.35 (24" RCP)<br>E. INV OUT: 85.25 (24" RCP)                                                              |
| D-28                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 84.95<br>S. INV OUT: 81.75 (18" RCP)                                                               |

| STORM STRUCTURE TABLE |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| STRUCTURE NAME:       | DETAILS:                                                                  |
| MES-1                 | MITERED END SECTION<br>PER FDOT INDEX #232<br>NE. INV IN: 88.00 (36" RCP) |
| MES-2                 | MITERED END SECTION<br>PER FDOT INDEX #232<br>E. INV IN: 85.86 (24" RCP)  |
| MES-4                 | MITERED END SECTION<br>PER FDOT INDEX #232<br>E. INV IN: 87.00 (36" RCP)  |

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JUNIPER  
MULTIFAMILY  
TOWNHOMES

DETAILED PAVING,  
GRADING &  
DRAINAGE PLAN

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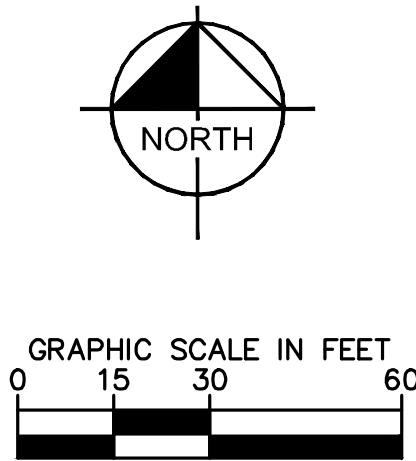
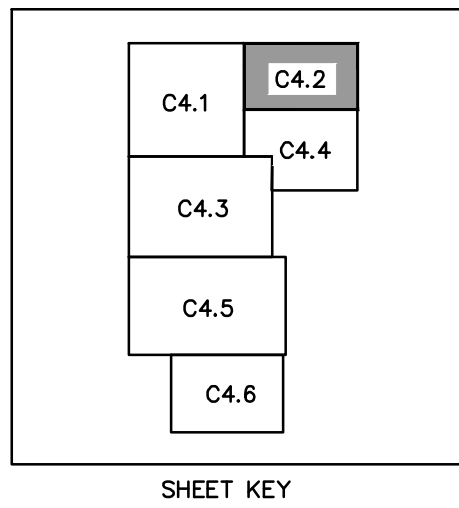
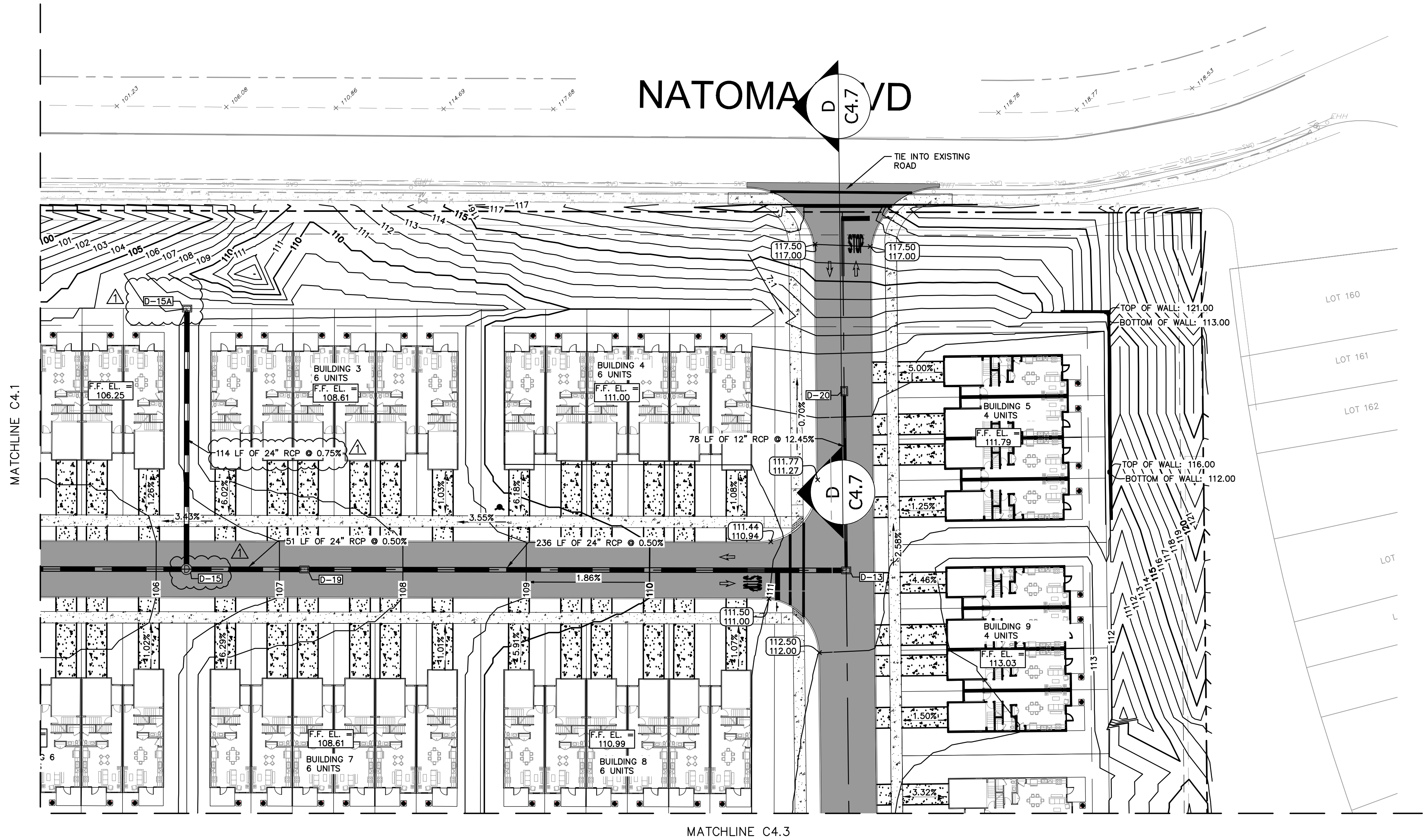
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 License No. 34033  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
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|                |             |
|----------------|-------------|
| KHA PROJECT    | DATE        |
| 149786017      | 2/10/2023   |
| SCALE AS SHOWN | DESIGNED BY |
| DRAWN BY       | CHECKED BY  |
|                | BASED ON    |

| NO | PER CITY OF MOUNT DORA COMMENTS | DATE    | BY  |
|----|---------------------------------|---------|-----|
| 1  |                                 | 1/10/23 | CEF |
| 2  |                                 |         |     |
| 3  |                                 |         |     |
| 4  |                                 |         |     |
| 5  |                                 |         |     |



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- LEGEND**
- PROPERTY LINE
  - LANDSCAPE BUFFER
  - BUILDING SETBACK
  - PROPOSED STORM PIPE
  - PROPOSED INLET
  - PROPOSED MES
  - PROPOSED SPOT ELEVATION
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT PAVEMENT

| STORM STRUCTURE TABLE |                                                                                                                                                          |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:       | DETAILS:                                                                                                                                                 |
| D-13                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 111.51<br>N. INV IN: 98.00 (12" RCP)<br>W. INV OUT: 97.50 (24" RCP)                                        |
| D-15                  | TYPE "P7" MANHOLE<br>PER FDOT INDEX #200, 201<br>TOP: 106.25<br>N. INV IN: 96.06 (24" RCP)<br>E. INV IN: 101.90 (24" RCP)<br>W. INV OUT: 96.06 (24" RCP) |
| D-15A                 | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 107.00<br>S. INV OUT: 102.75 (24" RCP)                                                                     |
| D-19                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 107.20<br>E. INV IN: 96.32 (24" RCP)<br>W. INV OUT: 96.32 (24" RCP)                                        |
| D-20                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 110.89<br>S. INV OUT: 107.72 (12" RCP)                                                                     |

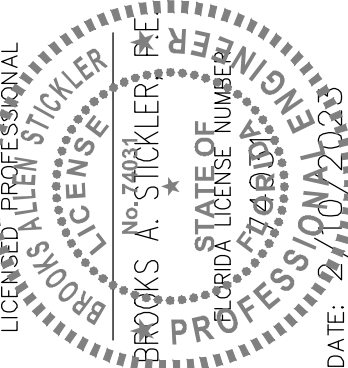
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JUNIPER  
MULTIFAMILY  
TOWNHOMES

DETAILED PAVING,  
GRADING &  
DRAINAGE PLAN

KHA PROJECT  
149786017  
DATE  
2/10/2023  
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CHECKED BY BAS



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C4.2

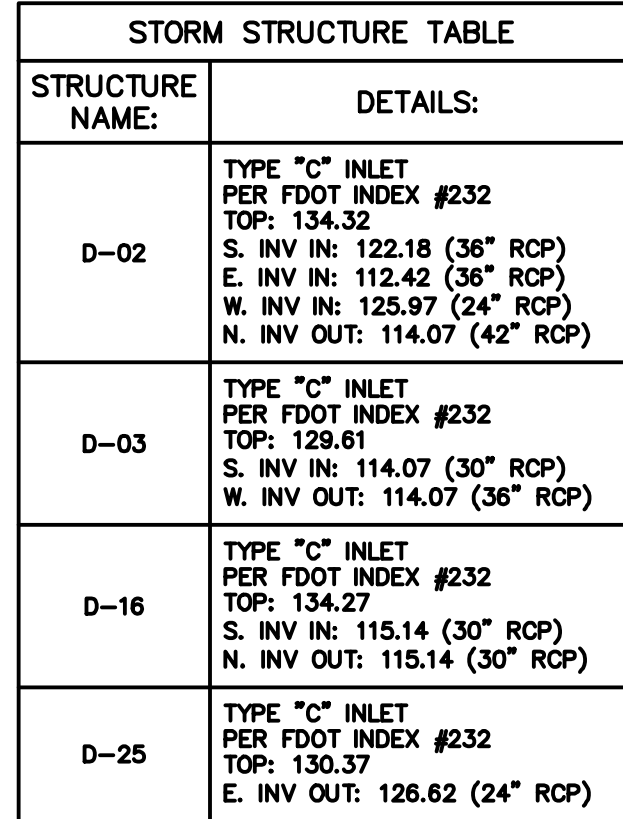
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|---------------------------------|------|----|
| 1/10/23                         | CEP  |    |
| PER CITY OF MOUNT DORA COMMENTS |      |    |



US 441 S



MATCHLINE C4.5



| STORM STRUCTURE TABLE |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| STRUCTURE NAME:       | DETAILS:                                                                 |
| MES-3                 | MITERED END SECTION<br>PER FDOT INDEX #232<br>S. INV IN: 87.75 (42" RCP) |

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# DETAILED PAVING, GRADING & DRAINAGE PLAN

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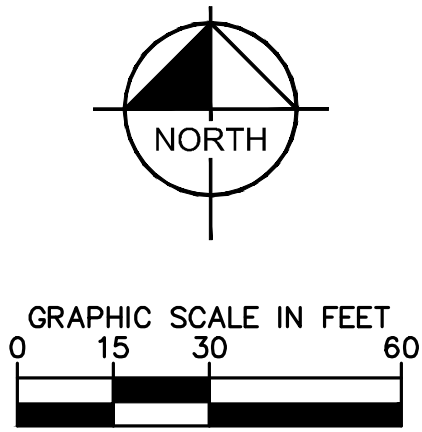
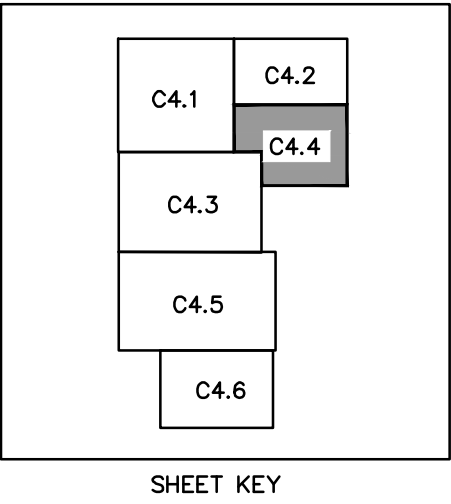
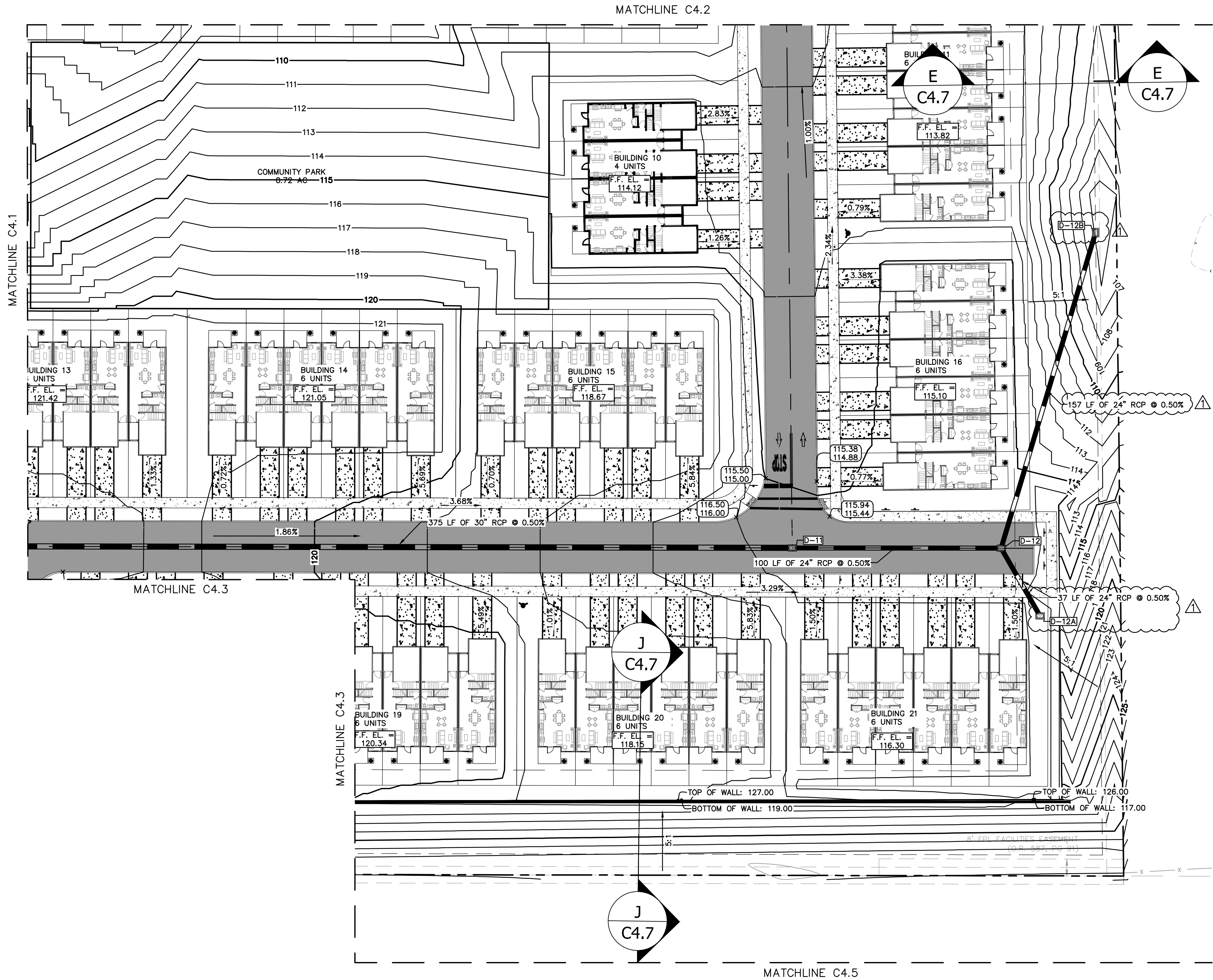
LICENSED PROFESSIONAL  
 BROOKS A. STICKLER  
 No. 44033  
 \*  
 PROFESSIONAL ENGINEER  
 149786017  
 2/10/2023  
 SCALE AS SHOWN  
 DESIGNED BY ST  
 DRAWN BY ST  
 CHECKED BY BAS  
 DATE: 2/10/2023

|                          |                   |                |                |             |                |
|--------------------------|-------------------|----------------|----------------|-------------|----------------|
| KHA PROJECT<br>149786017 | DATE<br>2/10/2023 | SCALE AS SHOWN | DESIGNED BY ST | DRAWN BY ST | CHECKED BY BAS |
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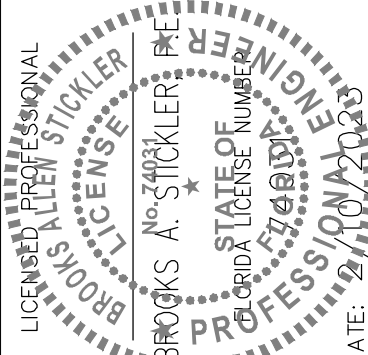


- LEGEND
- PROPERTY LINE
  - LANDSCAPE BUFFER
  - BUILDING SETBACK
  - PROPOSED STORM PIPE
  - PROPOSED INLET
  - PROPOSED MES
  - PROPOSED SPOT ELEVATION
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT PAVEMENT

| STORM STRUCTURE TABLE |                                                                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:       | DETAILS:                                                                                                                                            |
| D-11                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 115.63<br>E. INV IN: 111.25 (24" RCP)<br>W. INV OUT: 111.25 (30" RCP)                                 |
| D-12                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 115.79<br>SE. INV IN: 110.71 (24" RCP)<br>N. INV IN: 100.84 (24" RCP)<br>W. INV OUT: 111.75 (24" RCP) |
| D-12A                 | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 115.15<br>NW. INV OUT: 110.90 (24" RCP)                                                               |
| D-12B                 | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 105.88<br>S. INV OUT: 101.63 (24" RCP)                                                                |

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|             |           |          |             |          |            |
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| KHA PROJECT | DATE      | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
| 149786017   | 2/10/2023 | AS SHOWN | ST          | ST       | BAS        |

DETAILED PAVING,  
GRADING &  
DRAINAGE PLAN

JUNIPER  
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TOWNHOMES

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SHEET NUMBER  
C4.4

| REVISIONS | DATE | BY |
|-----------|------|----|
| 1/10/23   | CEP  |    |

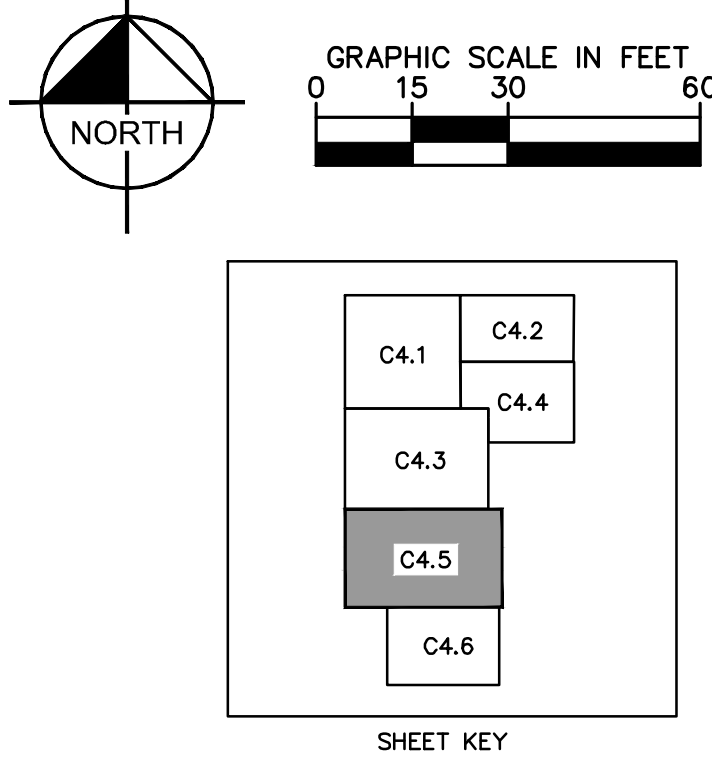


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US 441 S

Inv=128.02'  
CPP 18" INVA W. 1'  
Inv=128.17'  
CPP 18" INV S. 1'

Top Elev=133.61'



- LEGEND**
- PROPERTY LINE
  - LANDSCAPE BUFFER
  - BUILDING SETBACK
  - PROPOSED STORM PIPE
  - PROPOSED INLET
  - PROPOSED MES
  - PROPOSED SPOT ELEVATION
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT PAVEMENT

| STORM STRUCTURE TABLE |                                                                                                                     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:       | DETAILS:                                                                                                            |
| D-06                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 138.02<br>S. INV IN: 124.41 (24" RCP)<br>N. INV OUT: 124.41 (30" RCP) |
| D-07                  | MANHOLE<br>TOP: 141.15<br>S. INV IN: 123.67 (30" RCP)<br>N. INV OUT: 123.67 (36" RCP)                               |
| D-17                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 131.81<br>S. INV IN: 116.24 (24" RCP)<br>N. INV OUT: 116.24 (30" RCP) |
| D-18                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 127.68<br>S. INV IN: 117.35 (24" RCP)<br>N. INV OUT: 117.35 (24" RCP) |

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|             |           |          |             |          |            |
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| KHA PROJECT | DATE      | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
| 149786017   | 2/10/2023 | AS SHOWN | ST          | ST       | BAS        |

DETAILED PAVING,  
GRADING &  
DRAINAGE PLAN

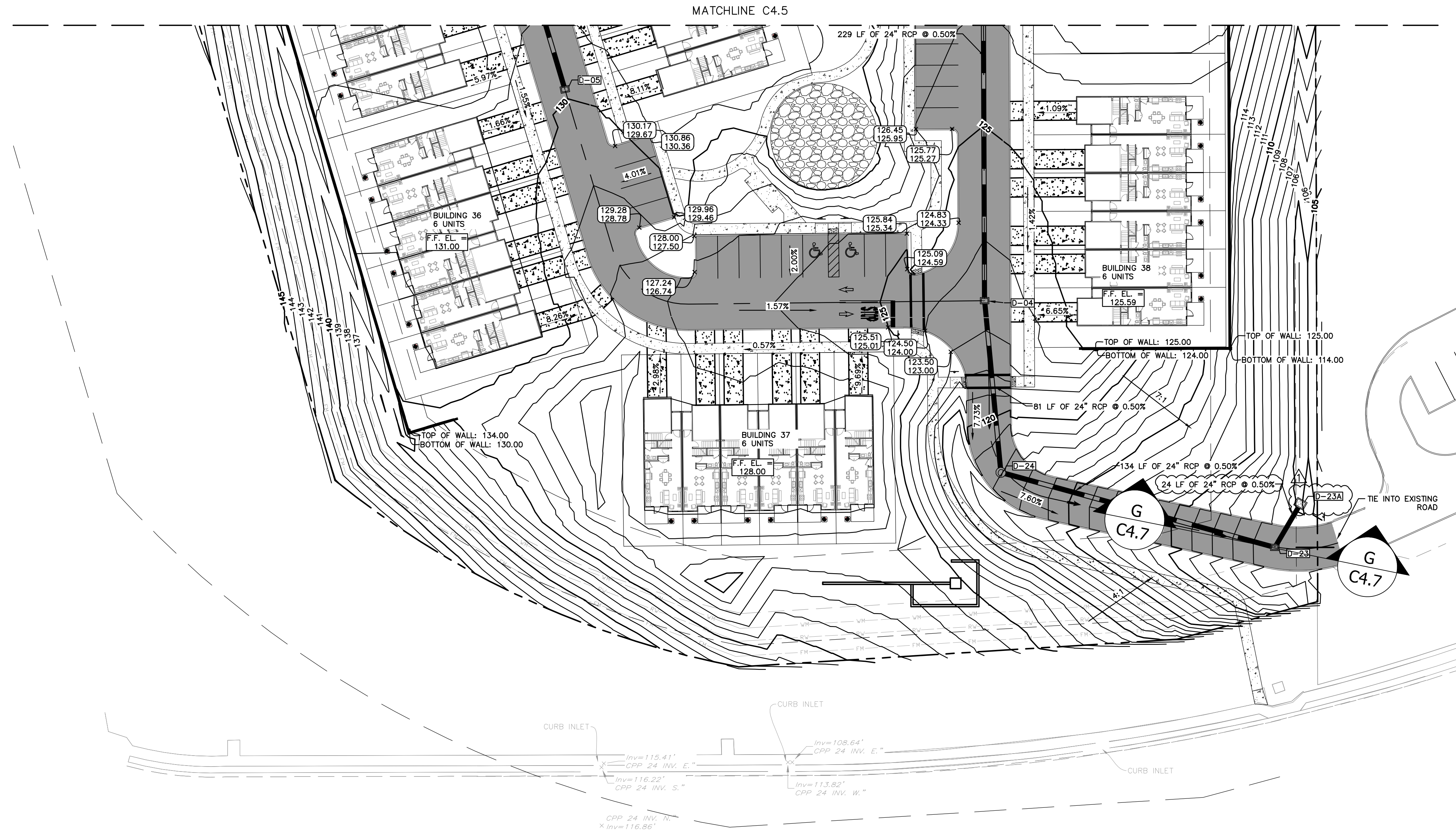
JUNIPER  
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SHEET NUMBER  
C4.5

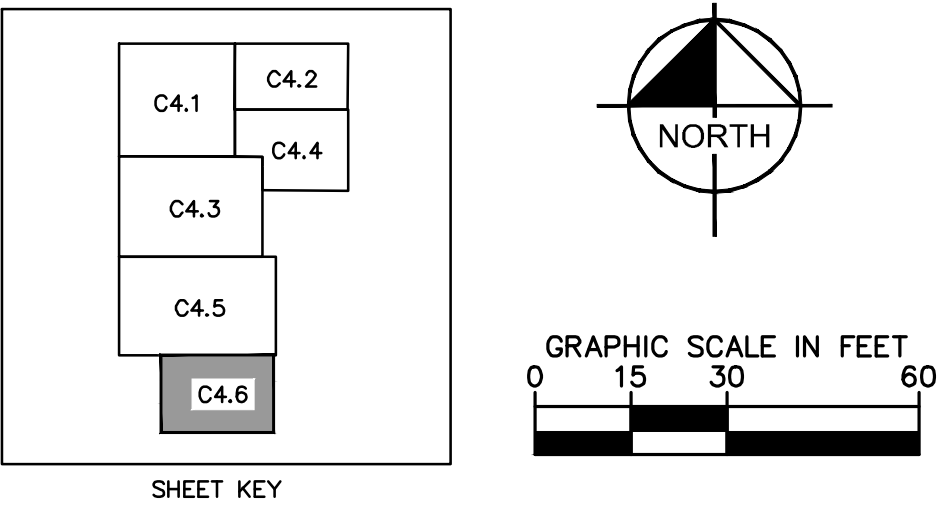
|                                 |         |     |
|---------------------------------|---------|-----|
| PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEP |
| REVISIONS                       | DATE    | BY  |



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# HWY 46



|               |                            |
|---------------|----------------------------|
| <b>LEGEND</b> |                            |
|               | PROPERTY LINE              |
|               | LANDSCAPE BUFFER           |
|               | BUILDING SETBACK           |
|               | PROPOSED STORM PIPE        |
|               | PROPOSED INLET             |
|               | PROPOSED MES               |
|               | PROPOSED SPOT ELEVATION    |
|               | PROPOSED CONCRETE SIDEWALK |
|               | PROPOSED ASPHALT PAVEMENT  |

| STORM STRUCTURE TABLE |                                                                                                                        |
|-----------------------|------------------------------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:       | DETAILS:                                                                                                               |
| D-04                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 123.47<br>S. INV. IN: 99.64 (24" RCP)<br>N. INV. OUT: 118.50 (24" RCP)   |
| D-05                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 130.11<br>N. INV. OUT: 126.20 (24" RCP)                                  |
| D-23                  | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 105.14<br>NE. INV. IN: 100.81 (24" RCP)<br>W. INV. OUT: 100.81 (24" RCP) |
| D-23A                 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 105.18<br>SW. INV. OUT: 100.93 (24" RCP)                                 |
| D-24                  | MANHOLE<br>TOP: 118.06<br>E. INV. IN: 100.15 (24" RCP)<br>N. INV. OUT: 100.05 (24" RCP)                                |

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TOWNHOMES

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|             |           |
|-------------|-----------|
| DATE        | 2/10/2023 |
| SCALE       | AS SHOWN  |
| DESIGNED BY | ST        |
| DRAWN BY    | ST        |
| CHECKED BY  | BAS       |

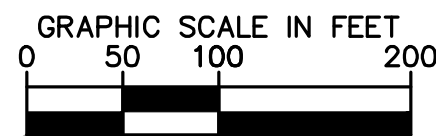
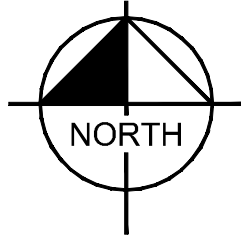
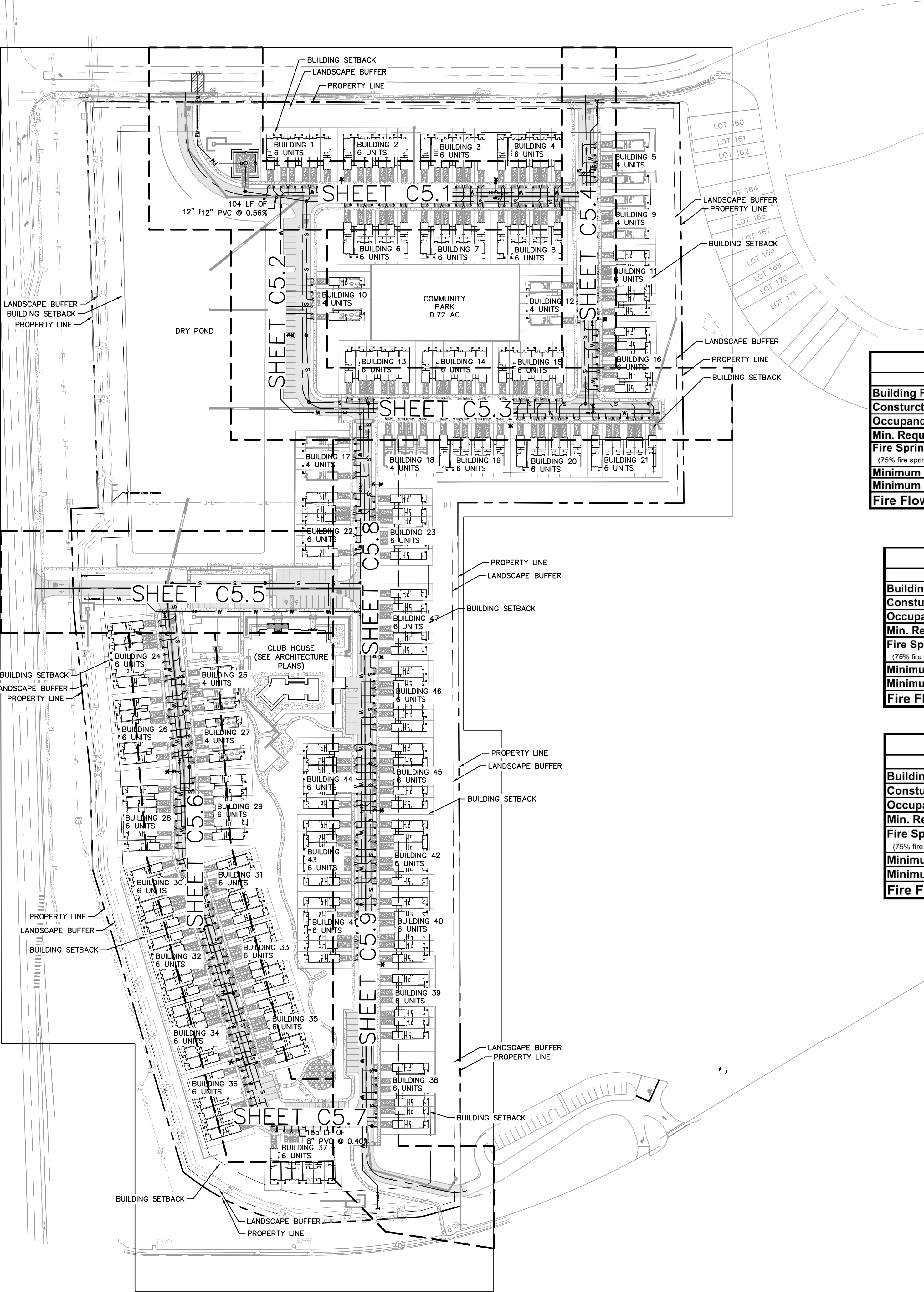
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LEGEND

- |                                                                                     |                                |
|-------------------------------------------------------------------------------------|--------------------------------|
|  | PROPOSED STORM PIPE            |
|  | PROPOSED WATER LINE            |
|  | PROPOSED FIRE LINE             |
|  | PROPOSED SANITARY SEWER        |
|  | PROPOSED FIRE HYDRANT ASSEMBLY |
|  | PROPOSED F.D.C.                |
|  | PROPOSED GATE VALVE            |
|  | PROPOSED SANITARY MANHOLE      |
|  | PROPOSED SANITARY CLEANOUT     |

### UTILITY NOTES

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION.
2. ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NEW YORK STATE EDITION, "STANDARD" FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES." [F.A.C. 69A-60.005(2)]
3. ALL FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH NFPA CODES AND STANDARDS AS LISTED IN THIS CODE. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT THE 4 1/2-INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANT(S) SHALL ALSO BE POSITIONED NOT MORE THAN FIVE (5) FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.
4. ALL MANHOLES WITH INTERNAL DROP PIPES SHALL BE MINIMUM 60" INTERIOR DIAMETER. (SEE COMD STANDARD DETAILS SS003-1)
5. ALL SEWER WORK SHALL BE IN COMPLIANCE WITH CHAPTER 7 OF THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE AND CODE OF ORDINANCES.
6. SEWER MATERIAL SHALL COMPLY WITH COMD LDC CHAPTER 7.
7. ON THE INSTALLATION OF LATERAL CONNECTIONS, THE PIPE SHALL COMPLY WITH COMD LDC CHAPTER 7 AND COMD STANDARD DETAILS.
8. SEWER PIPE GASKETS SHALL COMPLY WITH COMD LDC CHAPTER 7.
9. MAINTAIN AT A MINIMUM 3' OF COVER OVER THE TOP OF ALL PROPOSED SEWER PIPE. (SEE COMD LDC SECTION 7.8.5)
10. AS-BUILT DRAWINGS SHALL COMPLY WITH CITY OF MOUNT DORA LDC AND PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
11. LIGHT POLE FIXTURES TO OVERHANG FRONT OF CURB MIN. 3'.
12. THE CONTRACTOR SHALL PROVIDE A DIGITAL RECORDING OF A VIDEO INSPECTION OF THE GRAVITY SANITARY SEWER SYSTEM. SYSTEM WILL BE FLUSHED PRIOR TO INSPECTION AND VIDEO RECORDING.
13. FLORIDA LAW (F.5566) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FLA: 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 ADVISE ANY MAJOR UNDERGROUND UTILITIES AND LOCATIONS. APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
14. DIP USED IN SANITARY APPLICATION IS ONLY SPECIFICALLY APPROVED BY THE CITY ENGINEER.

## CONSTRUCTION FIELD NOTES

1. ALL WATER SERVICE LINES SHALL BE 1.5" PVC FOR EACH DWELLINGS.
2. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC FOR EACH DWELLINGS.
3. ALL DROP MANHOLES TO BE LINED.

| <b>6 UNIT BUILDING</b>                                                           |                  |
|----------------------------------------------------------------------------------|------------------|
| per ISO Fire Flow Worksheet                                                      |                  |
| <b>Building Fire Area (SF) =</b>                                                 | 11,540           |
| <b>Construction Type =</b>                                                       | VI               |
| <b>Occupancy Factor =</b>                                                        | C-2              |
| <b>Min. Required Fire Flow=</b>                                                  | 3,009            |
| <b>Fire Sprinkler - Yes or No=</b><br>(75% fire sprinkler credit, if applicable) | No               |
| <b>Minimum Calculated Fire Flow=</b>                                             | 3,009 GPM        |
| <b>Minimum Fire Flow per ISO=</b>                                                | 3,000 GPM        |
| <b>Fire Flow Provided=</b>                                                       | <b>3,000 GPM</b> |

| <b>4 UNIT BUILDING</b>                                                           |                  |
|----------------------------------------------------------------------------------|------------------|
| per ISO Fire Flow Worksheet                                                      |                  |
| <b>Building Fire Area (SF) =</b>                                                 | 7,960            |
| <b>Construction Type =</b>                                                       | VI               |
| <b>Occupancy Factor =</b>                                                        | C-2              |
| <b>Min. Required Fire Flow=</b>                                                  | 2,508            |
| <b>Fire Sprinkler - Yes or No=</b><br>(75% fire sprinkler credit, if applicable) | No               |
| <b>Minimum Calculated Fire Flow=</b>                                             | 2,508 GPM        |
| <b>Minimum Fire Flow per ISO=</b>                                                | 2,500 GPM        |
| <b>Fire Flow Provided=</b>                                                       | <b>2,500 GPM</b> |

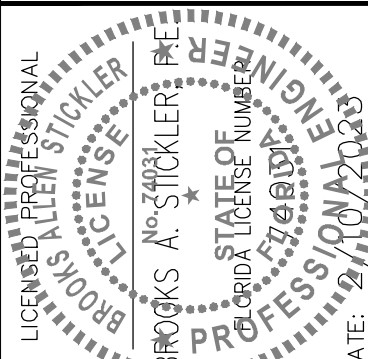
| <u>CLUB HOUSE</u>                                                                |                  |
|----------------------------------------------------------------------------------|------------------|
| per ISO Fire Flow Worksheet                                                      |                  |
| <b>Building Fire Area (SF) =</b>                                                 | 5,124            |
| <b>Consturction Type =</b>                                                       | VI               |
| <b>Occupancy Factor =</b>                                                        | C-2              |
| <b>Min. Required Fire Flow=</b>                                                  | 1,853            |
| <b>Fire Sprinkler - Yes or No=</b><br>(75% fire sprinkler credit, if applicable) | No               |
| <b>Minimum Calculated Fire Flow=</b>                                             | 1,853 GPM        |
| <b>Minimum Fire Flow per ISO=</b>                                                | 2,000 GPM        |
| <b>Fire Flow Provided=</b>                                                       | <b>2,000 GPM</b> |

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106



|                          |                   |                |
|--------------------------|-------------------|----------------|
| KHA PROJECT<br>149786017 | DATE<br>2/10/2023 | SCALE AS SHOWN |
| DESIGNED BY              | ST                |                |
| DRAWN BY                 | ST                |                |
| CHECKED BY               | BAS               |                |

# OVERALL UTILITY PLAN

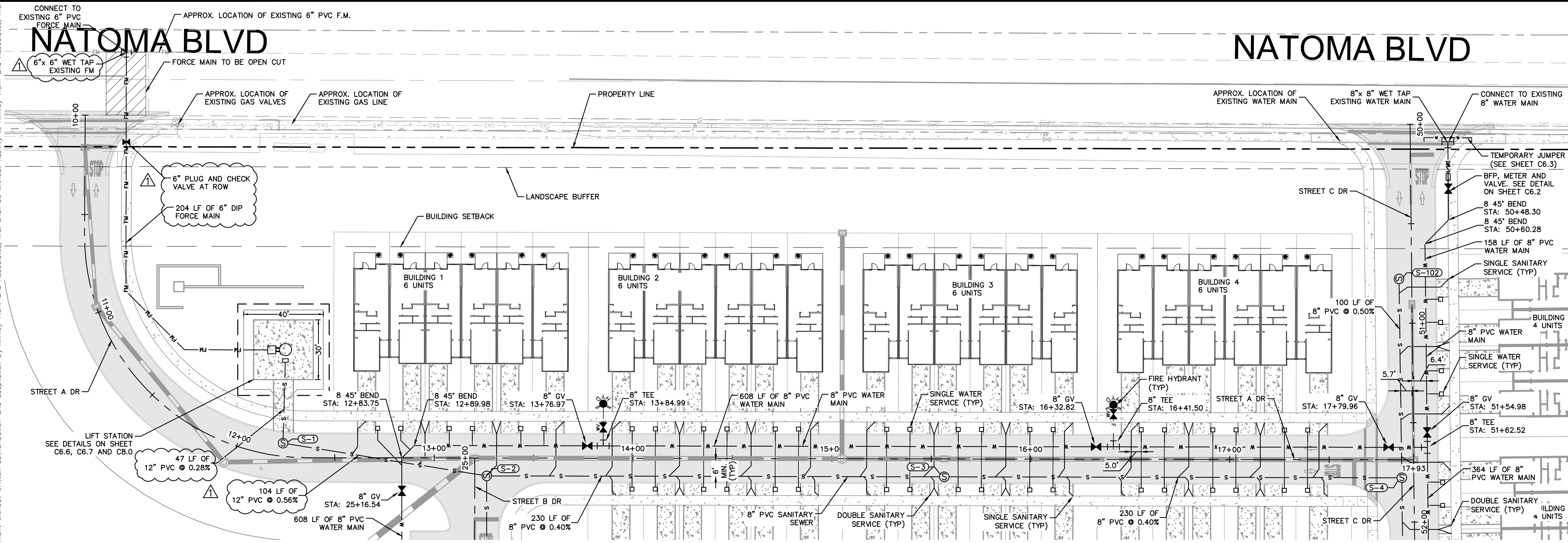
JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C5.0**

| 1   | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |
|-----|---------------------------------|---------|-----|
| No. | REVISIONS                       | DATE    | BY  |



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NORTH

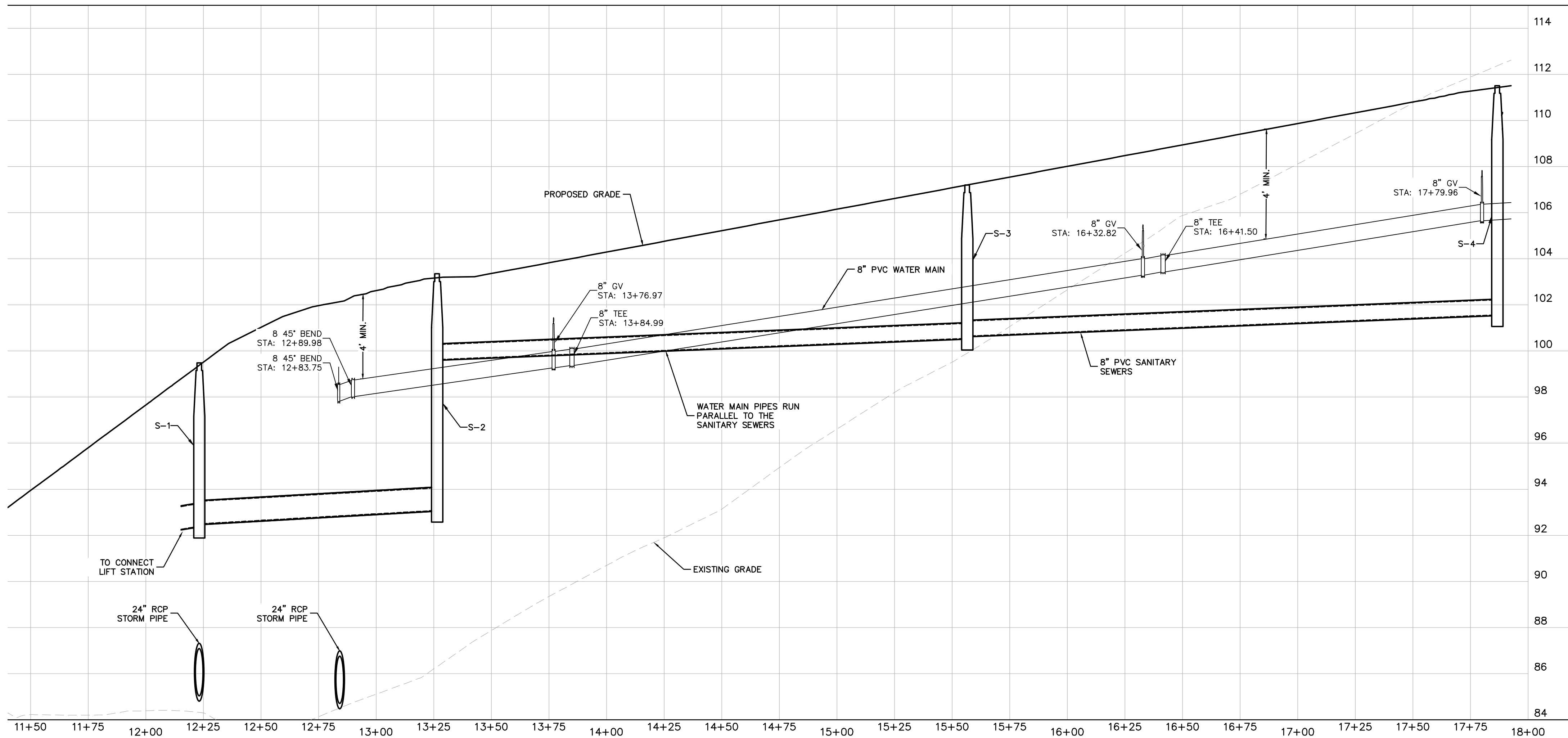
GRAPHIC SCALE IN FEET

**LEGEND**

- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT

SHEET KEY

| SANITARY SEWER STRUCTURE TABLE |                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:                | DETAILS:                                                                                        |
| L.S.                           | LIFT STATION<br>TOP: 100.00<br>S. INV IN: 92.26                                                 |
| S-1                            | SANITARY MANHOLE<br>TOP: 98.49<br>E. INV IN: 92.49<br>N. INV OUT: 92.39                         |
| S-2                            | SANITARY MANHOLE<br>TOP: 103.35<br>S. INV IN: 99.62<br>E. INV IN: 99.62<br>W. INV OUT: 93.07    |
| S-3                            | SANITARY MANHOLE<br>TOP: 107.20<br>E. INV IN: 100.64<br>W. INV OUT: 100.54                      |
| S-4                            | SANITARY MANHOLE<br>TOP: 111.51<br>S. INV IN: 108.99<br>N. INV IN: 106.56<br>W. INV OUT: 101.56 |
| S-102                          | SANITARY MANHOLE<br>TOP: 110.76<br>S. INV OUT: 107.06                                           |



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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PER CITY OF MOUNT DORA COMMENTS 1/10/23

REVISIONS

DATE

BY

KHA PROJECT 149786017

DATE 2/10/2023

SCALE AS SHOWN

DESIGNED BY ST

DRAWN BY ST

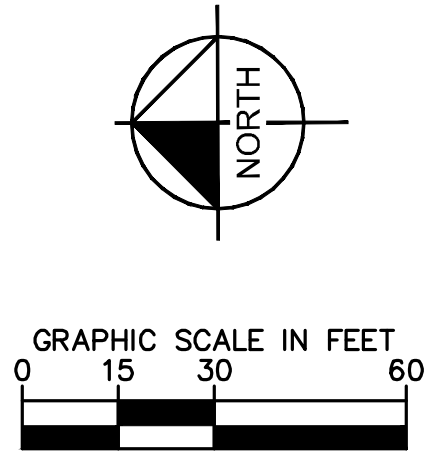
CHECKED BY BAS

DETAILED UTILITY PLAN

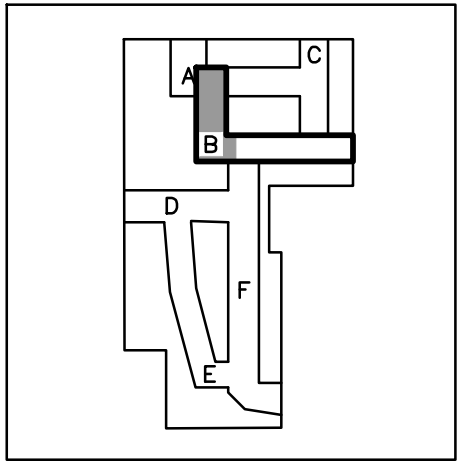
JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C5.1

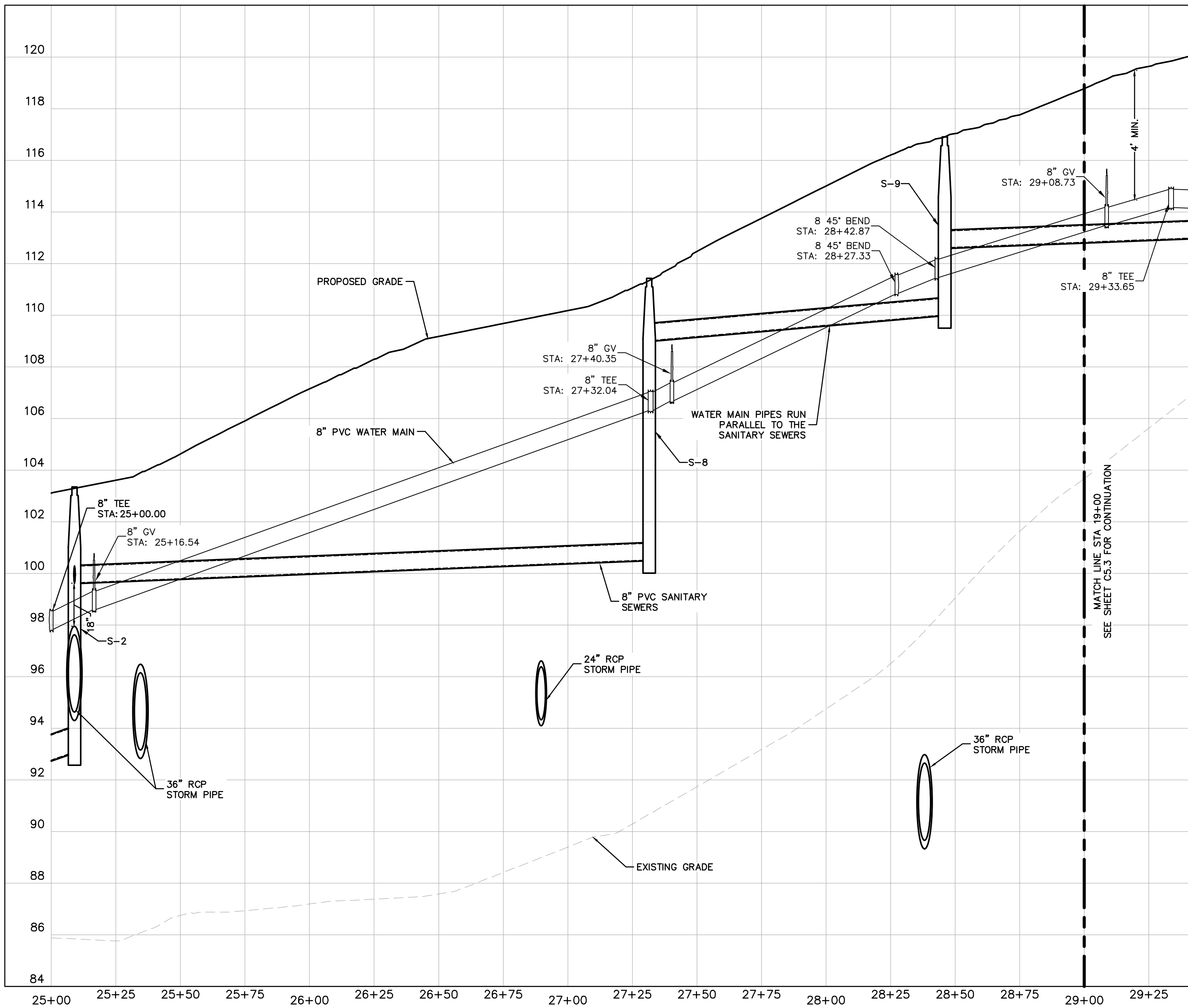




|                                                                                     |                                |
|-------------------------------------------------------------------------------------|--------------------------------|
|  | PROPOSED STORM PIPE            |
|  | PROPOSED WATER LINE            |
|  | PROPOSED FIRE LINE             |
|  | PROPOSED SANITARY SEWER        |
|  | PROPOSED FIRE HYDRANT ASSEMBLY |
|  | PROPOSED F.D.C.                |
|  | PROPOSED GATE VALVE            |
|  | PROPOSED SANITARY MANHOLE      |
|  | PROPOSED SANITARY CLEANOUT     |



| SANITARY SEWER STRUCTURE TABLE |                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:                | DETAILS:                                                                                        |
| S-2                            | SANITARY MANHOLE<br>TOP: 103.35<br>S. INV IN: 99.62<br>E. INV IN: 99.62<br>W. INV OUT: 93.07    |
| S-8                            | SANITARY MANHOLE<br>TOP: 111.43<br>S. INV IN: 109.00<br>N. INV OUT: 100.51                      |
| S-9                            | SANITARY MANHOLE<br>TOP: 116.90<br>E. INV IN: 112.60<br>N. INV OUT: 110.00                      |
| S-10                           | SANITARY MANHOLE<br>TOP: 119.99<br>S. INV IN: 113.10<br>E. INV IN: 114.86<br>W. INV OUT: 113.00 |



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# DETAILED UTILITY PLAN

JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C5.2**

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LICENSED PROFESSIONAL  
 BROOKS A. STICKLER, P.E.  
 No. 74031  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 EXPIRATION DATE: 2/1/2022

|             |             |          |
|-------------|-------------|----------|
| KHA PROJECT | SCALE       | AS SHOWN |
| 149786017   | DESIGNED BY | ST       |
| DATE        | DRAWN BY    | ST       |
| 2/10/2023   | CHECKED BY  | BAS      |



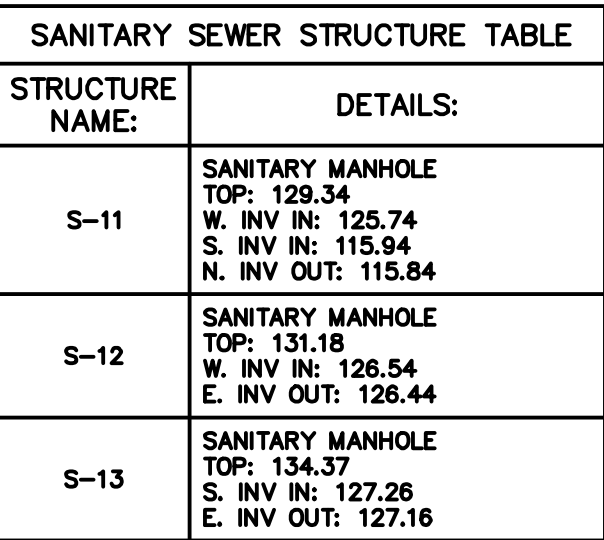








US 441 S

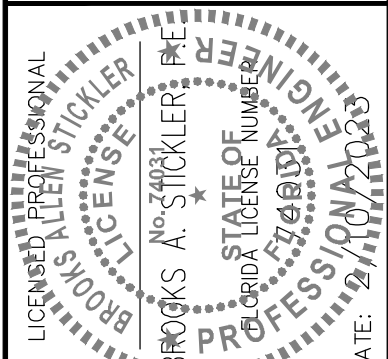


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[illegible]

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|                          |                   |                |                |             |                |
|--------------------------|-------------------|----------------|----------------|-------------|----------------|
| KHA PROJECT<br>149786017 | DATE<br>2/10/2023 | SCALE AS SHOWN | DESIGNED BY ST | DRAWN BY ST | CHECKED BY BAS |
|--------------------------|-------------------|----------------|----------------|-------------|----------------|

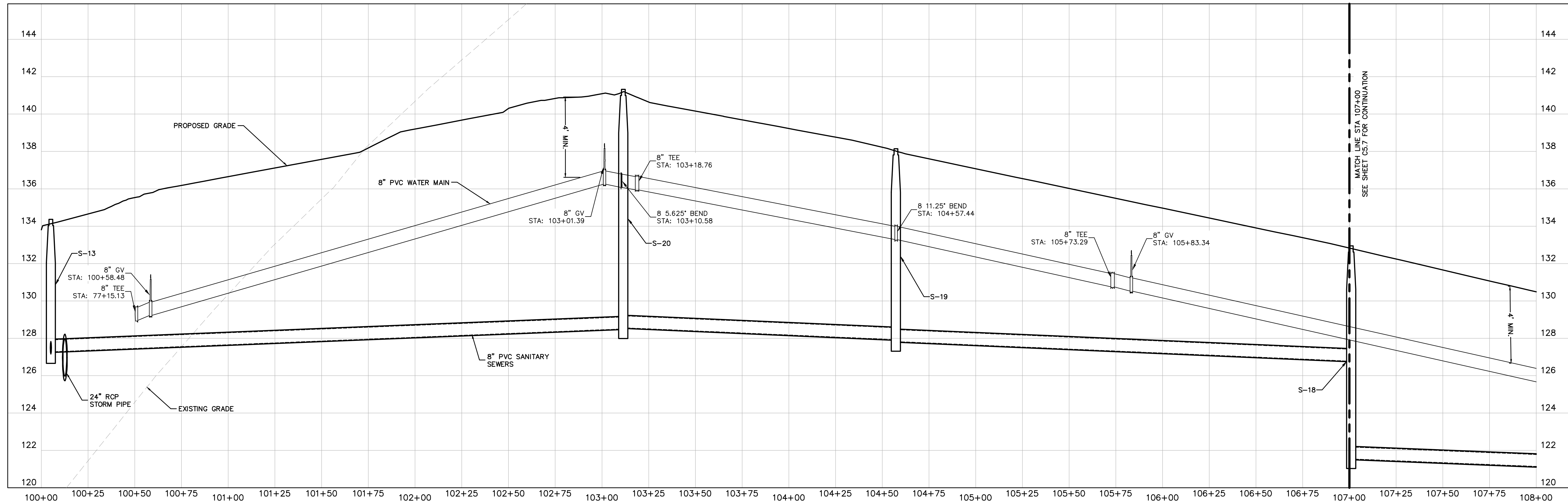
# DETAILED UTILITY PLAN

JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C5.5**



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JUNIPER  
MULTIFAMILY  
TOWNHOMES

# DETAILED UTILITY PLAN

KHA PROJECT  
149786017DATE  
2/10/2023

DESIGNED BY SCALE AS SHOWN

|             |   |
|-------------|---|
| DESIGNED BY | S |
| DRAWN BY    | S |

CHECKED BY BA

LICENSED PROFESSIONAL  
 BROOKS ALLEN STICKLER  
 LICENSE  
 BROOKS A. STICKLER, P.E.  
 No. 24031  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 ATE: 2/1/2023

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WWW.MILLER-THOMAS.COM REGISTRATION NO. 00109

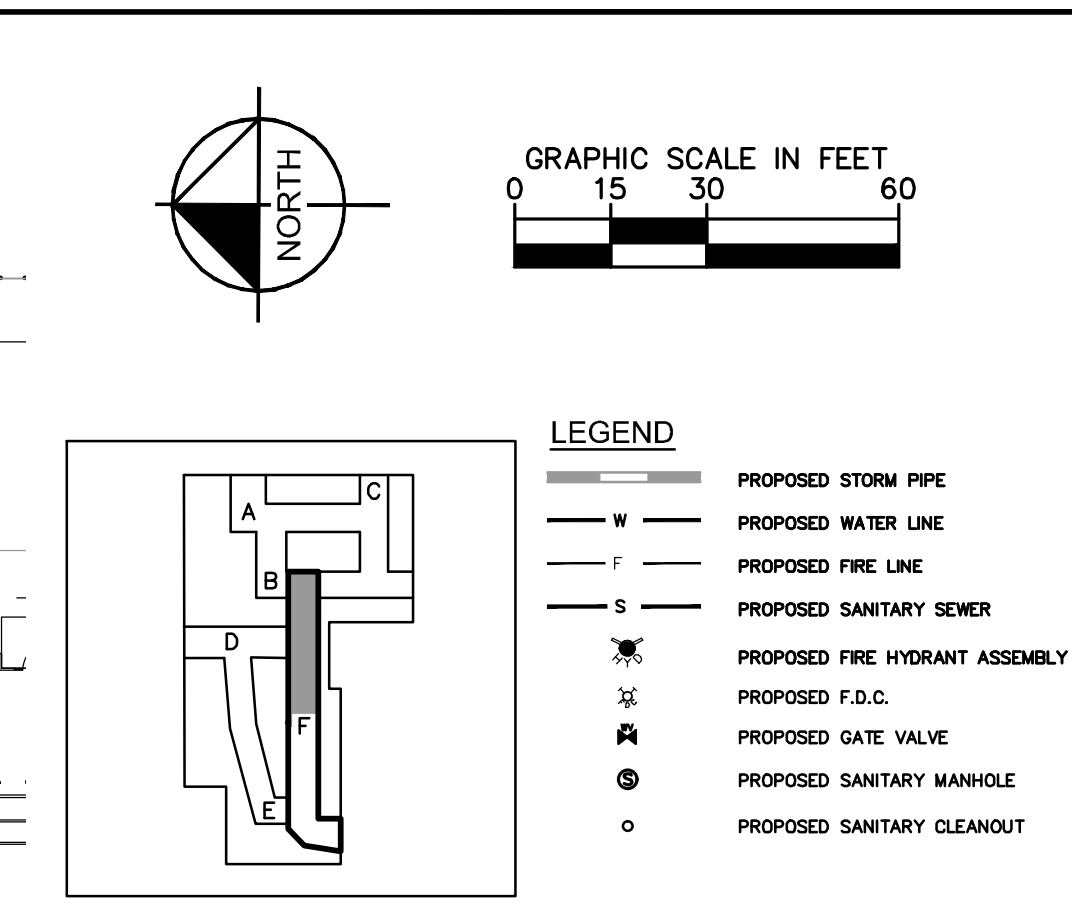
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SHEET NUMBER









| SANITARY SEWER STRUCTURE TABLE |                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------|
| STRUCTURE NAME:                | DETAILS:                                                                                        |
| S-7                            | SANITARY MANHOLE<br>TOP: 119.25<br>E. INV OUT: 112.64<br>W. INV OUT: 115.58                     |
| S-10                           | SANITARY MANHOLE<br>TOP: 119.99<br>S. INV IN: 113.10<br>E. INV IN: 114.86<br>W. INV OUT: 113.00 |
| S-11                           | SANITARY MANHOLE<br>TOP: 129.34<br>W. INV IN: 125.74<br>S. INV IN: 115.94<br>N. INV OUT: 115.84 |
| S-14                           | SANITARY MANHOLE<br>TOP: 134.69<br>S. INV IN: 117.24<br>N. INV OUT: 117.14                      |



# DETAILED UTILITY PLAN

JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
**C5.8**

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|             |           |          |          |
|-------------|-----------|----------|----------|
| DATE        | 2/10/2023 | SCALE    | AS SHOWN |
| CHECKED BY  | BAS       | DRAWN BY | CAL      |
| DESIGNED BY | CEF       |          |          |

BROOKS & DONALDSON  
 LICENSED PROFESSIONAL  
 BROOKS No. 74033  
 RE-ENTRY \*  
 PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 EXPIRATION DATE 06/30/2024  
 DATE: 2/10/2023

149786017  
 KHA TRUCUIT  
 KHA TRUCUIT

|                |           |
|----------------|-----------|
| KHA PROJECT    | DATE      |
| 149786017      | 2/10/2023 |
| SCALE AS SHOWN |           |
| DESIGNED BY    | CEFF      |
| DRAWN BY       | CAL       |
| CHECKED BY     | BAS       |



