



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

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

October 18, 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 Site Plan: Mount Dora Public Works Facility (Project Name); 401 Limit Avenue (Site Address); City of Mount Dora (Property Owner); Mount Dora Public Works Department (Applicant); CMT, Inc (Engineer); Castle Bay Design t Studio (Landscape Architect). Architects Design Group (Architect). Project No. SP23-08.

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

B. Request for Conditional Use Permit; Create Conservatory School (Project Name); Create Conservatory (Owner); Linn Engineering (Applicant). Project No. CUP23-03.

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

- VI. Other Business
- VII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: November 15, 2023

I. 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@cityofmounddora.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
September 20, 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 10:05 a.m. on Wednesday, September 20, 2023.

II. Roll Call with Determination of Quorum

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

Absent: Adrian Coombes

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

Presenters: Mr. Winkler, *Senior Planner*; Mr. Tom Skelton; *American Civil Engineering Company*

III. Approval of Minutes

On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the board voted to approve the meeting minutes dated August 16, 2023 with a 6- 0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

A. Request for Conditional Use Permit; First Presbyterian Church (Project Name); 222 W. 6th Avenue (Site Address); First Presbyterian Church of Mount Dora (Owner); First Presbyterian Church of Mount Dora (Applicant). Project No. CUP2302.

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
September 20, 2023

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

Mr. Winkler gave a summary of the proposed application and stated that Staff recommends approval of the above-referenced request to allow the improvement of an existing parking lot within the R-3 Zoning District and issuance of Development Order with the following conditions:

- a. The proposed parking lot improvements are minor in nature and enhance an existing parking area. Prior to any site improvements, the applicant must secure a Site Development Permit and meet all drainage and engineering requirements.
- b. In the event, the Owners desire to expand the parking lot to construct more than sixteen (16) hard surface parking spaces and driveways, a Minor Site Plan, meeting the requirements of the City's Land Development Code must be submitted to the City for review and final approval by the Planning and Zoning Commission.

Mr. Winkler provided clarification on the type of materials proposed for project and stated that asphalt millings will be used.

Mr. Massey and Mr. Winkler discussed when drainage issues will be addressed.

Mr. Winkler clarified that any drainage issues will be addressed during the Site Improvement Permit phase, if needed.

Mr. Winkler clarified that there is no other Conditional Use permit for the parking lot, previously approved/submitted.

Mr. Skelton provided a clearer definition of asphalt millings and clarified its purpose/features.

Mr. Homich and Mr. Winkler discussed adding fencing as a shield between residents.

Mr. Winkler stated that staff can review to ensure there is sufficient screening.

Mr. Massey shared concerns regarding Conditional Use Permit affecting traffic patterns.

Mr. Massey stated that with the improvements being made to the parking lot, he hopes that the space is encouraged to be utilized, rather than parking on the street.

Mr. Dring and Mr. Skelton discussed the number of parking spaces being paved. Mr. Skelton stated the spaces are intended for regular members and that cost may have been a factor.

Conversation on location being used for public parking downtown.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
September 20, 2023

Ms. Sutphen clarified the purpose of the Conditional Use Permit and stated that it's for constructing improvements for the property.

Mr. Massey explained the parameters/requirements to consider for approving the proposed application.

On a motion by Mr. Dring, seconded by Ms. Tietmeyer, the board voted to approve the application with a 6-0 vote.

VI. Other Business

Ms. Sutphen provided an update on the progress of the A.M.C.O project.

VII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: October 18, 2023

VIII. Adjournment

On a motion by Mr. Homich, seconded by Mr. Dring, the meeting was adjourned at 10:26 a.m.

Whitney Scott,
Administrative Coordinator

Harmon Massey,
Commission Chair



CITY OF MOUNT DORA

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

DATE: October 18, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler Senior Planner

RE: **Request for Site Plan; City of Mount Dora Public Works Complex;** 401 Limit Avenue (Site Address); North of Limit Avenue and east side of Donnelly Street (General Location); City of Mount Dora (Property Owner); Steve Langley, Department of Public Works (Applicant); Shaw Eaton, PE and Paul E. Ina, P.E, CMT, Inc. (Engineers); Jonathan Daniels, RLA, Castle Bay Design and Studio (Landscape Architect); Selene Ramirez-Barragan, Architects Design Group (Architect). Project No. SP23-09

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced site plan with conditions. Approval is subject to satisfactorily addressing engineering requirements prior to issuance of the City Development Permit.

REFERENCES/SUPPORT:

Section 5.1 *LDC*

SITE SUMMARY:

Owner:	City of Mount Dora
Applicant:	City of Mount Dora Public Works Department; Steve Langley
Engineer:	CMT Inc.; Shaw Eaton, PE and Paul E. Ina, P.E
Architect:	Architects Design Group; Selene Ramirez-Barragan
Existing Use:	Vacant Land
Proposed Use:	Public Works Facility and Complex
Future Land Use:	Public Lands and Institutions (PLI)
Zoning:	Public Lands and Institutions (PLI)
Overlay Zones:	Northeast Community Redevelopment Area (NECRA)
Max. Building Height:	35'
Proposed Building Height:	34'-10.5"
Proposed Building Size:	77,553-sf
Site Area:	768,818.68-sf (17.65-ac)

SURROUNDING PROPERTY TABLE:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	High Density	PUD	Waterman Village (Senior Living)
South	City	Medium Density	R-2	Residential, Single-Family Dwelling Units
East	County	PUD	PUD	Mount Dora Groves (South) (Under Review)
West	City	High Density	PUD	Inspire Donnelly Woods (Senior Living)

STAFF ANALYSIS:

The City of Mount Dora Public Works Department submitted an application request proposing the construction of a Public Works Facility complex including an operations/inventory warehouse, covered materials storage building, covered asset storage, a laydown yard and work/staging area, storm water management facilities, and separate parking for staff and visitors. The parcel is generally located north of Limit Avenue and west of Donnelly Street, and is owned by the City of Mount Dora.

The subject property is approximately 18.31 acres. The attached site plan shows a 29,010-sf administration building, 14,075-sf of material storage buildings, and 30,000-sf of asset storage structures on approximately 17.65 acres, adjacent to the existing water treatment plant.

The site will be accessed off of Limit Avenue secondary access once Grandview Street is extended as part of the adjacent development. The City has had close coordination with the surrounding developments as to the proposed redesign of Limit Avenue, a county-maintained road, and the North Grandview Street extension to ensure adequate right-of-way design to include traffic and pedestrian circulation.

Parking is provided consistent with the LDC Section 6.5, *Parking and loading areas*. The LDC requires one (1) parking space per one-thousand (1,000) square feet of gross floor area. The site plan application proposes approximately 10,715 square feet for warehousing and 18,304 square feet of administrative/offices. The LDC requires a total of seventy-two (72