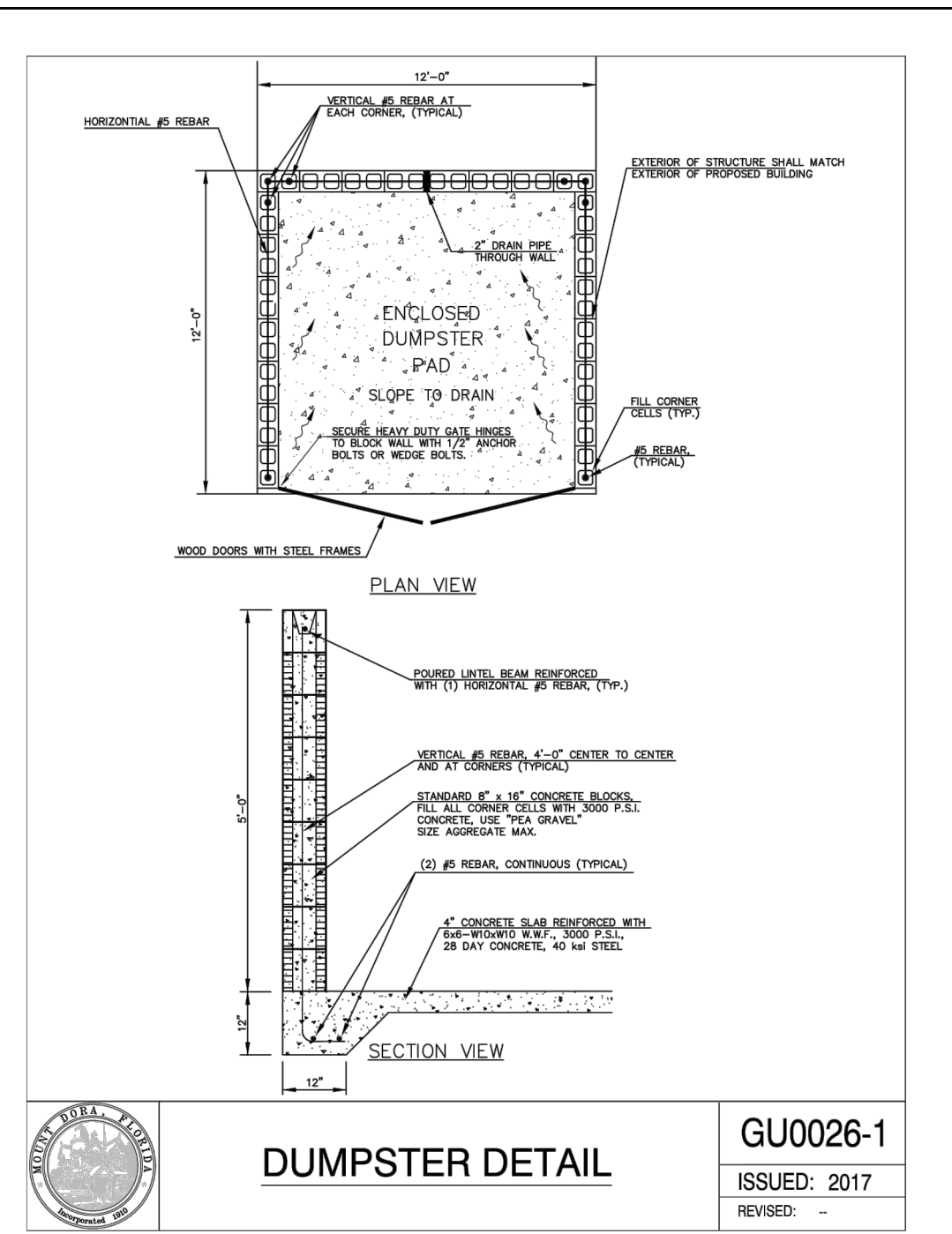
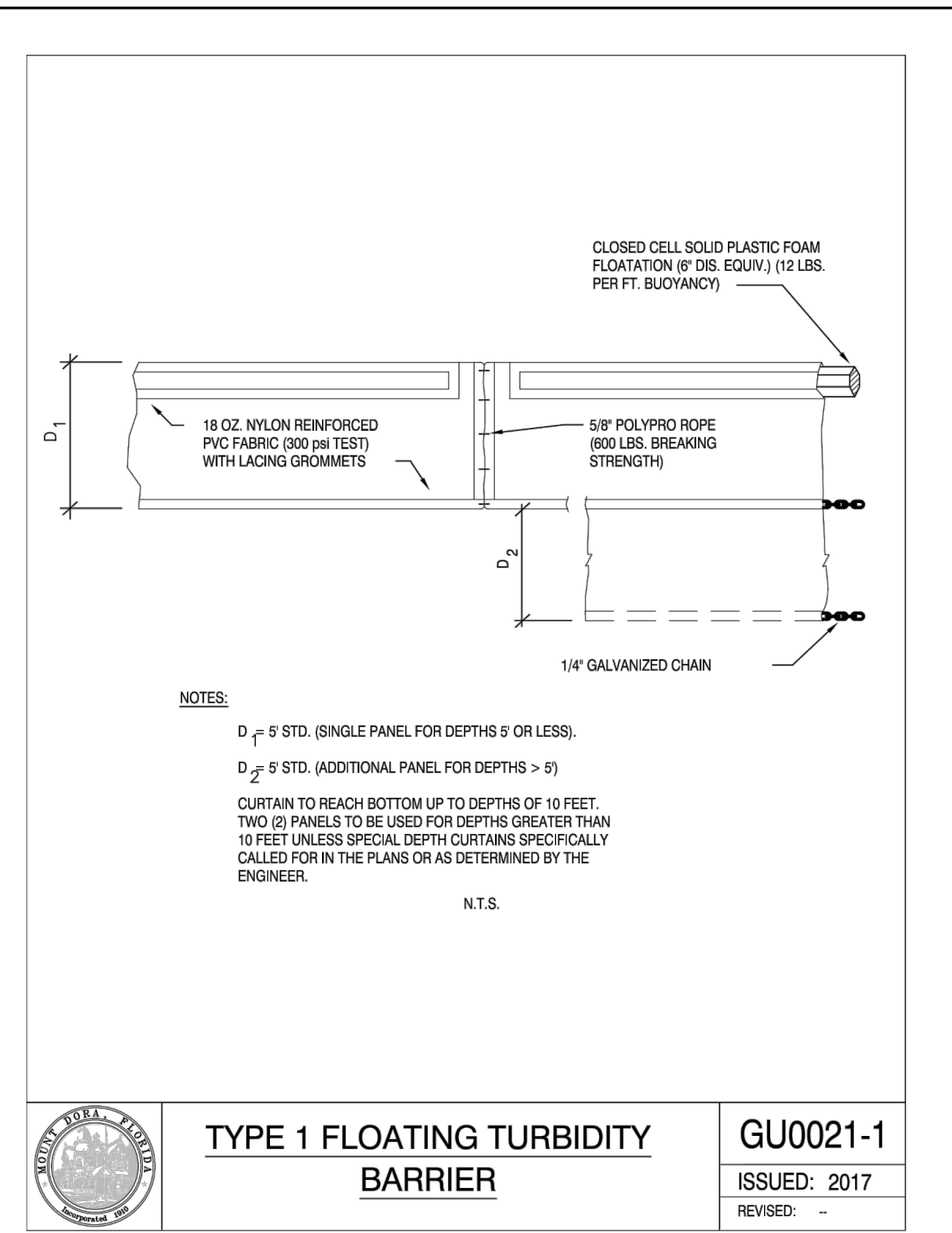
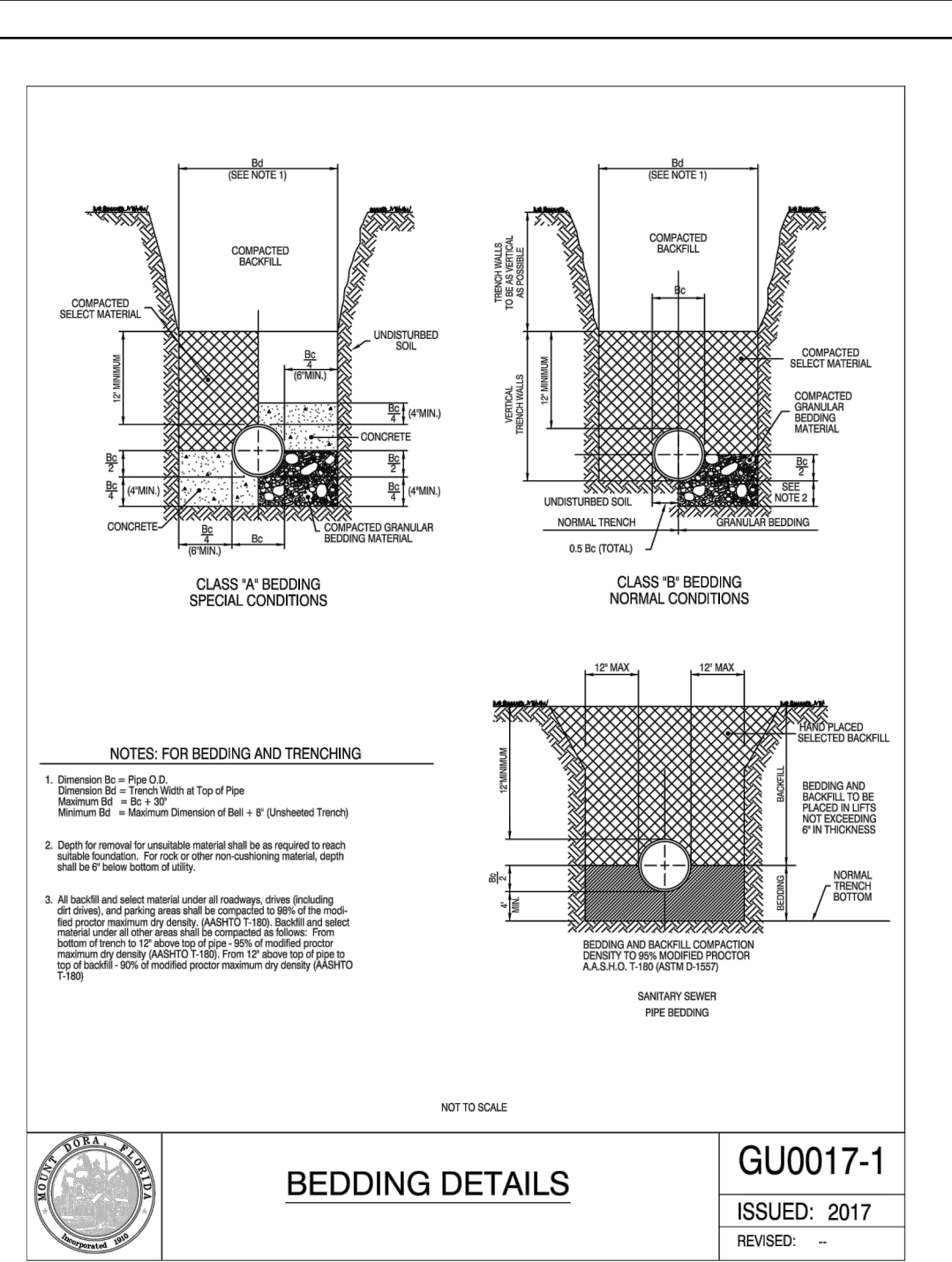
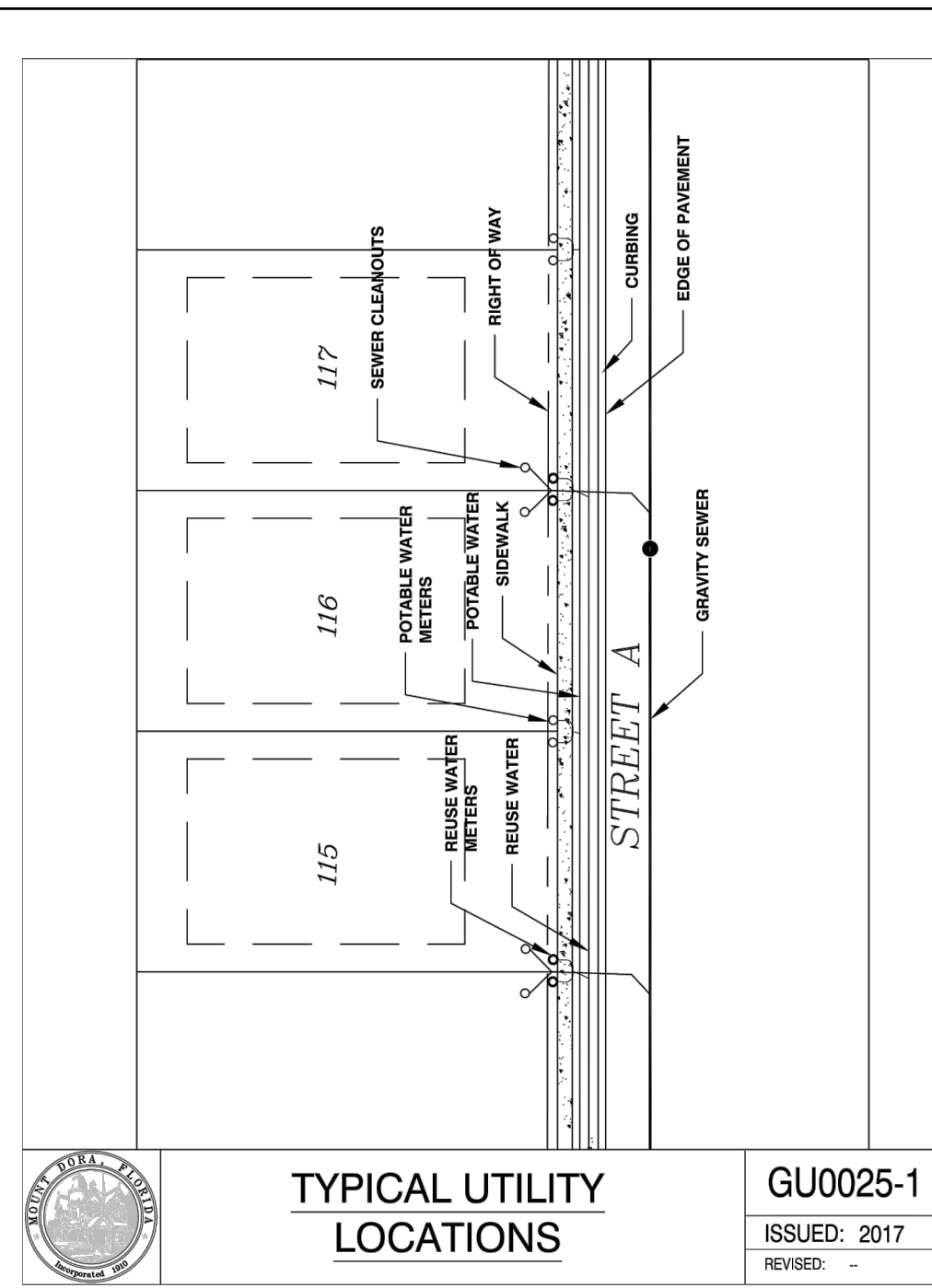
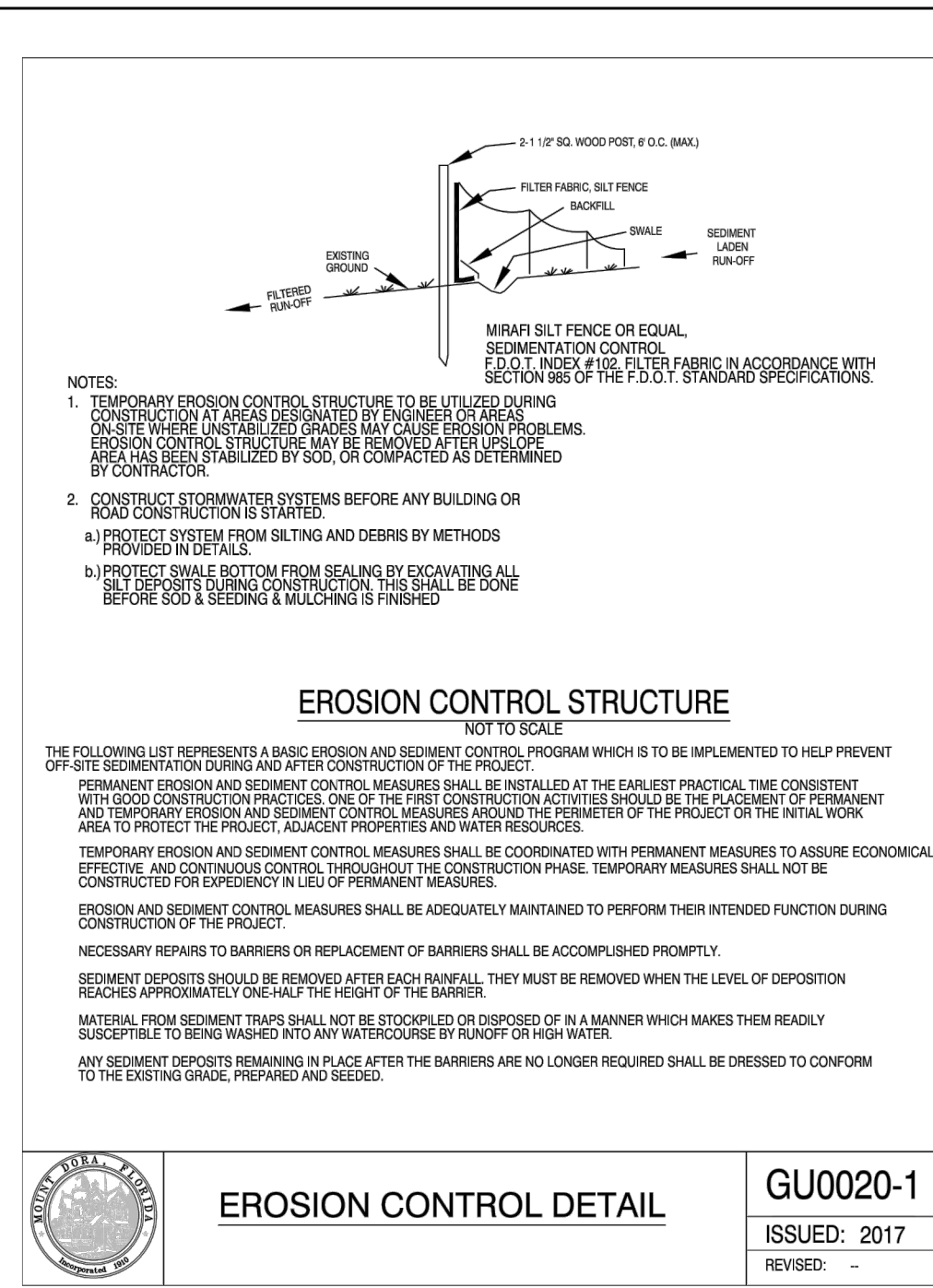
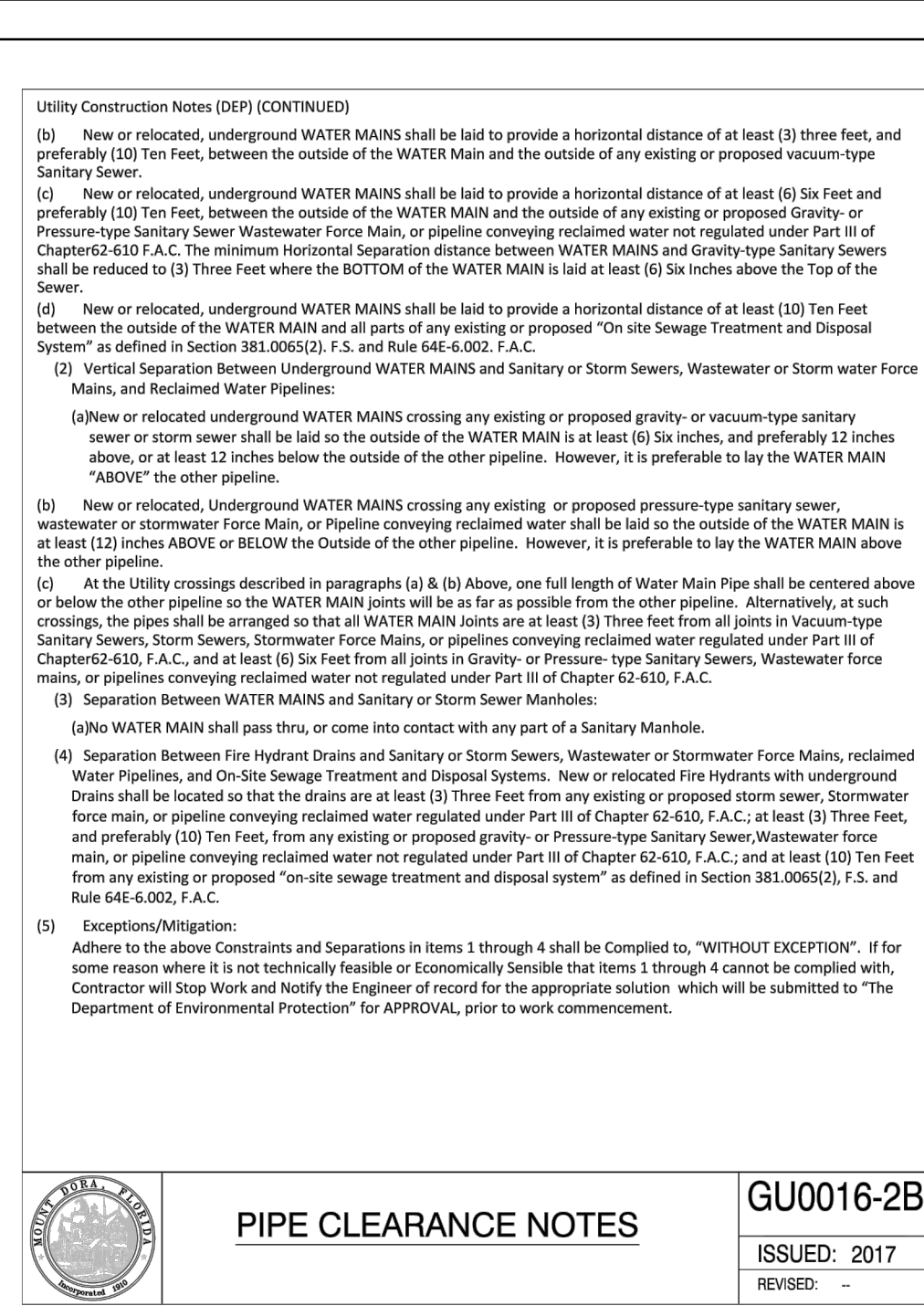
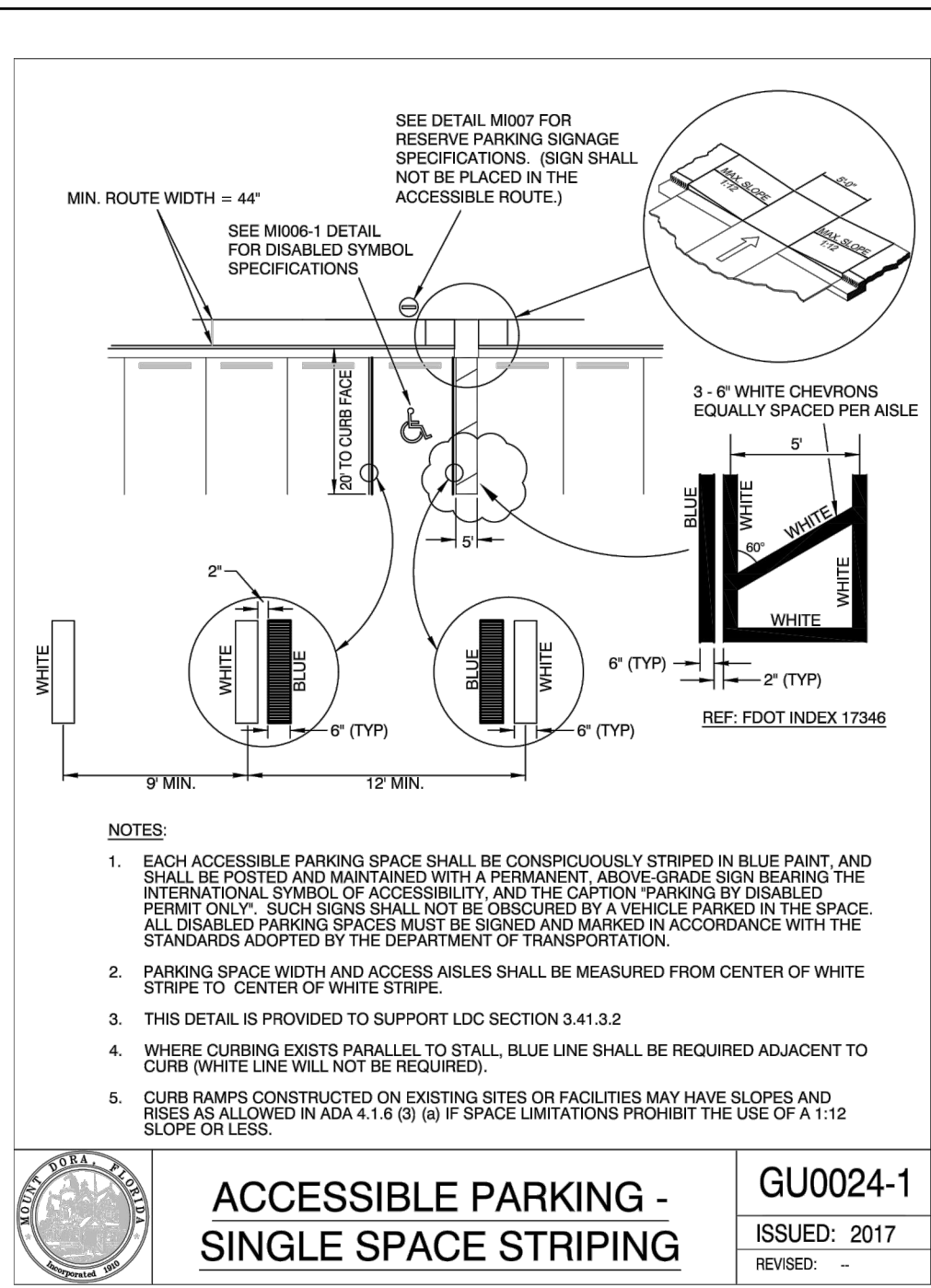
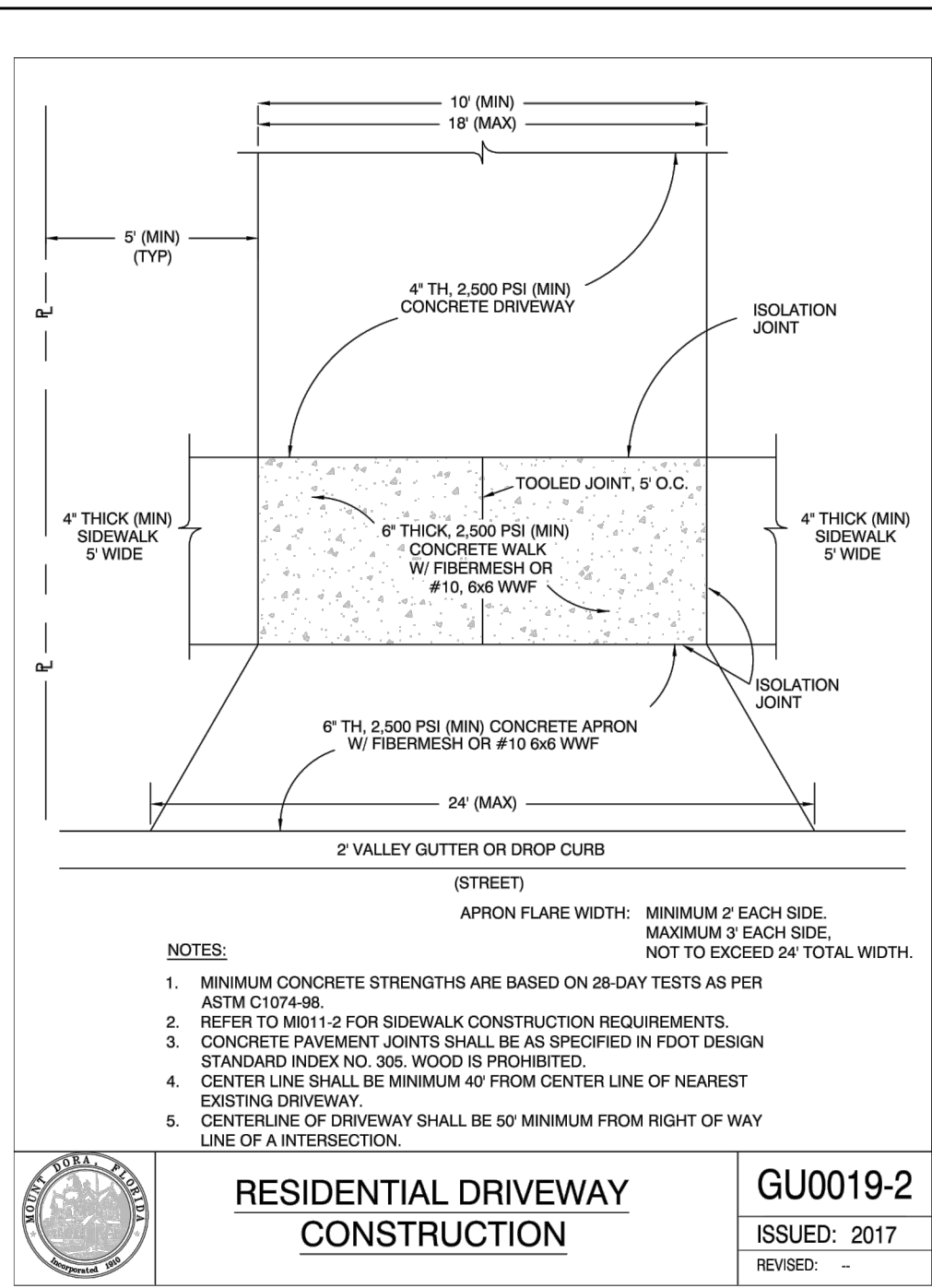
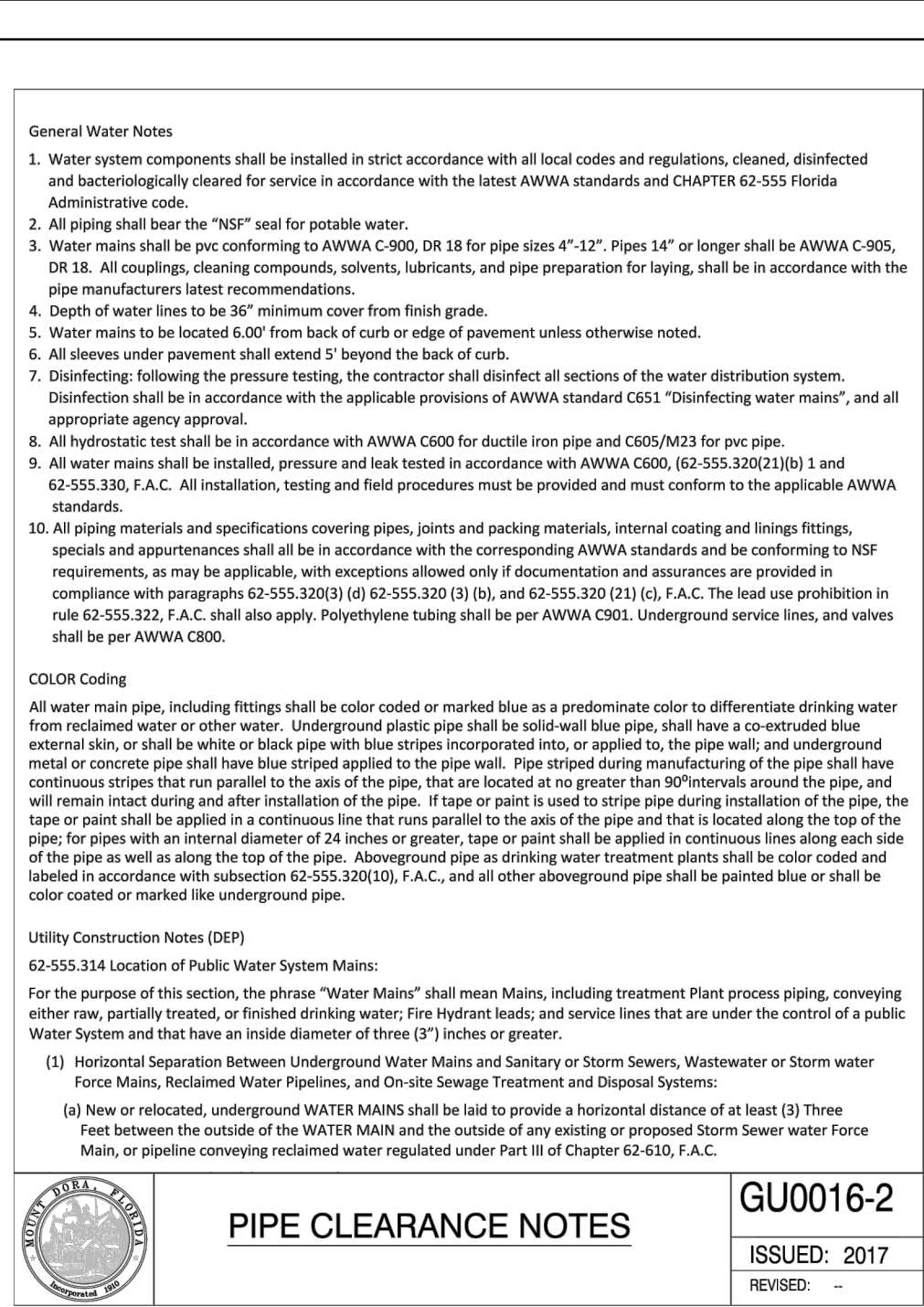
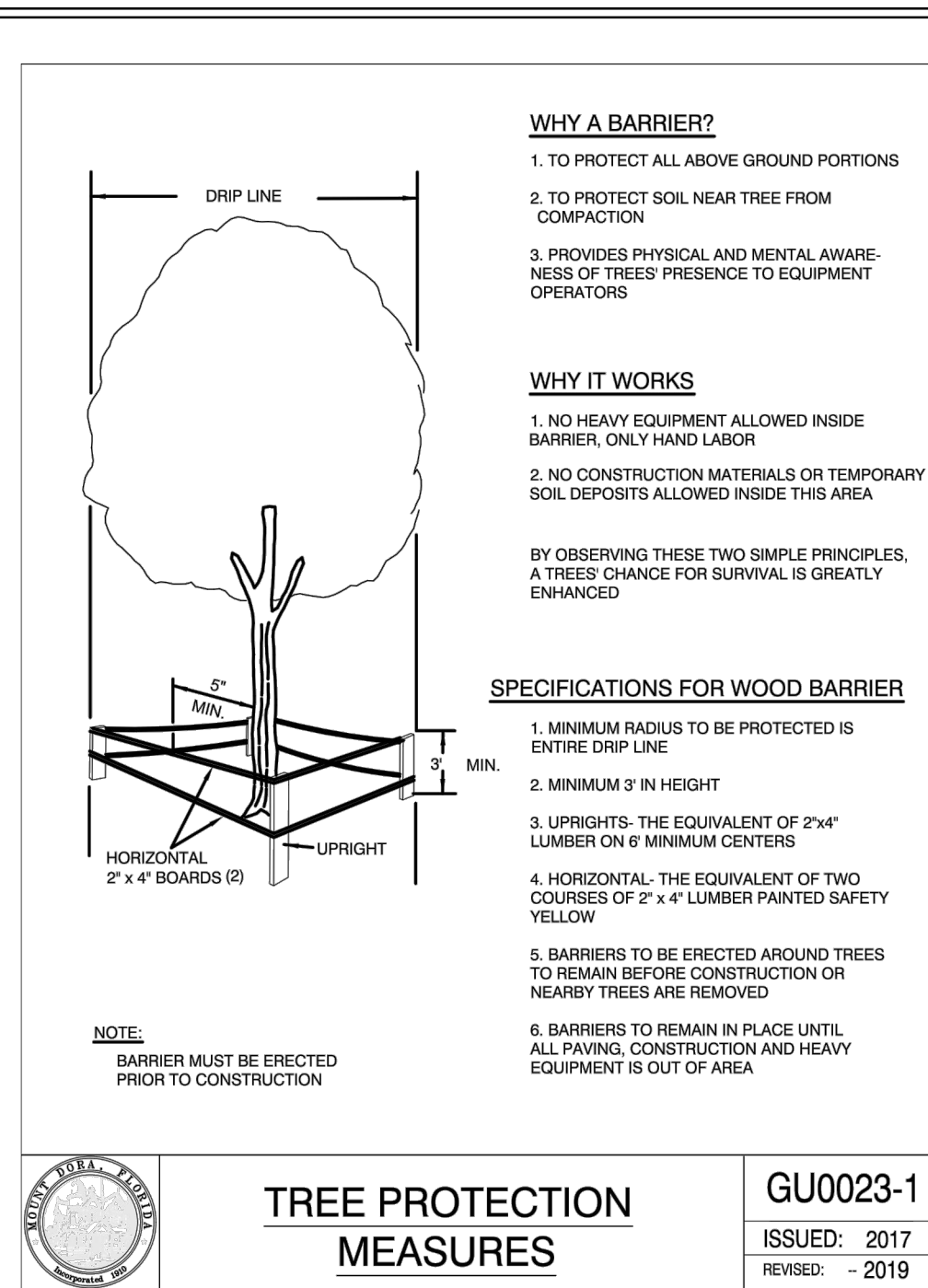
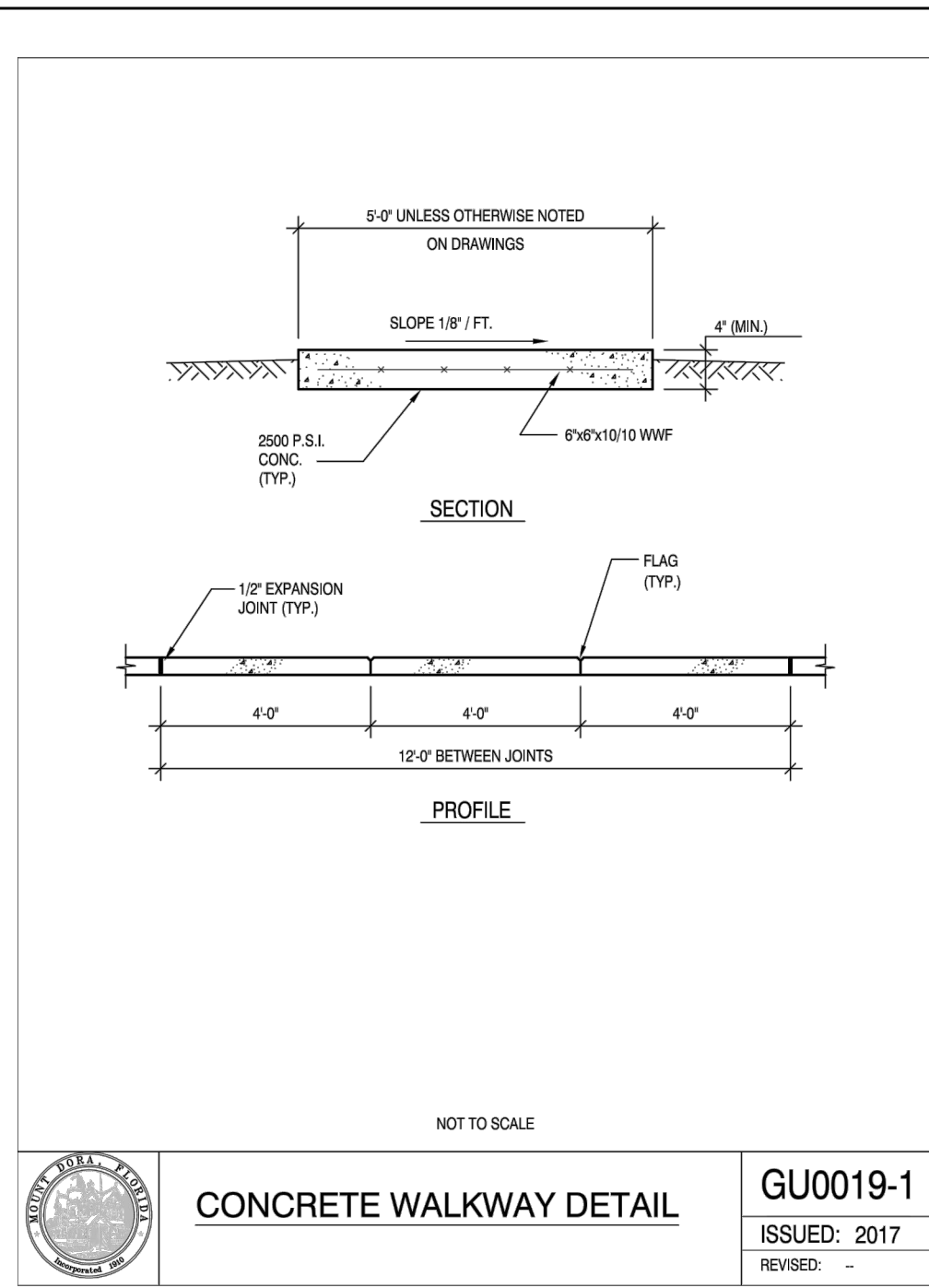
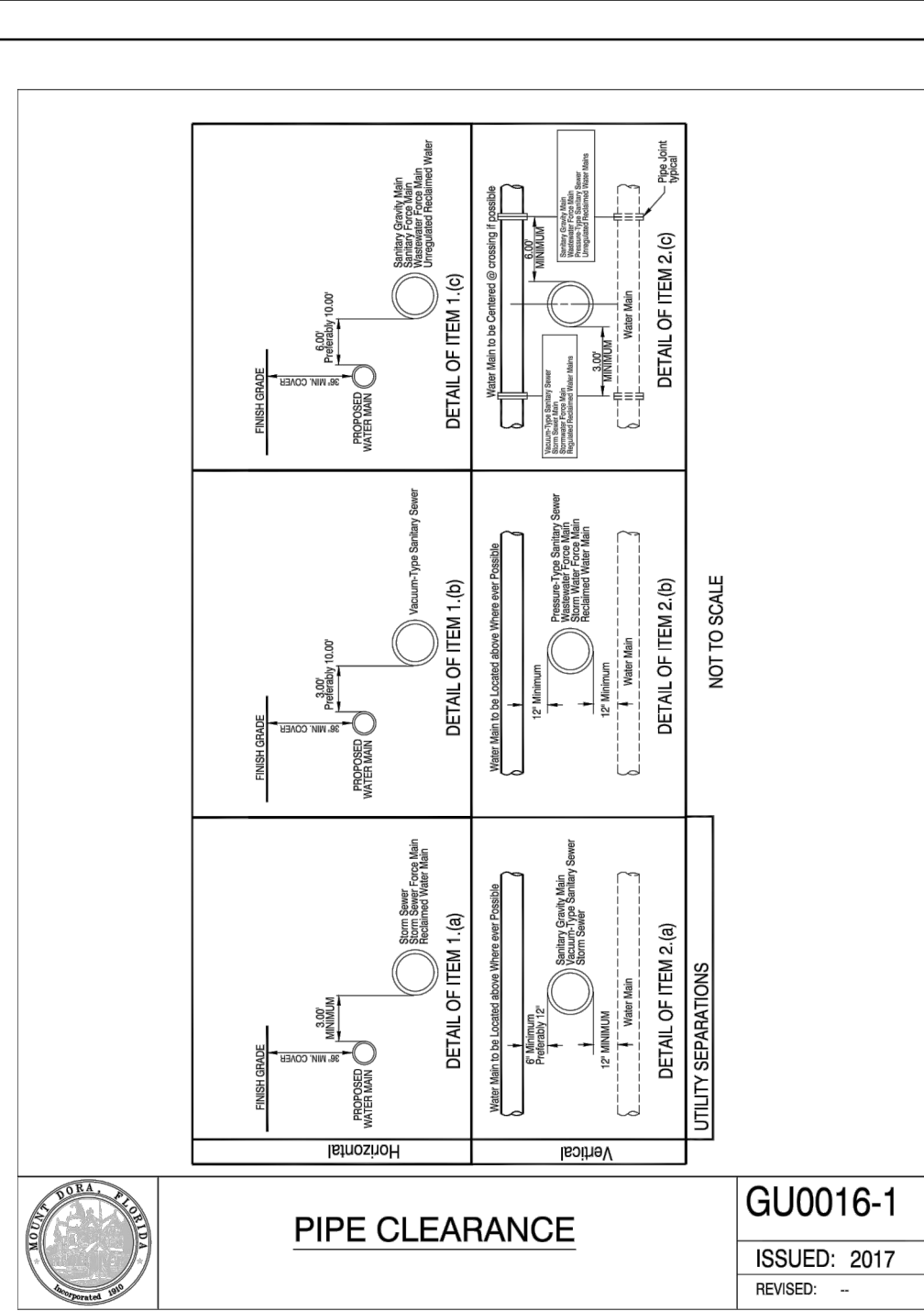
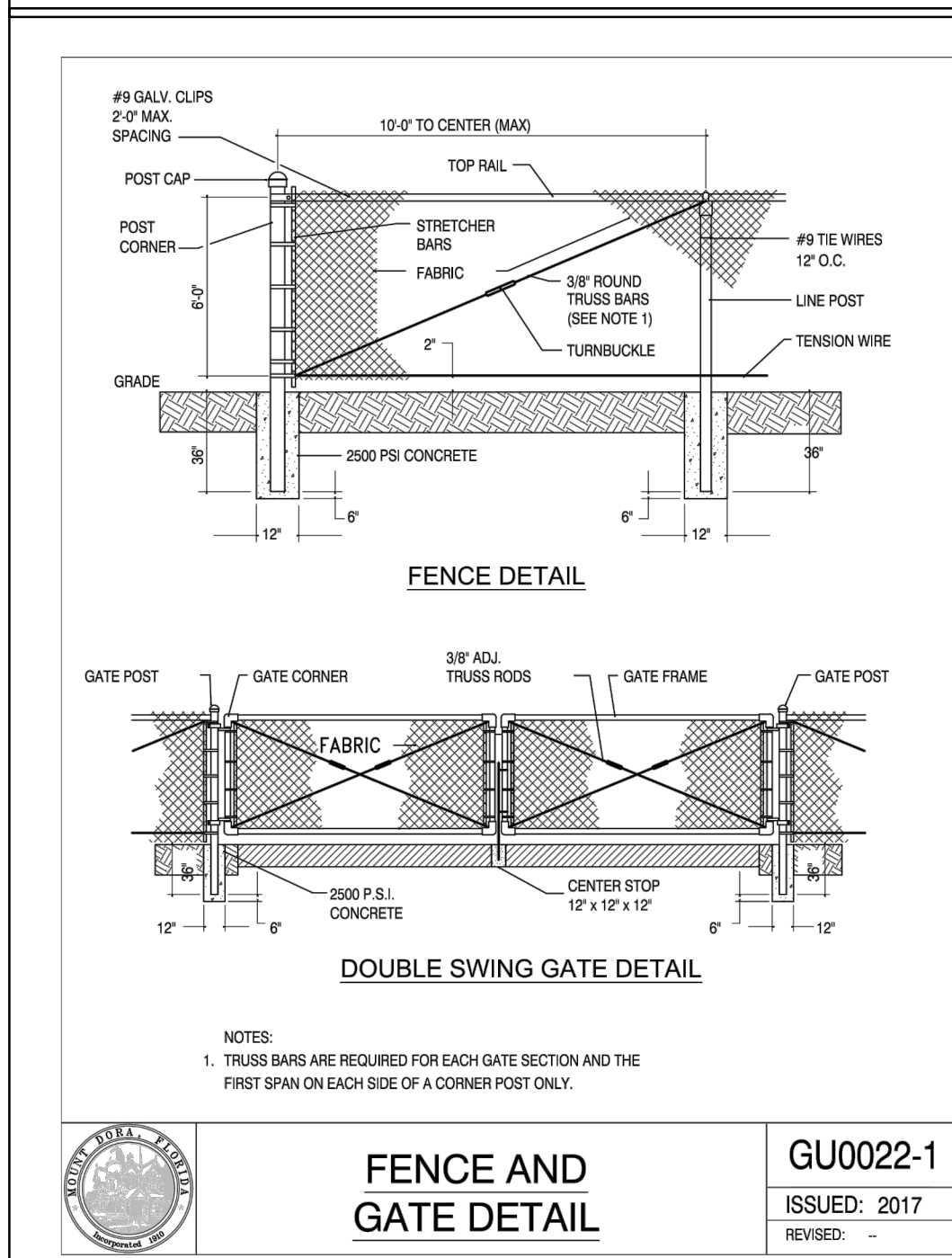
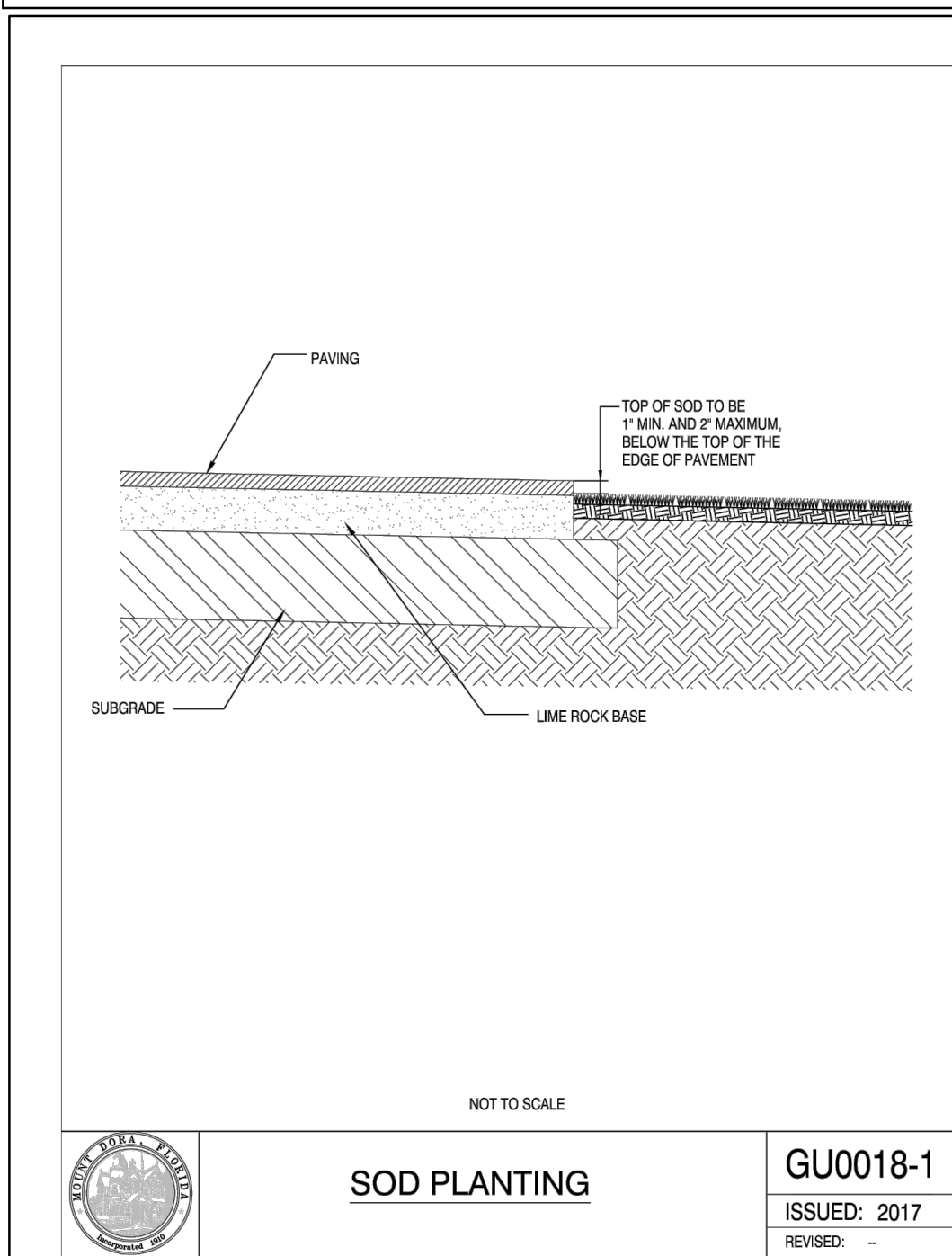
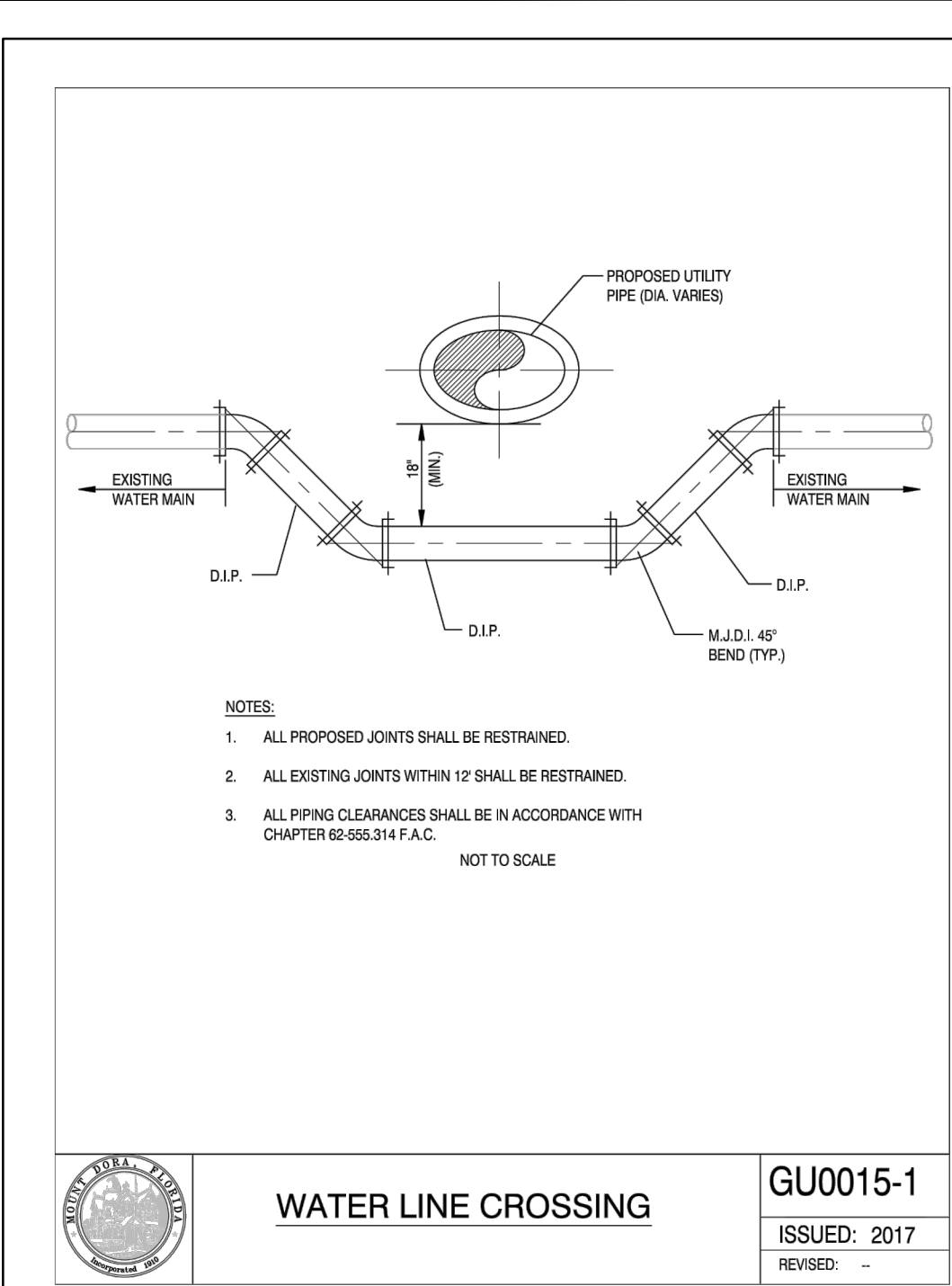








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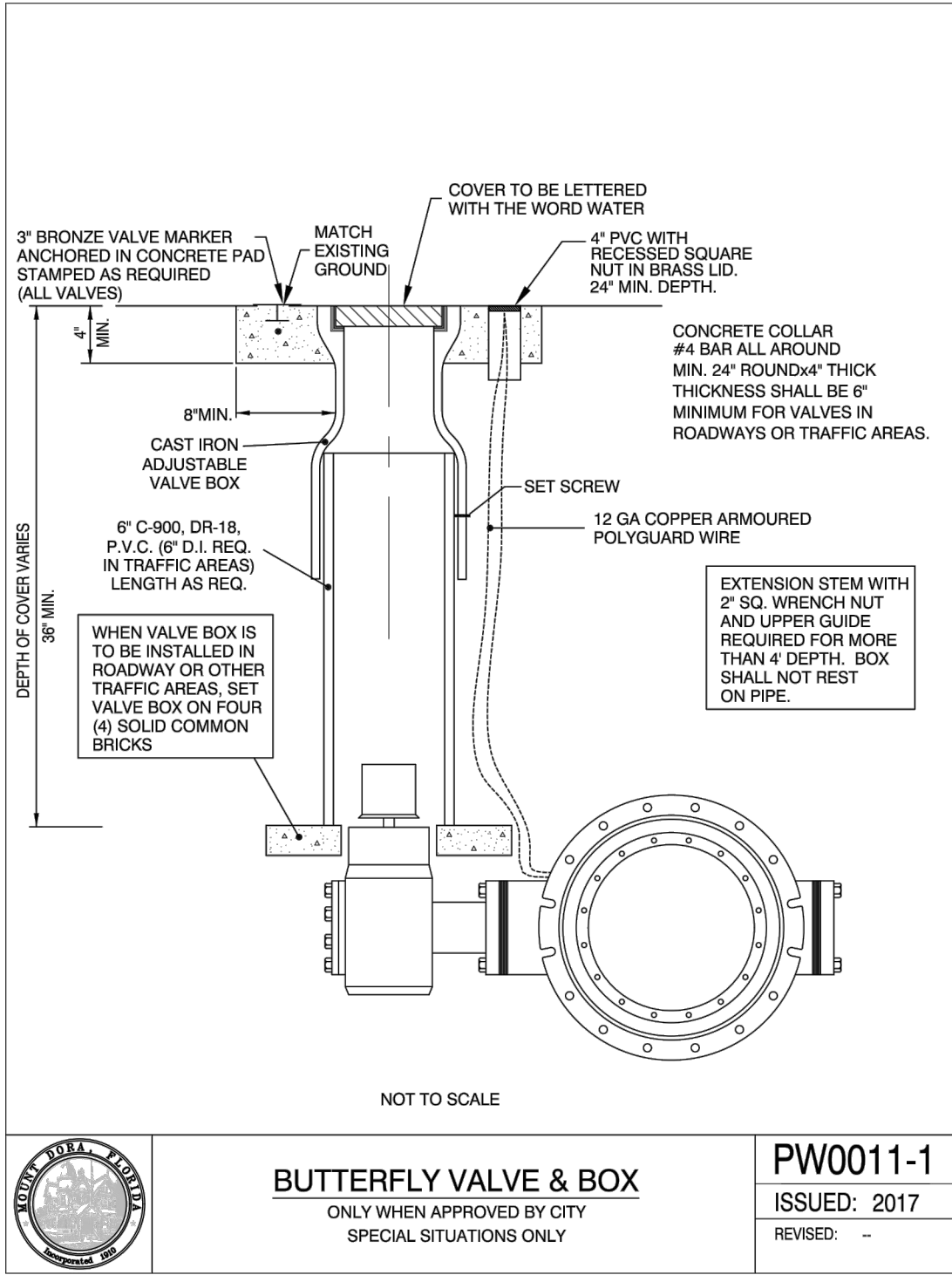
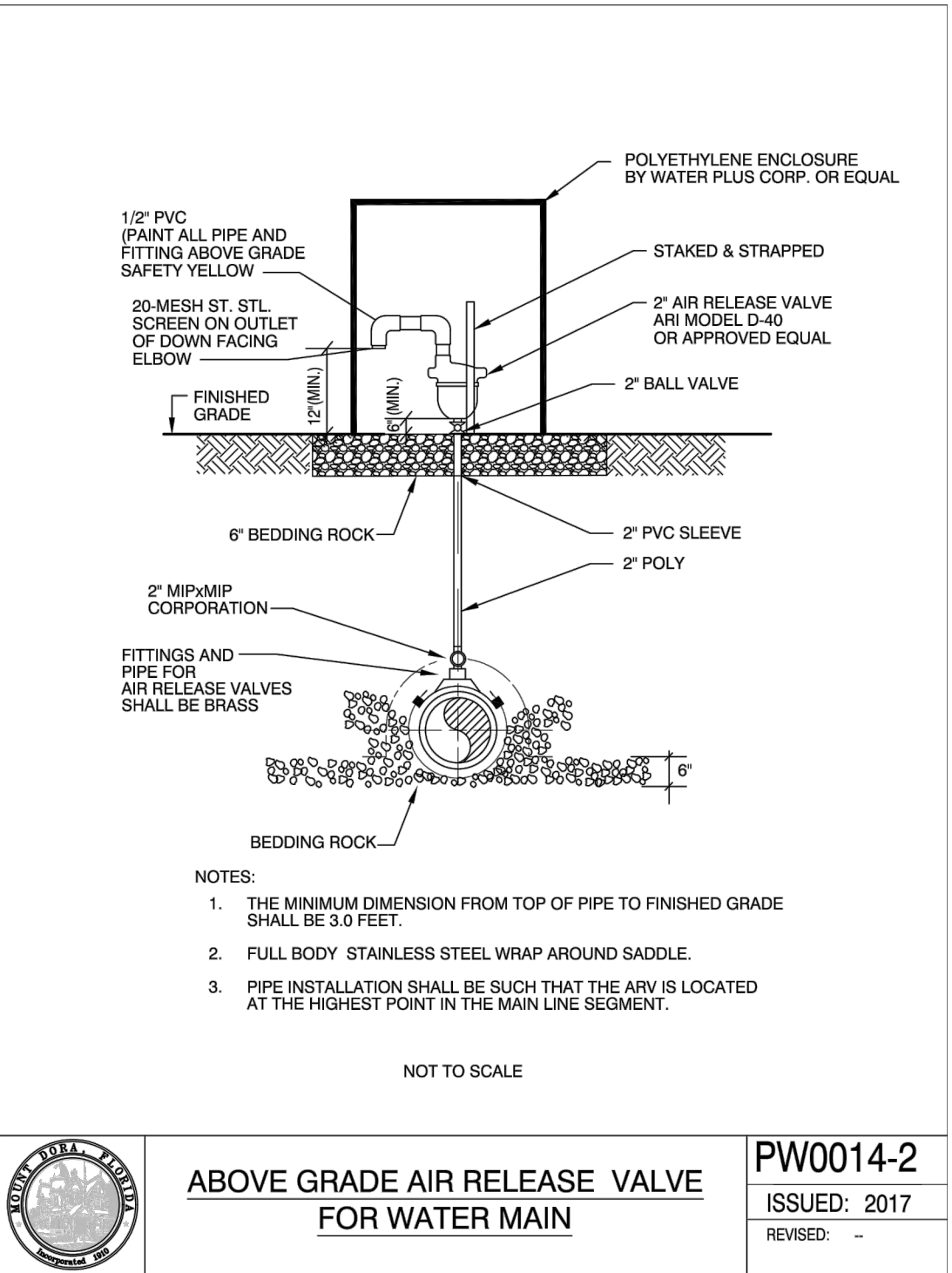
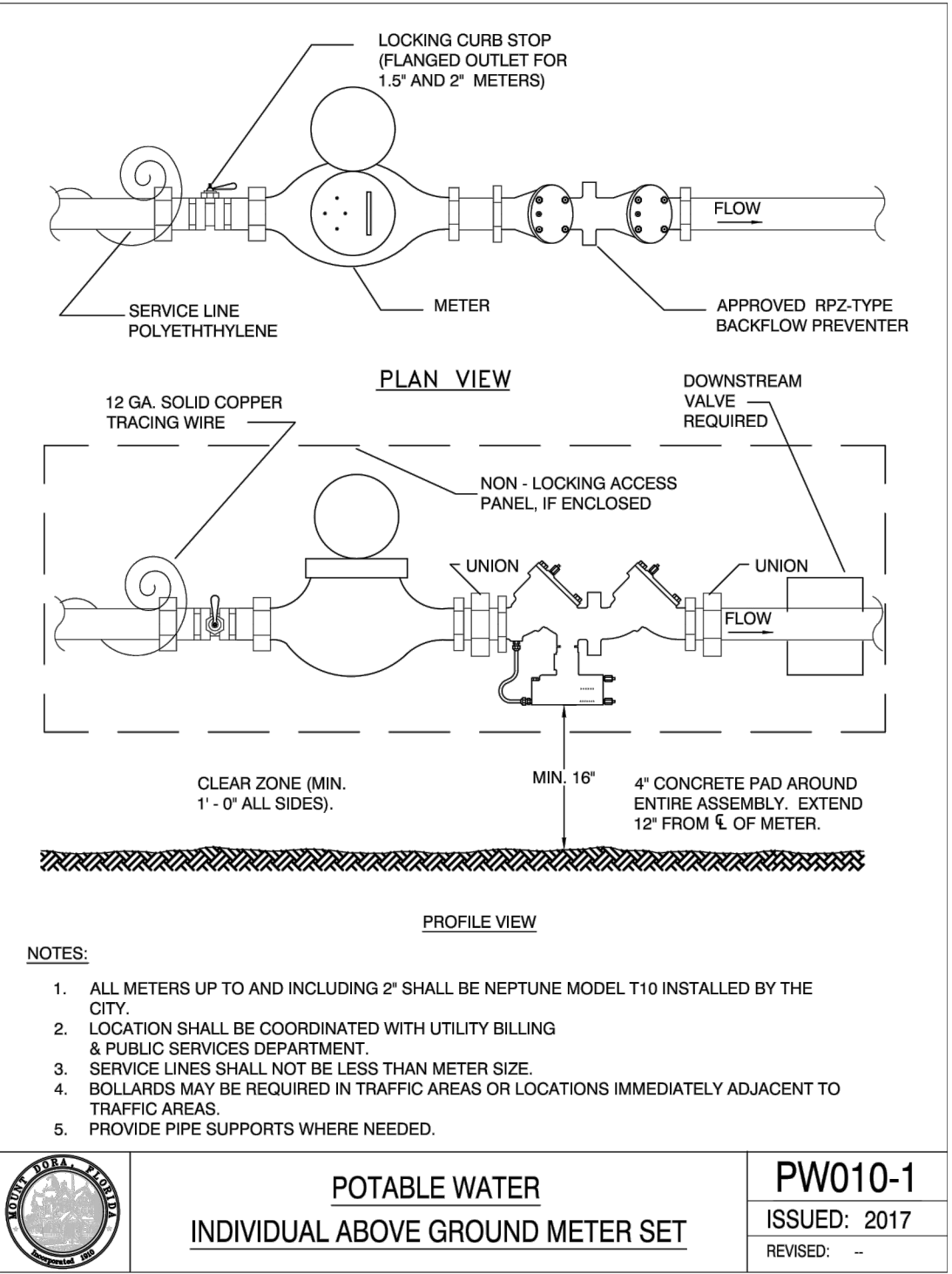
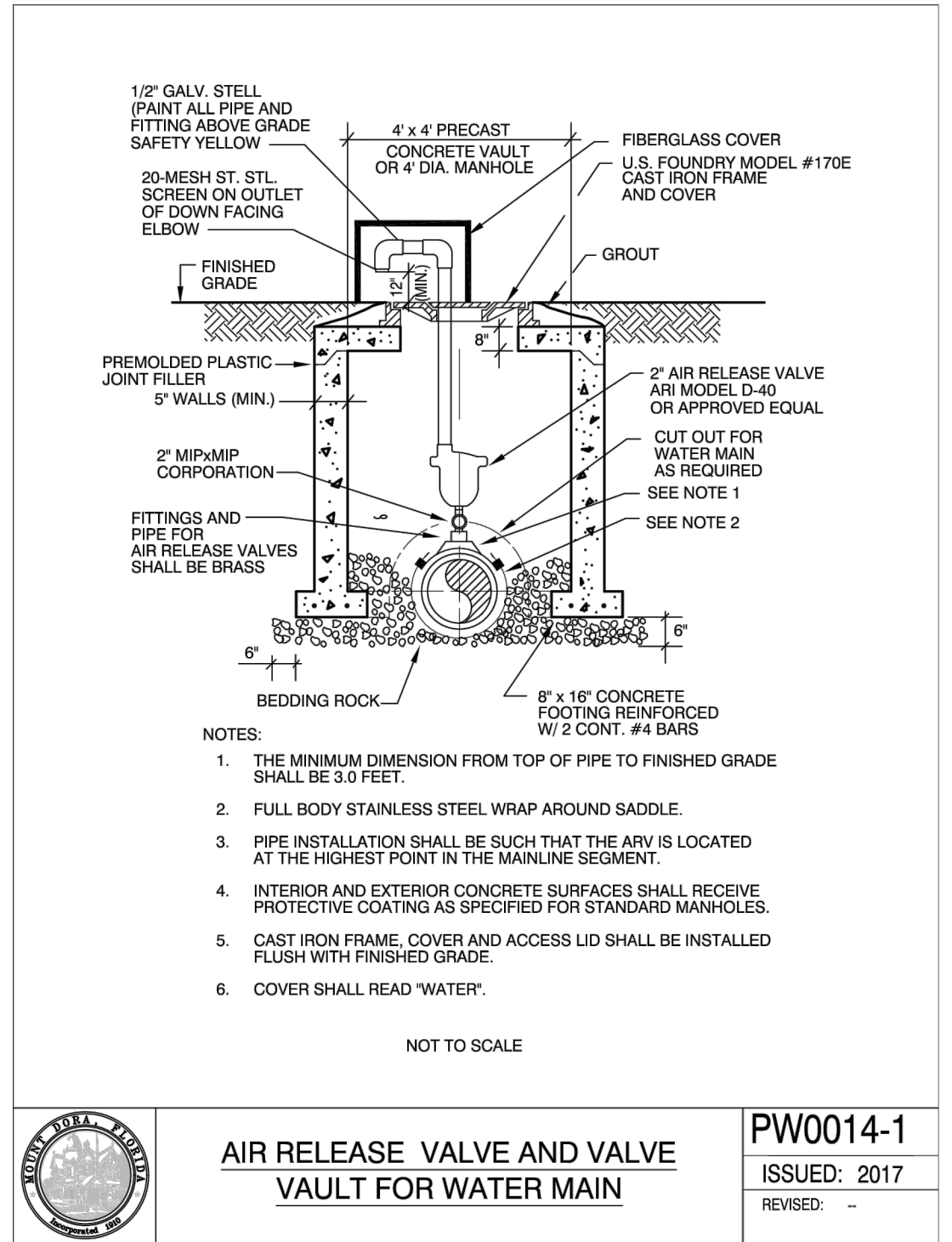
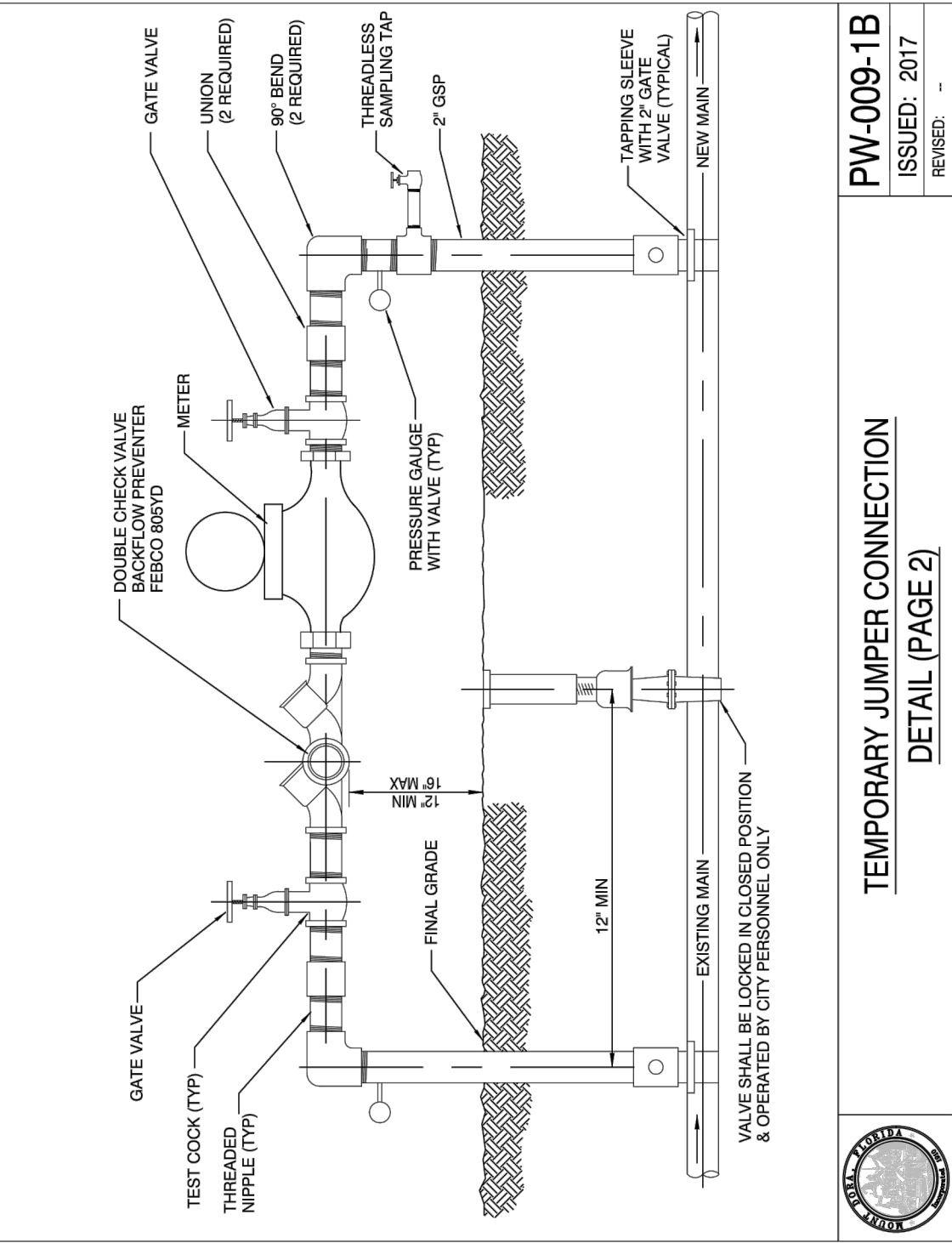
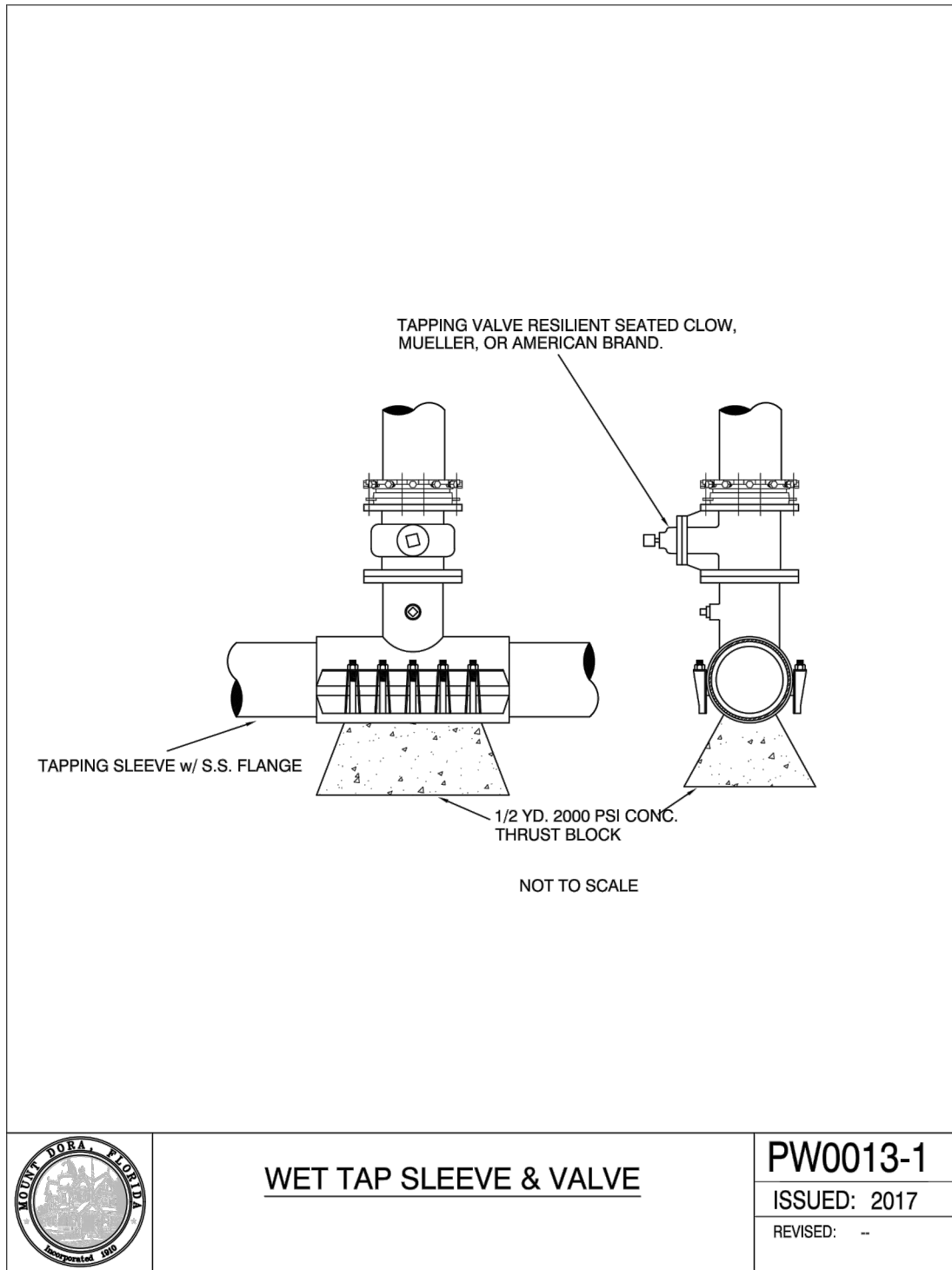
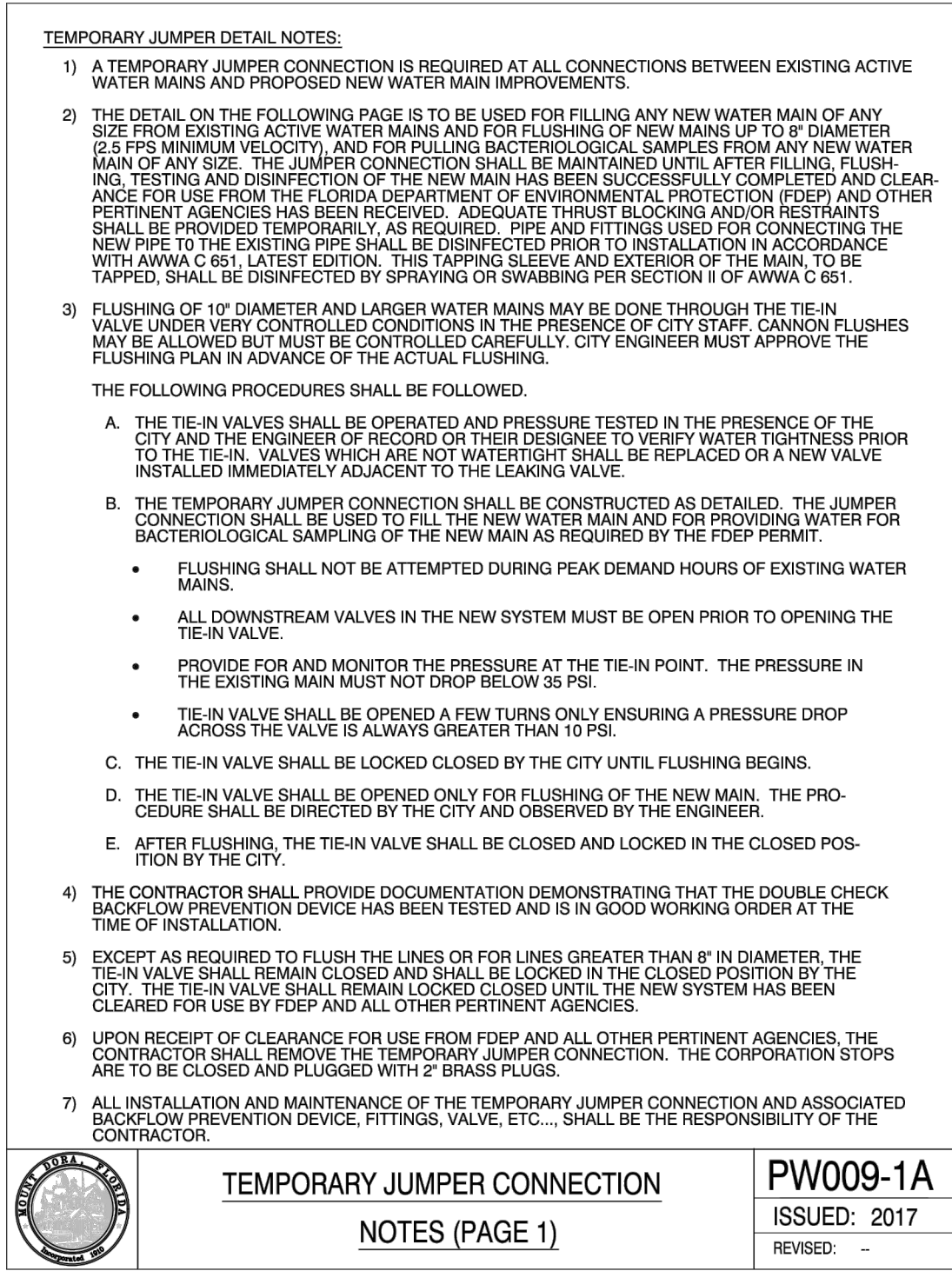
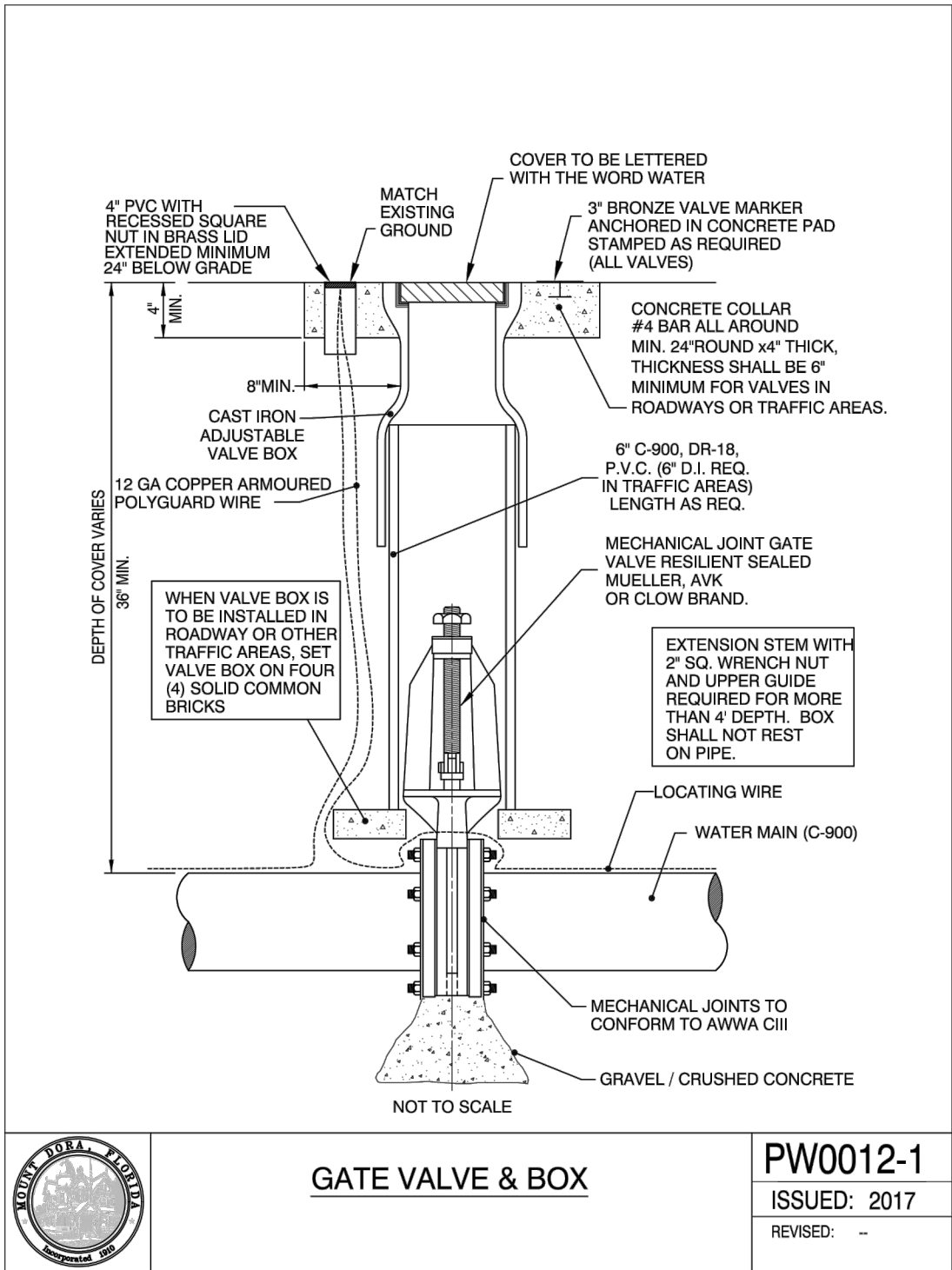
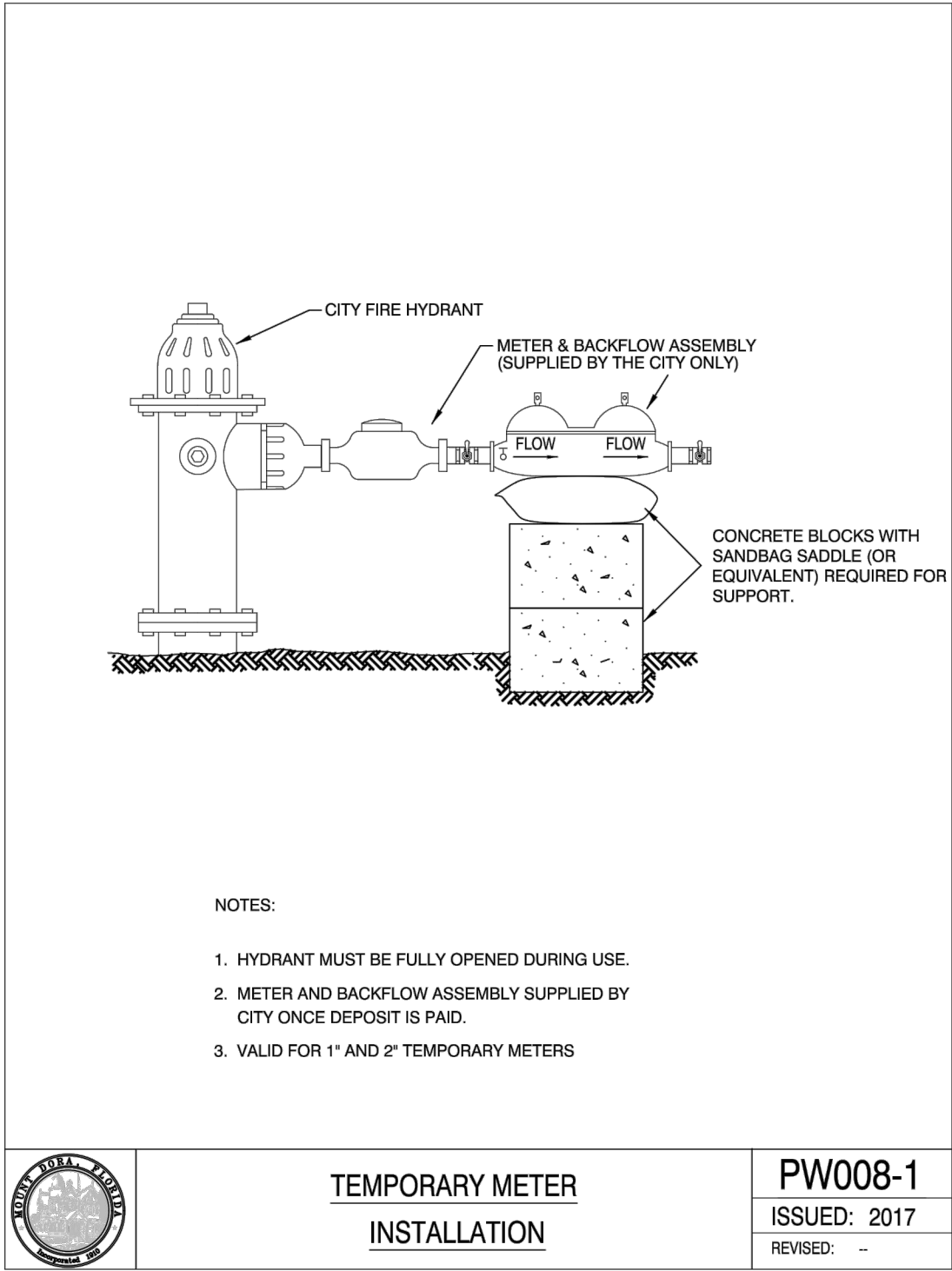








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STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.

2. STORM DRAINAGE PIPES SHALL BE A MINIMUM OF FIFTEEN (15) INCH DIAMETER (15" FOR SHORT LATERAL RUNS ONLY - UP TO 75 FEET; ALL OTHERS, 18" MINIMUM) OR EQUIVALENT AND BE DESIGNED IN ACCORDANCE WITH THE FDOT DRAINAGE MANUAL.

3. ALL PIPE TERMINUS SHALL BE MITERED END SECTIONS UNLESS A HEADWALL IS APPROVED FOR RESTRICTED LOCATIONS.

4. UNLESS OTHERWISE NOTED, ALL STRUCTURES SHALL MEET FDOT STANDARDS.

5. STORM INLETS, MANHOLES, AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRE-CAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE, CHANGE IN PIPE DIRECTION, OR PIPE MATERIAL.

6. STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF PER FOOT DRAINAGE MANUAL.

7. MAXIMUM DISTANCES BETWEEN INLETS AND/OR MANHOLES:

| PIPE SIZE<br>(INCHES) | LENGTH RUN<br>(FEET) |
|-----------------------|----------------------|
| 15                    | 75 *                 |
| 18                    | 150                  |
| 24                    | 250                  |
| 30                    | 300                  |
| 36                    | 300                  |
| 42                    | 400                  |
| 54 or greater         | 500                  |

8. ALL SWALES, DITCHES MAXIMUM SIDE AND BACK SLOPES MUST NOT BE GREATER THAN 3 TO 1.

9. NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.

10. CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.

11. WHEN A POND IS INCORPORATED WITHIN A SUBDIVISION, THE POND SHALL BE ON A SEPARATE TRACT, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. WHERE SUCH PONDS EXIST AND ARE BOUNDED IN WHOLE OR IN PART BY STREETS, A STRIP OF LAND NOT LESS THAN FIFTEEN (15) FEET WIDE ABUTTING SUCH STREET RIGHT-OF-WAY SHALL BORDER THE POND.

STORMWATER  
GENERAL NOTES

ST0001-1A

ISSUED: 2017

REVISED: --

PLAN

ASPHALT (TYP)

BACK OF CURB

JOIN TO CURB

PROVIDE CAST IN PLACE CONCRETE ENERGY DIFFUSING RIS IN 4" CHEVRON PATTERN WITH OVERLAP (MINIMUM HEIGHT OF 3")

SECTION

6"

3'-0" MIN

6"

6"

1'-4"

MINIMUM DEPTH OF 6" THICK TOE PROTECTION

WWF REINF @ 8"x6" - 10'10"

COMPACTED GRAVEL

NOTES:

1. DRAINAGE FLUME SHALL EXTEND DOWN TO THE BOTTOM OF THE POND OR SWALE.

2. TO BE USED ON GRADUAL SLOPES OF 4:1 OR LESS.

DRAINAGE FLUME

ST0005-1

ISSUED: 2017

REVISED: --

STORM DRAINAGE CONSTRUCTION NOTES

12. POND INFLOW AND OUTLET STRUCTURES SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

13. SOIL EROSION CONTROL MEASURES, IN CONFORMANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL AND SATISFACTORY WITH THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION.

14. THE DEVELOPER MUST SUBMIT A DRAINAGE REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE POND WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS, BOTH DURING CONSTRUCTION AND AFTER COMPLETION. THE CITY ENGINEER MAY REQUIRE GROUNDWATER MONITORING DURING THE POND EXCAVATION.

15. ADEQUATE MAINTENANCE EASEMENTS OR RIGHT-OF-WAY AS APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS. APPLICABLE CROSS SECTIONS SHALL BE INCLUDED ON ALL FINAL DEVELOPMENT PLANS.

16. DEVELOPMENT PLANS SHALL CONTAIN POP-OFF DATA (OVERFLOW), BOTTOM ELEVATION, NORMAL WATER LEVELS, AND 100 YEAR HIGH WATER LEVELS.

17. RETENTION/DETENTION SITES MUST BE CONSTRUCTED ON ALL PROJECTS PRIOR TO ANY ROAD, PARKING LOT, OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE. SEWER AND WATER MAINS MAY BE INSTALLED PRIOR TO RETENTION/DETENTION SITE CONSTRUCTION IF DE-WATERING IS NOT REQUIRED.

18. THE ENGINEER OF RECORD IS REQUIRED TO OBTAIN, AND PROVIDE EVIDENCE OF, ANY AND ALL DE-WATERING PERMITS, SJRWMD PERMITS, EXEMPTION LETTERS, NPDES PERMITS, AND/OR ANY OTHER PERMITS THAT MAY BE REQUIRED, PRIOR TO SITE PLAN APPROVAL.

19. CULVERTS CROSSING RIGHT-OF-WAYS SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY.

STORMWATER  
GENERAL NOTES

ST0001-1B

ISSUED: 2017

REVISED: --

NOTES:

THE SIDE SLOPES OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED AND MAINTAINED WITH AS FLAT A SLOPE AS POSSIBLE. WITH APPROVAL FROM THE CITY ENGINEER, SLOPES UP TO THREE (3) HORIZONTAL TO ONE (1) VERTICAL, ARE ACCEPTABLE, PROVIDED SOIL CONDITIONS ARE SUITABLE TO SUSTAIN ADEQUATE PLANT GROWTH AND TO CONTROL EROSION, AS CERTIFIED BY THE ENGINEER OF RECORD. RETENTION/DETENTION PONDS SHALL BE ENCLOSED WITH A GATED, SIX-FOOT-HIGH, FENCE WITH THE FOLLOWING EXCEPTIONS:

(1) WHERE THE MAXIMUM DESIGN WATER DEPTH IS LESS THAN TWO (2) FEET; AND/OR

(2) WHERE THE DETENTION FACILITY IS PART OF A LANDSCAPED AREA OR CONSERVATION SCHEME, AND, THE SIDE SLOPES TO WATER DEPTH OF THREE (3) FEET ARE CONSTRUCTED AND MAINTAINED AT A MAXIMUM SLOPE OF AT LEAST SIX HORIZONTAL TO ONE VERTICAL (6:1)

ESMT/  
R/W

1' MIN

15' MIN

4" MIN

SOD

1'1" MIN  
6:1 MAX

MAX. SLOPE 1  
=>4:1

DESIGN HIGH WATER LEVEL FOR DRY POND

SOD

BOTTOM OF DRY POND

ST0002-1

ISSUED: 2017

REVISED: --

NOTES:

THE SIDE SLOPES OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED AND MAINTAINED WITH AS FLAT A SLOPE AS POSSIBLE. WITH APPROVAL FROM THE CITY ENGINEER, SLOPES UP TO TWO (2) HORIZONTAL TO ONE (1) VERTICAL, ARE ACCEPTABLE, PROVIDED SOIL CONDITIONS ARE SUITABLE TO SUSTAIN ADEQUATE PLANT GROWTH AND TO CONTROL EROSION, AS CERTIFIED BY THE ENGINEER OF RECORD. RETENTION/DETENTION PONDS SHALL BE ENCLOSED WITH A GATED, SIX-FOOT-HIGH, FENCE WITH THE FOLLOWING EXCEPTIONS:

(1) WHERE THE MAXIMUM DESIGN WATER DEPTH IS LESS THAN TWO (2) FEET; AND/OR

(2) WHERE THE DETENTION FACILITY IS PART OF A LANDSCAPED AREA OR CONSERVATION SCHEME, AND, THE SIDE SLOPES TO WATER DEPTH OF THREE (3) FEET ARE CONSTRUCTED AND MAINTAINED AT A MAXIMUM SLOPE OF AT LEAST SIX HORIZONTAL TO ONE VERTICAL (6:1)

ESMT/  
R/W

1' MIN

15' MIN

4" MIN

SOD

1'1" MIN  
6:1 MAX

WET POND -  
EDGE OF WATER

1' SLOPE  
=>6

2' MIN

MAX. SLOPE 1  
=>4:1

DESIGN HIGH WATER LEVEL

PERMANENT  
POOL  
4' MIN.  
12' MAX.

15' MAX.

WET RETENTION -  
DETENTION POND

ST0003-1

ISSUED: 2017

REVISED: --

TYPICAL SECTION

15' MIN

MAX. SLOPE  
=>4:1  
H/V

1' FREE BOARD

HIGH WATER ELEVATION, HWE

DEPTH

ELEVATION

NATURAL GROUND

\* GREATER WIDTHS OR OTHER PROTECTION MAY BE REQUIRED

NOTES:

THE SIDE SLOPES OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED AND MAINTAINED WITH AS FLAT A SLOPE AS POSSIBLE. WITH APPROVAL FROM THE CITY ENGINEER, SLOPES UP TO TWO (2) HORIZONTAL TO ONE (1) VERTICAL, ARE ACCEPTABLE, PROVIDED SOIL CONDITIONS ARE SUITABLE TO SUSTAIN ADEQUATE PLANT GROWTH AND TO CONTROL EROSION, AS CERTIFIED BY THE ENGINEER OF RECORD. RETENTION/DETENTION PONDS SHALL BE ENCLOSED WITH A GATED, SIX-FOOT-HIGH, FENCE (REFER TO CITY LDC 3.44.2 FOR MATERIAL), WITH THE FOLLOWING EXCEPTIONS:

(1) WHERE THE MAXIMUM DESIGN WATER DEPTH IS LESS THAN TWO (2) FEET; AND/OR

(2) WHERE THE DETENTION FACILITY IS PART OF A LANDSCAPED AREA OR CONSERVATION SCHEME, AND, THE SIDE SLOPES TO WATER DEPTH OF THREE (3) FEET ARE CONSTRUCTED AND MAINTAINED AT A MAXIMUM SLOPE OF AT LEAST SIX HORIZONTAL TO ONE VERTICAL (6:1)

STORMWATER POND OR  
SWALE ADJACENT TO  
PEDESTRIAN WALKWAY

ST0004-1

ISSUED: 2017

REVISED: --

Kimley»Horn

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PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM    REGISTRY No. 35106

KHA PROJECT  
149786017

DATE  
2/10/2023

SCALE AS SHOWN

DESIGNED BY ST

DRAWN BY ST

CHECKED BY BAS

CITY UTILITY DETAILS

JUNIPER  
MULTIFAMILY  
TOWNHOMES

SHEET NUMBER  
C6.5

PER CITY OF MOUNT DORA COMMENTS  
1/10/23 CEF

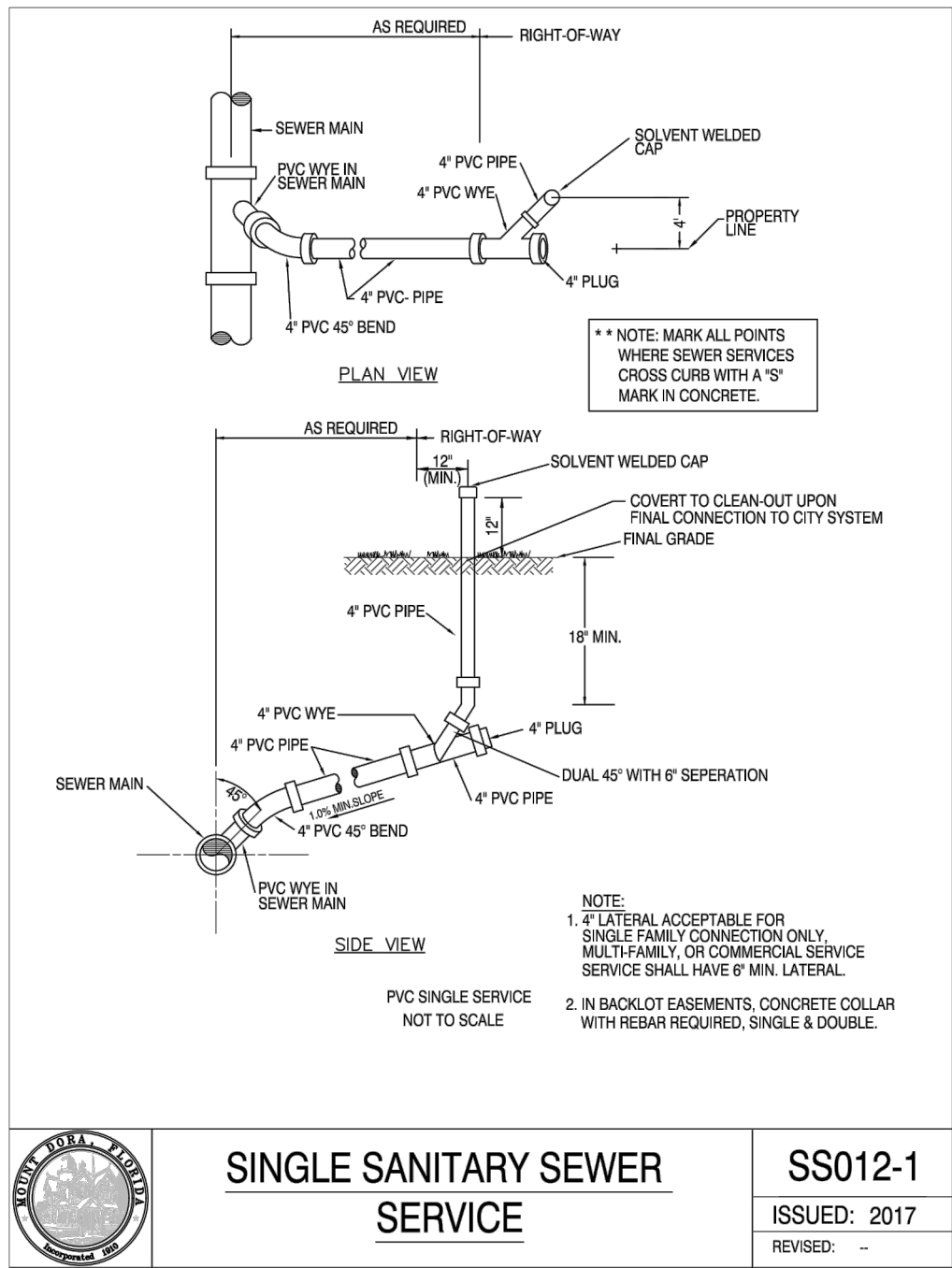
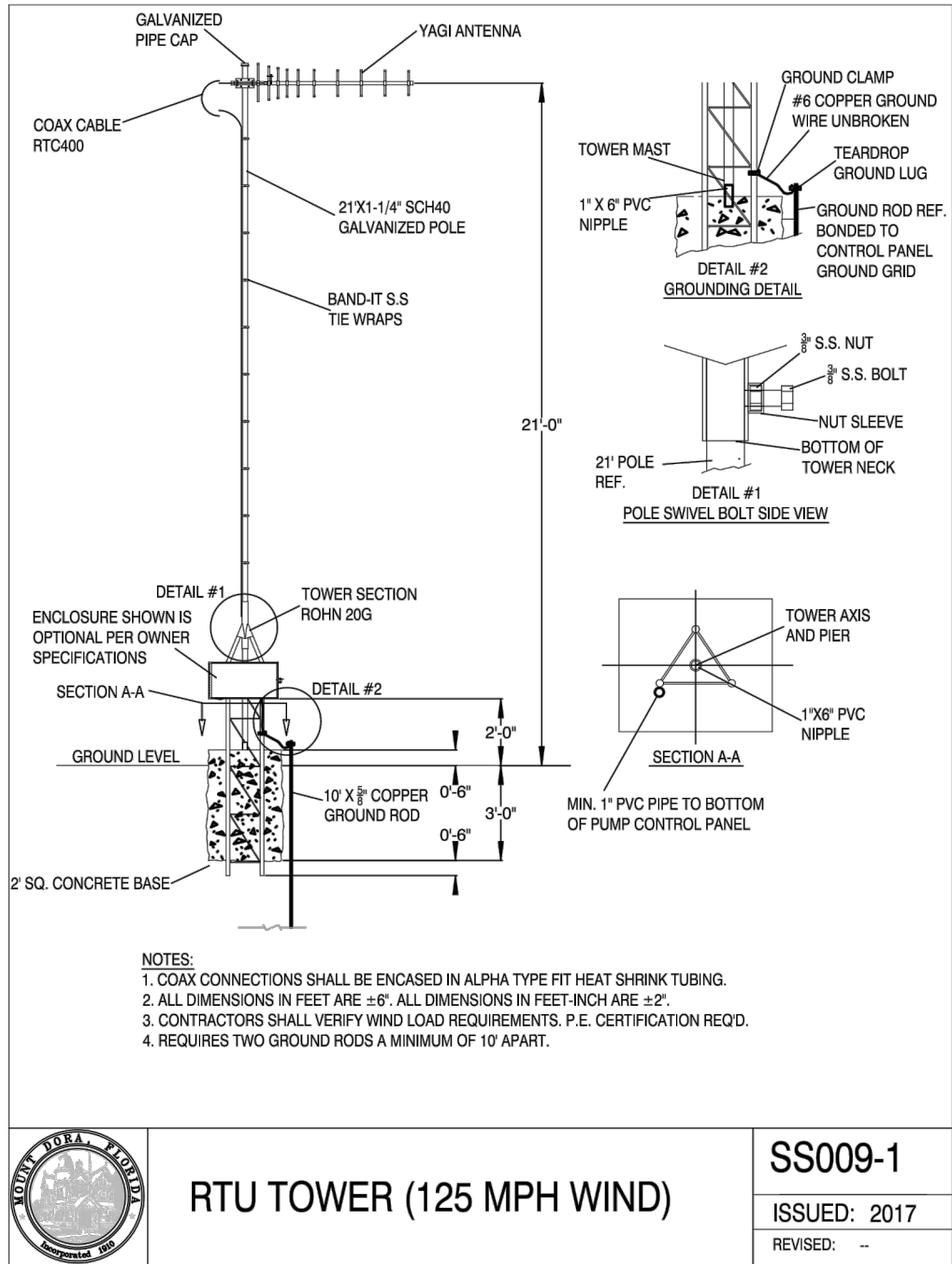
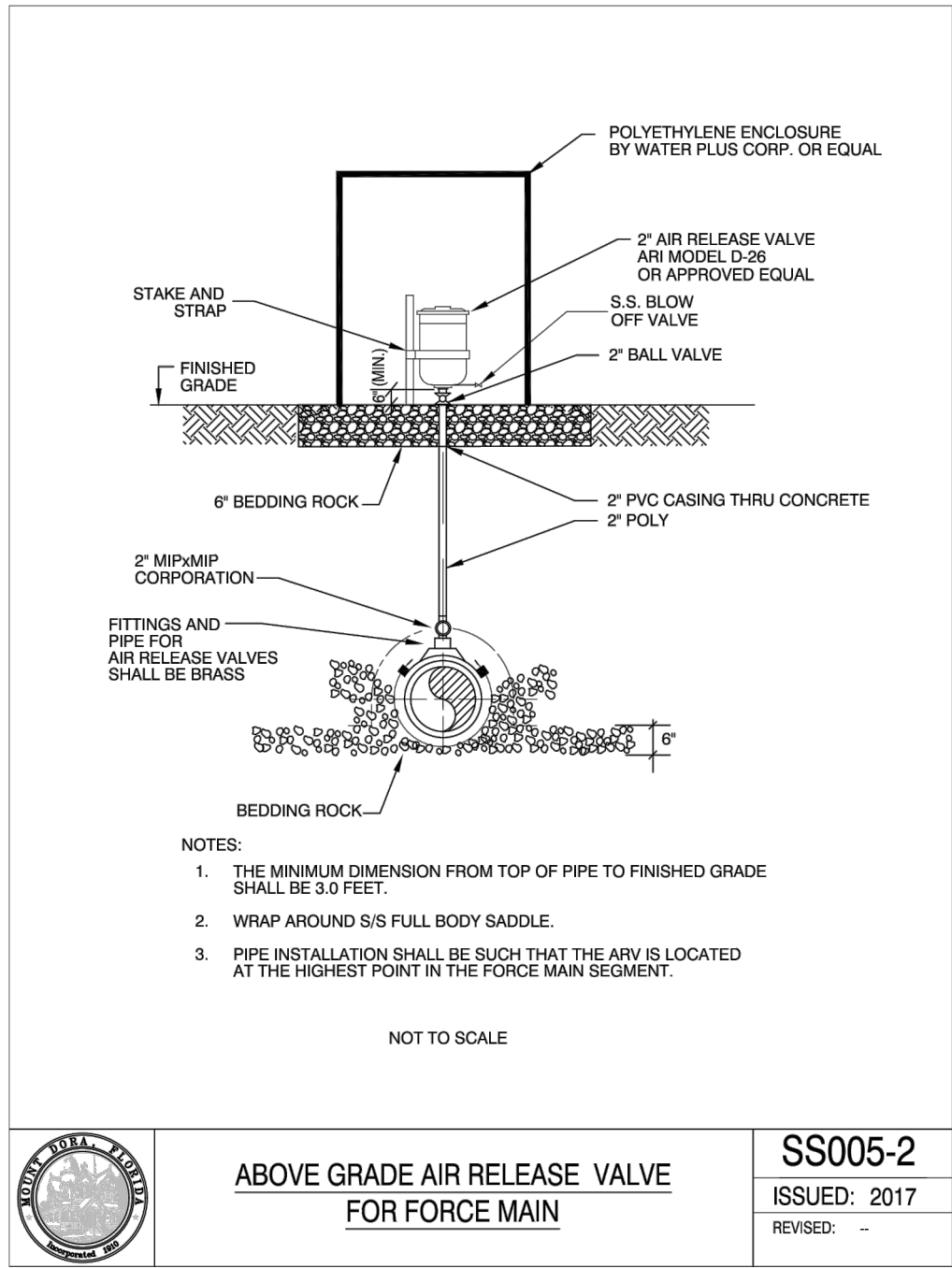
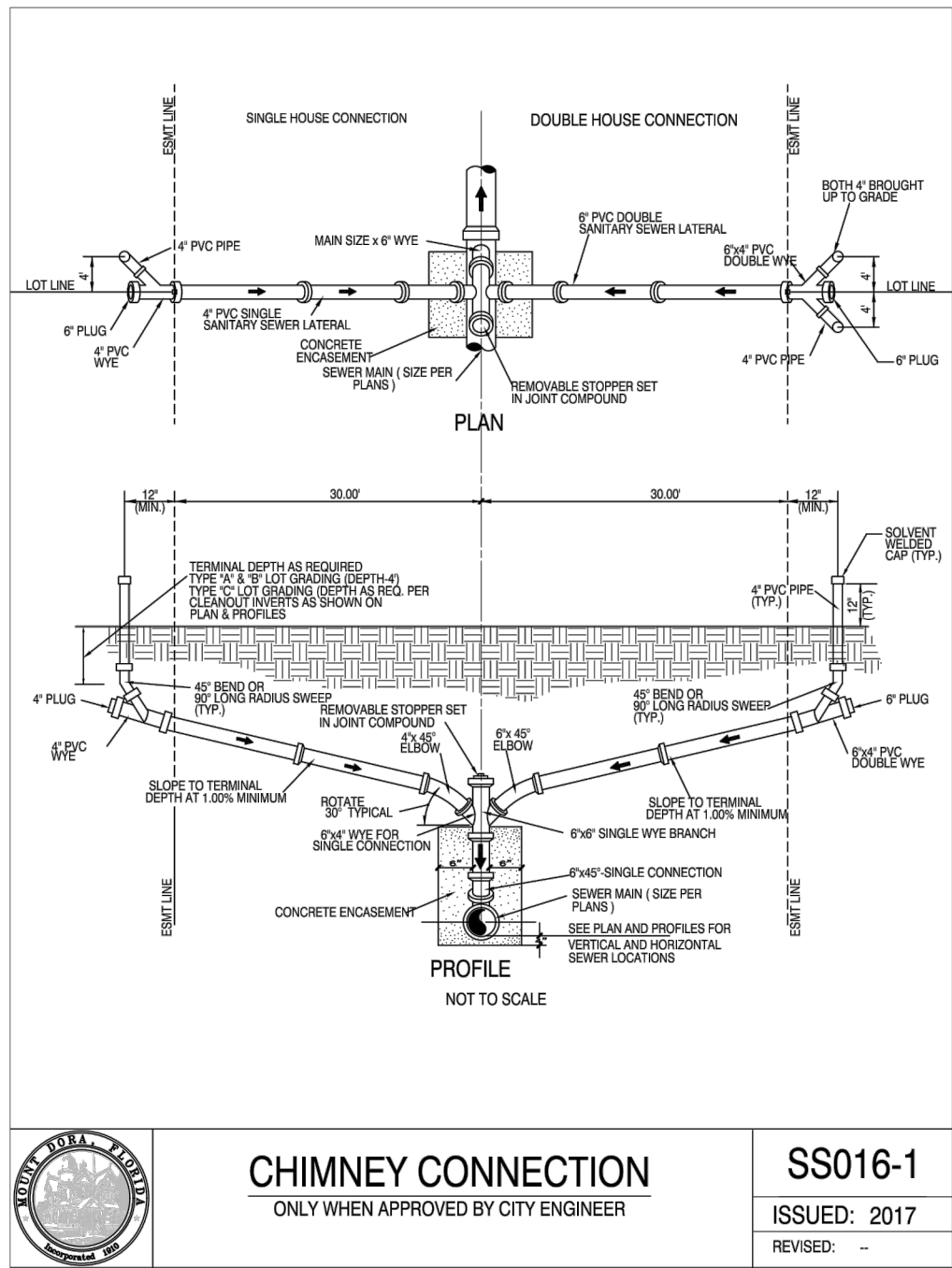
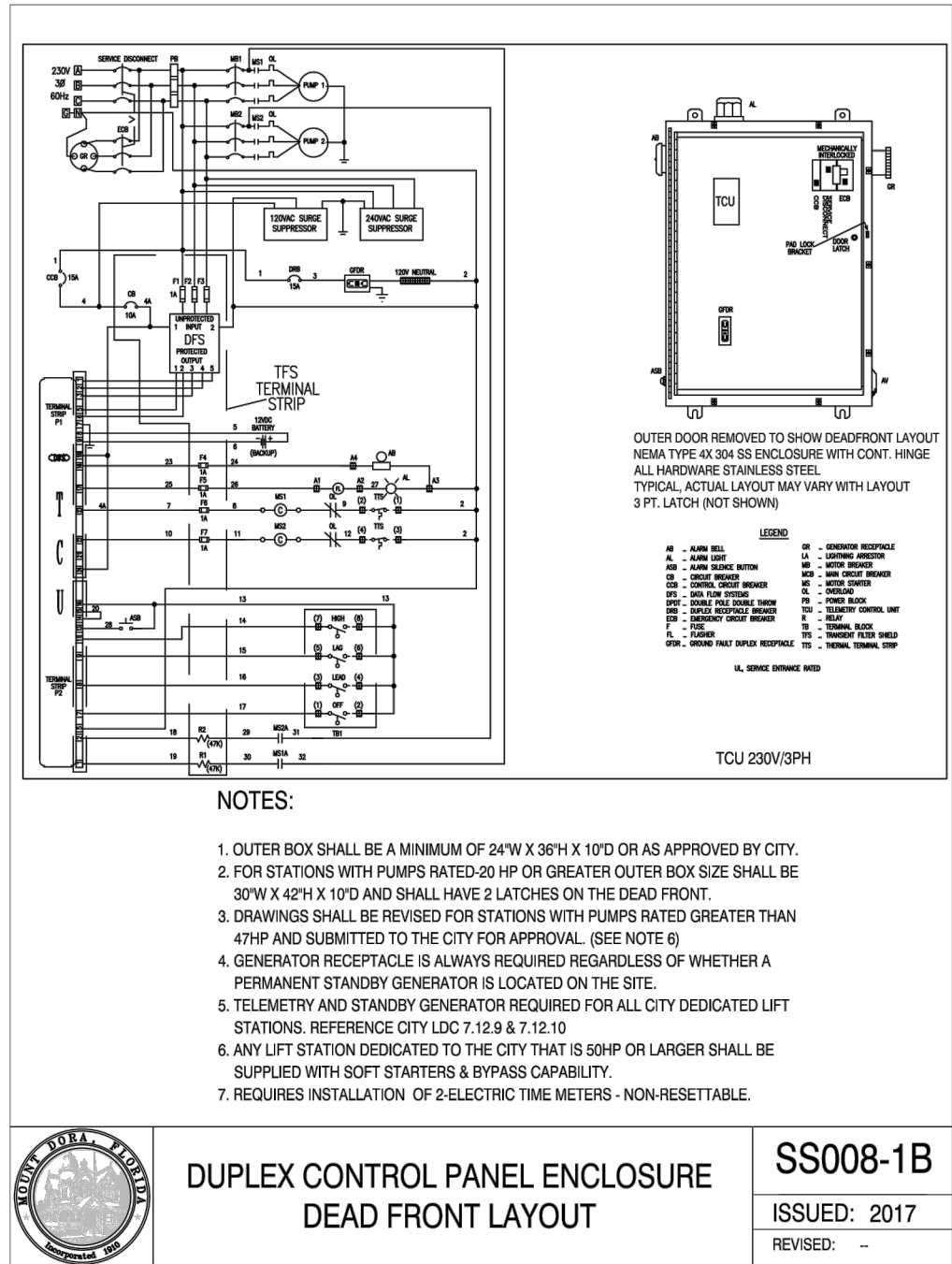
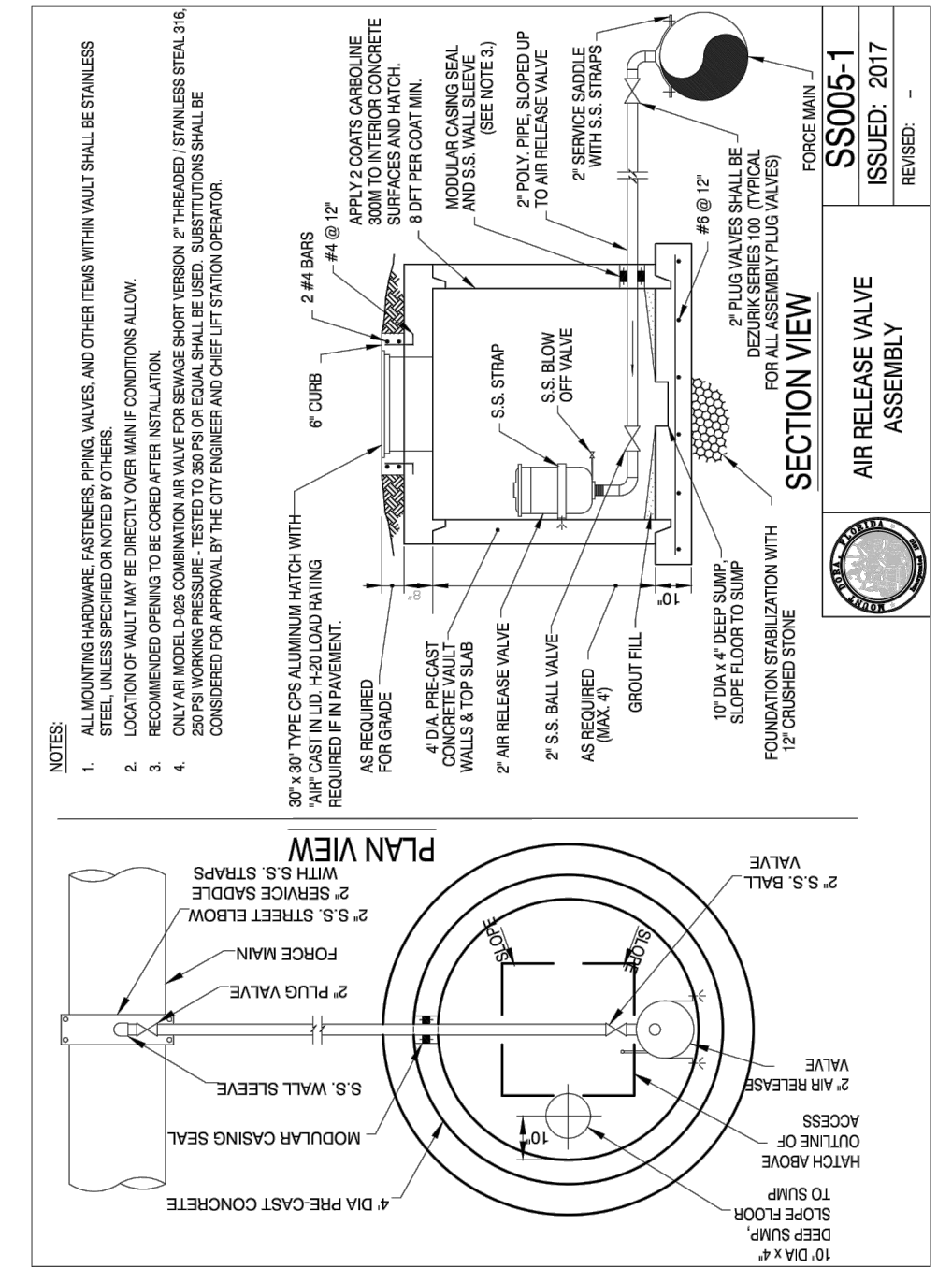
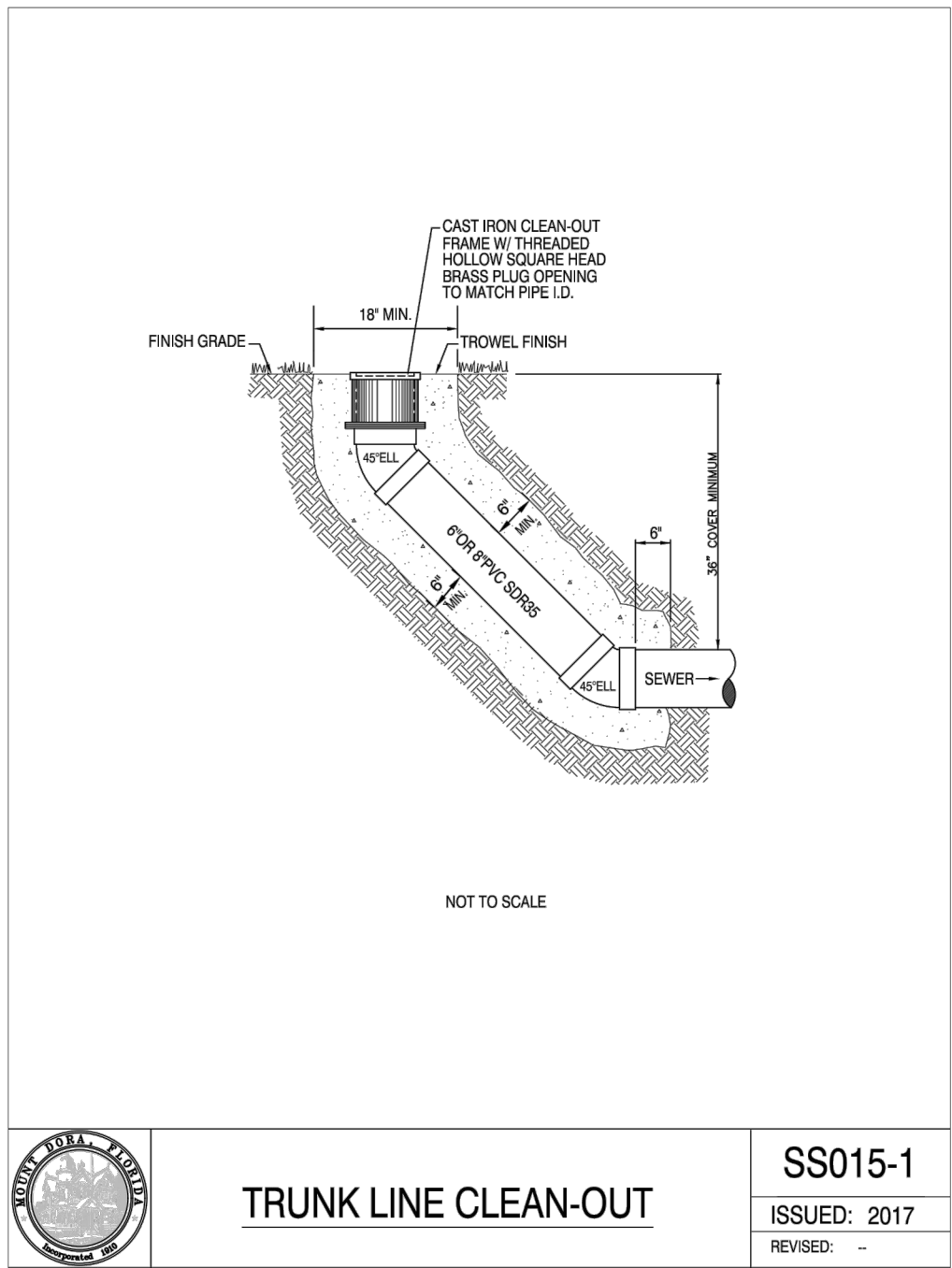
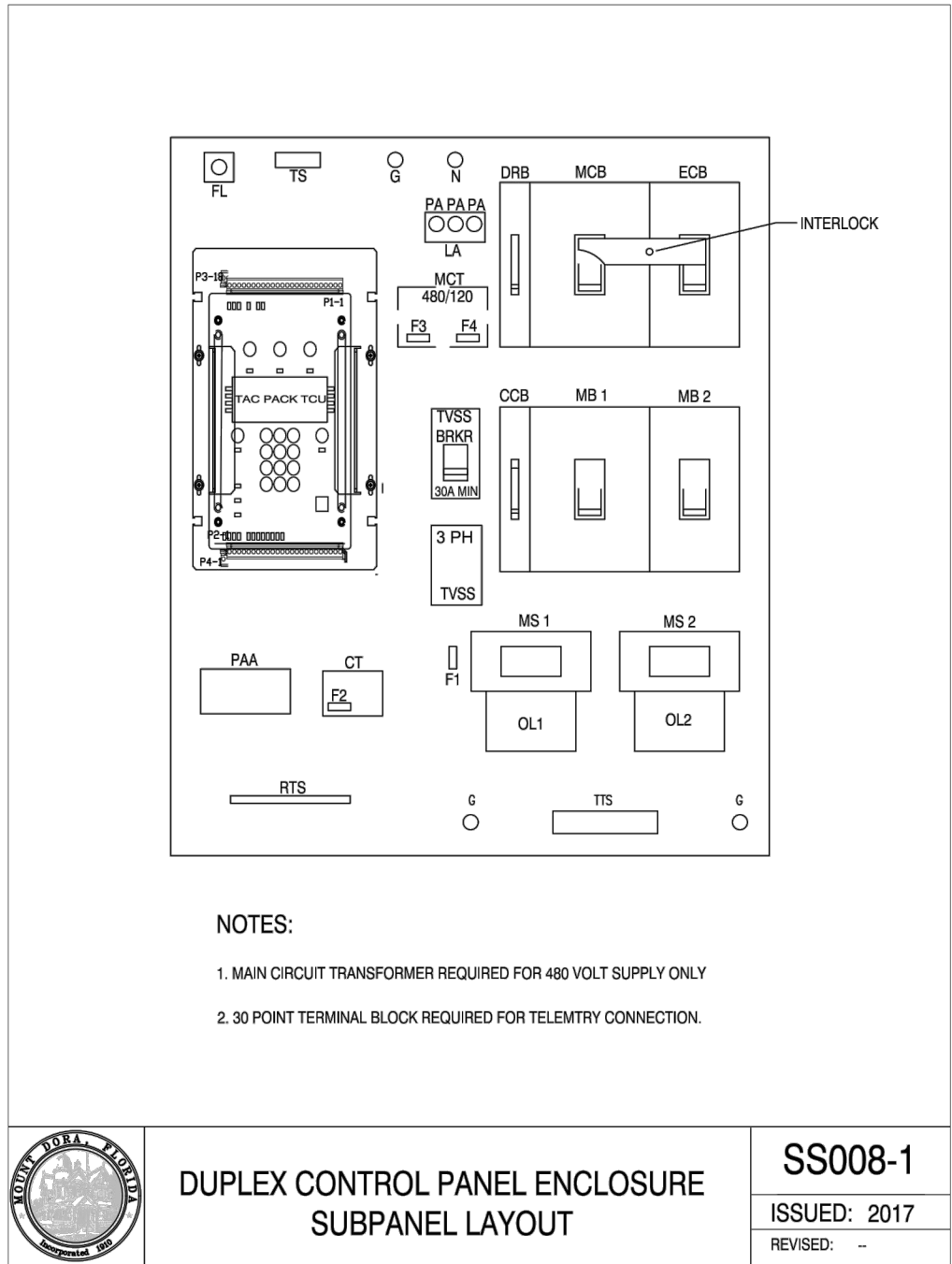
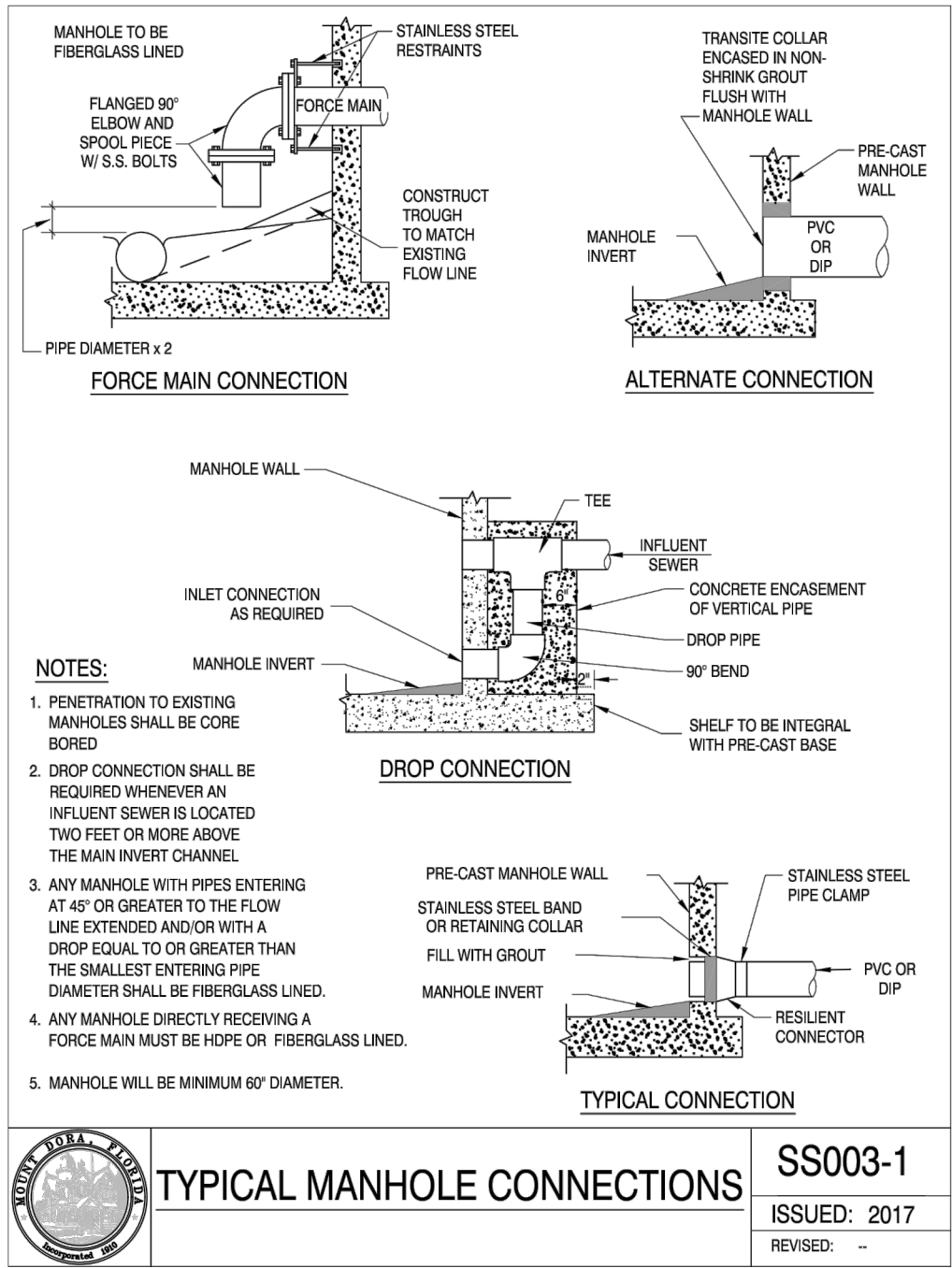
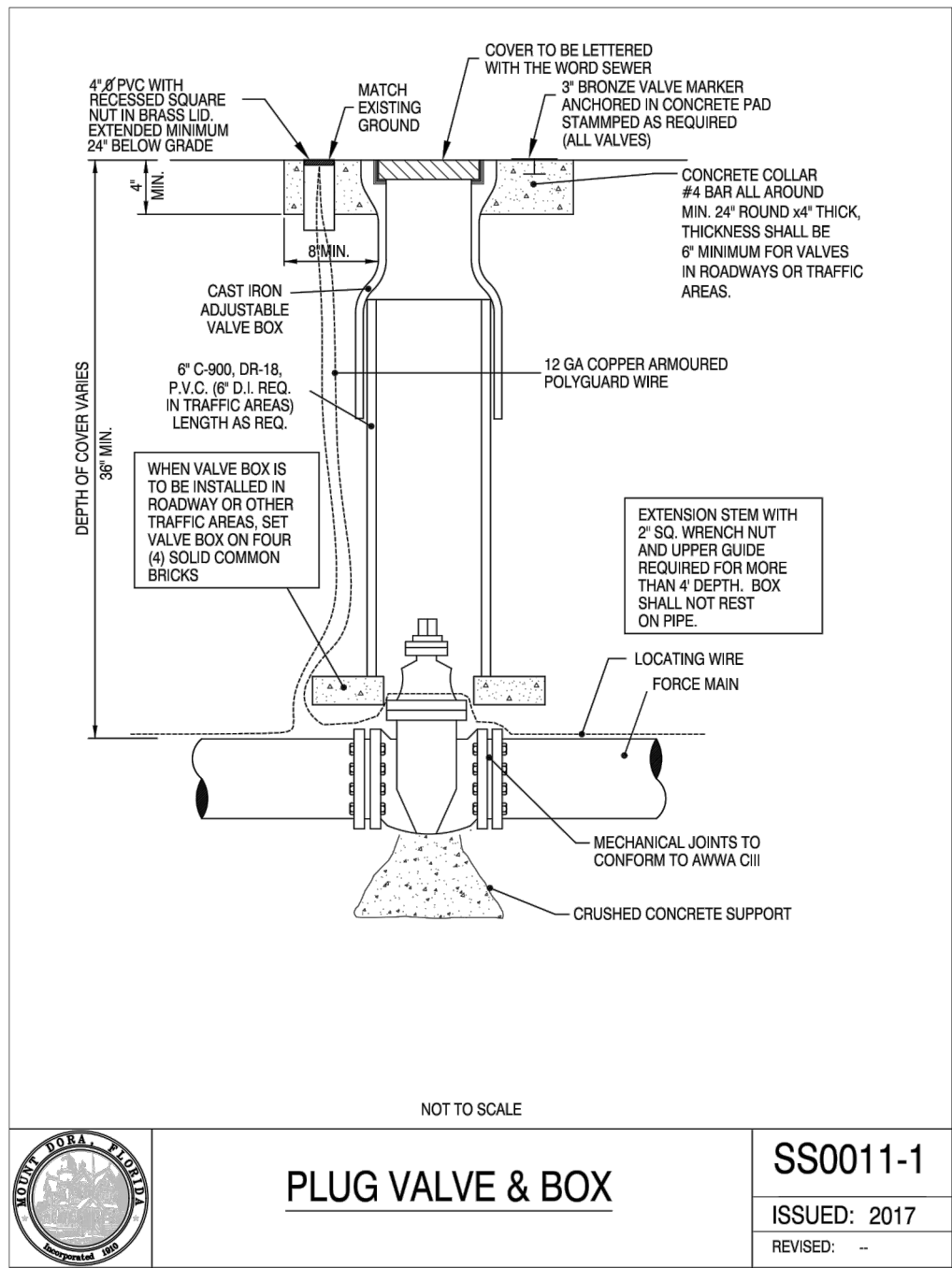
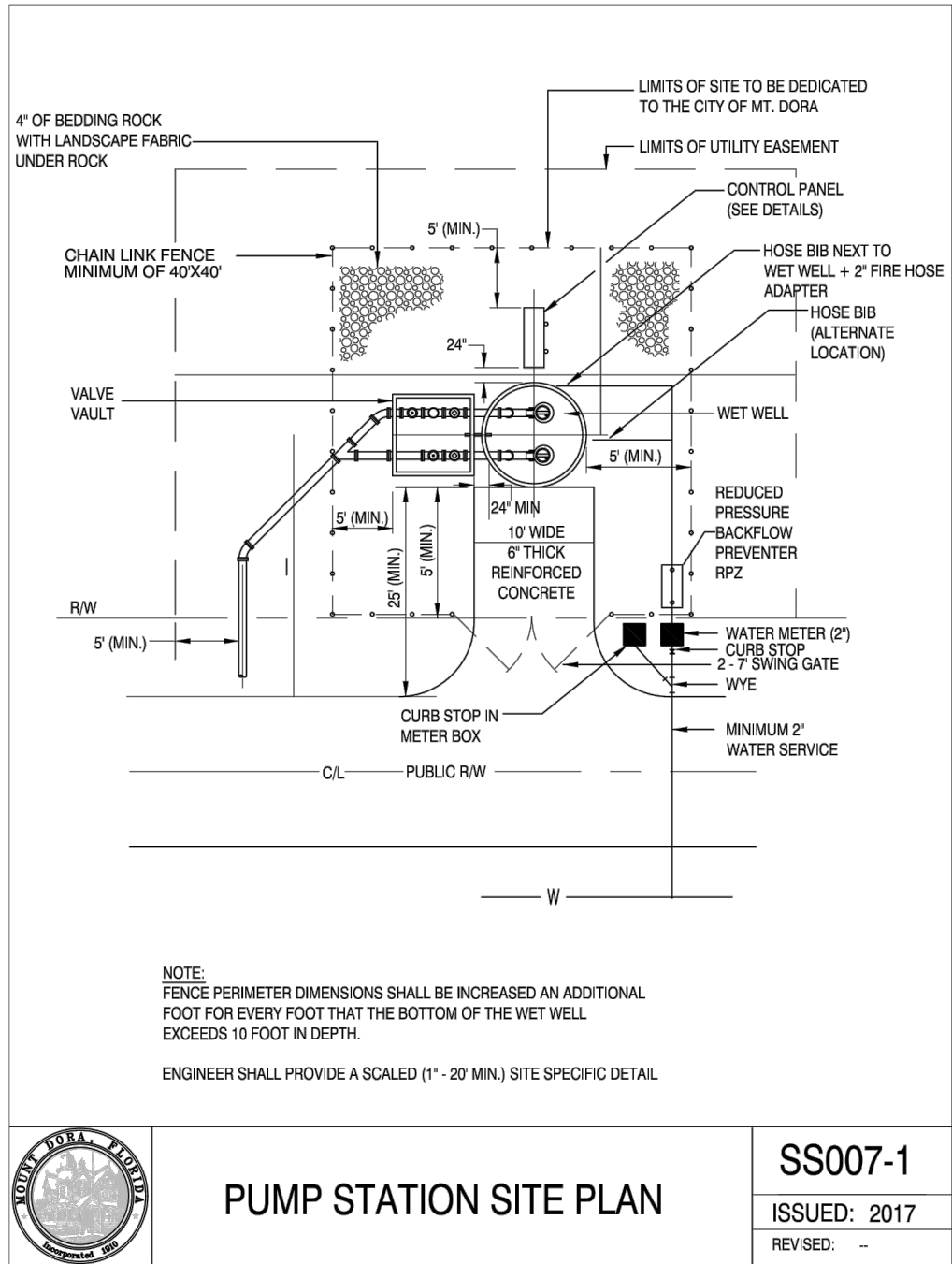
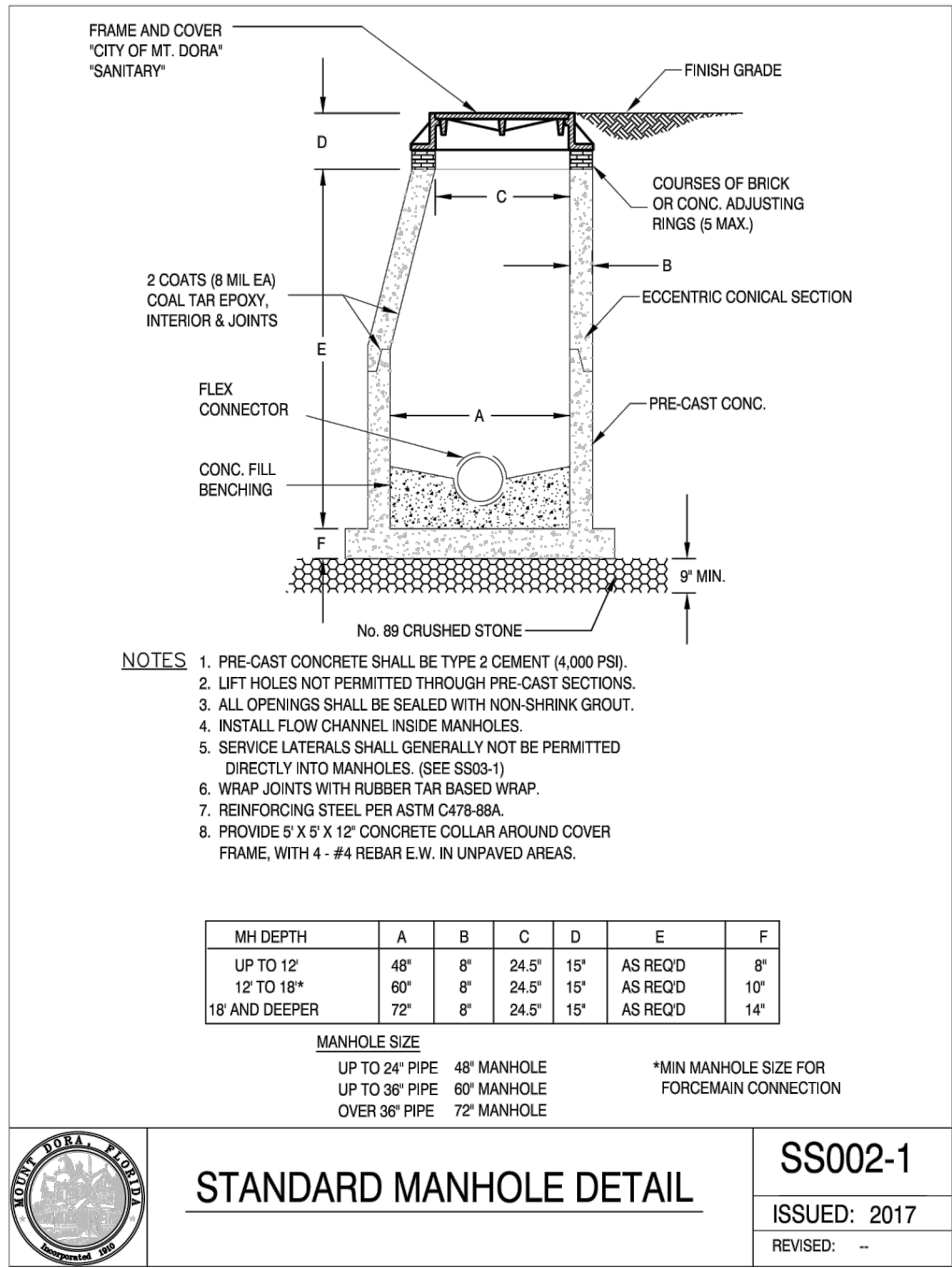
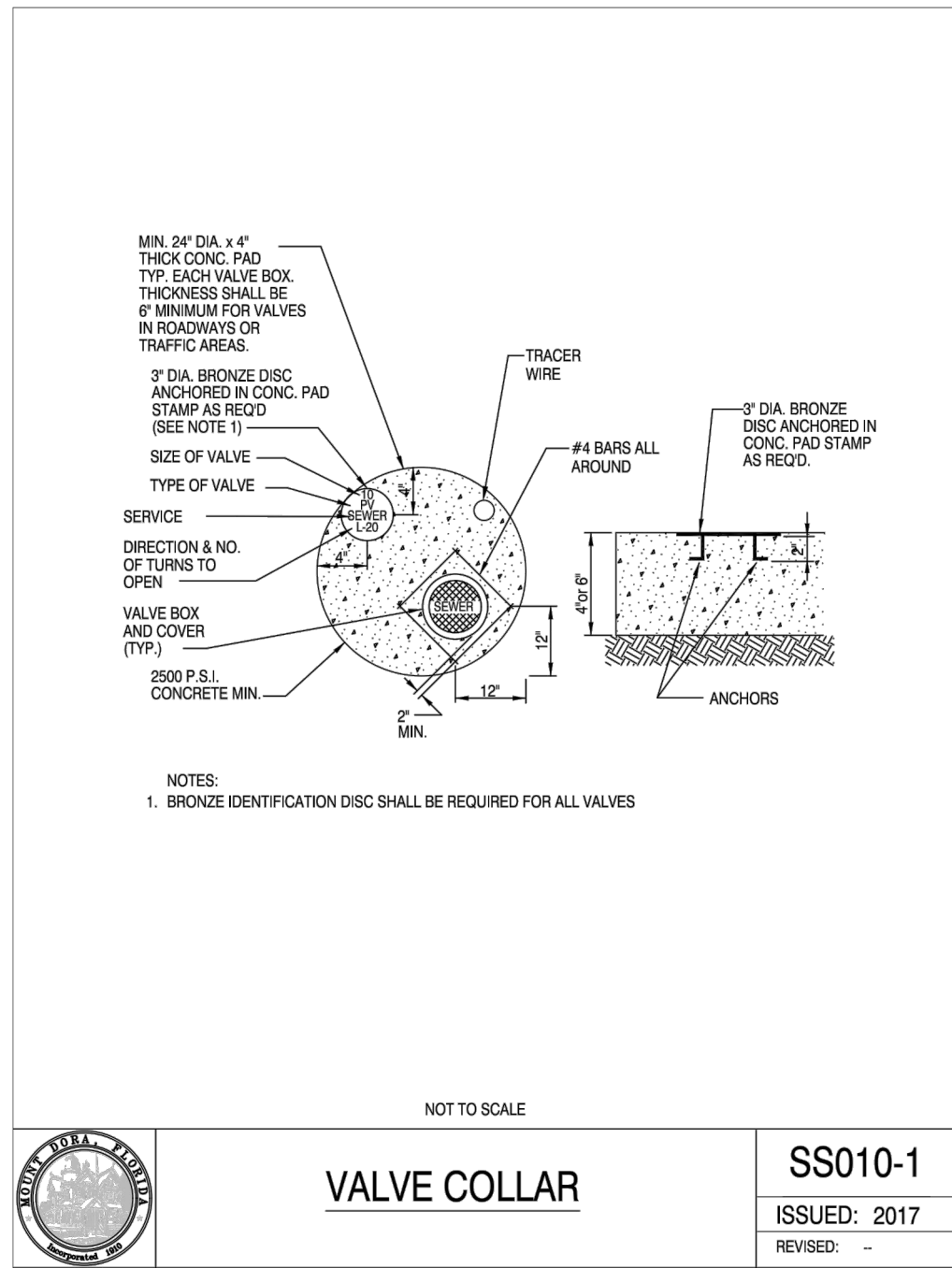
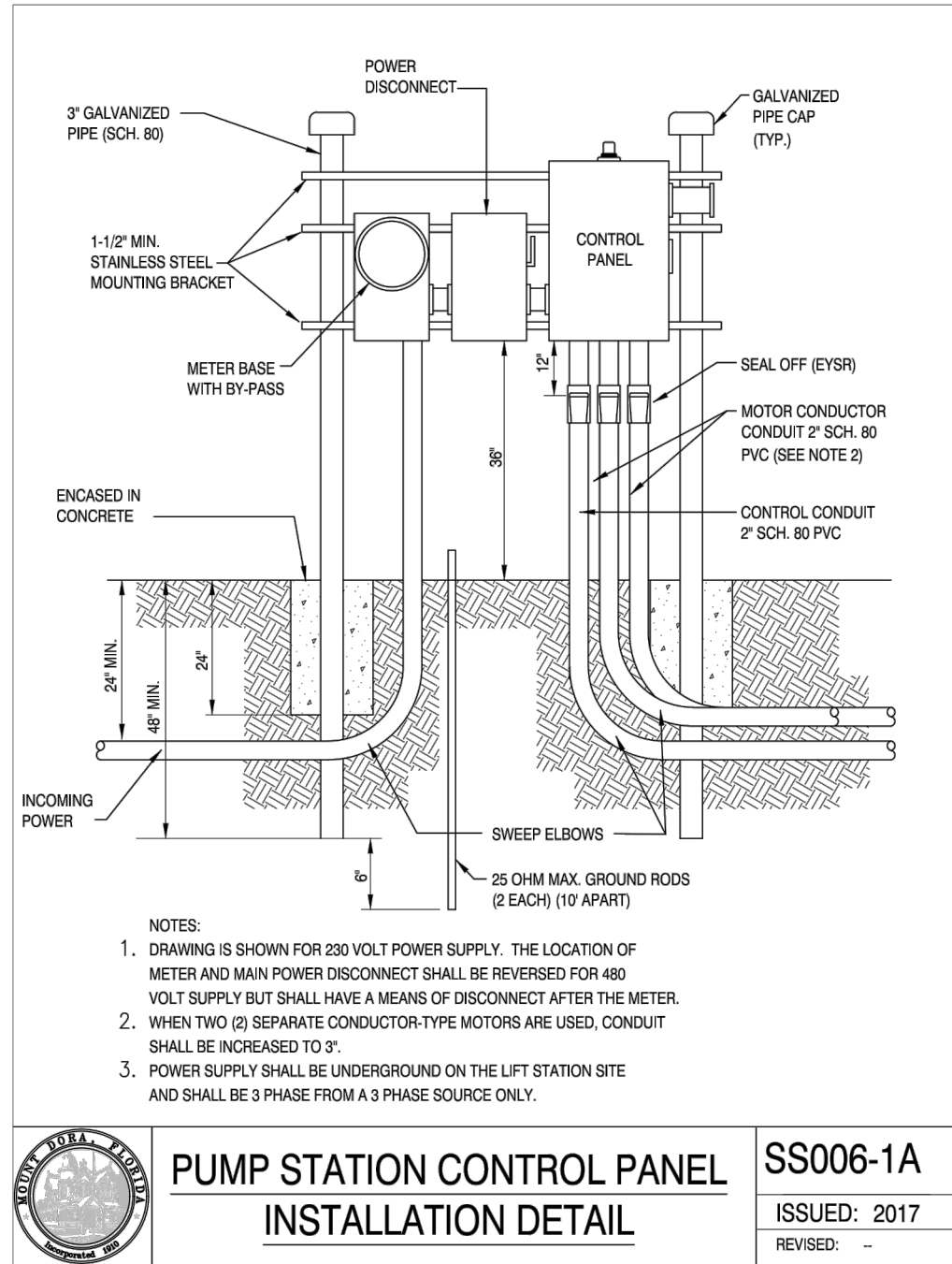
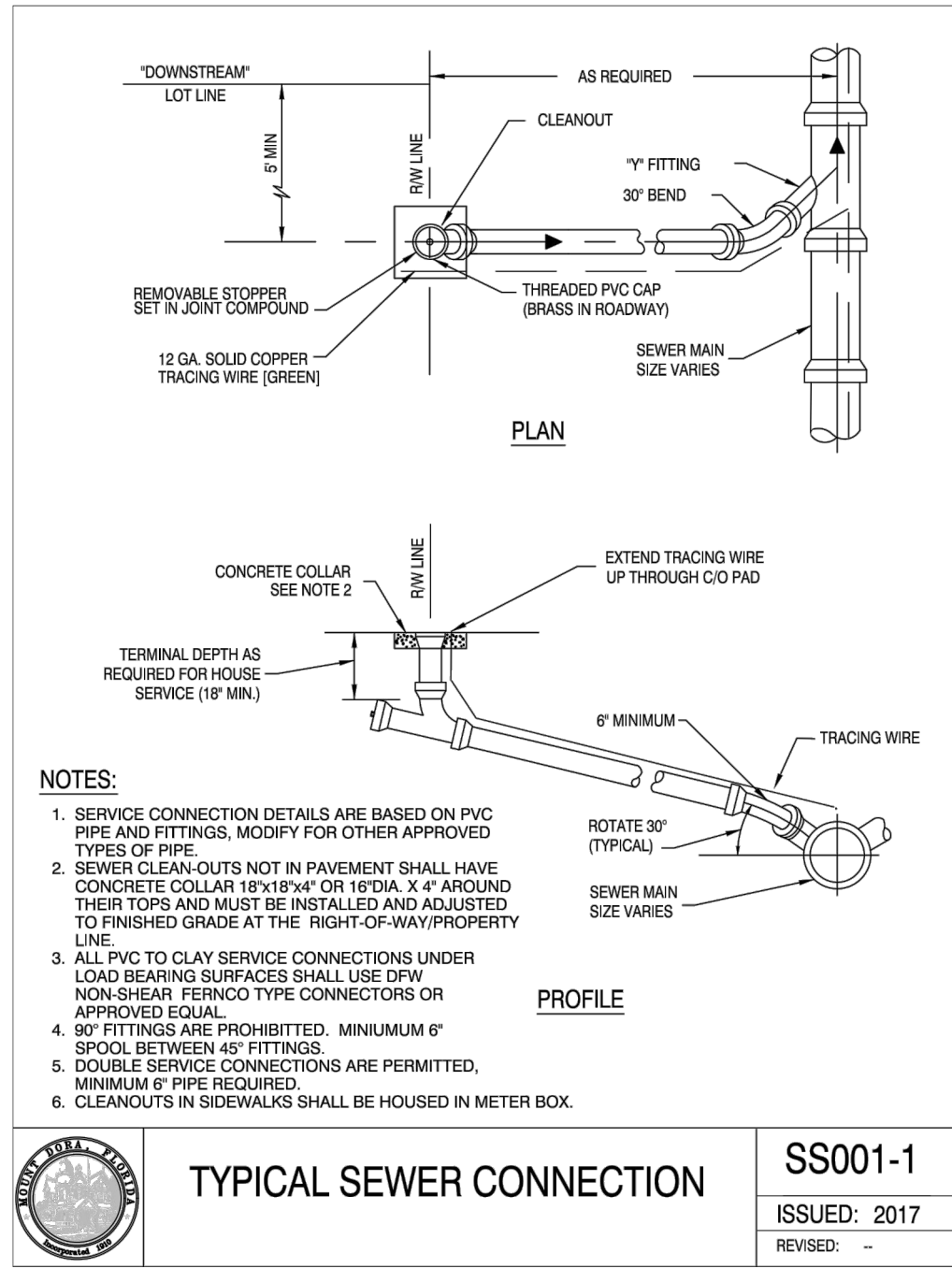
REVISIONS

DATE

BY

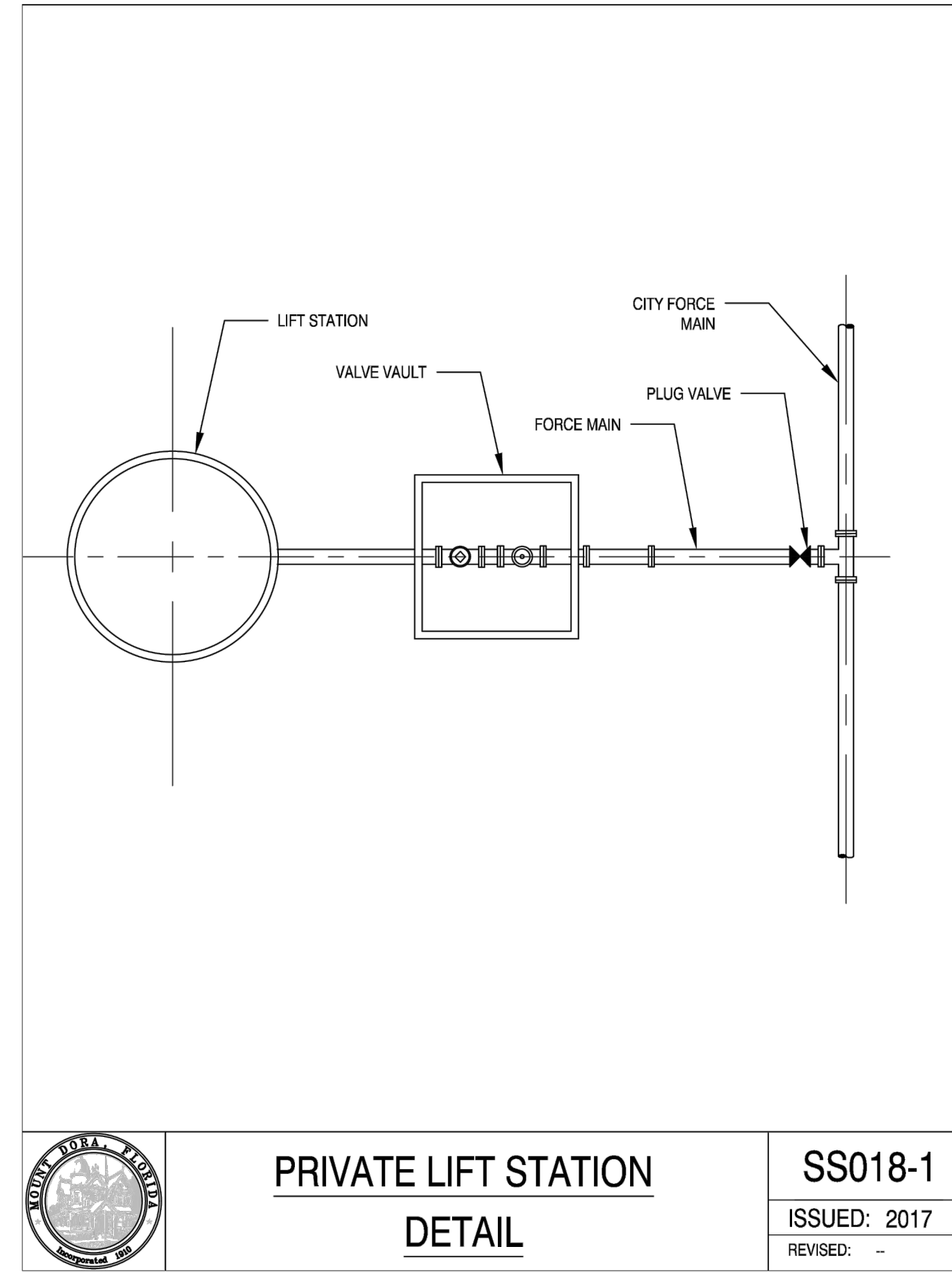
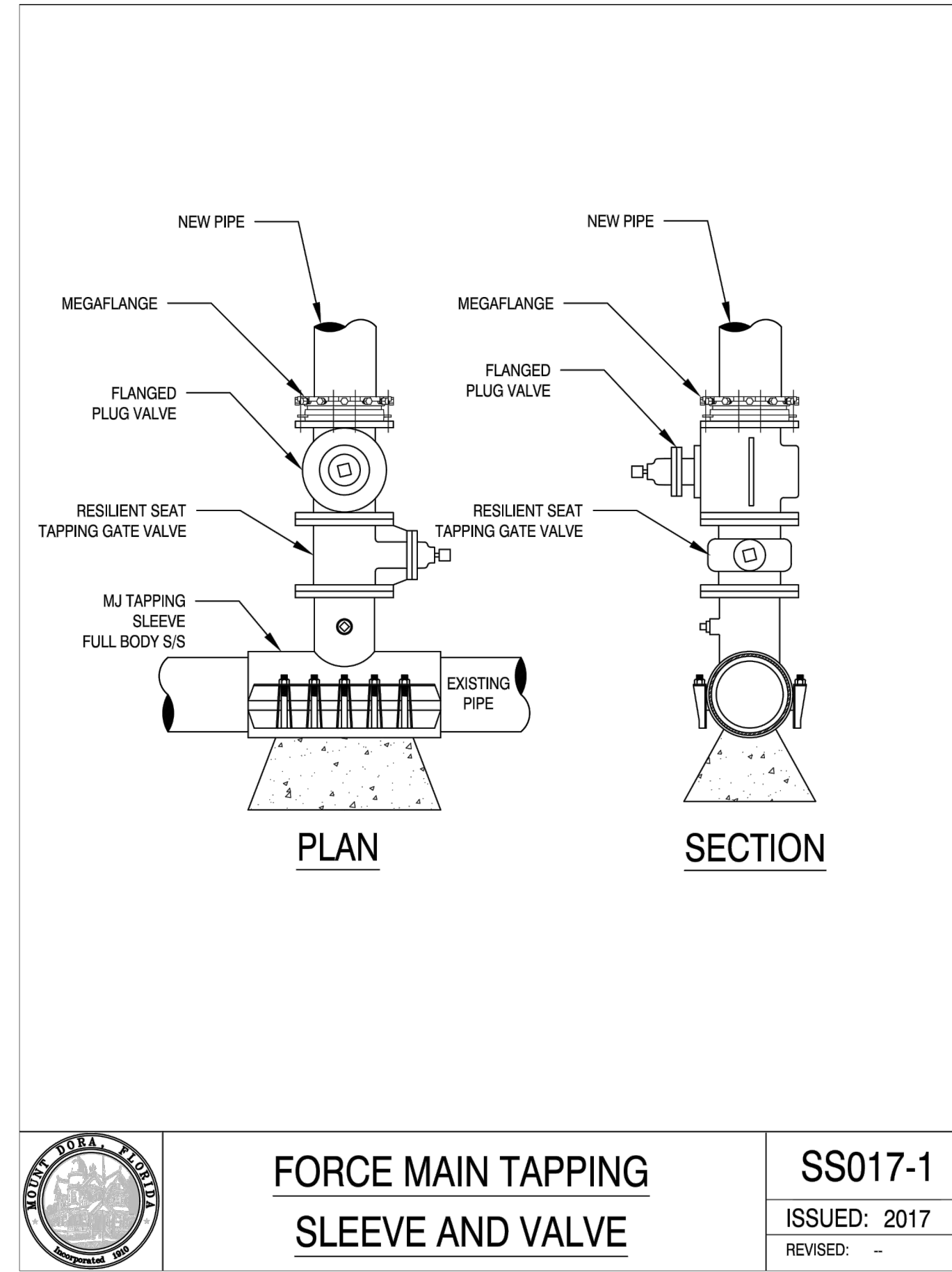
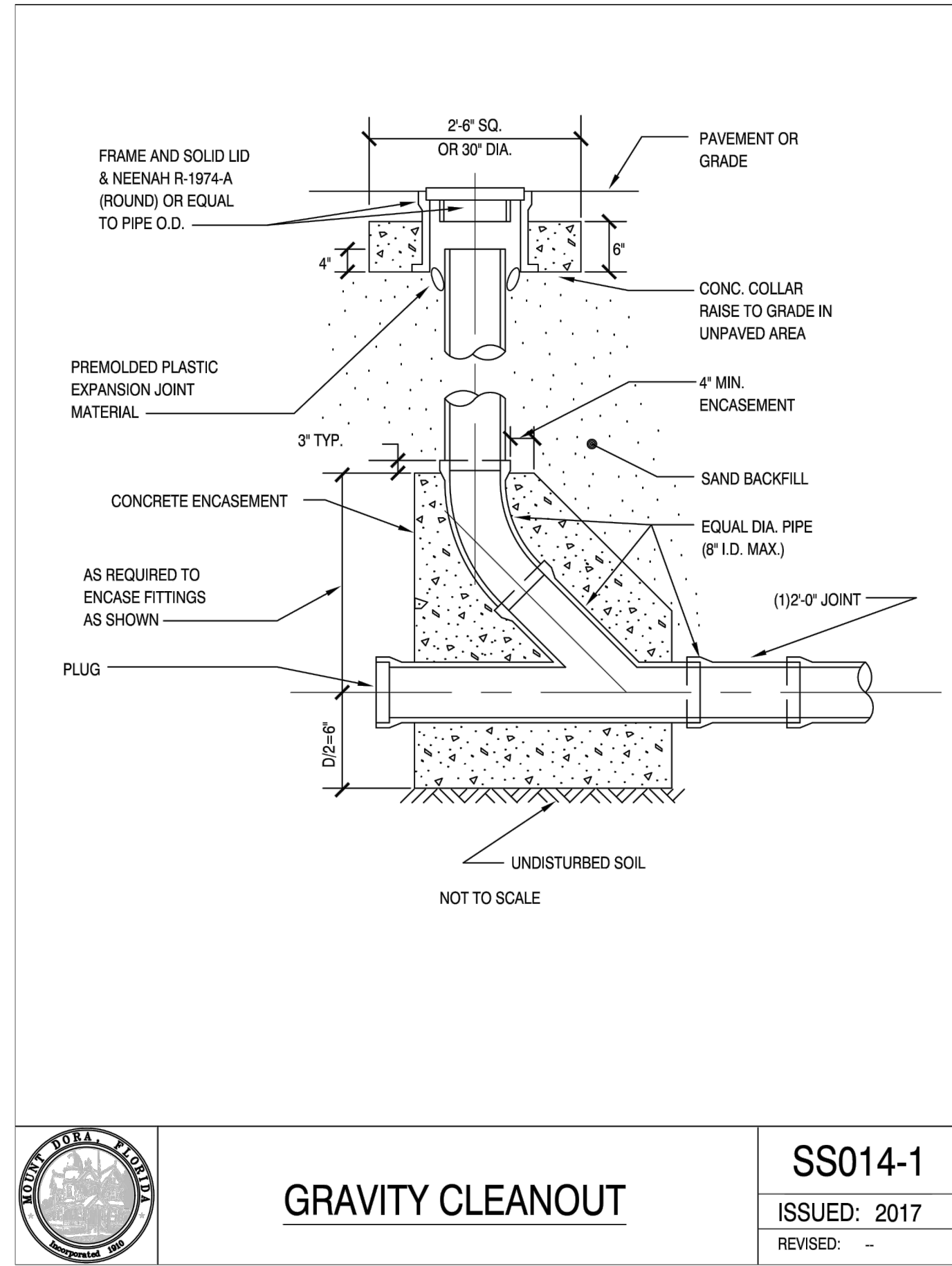
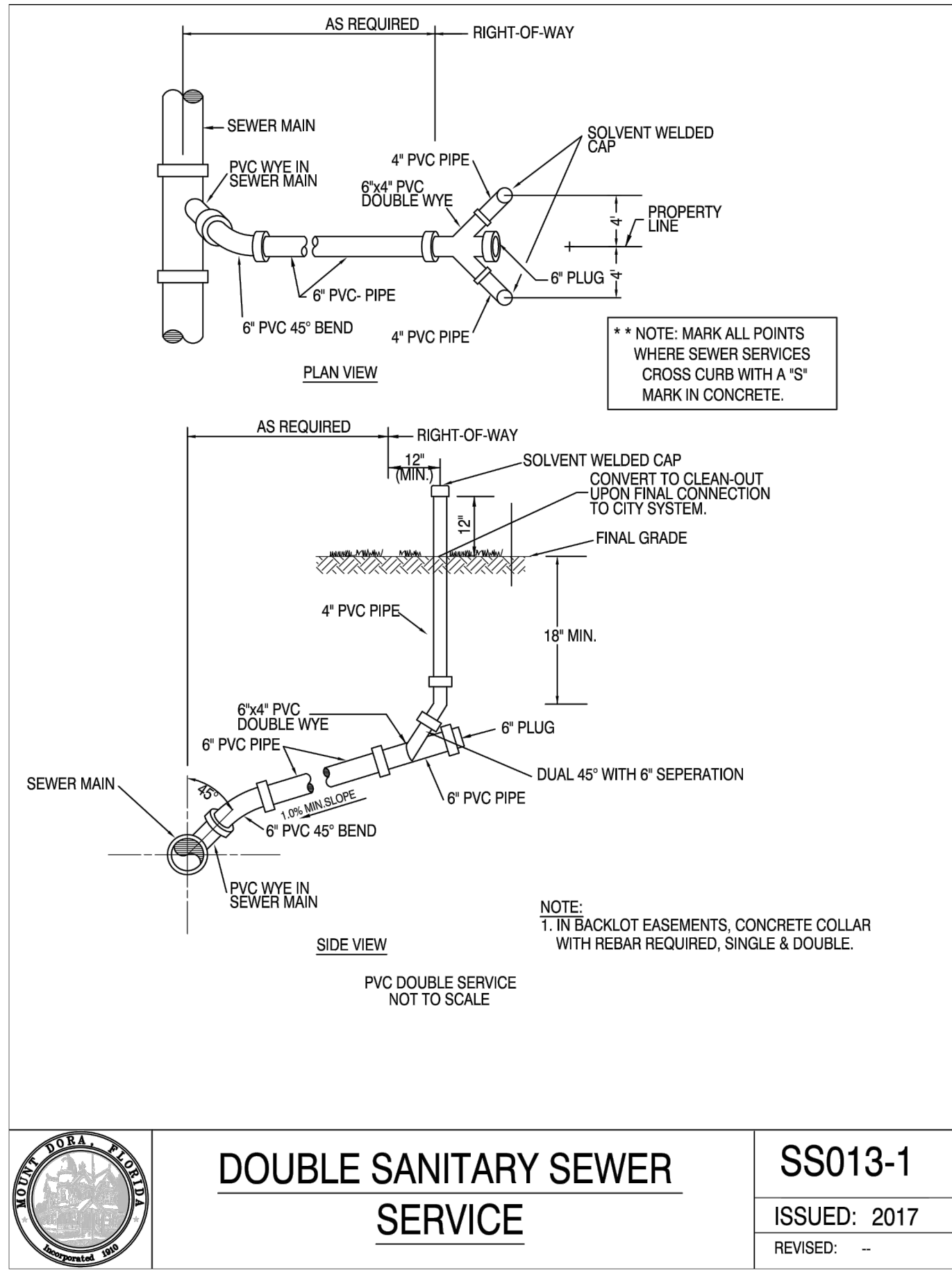


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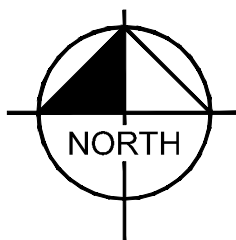
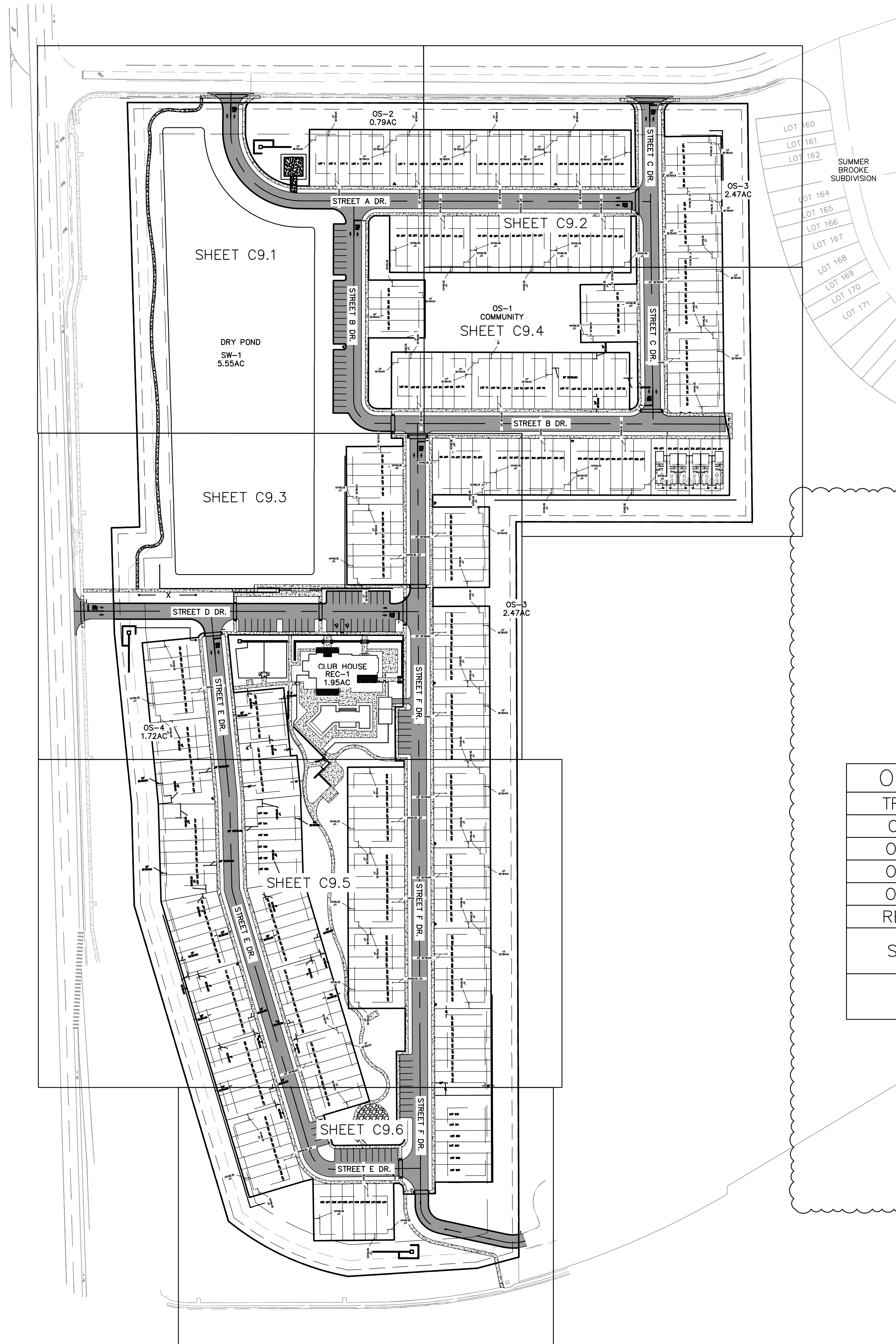












- LEGEND**
- |                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | PROPERTY BOUNDARY          |
|  | BUILDING SETBACK           |
|  | LANDSCAPE BUFFER           |
|  | PROPOSED ASPHALT           |
|  | PROPOSED CONCRETE SIDEWALK |

| TRACT TABLE |            |         |                              |
|-------------|------------|---------|------------------------------|
| TRACT       | USE        | ACERAGE | OWNERSHIP/MAINTENANCE ENTITY |
| OS-1        | OPEN SPACE | 1.05    | PRIVATE                      |
| OS-2        | OPEN SPACE | 0.79    | PRIVATE                      |
| OS-3        | OPEN SPACE | 2.47    | PRIVATE                      |
| OS-4        | OPEN SPACE | 1.72    | PRIVATE                      |
| SW-1        | STORMWATER | 5.55    | PRIVATE                      |
| REC-1       | RECREATION | 1.95    | PRIVATE                      |

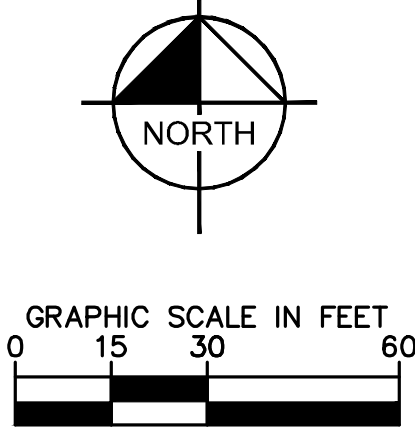
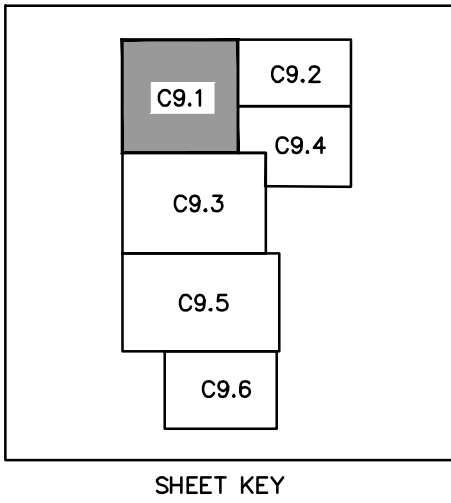
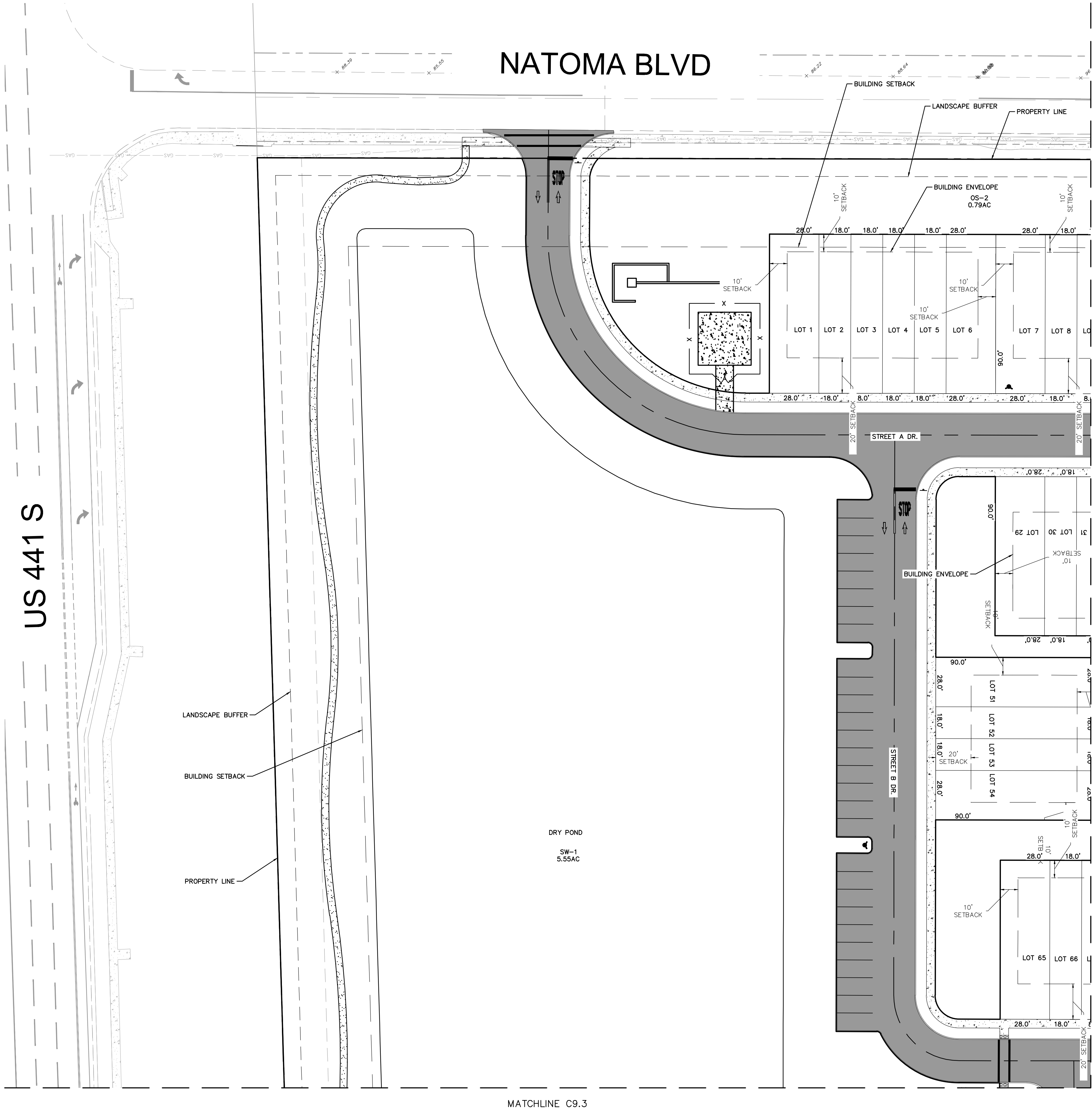
| OPEN SPACE TABULATION |            |                      |
|-----------------------|------------|----------------------|
| TRACT                 | USE        | ACERAGE              |
| OS-1                  | OPEN SPACE | 1.05                 |
| OS-2                  | OPEN SPACE | 0.79                 |
| OS-3                  | OPEN SPACE | 2.47                 |
| OS-4                  | OPEN SPACE | 1.72                 |
| REC-1                 | RECREATION | 1.95                 |
| SW-1                  | STORMWATER | XXX<br>(50% OF REQ.) |
|                       | TOTAL:     | XXX                  |

| RECREATION TABULATION |            |                       |
|-----------------------|------------|-----------------------|
| TRACT                 | USE        | ACERAGE               |
| REC-1                 | RECREATION | 1.95                  |
| SW-1                  | STORMWATER | XXX<br>(25% OF TRACT) |
|                       | TOTAL:     | XXX                   |

| OWNERSHIP / MAINTENANCE |  |  |
|-------------------------|--|--|
|                         |  |  |
|                         |  |  |
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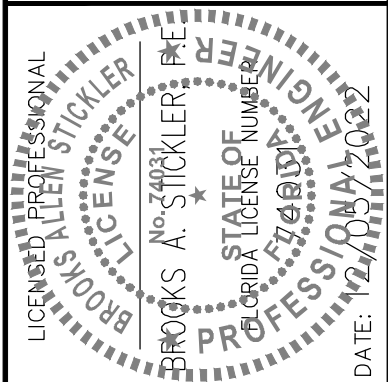


- LEGEND**
- PROPERTY BOUNDARY
  - - - BUILDING SETBACK
  - - - LANDSCAPE BUFFER
  - PROPOSED ASPHALT
  - ▨ PROPOSED CONCRETE SIDEWALK

| REVISIONS |  | DATE | BY |
|-----------|--|------|----|
| No.       |  |      |    |
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|             |            |          |             |          |            |
|-------------|------------|----------|-------------|----------|------------|
| KHA PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
| 149786017   | 12/05/2022 | AS SHOWN | CEF         | CAL      | BAS        |

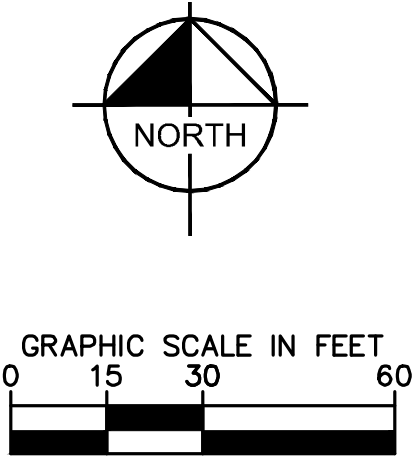
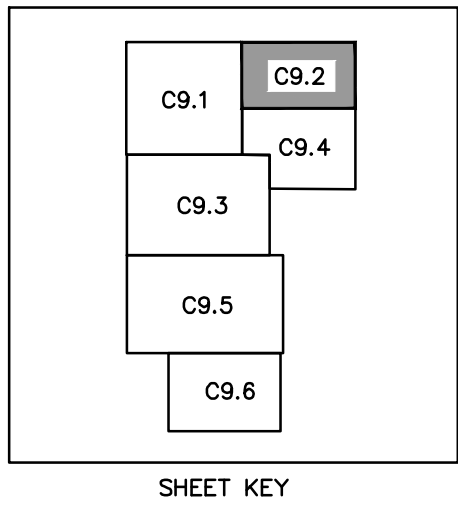
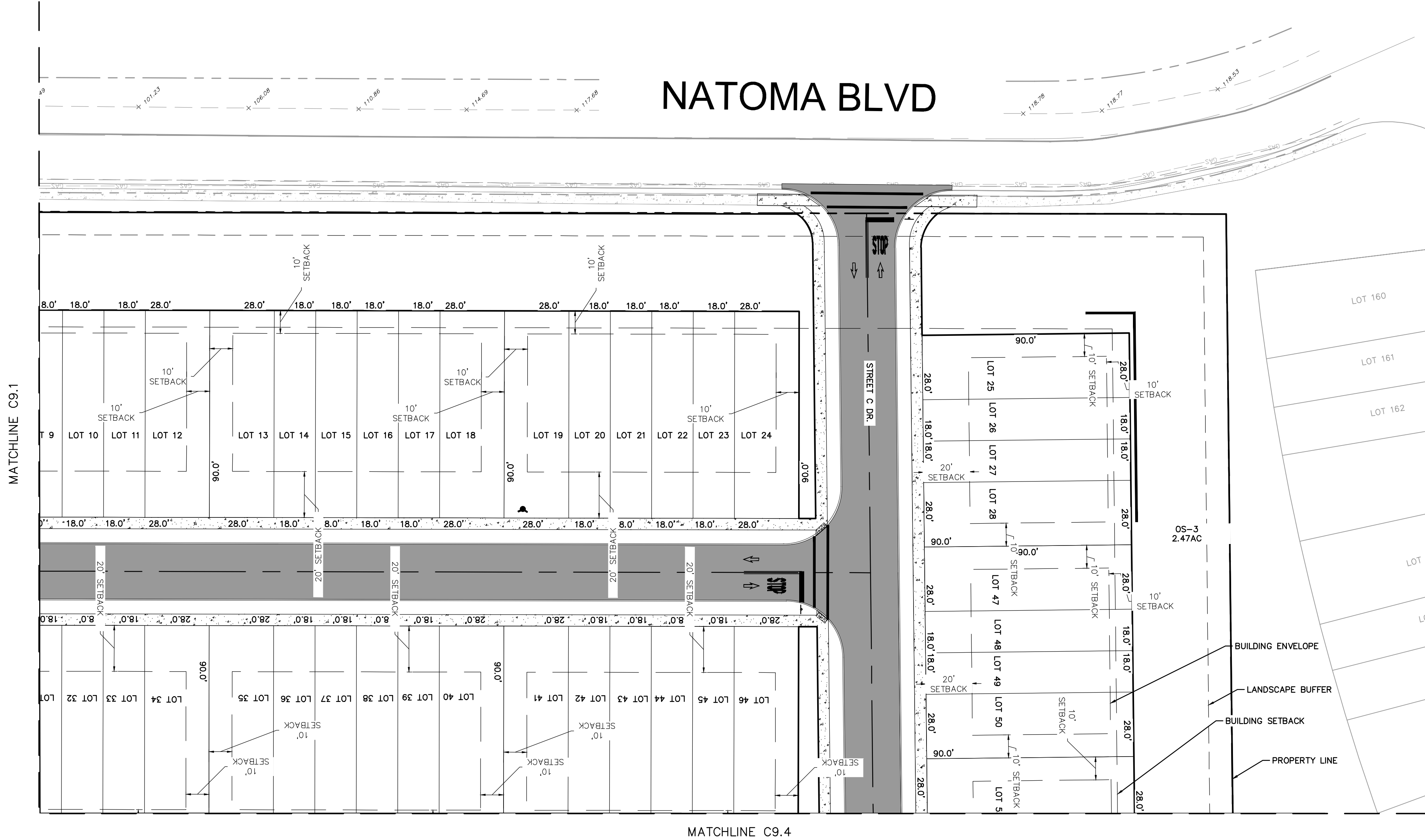
## FINAL LOT PLAN

**JUNIPER  
MULTIFAMILY  
FINAL PLAT**

SHEET NUMBER  
**C9.1**



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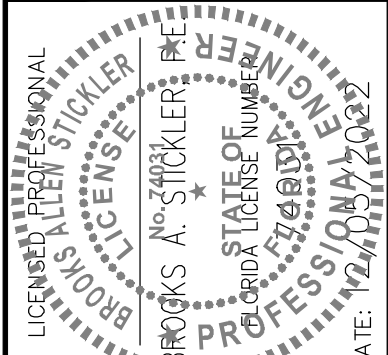


- LEGEND
- PROPERTY BOUNDARY
  - BUILDING SETBACK
  - LANDSCAPE BUFFER
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE SIDEWALK

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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|             |            |          |             |          |            |     |
|-------------|------------|----------|-------------|----------|------------|-----|
| KHA PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY | BAS |
| 149786017   | 12/05/2022 | AS SHOWN | CEF         | CAL      |            |     |

JUNIPER  
MULTIFAMILY  
FINAL PLAT

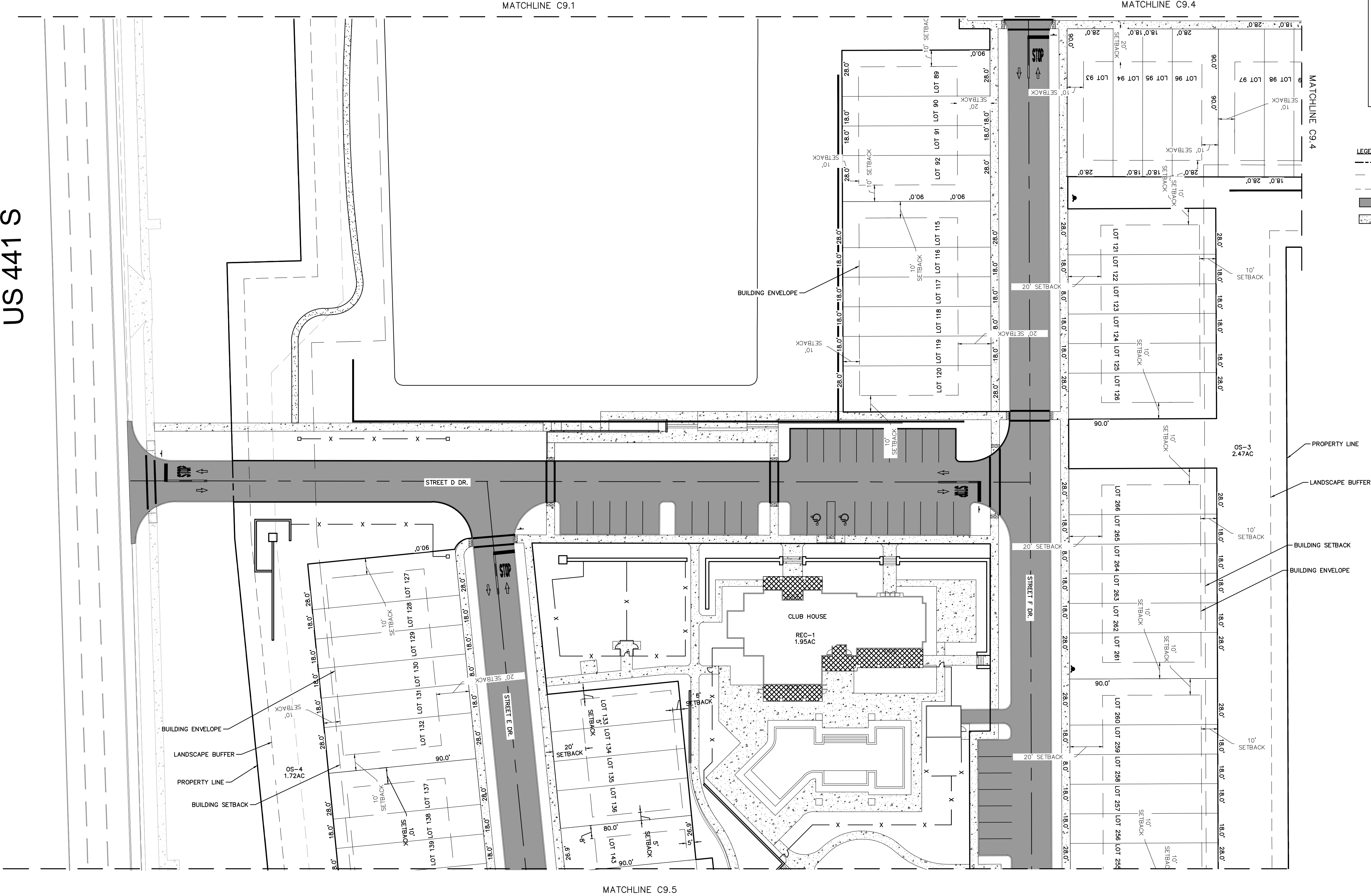
FINAL LOT PLAN

SHEET NUMBER  
C9.2



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US 441 S



NORTH

GRAPHIC SCALE IN FEET

SHEET KEY

**LEGEND**

- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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|             |            |          |             |          |            |     |
|-------------|------------|----------|-------------|----------|------------|-----|
| KHA PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY | BAS |
| 149786017   | 12/05/2022 | AS SHOWN | CEF         | CAL      |            |     |

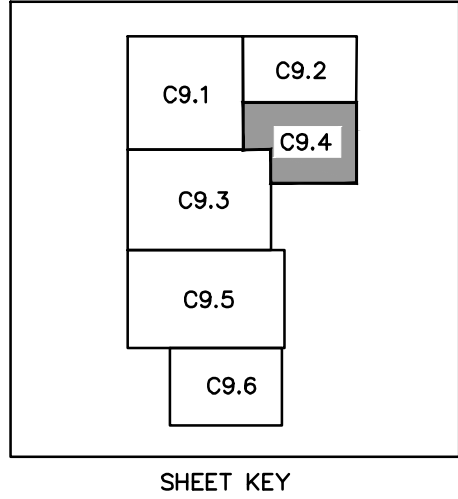
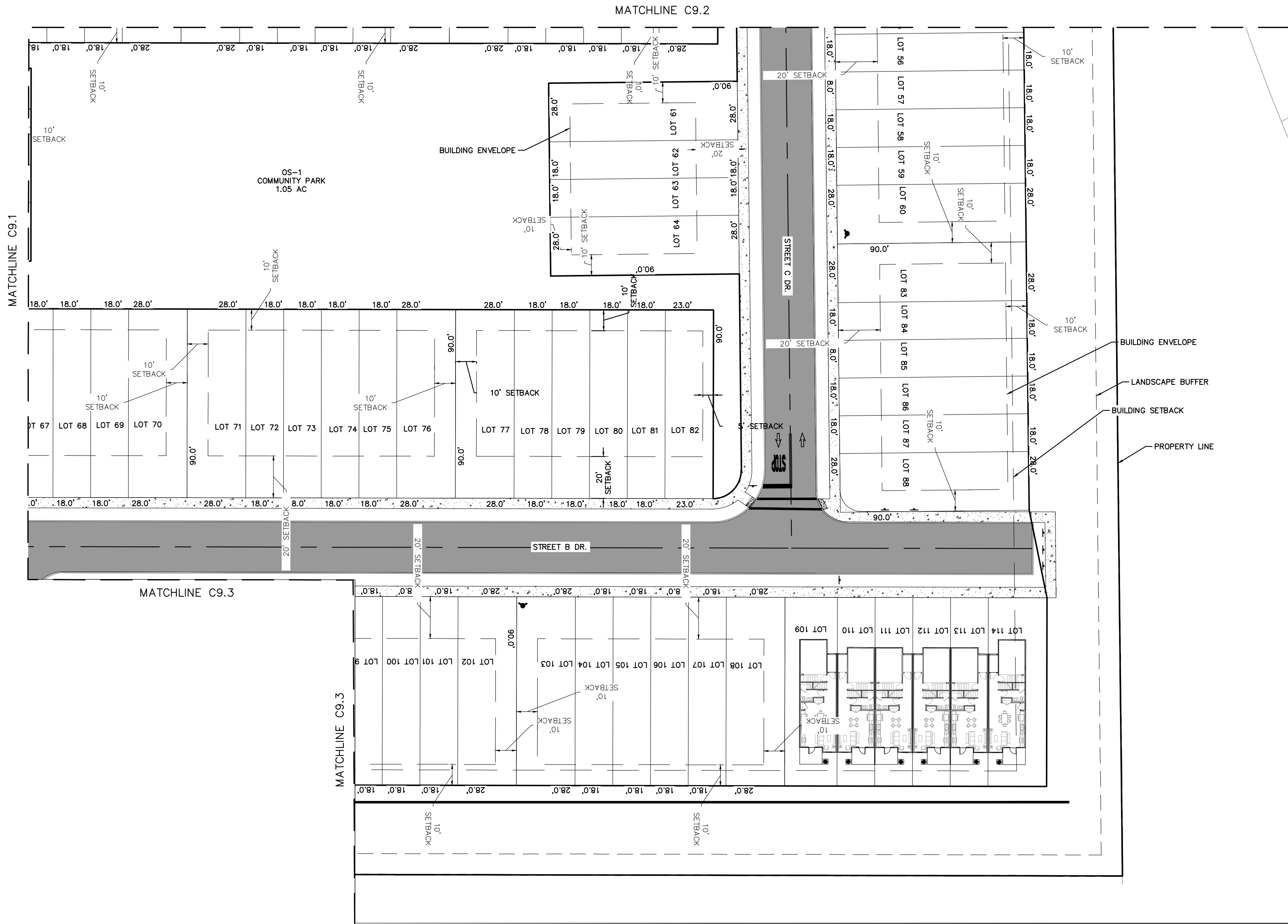
**JUNIPER  
MULTIFAMILY  
FINAL PLAT**

**FINAL LOT PLAN**

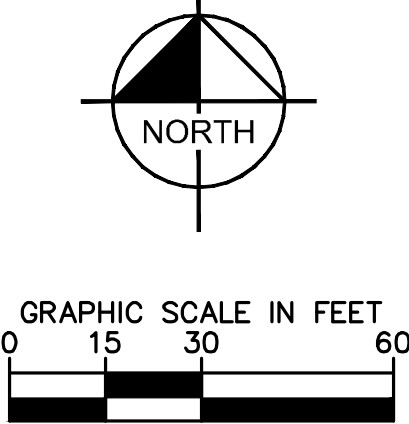
SHEET NUMBER  
**C9.3**



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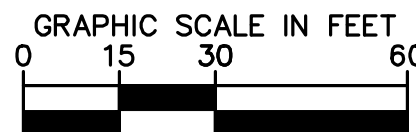
- LEGEND**
- PROPERTY BOUNDARY
  - - - BUILDING SETBACK
  - - - LANDSCAPE BUFFER
  - PROPOSED ASPHALT
  - ▨ PROPOSED CONCRETE SIDEWALK



|                                                                                                                                                                                                                                                                 |                                                                                                                                                                                   |                                            |                    |                |                 |              |                |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------|----------------|-----------------|--------------|----------------|--|
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|                                                                                                                                                                                                                                                                 |                                                                                                                                                                                   | <div> <div> </div> <div> </div> </div>     |                    |                |                 |              |                |  |
|                                                                                                                                                                                                                                                                 |                                                                                                                                                                                   | SHEET NUMBER<br><b>C9.4</b>                |                    |                |                 |              |                |  |
|                                                                                                                                                                                                                                                                 |                                                                                                                                                                                   | REVISIONS<br>No. _____ BY _____ DATE _____ |                    |                |                 |              |                |  |



US 441 S



- LEGEND**
- |                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | PROPERTY BOUNDARY          |
|  | BUILDING SETBACK           |
|  | LANDSCAPE BUFFER           |
|  | PROPOSED ASPHALT           |
|  | PROPOSED CONCRETE SIDEWALK |

JUNIPER  
MULTIFAMILY  
FINAL PLAT

# FINAL LOT PLAN

|                |             |     |
|----------------|-------------|-----|
| KHA PROJECT    | DESIGNED BY | CEE |
| 149786017      | DRAWN BY    | CA  |
| DATE           | CHECKED BY  | BA  |
| 12/05/2022     |             |     |
| SCALE AS SHOWN |             |     |

A circular professional seal for a Professional Engineer in the State of Florida. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF FLORIDA" at the bottom. Inside the ring, the name "BROOKS ALLEN STICKLER" is written in a larger font, and "LICENSE NO. 74931" is written in a smaller font below it. At the very bottom of the seal, there is a small star and the text "FLORIDA LICENSE NUMBER".

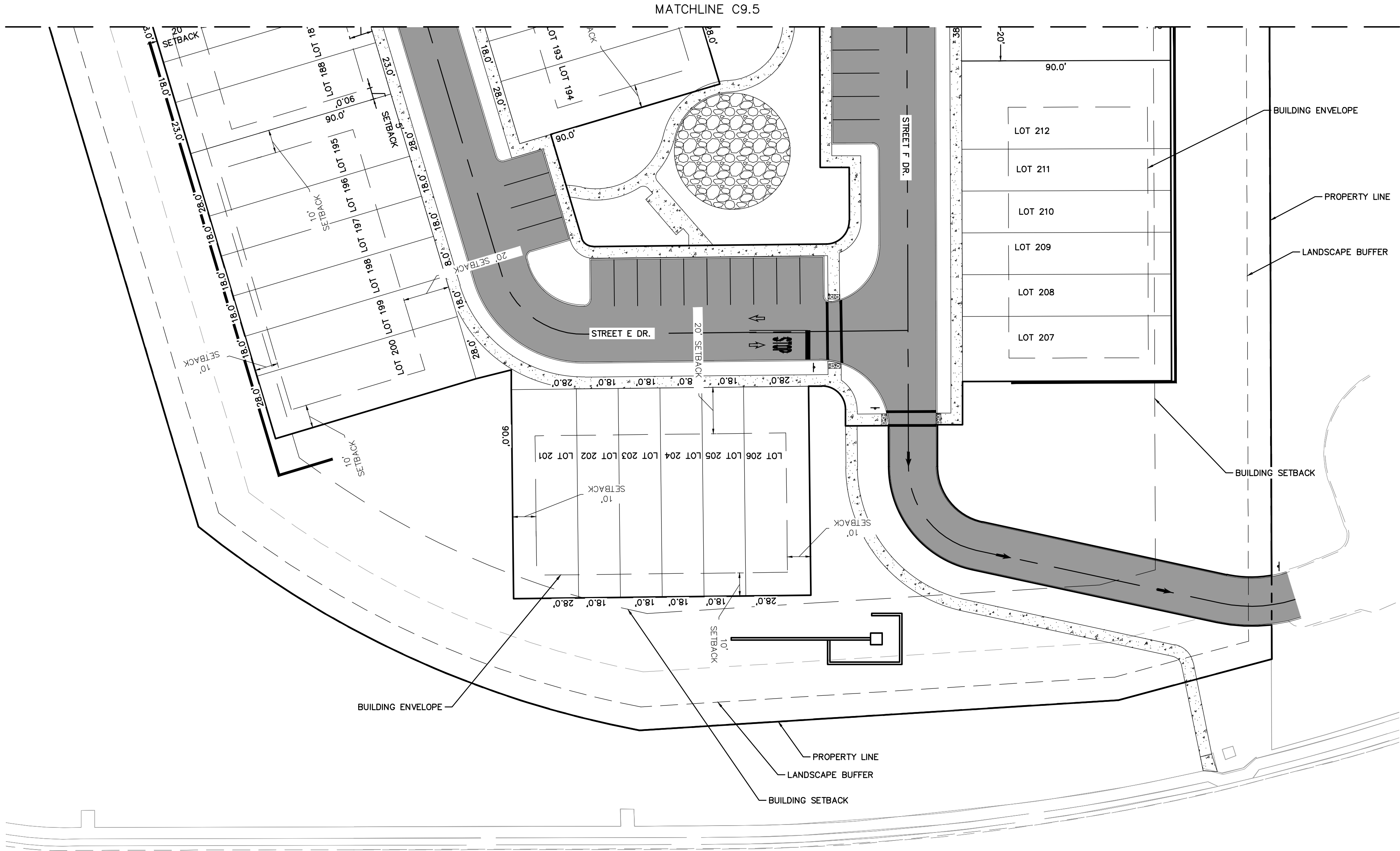
# Kimley»»Horn

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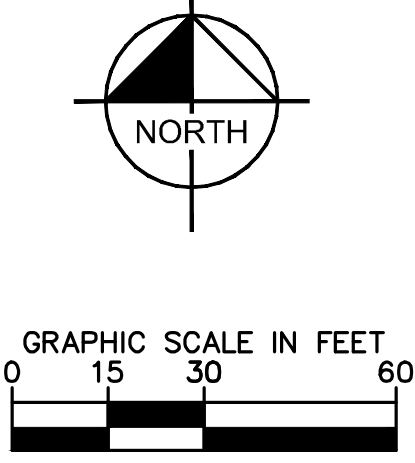
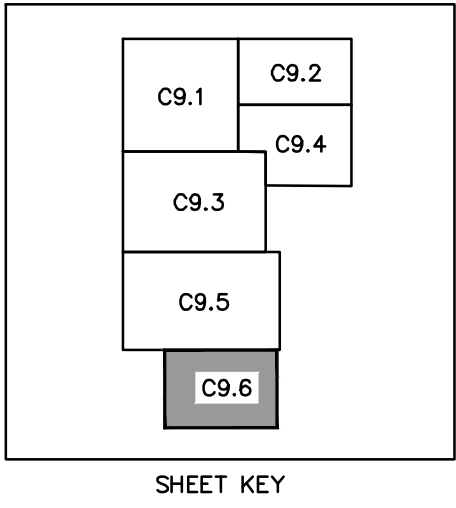
| No. | REVISIONS | DATE | BY |
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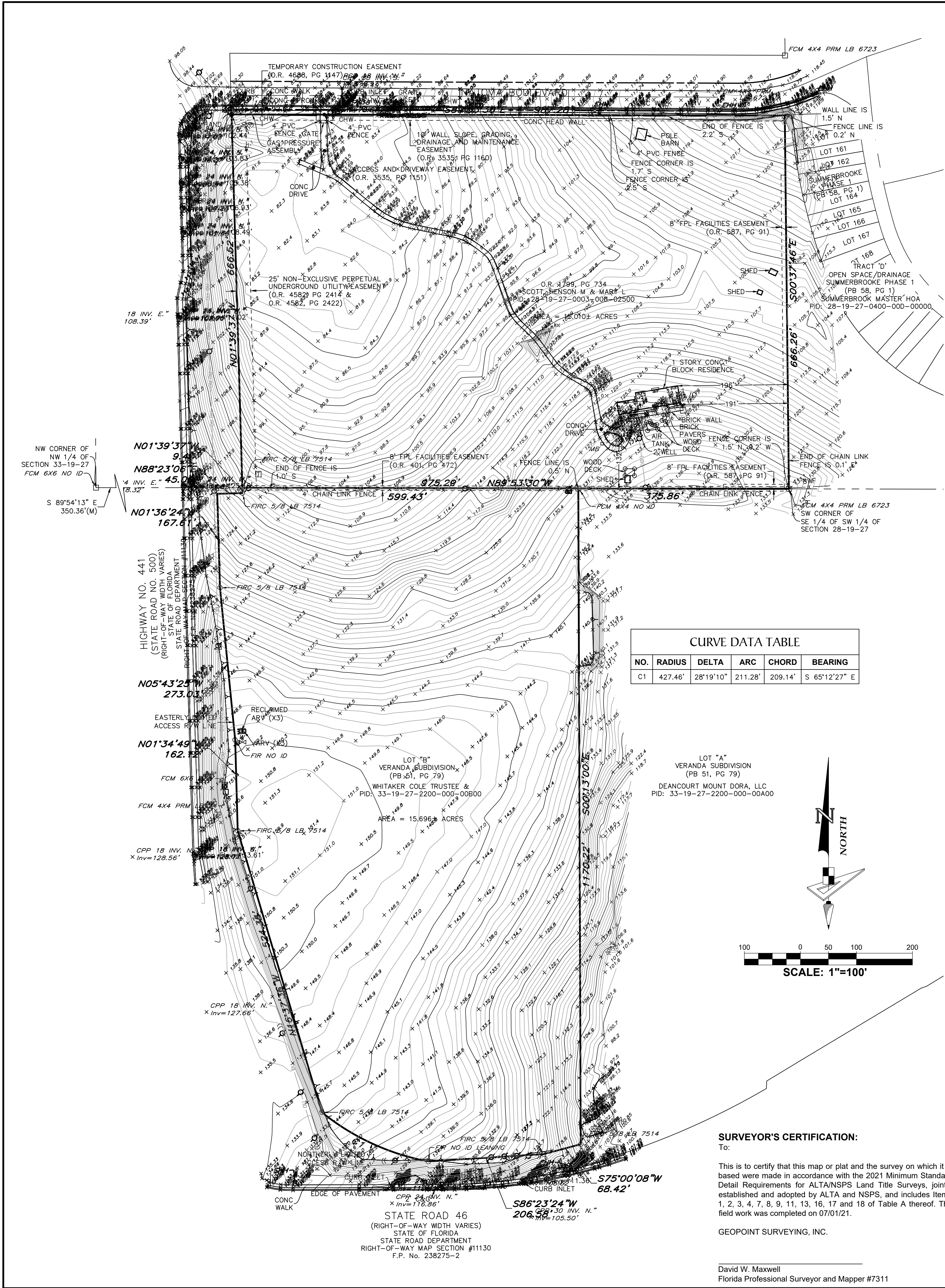
HWY 46



- LEGEND**
- PROPERTY BOUNDARY
  - - - BUILDING SETBACK
  - - - LANDSCAPE BUFFER
  - PROPOSED ASPHALT
  - ▨ PROPOSED CONCRETE SIDEWALK

|                                      |                |                          |                    |                  |                    |                 |                   |                                                                                                                                                            |                                                                                                                                                                                          |     |           |            |  |
|--------------------------------------|----------------|--------------------------|--------------------|------------------|--------------------|-----------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|------------|--|
| JUNIPER<br>MULTIFAMILY<br>FINAL PLAT | FINAL LOT PLAN | KHA PROJECT<br>149786017 | DATE<br>12/05/2022 | SCALE - AS SHOWN | DESIGNED BY<br>CEF | DRAWN BY<br>CAL | CHECKED BY<br>BAS | LICENSED PROFESSIONAL<br>BROOKS ALLEN STICKLER<br>REGISTERED PROFESSIONAL ENGINEER<br>STATE OF FLORIDA<br>PROFESSIONAL NUMBER<br>12471<br>DATE: 12/05/2022 | <b>Kimley»Horn</b><br>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br>189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801<br>PHONE: 407-898-1511<br>WWW.KIMLEY-HORN.COM    REGISTRY No. 35106 | No. | REVISIONS | BY<br>DATE |  |
|                                      |                |                          |                    |                  |                    |                 |                   |                                                                                                                                                            |                                                                                                                                                                                          |     |           |            |  |
|                                      |                |                          |                    |                  |                    |                 |                   |                                                                                                                                                            |                                                                                                                                                                                          |     |           |            |  |





**DESCRIPTION FROM TITLE:**

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

That part of the South 666.2 feet of the SW 1/4 of the SW 1/4, in Section 28, Township 19 South, Range 27 East, lying East of the right-of-way of Highway No. 441 (State Road 500), in Lake County, Florida.

**TOGETHER WITH:**

Access/Driveway Easement between Park Square Enterprises, Inc., a Florida corporation and Summerbrooke Master Homeowners Association, Inc., a Florida not-for-profit corporation, in favor of Henson Marks Scott and Mary L. Scott, husband and wife, recorded November 11, 2007, in Official Records Book 3535, Page 1151, Public Records of Lake County, Florida.

**DESCRIPTION:**

Official Records Book 1799, Page 734:

That part of the South 666.2 feet of the SW 1/4 of the SW 1/4, in Section 28, Township 19 South, Range 27 East, lying East of the right-of-way of Highway No. 441 (State Road 500), in Lake County, Florida.

Official Records Book 5696, Page 1709

**DESCRIPTION:**

All of Lot "B", Veranda Subdivision, according to the plat recorded in Plat Book 51, Page 79, Public Records of Lake County, Florida. (Being a portion of the lands described in Official Records Book 932, Page 233, Public Records of Lake County, Florida.)

**EXCEPT THE FOLLOWING PARCELS:**

SECTION 11130  
F.P. No. 238275-2

**PART A:**

COMMENCE at a 3" diameter Concrete Monument with a nail and disk marked "RLS 1916" marking the Southwest Corner of the Northwest Quarter of Section 33, Township 19 South, Range 27 East, Lake County, Florida as shown on Florida Department of Transportation Right of Way Map, Section 11130, FP No 238275-2; thence North 89°48'50" East, along the South line of the Northwest 1/4 of said Section 33, a distance of 248.74 feet to a point on the Centerline of Survey of State Road 500 at Station 1269+04.13, as shown on said Right of Way Map; thence departing said South line, North 01°40'44" West along said Centerline, 1328.61 feet to the intersection with the Centerline of Survey of State Road 46, Station 35+74.01, as shown on said Right of Way Map; thence departing said Centerline of State Road 500 North 89°51'34" East along said Centerline of State Road 46, a distance of 684.47 to Station 42+58.48 and the beginning of a curve, concave Northwestward and having a radius of 573.36 feet, a chord bearing of North 87°31'50" East and a chord distance of 46.60 feet; thence Easterly along the arc of said curve a distance of 46.61 feet to Station 43+05.09 at the intersection of a Southerly projection of the West line of Lot A, Veranda Subdivision as per map recorded in Plat Book 51, Page 79 of said Public Records; thence departing said Centerline North 00°13'15" West along said Southerly projection, 78.25 feet to a point on the Existing Right of Way Line of State Road 46 as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said West Line of Lot A and the Southerly projection thereof, South 83°33'02" West along said Existing Right of Way Line, 182.02 feet to the beginning of the Existing Limited Access Right of Way Line of the State Road 46 and State Road 500 interchange, as shown on said Right of Way Map; thence North 72°07'54" West along said Existing Limited Access Right of Way Line, 276.38 feet; thence North 16°38'04" West along said Existing Limited Access Right of Way Line, 64.54 feet to a point on a curve, concave Northeastward and having a radius of 427.46 feet, a central angle of 28°19'09", a chord bearing of South 65°12'27" East and a chord distance of 209.13 feet; thence departing said Existing Limited Access Right of Way Line and from a tangent bearing of South 51°02'53" East, run Southeastward along the arc of said curve, 211.28 feet to a point of non-tangency; thence North 86°23'24" East, 206.58 feet; thence North 75°00'08" East, 68.42 feet to a point on the West line of said Lot A; thence South 00°13'15" East along said West line, 69.21 feet to the POINT OF BEGINNING. CONTAINING 21,407 square feet, more or less.

**RETAINING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE NORTHERLY LINE OF SAID PART AND AS SHOWN ON SAID RIGHT OF WAY MAP.**

Item 17 intentionally omitted.

**PART B**

COMMENCE at a 3" diameter Concrete Monument with a nail and disk marked "RLS 1916" marking the Southwest Corner of the Northwest 1/4 of Section 33, Township 19 South, Range 27 East, Lake County, Florida, as shown on Florida Department of Transportation Right of Way Map, Section 11130, FP No 238275-2; thence North 89°48'50" East, along the South line of the Northwest 1/4 of said Section 33, a distance of 248.74 feet to a point on the Centerline of Survey of State Road 500 at Station 1269+04.13, as shown on said Right of Way Map; thence departing said South line, North 01°40'44" West along said Centerline, 1328.61 feet to the intersection with the Centerline of Survey of State Road 46, Station 35+74.01, as shown on said Right of Way Map; thence departing said Centerline of State Road 500 North 89°51'34" East along said Centerline of State Road 46, a distance of 684.47 to Station 42+58.48 and the beginning of a curve, concave Northwestward, having a radius of 573.36 feet, a central angle of 04°39'28", a chord bearing of North 87°31'50" East and a chord distance of 46.60 feet; thence along said Centerline and Easterly along the arc of said curve, 46.61 feet to the intersection of a Southerly projection of the West line of Lot "A", Veranda Subdivision, per map recorded in Plat Book 51, Page 79 of said Public Records; thence departing said Centerline, North 00°13'15" West along said Southerly projection, 78.25 feet to a point on the Existing RW Line of State Road 46, as shown on said Right of Way Map; thence departing said West line and Southerly extension thereof, South 83°33'02" West along said Existing Right of Way Line, 182.02 feet to the beginning of the Existing Limited Access Right of Way Line of the State Road 46 and State Road 500 interchange, as shown on said Right of Way Map; thence North 72°07'54" West along said Existing Limited Access Right of Way Line, 276.38 feet; thence North 16°38'04" West along said Existing Limited Access Right of Way Line, 65.25 feet to the POINT OF BEGINNING; thence North 01°40'44" West along said Existing Limited Access Right of Way Line, 280.96 feet to the End of said Existing Limited Access Right of Way Line; thence continue North 01°40'44" West along the Existing RW Line for State Road 500, as shown on said Right of Way Map, 82.38 feet; thence departing said Existing Right of Way Line, South 05°40'11" East, 82.58 feet to a point henceforth known as POINT "B"; thence continue South 05°40'11" East, 190.43 feet to a point at Station 1291+09.64 and 139.00 feet East of, when measured perpendicular from the Centerline of Survey of State Road 500, as shown on said Right of Way Map; thence South 01°40'44" East along a line parallel and 139.00 feet East of said Centerline, 162.12 feet to a point on said Existing Limited Access Right of Way Line henceforth know as POINT "A"; thence departing said parallel line, North 16°38'04" West along said Existing Limited Access Right of Way Line, 73.62 feet to the POINT OF BEGINNING.

CONTAINING 4,992 square feet, more or less.

**RETAINING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE LINE BETWEEN POINTS 'A' AND 'B' DESCRIBED ABOVE AND SHOWN ON SAID RIGHT OF WAY MAP.**

(All of the above being a portion of the lands described in Official Records Book 4852, Page 31, Public Records of Lake County, Florida.)

**LEGEND**

|                                                                |                                    |
|----------------------------------------------------------------|------------------------------------|
| O.R. ----- Official Records Book                               | ① ----- Storm Drainage Manhole     |
| PB ----- Plat Book                                             | TSP ----- Traffic Signal Post      |
| PG ----- Page(s)                                               | ----- Traffic Signal Box           |
| (P) ----- Plat Data                                            | ----- Sign                         |
| S.W.F.W.M.D. ----- Southwest Florida Water Management District | MB ----- Mail Box                  |
| SIR ----- Set 1/2" Iron Rod LB7768                             | ----- Electric Pedestal            |
| SMGD ----- Set Mag Nail & Disk LB7768                          | ----- Cable Pedestal               |
| FIR ----- Found Iron Rod                                       | ----- Telephone Pedestal           |
| FCM ----- Found Concrete Monument                              | ----- Fiber Optic Pedestal         |
| P.R.M. ----- Permanent Reference Monument                      | ----- Water Meter                  |
| R/W ----- Right-of-way                                         | ----- Buried Gas Warning Marker    |
| R.P.E. ----- Reserved Perimeter Easement                       | W ----- Water Gate Valve           |
| L.B.E. ----- Landscape Buffer Easement                         | EH ----- Electric Handhole         |
| CCR ----- Certified Corner Record                              | G ----- Gas Gate Valve             |
| ARV ----- Air Release Valve                                    | ICV ----- Irrigation Control Valve |
| BFV ----- Back Flow Preventer                                  | ----- Light Pole                   |
| TRANS ----- Transformer                                        | ----- Guy Anchor                   |
| RCP ----- Reinforced Concrete Pipe                             | ----- Power Pole                   |
| INV ----- Invert                                               |                                    |
| EL. ----- Elevation                                            |                                    |
| CONC ----- Concrete                                            |                                    |
| C&G ----- Curb & Gutter                                        |                                    |
| CHW ----- Concrete Headwall                                    |                                    |
| BWF ----- Barb Wire Fence                                      |                                    |

**SURVEYOR'S NOTES:**

- Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance, File Number: 2037-5098271/R1 with an effective date of July 28, 2021, and issued by Graham Legal Group, PLLC.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the Easterly Right-of-way line of Highway Number 441 (State Road 500), having a Grid bearing of N.01°38'06"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
- This survey is intended to be displayed at 1" = 100'.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey msaps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12069C0390E for Lake County, City of Mount Dora Community No. 120137 and Lake County Community No. 120421, Lake County, Florida, dated December 18, 2012 and issued by the Federal Emergency Management Agency.
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- Subject Parcel has no evidence of construction currently going on or earth moving activities on site.
- The Surveyor is not aware of any plans to change the existing Right-of-way lines.
- There are 0 Parking Spaces and 0 Handicap Parking Spaces in the area this survey covers.

**SURVEYOR'S CERTIFICATION:**

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on 07/01/21.

GEOPPOINT SURVEYING, INC.

David W. Maxwell  
Florida Professional Surveyor and Mapper #7311

**PROJECT:** BOUNDARY SURVEY  
**PHASE:** JUNIPER VILLAGE-MT DORA  
**DRAWN:** MRC **DATE:** 07/14/21 **CHECKED BY:** DWM  
**P.CHIEF:** AW **FIELD BOOK:** CF-18-2021  
**DATA FILE:** MT-DORA-ALTA(US88)AW

**REVISIONS**

| DATE | DESCRIPTION | DRAWN BY |
|------|-------------|----------|
|      |             |          |
|      |             |          |
|      |             |          |
|      |             |          |

**SEE ALTA/NSPS SURVEYOR'S CERTIFICATION**

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER**

**Boundary & Topographic Survey**

PREPARED FOR  
Elevation Development, LLC

LOCATED IN  
Section 28, Township 19 S., Range 27 E.  
Lake County, Florida

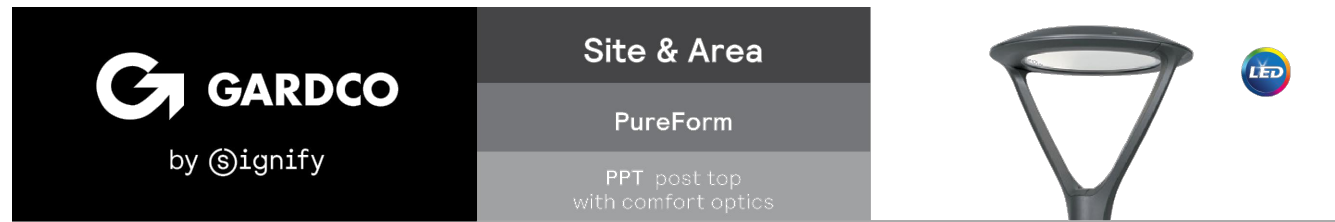
FILE PATH: O:\JUNIPER VILLAGE-MT DORA\SURVEY\JUNIPER VILLAGE-MT DORA\_BS.DWG PLOTTED BY: JUDD FRENCH ON: 11/30/2021 2:20 PM LAST SAVED BY: JFRENCH ON: 8/13/2021 11:11 AM

**GeoPoint Surveying, Inc.**

www.geopointsurvey.com Fax: (813) 248-2266  
Licensed Business No.: LB 7768

**SHEET NUMBER: 01 of 01**





Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.



Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat. No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ Qty: \_\_\_\_\_  
Notes: \_\_\_\_\_

#### Ordering guide

| Part          | Part Name                             | Part Number   | Part Name     | Part Number   | Part Name     | Part Number   | Part Name     | Part Number  |
|---------------|---------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| PPT           | PPT PureForm post top, comfort optics | 196L 196L LED | 450 450W LED  | 450 450W LED  | 196L 196L LED | 450 450W LED  | 196L 196L LED | 450 450W LED |
| 196L 196L LED | 196L 196L LED                         | 450 450W LED  | 450 450W LED  | 196L 196L LED | 450 450W LED  | 196L 196L LED | 450 450W LED  | 450 450W LED |
| 450 450W LED  | 450 450W LED                          | 196L 196L LED | 196L 196L LED | 450 450W LED  | 450 450W LED  | 196L 196L LED | 196L 196L LED | 450 450W LED |
| 196L 196L LED | 196L 196L LED                         | 450 450W LED  | 450 450W LED  | 196L 196L LED | 450 450W LED  | 196L 196L LED | 450 450W LED  | 450 450W LED |

| Options    | Mounting                              | Mounting   | Mounting                              | Mounting   | Mounting                              |
|------------|---------------------------------------|------------|---------------------------------------|------------|---------------------------------------|
| DO         | 0-5V External dimming (by others)     | DO         | 0-5V External dimming (by others)     | DO         | 0-5V External dimming (by others)     |
| PMBS       | Field Adjustable Brightness Selector™ | PMBS       | Field Adjustable Brightness Selector™ | PMBS       | Field Adjustable Brightness Selector™ |
| LLC        | Integral wireless module ****         | LLC        | Integral wireless module ****         | LLC        | Integral wireless module ****         |
| RL         | Remote functionality **               | RL         | Remote functionality **               | RL         | Remote functionality **               |
| DayBreeze™ | Automatic Profile Dimming **          | DayBreeze™ | Automatic Profile Dimming **          | DayBreeze™ | Automatic Profile Dimming **          |
| CS60       | Security 50% Dimming, 7 hours         | CS60       | Security 50% Dimming, 7 hours         | CS60       | Security 50% Dimming, 7 hours         |
| CS80       | Security 50% Dimming, 8 hours         | CS80       | Security 50% Dimming, 8 hours         | CS80       | Security 50% Dimming, 8 hours         |
| CS80       | Security 50% Dimming, 7 hours         | CS80       | Security 50% Dimming, 7 hours         | CS80       | Security 50% Dimming, 7 hours         |
| CS80       | Security 50% Dimming, 7 hours         | CS80       | Security 50% Dimming, 7 hours         | CS80       | Security 50% Dimming, 7 hours         |

1. 1150, 1675, and 2000mA not available with emergency battery (battery backup).
2. 2000mA not available with emergency battery backup (cold weather EBP).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocell.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Dimming will not be connected to NEMA receptacle if ordering with other control options.
10. Not available in 480V.
11. Not available in 270VAC.
12. Not available with DO and PMBS dimming control systems.
13. Must specify a motion sensor lens.
14. Cannot be combined with HVI and BL-MR11.

PPT\_PureForm\_post\_top\_04/22 page 1 of 5

#### 2 Fixture Type 'SLA'



US 441 S

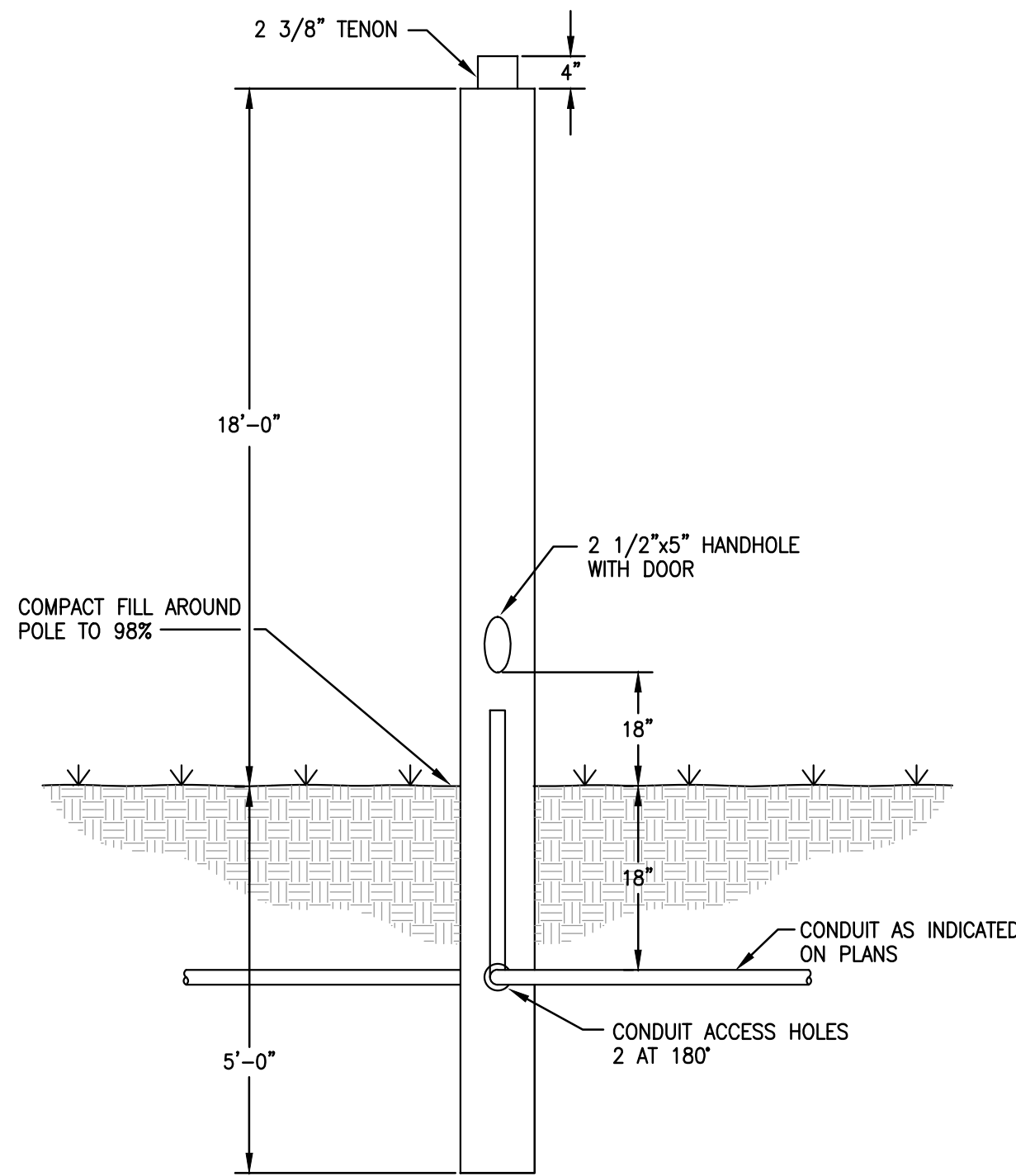
REFER TO SHEET E1.01B

#### 1 PARTIAL SITE PLAN - PHOTOMETRICS

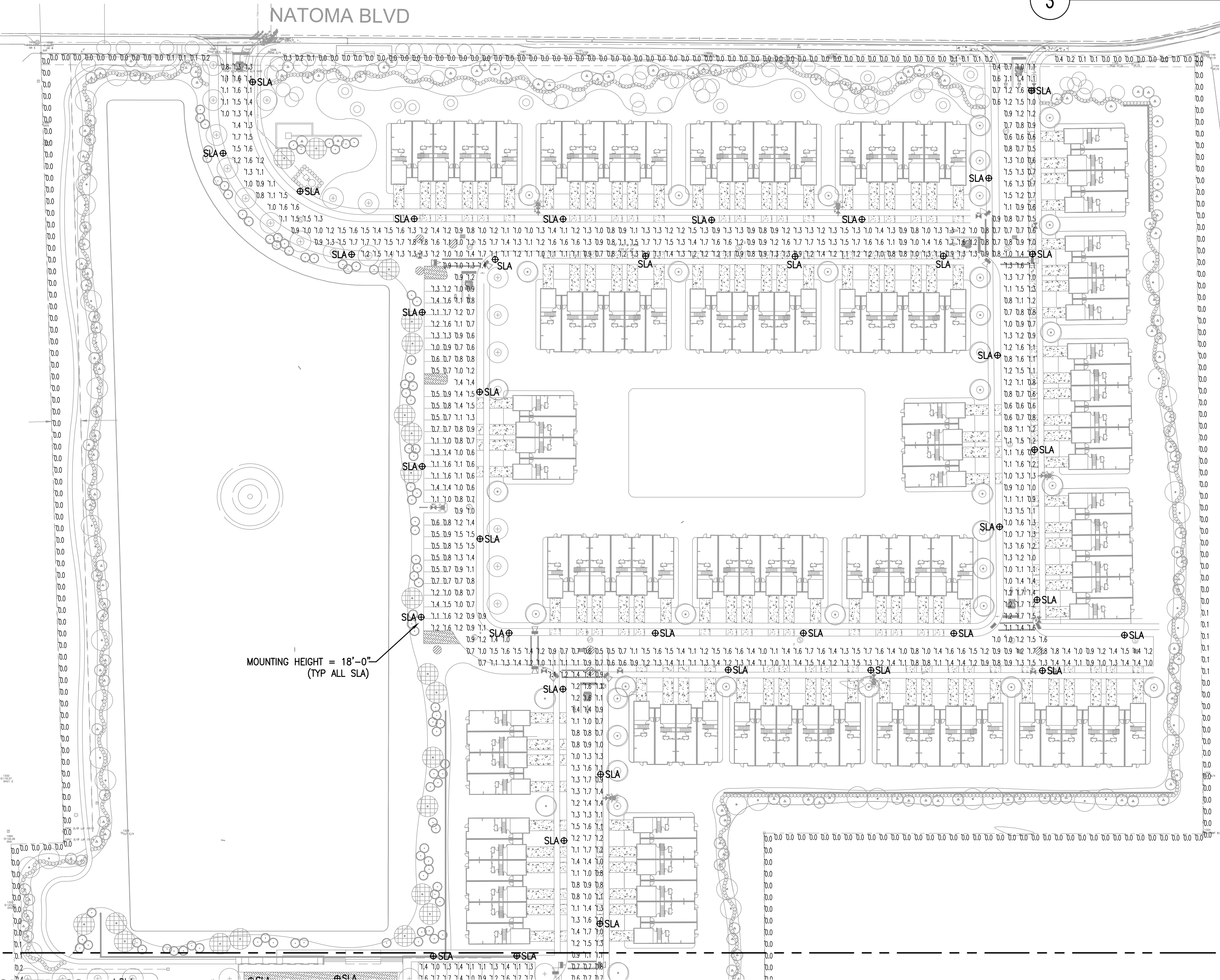
| SITE LIGHTING FIXTURE SCHEDULE |                                                                                                                                                    |                 |                           |       |      |       |       |               |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------|-------|------|-------|-------|---------------|
| MARK                           | DESCRIPTION                                                                                                                                        | MANUFACTURER    | MODEL                     | VOLTS | LAMP |       |       | FIXTURE WATTS |
|                                |                                                                                                                                                    |                 |                           |       | QTY  | WATTS | MODEL |               |
| SLA                            | DECORATIVE POST-TOP LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 18'-0" AFG ON 23' DIRECT BURIAL CONCRETE POLE | PHILLIPS GARDCO | PPT-196L-1150-NW-G2-3-UNV | UNV   | 1    | 51    | LED   | 51            |

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

| Luminaire Schedule   |             |       |             |                           |      |         |                  |             |
|----------------------|-------------|-------|-------------|---------------------------|------|---------|------------------|-------------|
| Symbol               | Qty         | Label | Arrangement | Description               | Tag  | LLF     | Luminaire Lumens | Total Watts |
| ⊕                    | 80          | SLC3  | Single      | PPT-196L-1150-NW-G2-3-UNV | SLC3 | 0.950   | 5656             | 4080        |
| Calculation Summary  |             |       |             |                           |      |         |                  |             |
| Label                | CalcType    | Units | Avg         | Max                       | Min  | Avg/Min | Max/Min          |             |
| Parking & Drive Area | Illuminance | Fc    | 1.18        | 1.9                       | 0.4  | 2.95    | 4.75             |             |
| Property Line        | Illuminance | Fc    | 0.02        | 0.7                       | 0.0  | N.A.    | N.A.             |             |



#### 3 18FT MOUNTING HEIGHT POLE DETAIL

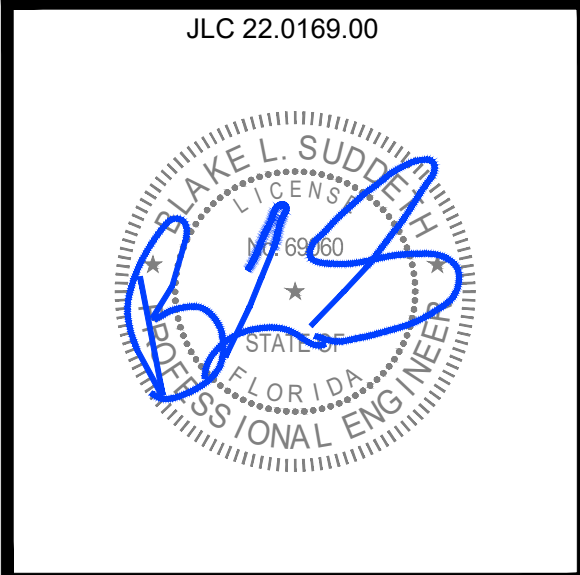


Joseph, Lawrence & Co  
Consulting Engineers  
1180 HARWOOD AVE., SUITE 3000  
ALTAMONTE SPRINGS, FLORIDA 32714  
TEL: 321.972.4466  
WWW.JLCENG.COM  
CA NO. 28730

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FLA0002940  
955 N. PENNSYLVANIA AVENUE  
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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA



| ADDENDA / REVISIONS |      |             |
|---------------------|------|-------------|
| NO.                 | DATE | DESCRIPTION |
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DATE: AUGUST 19th, 2022  
ISSUE: SCHEMATIC DESIGN  
PROJECT MGR: BLS  
PROJECT NO.: 2203

SHEET NAME:  
PARTIAL  
SITE PLAN  
PHOTOMETRICS  
SHEET NUMBER:

E1.02A

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RECEIVED  
By scottw at 9:57 am, Dec 06, 2022



REFER TO SHEET E1.01A



1 PARTIAL SITE PLAN - PHOTOMETRICS

Scale: 1" = 60'-0"

**Joseph, Lawrence & Co**  
Consulting Engineers

1180 HARWOOD AVE., SUITE 3000  
ALTAMONTE SPRINGS, FLORIDA 32714  
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**JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA**

JLC 22.0169.00

**BLANK L. SUDHARSHAN**  
PROFESSIONAL ENGINEER  
FLORIDA

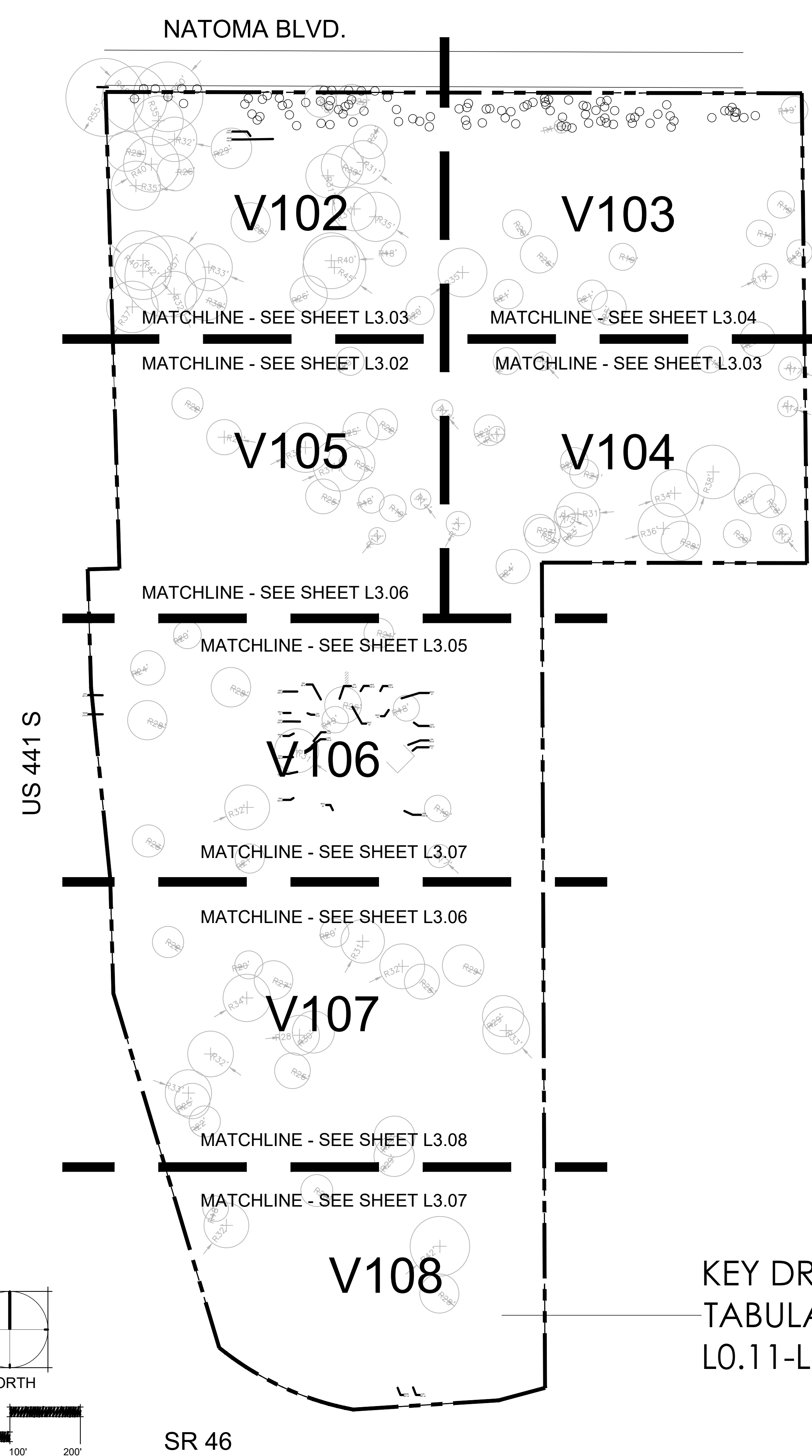
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DATE: AUGUST 19th, 2022  
ISSUE: SCHEMATIC DESIGN  
PROJECT MGR: BLS  
PROJECT NO.: 2203

SHEET NAME:  
**PARTIAL  
SITE PLAN  
PHOTOMETRICS**  
SHEET NUMBER:  
**E1.02B**

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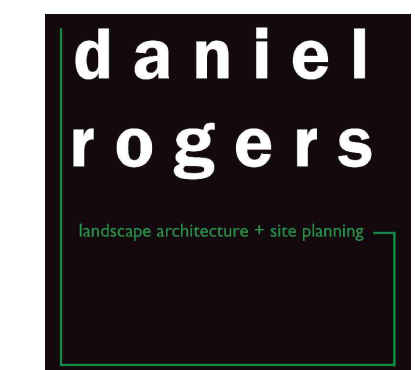
KEY DRAWING PROVIDED IS ASSOCIATED WITH THE  
TABULATION CHARTS PROVIDED ON SHEETS  
L0.11-L0.14.

### TREE DATA CALCULATIONS(SECTION 6.6.7.1)

- Total existing number of trees sized 6"-23.99": 1,659
- Total existing numbers of trees preserved 6"-23.99": 90
- Total existing number of trees sized 6" - 23.99" removed: 1,569
- Total existing inches of trees sized 24"or greater: 3,519"
- Total existing numbers of inches preserved size 24" or greater: 114"
- Total existing inches of tree sized 24" or greater removed: 3,405"
- Total number of trees replaced at ratio 1:1 for trees removed 6"-23.99": 1,569
- Total number of trees placed at ratio 1:6 (for trees removed 24" or greater): 568
- Total number of trees to be provided for replacement: 2,137 @3.5" caliper (refer to sheet L3.20)

### GENERAL NOTES:

1. Data shown on each tree tabulation chart corresponds to L & S diversified tree survey dated June 24, 2022, sheets V101 through V111.
2. Refer to sheet L0.20 through L0.27 for trees removed/ preserved.
3. Refer to sheet L3.20 for replacement tree species, quantities and sizes.
4. In the event that multiple trunks are shown as part of one inventory number on the tabulation charts, it is assumed that each trunk represents one tree.



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ARCHITECTURE

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FL AA0002940

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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA  
FLORIDA LICENSE #6666866

| ADDENDA / REVISIONS |            |                            |
|---------------------|------------|----------------------------|
| NO.                 | DATE       | DESCRIPTION                |
| 1                   | 12/05/2022 | City Comments - Revision 1 |
|                     |            |                            |
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DATE: September 06, 2022

ISSUE: Permit Submittal

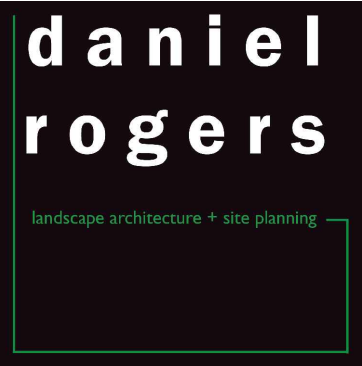
PROJECT MGR: DRLA

PROJECT NO.: DRLA-2022.013

SHEET NAME:  
TREE INVENTORY  
KEY PLAN & NOTES

SHEET NUMBER:  
**L0.10**





ACi

ARCHITECTURE

redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE  
FL AA0002940

955 N. PENNSYLVANIA AVENUE  
WINTER PARK, FLORIDA 32789 USA  
PHONE: (407) 740-8405  
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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA  
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DATE: September 06, 2022

ISSUE: Permit Submittal

PROJECT MGR: DRLA

PROJECT NO.: DRLA-2022.013

SHEET NAME:  
TREE SURVEY  
TABULATIONS

SHEET NUMBER:  
L0.14

1

V 108

| TREES FOUND |                 |
|-------------|-----------------|
| Point #     | Raw Description |
| 301290      | LAO 8"          |
| 301289      | LAO 24"/26"     |
| 301287      | LAO 6"          |
| 301286      | LAO 12"         |
| 301285      | LAO 6"          |
| 301284      | LAO 6"          |
| 301283      | LAO 6"          |
| 301282      | LAO 6"          |
| 301281      | LAO 10"         |
| 301280      | LIO 12"         |
| 301279      | PAL 18"         |
| 301038      | LAO 18"/18"/20" |
| 301037      | LAO 34"         |
| 301035      | LAO 10"         |
| 301034      | LIO 22"/24"     |
| 301032      | LAO 6"          |
| 301031      | PAL 26"/26"     |
| 301030      | PAL 18"         |
| 301029      | PAL 18"         |
| 301028      | PAL 14"/16"     |
| 301027      | LAO 16"         |
| 301026      | PAL 16"         |
| 301627      | LAO 6"          |
| 301626      | LAO 16"         |
| 301625      | LAO 16"         |
| 301624      | LAO 18"         |
| 301383      | PAL 12"/14"/16" |
| 301382      | LAO 6"/8"       |
| 301381      | PAL 16"/18"     |
| 301380      | PAL 14"/18"     |
| 301379      | LAO 10"         |
| 301378      | LAO 8"          |
| 301377      | LAO 10"         |
| 301376      | PAL 18"/26"     |
| 301375      | PAL 26"         |
| 301374      | PAL 18"         |
| 301373      | LAO 10"         |
| 301372      | PAL 18"         |
| 301371      | PAL 18"         |
| 301370      | PAL 16"         |
| 301369      | PAL 18"/18"     |
| 301368      | LAO 8"          |
| 301367      | PAL 26"         |
| 301366      | LAO 14"         |
| 301365      | PAL 18"/18"/26" |
| 301364      | LAO 8"          |
| 301363      | LAO 8"          |
| 301362      | LAO 10"/12"     |
| 301361      | LAO 8"          |
| 301360      | LAO 6"          |

| TREES FOUND |                     |
|-------------|---------------------|
| Point #     | Raw Description     |
| 301359      | PAL 22"             |
| 301358      | LAO 8"              |
| 301357      | LAO 12"             |
| 301356      | LAO 12"             |
| 301355      | LAO 6"              |
| 301354      | LAO 10"             |
| 301353      | LAO 8"              |
| 301352      | LAO 6"              |
| 301351      | LAO 6"/8"/10"       |
| 301350      | PAL 18"/26"         |
| 301697      | PAL 14"/16"/18"/20" |
| 301696      | PAL 16"             |
| 301695      | PAL 18"/18"         |
| 301694      | PAL 14"/18"         |
| 301693      | PAL 16"/18"         |
| 301692      | LAO 12"             |
| 301691      | LAO 10"             |
| 301690      | LAO 8"              |
| 301689      | PAL 14"             |
| 301688      | LAO 6"              |
| 301687      | LAO 10"             |
| 301686      | LAO 12"             |
| 301685      | PAL 14"/16"         |
| 301684      | LAO 10"             |
| 301683      | LAO 6"              |
| 301682      | LAO 12"             |
| 301681      | PAL 16"/18"         |
| 301680      | PAL 26"             |
| 301679      | LAO 22"             |
| 301678      | PAL 26"             |
| 301677      | PAL 16"             |
| 301676      | PAL 12"/16"/26"     |
| 301675      | PAL 12"/16"/16"/18" |
| 301674      | LAO 6"              |
| 301673      | LAO 6"              |
| 301672      | PAL 16"/16"/18"/20" |
| 301671      | PAL 18"             |
| 301670      | PAL 26"             |
| 301642      | LAO 8"/8"           |
| 301641      | PAL 26"             |
| 301640      | LAO 10"             |
| 301639      | LAO 6"              |
| 301638      | LAO 6"/6"           |
| 301637      | PAL 26"             |
| 301636      | LAO 8"              |
| 301635      | LAO 28"/30"         |
| 301634      | PAL 16"/18"         |
| 301632      | PAL 18"             |
| 301631      | LAO 40"             |

Area Summary:

138 Total Trees

7 Trees  
(24" or above):  
206"

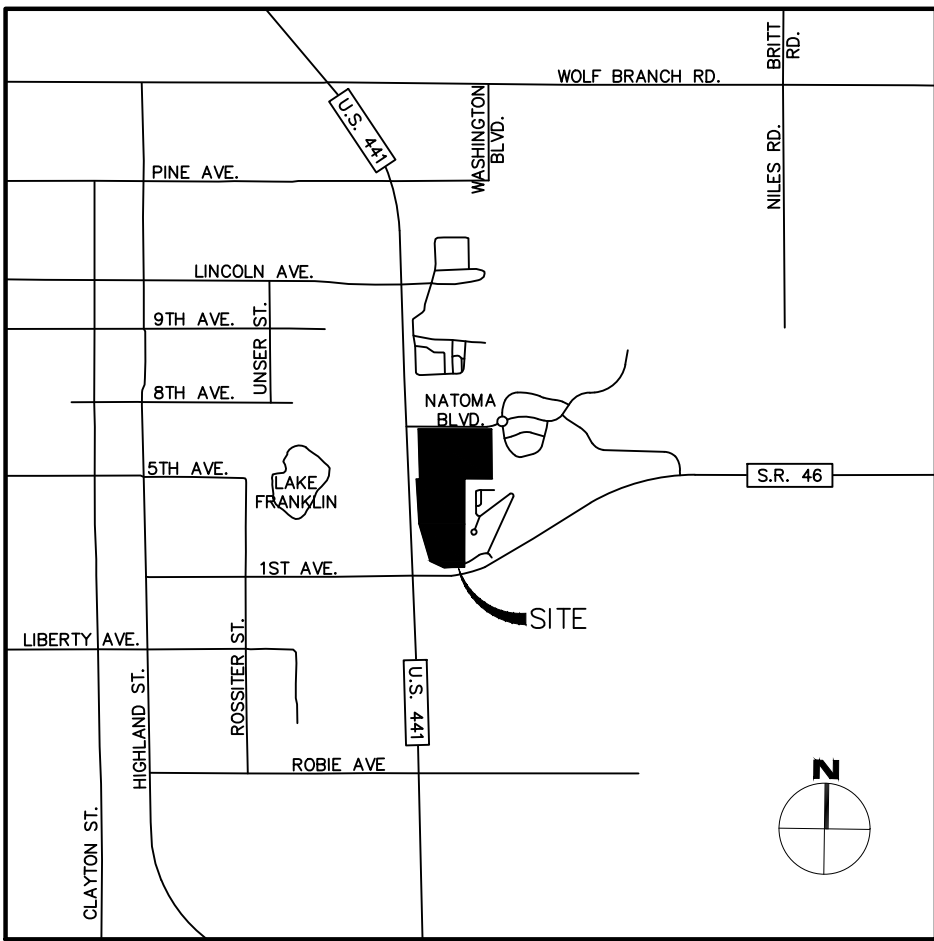
131 (6"-23.99')



**SURVEYOR'S NOTES:**

- THIS SURVEY REPRESENTS A TREE SURVEY AS DESCRIBED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY IS LIMITED TO: (1) THE LOCATION TREES WITHIN PROJECT LIMITS AS DESCRIBED IN THE CONTRACT. (2) SPECIMEN TREE SURVEY.
- THIS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN WAS PROVIDED BY THE CLIENT, ANY PARCEL OR BOUNDARY INFORMATION SHOWN IS FOR REFERENCE ONLY.
- COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- THIS FIRM IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 6 CALIPER INCHES OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
- ORNAMENTAL PLANTS, HEDGES, SPRINKLER HEADS WERE NOT LOCATED.
- UNDERGROUND UTILITIES WERE NOT COLLECTED.
- L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
- THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**VICINITY MAP:** NOT TO SCALE



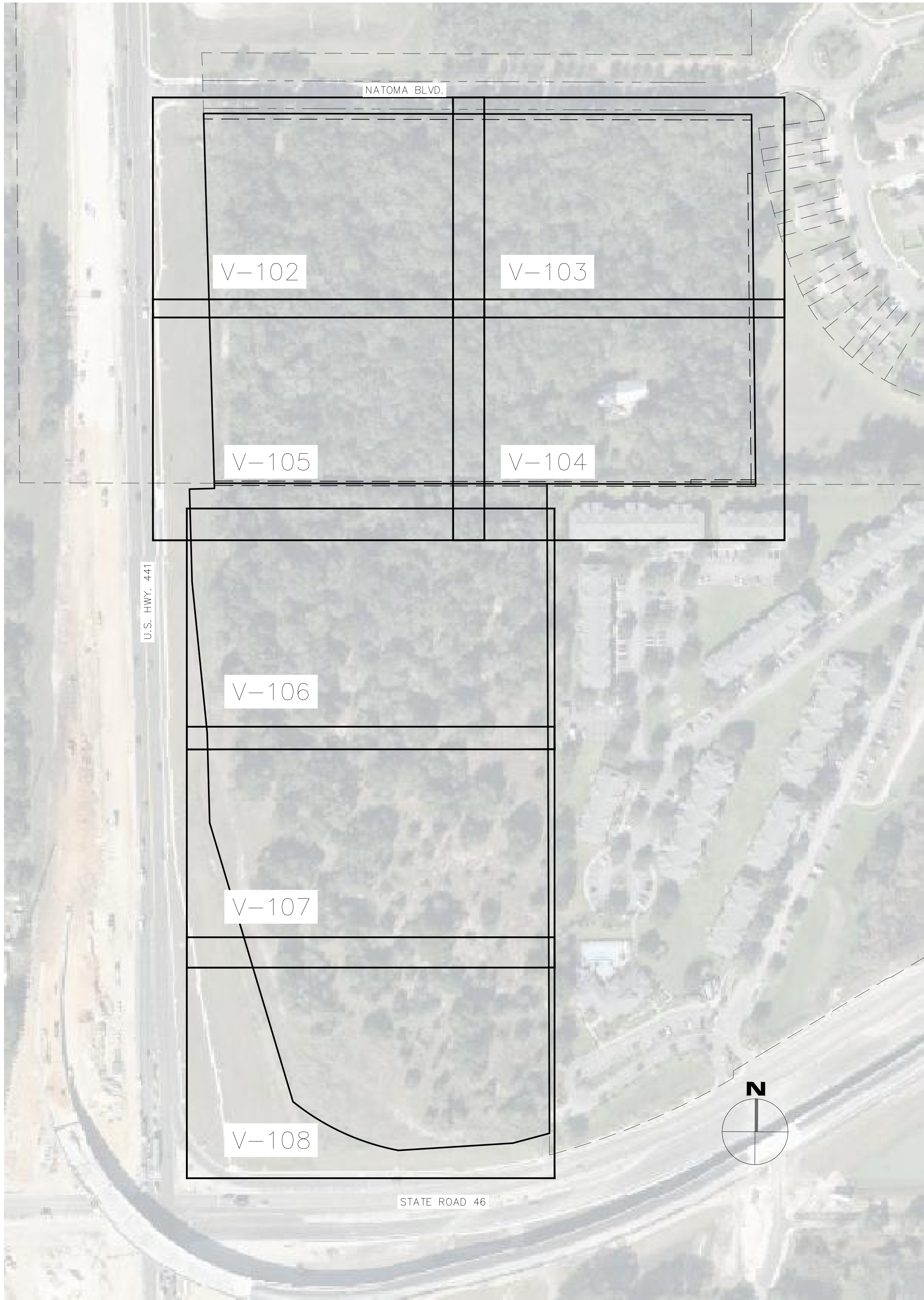
**SHEET INDEX:**

|           |                                                   |
|-----------|---------------------------------------------------|
| V101      | SURVEYOR'S NOTES, LEGEND, KEY MAP, & VICINITY MAP |
| V102-V108 | TREE SURVEY - SEE KEY MAP FOR LOCATIONS           |
| V109-V111 | POINT TABLES                                      |

**SYMBOL AND ABBREVIATION LEGEND:**

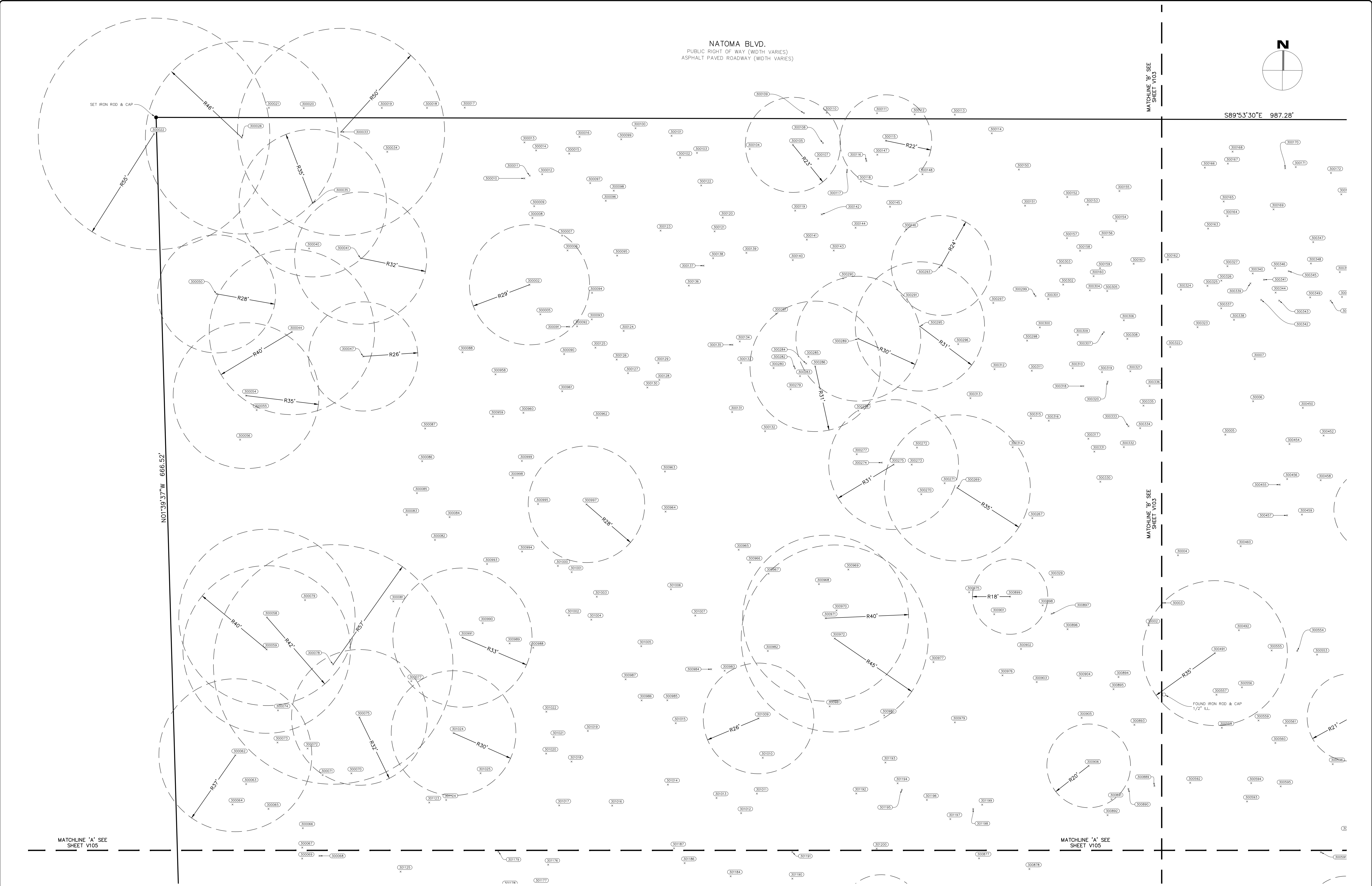
|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
|           | BENCHMARK LOCATION                                                                    |
| LAO       | LAUREL OAK                                                                            |
| LIO       | LIVE OAK                                                                              |
| MAG       | MAGNOLIA                                                                              |
| PAL       | PALM                                                                                  |
| PIN       | PINE                                                                                  |
| BM        | BENCHMARK                                                                             |
| FND       | FOUND                                                                                 |
| —         | CONTINUOUS                                                                            |
| - - -     | DASHED LINE                                                                           |
| - - -     | DRIP EDGE OF TREES GREATER THAN 24" IN DIAMETER AT BREAST HEIGHT                      |
| 6"/8"/12" | MULTIPLE TREE SIZES DENOTES A CLUSTER OF TREES AND DIAMETERS OF TREES IN THAT CLUSTER |
|           | DISTANCE FROM TREE TO DRIP EDGE                                                       |

**KEY MAP:** NOT TO SCALE



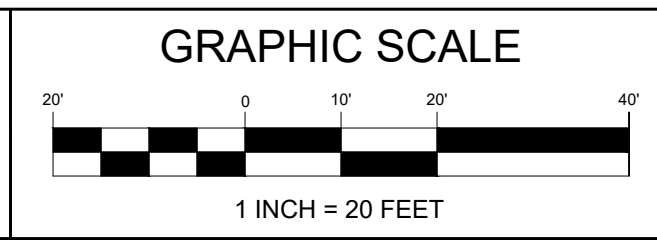
| JUNIPER VILLAGE |      | LOCATED IN  |             | SECTION 28 & 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST<br>CITY OF MOUNT DORA<br>LAKE COUNTY, FLORIDA |  |  |  | <div>REVISIONS</div> <table><thead><tr><th>No.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> |  |  |  | No. | DATE | BY | DESCRIPTION |  |  |  |  |  |  |  |  | <div>SURVEYOR'S CERTIFICATION</div> <p>I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.</p> <div>SHERRY LEE MANOR, PSM - LSR 6961</div> <small>THIS SURVEY MAP PREPARED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LOCATION AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR</small> |  |  |  | <div>PROJECT No. 220065</div> <div>DRAWING No. V-101</div> <div>SHEET 1 OF 11</div> |  | <div>L &amp; S Diversified</div> <div>Professional Surveyors and Mappers</div> <div>489 STATE ROAD 436   SUITE 117   CASSELBERRY, FL 32707</div> <div>PHONE: 807.661.1811   FAX: 807.661.1811</div> <div>WWW.LSSURVEYOR.COM   INFO@LSSURVEYOR.COM</div> <div>PROFESSIONAL SURVEYOR &amp; MAPPER BUSINESS LICENSE   1807520</div> |  |
|-----------------|------|-------------|-------------|-------------------------------------------------------------------------------------------------|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----|------|----|-------------|--|--|--|--|--|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| No.             | DATE | BY          | DESCRIPTION |                                                                                                 |  |  |  |                                                                                                                                                                                                                                       |  |  |  |     |      |    |             |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |                                                                                     |  |                                                                                                                                                                                                                                                                                                                                  |  |
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| EXO LIMITED     |      | TREE SURVEY |             |                                                                                                 |  |  |  |                                                                                                                                                                                                                                       |  |  |  |     |      |    |             |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |                                                                                     |  |                                                                                                                                                                                                                                                                                                                                  |  |
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JUNIPER VILLAGE  
EXO LIMITED  
TREE SURVEY

LOCATED IN  
SECTION 28 & 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST  
CITY OF MOUNT DORA  
LAKE COUNTY, FLORIDA



| REVISIONS |      |    |             |
|-----------|------|----|-------------|
| No.       | DATE | BY | DESCRIPTION |
|           |      |    |             |
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SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 422 OF THE FLORIDA STATUTES.

SHERY LEE MANOR, PSM - LSR 6961  
THE SURVEY MAP AND REPORT HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE FLORIDA STATUTES AND THE ORIGINAL SCALE OF THE WORK.

PROJECT No. 220065  
SHEET 2 OF 11  
DRAWN BY B. SHINKOLSKER  
DATE 2022 JUN 30  
REVIEWED BY J. MANOR  
APPROVED BY J. MANOR

DRAWING No. V-102  
SHEET 2 OF 11

**L & S Diversified**  
Professional Surveyors and Mapmakers  
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL 32707  
PHONE: 407.461.1811 | FAX: 407.461.0434  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM  
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | 188752

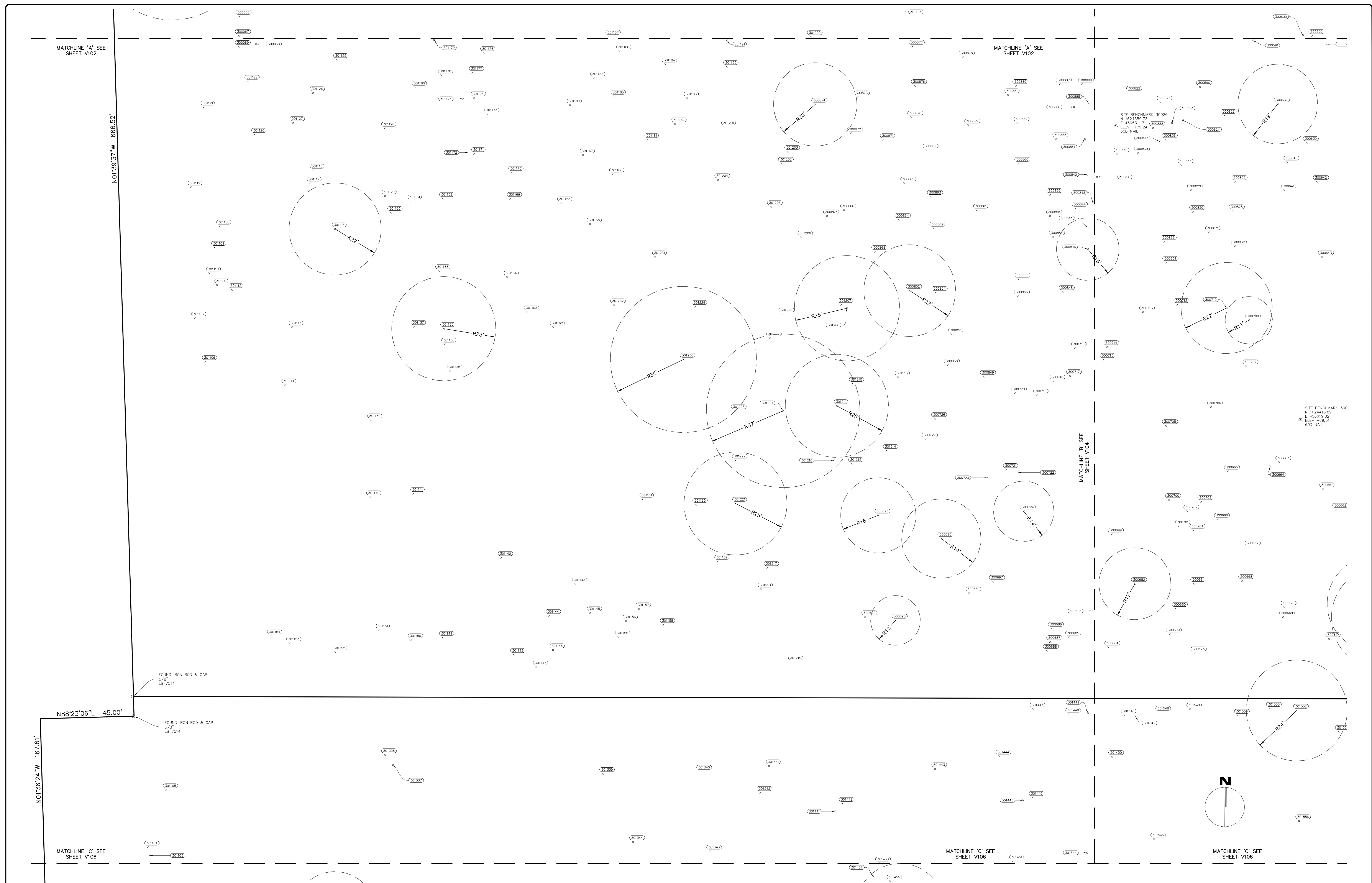






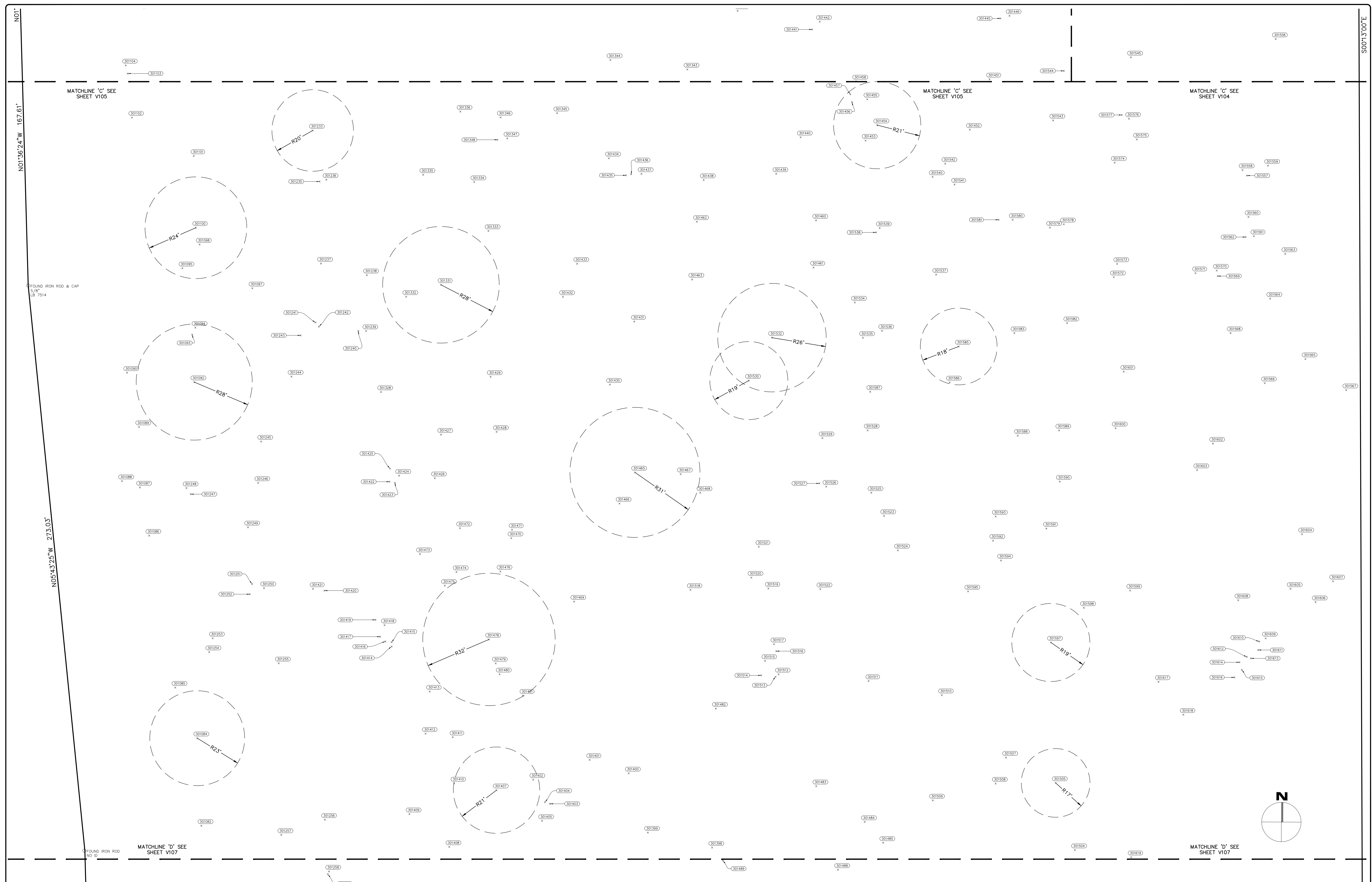






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JUNIPER VILLAGE

EXO LIMITED

TREE SURVEY

LOCATED IN

SECTION 28 & 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST  
CITY OF MOUNT DORA  
LAKE COUNTY, FLORIDA

GRAPHIC SCALE

20'

0

10'

20'

40'

1 INCH = 20 FEET

| REVISIONS |      |    |             |
|-----------|------|----|-------------|
| No.       | DATE | BY | DESCRIPTION |
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SHERRY LEE MANOR, PSM - LSR 6961

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 9-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

SHERRY LEE MANOR, PSM - LSR 6961

PROJECT No.

Z20065

SURVEY BY

JSCHIEL

SURVEY DATE

2022.JUN.24

DRAWN BY

B.SPINNOLDSER

DRAWN DATE

2022.JUN.30

REVIEWED BY

J.MANOR

APPROVED BY

J.MANOR

DRAWING No.

V-108

SHEET

8 OF 11

L & S

Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSEBERRY, FL | 32707

PHONE 407.881.1818 | FAX 407.881.0445

WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE 1107874



POINT TABLES: ALL TREES ON SHEET V-102

| TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 |
|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|
| Point #     | Raw Description | Point #     | Raw Description | Point #     | Raw Description | Point #     | Raw Description | Point #     | Raw Description |
| 300906      | LAO 26"         | 300990      | LAO 12"         | 300044      | LIO 19"/26"     | 300296      | LIO 8"          | 300124      | LIO 10"         |
| 300905      | PIN 18"         | 300989      | PIN 18"         | 300041      | LIO 11"         | 300295      | LAO 34"         | 300123      | LIO 8"/12"      |
| 300904      | LAO 6"          | 300988      | LIO 10"         | 300040      | LIO 9"          | 300293      | LAO 28"         | 300122      | LAO 12"         |
| 300903      | PIN 22"         | 300987      | PIN 16"         | 300035      | LIO 31"         | 300291      | LAO 8"          | 300121      | LIO 6"          |
| 300902      | LAO 20"         | 300986      | LAO 10"         | 300034      | LIO 23"         | 300290      | LIO 20"         | 300120      | PAL 14"/16"     |
| 300901      | PIN 10"         | 300985      | LIO 16"         | 300033      | LIO 31"         | 300289      | LAO 32"         | 300119      | LAO 6"          |
| 300899      | PIN 24"         | 300984      | PIN 12"         | 300026      | LIO 25"         | 300286      | LIO 24"         | 300118      | LAO 14"         |
| 300898      | PIN 16"         | 300983      | PIN 22"         | 300022      | LIO 45"         | 300285      | LIO 16"         | 300117      | LAO 6"          |
| 300897      | PIN 12"         | 300982      | LAO 10"         | 300021      | LIO 10"         | 300284      | LIO 18"         | 300116      | LAO 6"          |
| 300896      | LAO 10"         | 300981      | LIO 20"         | 300020      | LIO 7"          | 300283      | LIO 18"         | 300115      | LAO 20"         |
| 300895      | LAO 14"         | 300980      | LAO 10"         | 300019      | LIO 8"          | 300282      | LIO 14"         | 300114      | LAO 6"          |
| 300894      | PIN 14"         | 300979      | LIO 40"         | 300018      | LIO 9"          | 300281      | LAO 10"         | 300113      | LIO 10"         |
| 300893      | LAO 8"          | 300977      | LIO 18"/20"/20" | 300017      | LIO 7"          | 300280      | LAO 8"          | 300112      | LAO 10"         |
| 300892      | LAO 10"         | 300976      | PIN 18"         | 300016      | LIO 12"         | 300279      | LAO 12"         | 300111      | LIO 6"          |
| 300891      | PIN 18"         | 300975      | LAO 20"         | 300015      | PAL 13"         | 300278      | LAO 6"          | 300110      | LIO 6"          |
| 300890      | LIO 16"         | 300972      | LIO 42"         | 300014      | LIO 23"         | 300277      | LAO 8"          | 300109      | LIO 6"          |
| 300889      | PIN 20"         | 300971      | LIO 24"         | 300013      | LIO 11"         | 300275      | LIO 18"/24"     | 300108      | LIO 14"         |
| 301200      | LIO 12"         | 300970      | LIO 12"         | 300012      | LIO 7"          | 300274      | LIO 20"         | 300107      | LAO 12"         |
| 301199      | PIN 20"         | 300969      | LIO 14"         | 300011      | LIO 12"         | 300273      | LIO 18"         | 300105      | LIO 34"         |
| 301198      | LAO 10"         | 300968      | LIO 12"         | 300010      | LIO 11"         | 300272      | LAO 8"          | 300104      | LAO 8"          |
| 301197      | LAO 18"/18"     | 300967      | LAO 12"         | 300009      | LAO 20"         | 300271      | LAO 10"         | 300103      | LAO 10"         |
| 301196      | LIO 12"         | 300966      | LAO 14"         | 300008      | LIO 11"         | 300270      | LAO 14"         | 300102      | LIO 8"          |
| 301195      | LAO 16"         | 300965      | LAO 12"         | 300007      | LIO 10"/13"/14" | 300269      | LAO 32"         | 300101      | LAO 10"         |
| 301194      | LIO 8"          | 300964      | LAO 16"         | 300006      | LIO 8"          | 300267      | PIN 20"         | 300100      | LIO 8"          |
| 301193      | LIO 8"          | 300963      | PIN 18"         | 300005      | LIO 8"          | 300161      | LAO 6"          | 300099      | LAO 8"          |
| 301192      | LIO 22"         | 300962      | LIO 8"          | 300002      | LAO 22"         | 300160      | PIN 12"         | 300098      | LIO 22"         |
| 301187      | LIO 16"         | 300961      | LIO 18"         | 300002      | PIN 18"         | 300159      | LAO 8"          | 300097      | LIO 18"         |
| 301124      | LIO 14"         | 300960      | LIO 22"         | 300335      | LAO 14"         | 300158      | PIN 20"         | 300096      | LIO 18"         |
| 301123      | LIO 14"/20"     | 300959      | LIO 10"         | 300334      | LAO 12"         | 300157      | LAO 18"         | 300095      | LAO 16"         |
| 301025      | PAL 14"         | 300958      | LIO 18"         | 300333      | PIN 18"         | 300156      | LAO 12"         | 300094      | LIO 8"          |
| 301024      | LAO 26"         | 300888      | SYC 7"          | 300332      | LAO 12"         | 300155      | LAO 12"         | 300093      | LIO 12"         |
| 301022      | LAO 22"         | 300087      | PAL 14"         | 300331      | PIN 16"         | 300154      | LAO 14"         | 300092      | PIN 12"         |
| 301021      | LAO 20"         | 300086      | LAO 17"         | 300330      | PIN 14"         | 300153      | LAO 18"         | 300091      | LIO 10"         |
| 301020      | LAO 10"         | 300085      | LAO 12"         | 300329      | PIN 18"         | 300152      | LAO 6"          | 300090      | LAO 8"          |
| 301019      | LAO 10"         | 300084      | LIO 22"         | 300336      | LAO 8"          | 300151      | LAO 18"         |             |                 |
| 301018      | LIO 8"          | 300083      | LAO 20"         | 300321      | LAO 8"          | 300150      | LAO 6"/20"      |             |                 |
| 301017      | PAL 8"          | 300082      | PAL 8"          | 300320      | LAO 18"         | 300148      | LAO 6"          |             |                 |
| 301016      | LAO 8"          | 300081      | LIO 15"/19"/22" | 300319      | LAO 14"         | 300147      | LAO 6"          |             |                 |
| 301015      | LIO 8"          | 300079      | LAO 12"         | 300318      | LAO 14"         | 300146      | LAO 6"          |             |                 |
| 301014      | LIO 14"         | 300078      | LAO 29"         | 300317      | LAO 12"         | 300145      | LAO 8"          |             |                 |
| 301013      | LIO 14"         | 300077      | LAO 12"         | 300316      | PIN 18"         | 300144      | LAO 8"          |             |                 |
| 301012      | PIN 20"         | 300075      | LAO 27"         | 300315      | LAO 8"          | 300143      | LAO 8"          |             |                 |
| 301011      | LIO 10"         | 300074      | PAL 11"         | 300314      | PIN 16"         | 300142      | LAO 10"         |             |                 |
| 301010      | LAO 16"         | 300073      | LAO 10"         | 300313      | LAO 8"          | 300141      | LAO 12"         |             |                 |
| 301009      | LAO 26"         | 300072      | LAO 17"         | 300312      | LAO 16"         | 300140      | LAO 22"         |             |                 |
| 301007      | LAO 20"         | 300071      | LAO 18"         | 300311      | LAO 14"         | 300139      | LAO 10"         |             |                 |
| 301006      | PIN 12"         | 300070      | LAO 10"         | 300310      | PIN 16"         | 300138      | LAO 14"         |             |                 |
| 301005      | LAO 22"         | 300067      | LAO 12"         | 300309      | PIN 18"         | 300137      | LAO 16"         |             |                 |
| 301004      | LAO 12"         | 300066      | LAO 13"         | 300308      | LAO 14"         | 300136      | LAO 10"         |             |                 |
| 301003      | LAO 20"         | 300065      | LAO 8"          | 300307      | LAO 12"         | 300135      | LAO 8"          |             |                 |
| 301002      | LAO 14"         | 300064      | LAO 14"         | 300306      | LAO 6"          | 300134      | LAO 6"          |             |                 |
| 301001      | LAO 16"         | 300063      | LAO 18"         | 300305      | LAO 8"          | 300133      | LAO 6"          |             |                 |
| 301000      | LAO 12"         | 300062      | LAO 13"         | 300304      | LAO 10"         | 300132      | LAO 16"         |             |                 |
| 300999      | LAO 10"         | 300059      | LAO 35"         | 300303      | LAO 10"         | 300131      | LAO 20"         |             |                 |
| 300998      | LAO 18"         | 300058      | LAO 34"         | 300302      | PIN 14"         | 300130      | PAL 14"         |             |                 |
| 300997      | LAO 24"         | 300056      | PAL 9"          | 300301      | LAO 6"          | 300129      | LIO 6"          |             |                 |
| 300995      | LAO 16"         | 300055      | PAL 10"         | 300300      | LAO 6"          | 300128      | LAO 12"         |             |                 |
| 300994      | PIN 20"         | 300054      | LIO 34"         | 300299      | LAO 12"         | 300127      | LAO 16"         |             |                 |
| 300993      | LAO 16"         | 300050      | LIO 26"         | 300298      | LAO 14"         | 300126      | LIO 8"          |             |                 |
| 300991      | LAO 24"/26"     | 300047      | LIO 25"         | 300297      | PIN 16"         | 300125      | LIO 10"         |             |                 |

POINT TABLES: ALL TREES ON SHEET V-103

| TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 |
|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|
| Point #     | Row Description | Point #     | Row Description | Point #     | Row Description | Point #     | Row Description | Point #     | Row Description | Point #     | Row Description | Point #     | Row Description |
| 300488      | LAO 22"         | 300425      | PIN 14"         | 30018       | LAO 8"          | 300261      | LIO 14"         | 300200      | LAO 8"          | 300576      | PIN 18"         | 300508      | LAO 20"         |
| 300487      | LAO 14"         | 300424      | PIN 12"         | 30017       | PIN 18"         | 300260      | LAO 14"         | 300199      | LAO 18"         | 300575      | PIN 10"         | 300507      | PIN 10"         |
| 300486      | PIN 18"         | 300423      | PIN 18"         | 30016       | LAO 8"          | 300258      | PIN 26"         | 300198      | LAO 14"         | 300574      | PIN 12"         | 300506      | PIN 12"         |
| 300485      | PIN 16"         | 300422      | PIN 18"         | 30015       | PIN 18"         | 300257      | LAO 12"         | 300197      | LAO 14"         | 300573      | LIO 22"         | 300505      | LAO 14"         |
| 300484      | PIN 14"         | 300421      | PIN 18"         | 30014       | PIN 18"         | 300256      | LAO 12"         | 300196      | PIN 18"         | 300572      | PIN 10"         | 300504      | LAO 16"         |
| 300483      | SYC 10"         | 300420      | LIO 12"         | 30013       | LAO 16"         | 300255      | LAO 8"          | 300195      | LAO 10"         | 300571      | LAO 26"         | 300503      | LAO 22"         |
| 300482      | LIO 10"         | 300419      | PIN 18"         | 30012       | LAO 16"         | 300254      | PIN 14"         | 300194      | PIN 10"         | 300569      | LAO 20"         | 300502      | LAO 16"         |
| 300481      | LIO 16"         | 300418      | LAO 18"         | 30011       | PIN 16"         | 300253      | PIN 14"         | 300193      | LIO 16"         | 300568      | PIN 18"         | 300501      | LAO 10"         |
| 300480      | LAO 10"         | 300417      | LAO 16"         | 30010       | LAO 14"         | 300252      | LAO 18"         | 300192      | PIN 18"         | 300567      | PIN 16"         | 300500      | LAO 12"         |
| 300479      | LAO 10"         | 300416      | LAO 8"          | 30009       | LAO 14"         | 300251      | LAO 8"          | 300191      | LAO 10"         | 300566      | SYC 12"         | 300499      | LAO 14"         |
| 300478      | LAO 14"         | 300415      | LAO 10"         | 30008       | LAO 18"         | 300250      | LAO 10"         | 300190      | PIN 24"         | 300565      | PIN 14"         | 300498      | LAO 22"         |
| 300477      | SYC 20"         | 300414      | LIO 12"         | 30007       | SYC 12"         | 300249      | LAO 14"         | 300188      | LAO 8"          | 300564      | LAO 18"         | 300497      | LAO 14"         |
| 300476      | SYC 20"         | 300413      | LAO 18"         | 30006       | PIN 22"         | 300248      | PIN 18"         | 300187      | LAO 10"         | 300563      | LAO 28"         | 300496      | PIN 12"         |
| 300475      | PIN 16"         | 300412      | LAO 10"         | 30005       | LAO 18"         | 300247      | LAO 14"         | 300186      | LAO 16"         | 300561      | PIN 16"         | 300495      | PIN 16"         |
| 300474      | PIN 24"         | 300411      | LIO 12"         | 30004       | SYC 16"         | 300246      | LAO 14"         | 300185      | PIN 10"         | 300560      | PIN 12"         | 300494      | PIN 12"         |
| 300472      | SYC 14"         | 300410      | LAO 24"         | 300369      | LAO 20"         | 300245      | LAO 12"         | 300184      | PIN 16"         | 300559      | PIN 14"         | 300493      | PIN 18"         |
| 300471      | LIO 16"         | 300408      | LAO 16"/16"     | 300368      | PIN 16"         | 300244      | PIN 18"         | 300183      | LAO 10"         | 300558      | LAO 22"         | 300492      | LIO 22"         |
| 300470      | PIN 18"         | 300407      | LAO 16"/16"     | 300367      | PIN 16"         | 300243      | LAO 16"         | 300182      | LAO 10"         | 300557      | LAO 18"         | 300491      | LIO 29"         |
| 300469      | PIN 14"         | 300406      | LAO 16"/16"/18" | 300366      | LAO 6"          | 300242      | PIN 20"         | 300181      | PIN 14"         | 300556      | PIN 18"         | 300607      | PIN 16"         |
| 300468      | PIN 12"         | 300405      | LAO 20"         | 300365      | LAO 8"          | 300241      | LAO 14"         | 300180      | PIN 14"         | 300555      | LIO 10"         | 300604      | PIN 16"         |
| 300467      | LAO 24"         | 300404      | LAO 22"         | 300364      | PIN 14"         | 300240      | LAO 10"         | 300179      | PIN 14"         | 300554      | LAO 22"         |             |                 |
| 300465      | PIN 16"         | 300403      | LAO 12"         | 300363      | LAO 16"         | 300239      | PIN 8"          | 300178      | LAO 12"         | 300553      | PIN 14"         |             |                 |
| 300464      | PIN 16"         | 300402      | LAO 20"         | 300362      | PIN 14"         | 300238      | LAO 8"          | 300177      | LAO 12"         | 300552      | PIN 20"         |             |                 |
| 300463      | PIN 16"         | 300401      | LAO 10"         | 300361      | PIN 16"         | 300237      | PIN 20"         | 300176      | LAO 12"         | 300551      | LAO 22"         |             |                 |
| 300462      | LAO 24"         | 300400      | PIN 18"         | 300360      | LAO 10"         | 300236      | LAO 8"          | 300175      | LAO 14"         | 300550      | PIN 12"         |             |                 |
| 300460      | PIN 20"         | 300399      | LAO 14"         | 300359      | LAO 14"         | 300235      | LAO 12"         | 300174      | LAO 6"          | 300549      | PIN 18"         |             |                 |
| 300459      | PIN 12"         | 300398      | LAO 18"         | 300358      | LAO 8"          | 300234      | LAO 8"          | 300173      | PIN 14"         | 300548      | SYC 10"         |             |                 |
| 300458      | PIN 18"         | 300397      | LAO 12"         | 300357      | PIN 18"         | 300233      | LAO 10"         | 300172      | LAO 22"         | 300547      | LIO 27"         |             |                 |
| 300457      | PIN 16"         | 300396      | LIO 12"         | 300356      | LAO 14"         | 300232      | PIN 20"         | 300171      | LAO 12"         | 300545      | PIN 10"         |             |                 |
| 300456      | LAO 14"         | 300395      | LIO 12"         | 300355      | LAO 8"          | 300231      | PIN 12"         | 300170      | LAO 12"         | 300544      | PIN 12"         |             |                 |
| 300455      | PIN 18"         | 300394      | LIO 10"         | 300354      | LAO 14"         | 300230      | PIN 10"         | 300169      | LIO 8"          | 300543      | PIN 12"         |             |                 |
| 300454      | PIN 16"         | 300393      | LAO 12"         | 300353      | PIN 18"         | 300229      | LAO 12"         | 300168      | LAO 18"         | 300542      | PIN 12"         |             |                 |
| 300453      | PIN 16"         | 300392      | PIN 14"/14"     | 300352      | LAO 12"         | 300228      | PIN 18"         | 300167      | PIN 12"         | 300541      | PIN 12"         |             |                 |
| 300452      | PIN 14"         | 300391      | LIO 12"         | 300351      | LAO 10"         | 300227      | LAO 14"         | 300166      | LAO 18"         | 300540      | PIN 12"         |             |                 |
| 300451      | LAO 16"         | 300390      | LIO 14"         | 300350      | LAO 14"         | 300226      | LAO 12"         | 300165      | PIN 18"         | 300539      | PIN 14"         |             |                 |
| 300450      | PIN 18"         | 300389      | LAO 14"         | 300349      | PIN 14"         | 300225      | LAO 8"          | 300164      | LAO 8"          | 300538      | SYC 10"         |             |                 |
| 300449      | PIN 16"         | 300388      | PIN 16"         | 300348      | PIN 18"         | 300224      | LAO 14"         | 300163      | LAO 8"          | 300537      | PIN 12"         |             |                 |
| 300448      | PIN 14"         | 300387      | LAO 12"         | 300347      | LAO 12"         | 300223      | PIN 16"         | 300162      | LAO 18"         | 300536      | PIN 18"         |             |                 |
| 300447      | PIN 12"         | 300386      | LAO 14"         | 300346      | LAO 6"          | 300222      | LIO 6"          | 300632      | PIN 14"         | 300535      | PIN 12"         |             |                 |
| 300446      | PIN 12"         | 300385      | LIO 18"         | 300345      | LAO 12"         | 300221      | LIO 16"         | 300606      | LAO 22"         | 300534      | LAO 20"         |             |                 |
| 300445      | PIN 18"         | 300384      | PIN 18"         | 300344      | LAO 12"         | 300220      | PIN 12"         | 300605      | PIN 14"         | 300532      | LIO 8"          |             |                 |
| 300444      | LIO 10"         | 300383      | PIN 10"         | 300343      | LAO 8"          | 300219      | LIO 10"         | 300602      | PIN 16"         | 300531      | LIO 10"         |             |                 |
| 300443      | LAO 8"          | 300382      | PIN 14"         | 300342      | LAO 6"          | 300218      | LIO 8"          | 300601      | PIN 16"         | 300529      | PIN 8"          |             |                 |
| 300442      | PIN 8"          | 300381      | LAO 12"         | 300341      | PIN 14"         | 300217      | LIO 12"/14"     | 300600      | PIN 16"         | 300528      | LIO 18"         |             |                 |
| 300441      | LAO 12"         | 300380      | PIN 14"         | 300340      | PIN 12"         | 300216      | LIO 8"          | 300599      | PIN 18"         | 300527      | LIO 18"         |             |                 |
| 300440      | LAO 10"         | 300379      | PIN 14"         | 300339      | LAO 10"         | 300215      | LIO 10"         | 300597      | PIN 20"         | 300526      | LIO 16"         |             |                 |
| 300439      | PIN 18"         | 300378      | PIN 14"         | 300338      | LAO 14"         | 300214      | LIO 8"          | 300596      | PIN 12"         | 300525      | LIO 10"         |             |                 |
| 300438      | LAO 8"          | 300377      | PIN 16"         | 300337      | PIN 10"         | 300213      | LIO 8"          | 300595      | PIN 16"/16"     | 300524      | LIO 16"         |             |                 |
| 300437      | PIN 8"          | 300376      | PIN 12"         | 30003       | LIO 12"         | 300212      | LAO 12"         | 300594      | PIN 18"         | 300521      | LAO 24"         |             |                 |
| 300436      | PIN 12"         | 300375      | PIN 12"         | 300327      | PIN 18"         | 300211      | LAO 16"         | 300593      | PIN 18"         | 300520      | LAO 18"         |             |                 |
| 300435      | PIN 16"         | 300374      | LAO 16"         | 300326      | PIN 10"         | 300210      | LAO 12"         | 300592      | LAO 18"         | 300519      | LAO 16"         |             |                 |
| 300434      | PIN 18"         | 300373      | LIO 12"         | 300325      | LAO 8"          | 300209      | LAO 14"         | 300589      | PIN 14"         | 300518      | LAO 18"         |             |                 |
| 300433      | PIN 8"          | 300372      | LIO 12"         | 300324      | LAO 6"          | 300208      | LAO 8"          | 300588      | PIN 14"         | 300517      | LAO 28"         |             |                 |
| 300432      | LIO 10"         | 300371      | LIO 8"          | 300323      | LAO 10"         | 300207      | LAO 8"          | 300587      | PIN 12"         | 300516      | LAO 12"         |             |                 |
| 300431      | LIO 8"          | 30024       | PIN 14"         | 300322      | LAO 10"         | 300206      | LAO 12"         | 300586      | PIN 10"         | 300515      | LAO 8"          |             |                 |
| 300430      | LIO 8"          | 30023       | PIN 14"         | 300266      | LAO 6"          | 300205      | LAO 14"         | 300585      | PIN 18"         | 300514      | LAO 14"         |             |                 |
| 300429      | LAO 18"         | 30022       | LAO 12"         | 300265      | LAO 18"         | 300204      | PIN 14"         | 300584      | PIN 14"         | 300513      | PIN 14"         |             |                 |
| 300428      | PIN 16"         | 30021       | LAO 16"         | 300264      | LAO 12"         | 300203      | LAO 8"          | 300583      | PIN 10"         | 300512      | LAO 22"         |             |                 |
| 300427      | PIN 16"         | 30020       | LAO 12"         | 300263      | LAO 14"         | 300202      | PIN 16"         | 300578      | LAO 20"         | 300511      | LAO 8"          |             |                 |
| 300426      | PIN 12"         | 30019       | LAO 14"         | 300262      | LIO 8"          | 300201      | LAO 10"         | 300577      | LAO 20"         | 300509      | LAO 24"         |             |                 |



POINT TABLES: ALL TREES ON SHEET V-104

| TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 |
|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|
| Point #     | Row Description | Point #     | Row Description | Point #     | Row Description | Point #     | Row Description | Point #     | Row Description |
| 300841      | PIN 12"         | 300782      | PIN 16"         | 300729      | LAO 16"         | 301549      | LAO 18"         | 300651      | PIN 10"         |
| 300840      | PIN 14"         | 300781      | PIN 12"         | 300728      | PIN 14"         | 301548      | LAO 20"         | 300650      | PIN 20"         |
| 300839      | PIN 16"         | 300780      | LAO 16"         | 300715      | PIN 18"         | 301547      | LAO 12"         | 300649      | PIN 18"         |
| 300838      | LIO 8"          | 300779      | LAO 14"         | 300714      | PIN 16"         | 301546      | LAO 12"         | 300648      | PIN 16"         |
| 300837      | PIN 14"         | 300778      | LAO 8"          | 300713      | PIN 20"         | 301545      | LAO 8"          | 300647      | PIN 18"         |
| 300836      | PIN 14"         | 300777      | LAO 12"         | 300712      | PIN 18"         | 301450      | PAL 16"         | 300646      | PIN 16"         |
| 300835      | PIN 14"         | 300776      | LAO 12"         | 300710      | LAO 28"         | 300957      | PIN 16"         | 300645      | PIN 14"         |
| 300834      | LAO 20"         | 300775      | LAO 18"         | 300708      | PIN 26"         | 300956      | PIN 12"         | 300644      | PIN 22"         |
| 300833      | PIN 20"         | 300774      | LAO 18"         | 300707      | PIN 20"         | 300955      | PIN 18"         | 300643      | PIN 16"         |
| 300832      | PIN 20"         | 300773      | LAO 12"         | 300706      | LIO 14"         | 300954      | PIN 16"         | 300642      | PIN 18"         |
| 300831      | LIO 18"         | 300772      | PIN 16"         | 300705      | PIN 16"         | 300953      | LAO 14"         | 300641      | LAO 20"         |
| 300830      | PIN 16"         | 300771      | LAO 18"         | 300704      | PIN 18"         | 300952      | PIN 12"         | 300640      | PIN 14"         |
| 300829      | PIN 16"         | 300770      | LAO 18"         | 300703      | PIN 14"         | 300951      | LAO 14"         | 300639      | PIN 12"         |
| 300828      | PIN 16"         | 300769      | LAO 16"         | 300702      | PIN 14"         | 300950      | PIN 16"         | 300638      | PIN 22"         |
| 300827      | PIN 14"         | 300768      | LAO 12"         | 300701      | PIN 14"         | 300949      | PIN 16"         | 300637      | LAO 27"         |
| 300826      | PIN 14"         | 300767      | LAO 8"          | 300700      | LIO 12"         | 300948      | LAO 18"         | 300635      | LAO 24"         |
| 300825      | PIN 14"         | 300766      | LAO 14"         | 300699      | PIN 22"         | 300947      | LAO 8"          | 300633      | PIN 14"         |
| 300824      | PIN 8"          | 300765      | LAO 12"         | 300684      | LIO 10"         | 300946      | LAO 22"         | 300631      | LAO 8"          |
| 300823      | LIO 10"         | 300764      | LAO 16"         | 300682      | LAO 26"         | 300945      | LAO 18"         | 300630      | PIN 14"         |
| 300822      | PIN 20"         | 300763      | LAO 8"          | 300681      | PIN 16"         | 300944      | LAO 16"         | 300629      | PIN 10"         |
| 300819      | SYC 20"         | 300762      | LAO 10"         | 300680      | PIN 18"         | 300943      | PIN 12"         | 300628      | LAO 20"         |
| 300818      | LIO 26"         | 300760      | LAO 26"         | 300679      | PAL 14"         | 300942      | LAO 16"         | 300627      | PIN 16"         |
| 300817      | PIN 18"         | 300759      | LAO 12"         | 300678      | LIO 26"         | 300941      | LAO 14"         | 300626      | PIN 14"         |
| 300816      | PIN 10"         | 300758      | LAO 8"          | 300677      | LAO 22"         | 300939      | LIO 32"         | 300625      | PIN 20"         |
| 300815      | PIN 20"         | 300757      | LAO 10"         | 300676      | LAO 22"         | 300938      | LAO 18"         | 300624      | PIN 20"         |
| 300814      | LIO 10"         | 300756      | PIN 14"         | 300673      | LAO 26"         | 300937      | PIN 18"         | 300623      | PIN 8"          |
| 300813      | PIN 18"         | 300755      | LAO 12"         | 300672      | LAO 28"         | 300936      | LAO 18"         | 300622      | PIN 18"         |
| 300811      | LAO 46"         | 300754      | PIN 18"         | 300671      | PIN 20"         | 300935      | PIN 12"         | 300621      | PIN 22"         |
| 300810      | PIN 16"         | 300753      | PIN 18"         | 300670      | LAO 22"         | 300934      | PIN 6"          | 300620      | PIN 10"         |
| 300809      | PIN 10"         | 300752      | PIN 16"         | 300669      | PAL 12"         | 300933      | PIN 12"         | 300619      | LAO 16"         |
| 300808      | LAO 22"         | 300751      | PIN 16"         | 300668      | PIN 18"         | 300932      | LIO 16"         | 300618      | LAO 12"         |
| 300806      | LAO 38"         | 300750      | PIN 14"         | 300667      | LIO 12"         | 300931      | LIO 24"         | 300617      | LAO 16"         |
| 300805      | PIN 22"         | 300749      | PIN 20"         | 300666      | PIN 16"         | 300929      | PIN 20"         | 300616      | PIN 18"         |
| 300804      | LIO 18"         | 300748      | PIN 18"         | 300665      | PIN 16"         | 300928      | LIO 18"         | 300615      | PIN 14"         |
| 300803      | LIO 34"         | 300747      | PIN 14"         | 300664      | PIN 10"         | 300927      | LIO 12"         | 300614      | PIN 16"         |
| 300801      | PAL 18"         | 300746      | PIN 12"         | 300663      | PIN 18"         | 300926      | PIN 12"         | 300613      | PIN 16"         |
| 300799      | LIO 24"         | 300745      | PIN 18"         | 300662      | LAO 18"         | 300925      | PIN 14"         | 300612      | PIN 18"         |
| 300798      | PAL 16"         | 300742      | LAO 26"         | 300661      | PIN 22"         | 300924      | PIN 14"         | 300611      | PIN 8"          |
| 300797      | PAL 18"         | 300741      | PIN 18"         | 300660      | LIO 20"         | 300923      | PIN 12"         | 300610      | LAO 10"         |
| 300796      | LAO 22"         | 300740      | PIN 18"         | 300659      | PIN 22"         | 300922      | PIN 10"         | 300609      | PIN 14"         |
| 300795      | LIO 14"         | 300739      | PIN 12"         | 300657      | LAO 24"         | 300921      | PIN 20"         | 300608      | PIN 14"         |
| 300794      | MAG 14"         | 300738      | PIN 16"         | 300656      | PIN 26"         | 300920      | LAO 24"         | 300603      | PIN 16"         |
| 300792      | LAO 36"         | 300737      | PIN 20"         | 300654      | PIN 18"         | 300917      | LAO 26"         | 300598      | PIN 16"         |
| 300790      | LAO 34"         | 300736      | PIN 18"         | 300653      | PIN 22"         | 300916      | LIO 18"         | 300591      | PIN 18"         |
| 300788      | PIN 10"         | 300735      | PIN 18"         | 301556      | PAL 18"         | 300915      | PIN 6"          | 300590      | PIN 12"         |
| 300787      | LAO 20"         | 300734      | LAO 22"         | 301555      | LAO 10"         | 300914      | PIN 18"         | 300582      | PIN 22"         |
| 300786      | PIN 12"         | 300733      | PIN 16"         | 301554      | LAO 16"         | 300912      | LIO 26"         | 300581      | SYC 12"         |
| 300785      | LIO 12"         | 300732      | PIN 14"         | 301553      | LAO 10"         | 300911      | LAO 20"         | 300580      | PIN 10"         |
| 300784      | PIN 20"         | 300731      | LAO 18"         | 301552      | LAO 24"         | 300910      | LAO 10"         | 300579      | PIN 16"         |
| 300783      | PIN 18"         | 300730      | PIN 18"         | 301550      | LIO 10"         | 300909      | PIN 12"         | 300533      | LAO 34"         |

POINT TABLES: ALL TREES ON SHEET V-105

| TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                 | TREES FOUND |                  |
|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|------------------|
| Point #     | Row Description | Point #     | Row Description | Point #     | Row Description | Point #     | Row Description  |
| 300888      | LAO 16"         | 300720      | LAO 12"         | 301215      | LIO 16"         | 301153      | PAL 12"          |
| 300887      | LAO 16"         | 300719      | LAO 14"         | 301214      | LIO 12"         | 301152      | PAL 16"          |
| 300886      | LAO 16"         | 300718      | LAO 16"         | 301213      | LIO 8"          | 301151      | PAL 16"          |
| 300885      | PIN 16"         | 300717      | PIN 22"         | 301211      | LIO 26"         | 301150      | PAL 16"          |
| 300884      | LAO 12"         | 300716      | LAO 22"         | 301210      | LIO 16"         | 301149      | PAL 18"          |
| 300883      | LAO 20"         | 300698      | LIO 10"         | 301208      | LIO 26"         | 301148      | PAL 12"          |
| 300882      | LIO 14"         | 300697      | LAO 22"         | 301207      | LIO 22"         | 301147      | PAL 12"          |
| 300881      | LAO 10"         | 300695      | LAO 26"         | 301206      | LAO 14"         | 301146      | PAL 12"/14"      |
| 300880      | LAO 16"         | 300693      | LAO 26"         | 301205      | LIO 20"         | 301145      | PAL 12"          |
| 300879      | LAO 18"         | 300692      | PAL 14"         | 301204      | LAO 10"/16"     | 301144      | PAL 14"          |
| 300878      | LAO 20"         | 300690      | LAO 26"         | 301203      | LIO 10"         | 301143      | PAL 12"          |
| 300877      | PIN 20"         | 300689      | PAL 12"         | 301202      | LIO 22"         | 301142      | PAL 12"          |
| 300876      | LAO 12"         | 300688      | LIO 18"         | 301201      | LIO 16"         | 301141      | LAO 22"          |
| 300874      | LIO 26"         | 300687      | LIO 12"         | 301191      | LAO 16"         | 301140      | LIO 18"          |
| 300873      | LAO 12"         | 300686      | LIO 16"         | 301190      | LAO 18"         | 301139      | PAL 12"          |
| 300872      | LAO 20"         | 300685      | LIO 16"         | 301189      | LAO 16"         | 301138      | PAL 16"          |
| 300871      | LIO 18"         | 301458      | LIO 6"          | 301188      | LAO 12"         | 301137      | LAO 12"          |
| 300870      | LIO 14"         | 301544      | LAO 18"         | 301186      | LIO 14"         | 301136      | LIO 14"          |
| 300869      | LIO 12"         | 301451      | LAO 16"/16"     | 301185      | LIO 12"         | 301135      | LIO 22"/24"      |
| 300868      | PIN 14"         | 301449      | LAO 10"         | 301184      | LAO 20"         | 301133      | PAL 14"          |
| 300867      | LIO 20"         | 301448      | LAO 22"         | 301183      | LAO 20"         | 301132      | LAO 14"/16"      |
| 300866      | LIO 14"         | 301447      | LAO 12"         | 301182      | LIO 14"         | 301131      | LAO 18"          |
| 300865      | LAO 18"         | 301446      | LAO 10"         | 301181      | LIO 16"         | 301130      | LAO 12"          |
| 300864      | LAO 18"         | 301445      | LAO 8"          | 301180      | PAL 14"         | 301129      | LAO 16"          |
| 300863      | LIO 12"         | 301444      | LAO 6"          | 301179      | PAL 12"         | 301128      | PAL 12"          |
| 300862      | LAO 12"         | 301443      | PAL 20"         | 301178      | LIO 16"         | 301127      | LAO 20"          |
| 300861      | LIO 12"         | 301442      | LAO 18"/22"     | 301177      | PAL 12"         | 301126      | LAO 18"          |
| 300860      | LIO 20"         | 301441      | LAO 10"         | 301176      | LIO 16"         | 301125      | PAL 12"          |
| 300859      | PIN 18"         | 301344      | LAO 10"/10"     | 301175      | LIO 26"         | 301122      | LAO 16"          |
| 300858      | PIN 18"         | 301343      | PAL 20"         | 301174      | PAL 14"         | 301121      | LAO 16"/20"      |
| 300857      | LAO 18"         | 301342      | LAO 6"/6"       | 301173      | PAL 16"         | 301120      | PIN 16"          |
| 300856      | LIO 12"         | 301341      | LAO 10"         | 301172      | PAL 16"         | 301119      | LAO 18"          |
| 300855      | LIO 10"         | 301340      | LAO 14"         | 301171      | PAL 12"         | 301118      | PIN 16"          |
| 300854      | LAO 12"         | 301339      | PAL 16"         | 301170      | LAO 12"/16"     | 301117      | LAO 16"          |
| 300852      | LAO 26"         | 301338      | PAL 18"         | 301169      | LAO 22"         | 301116      | LAO 24"          |
| 300851      | LAO 16"         | 301337      | PAL 16"         | 301168      | LIO 16"         | 301114      | LAO 20"          |
| 300850      | LIO 12"         | 301232      | LIO 8"          | 301167      | LAO 16"/18"     | 301113      | LAO 16"          |
| 300849      | LIO 18"         | 301231      | LAO 18"         | 301166      | LAO 16"         | 301112      | PAL 10"          |
| 300848      | PIN 14"         | 301230      | LIO 36"         | 301165      | LAO 18"         | 301111      | PAL 12"          |
| 300846      | LAO 24"         | 301229      | LAO 18"         | 301164      | LAO 6"          | 301110      | LIO 22"          |
| 300845      | LIO 12"         | 301228      | LAO 10"         | 301163      | LAO 18"         | 301109      | LIO 18"          |
| 300844      | LIO 10"         | 301227      | LAO 14"         | 301162      | LAO 14"         | 301108      | LIO 20"          |
| 300843      | LIO 14"         | 301224      | LIO 34"         | 301161      | LAO 18"         | 301107      | LAO 16"          |
| 300842      | LIO 14"         | 301223      | LAO 10"         | 301160      | LAO 10"         | 301106      | LAO 18"          |
| 300727      | LAO 20"         | 301222      | LAO 12"         | 301159      | PAL 14"         | 301105      | LAO 8"           |
| 300726      | LAO 14"         | 301221      | LIO 32"         | 301158      | PAL 12"         | 301104      | LAO 8"           |
| 300724      | LAO 24"         | 301219      | PAL 14"         | 301157      | PAL 10"         | 301103      | LAO 6"/8"/8"/12" |
| 300723      | LAO 18"         | 301218      | LAO 16"         | 301156      | LIO 20"         | 300069      | LAO 19"          |
| 300722      | LAO 22"         | 301217      | PAL 12"         | 301155      | PAL 14"         | 300068      | LAO 15"          |
| 300721      | LAO 20"         | 301216      | LIO 22"         | 301154      | PAL 10"         |             |                  |

POINT TABLES: ALL TREES ON SHEET V-106

| TREES FOUND |                     | TREES FOUND |                     | TREES FOUND |                    | TREES FOUND |                  |
|-------------|---------------------|-------------|---------------------|-------------|--------------------|-------------|------------------|
| Point #     | Row Description     | Point #     | Row Description     | Point #     | Row Description    | Point #     | Row Description  |
| 301619      | LAO 6"/8"           | 301561      | LAO 6"              | 301470      | LAO 6"/6"          | 301399      | LAO 8"           |
| 301618      | LAO 6"              | 301560      | LAO 12"/16"         | 301469      | LAO 12"/12"/14"    | 301398      | PAL 18"          |
| 301617      | PAL 16"/16"         | 301559      | PAL 14"/16"/18"     | 301468      | LAO 12"            | 301348      | LAO 16"          |
| 301616      | LIO 12"             | 301558      | LAO 8"              | 301467      | LAO 14"            | 301347      | PAL 12"          |
| 301615      | LIO 12"             | 301557      | LAO 8"              | 301466      | LAO 8"             | 301346      | LAO 10"          |
| 301614      | LIO 12"             | 301543      | LAO 20"/22"         | 301465      | LAO 18"/26"        | 301345      | LAO 8"           |
| 301613      | LIO 12"             | 301542      | LAO 8"              | 301463      | LAO 12"/16"/20"    | 301336      | LAO 10"          |
| 301612      | LIO 10"             | 301541      | PAL 14"             | 301462      | LAO 6"/12"/20"     | 301335      | LAO 12"          |
| 301611      | LIO 6"              | 301540      | LAO 12"             | 301461      | LAO 12"            | 301334      | LAO 12"/16"      |
| 301610      | LIO 12"             | 301539      | LAO 6"              | 301460      | LAO 12"            | 301333      | LAO 16"/16"      |
| 301609      | LIO 12"             | 301538      | LAO 10"             | 301457      | LIO 6"             | 301332      | LAO 16"          |
| 301608      | LAO 18"/22"         | 301537      | LAO 16"             | 301456      | LIO 6"             | 301331      | LAO 48"          |
| 301607      | PAL 18"             | 301536      | LAO 6"              | 301455      | LIO 12"            | 301328      | LAO 6"/6"/8"/10" |
| 301606      | PAL 20"             | 301535      | LAO 8"/8"           | 301454      | LAO 24"            | 301257      | LAO 16"          |
| 301605      | LAO 6"              | 301534      | PAL 16"             | 301453      | LAO 6"             | 301256      | PAL 18"          |
| 301604      | LAO 14"/16"/18"/20" | 301532      | LAO 28"             | 301452      | LAO 6"             | 301255      | LAO 14"/14"      |
| 301603      | LAO 8"              | 301530      | LAO 26"             | 301440      | LIO 16"/18"        | 301254      | LAO 14"          |
| 301602      | PAL 20"             | 301529      | LAO 22"             | 301439      | LAO 16"/16"        | 301253      | LAO 10"          |
| 301601      | LAO 6"/6"           | 301528      | LAO 18"             | 301438      | LAO 6"             | 301252      | LAO 10"          |
| 301600      | PAL 16"             | 301527      | LAO 6"              | 301437      | LAO 6"             | 301251      | LIO 16"          |
| 301599      | LAO 8"/14"          | 301526      | LAO 6"              | 301436      | LAO 10"/12"        | 301250      | LIO 14"/16"      |
| 301598      | LAO 6"              | 301525      | LAO 8"              | 301435      | LAO 10"            | 301249      | LIO 16"/18"      |
| 301597      | LAO 24"             | 301524      | LAO 6"              | 301434      | PAL 12"            | 301248      | LAO 6"           |
| 301595      | PAL 16"             | 301523      | LAO 14"             | 301433      | LAO 12"            | 301247      | LAO 8"           |
| 301594      | LAO 16"             | 301522      | LAO 8"              | 301432      | LAO 6"             | 301246      | LAO 14"/18"      |
| 301593      | LAO 6"/8"/8"/8"     | 301521      | LAO 6"              | 301431      | LAO 12"/12"        | 301245      | LAO 6"           |
| 301592      | LIO 20"             | 301520      | LAO 8"              | 301430      | LAO 16"/18"        | 301244      | PAL 16"          |
| 301591      | LAO 16"             | 301519      | LAO 14"/20"         | 301429      | LAO 20"            | 301243      | LAO 14"/18"/18"  |
| 301590      | LAO 18"/20"         | 301518      | LAO 14"/16"/18"     | 301428      | LAO 8"/12"/16"/18" | 301242      | LIO 14"          |
| 301589      | LAO 8"              | 301517      | LIO 12"             | 301427      | LAO 6"             | 301241      | LIO 12"          |
| 301588      | LAO 10"/22"         | 301516      | LAO 12"             | 301426      | LAO 6"/8"          | 301240      | LIO 12"          |
| 301587      | LIO 22"             | 301515      | LAO 6"              | 301425      | LAO 8"             | 301239      | PAL 16"          |
| 301586      | LAO 14"             | 301514      | LIO 8"              | 301424      | LAO 10"/12"        | 301238      | LAO 16"          |
| 301585      | LAO 30"             | 301513      | LIO 8"              | 301423      | LAO 8"             | 301237      | LAO 12"/12"      |
| 301583      | LAO 22"             | 301512      | LIO 14"             | 301422      | LAO 10"            | 301236      | LAO 14"          |
| 301582      | LAO 20"             | 301511      | PAL 18"             | 301421      | LIO 8"             | 301235      | LAO 18"          |
| 301581      | LAO 12"/16"         | 301510      | LAO 16"/16"         | 301420      | LAO 6"             | 301233      | LAO 24"          |
| 301580      | LAO 14"/16"         | 301509      | LAO 6"/10"          | 301419      | LIO 6"             | 301102      | LAO 14"          |
| 301579      | LAO 14"/22"         | 301508      | LAO 8"/12"          | 301418      | LAO 6"             | 301101      | LAO 18"/20"      |
| 301578      | LIO 10"             | 301507      | LAO 12"/12"/16"/18" | 301417      | LAO 10"/10"        | 301100      | LAO 24"          |
| 301577      | LAO 10"/22"         | 301505      | LAO 28"             | 301416      | LAO 8"             | 301098      | LAO 6"/12"       |
| 301576      | LAO 10"/10"         | 301504      | LAO 22"             | 301415      | LAO 8"             | 301097      | LAO 6"           |
| 301575      | LAO 6"              | 301485      | LAO 16"/22"/22"     | 301414      | LAO 12"            | 301095      | LAO 22"          |
| 301574      | PAL 16"             | 301484      | PAL 18"             | 301413      | LAO 10"            | 301094      | LAO 12"          |
| 301573      | LAO 6"              | 301483      | LAO 10"/10"/12"     | 301412      | LAO 8"             | 301093      | LAO 10"/10"/12"  |
| 301572      | LIO 16"             | 301482      | LAO 12"/12"         | 301411      | LAO 22"            | 301092      | LAO 16"/20"/24"  |
| 301571      | LIO 8"/18"          | 301481      | PAL 16"             | 301410      | LAO 18"            | 301090      | LIO 18"/22"      |
| 301570      | LIO 6"              | 301480      | LAO 10"             | 301409      | PAL 18"            | 301089      | LAO 18"/20"      |
| 301569      | LIO 10"             | 301479      | LAO 10"             | 301408      | PAL 18"            | 301088      | PAL 16"          |
| 301568      | LAO 8"/8"           | 301478      | LAO 28"             | 301407      | LAO 22"/26"        | 301087      | LAO 10"          |
| 301567      | LAO 10"             | 301476      | LAO 10"             | 301405      | PAL 18"            | 301086      | LAO 18"          |
| 301566      | LAO 20"             | 301475      | LAO 8"              | 301404      | LAO 6"             | 301085      | LAO 20"/22"      |
| 301565      | PAL 18"             | 301474      | LAO 8"              | 301403      | LAO 8"             | 301084      | LAO 26"          |
| 301564      | LAO 10"             | 301473      | LAO 6"              | 301402      | LAO 8"             | 301082      | LAO 10"          |
| 301563      | PAL 18"             | 301472      | LAO 6"/8"           | 301401      | PAL 20"            |             |                  |
| 301562      | LAO 6"/8"/10"       | 301471      | LAO 8"              | 301400      | PAL 22"            |             |                  |



POINT TABLES: ALL TREES ON SHEET V-107

| TREES FOUND |                     | TREES FOUND |                             | TREES FOUND |                                 |
|-------------|---------------------|-------------|-----------------------------|-------------|---------------------------------|
| Point #     | Row Description     | Point #     | Row Description             | Point #     | Row Description                 |
| 301669      | LAO 10"             | 301388      | PAL 18"                     | 301265      | LAO 18"/18"                     |
| 301668      | LAO 10"             | 301387      | PAL 16"/18"                 | 301264      | LAO 8"                          |
| 301667      | LIO 20"             | 301386      | PAL 18"                     | 301263      | LAO 12"/14"                     |
| 301666      | LAO 10"             | 301385      | LAO 14"                     | 301262      | LAO 12"/14"/14"/16"/18"/18"/20" |
| 301665      | LAO 18"/20"/26"     | 301384      | LAO 6"                      | 301261      | LAO 8"                          |
| 301664      | LAO 36"             | 301327      | LAO 8"                      | 301260      | LAO 10"                         |
| 301661      | LAO 8"              | 301326      | PAL 18"                     | 301259      | LAO 8"                          |
| 301660      | PAL 18"             | 301325      | LAO 12"                     | 301258      | LAO 6"                          |
| 301659      | PAL 18"             | 301324      | PAL 18"                     | 301081      | LAO 18"                         |
| 301658      | LAO 16"/18"         | 301323      | LAO 18"/20"                 | 301080      | LAO 6"/8"/8"                    |
| 301657      | LAO 32"             | 301322      | LAO 10"                     | 301079      | LAO 10"                         |
| 301655      | PAL 20"             | 301321      | LAO 12"                     | 301078      | LAO 8"                          |
| 301654      | PAL 18"             | 301320      | PAL 12"                     | 301076      | LAO 34"                         |
| 301653      | LAO 14"/16"/18"/20" | 301319      | PAL 20"                     | 301075      | LAO 18"/18"                     |
| 301652      | PAL 18"             | 301318      | LAO 10"                     | 301074      | LAO 8"                          |
| 301651      | PAL 18"             | 301317      | LAO 10"                     | 301073      | LAO 12"/14"                     |
| 301650      | PAL 18"             | 301316      | LAO 12"                     | 301072      | LAO 6"                          |
| 301649      | LAO 6"              | 301315      | LAO 20"                     | 301071      | LAO 10"                         |
| 301648      | LAO 8"              | 301314      | LAO 24"/26"                 | 301070      | LAO 14"                         |
| 301646      | LAO 36"             | 301312      | LAO 22"/24"                 | 301069      | PAL 18"                         |
| 301644      | LIO 16"             | 301310      | LAO 10"                     | 301068      | LAO 10"                         |
| 301643      | LAO 28"             | 301309      | LAO 10"                     | 301067      | LAO 10"                         |
| 301628      | PAL 18"             | 301308      | LAO 8"                      | 301066      | LAO 8"                          |
| 301623      | PAL 8"              | 301307      | LAO 6"                      | 301065      | LAO 16"/18"                     |
| 301622      | LAO 8"              | 301306      | PAL 18"/20"                 | 301064      | LAO 8"                          |
| 301621      | LAO 10"             | 301305      | LIO 32"                     | 301063      | LAO 10"                         |
| 301620      | PAL 18"             | 301303      | LAO 10"                     | 301062      | PAL 16"                         |
| 301503      | LAO 8"/8"           | 301302      | LAO 6"/8"                   | 301061      | LAO 28"                         |
| 301502      | LAO 12"             | 301301      | PAL 18"/18"                 | 301059      | PAL 18"                         |
| 301501      | LAO 10"             | 301300      | PAL 16"                     | 301058      | PAL 18"/20"                     |
| 301500      | LAO 8"              | 301299      | LAO 8"                      | 301057      | LAO 10"                         |
| 301499      | LAO 8"              | 301298      | LAO 10"                     | 301056      | LAO 8"/8"                       |
| 301498      | LAO 8"/8"           | 301297      | LAO 12"                     | 301054      | LIO 38"                         |
| 301497      | PAL 18"             | 301296      | LAO 10"/12"                 | 301053      | PAL 18"                         |
| 301496      | LAO 30"             | 301295      | LAO 12"                     | 301052      | PAL 16"/16"/18"                 |
| 301494      | LAO 10"/14"/16"     | 301294      | LAO 12"                     | 301051      | LAO 18"                         |
| 301493      | PAL 18"             | 301293      | LAO 8"/12"                  | 301050      | PAL 16"                         |
| 301492      | PAL 16"/18"         | 301292      | LAO 8"                      | 301049      | LAO 12"                         |
| 301491      | LAO 10"/32"         | 301291      | LAO 6"                      | 301047      | LIO 14"/18"/20"/32"             |
| 301489      | LAO 6"              | 301278      | LIO 14"/16"                 | 301045      | LIO 16"/28"                     |
| 301488      | LIO 6"/8"           | 301277      | PAL 18"                     | 301043      | LAO 10"                         |
| 301487      | PAL 18"             | 301276      | PAL 18"                     | 301042      | LAO 12"/14"/26"/28"             |
| 301486      | LAO 10"             | 301275      | LAO 10"                     | 301041      | PAL 14"                         |
| 301397      | LAO 8"              | 301274      | LAO 12"                     | 301040      | LAO 8"                          |
| 301396      | LAO 6"/6"/6"/8"/8"  | 301273      | PAL 16"                     | 301039      | LAO 6"/8"                       |
| 301395      | PAL 18"             | 301272      | LIO 12"/12"/12"/12"/12"/14" |             |                                 |
| 301394      | PAL 16"             | 301271      | PAL 18"                     |             |                                 |
| 301393      | LIO 18"             | 301270      | LAO 30"                     |             |                                 |
| 301392      | LAO 36"             | 301267      | LAO 24"                     |             |                                 |
| 301390      | LAO 34"             | 301266      | LAO 12"                     |             |                                 |

POINT TABLES: ALL TREES ON SHEET V-108

| TREES FOUND |                     | TREES FOUND |                 |
|-------------|---------------------|-------------|-----------------|
| Point #     | Row Description     | Point #     | Row Description |
| 301697      | PAL 14"/16"/18"/20" | 301376      | PAL 18"/20"     |
| 301696      | PAL 16"             | 301375      | PAL 20"         |
| 301695      | PAL 18"/18"         | 301374      | PAL 18"         |
| 301694      | PAL 14"/18"         | 301373      | LAO 10"         |
| 301693      | PAL 16"/18"         | 301372      | PAL 18"         |
| 301692      | LAO 12"             | 301371      | PAL 18"         |
| 301691      | LAO 10"             | 301370      | PAL 16"         |
| 301690      | LAO 8"              | 301369      | PAL 18"/18"     |
| 301689      | PAL 14"             | 301368      | LAO 8"          |
| 301688      | LAO 6"              | 301367      | PAL 20"         |
| 301687      | LAO 10"             | 301366      | LAO 14"         |
| 301686      | LAO 12"             | 301365      | PAL 18"/18"/20" |
| 301685      | PAL 14"/16"         | 301364      | LAO 8"          |
| 301684      | LAO 10"             | 301363      | LAO 8"          |
| 301683      | LAO 6"              | 301362      | LAO 10"/12"     |
| 301682      | LAO 12"             | 301361      | LAO 8"          |
| 301681      | PAL 16"/18"         | 301360      | LAO 6"          |
| 301680      | PAL 20"             | 301359      | PAL 22"         |
| 301679      | LAO 22"             | 301358      | LAO 8"          |
| 301678      | PAL 20"             | 301357      | LAO 12"         |
| 301677      | PAL 16"             | 301356      | LAO 12"         |
| 301676      | PAL 12"/16"/20"     | 301355      | LAO 6"          |
| 301675      | PAL 12"/16"/16"/18" | 301354      | LAO 10"         |
| 301674      | LAO 6"              | 301353      | LAO 8"          |
| 301673      | LAO 6"              | 301352      | LAO 6"          |
| 301672      | PAL 16"/16"/18"/20" | 301351      | LAO 6"/8"/10"   |
| 301671      | PAL 18"             | 301350      | PAL 18"/20"     |
| 301670      | PAL 20"             | 301290      | LAO 8"          |
| 301642      | LAO 8"/8"           | 301289      | LAO 24"/26"     |
| 301641      | PAL 20"             | 301287      | LAO 6"          |
| 301640      | LAO 10"             | 301286      | LAO 12"         |
| 301639      | LAO 6"              | 301285      | LAO 6"          |
| 301638      | LAO 6"/6"           | 301284      | LAO 6"          |
| 301637      | PAL 20"             | 301283      | LAO 6"          |
| 301636      | LAO 8"              | 301282      | LAO 6"          |
| 301635      | LAO 28"/30"         | 301281      | LAO 10"         |
| 301634      | PAL 16"/18"         | 301280      | LIO 12"         |
| 301632      | PAL 18"             | 301279      | PAL 18"         |
| 301631      | LAO 40"             | 301038      | LAO 18"/18"/20" |
| 301627      | LAO 6"              | 301037      | LAO 34"         |
| 301626      | LAO 16"             | 301035      | LAO 10"         |
| 301625      | LAO 16"             | 301034      | LIO 22"/24"     |
| 301624      | LAO 18"             | 301032      | LAO 6"          |
| 301383      | PAL 12"/14"/16"     | 301031      | PAL 20"/20"     |
| 301382      | LAO 6"/8"           | 301030      | PAL 18"         |
| 301381      | PAL 16"/18"         | 301029      | PAL 18"         |
| 301380      | PAL 14"/18"         | 301028      | PAL 14"/16"     |
| 301379      | LAO 10"             | 301027      | LAO 16"         |
| 301378      | LAO 8"              | 301026      | PAL 16"         |
| 301377      | LAO 10"             |             |                 |

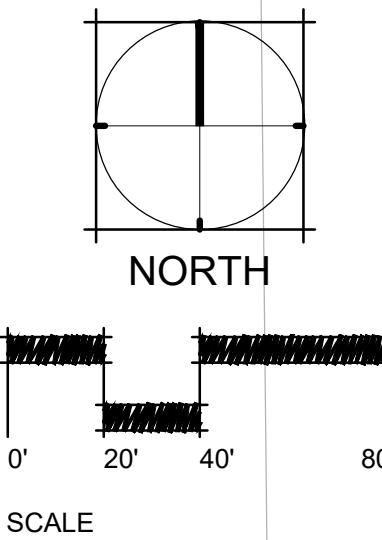
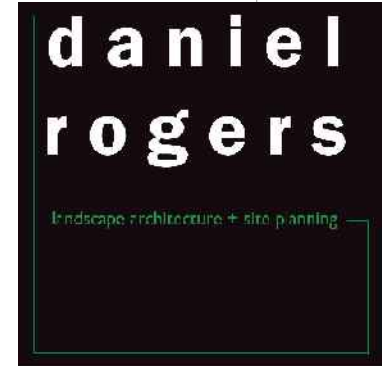
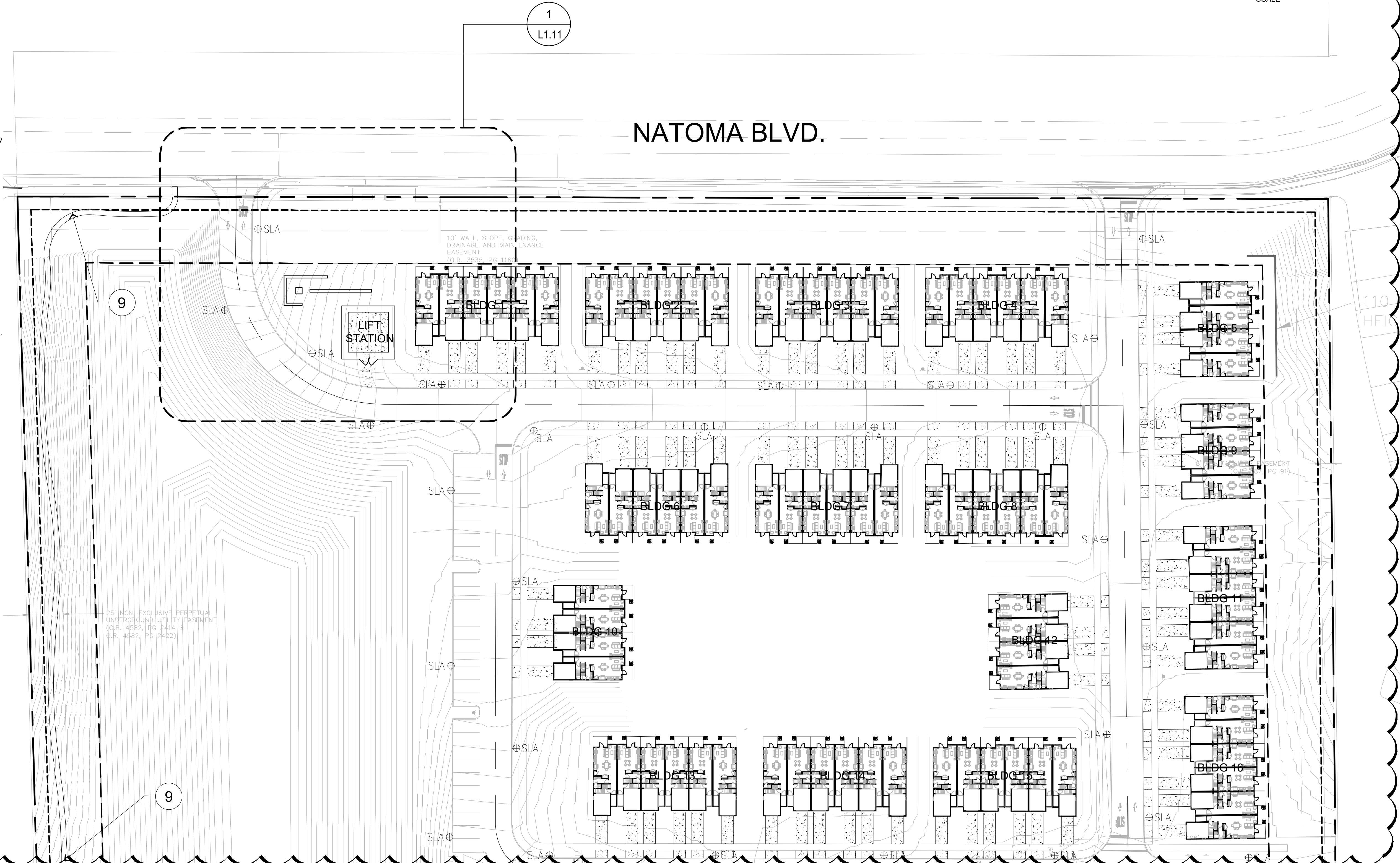


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| MATERIAL TAG | DESCRIPTION                |
|--------------|----------------------------|
| 1            | Gabion Wall                |
| 2            | Column - 52" Ht.           |
| 3            | Modular Ret. Wall          |
| 4            | Entry Sign                 |
| 5            | Primary Monument           |
| 6            | Concrete Walk              |
| 7            | Wood Deck                  |
| 8            | Specialty Paving 1 - Veh.  |
| 9            | Stabilized Walking Trail   |
| 10           | Wood Board Walk            |
| 11           | Pergola - Cantilevered     |
| 12           | Handrail                   |
| 13           | Guardrail                  |
| 14           | Specialty Paving 2 - Veh.  |
| 15           | Concrete Stairs            |
| 16           | CIP Cheek Wall             |
| 17           | Wooden Steps               |
| 18           | Terraced Seating           |
| 19           | ADA Wooden Ramp            |
| 20           | ADA Concrete Ramp          |
| 21           | 4' Ht. Dog Park Fence      |
| 22           | Dbl-Gated Dog Park Entry   |
| 23           | Synthetic Turf             |
| 24           | Yoga Lawn - Bermuda        |
| 25           | Sport Lawn - Bermuda       |
| 26           | Summer Kitchen             |
| 27           | EWf Playground Surface     |
| 28           | Playground Equipment       |
| 29           | Pool Deck Paving           |
| 30           | Zero Entry                 |
| 31           | Pool Coping                |
| 32           | Pool Shower                |
| 33           | Pool Fence                 |
| 34           | Fireplace                  |
| 35           | Hammock Garden             |
| 36           | See Landscape              |
| 37           | Decorative Fence - 48" Ht. |
| 38           | Secondary Monument         |
| 39           | Lake Fountain              |
| 40           | Planter Pot - 36" SQ.      |
| 41           | Pool Equipment             |
| 42           | DG Walk                    |

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FL AA0002940

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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA  
FLORIDA LICENSE #6666866

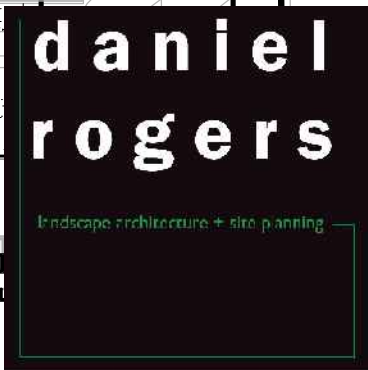
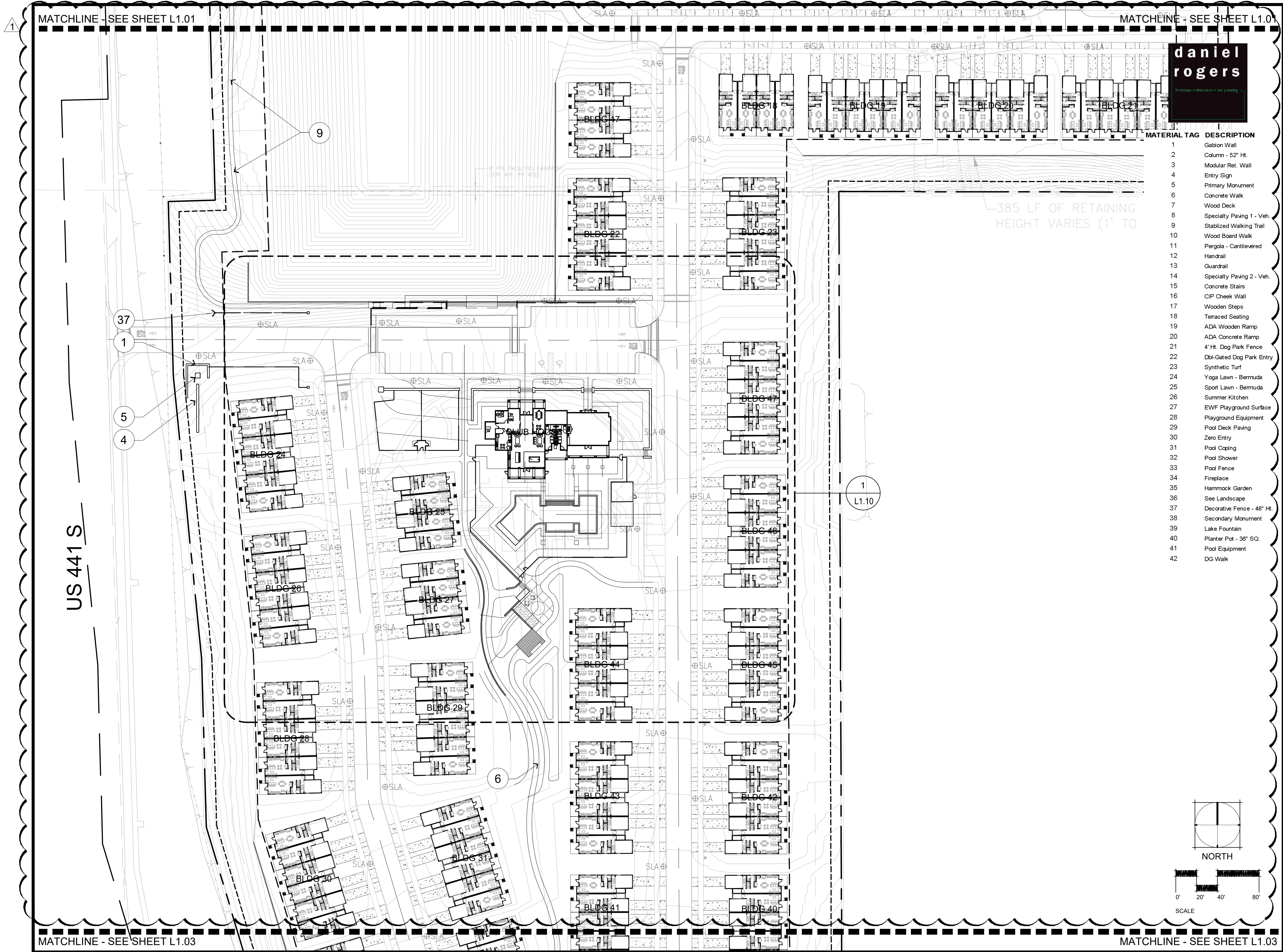
| ADDENDA / REVISIONS |            |                            |
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| NO.                 | DATE       | DESCRIPTION                |
| 1                   | 12/05/2022 | City Comments - Revision 1 |
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DATE: September 06, 2022  
ISSUE: Permit Submittal  
PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

SHEET NAME:  
OVERALL  
HARDSCAPE PLAN

SHEET NUMBER:  
L1.01





| MATERIAL TAG | DESCRIPTION                |
|--------------|----------------------------|
| 1            | Gabion Wall                |
| 2            | Column - 52" Ht.           |
| 3            | Modular Ret. Wall          |
| 4            | Entry Sign                 |
| 5            | Primary Monument           |
| 6            | Concrete Walk              |
| 7            | Wood Deck                  |
| 8            | Specialty Paving 1 - Veh.  |
| 9            | Stabilized Walking Trail   |
| 10           | Wood Board Walk            |
| 11           | Pergola - Cantilevered     |
| 12           | Handrail                   |
| 13           | Guardrail                  |
| 14           | Specialty Paving 2 - Veh.  |
| 15           | Concrete Stairs            |
| 16           | CIP Cheek Wall             |
| 17           | Wooden Steps               |
| 18           | Terraced Seating           |
| 19           | ADA Wooden Ramp            |
| 20           | ADA Concrete Ramp          |
| 21           | 4' Ht. Dog Park Fence      |
| 22           | Dbl-Gated Dog Park Entry   |
| 23           | Synthetic Turf             |
| 24           | Yoga Lawn - Bermuda        |
| 25           | Sport Lawn - Bermuda       |
| 26           | Summer Kitchen             |
| 27           | EWf Playground Surface     |
| 28           | Playground Equipment       |
| 29           | Pool Deck Paving           |
| 30           | Zero Entry                 |
| 31           | Pool Coping                |
| 32           | Pool Shower                |
| 33           | Pool Fence                 |
| 34           | Fireplace                  |
| 35           | Hammock Garden             |
| 36           | See Landscape              |
| 37           | Decorative Fence - 48" Ht. |
| 38           | Secondary Monument         |
| 39           | Lake Fountain              |
| 40           | Planter Pot - 36" SQ.      |
| 41           | Pool Equipment             |
| 42           | DG Walk                    |

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MOUNT DORA, FLORIDA

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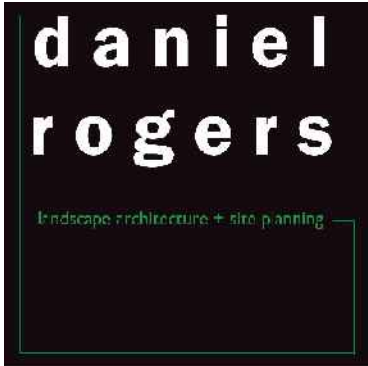
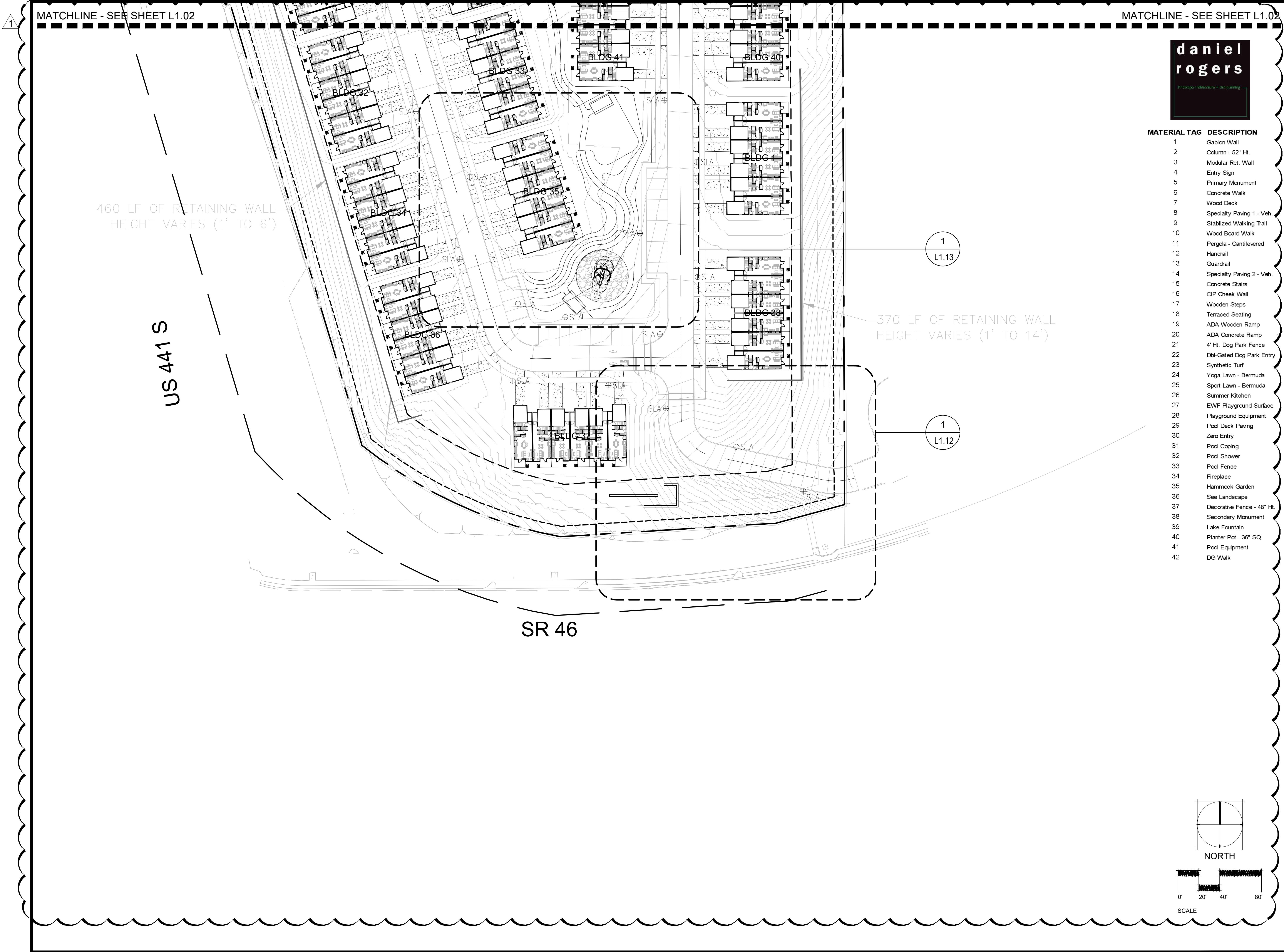
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PROJECT NO.: DRLA-2022.013

SHEET NAME:  
OVERALL  
HARDSCAPE PLAN

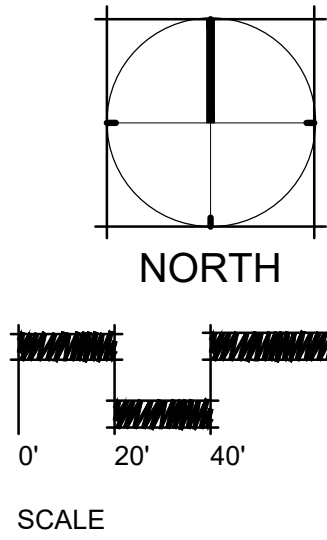
SHEET NUMBER:  
L1.02

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| MATERIAL TAG | DESCRIPTION                |
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| 2            | Column - 52" Ht.           |
| 3            | Modular Ret. Wall          |
| 4            | Entry Sign                 |
| 5            | Primary Monument           |
| 6            | Concrete Walk              |
| 7            | Wood Deck                  |
| 8            | Specialty Paving 1 - Veh.  |
| 9            | Stabilized Walking Trail   |
| 10           | Wood Board Walk            |
| 11           | Pergola - Cantilevered     |
| 12           | Handrail                   |
| 13           | Guardrail                  |
| 14           | Specialty Paving 2 - Veh.  |
| 15           | Concrete Stairs            |
| 16           | CIP Cheek Wall             |
| 17           | Wooden Steps               |
| 18           | Terraced Seating           |
| 19           | ADA Wooden Ramp            |
| 20           | ADA Concrete Ramp          |
| 21           | 4' Ht. Dog Park Fence      |
| 22           | Dbl-Gated Dog Park Entry   |
| 23           | Synthetic Turf             |
| 24           | Yoga Lawn - Bermuda        |
| 25           | Sport Lawn - Bermuda       |
| 26           | Summer Kitchen             |
| 27           | EWf Playground Surface     |
| 28           | Playground Equipment       |
| 29           | Pool Deck Paving           |
| 30           | Zero Entry                 |
| 31           | Pool Coping                |
| 32           | Pool Shower                |
| 33           | Pool Fence                 |
| 34           | Fireplace                  |
| 35           | Hammock Garden             |
| 36           | See Landscape              |
| 37           | Decorative Fence - 48" Ht. |
| 38           | Secondary Monument         |
| 39           | Lake Fountain              |
| 40           | Planter Pot - 36" SQ.      |
| 41           | Pool Equipment             |
| 42           | DG Walk                    |



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MOUNT DORA, FLORIDA

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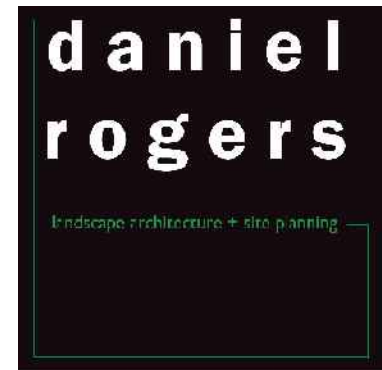
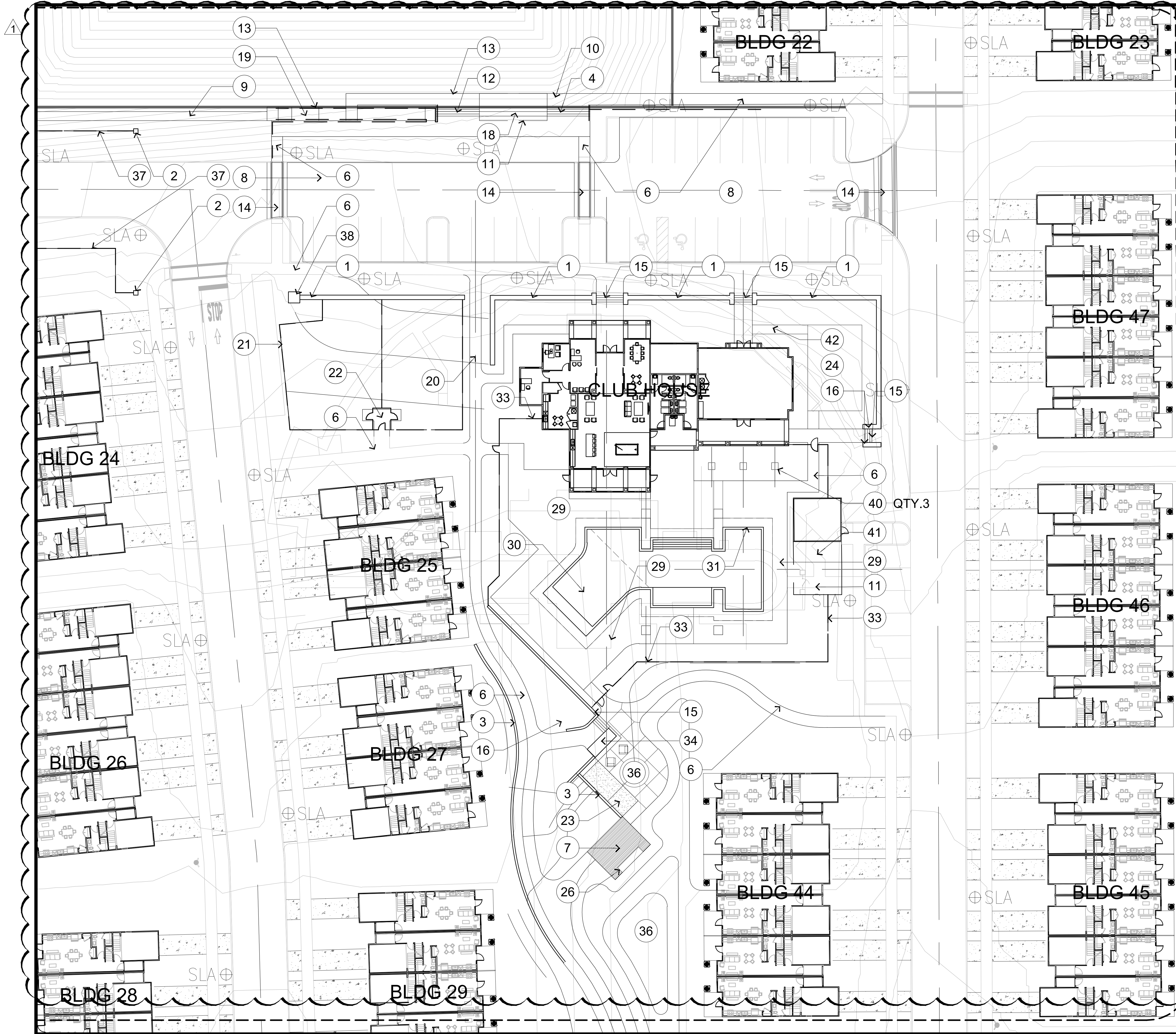
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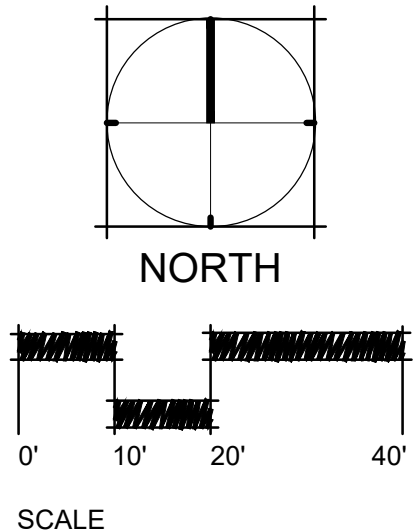
SHEET NAME:  
OVERALL  
HARDSCAPE PLAN

SHEET NUMBER:  
L1.03





| MATERIAL TAG | DESCRIPTION                |
|--------------|----------------------------|
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| 2            | Column - 52" Ht.           |
| 3            | Modular Ret. Wall          |
| 4            | Entry Sign                 |
| 5            | Primary Monument           |
| 6            | Concrete Walk              |
| 7            | Wood Deck                  |
| 8            | Specialty Paving 1 - Veh.  |
| 9            | Stabilized Walking Trail   |
| 10           | Wood Board Walk            |
| 11           | Pergola - Cantilevered     |
| 12           | Handrail                   |
| 13           | Guardrail                  |
| 14           | Specialty Paving 2 - Veh.  |
| 15           | Concrete Stairs            |
| 16           | CIP Cheek Wall             |
| 17           | Wooden Steps               |
| 18           | Terraced Seating           |
| 19           | ADA Wooden Ramp            |
| 20           | ADA Concrete Ramp          |
| 21           | 4' Ht. Dog Park Fence      |
| 22           | Dbl-Gated Dog Park Entry   |
| 23           | Synthetic Turf             |
| 24           | Yoga Lawn - Bermuda        |
| 25           | Sport Lawn - Bermuda       |
| 26           | Summer Kitchen             |
| 27           | EWf Playground Surface     |
| 28           | Playground Equipment       |
| 29           | Pool Deck Paving           |
| 30           | Zero Entry                 |
| 31           | Pool Coping                |
| 32           | Pool Shower                |
| 33           | Pool Fence                 |
| 34           | Fireplace                  |
| 35           | Hammock Garden             |
| 36           | See Landscape              |
| 37           | Decorative Fence - 48" Ht. |
| 38           | Secondary Monument         |
| 39           | Lake Fountain              |
| 40           | Planter Pot - 36" SQ.      |
| 41           | Pool Equipment             |
| 42           | DG Walk                    |



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DATE: September 06, 2022  
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PROJECT NO.: DRLA-2022.013

SHEET NAME:  
HARDSCAPE PLAN  
ENLARGEMENT

SHEET NUMBER:  
L1.10



NATOMA BLVD

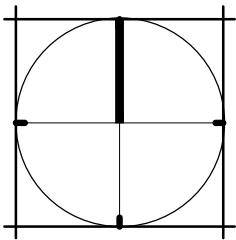
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| MATERIAL TAG | DESCRIPTION                |
|--------------|----------------------------|
| 1            | Gabion Wall                |
| 2            | Column - 52" Ht.           |
| 3            | Modular Ret. Wall          |
| 4            | Entry Sign                 |
| 5            | Primary Monument           |
| 6            | Concrete Walk              |
| 7            | Wood Deck                  |
| 8            | Specialty Paving 1 - Veh.  |
| 9            | Stabilized Walking Trail   |
| 10           | Wood Board Walk            |
| 11           | Pergola - Cantilevered     |
| 12           | Handrail                   |
| 13           | Guardrail                  |
| 14           | Specialty Paving 2 - Veh.  |
| 15           | Concrete Stairs            |
| 16           | CIP Cheek Wall             |
| 17           | Wooden Steps               |
| 18           | Terraced Seating           |
| 19           | ADA Wooden Ramp            |
| 20           | ADA Concrete Ramp          |
| 21           | 4' Ht. Dog Park Fence      |
| 22           | Dbl-Gated Dog Park Entry   |
| 23           | Synthetic Turf             |
| 24           | Yoga Lawn - Bermuda        |
| 25           | Sport Lawn - Bermuda       |
| 26           | Summer Kitchen             |
| 27           | EWf Playground Surface     |
| 28           | Playground Equipment       |
| 29           | Pool Deck Paving           |
| 30           | Zero Entry                 |
| 31           | Pool Coping                |
| 32           | Pool Shower                |
| 33           | Pool Fence                 |
| 34           | Fireplace                  |
| 35           | Hammock Garden             |
| 36           | See Landscape              |
| 37           | Decorative Fence - 48" Ht. |
| 38           | Secondary Monument         |
| 39           | Lake Fountain              |
| 40           | Planter Pot - 36" SQ.      |
| 41           | Pool Equipment             |
| 42           | DG Walk                    |

10' WALL, SLOPE, GRADING,  
DRAINAGE AND MAINTENANCE  
EASEMENT  
(O.R. 3535, PG 1160)

BLDG 1



NORTH

SCALE

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ADDENDA / REVISIONS

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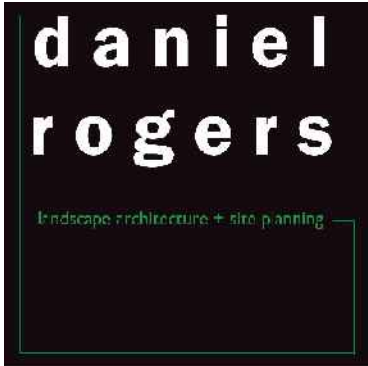
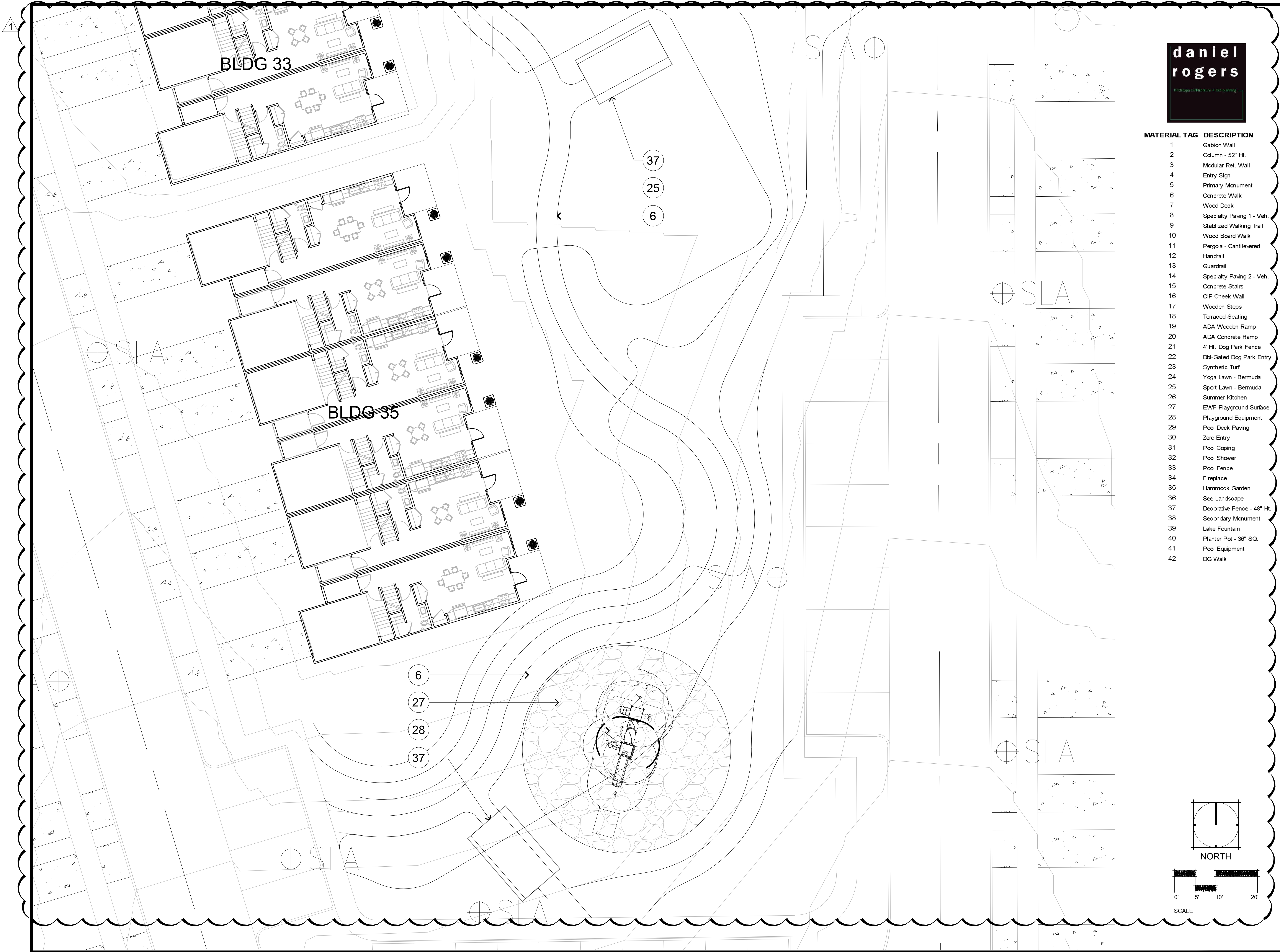
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SHEET NAME:  
HARDSCAPE PLAN  
ENLARGEMENT

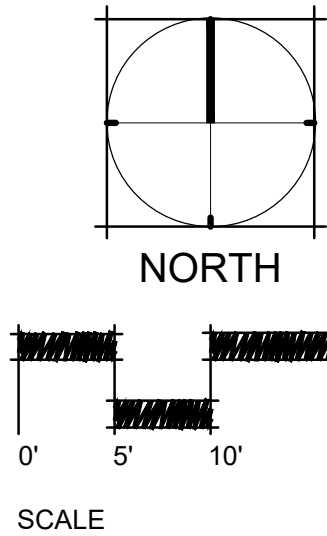
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| MATERIAL TAG | DESCRIPTION                |
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| 1            | Gabion Wall                |
| 2            | Column - 52" Ht.           |
| 3            | Modular Ret. Wall          |
| 4            | Entry Sign                 |
| 5            | Primary Monument           |
| 6            | Concrete Walk              |
| 7            | Wood Deck                  |
| 8            | Specialty Paving 1 - Veh.  |
| 9            | Stabilized Walking Trail   |
| 10           | Wood Board Walk            |
| 11           | Pergola - Cantilevered     |
| 12           | Handrail                   |
| 13           | Guardrail                  |
| 14           | Specialty Paving 2 - Veh.  |
| 15           | Concrete Stairs            |
| 16           | CIP Cheek Wall             |
| 17           | Wooden Steps               |
| 18           | Terraced Seating           |
| 19           | ADA Wooden Ramp            |
| 20           | ADA Concrete Ramp          |
| 21           | 4' Ht. Dog Park Fence      |
| 22           | Dbl-Gated Dog Park Entry   |
| 23           | Synthetic Turf             |
| 24           | Yoga Lawn - Bermuda        |
| 25           | Sport Lawn - Bermuda       |
| 26           | Summer Kitchen             |
| 27           | EWf Playground Surface     |
| 28           | Playground Equipment       |
| 29           | Pool Deck Paving           |
| 30           | Zero Entry                 |
| 31           | Pool Coping                |
| 32           | Pool Shower                |
| 33           | Pool Fence                 |
| 34           | Fireplace                  |
| 35           | Hammock Garden             |
| 36           | See Landscape              |
| 37           | Decorative Fence - 48" Ht. |
| 38           | Secondary Monument         |
| 39           | Lake Fountain              |
| 40           | Planter Pot - 36" SQ.      |
| 41           | Pool Equipment             |
| 42           | DG Walk                    |



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ELEVATION DEVELOPMENT

MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA

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DATE: September 06, 2022

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PROJECT NO.: DRLA-2022.013

SHEET NAME:

HARDSCAPE PLAN

ENLARGEMENT

SHEET NUMBER:

L1.13



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rogers**

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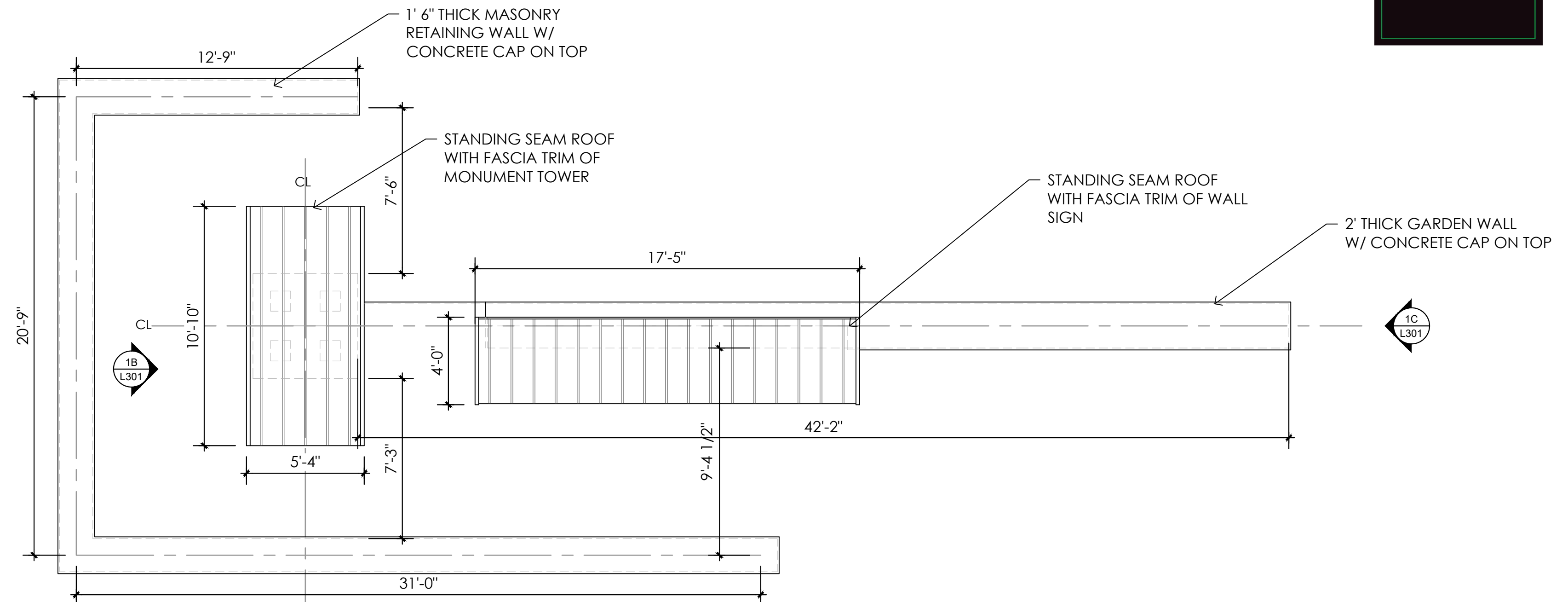
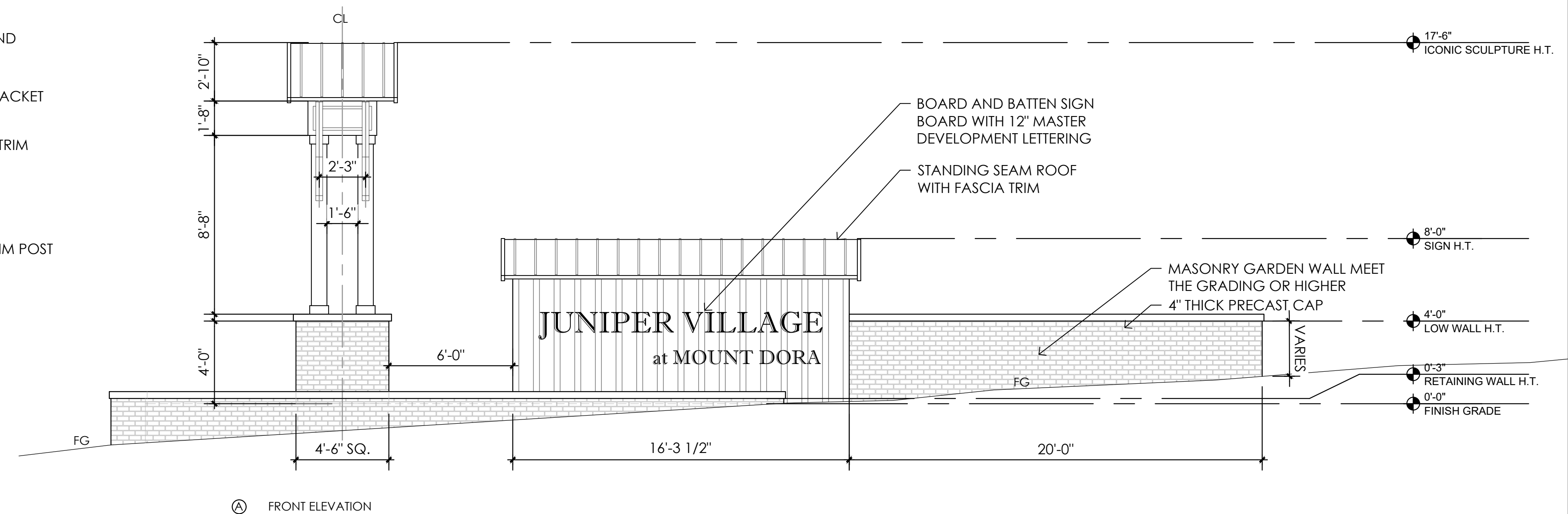
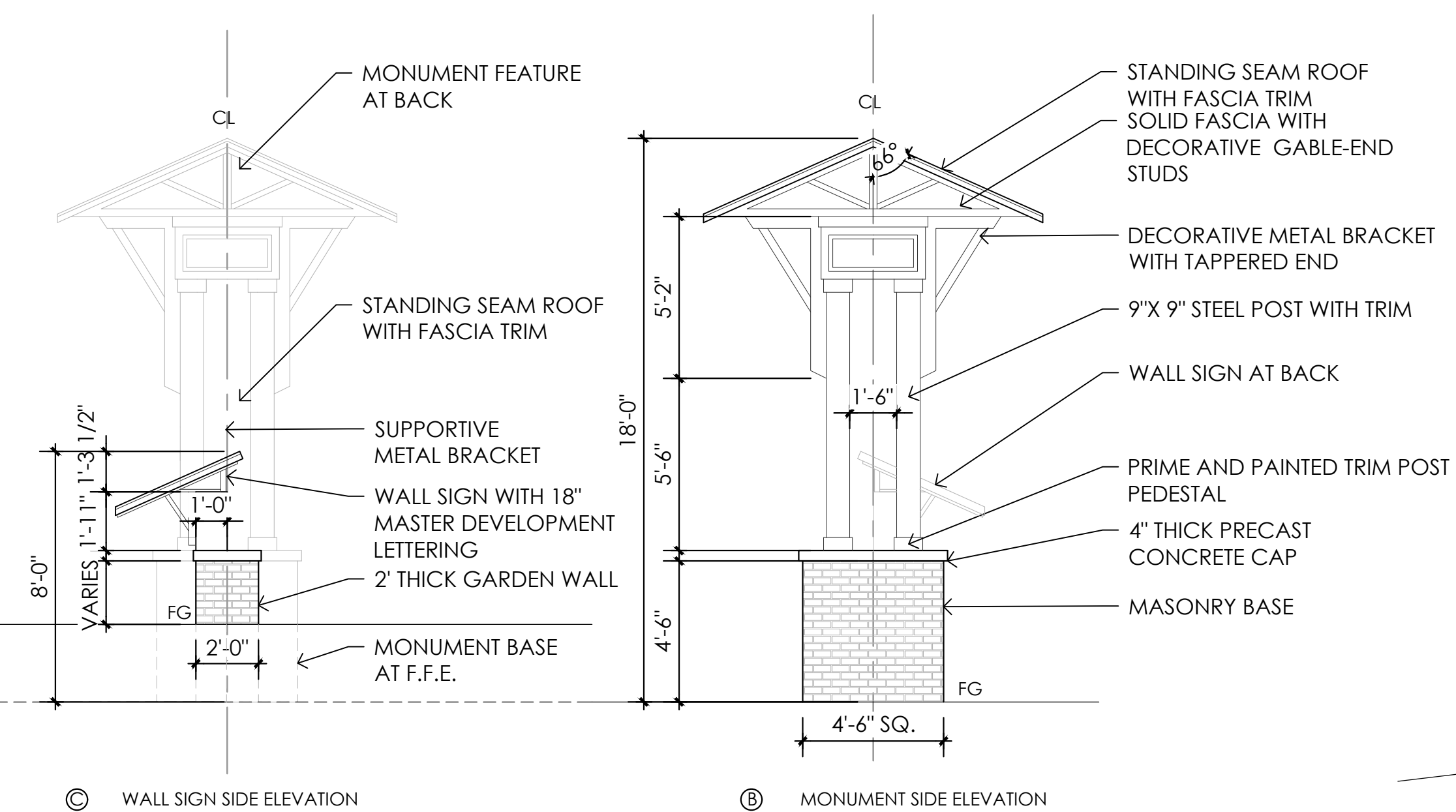
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ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDADANIEL A. ROGERS, RLA  
FLORIDA LICENSE #6666866

## ADDENDA / REVISIONS

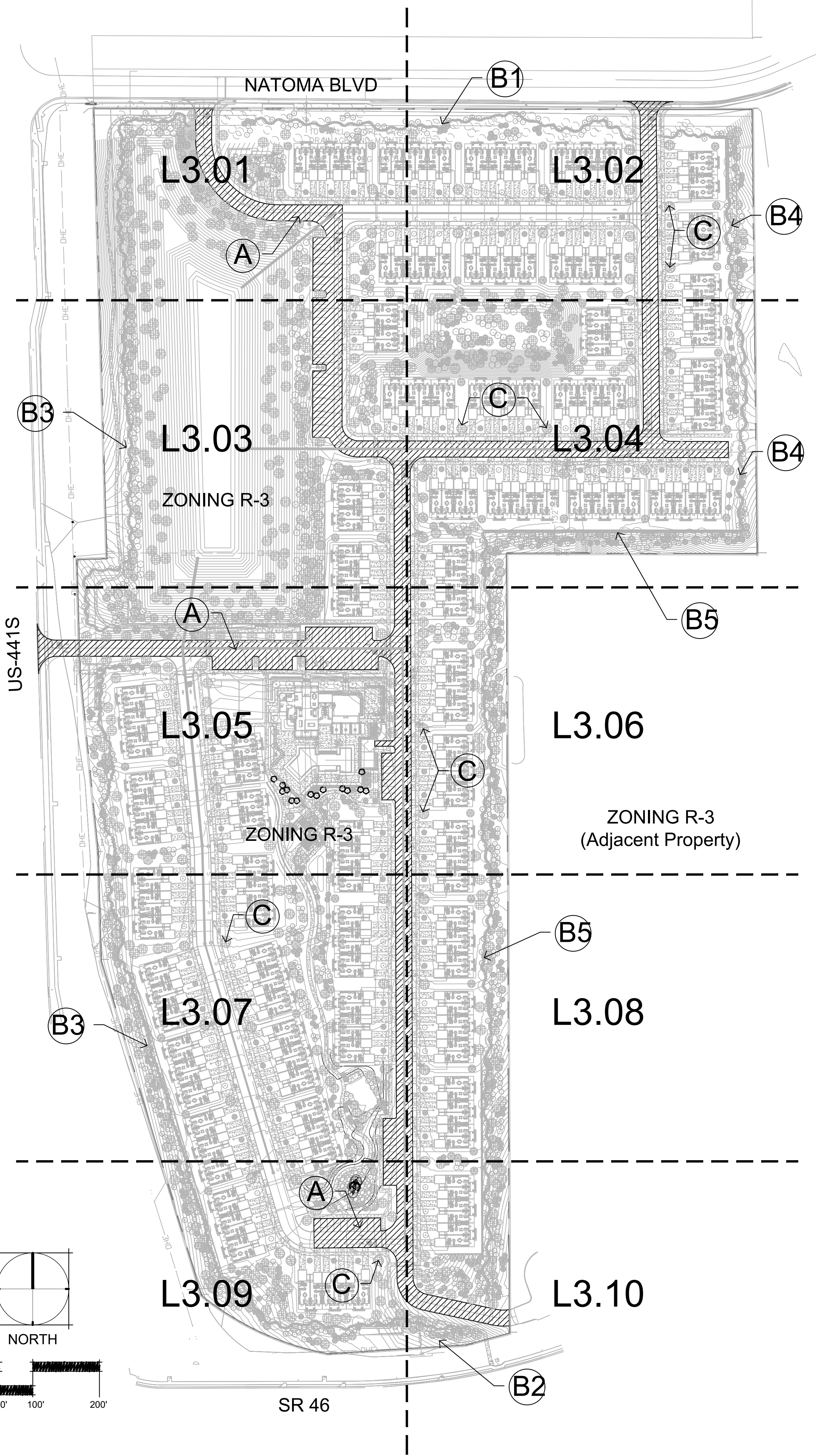
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PROJECT NO.: DRLA-2022.013SHEET NAME:  
HARDSCAPE DETAILS

SHEET NUMBER:

**L2.02**1 GATEWAY SIGN PLAN VIEW  
SCALE: 1/4" = 1'-0"2 GATEWAY SIGN PLAN AND ELEVATIONS  
SCALE: 1/4" = 1'-0"





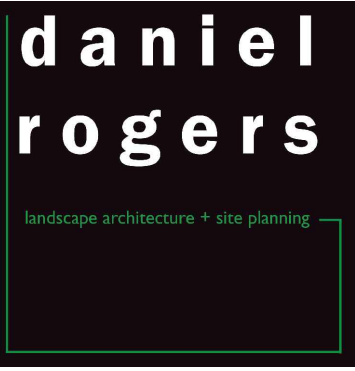
LAND DEVELOPMENT CODE REFERENCES:

- A** PARKING LOT LANDSCAPE  
(CHAPTER VI. 6.6.3)
- FOR DEVELOPMENTS REQUIRING LESS THAN 200 SPACES, A MINIMUM OF TEN PERCENT OF THE GROSS SQUARE FOOTAGE OF THE PAVED PARKING LOT AREA AND ENTRANCEWAY SHALL BE DEVOTED TO LANDSCAPING 4'-0" WIDTH MIN.  
PARKING LOT AREA = 110,902 SF X 10% = 11,090 SF REQUIRED LANDSCAPING AREA  
PROVIDED LANDSCAPING AREA = 22,196 SF
  - ONE CANOPY TREE SHALL BE REQUIRED FOR EACH LANDSCAPE BREAK  
83 SPACES X 1 LANDSCAPE BREAK / 10 SPACES = 9 CANOPY TREES REQUIRED  
PROVIDED CANOPY TREES = 36

- B** LANDSCAPE BUFFER BETWEEN DIFFERENT ZONING  
(CHAPTER VI. 6.6.2.3.b)
- BUFFER TYPE (a) APPLIES TO ALL SIDES OF THIS DEVELOPMENT BASED ON FOLLOWING CODE REQUIREMENT:  
FOR EACH 100 LINEAR FEET OR FRACTION THEREOF OF BOUNDARY, THE FOLLOWING PLANTS SHALL BE PROVIDED  
THREE (3) CANOPY TREES.  
FIVE (5) UNDERSTORY TREES.  
SHRUBBERY OR HEDGE TO PROVIDE A CONTINUOUS VISUAL SCREEN

- B1** NORTH ZONING BUFFER (CONTIGUOUS: R-3 TO PUD): BUFFER TYPE (a)
- BOUNDARY LENGTH: 987.3 LF
  - REQUIRED: 987.3 / 100 LF = 9.9 /
  - CANOPY TREES: 9.9 X 3 = 30 TREES / PROVIDED=30 TREES
  - UNDERSTORY TREES: 9.9 X 5 = 50 TREES / PROVIDED=51 TREES
  - SHRUBS: 9.9 X 33 = 327 SHRUBS / PROVIDED=330 SHRUBS
- B2** SOUTH ZONING BUFFER (NONCONTIGUOUS: R-3 TO PLI): BUFFER TYPE (a)
- BOUNDARY LENGTH: 490.8 LF
  - REQUIRED: 490.8 / 100 LF = 4.9
  - CANOPY TREES: 4.9 X 3 = 15 TREES / PROVIDED=15 TREES
  - UNDERSTORY TREES: 4.9 X 5 = 25 TREES / PROVIDED=25 TREES
  - SHRUBS: 4.9 X 33 = 162 SHRUBS / PROVIDED=166 SHRUBS
- B3** WEST ZONING BUFFER (NONCONTIGUOUS: R-3 TO GB & R-1A): BUFFER TYPE (a)
- BOUNDARY LENGTH: 1,843.5 LF
  - REQUIRED: 1,843.5 / 100 LF = 18.44
  - CANOPY TREES: 18.44 X 3 = 56 TREES / PROVIDED=56 TREES
  - UNDERSTORY TREES: 18.44 X 5 = 93 TREES / PROVIDED=93 TREES
  - SHRUBS: 18.44 X 33 = 609 SHRUBS / PROVIDED=618 SHRUBS
- B4** EAST ZONING BUFFER - UPPER (CONTIGUOUS: R-3 TO PUD): BUFFER TYPE (a)
- BOUNDARY LENGTH: 667.6 LF
  - REQUIRED: 667.6 / 100 LF = 6.68
  - CANOPY TREES: 6.68 X 3 = 20 TREES / PROVIDED=20 TREES
  - UNDERSTORY TREES: 6.68 X 5 = 34 TREES / PROVIDED=34 TREES
  - SHRUBS: 6.68 X 33 = 221 SHRUBS / PROVIDED=226 SHRUBS
- B5** EAST ZONING BUFFER - LOWER (CONTIGUOUS: R-3 TO R-3): BUFFER TYPE (a)
- BOUNDARY LENGTH: 1543.7 LF
  - REQUIRED: 1543.7 / 100 LF = 15.44
  - CANOPY TREES: 15.44 X 3 = 47 TREES / PROVIDED=47 TREES
  - UNDERSTORY TREES: 15.44 X 5 = 78 TREES / PROVIDED=78 TREES
  - SHRUBS: 15.44 X 33 = 510 SHRUBS / PROVIDED=519 SHRUBS

- C** RESIDENTIAL LOT TREE  
(CHAPTER VI. 6.6.9)
- NEW RESIDENTIAL DEVELOPMENTS OR IN CASES WHEN A NEW SINGLE-FAMILY OR DUPLEX DWELLING IS CONSTRUCTED. A MINIMUM ONE CANOPY TREE AS CONTAINED IN THIS SECTION SHALL BE PLANTED IN THE FRONT YARD. THE CANOPY TREE MUST BE A MINIMUM TWO-INCH CALIPER, EIGHT FEET IN HEIGHT, AND FLORIDA NUMBER ONE GRADE OR BETTER.  
REQUIRED CANOPY TREES = 47  
PROVIDED CANOPY TREES = 63



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DATE: September 06, 2022  
ISSUE: Permit Submittal  
PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

SHEET NAME:  
LANDSCAPE CODE  
REQUIREMENTS

SHEET NUMBER:  
**L3.00**



SHEET LEGEND

- Boundary Line
- (A) Parking Lot Landscape - Refer to Sheet L3.00
- (B1) Landscape Buffers - North Property Line - Refer to Sheet L3.00
- (B2) Landscape Buffers - South Property Line - Refer to Sheet L3.00
- (B3) Landscape Buffers - West Property Line - Refer to Sheet L3.00
- (B4) Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- (B5) Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- (C) Residential Lot Tree - Refer to Sheet L3.00

Refer to Sheet L3.20 for plant schedule.

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MATCHLINE - SEE SHEET L3.02

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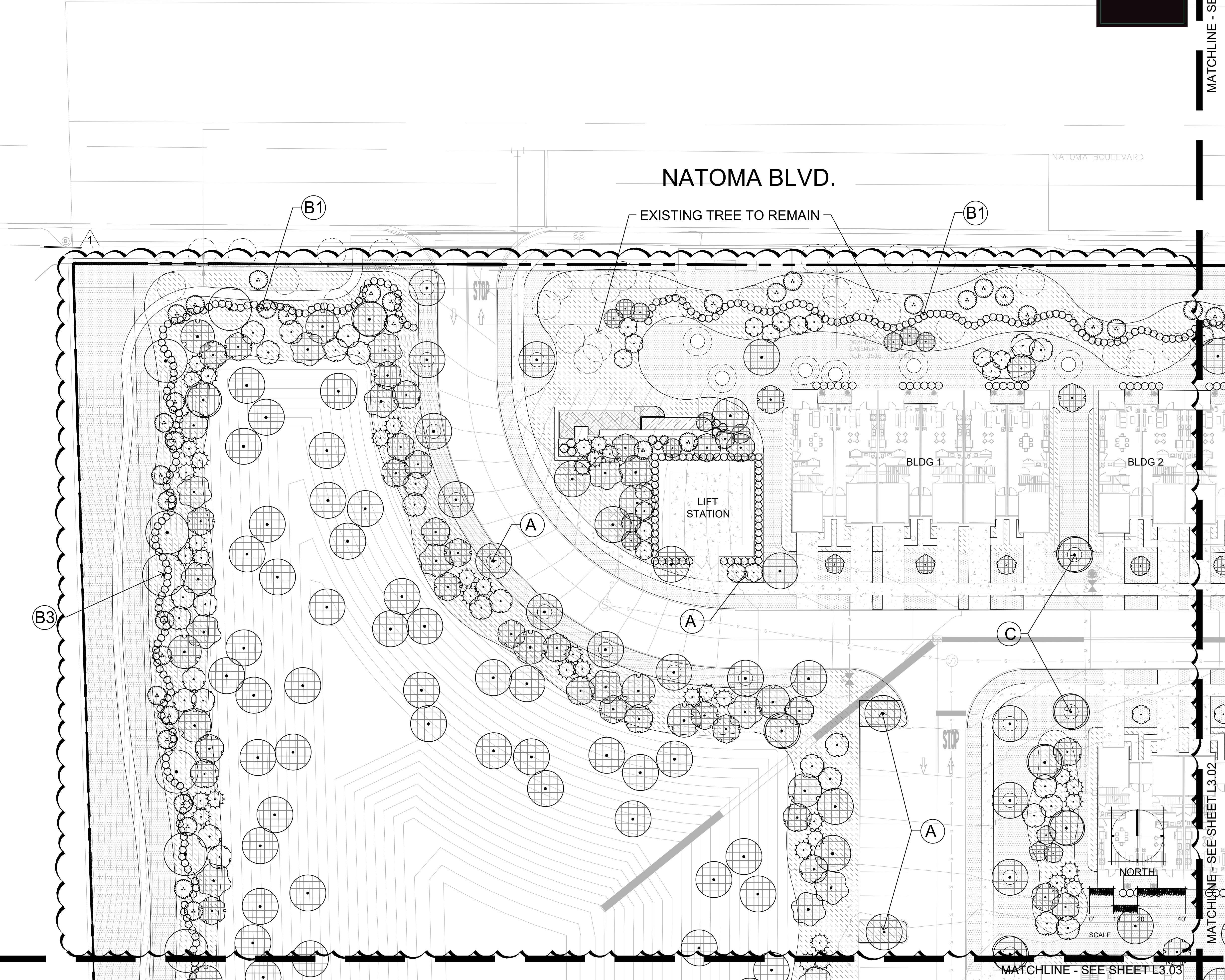
DATE: September 06, 2022  
ISSUE: Permit Submittal  
PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

SHEET NAME:  
LANDSCAPE PLAN  
CODE LEVEL

SHEET NUMBER:  
**L3.01**

US 441 S

MATCHLINE - SEE SHEET L3.03



MATCHLINE - SEE SHEET L3.02

MATCHLINE - SEE SHEET L3.03



MATCHLINE - SEE SHEET L3.01

Refer to Sheet L3.20 for plant schedule.



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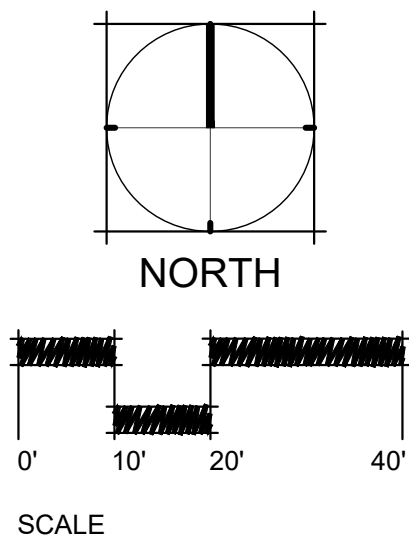
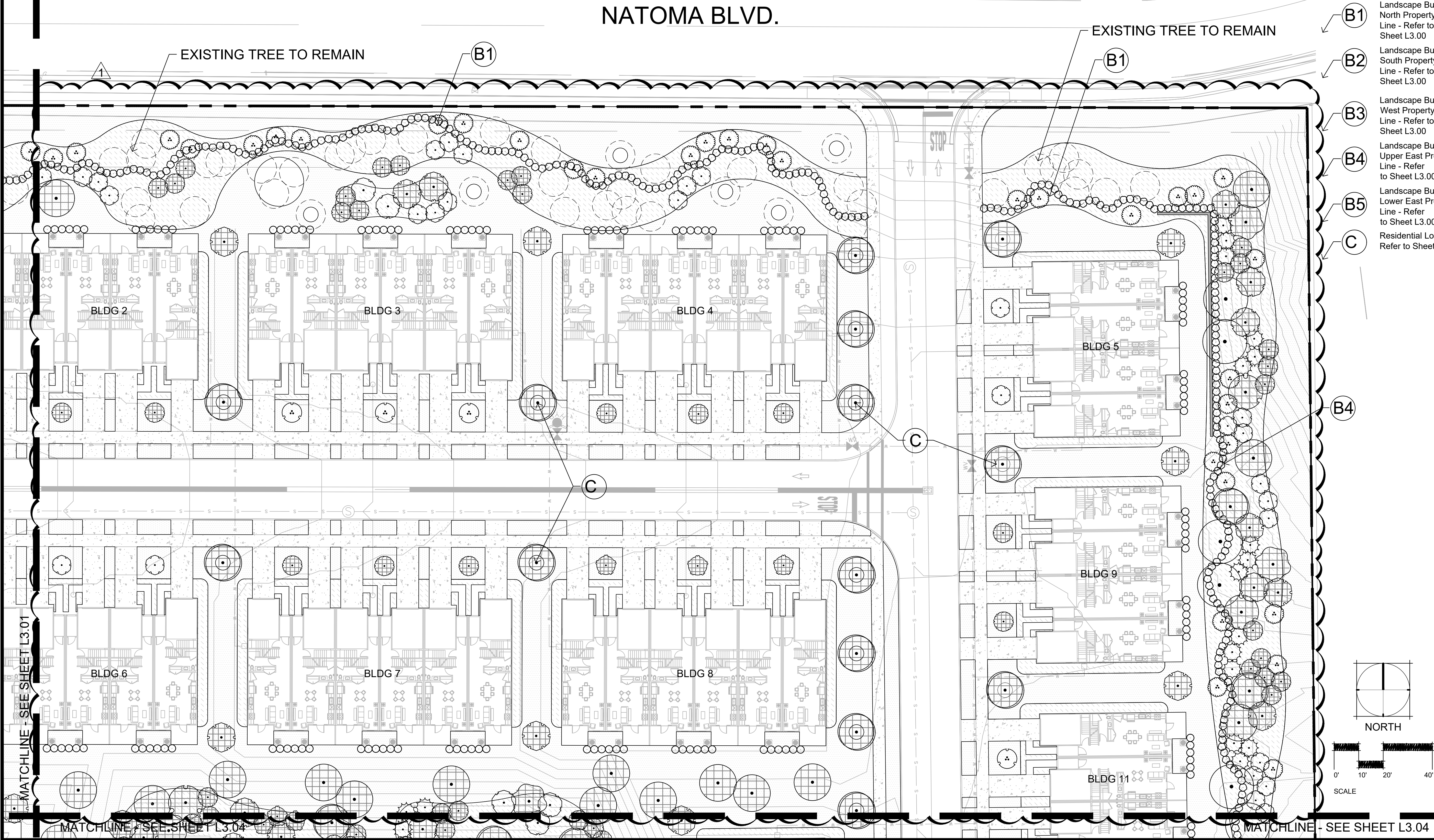
PROJECT NO.: DRLA-2022.013

SHEET NAME:  
LANDSCAPE PLAN  
CODE LEVEL

SHEET NUMBER:  
L3.02

SHEET LEGEND

- Boundary Line
- A Parking Lot Landscape - Refer to Sheet L3.00
- B1 Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C Residential Lot Tree - Refer to Sheet L3.00



MATCHLINE - SEE SHEET L3.01

MATCHLINE - SEE SHEET L3.04

MATCHLINE - SEE SHEET L3.04



MATCHLINE - SEE SHEET L3.01

MATCHLINE - SEE SHEET L3.01

SHEET LEGEND

- Boundary Line
- A Parking Lot Landscape - Refer to Sheet L3.00
- B1 Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C Residential Lot Tree - Refer to Sheet L3.00

Refer to Sheet L3.20 for plant schedule.

US 441 S

MATCHLINE - SEE SHEET L3.05

MATCHLINE - SEE SHEET L3.05

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BLDG 10

BLDG 13

BLDG 17

BLDG 22

NORTH

SCALE

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SHEET NAME:  
LANDSCAPE PLAN  
CODE LEVEL

SHEET NUMBER:

L3.03



MATCHLINE - SEE SHEET L3.03

MATCHLINE - SEE SHEET L3.03

## SHEET LEGEND

- Boundary Line
- (A) Parking Lot Landscape - Refer to Sheet L3.00
- (B1) Landscape Buffers - North Property Line - Refer to Sheet L3.00
- (B2) Landscape Buffers - South Property Line - Refer to Sheet L3.00
- (B3) Landscape Buffers - West Property Line - Refer to Sheet L3.00
- (B4) Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- (B5) Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- (C) Residential Lot Tree - Refer to Sheet L3.00

Refer to Sheet L3.20 for plant schedule.

US 441 S

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.07

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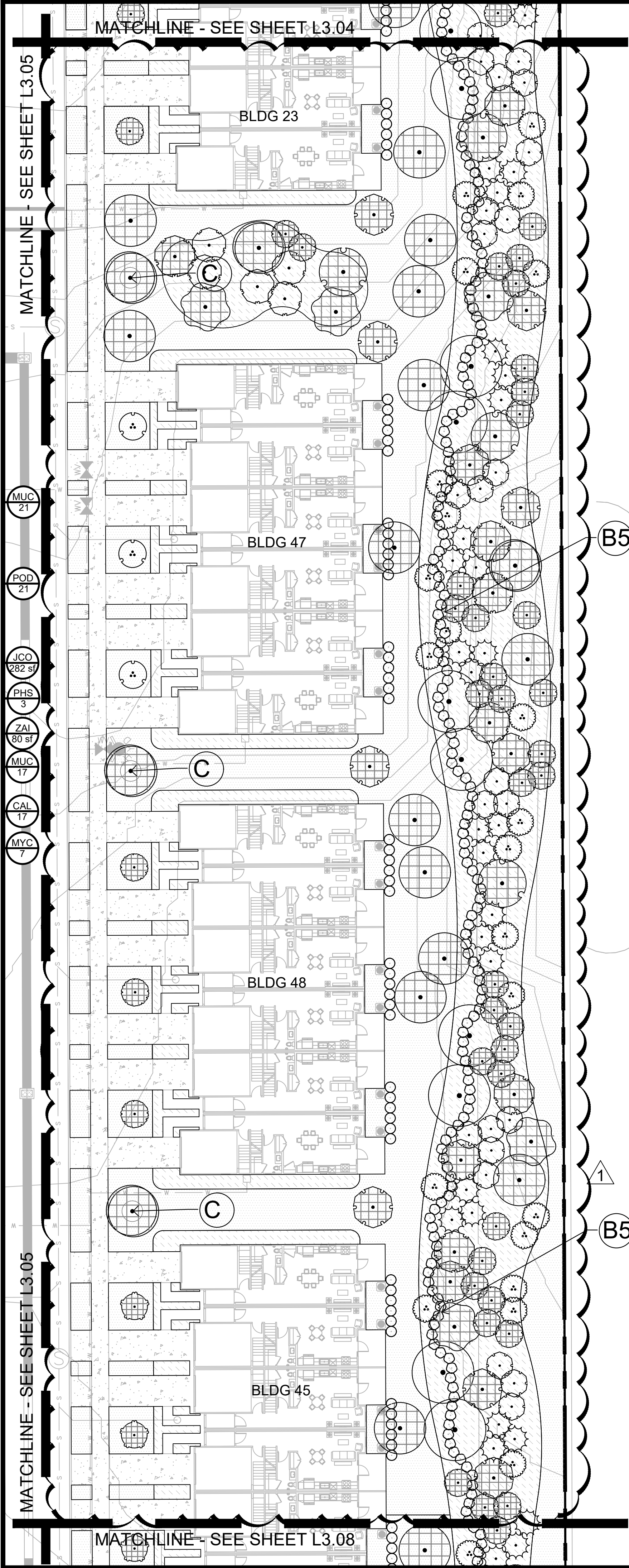
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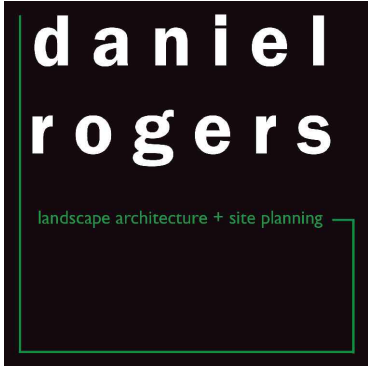
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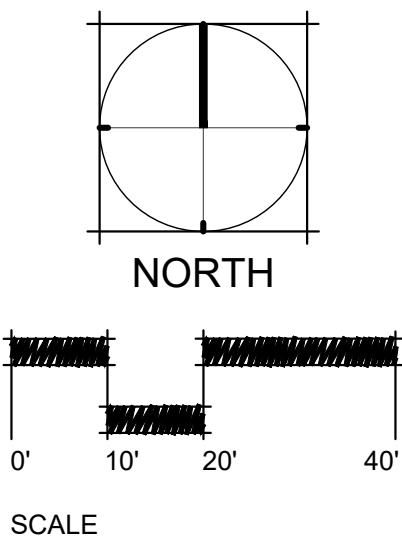


Refer to Sheet L3.20 for plant schedule.



SHEET LEGEND

- Boundary Line
- (A) Parking Lot Landscape - Refer to Sheet L3.00
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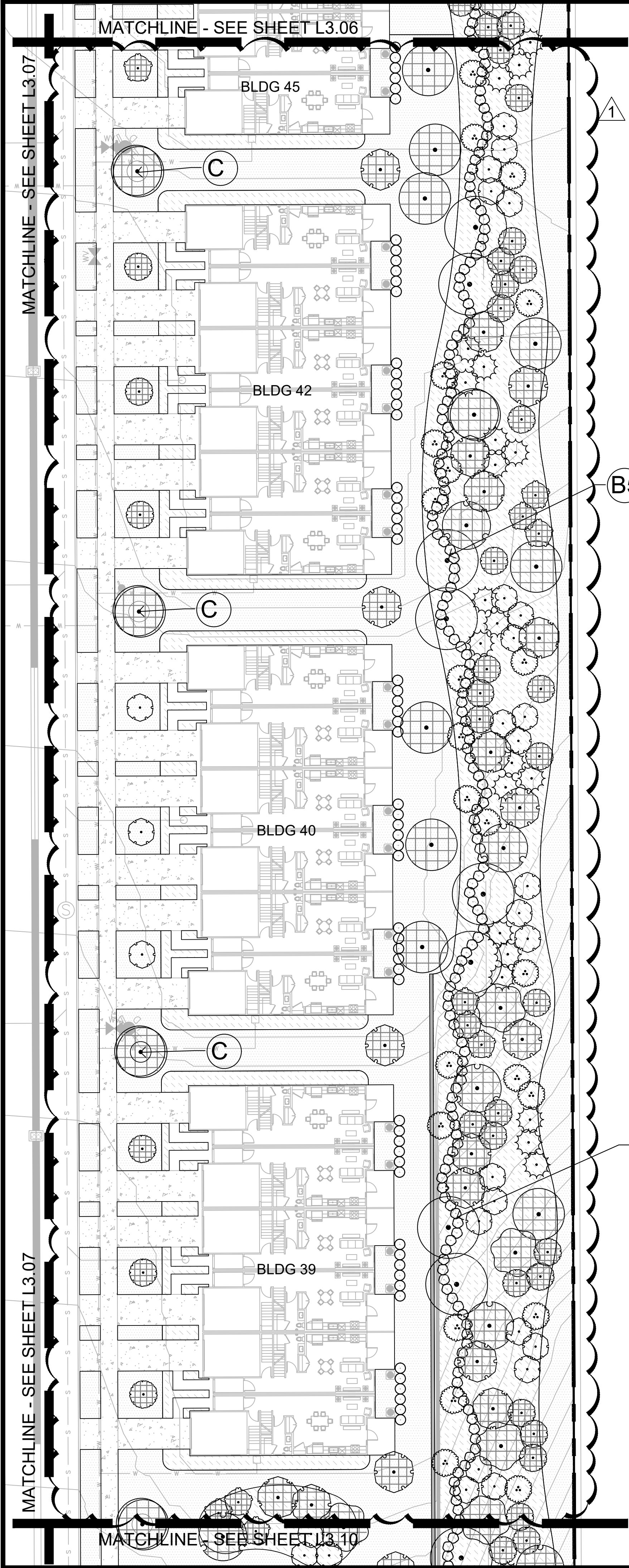
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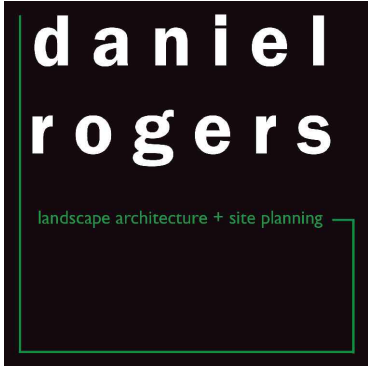
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LANDSCAPE PLAN  
CODE LEVEL

SHEET NUMBER:  
L3.06



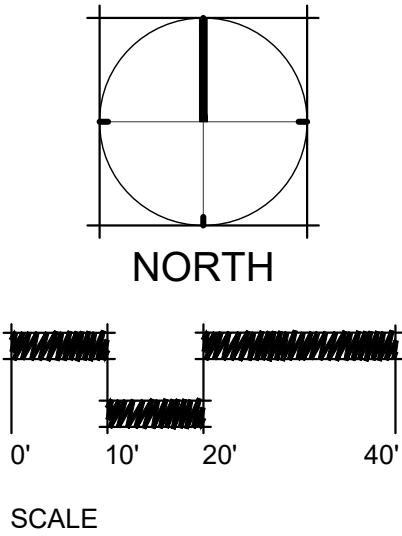


Refer to Sheet L3.20 for plant schedule.



SHEET LEGEND

- Boundary Line
- (A) Parking Lot Landscape - Refer to Sheet L3.00
- (B1) Landscape Buffers - North Property Line - Refer to Sheet L3.00
- (B2) Landscape Buffers - South Property Line - Refer to Sheet L3.00
- (B3) Landscape Buffers - West Property Line - Refer to Sheet L3.00
- (B4) Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- (B5) Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- (C) Residential Lot Tree - Refer to Sheet L3.00



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LANDSCAPE PLAN  
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L3.08

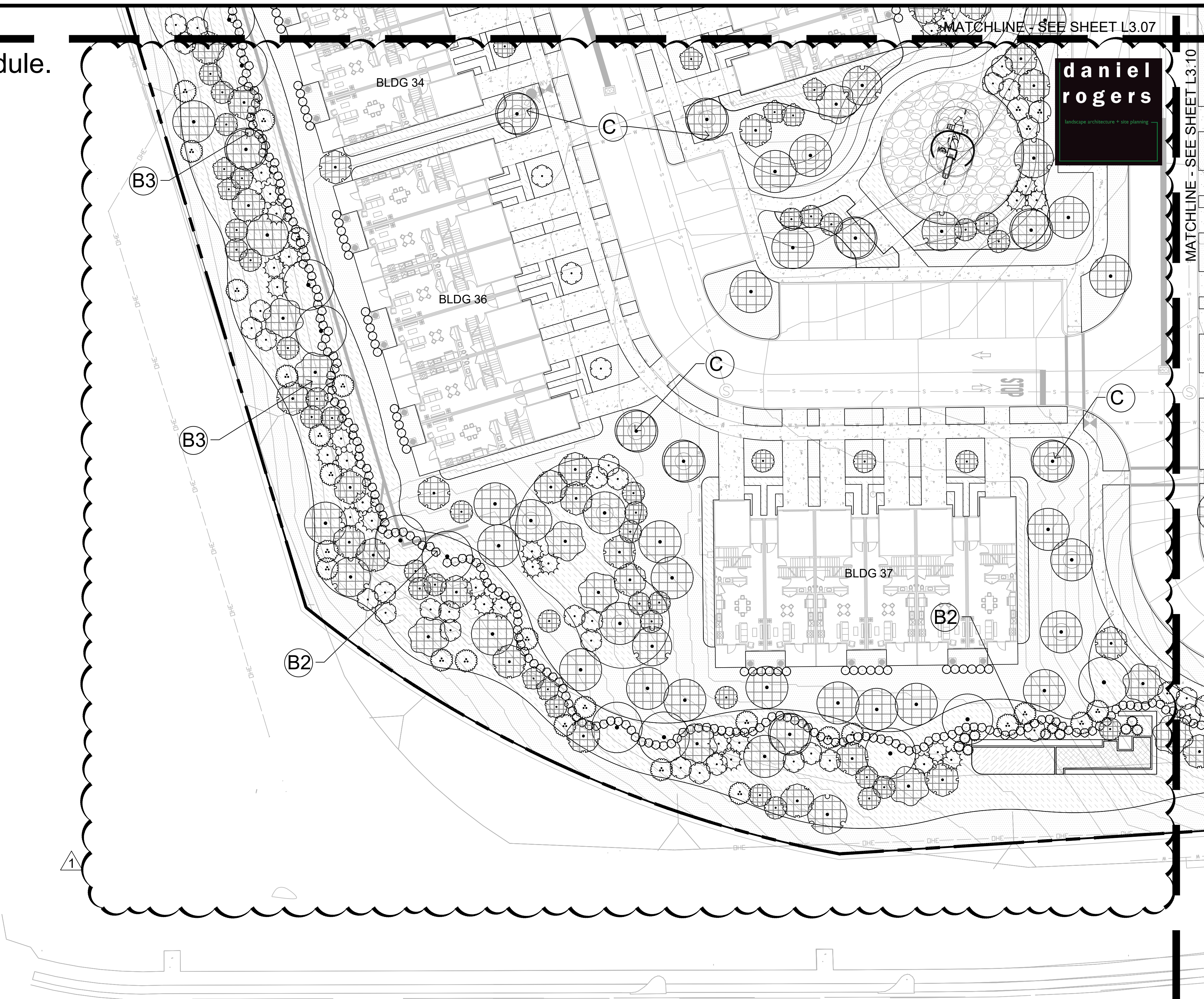


MATCHLINE - SEE SHEET L3.07

Refer to Sheet L3.20 for plant schedule.

SHEET LEGEND

- Boundary Line
- A Parking Lot Landscape - Refer to Sheet L3.00
- B1 Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 Landscape Buffers - South Property Line - Refer to Sheet L3.00
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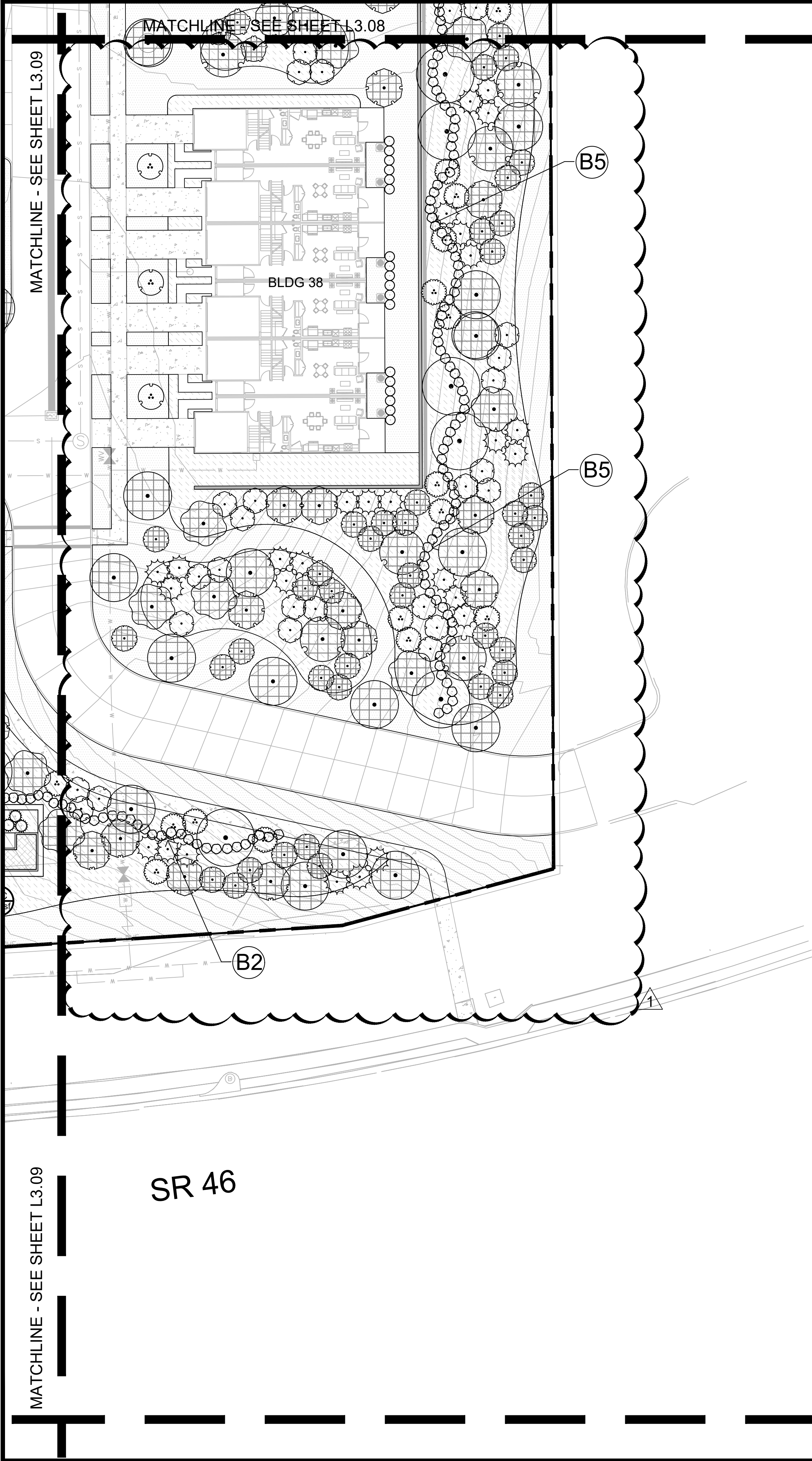
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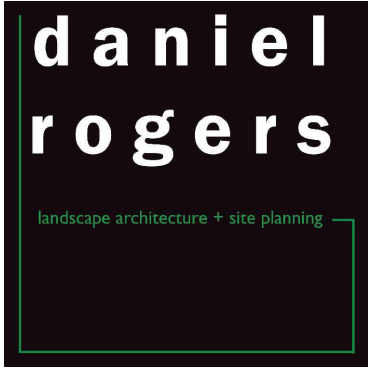
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SHEET NUMBER:  
**L3.09**



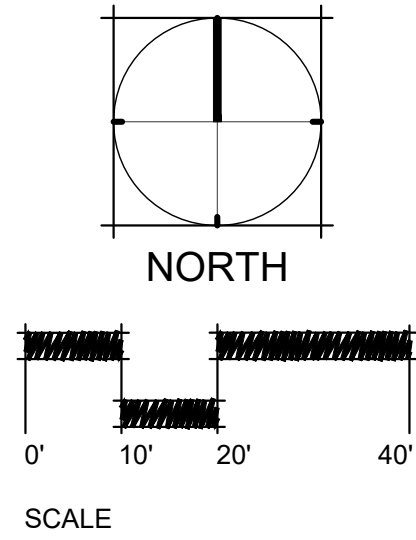


Refer to Sheet L3.20 for plant schedule.



SHEET LEGEND

- Boundary Line
- A Parking Lot Landscape - Refer to Sheet L3.00
- B1 Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C Residential Lot Tree - Refer to Sheet L3.00



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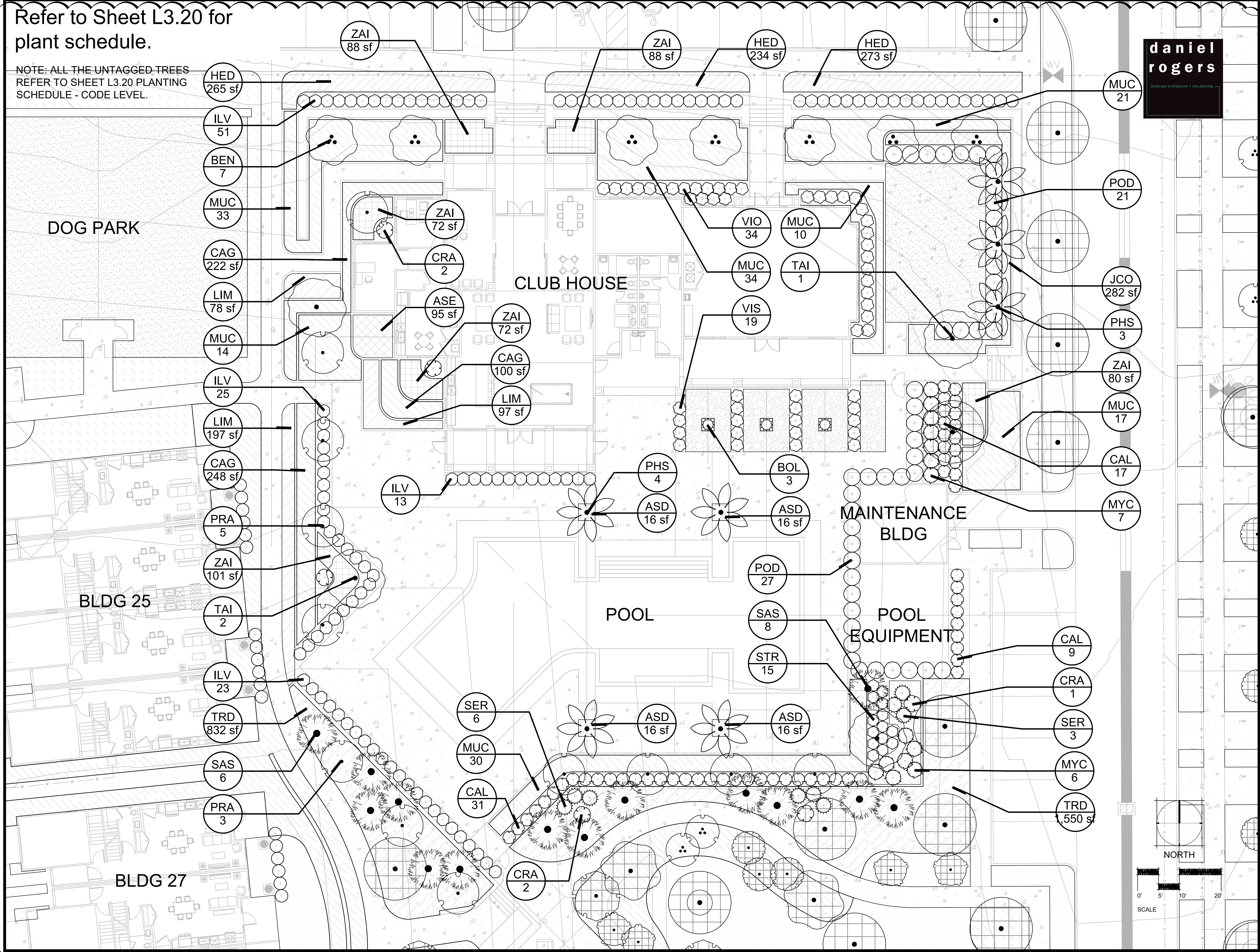
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CODE LEVEL

SHEET NUMBER:  
**L3.10**



Refer to Sheet L3.20 for  
plant schedule.

NOTE: ALL THE UNTAGGED TREES  
REFER TO SHEET L3.20 PLANTING  
SCHEDULE - CODE LEVEL.



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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA  
FLORIDA LICENSE #6666866

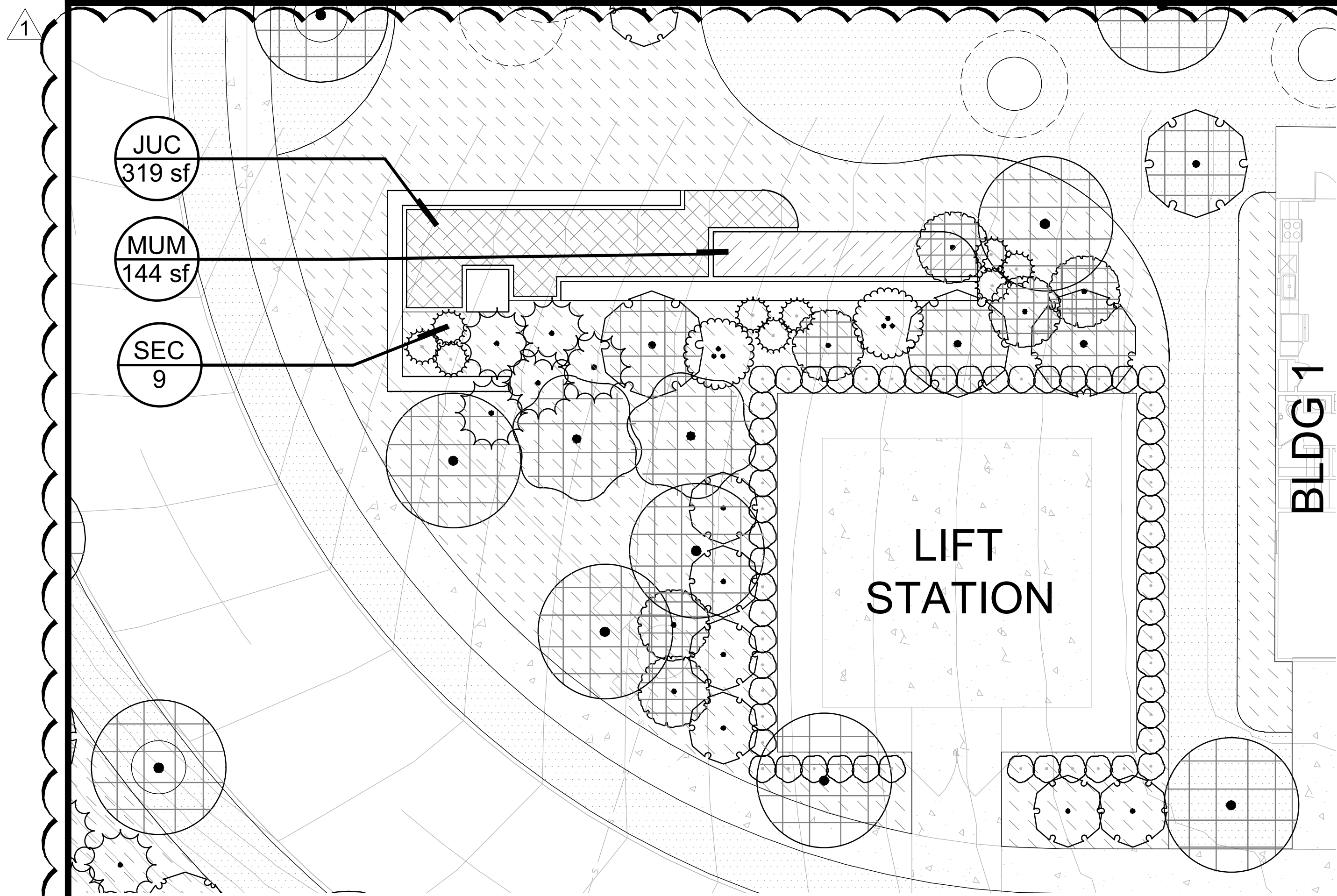
| ADDENDA / REVISIONS |            |                               |
|---------------------|------------|-------------------------------|
| NO.                 | DATE       | DESCRIPTION                   |
| 1                   | 12/05/2022 | City Comments -<br>Revision 1 |

DATE: September 06, 2022  
ISSUE: Permit Submittal  
PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

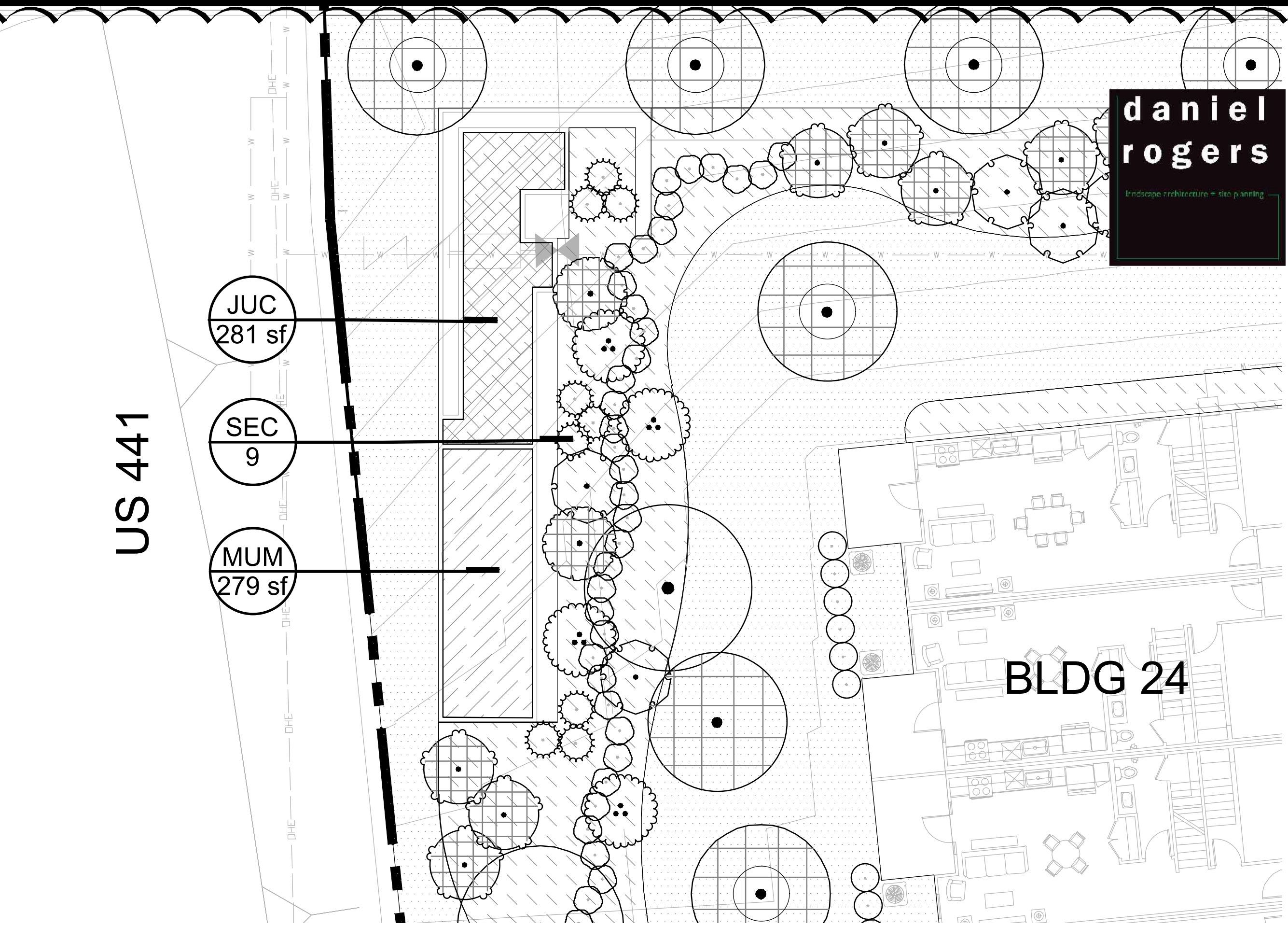
SHEET NAME:  
LANDSCAPE PLAN  
ENLARGEMENT-  
CLUB HOUSE / POOL

SHEET NUMBER:  
**L3.11**

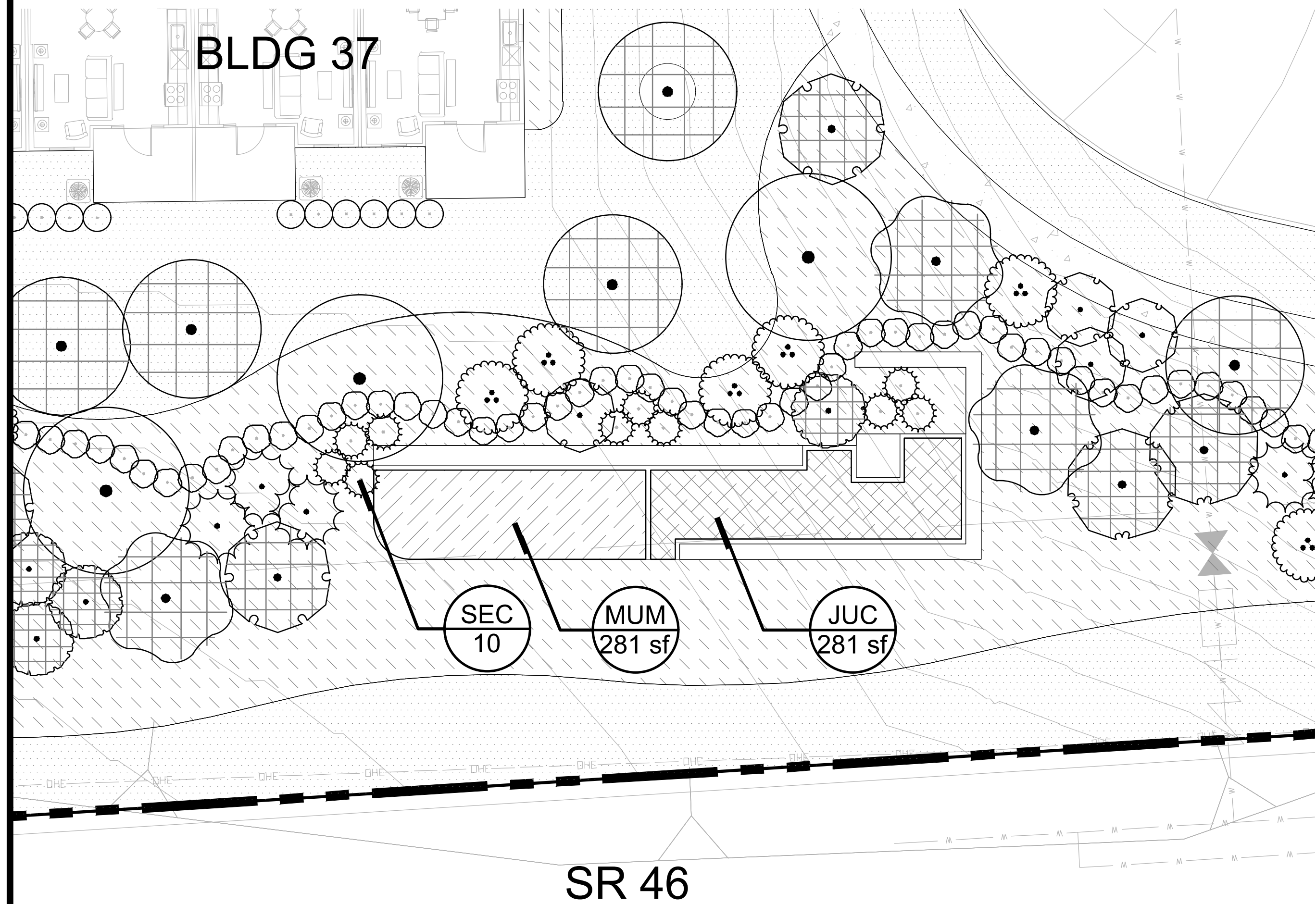




1 MONUMENT SIGN PLANTING PLAN (NATOMA BLVD ENTRANCE)  
SCALE: 1" = 10'

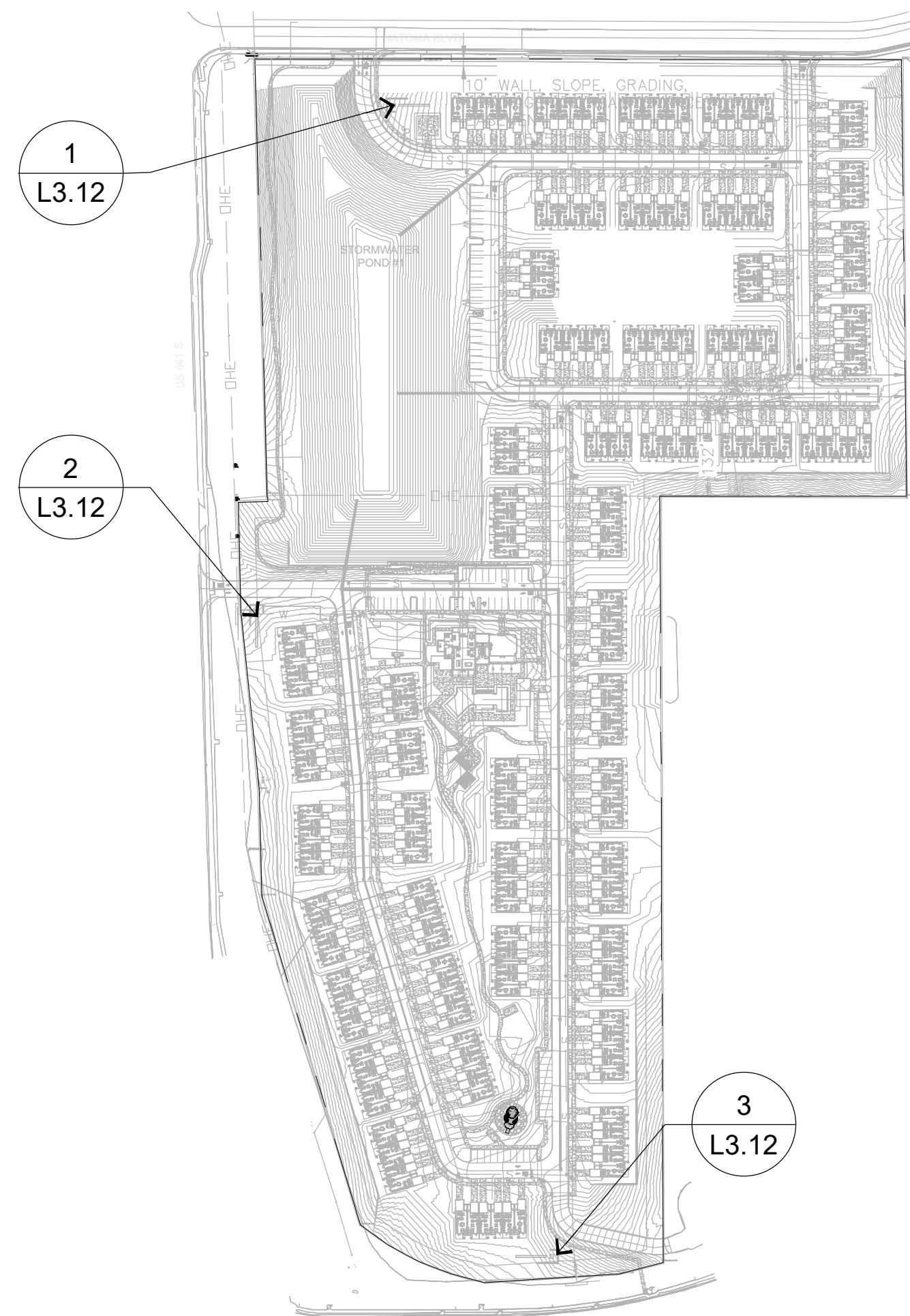


2 MONUMENT SIGN PLANTING PLAN (US441 ENTRANCE)  
SCALE: 1" = 10'



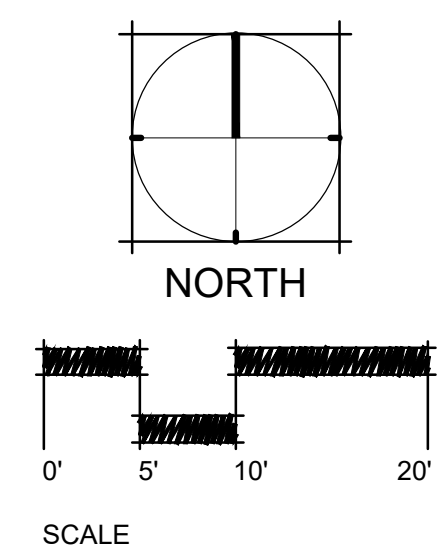
1 MONUMENT SIGN PLANTING PLAN (SR46 ENTRANCE)  
SCALE: 1" = 10'

#### MONUMENT SIGN KEY PLAN



Refer to Sheet  
L3.20 for plant schedule.

NOTE: ALL THE UNTAGGED TREES REFER  
TO SHEET L3.20 PLANTING SCHEDULE -  
CODE LEVEL.



**ACi**  
ARCHITECTURE  
*redefined*

DEVELOPMENT, MANAGEMENT, ARCHITECTURE  
FL A0002940

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SHEET NAME:  
LANDSCAPE PLAN  
ENLARGEMENTS-  
MONUMENT SIGN

SHEET NUMBER:  
**L3.12**



LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR CALIPER MEASURED 12" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR CALIPER MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

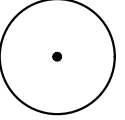
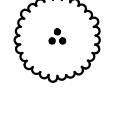
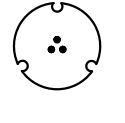
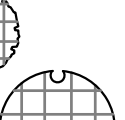
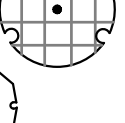
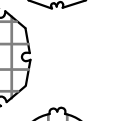
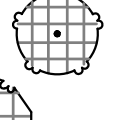
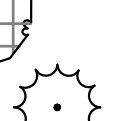
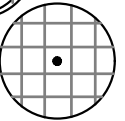
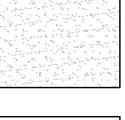
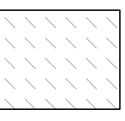
12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

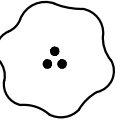
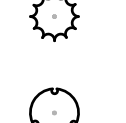
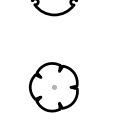
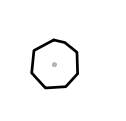
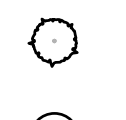
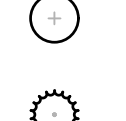
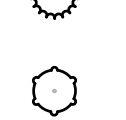
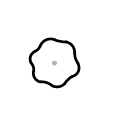
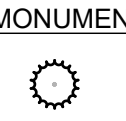
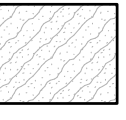
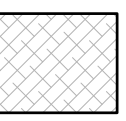
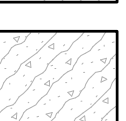
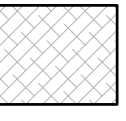
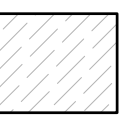
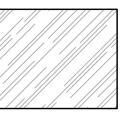
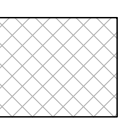
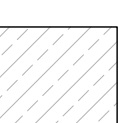
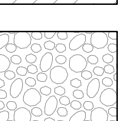
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

1

PLANT SCHEDULE - CODE LEVEL

| BUFFER-CANOPY                                                                       | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SPEC                                |
|-------------------------------------------------------------------------------------|------|------------|-------------------------------------------|------------------------------------|-------------------------------------|
|    | QVB  | 87         | Quercus virginiana                        | Southern Live Oak                  | 2" Cal. x 8' Ht.                    |
| BUFFER-UNDERSTORY                                                                   | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SPEC                                |
|    | LIB  | 258        | Lagerstroemia indica                      | Crape Myrtle                       | 2.5" Aggregate Cal., Multi., 6' Ht. |
| LOT TREE-CANOPY                                                                     | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SPEC                                |
|    | BNM  | 60         | Betula nigra                              | River Birch Multi-Trunk            | 3.5" Cal., Multi.                   |
| MITIGATION-CANOPY                                                                   | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SPEC                                |
|    | ARM  | 86         | Acer rubrum                               | Red Maple                          | 3.5" Cal.                           |
|    | IEM  | 388        | Ilex x attenuata 'Eagleston'              | Eagleston Holly                    | 3.5" Cal.                           |
|    | LSM  | 73         | Liquidambar styraciflua                   | Sweet Gum                          | 3.5" Cal.                           |
|    | MCM  | 241        | Magnolia grandiflora 'Claudia Wannamaker' | Claudia Wannamaker Magnolia        | 3.5" Cal.                           |
|    | MMM  | 133        | Magnolia grandiflora 'Cliff'              | Miss Chloe® Southern Magnolia      | 3.5" Cal.                           |
|    | MBM  | 176        | Magnolia grandiflora 'D.D. Blanchard'     | D.D. Blanchard Southern Magnolia   | 3.5" Cal.                           |
|   | MLM  | 111        | Magnolia grandiflora 'Little Gem'         | Little Gem Dwarf Southern Magnolia | 3.5" Cal.                           |
|  | MSM  | 120        | Magnolia virginiana                       | Sweetbay Magnolia                  | 3.5" Cal.                           |
|  | PPM  | 350        | Pinus palustris                           | Longleaf Pine                      | 3.5" Cal.                           |
|  | QSM  | 120        | Quercus shumardii                         | Shumard Oak                        | 3.5" Cal.                           |
|  | QVM  | 339        | Quercus virginiana                        | Southern Live Oak                  | 3.5" Cal.                           |
| TOTAL                                                                               |      | 2,137      |                                           |                                    |                                     |
| UTILITY SCREENING-SHRUB                                                             | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SIZE                                |
|  | MYF  | 798        | Myrcianthes fragrans                      | Simpson's Stopper                  | 24" Ht.                             |
| BUFFER-SHRUB                                                                        | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SIZE                                |
|  | VOB  | 2,005      | Viburnum obovatum                         | Walter's Viburnum                  | 24" Ht.                             |
| SOD/SEED                                                                            | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SPEC                                |
|  | CYN  | 7,297 sf   | Cynodon dactylon '419 Hybrid'             | Bermuda Grass                      | sod                                 |
|  | PAS  | 329,010 sf | Paspalum notatum 'Argentine'              | Argentine Bahiagrass               | sod                                 |
| MULCH TYPES                                                                         | CODE | QTY        | BOTANICAL NAME                            | COMMON NAME                        | SPEC                                |
|  | PSM  | 256,872 sf | Pine Straw Mulch                          |                                    | None                                |

PLANT SCHEDULE - ENHANCEMENT

| CLUB HOUSE-TREES                                                                      | CODE | QTY      | BOTANICAL NAME                      | COMMON NAME                     | SPEC                                      |
|---------------------------------------------------------------------------------------|------|----------|-------------------------------------|---------------------------------|-------------------------------------------|
|    | BEN  | 7        | Betula nigra                        | River Birch Multi-Trunk         | 3.5" Aggregate Cal. / 16'-18' Ht., Multi. |
|    | PHS  | 7        | Phoenix sylvestris                  | Wild Date Palm                  | 22' Ht., OA, Matched                      |
|    | PRA  | 12       | Prunus angustifolia                 | Chickasaw Plum                  | 2.5" Cal.                                 |
|    | SAS  | 14       | Sabal palmetto                      | Cabbage Palmetto                | 12' Ct.                                   |
|    | TAI  | 4        | Tabebuia impetiginosa               | Pink Trumpet Tree               | 3.5" Cal.                                 |
| CLUB HOUSE-SHRUB                                                                      | CODE | QTY      | BOTANICAL NAME                      | COMMON NAME                     | SIZE                                      |
|    | BOL  | 3        | Bougainvillea x 'Silhouette'        | Pink Thornless Bougainvillea    | 3 gal.                                    |
|    | CAL  | 57       | Callistemon viminalis 'Little John' | Little John Weeping Bottlebrush | 3 gal. / 24" Ht.                          |
|    | CRA  | 6        | Crinum asiaticum                    | Crinum Lily                     | 15 gal.                                   |
|    | ILV  | 99       | Ilex vomitoria                      | Yaupon Holly                    | 7 Gal. / 30" Ht.                          |
|    | MYC  | 14       | Myrica cerifera                     | Wax Myrtle                      | 25 gal.                                   |
|    | POD  | 48       | Podocarpus macrophyllus             | Yew Podocarpus                  | 15" gal. / 5'-7" Ht.                      |
|   | SER  | 10       | Serenoa repens 'Cinerea'            | Silver Saw Palmetto             | 15 gal.                                   |
|  | STR  | 15       | Strelitzia reginae                  | Bird Of Paradise                | 7 gal.                                    |
|  | VIO  | 34       | Viburnum obovatum                   | Walter's Viburnum               | 24" Ht.                                   |
|  | VIS  | 19       | Viburnum suspensum                  | Sandankwa Viburnum              | 24" Ht.                                   |
| MONUMENT SIGN-SHRUB                                                                   | CODE | QTY      | BOTANICAL NAME                      | COMMON NAME                     | SIZE                                      |
|  | SEC  | 28       | Serenoa repens 'Cinerea'            | Silver Saw Palmetto             | 30 gal.                                   |
| CLUB HOUSE-SHRUBS                                                                     | CODE | QTY      | BOTANICAL NAME                      | COMMON NAME                     | SPEC                                      |
|  | CAG  | 570 sf   | Camellia sasanqua 'Shishi Gashira'  | Shishi Gashira Camellia         | 3 gal.                                    |
|  | HED  | 773 sf   | Helianthus debilis                  | Dune Sunflower                  | 3 gal.                                    |
|  | JCO  | 282 sf   | Juniperus conferta                  | Shore Juniper                   | 3 gal. / flat                             |
|  | MUC  | 1,266    | Muhlenbergia capillaris             | Pink Muhly Grass                | 3 gal.                                    |
|  | TRD  | 2,382 sf | Tripsacum dactyloides nana          | Dwarf Fakahatchee Grass         | 3 gal.                                    |
|  | ZAI  | 502 sf   | Zamia integrifolia                  | Coontie                         | 3 gal.                                    |
| MONUMENT SIGN-SHRUB                                                                   | CODE | QTY      | BOTANICAL NAME                      | COMMON NAME                     | SPEC                                      |
|  | JUC  | 881 sf   | Juniperus conferta                  | Shore Juniper                   | 3 gal. / flat                             |
|  | MUM  | 704 sf   | Muhlenbergia capillaris             | Pink Muhly Grass                | 3 gal.                                    |
| CLUB HOUSE-GROUNDCOVER                                                                | CODE | QTY      | BOTANICAL NAME                      | COMMON NAME                     | SPEC                                      |
|  | ASD  | 64 sf    | Asparagus densiflorus               | Foxtail Fern                    | 1 gal.                                    |
|  | ASE  | 95 sf    | Aspidistra elatior                  | Cast Iron Plant                 | 3 gal.                                    |
|  | LIM  | 372 sf   | Liriope muscari                     | Lilyturf                        | 1 gal.                                    |
|  | S2   | 2,756 sf | Stone Mulch                         |                                 | 3" - 6" River Jacks                       |

daniel  
rogers  
landscape architecture + site planning

ACi  
ARCHITECTURE  
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE  
FL AA0002940

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ADDENDA / REVISIONS

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|  | 12/05/2022 | City Comments - Revision 1 |
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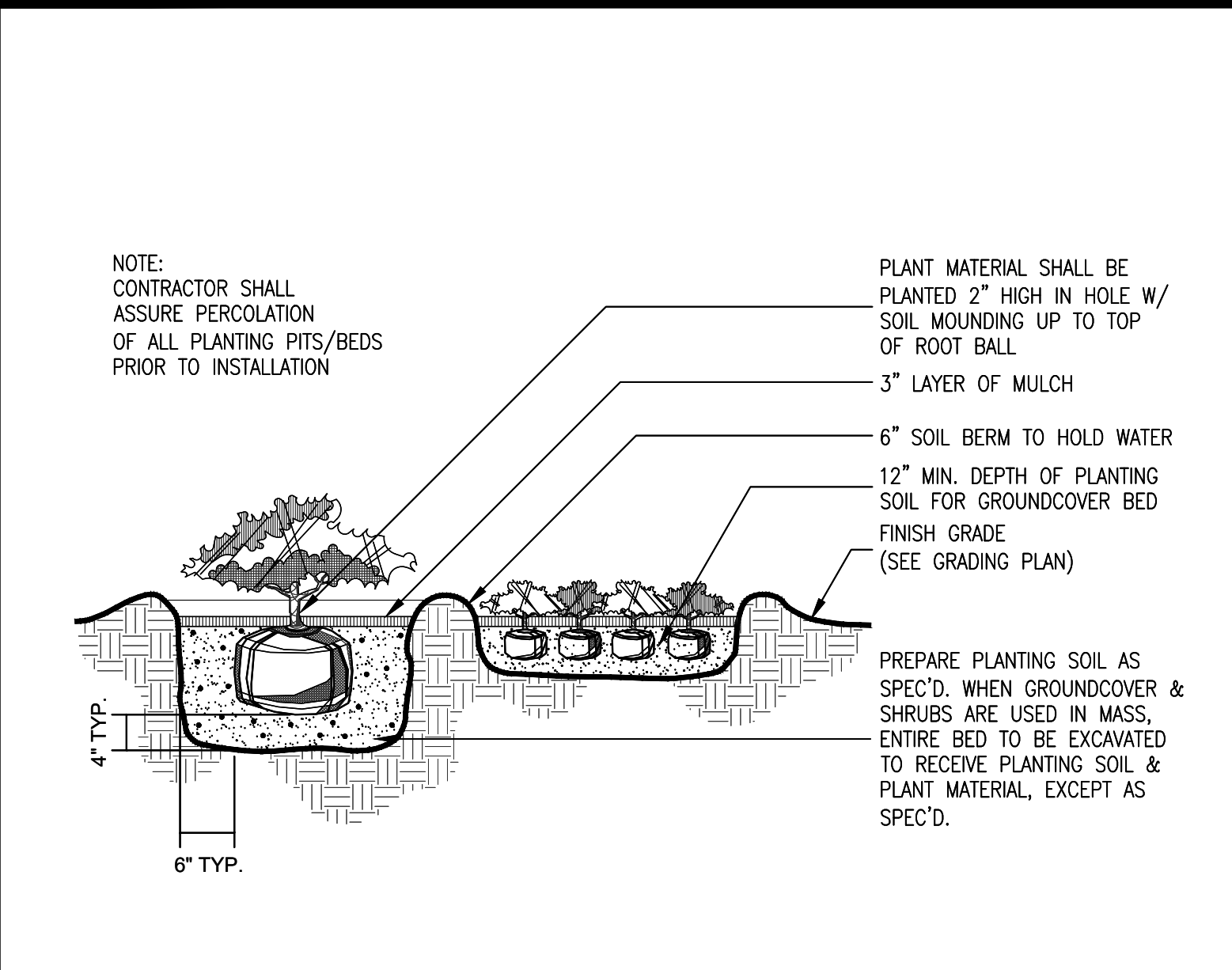
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PLANT SCHEDULE &  
LANDSCAPE NOTES

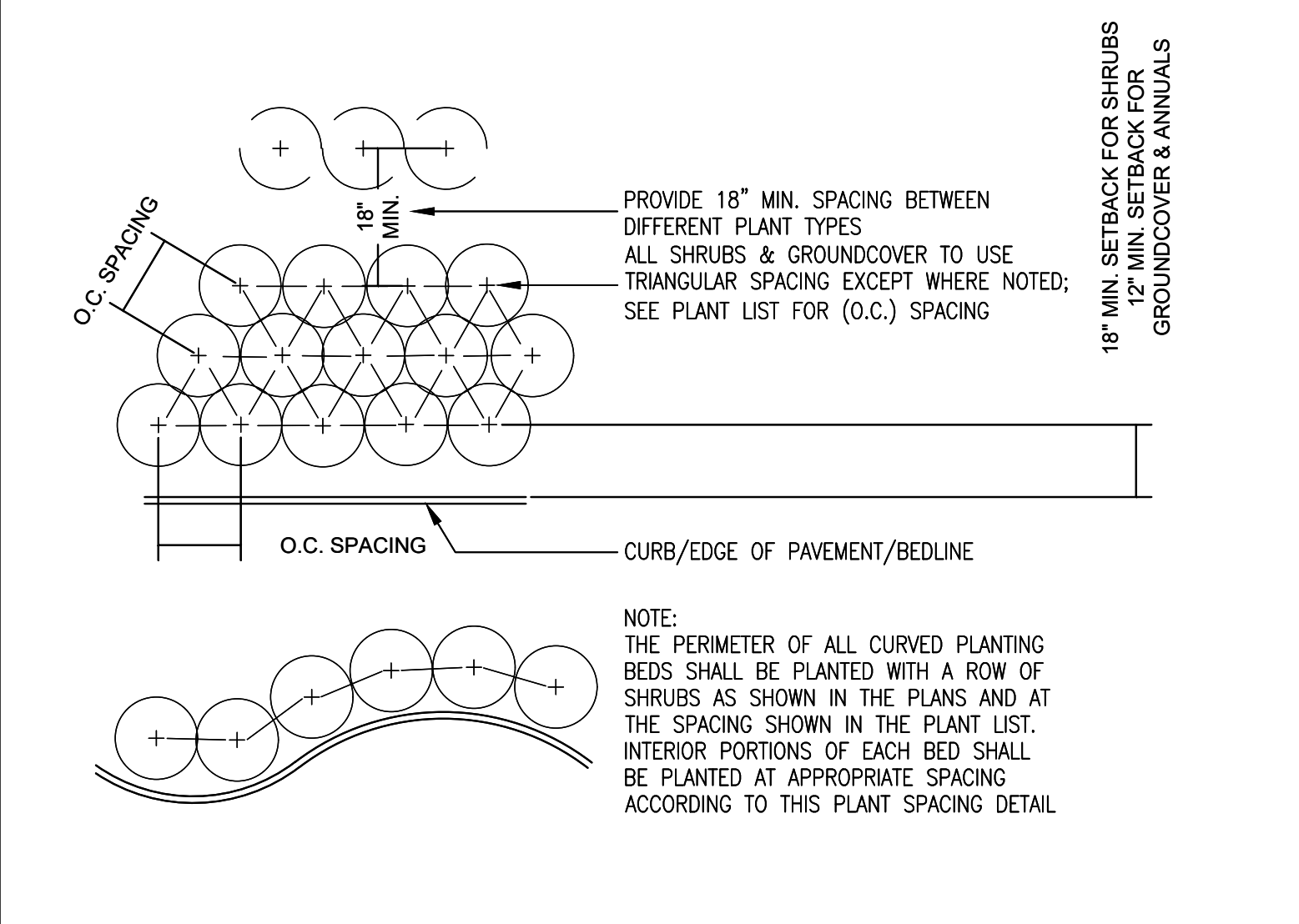
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L3.20

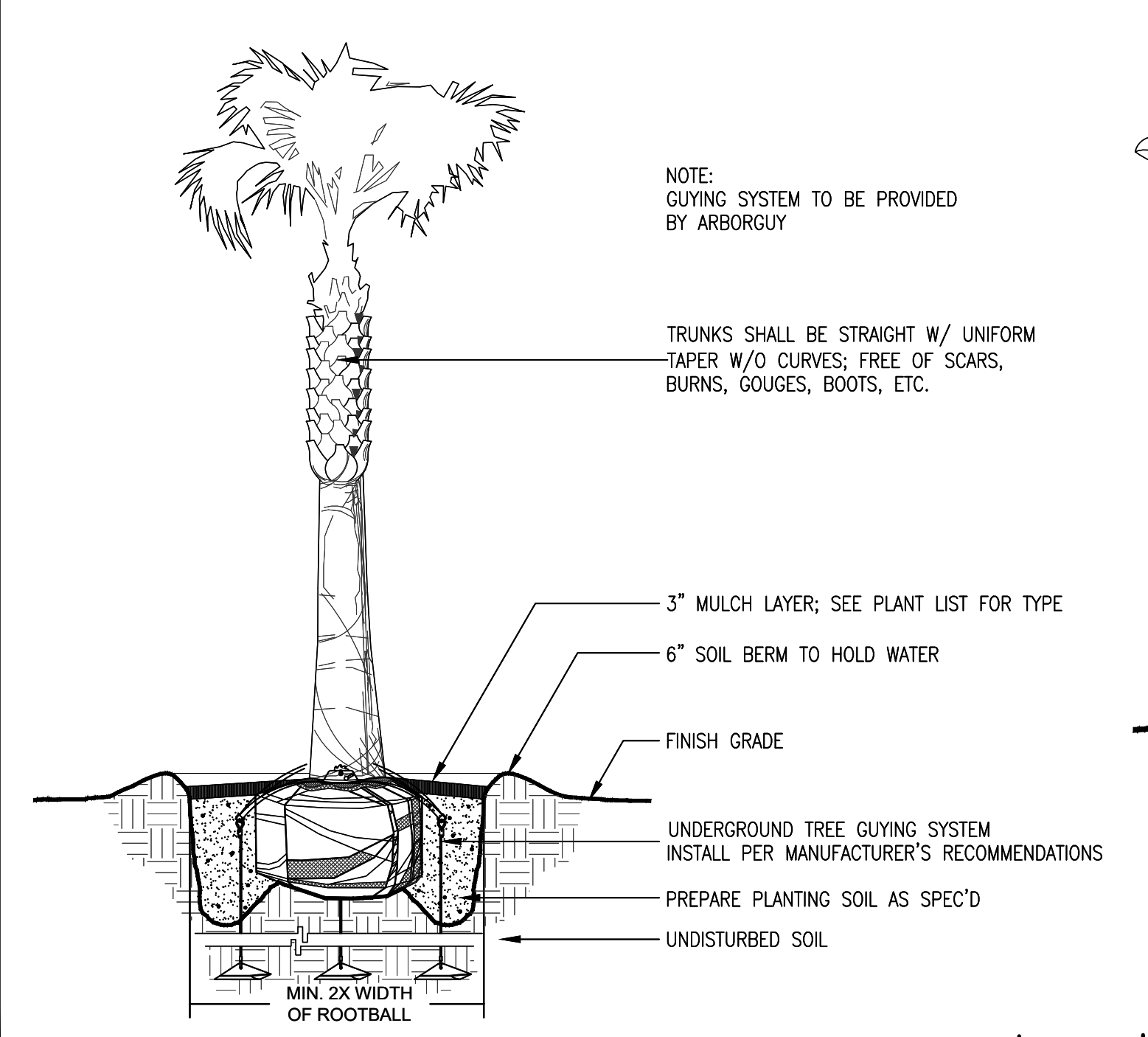




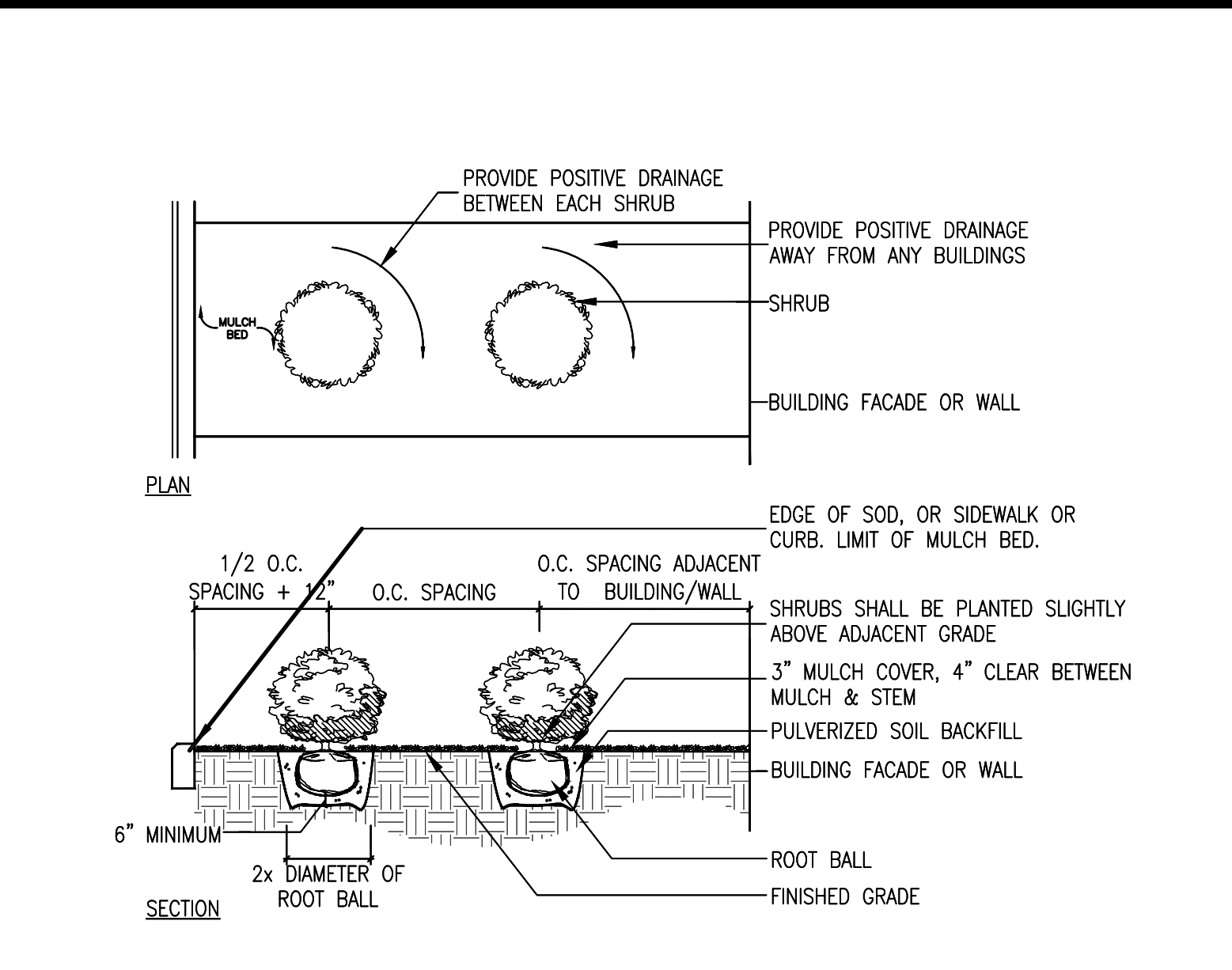
SHRUB PLANTING DETAIL  
SCALE: NTS



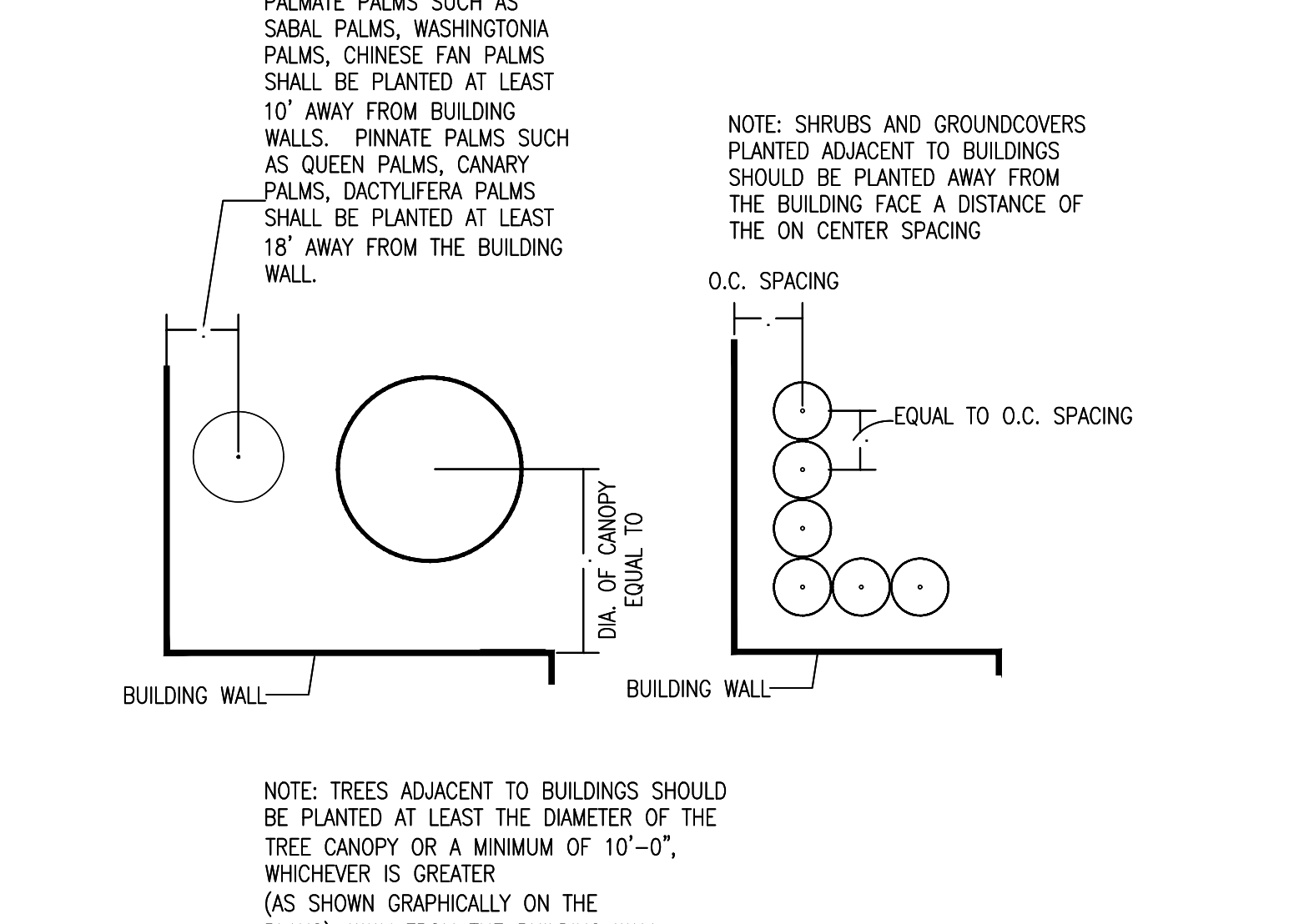
SHRUB & GROUNDCOVER PLANTING DETAIL  
SCALE: NTS



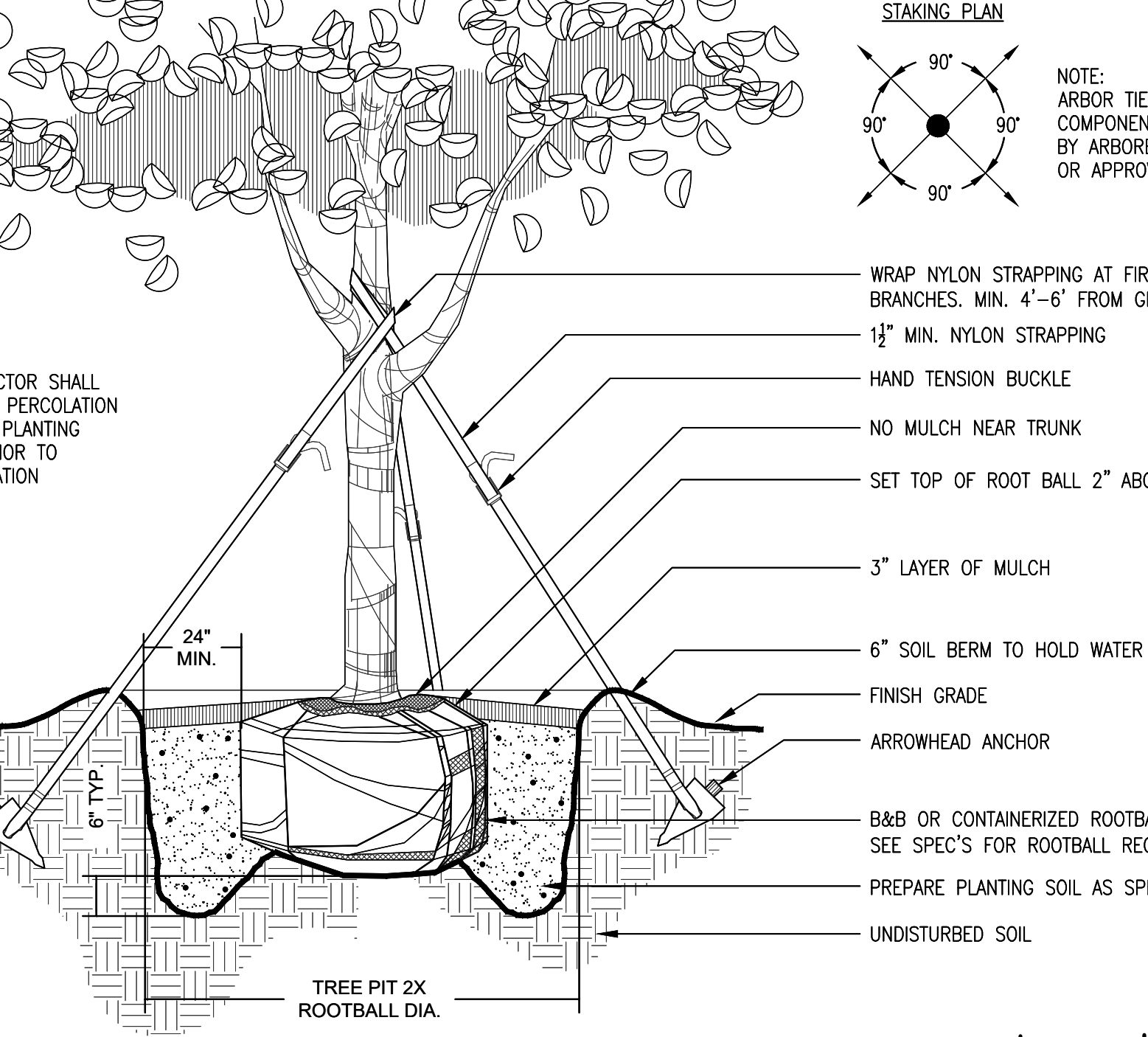
PALM PLANTING DETAIL  
SCALE: NTS



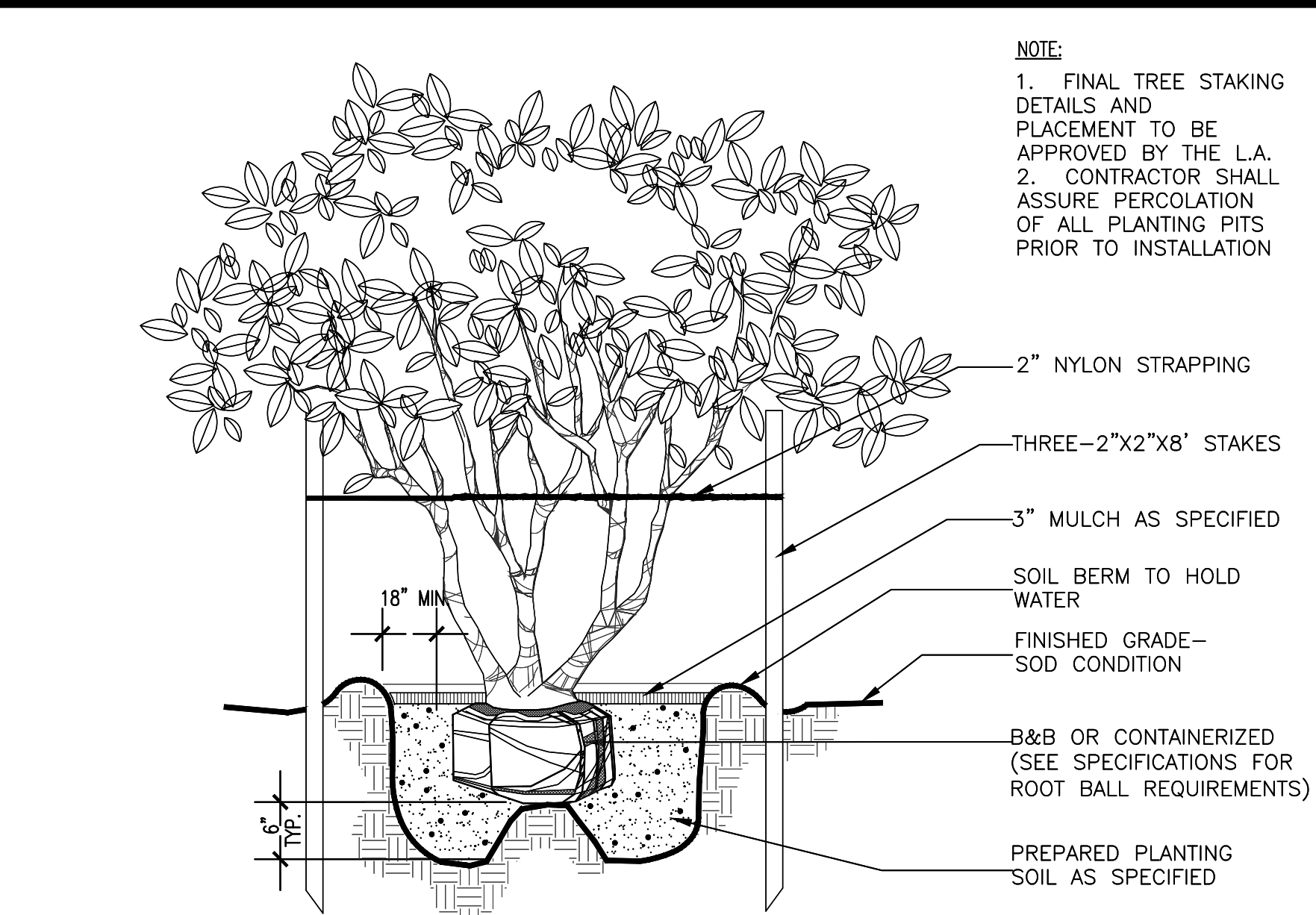
SHRUB PLANTING DETAIL  
SCALE: NTS



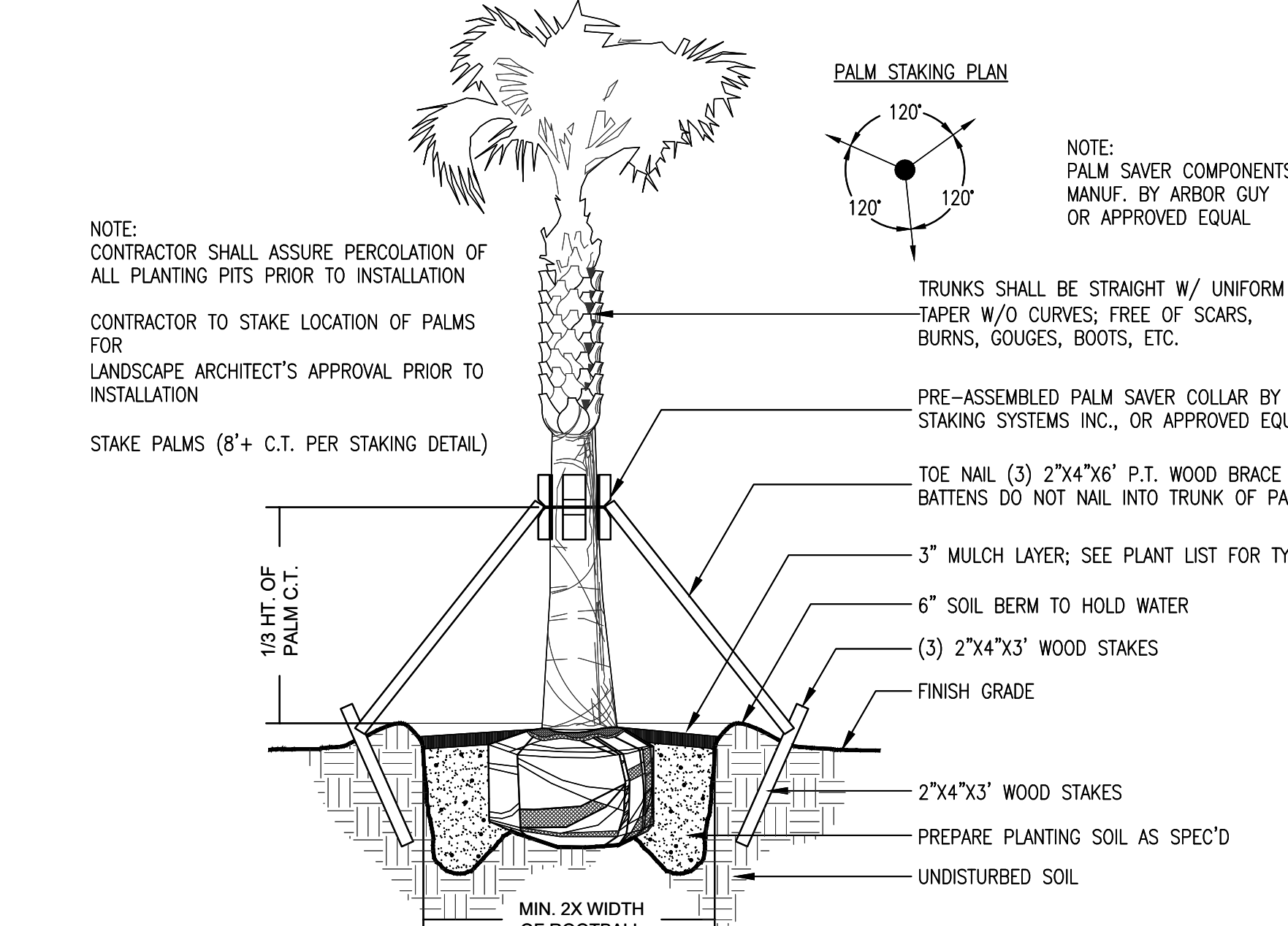
SHRUB PLANTING DETAIL ADJ. TO BUILDING  
SCALE: NTS



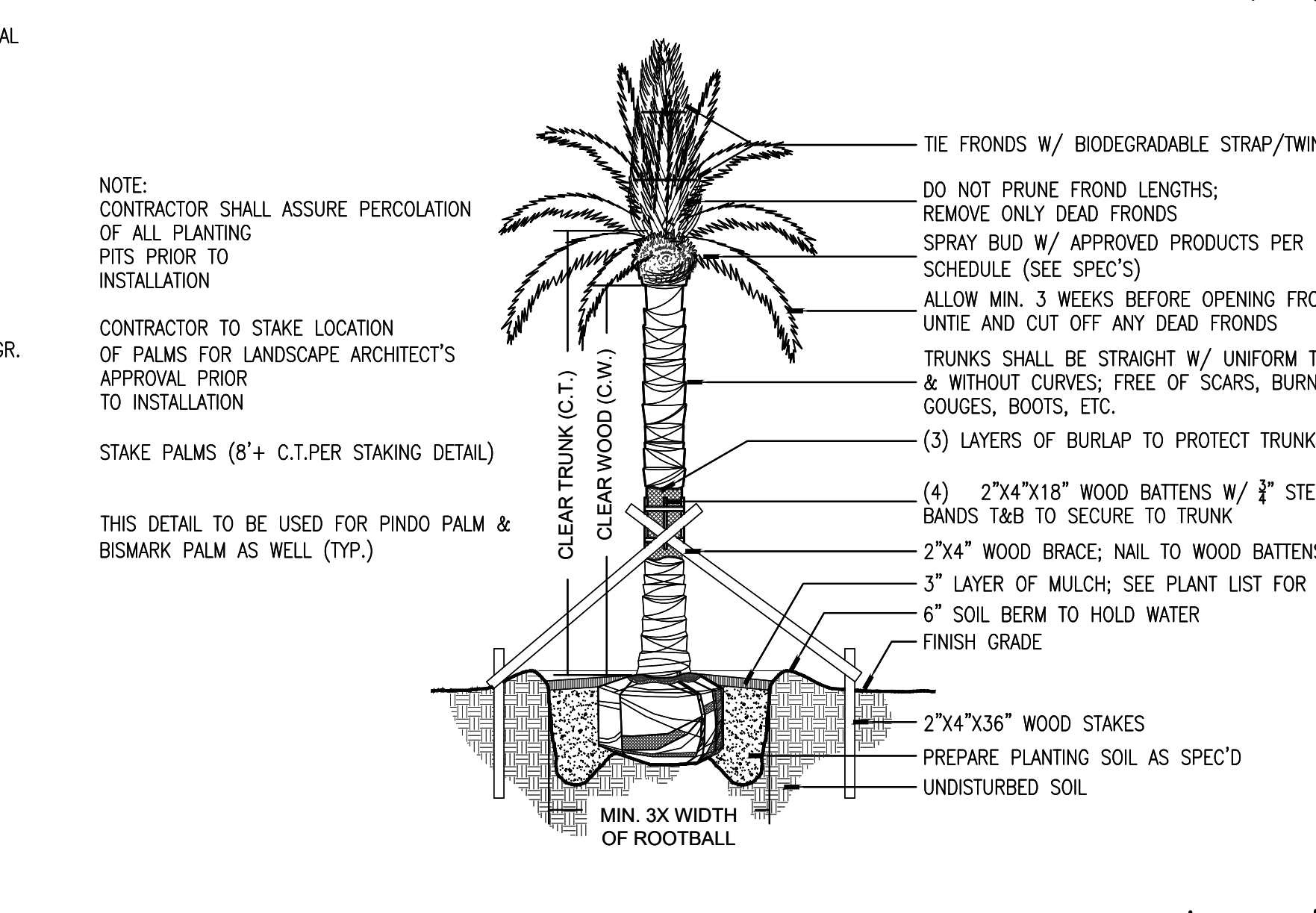
CANOPY TREE PLANTING DETAIL  
SCALE: NTS



UNDERSTORY TREE PLANTING DETAIL  
SCALE: NTS



PALM PLANTING DETAIL  
SCALE: NTS



SPECIMEN PALM PLANTING DETAIL  
SCALE: NTS

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MOUNT DORA, FLORIDA

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|---------------------|------------|----------------------------|
| NO.                 | DATE       | DESCRIPTION                |
| 1                   | 12/05/2022 | City Comments - Revision 1 |
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PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

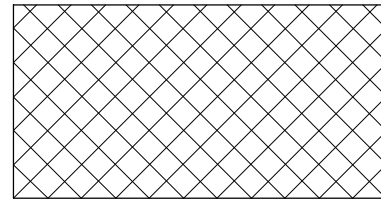
SHEET NAME:  
PLANTING DETAILS

SHEET NUMBER:  
L3.21

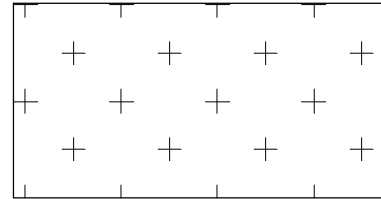
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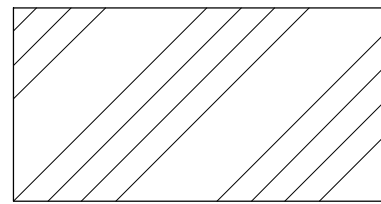
WATER USE LEGEND



HIGH WATER USE  
(ST. AUG. SOD)  
148,338 SF (15%)



MEDIUM WATER USE  
(SHRUBS & GCS)  
283,330 SF (27%)



LOW WATER USE  
(BAHIA SOD / TREE BUBBLERS)  
591,649 SF (58%)

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DATE: September 06, 2022  
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PROJECT NO.: DRLA-2022.013

SHEET NAME:  
IRRIGATION  
WATER USE DIAGRAM

SHEET NUMBER:

L4.01

NATOMA BLVD.

US 441 S

POND

BLDG 1

BLDG 2

BLDG 6

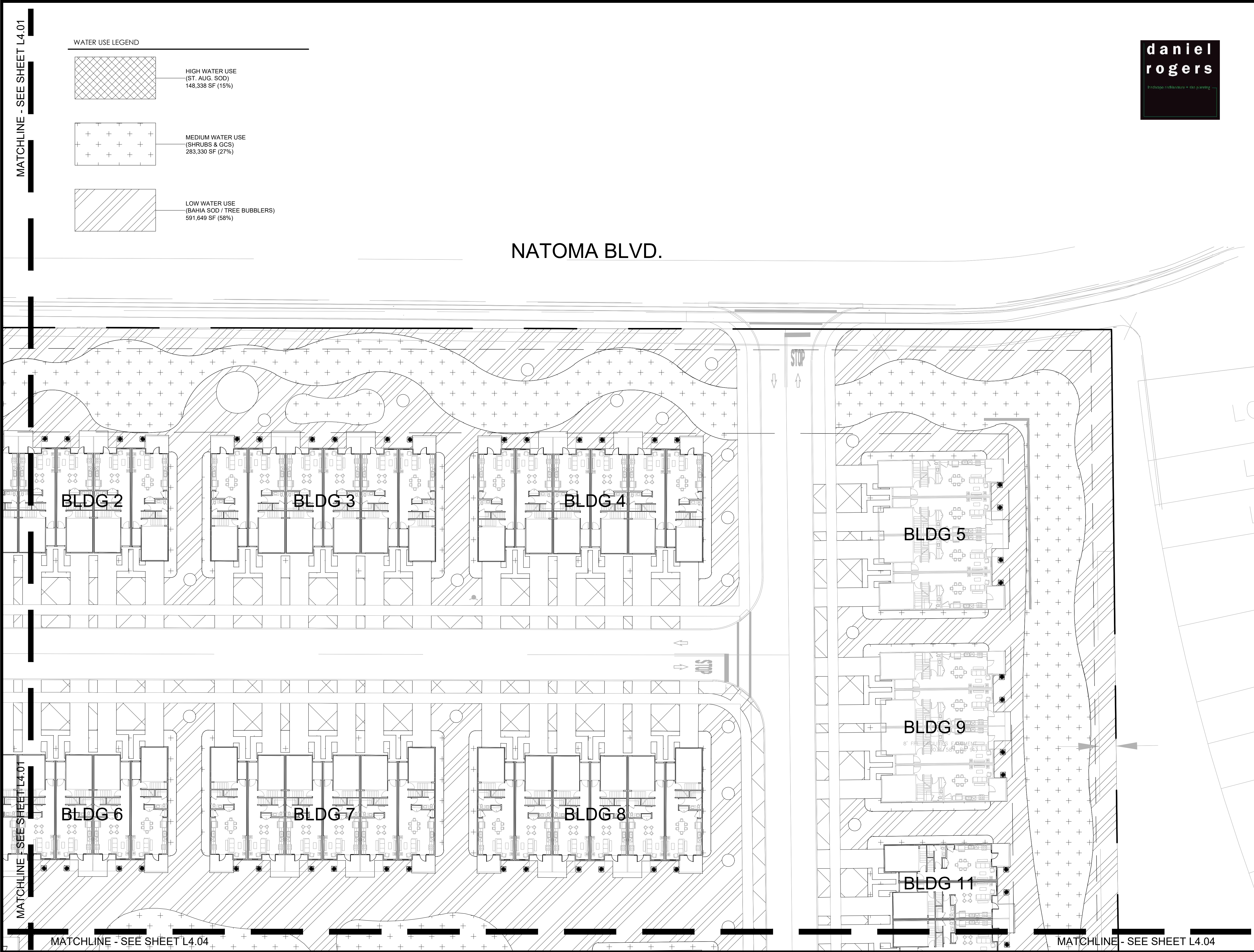
MATCHLINE - SEE SHEET L4.03

MATCHLINE - SEE SHEET L4.03

MATCHLINE - SEE SHEET L4.02

MATCHLINE - SEE SHEET L4.02



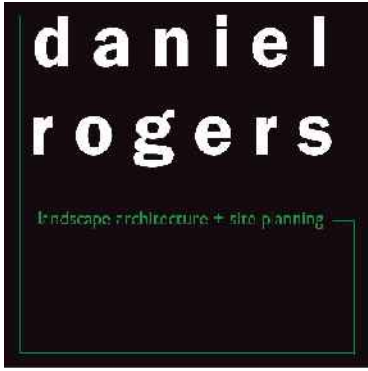


WATER USE LEGEND

HIGH WATER USE  
(ST. AUG. SOD)  
148,338 SF (15%)

MEDIUM WATER USE  
(SHRUBS & GCS)  
283,330 SF (27%)

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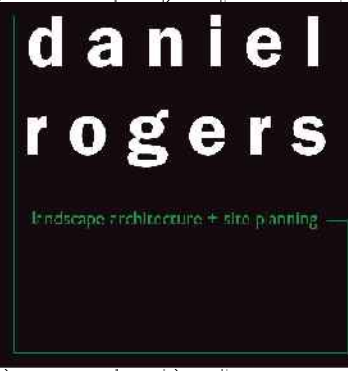
SHEET NAME:  
IRRIGATION  
WATER USE DIAGRAM

SHEET NUMBER:  
L4.02



MATCHLINE - SEE SHEET L4.03

MATCHLINE - SEE SHEET L4.03



BLDG 22

BLDG 24

CLUB HOUSE

BLDG 25

BLDG 26

BLDG 27

BLDG 29

BLDG 44

MATCHLINE - SEE SHEET L4.07

MATCHLINE - SEE SHEET L4.07

US 441 S

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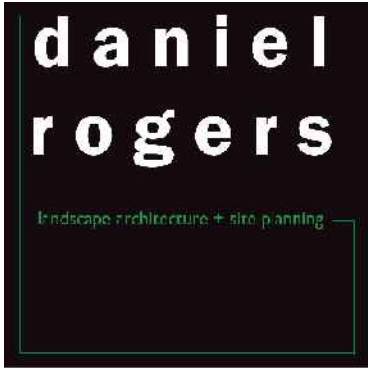
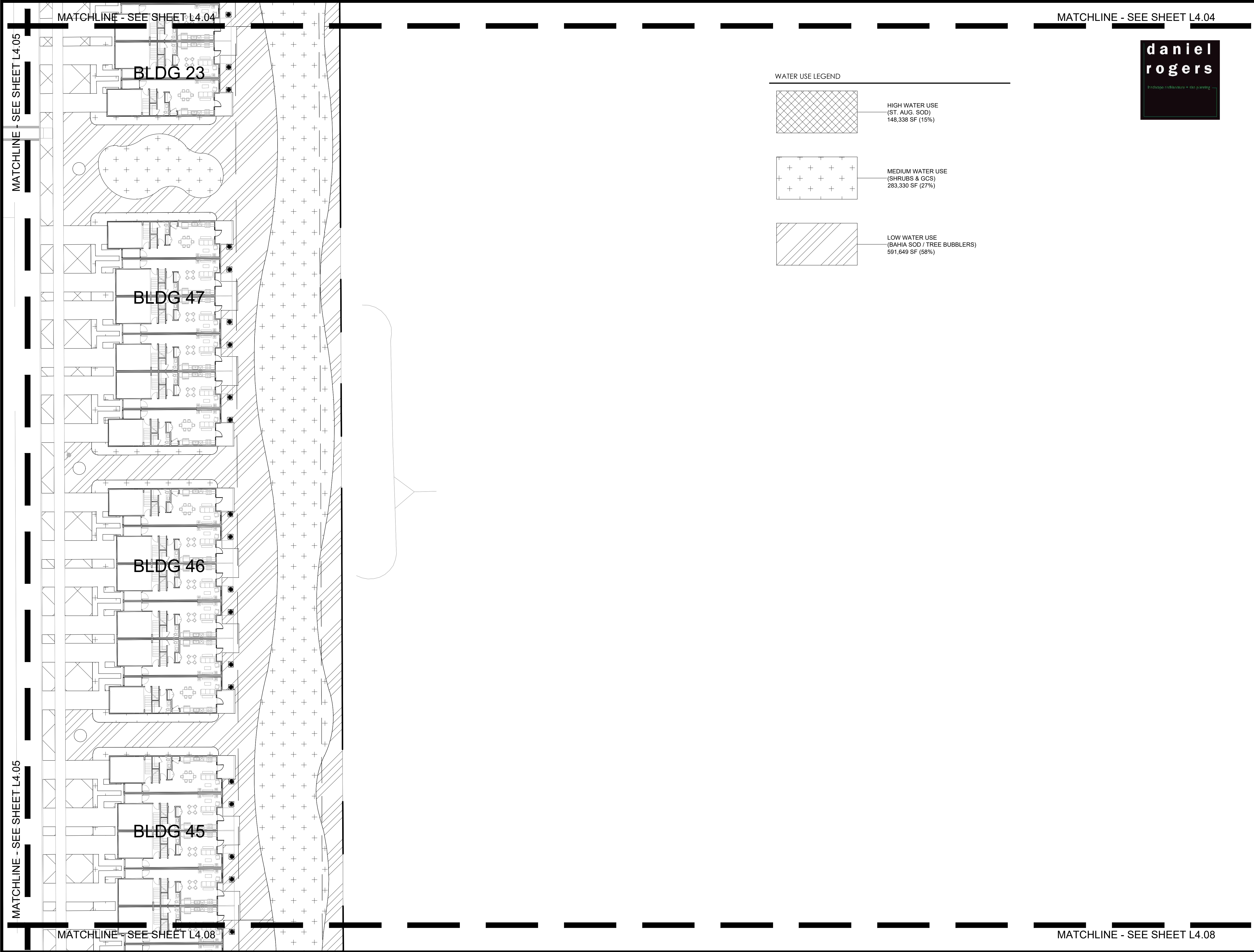
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PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

SHEET NAME:  
IRRIGATION  
WATER USE DIAGRAM

SHEET NUMBER:  
**L4.05**





| WATER USE LEGEND |                                                                  |
|------------------|------------------------------------------------------------------|
|                  | HIGH WATER USE<br>(ST. AUG. SOD)<br>148,338 SF (15%)             |
|                  | MEDIUM WATER USE<br>(SHRUBS & GCS)<br>283,330 SF (27%)           |
|                  | LOW WATER USE<br>(BAHIA SOD / TREE BUBBLERS)<br>591,649 SF (58%) |

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SHEET NAME:  
IRRIGATION  
WATER USE DIAGRAM  
SHEET NUMBER:  
L4.06



MATCHLINE - SEE SHEET L4.05

MATCHLINE - SEE SHEET L4.05

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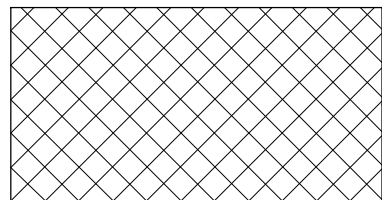
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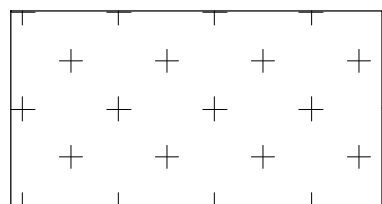
SHEET NAME:  
IRRIGATION  
WATER USE DIAGRAM

SHEET NUMBER:  
L4.07

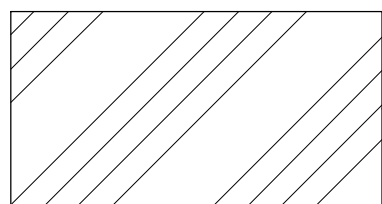
WATER USE LEGEND



HIGH WATER USE  
(ST. AUG. SOD)  
148,338 SF (15%)



MEDIUM WATER USE  
(SHRUBS & GCS)  
283,330 SF (27%)



LOW WATER USE  
(BAHIA SOD / TREE BUBBLERS)  
591,649 SF (58%)

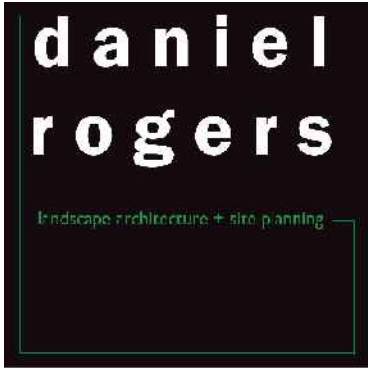
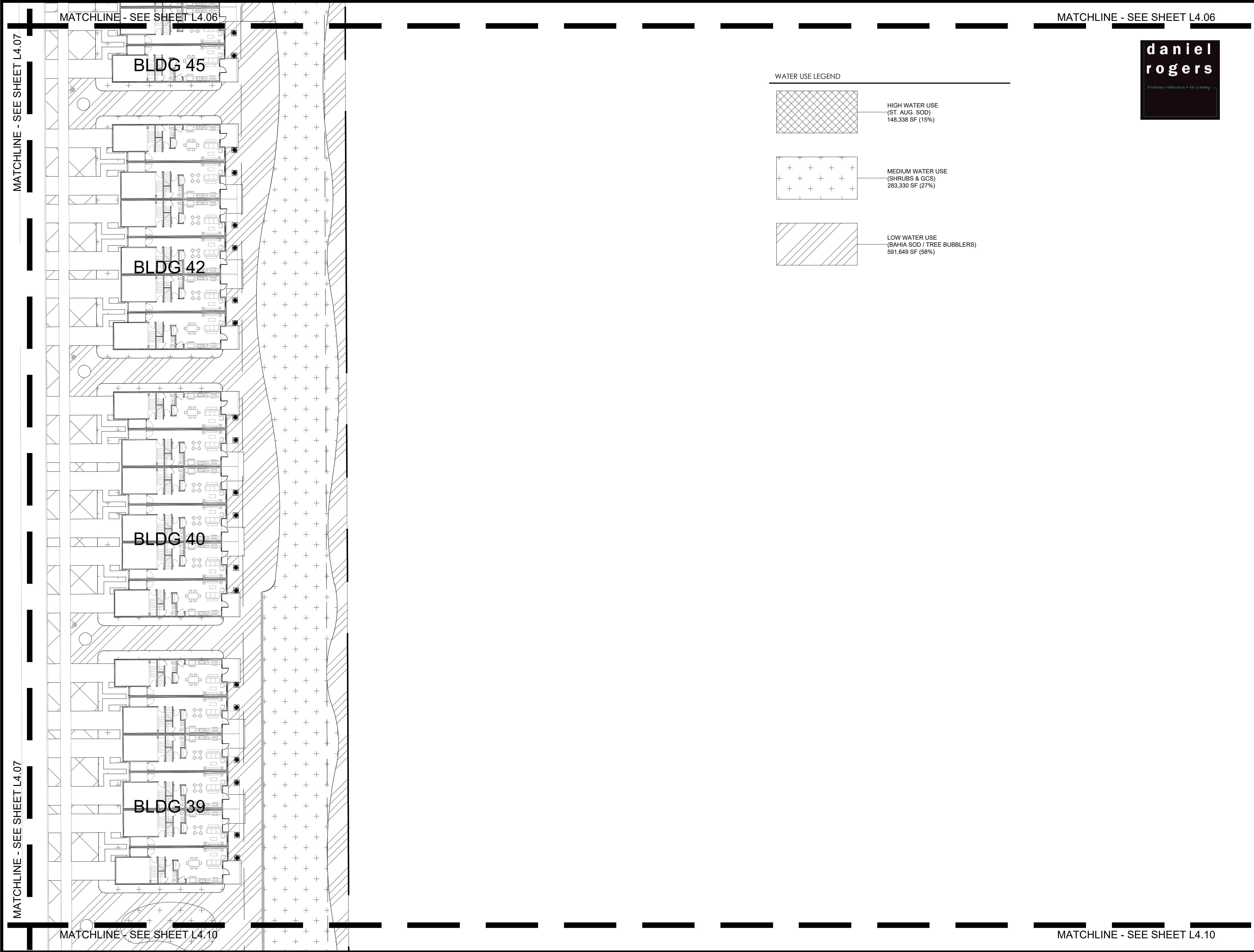
MATCHLINE - SEE SHEET L4.09

MATCHLINE - SEE SHEET L4.09

MATCHLINE - SEE SHEET L4.08

MATCHLINE - SEE SHEET L4.08





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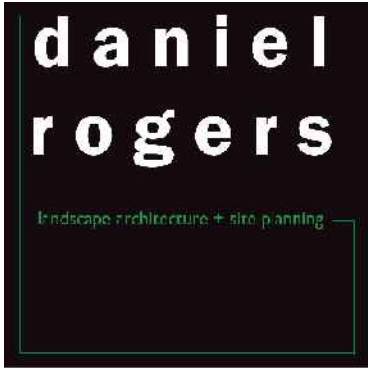
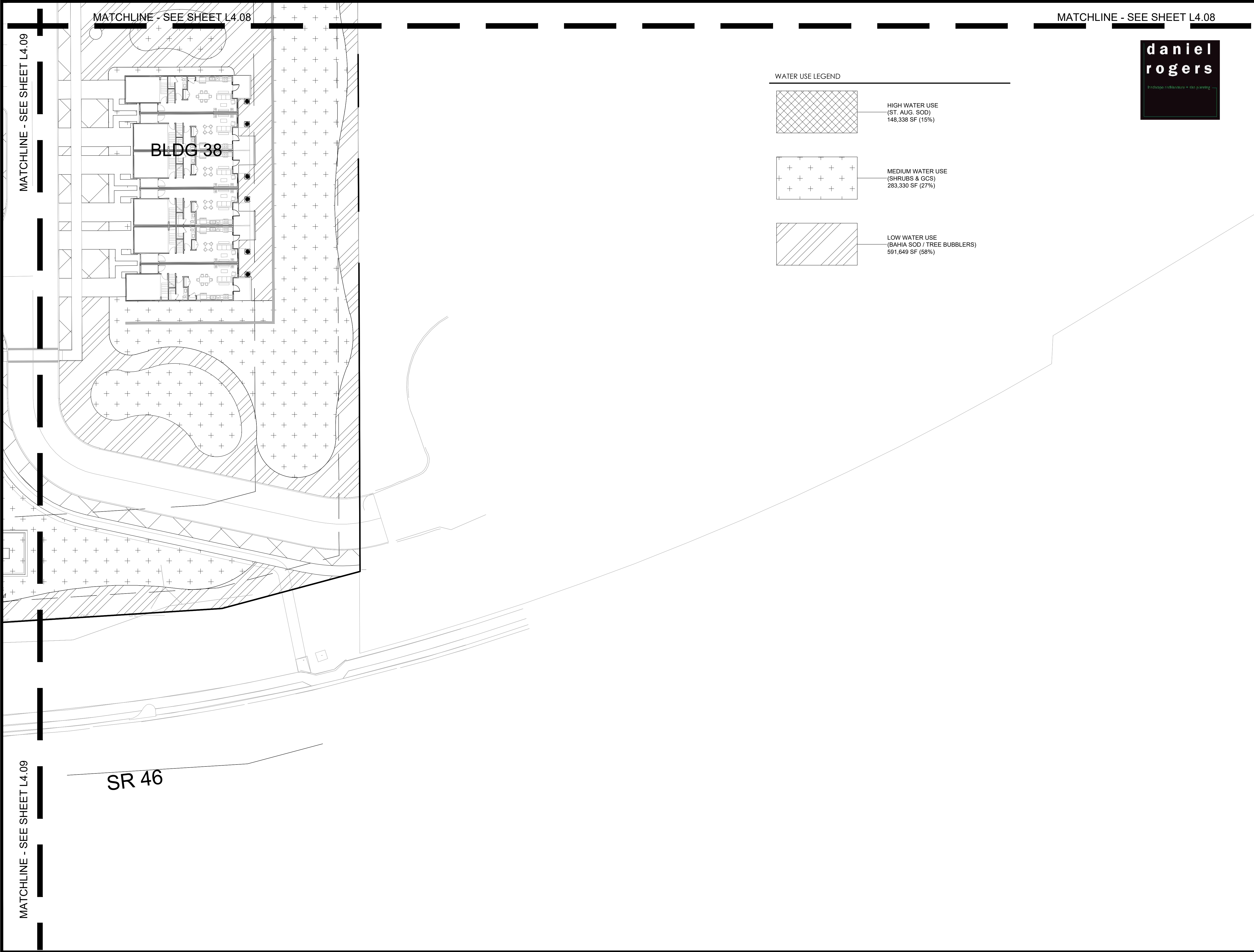
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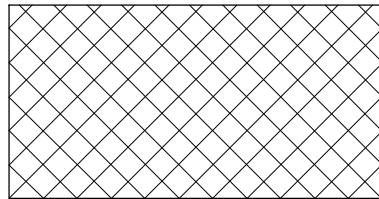
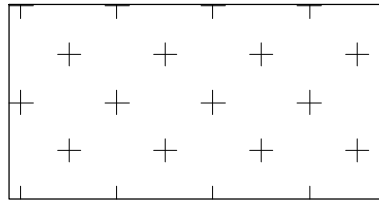
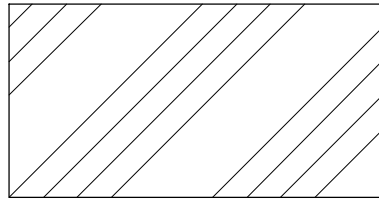
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PROJECT NO.: DRLA-2022.013

SHEET NAME:  
IRRIGATION  
WATER USE DIAGRAM

SHEET NUMBER:  
**L4.08**





| WATER USE LEGEND                                                                    |                                                                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------|
|  | HIGH WATER USE<br>(ST. AUG. SOD)<br>148,338 SF (15%)             |
|  | MEDIUM WATER USE<br>(SHRUBS & GCS)<br>283,330 SF (27%)           |
|  | LOW WATER USE<br>(BAHIA SOD / TREE BUBBLERS)<br>591,649 SF (58%) |

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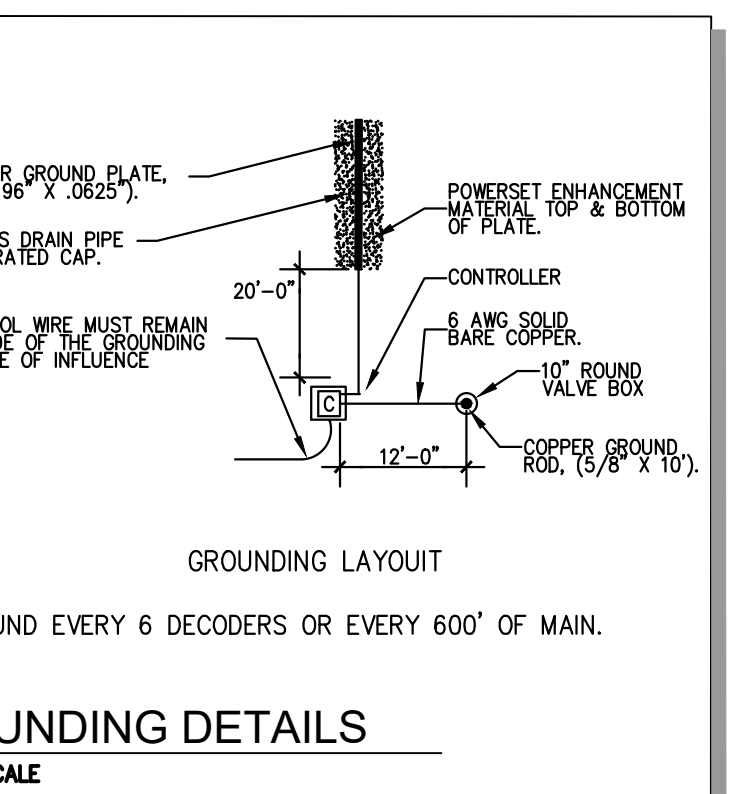
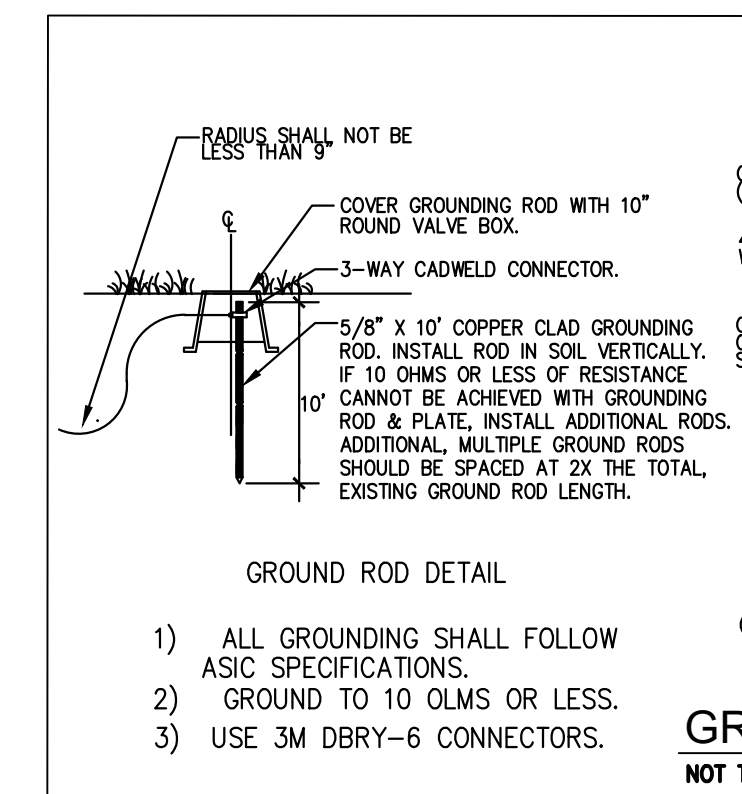
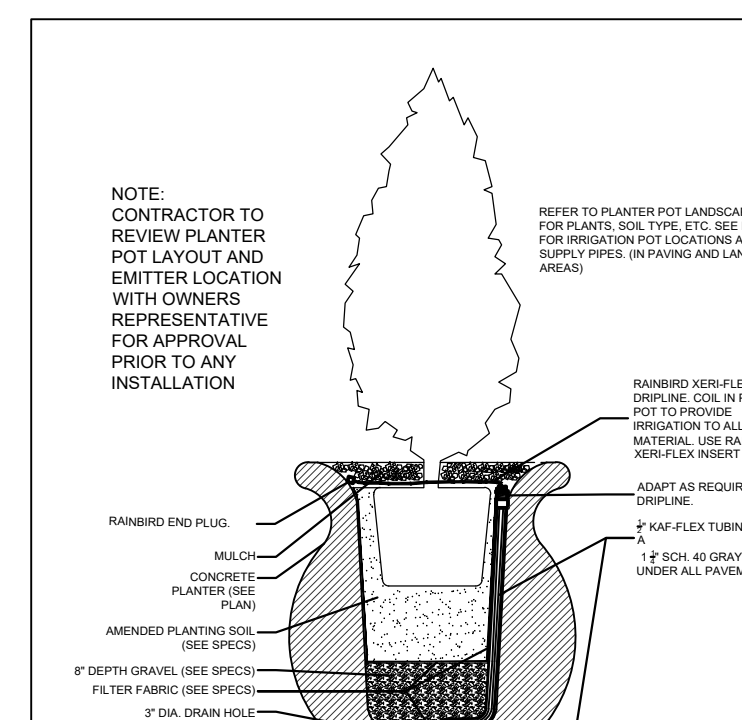
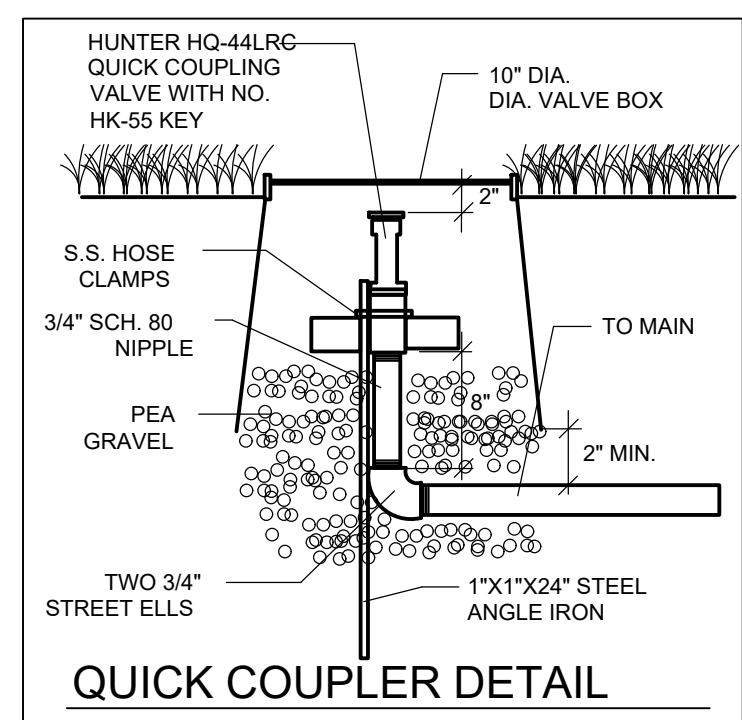
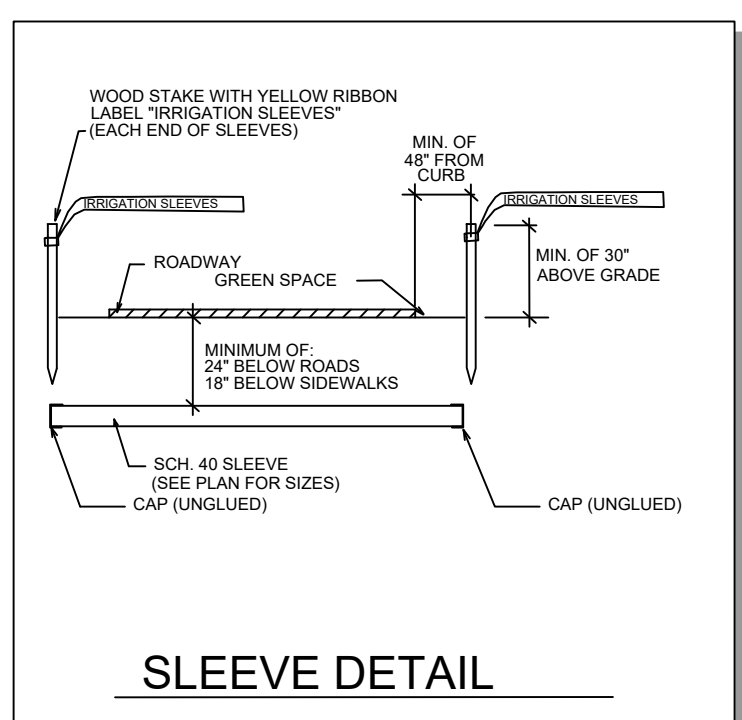
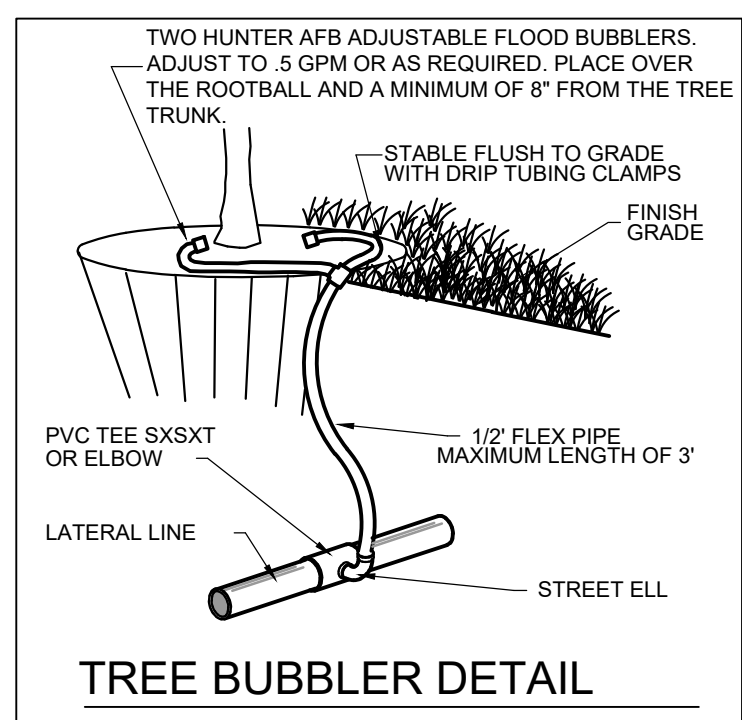
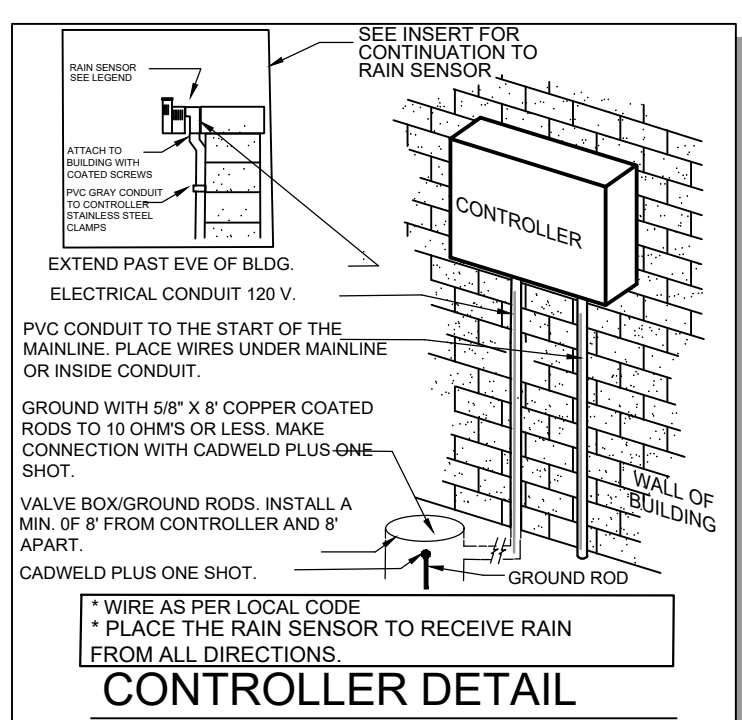
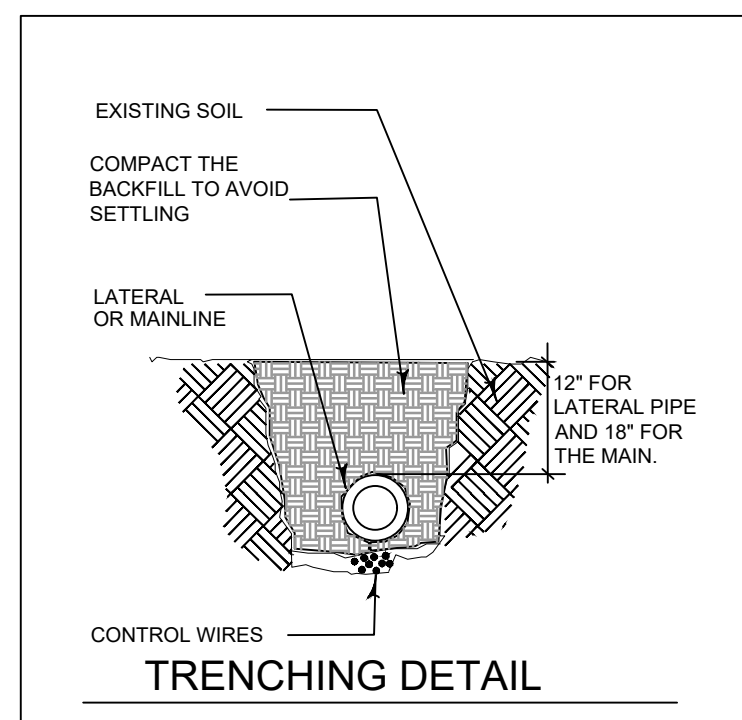
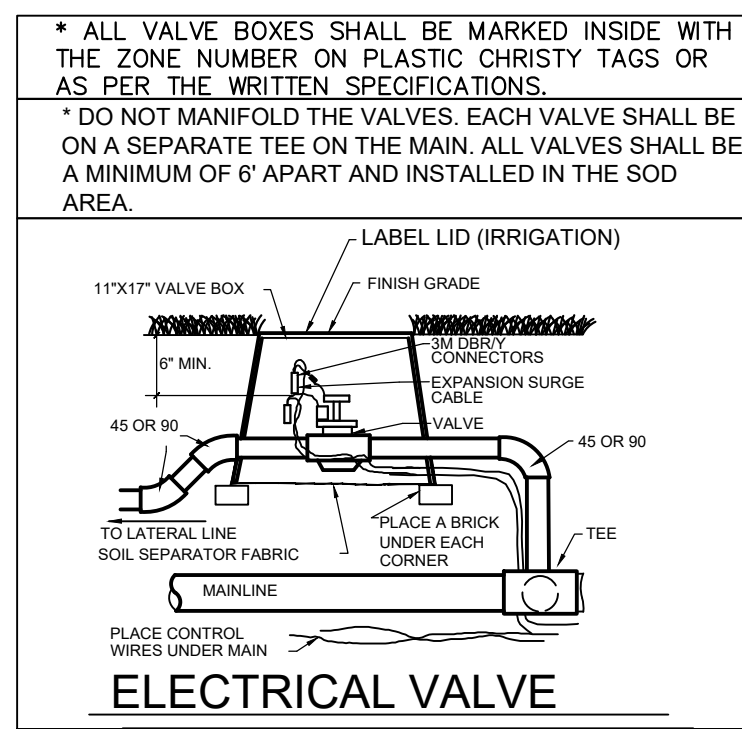
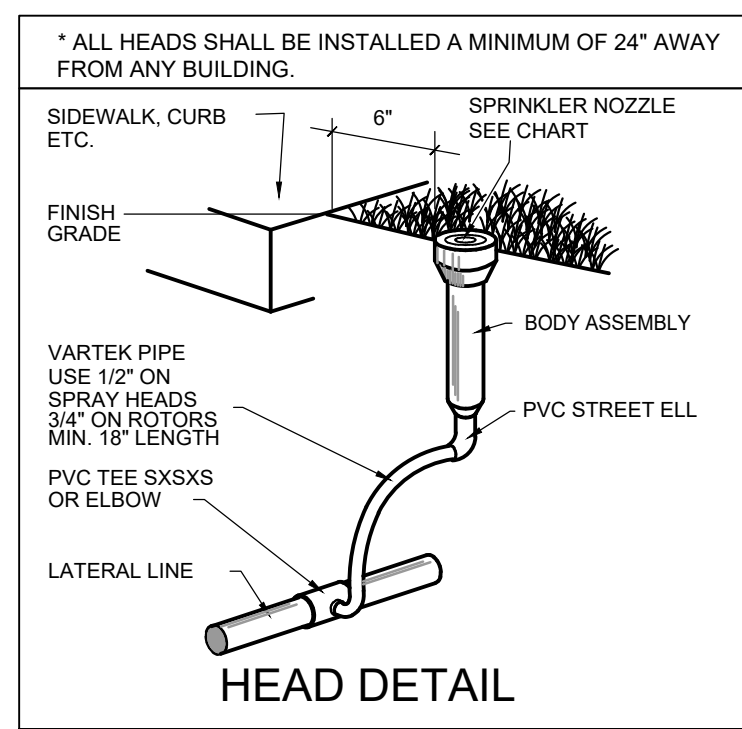
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PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

SHEET NAME:  
IRRIGATION  
WATER USE DIAGRAM

SHEET NUMBER:  
L4.10





## GENERAL NOTES

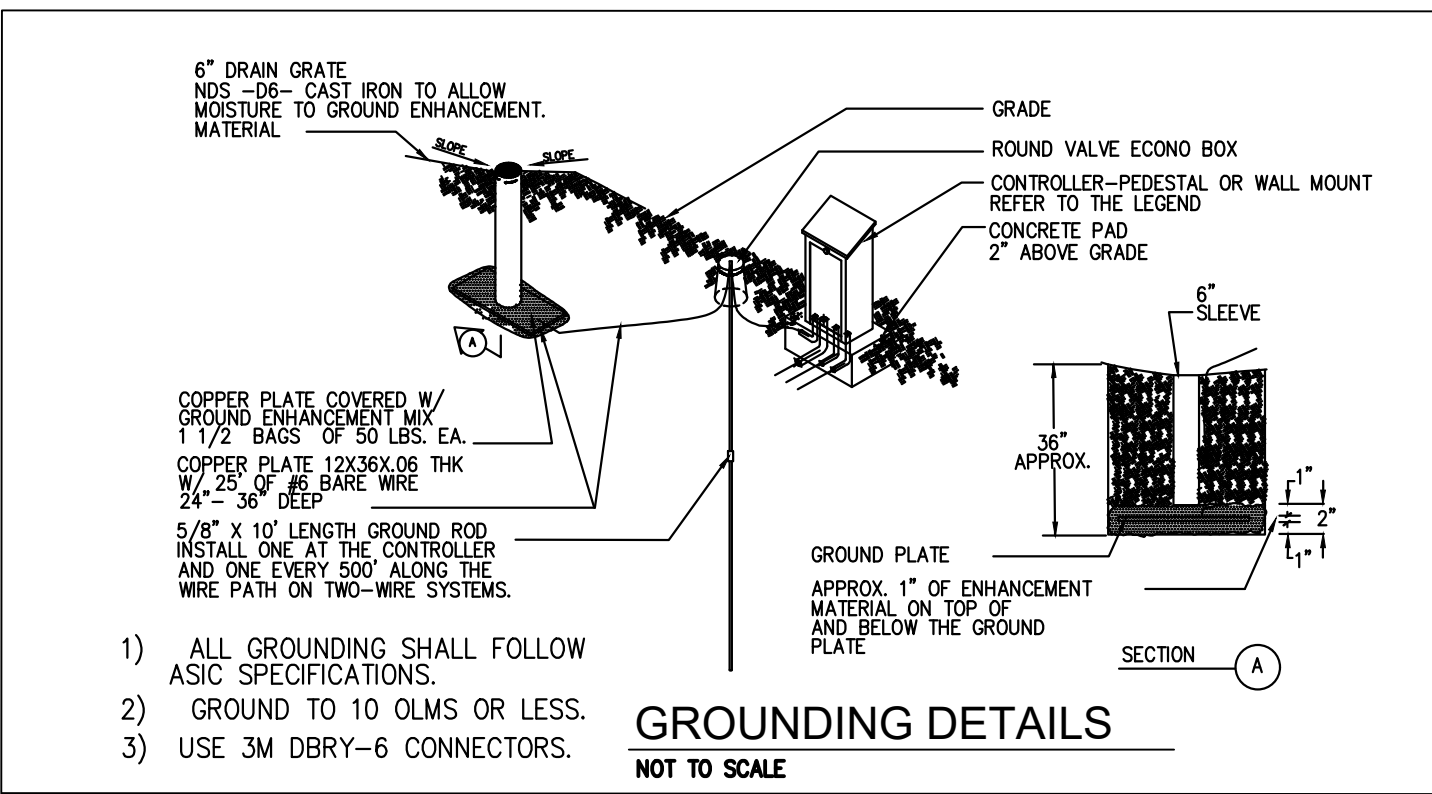
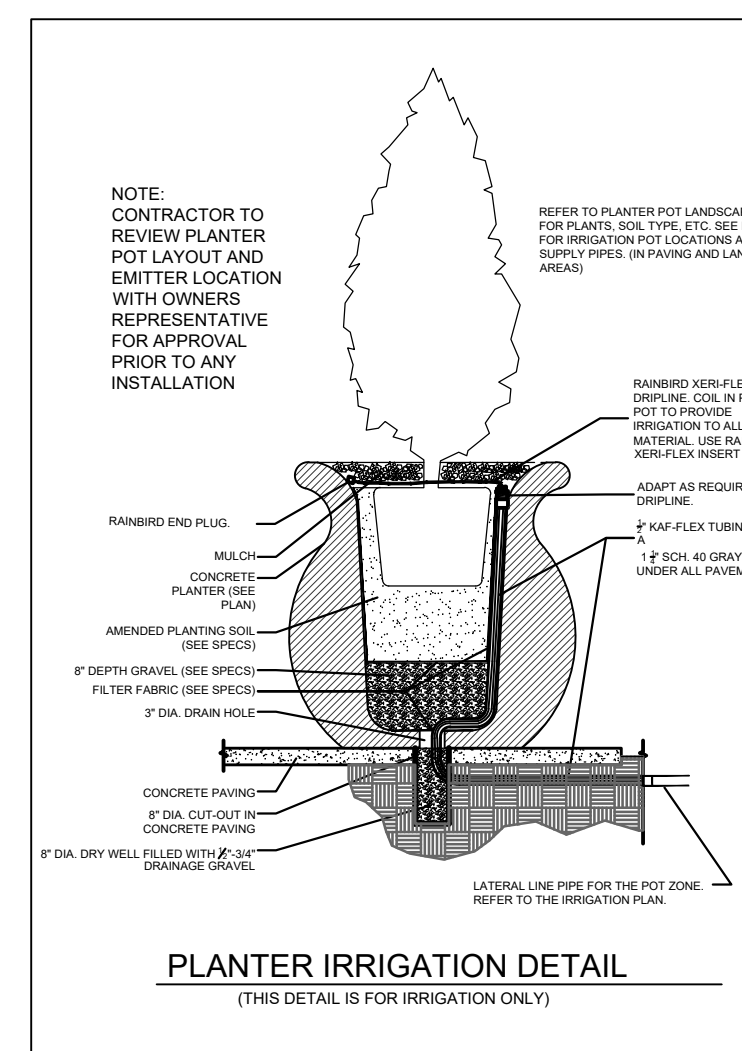
- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES, DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
  - 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
  - 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON T37 WITH A PURPLE PIERCE OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
  - 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
  - 5) NO RISERS SHALL BE USED ON THIS PROJECT.
  - 6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBRY-WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
  - 7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND LATERAL PIPING. THE CONTRACTOR SHALL PROVIDE A COPY OF THE AS-BUILT DRAWING TO THE OWNER. THE CONTRACTOR SHALL BE SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT DRAWING.
  - 8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
  - 9) 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 AREA OR OUTSIDE SUCH. 40 SURVEY.
  - 10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKING TALL SHRUBS.
  - 11) 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 THEIR WORK.
  - 12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
  - 13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR OWNER WHENEVER IT IS NOT PART OF THE BIG CONTRACT. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
  - 14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER THAN THE SPACING SHOWN ON THE PLAN. THE CONTRACTOR SHALL CHASE TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND/OR SOIL IN THE IRRIGATED AREAS.
  - 15) FLORIDA LAW (F. S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (P&A: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 888-444-4444 PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
- INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

## NOZZLE CHART

| LETTER | SPEC.      | COLOR     | G.P.M.<br>40 PSI | DISTANCE | RADIUS       | ZONE LABELS |
|--------|------------|-----------|------------------|----------|--------------|-------------|
| A      | MP2000     | RED       | 1.47             | 19'      | FULL         | 360°        |
| B      | MP CORNER  | TURQUOISE | .45              | 14'      | CORNER       | 165°        |
| C      | MP CORNER  | TURQUOISE | .19              | 14'      | CORNER       | 45°         |
| D      | MP2000     | BLACK     | .74              | 19'      | HALF         | 180°        |
| E      | MP2000     | BLACK     | .40              | 19'      | QUARTER      | 90°         |
| F      | RAIN STRIP | COPPER    | .22              | 5' X 15' | END STRIP    | 270°        |
| G      | HRAIN XPCN | BLACK     | .23              | 4.5'     | HALF PATTERN |             |
| M      | MP SIDE S  | BROWN     | .44              | 5' X 30' | SIDE STRIP   |             |
| S      | MP815-90   | ORANGE    | .21              | 8'-10"   |              | 90°         |
| T      | MP815-180  | ORANGE    | .43              | 8'-10"   |              | 180°        |
| V      | MP3000     | BLUE      | .86              | 30'      | QUARTER      | 90°         |
| W      | MP3000     | BLUE      | 1.82             | 30'      | HALF         | 180°        |
| X      | MP3000     | YELLOW    | 2.73             | 30'      | THREE QTR.   | 270°        |
| Y      | MP3000     | GRAY      | 3.64             | 30'      | FULL         | 360°        |
| Z      | MP2000     | GREEN     | 1.10             | 19'      | THREE QTR.   | 270°        |

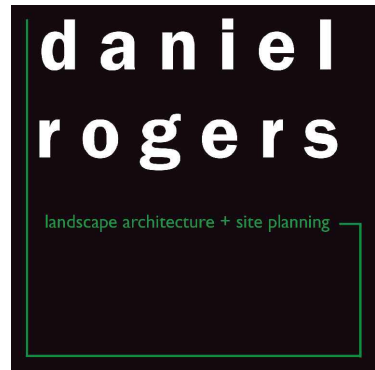
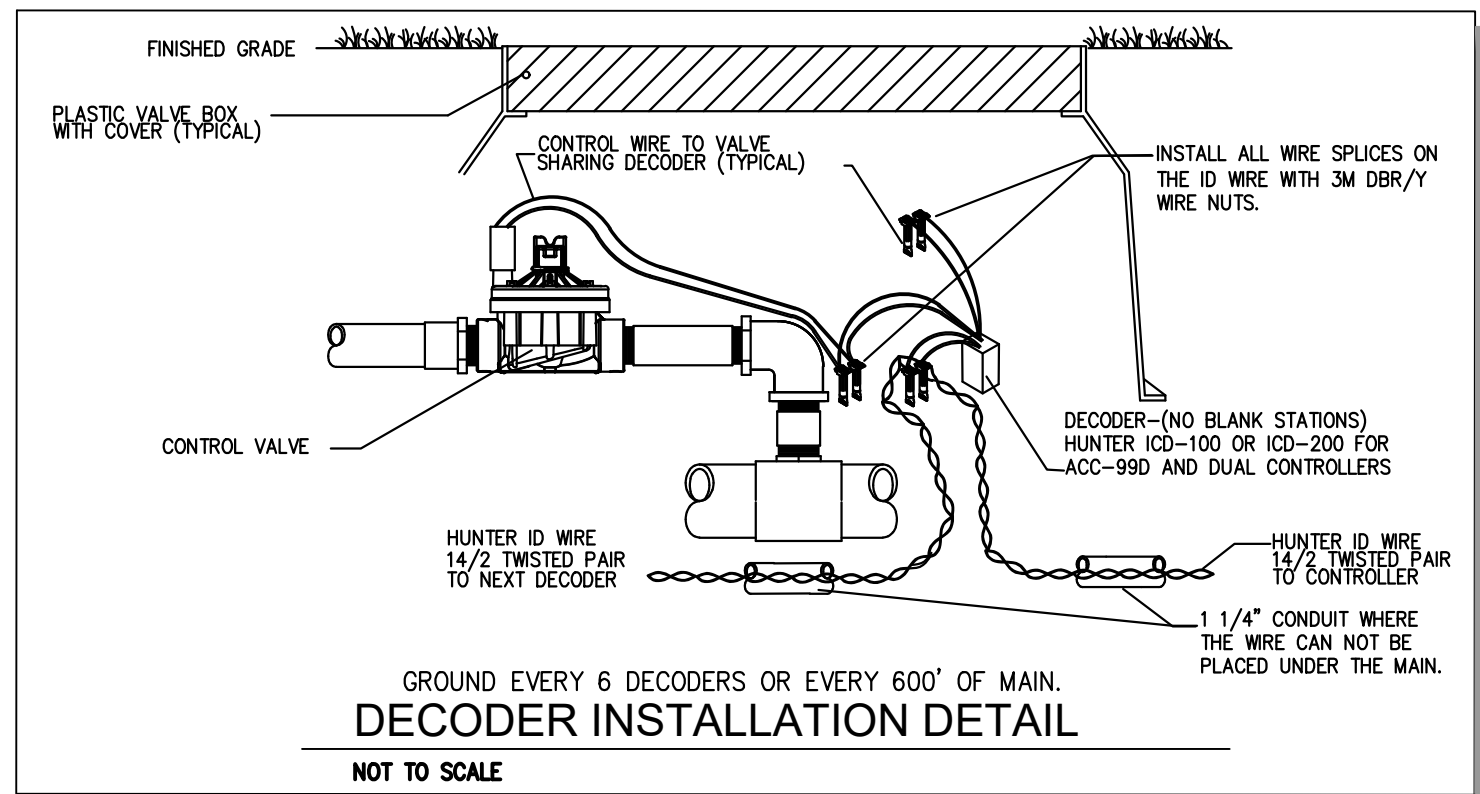
The diagram shows a diamond-shaped irrigation zone. A central point is labeled 'RAI'. Four lines radiate from this point to the corners of the diamond, labeled 'R1', 'R2', 'R3', and 'R4'. The top corner is labeled 'ZONE NUMBER'. The right side is labeled 'SOD PLANTS TREES'. The bottom side is labeled 'WATER USE'. The left side is labeled 'HIGH MEDIUM LOW'.

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN THAT OF A CONVENTIONAL SPRAY NOZZLE. SPRAY HEADS, THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.



## LEGEND

|                                                                                                          |                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | HUNTER PRS40 SPRAY SERIES 6" POP-UP                                                                                                                                   |
|  | HUNTER PRS40 SPRAY SERIES 12" POP-UP                                                                                                                                  |
|                       | TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.                                                                                                                    |
|                       | POT IRRIGATION- REFER TO THE DETAIL                                                                                                                                   |
|            | CLASS 200 PURPLE PVC MAINLINE-3"                                                                                                                                      |
|                       | CLASS 200 PVC PURPLE LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)                                    |
|                       | SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)                                                                 |
|                       | HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"x17" PURPLE VALVE BOX AND COVER<br><br>0-25 GPM=1"<br>26-50 GPM=1 1/2"<br>51 AND HIGHER GPM=2"  |
|                       | CONTROLLER- BASELINE 3200 DECODER. WHERE SHOWN ON THE PLAN. INSTALL WITH FOUR SOIL MOISTURE SENSORS ON EACH SYSTEM. GROUND AS PER DETAILS.                            |
|                       | HUNTER HQ-44LRC QUICK COUPLING VALVE. PROVIDE THE OWNER TWO HK-55 KEYS UPON COMPLETION OF THE POOL AREA.                                                              |
|                       | POINT OF CONNECTION TO CITY OF MOUNT DORA RE-USE WATER SOURCE, LOCATED AT INTERSECTION OF US 441 S & NATOMA BLVD.                                                     |
|                       | POINT OF CONNECT TO A POTABLE WATER SOURCE AND BACKFLOW PREVENTER FOR THE POOL AREA. (25 GPM AT 45 PSI) REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS. |



**ACi**  
ARCHITECTURE  
*redefined*

DEVELOPMENT, MANAGEMENT, ARCHITECTURE  
FL AA0002940

955 N. PENNSYLVANIA AVENUE  
WINTER PARK, FLORIDA 32789 USA  
PHONE: (407) 740-8405  
[WWW.ACISTUDIOS.COM](http://WWW.ACISTUDIOS.COM)

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JUNIPER VILLAGE  
ELEVATION DEVELOPMENT  
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA  
FLORIDA LICENSE #66668866

[illegible]

DATE: September 06, 2022  
ISSUE: Permit Submittal  
PROJECT MGR: DRLA  
PROJECT NO.: DRLA-2022.013

SHEET NAME:  
IRRIGATION  
DETAILS & NOTES

SHEET NUMBER:  
**L4.20**





CITY OF  
MOUNT  
DORA

**RECEIVED**

By scottw at 9:56 am, Dec 06, 2022

**PR22-14FNLC**

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

E-mail: [plandev@cityofmounddora.com](mailto:plandev@cityofmounddora.com)

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**FINAL PLAT / CONSTRUCTION PLAN  
APPLICATION**

Date: 12/05/22 Project Name: Juniper MF Townhomes

1. Applicant's Name: Brooks Stickler  
Company's Name: Kimley-Horn & Associates  
Address: 189 S. Orange Ave., Suite 1000  
City, State & Zip: Orlando, FL 32801  
Phone: 407-427-1677 E-mail: Brooks.Stickler@kimley-horn.com
2. Property Owner's Name(s): Owais K Hanani  
Company's Name: Elevation Mt. Dora LLC  
Address: 189 S. Orange Ave., Suite 1550  
City, State & Zip: Orlando, FL 32801  
Phone: 407.270.8866 E-mail: Owais@elevationdev.com
3. Engineer's Name: Brooks Stickler  
Company's Name: Kimley-Horn & Associates  
Address: 189 S. Orange Ave., Suite 1000  
City, State & Zip: Orlando, FL 32801  
Phone: 407-427-1677 E-mail: Brooks.Stickler@kimley-horn.com
4. Surveyor's Name: David W. Maxwell  
Company's Name: Geopoint Surveying, Inc.  
Address: 213 Hobbs St,  
City, State & Zip: Tampa, FL 33619  
Phone: 813-248-8888 E-mail: Maitland@geopointsurvey.com



5. Zoning District: R-3
6. Future Land Use: RH/HD
7. Total Units/Lots: 267
8. Size of Property (Acres): 30.72
9. Wetland Areas (Acres): Existing: 0 acres Removed: 0 acres  
Remaining: 0 acres
10. Density (Developable Area): 30.72  
(See LDC Definition for "Density" for developable area).
11. If this project is associated with a PUD, provide a summary report outlining each PUD condition with explanation as to how each PUD condition has been addressed with this submitted.
12. Are there any deviations from the Preliminary Plat Approval (circle)? Yes / No
- If yes, list and describe: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## CERTIFICATION AND SIGNATURE

I CERTIFY THAT, to the best of my knowledge and belief, all information supplied with this application is accurate and I have examined and am familiar with the Land Development Code of the City of Mount Dora, Florida and Chapter 177 of the Florida Statutes and have complied with the requirements of said regulations and statute. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature

12/01/2022

Date





## LETTER OF AUTHORIZATION

City of Mount Dora  
Planning and Development  
510 N. Baker St.  
Mount Dora, Florida 32757

To Whom It May Concern:

This letter does hereby authorize Brooks Stickler, P.E. of Kimley Horn to act as our agent(s) for and with all regulatory agencies, departments, and their personnel for Lake County, Florida Department of Economic Opportunity, Florida Department of Transportation, Saint John's Water Management District, Florida Department of Environmental Protection, US Army Corps of Engineers, and any other regulatory agencies or utility providers in an effort to receive all approvals necessary for permitting and developing the proposed real estate project on an approximately 32.72 acres, m.o.l. for residential use to include 266 units (+/- 26.28 acres), 15,000 sf clubhouse and four (4) stormwater ponds (4.42 acres) tract that is generally located at U.S. Highway 441 and Natoma Boulevard, Lake County, Florida. In addition, I authorize the above-listed agent(s) to bind me, or my corporation, to perform any requirements which may be necessary to procure these permits or authorizations.

| Parcel ID Number(s):                               | Site Acreage | Street Address (if assigned):                                  |
|----------------------------------------------------|--------------|----------------------------------------------------------------|
| 28-19-27-0003-000-02500<br>33-19-27-2200-000-00B00 | 32.72 +/-    | U.S. Highway 441 and Natoma Boulevard<br>Lake County, FL 32757 |

Contract Purchaser / Developer:

Signature: AK

Name: Owais Khanani

Title: Manager

ELEVATION DEVELOPMENT, LLC

189 S. Orange Ave. Suite 1550

Orlando, FL 32801

189 S. Orange Avenue, Suite 1550, Orlando, Florida 32801

407.270.8866

[www.ElevationDev.com](http://www.ElevationDev.com)





STATE OF Florida  
COUNTY OF Orange

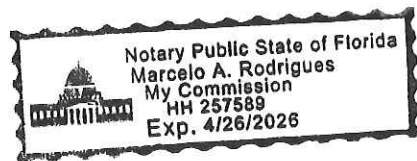
On this the 18<sup>th</sup> day of August 2022 before me, the undersigned Notary Public of the State of Florida, personally appeared Owais Khanani and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) are X personally known to me, or        presented the following identification:  
\_\_\_\_\_.

WITNESS MY HAND AND SEAL:

NOTARY SEAL &

COMMISSION EXPIRATION:

  
\_\_\_\_\_  
NOTARY SIGNATURE







CITY OF  
MOUNT  
DORA

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

## DRC REVIEW COMMENTS PUBLIC WORKS

---

**DATE:** March 2, 2023  
**FROM:** George Marek, P.E., City Public Works Director *GM*  
**PROJECT NAME:** Site Plan Review: Juniper Multi-family Townhomes

---

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

### **Public Works Comments:**

1. Provide complete structural details for proposed modifications to the triple pipe culvert that crosses Natoma Boulevard in front of your development.

### **Utilities Comments:**

1. The proposed monument structure on the US 441 entrance was relocated on top of the existing utility lines. The previous comment requested monument signs be relocated away from all buried utilities to a place outside of the utility easements such that it does not need to be removed someday to repair a utility line.
2. No odor control call out could be found on sheet C8.0. Provide odor control on the vent stack of the lift station.





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

**DELIVERED VIA E-MAIL**

March 3, 2023

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

RE: Juniper MF Townhomes Site Plan (Project No.: SP22-10)  
Third Review

Dear Mr. Sandersfeld,

We are in receipt of the Site Plan Application, civil plans, drainage report, and other supporting documents for the above referenced development. The following comments are based upon our review of the documents received by CPH on February 12, 2023, as submitted by Kimley-Horn Engineers.

Our comments are as follows:

**Application:**

1. The application lists the owner as Elevation Mt. Dora LLC, the Letter of Authorization is signed by Elevation Development LLC, the SunBiz file lists the company as Elevation Development LLC, the plans list the owner as Elevation Development LLC, and the Lake County Property Appraiser lists the owner as Elevation Mt. Dora LLC. Please correct appropriately. **Repeat Comment - Updated Authorization Letter and Application missing from submittal package.**
2. Resolved

**Civil Plans:**

**General:**

3. **Repeat comment** - Provide plan and profiles showing all proposed utilities along the internal roadways. Callout conflicts and vertical separation between utilities. *Engineer's response: "Plan and Profile will be submitted with the next set. Conflict call outs are on Sheet C5.0-C5.6."* **Additional crossings are on the plans that were not noted. Please see New Comments for additional crossing locations.**

**Sheet C0.0:**

4. Resolved.

**Sheet C1.0:**

5. Resolved.
6. Resolved.
7. Resolved.



8. Resolved.
9. Resolved.
10. Resolved.
11. Resolved.
12. Resolved.
13. Resolved.
14. Resolved.
15. Resolved. However, plan sheet C5.3 shows a 4-inch sewer lateral from the Club House to the main trunk line. Are you sure you want to use a 4-inch lateral, even though the City detail allows this? It is recommended that the clubhouse sewer lateral be upsized to 6-inch as a non-residential connection.
16. Resolved.
17. Resolved.
18. Resolved.
19. Resolved.
20. Resolved.
21. Resolved.
22. Resolved.
23. Resolved.
24. Resolved.

Sheet C1.1:

25. Resolved.
26. Resolved.
27. Resolved.
28. Resolved.
29. Resolved.

Sheet C2.0:

30. Resolved. The existing utility sizes are called out on sheets C5.1, C5.2, C5.3 and C5.6

Sheet C3.0:

31. Resolved.
32. Resolved.
33. Resolved.
34. Resolved.
35. Resolved.

Sheet C3.4:

36. Resolved.

Sheet C3.6:

37. Resolved.

Sheet C3.10:

38. Resolved



- 39. Resolved
- 40. Resolved.

Sheet C3.11:

- 41. **Repeat comment** - Provide a better radius for turning off of Natoma Boulevard so that the fire truck does not need to draft into the exiting travel lane for access to the site. *Engineer's response: "See Sheet C3.11." Fire Department to confirm the entering and exiting travel path are acceptable*
- 42. Resolved
- 43. Resolved.

Sheet C4.0:

- 44. Resolved.
- 45. **Repeat Comment** - The Paving, Grading, and Drainage Plan is proposing Type C inlets for all storm structures. Will a Type C inlet be large enough to handle the flow from the proposed drainage areas? Recommend adding additional inlets. *Engineer's response: "Secondary calculations and capacity to be submitted in the next round."* **Pipe flow calcs were not provided.**
- 46. **Acknowledged** - Provide storm pipe hydraulic calculations showing the storm water collection system can handle the runoff from the site. *Engineer's response: "Secondary calculations and capacity to be submitted in the next round."*

Sheet C4.1:

- 47. Resolved
- 48. Resolved
- 49. Resolved
- 50. Resolved.
- 51. **Repeat comment** - Callout highpoints along the internal roadways (Typical all grading sheets). *Engineer's response: Roadway grading provided on plan and profile sheets.*
- 52. **Repeat comment** - On the east side of building 1, the 104 contour is above the finished floor of the building (finished floor 103.85). This is incorrect. The contours around the building must be at least 6 inches below finished floor. Check all buildings. **Drainage appears to be moving east-west direction. Grading must show swale between buildings.**
- 53. Resolved.

Sheet C4.2:

- 54. Resolved.
- 55. Resolved.
- 56. **Repeat comment** - Contour lines are shown running through multiple buildings. Please revisit grading on all sheets. Contour lines cannot cross finished floor pads. Also, contour lines are showing through clubhouse and pool. This is incorrect also. Please revise. **As an example, please see building 9.**
- 57. Resolved.
- 58. Resolved.



Sheet C4.3:

- 59. Resolved.
- 60. Resolved
- 61. Resolved.
- 62. Resolved.
- 63. **Repeat comment** - The MES (structure D-01) is shown to discharge into Pond A. The storm struct table calls out a headwall with a top elevation of 91.71 and invert at 87.75. Invert should be 85.00. Please revise. **D-01 is now called out as MES-3. There is a difference of 2.75 feet on elevation. Please refer to next comment for the energy dissipator note.**
- 64. **Repeat comment** - Provide energy dissipaters at all MES structures and add detail to plans. *Engineer's response: "The MES location was revised."* Detail on sheet C6.5 is not applicable for storm pipes discharging into storm ponds. Please add additional MES detail. **Energy dissipators and the MES detail were not provided for the mitered end sections. Please do not confuse the drainage flumes for the MES energy dissipators.**

Sheet C4.5

- 65. **Repeat comment** - There is over 3 FT difference in elevation between buildings 33 and 35 creating a 4:1 slope between the buildings. How will runoff be directed so that it does not sheet flow into the downhill building? *Engineer's response: "Low point swales were placed in between buildings as needed".* **Grading still not revised.**
- 66. Resolved.

Sheet C4.6:

- 67. Resolved

Sheet C4.7:

- 68. Resolved.
- 69. **Repeat comment** - Show seasonal high ground water table for each cross section. *Engineer's response: "Grading to be revised."*

Sheet C5.0:

- 70. Resolved.
- 71. Resolved.
- 72. Resolved.
- 73. Resolved
- 74. Resolved.
- 75. Resolved.
- 76. Resolved.
- 77. Resolved.
- 78. Resolved. *Engineer's response: "all units to have individual (1.5 water) service."* Engineer/architect to confirm that 1.5 in water service will also be adequate for individual fire protection.
- 79. Resolved. *Engineer's response: "all units to have individual (sanitary) service."*



Sheet C5.1:

- 80. Resolved.
- 81. Resolved.
- 82. Resolved.
- 83. Resolved.
- 84. Resolved
- 85. **Repeat comment** - Is the EOR certain that the entire 8-inch gravity sewer is of sufficient size to handle all the flow from developments 266 units within an 8-inch diameter pipe and not surcharge the system during peak hour flows? This comment applies to all the utility sheets. *Engineer's response: "Sewer Capacity Calculations to be submitted at next submittal."*
- 86. **Repeat comment** - Are two gate valves necessary for each fire hydrant? The main in-line valve is redundant and should be a tee with a valve to the "left" of the tee. Typically, main line valves are located at tees or in sections of pipe longer than 1000 LF. This comment applies to all utility sheets. *Engineer's response: "To be reviewed."*
- 87. Resolved.
- 88. Resolved.
- 89. Manholes #8 and #10 need to be drop structures. All manholes with 2-foot plus or minus difference in elevation through them need to be drop structures – this applies to all the utility sheets. *Engineer's response: "To be reviewed."* **Repeat comment – label the manholes as drop manholes and to be lined. Where was the note about lining the manholes placed in the plan set?**
- 90. Resolved.

Sheet C5.2:

- 91. Resolved.
- 92. Resolved.
- 93. Resolved.
- 94. Resolved.

Sheet C5.4:

- 95. **Repeat comment** - If there is to be an ARV at the end of the water main on the dead-end street, why is a blow off also necessary? *Engineer's response: "Will be reviewed with plans and profile."* Repeat comment – the ARV will expel any air that collects at this high point.

Sheet C7.0:

- 96. Resolved.

**Lift Station Analysis: (LS report was not provided in this submittal)**

- 97. Resolved
- 98. What about wastewater generated at the office/building and pool area? *Engineer's response: "To be coordinated."* **Repeat comment – not included in the revised LS Report.**
- 99. Resolved



100. Resolved.

### **Landscape Plans:**

Sheet L4.20:

101. Resolved.

### **Environmental Review**

Please see Amy Daly's attached Environmental Review for comments.

### **Traffic Impact Analysis:**

Please refer to Sandra Gorman's attached memo for traffic comments.

### **Drainage Report:**

No changes to the drainage report have been made since the previous submittal. All comments are repeat. Note that more comments may be forthcoming.

102. Resolved

103. Resolved.

104. Resolved.

105. Resolved.

106. Resolved.

107. **Repeat Comment:** PDF Page 9 – Proposed Basin Summary Table: Post Basin Time of Concentration (Tc). Calculations to support the Tc value are not shown. Please include on report. *Engineer's response:* "Section 3.2.3 explains why a Tc value of 10 min was used". **Section 3.2.3 states "The time of concentration ('Tc') for the post-development drainage was determined to be a minimum of 10 minutes. Please refer to the Post-Development Drainage Map in Appendix A". Appendix A does not show the required calculations previously asked.**

108. Resolved.

109. Resolved.

110. Resolved.

111. **Repeat Comment:** PDF Page 30 – This is the Pre-Development Basin ICPR input section. However, the header on each page states "Post Report" instead of "Pre Report". Please revise. **PDF pages between 23-53 remain with the wrong header.**

112. Resolved.

113. Resolved.

114. **Repeat Comment:** PDF Page 46: Elevations from "Total Required Treatment Volume" & "Provided Treatment Volume" should be incorporated into the table. The Provided Treatment Volume is using the full volume in the pond. Recommend showing the specific line for the TV elevation in the stage/storage table for clarity. **The Provided Treatment Volume is now shown on table but not the Total Required Treatment Volume. Please add.**



**Planning Comments:**

- 115. Resolved.
- 116. Acknowledged.

**New Comments:**

- 117. Resolved
- 118. Resolved
- 119. Resolved
- 120. Resolved
- 121. C4.1 – The proposed sidewalk coming off on Namora Blvd and the centerlines of the storm pond appears to be in conflict. Sidewalk needs to meet ADA requirements. Is it intended the sidewalk to go up and down following the contour lines? Is this correct?
- 122. Resolved.
- 123. C4.3 – The wall on the north side of the road is called out as 123.00. The sidewalk has a contour line of 125. The wall appears to be 2' feet lower than the sidewalk. There will be a fence or hand rail requirement along the top of the wall. Is there a wall detail that has the label about handrails on walls higher than 30-inches? We realize that the wall will be a separate permit with its own design, but these plans can show the wall and handrail.
- 124. Resolved.
- 125. Resolved.
- 126. Resolved.
- 127. C5.3 – **Repeat Comment** - Some utility conflicts are not called out on plans:
  - a) West of S-11, there is a crossing between 8" PVC WM and 8" PVC SS.
  - b) Southwest of S-11, there is a crossing between 36" RCP storm pipe and 8" PVC WM.

**Profile has been provided, please show distance.**
- 128. C5.4 – **Repeat Comment** - Utility conflict not called out on plans: East of S-6, between 8" PVC SS and 8" PVC WM. Profile has been provided, please show distance.
- 129. C8.0 – Per lift station detail sheet, pipe connecting is ductile iron. Per utility plan sheet C5.1, pipe connecting is PVC. Indicate where the transition from DI to PVC takes place. **Repeat comment – the influent pipe on sheet C8.0 still shows as "Min 18 LF. D.I." – please correct.**
- 130. Resolved.

**ADDITIONAL COMMENTS:**

- 131. General Comment – Label distance between crossings on the profile view. For example, sheet C5.3 and C5.4.
- 132. Sheet C5.1 - If the owner/developer and/or HOA want the force main on their property to be DIP (lined) that is their choice, but the force main from the plug valve to the connection to the existing system shall be PVC. It is recommended to change back to PVC as it appeared on the second submittal.





133. Sheet C5.1 – the gravity sewer between manholes S-2 and S-1 is not labeled in the profile view.
134. Sheet C5.4 – Building 10 should be Building 12 per overall site plan and utility plan. Please revise.
135. In the Lift Station Report there is a table for fire flows. These fire flows do not correspond to values shown on C5.0.
136. Provide an odor control system for the lift station per the City's comment.
137. The Hydraulic Report does not include the office/building and pool facility in the calculations.
138. Hydraulic Report references a flow performed on an existing fire hydrant, please provide the location of that fire hydrant and show/label it on sheet C5.0
139. Hydraulic Report references a 16-inch water main on Natoma Blvd and the plans show an 8-inch WM.
140. The Hydraulic Report on page 4 of 68, references getting 3,000 gpm out of a single fire hydrant – I do not believe this can happen.

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

Sincerely,  
**CPH, LLC**

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

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

CC: Kiersten Cavender, Javier E. Omana, CNU-a  
David Wheeler, P.E.

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Comments - Juniper MF Townhomes Site Plan - 3rd Review 3-3-23.docx





1117 E. Robinson Street  
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Phone: 407.425.0452  
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# Memo

**Date:** February 23, 2023  
**To:** Vince Sandersfeld  
**Organization:** City of Mt. Dora  
**From:** Amy Daly, LEED AP, Director of Environmental Services  
**Re:** Juniper Village Project – Third Environmental Assessment Review  
**CPH Job No.:** M7000.40/REV3

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CPH, LLC. (CPH), Environmental Services, was requested by the City of Mount Dora to conduct a review of an Environmental Assessment report for Juniper Village submitted to the City on behalf of Elevation Development. CPH conducted previous reviews of the report entitled “Environmental Assessment” prepared by Jody Sisk at Atlantic Ecological Services, LLC., dated July 2021, the “Sand Skink and Blue-Tailed Mole Skink Survey Report” prepared by AES, dated May 2022, and the L&S Diversified Tree Survey dated June 24, 2022, to assist the City of Mount Dora with development review of proposed Juniper Village project located within the city limits. CPH also provided recommendations to the City regarding the environmental information submitted by Juniper Village for the project’s compliance with city ordinances, policy and the comprehensive plan.

The purpose of this third assessment is to provide a review of: 1) the “Environmental Assessment” prepared by Atlantic Ecological Services, LLC., dated February 2023; and 2) the project’s environmental characteristics and its compliance with city ordinances, policy and the comprehensive plan.

Juniper Village is located at the intersection of US Highway 441 and State Road 46 (**Figure 1**). The existing land use is forest and relic citrus groves, as well as one residential unit. The proposed project use is for residential development.

CPH offers the following regarding the environmental review of the project:

- 1) Gopher tortoise surveys are valid for 90 days pursuant to Florida Fish and Wildlife Conservation Commission (FFWCC) regulations. The pedestrian survey conducted July 1, 2021 has expired. An updated tortoise survey should be conducted at least 90 days prior to permit application submittal and/or the start of construction pursuant to FFWCC requirements. A copy of the FFWCC permit authorizing the relocation of the tortoises as well as an FFWCC approved After Action Report should be provided to the City prior to the start of construction to show compliance with City Comprehensive Plan, Conservation Element, Objective 5.
- 2) The project is located within the USFWS Florida Scrub Jay Consultation Area, USFWS Sand Skink and Blue-tailed Mole Skink Consultation Area and the USFWS Everglades Snail Kite Consultation Area. Atlantic Ecological Services, LLC (AES) recommended a formal survey for the Sand Skink and Blue-tailed Mole Skink due to the suitable habitat, soils and elevation. During the first review CPH recommended the project demonstrate compliance with the City Comprehensive Plan, Conservation



Element, Objective 5, by the applicant conducting an informal consultation with the USFWS for the Scrub Jay, Skink and Snail Kite to confirm if surveys are required, approve protocol for those surveys or obtain written confirmation that no further action is required to address a particular species.

- a. The applicant provided the “Sand Skink and Blue-Tailed Mole Skink Survey Report” prepared by AES, dated May 2022 which states coordination was conducted with USFWS and no skinks were observed during the 2022 survey. Upon the second review, CPH recommended the City request the applicant provide documentation from the USFWS approving the “Sand Skink and Blue-Tailed Mole Skink Survey Report” to comply with City Comprehensive Plan, Conservation Element, Objective 5.
  - b. The applicant has provided documentation from the USFWS dated June 14, 2022, approving the “Sand Skink and Blue-Tailed Mole Skink Survey Report” and concluding that the site is currently not occupied by sand skinks.
  - c. During the first review, CPH recommended the City request USFWS confirmation from the applicant that Scrub Jay and Snail Kite surveys are not required due to lack of suitable habitat to comply with the City Comprehensive Plan, Conservation Element, Objective 5.
  - d. The “Environmental Assessment” report prepared by AES has been updated to include analyses of the Scrub Jay and Snail Kite, concluding that the project is not likely to adversely affect these species, but does not indicate that the USFWS was consulted to confirm that surveys for these species would not be required due to lack of suitable habitat.
  - e. CPH recommends the City request USFWS confirmation from the applicant that Scrub Jay and Snail Kite surveys are not required due to lack of suitable habitat to comply with the City Comprehensive Plan, Conservation Element, Objective 5.
  - f. The Applicant upon receipt of this determination shall provide the City with documentation received from the USFWS. This documentation will ensure project compliance with the Mount Dora Comprehensive Plan, Conservation Element, Objective 5.
- 3) The “Environmental Assessment” prepared by Jody Sisk at Atlantic Ecological Services, LLC., dated July 2021 has been updated and CPH’s previous comments were as follows:
- a. “Environmental Assessment” report dated July 2021 stated the Core Foraging Area (CFA) for Wood Storks in central Florida is a 13-mile radius; the correct foraging buffer radius is 15 miles pursuant to “*WOST Colonies update 2020 USFWS Jacksonville, FL.*”
  - b. “Environmental Assessment” report dated February 2023 has been updated to include the correct foraging buffer radius of 15 miles.
  - c. The “Environmental Assessment” report dated July 2021 cited the FFWCC Eagle Nest Locator database for current bald eagle information; the FFWCC no longer updates this database and the Audubon Society’s Bald Eagle Nest Locator should be used instead. Audubon has reported the LA176a alternative nest as inactive for the 2021 nesting season and LA176 was reported as active for the 2021 nesting season (**Figure 2**).
  - d. The “Environmental Assessment” report dated February 2023 has been updated and utilizes the Audubon Society’s Bald Eagle Nest locator.
  - e. The wood stork and the bald eagle appear to have a low probability of being adversely affected by the proposed project.
- 4) During the first environmental review of the Juniper Village project CPH recommended the applicant should conduct a tree survey to comply with the City Comprehensive Plan pursuant to the Conservation Element, Objective 7, Policy B and the Mount Dora Code Ordinances, Chapter 90. Part II, Removal & Protection of Trees. CPH reviewed the L&S Diversified Tree Survey dated June 24, 2022 and it appears to comply with the City Comprehensive Plan pursuant to the Conservation





Element, Objective 7, Policy B and the Mount Dora Code Ordinances, Chapter 90. Part II, Removal & Protection of Trees.

## **Recommendations**

CPH recommends the following:

- The Applicant should provide a FFWCC Tortoise Relocation Permit and FFWCC “After Action Report” to the City to comply with FFWCC regulations and the City Comprehensive Plan Conservation Element, Objective 5.
- CPH recommends the Applicant should conduct informal consultations with the USFWS regarding the Snail Kite and Scrub Jay to determine if formal surveys are required for these to confirm species’ presence or absence to comply with the City Comprehensive Plan, Conservation Element, Objective 5. Based on the documentation of existing conditions in reports submitted to the City, there is a low probability that these species will be adversely affected by the proposed project.

Nothing in this report regarding environmental laws, rules and regulations is intended to be a legal interpretation or opinion, thus readers of this report should contact an attorney concerning any matters of law.

CC: Kiersten Cavender (CPH)

## **Attachments**

Figure 1 – Aerial Map

Figure 2 – Species Map





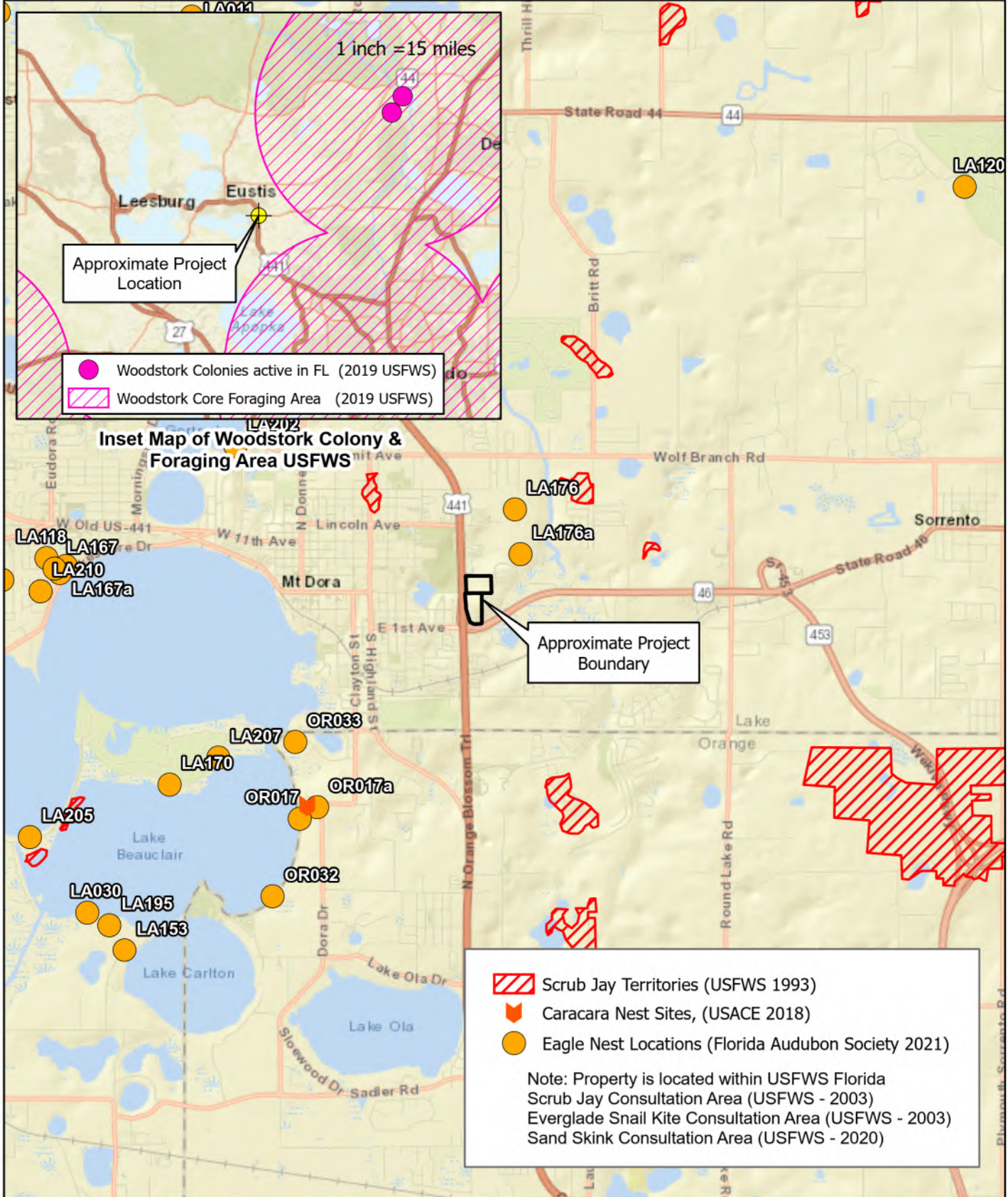
Scale: 1 inch = 250 feet  
 Date: 7/16/2021  
 Photo Date: 2020  
 Project No. M7000.23  
 Biologist: EL GIS: JOG



**AERIAL MAP**  
**JUNIPER VILLAGE**  
 SECTIONS 28 and 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST  
 LAKE COUNTY, FLORIDA

**FIGURE**  
**1**









Architects  
Environmental  
M/E/P  
Surveyors

Engineers  
Landscape Architects  
Planners  
Transportation/Traffic

5601 Mariner Street  
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# Memo

**Date:** March 3, 2023  
**To:** Vince Sandersfeld  
**Organization:** City of Mount Dora  
**From:** Sandra Gorman, PE  
**Re:** Traffic Impact Study  
Juniper Townhomes  
2<sup>nd</sup> Review  
Kimley -Horn

---

As requested, CPH has reviewed the traffic impact study submitted for the proposed Juniper Townhomes prepared by Kimley Horn dated January 2023 and offer following comments:

- 1) **CPH Comment January 2023:** The site plan was not included in Appendix A as noted in the study. Please include a site plan within the traffic study. Please include the driveway spacing on Natoma Boulevard on the included site plan.

CPH Comment March 2023: Comment addressed.

- 2) **CPH Comment January 2023:** The traffic study indicates that the project will share access with the existing multifamily development onto SR 46, however no traffic was assigned to this driveway in the analysis. Will this connection be restricted internally to emergency access only? Please include justification as to the proposed distribution and include documentation that the existing intersection can accommodate additional traffic associated with the project if the access is proposed to be unrestricted.

CPH Comment March 2023: Comment partially addressed. Please include the driveway with SR 46 to the turning movement figures in the report.

- 3) **CPH Comment January 2023:** Please include a visual representation of the overall study area on Figure 1 – including the area of influence as outlined in Section 6.2.4 of the Mount Dora Traffic Impact Study Guidelines.

CPH Comment March 2023: Comment addressed.



- 4) **CPH Comment January 2023:** Are there any planned roadway improvements in study the area with the next 5 years?

CPH Comment March 2023: *Comment not addressed. Please indicate in the report if there are any planned improvements in the area within the next 5 years. If there are no planned improvements, please make note within the report.*

- 5) **CPH Comment January 2023:** Background conditions indicate the project will be completed by the end of this year (2023). This build-out schedule seems unreasonable. Please provide documentation for the proposed build out time frame and adjust accordingly if necessary.

CPH Comment March 2023: *Comment addressed.*

- 6) **CPH Comment January 2023:** There is discrepancies in the assignment of project traffic in Figures 4 and 5. Specifically project travelling Southbound on US 441. Project traffic drops between intersection number 7 and 1 on the corridor. Is this the result of project traffic utilizing the SB to EB overpass to access SR 46 EB? Some SB left turning traffic was also applied to the SB left turn movement at the intersection during the PM Peak. Please provide details on the split of traffic using the signal vs. the overpass as well as documentation of the traffic assigned to each movement.

CPH Comment March 2023: *Comment addressed.*

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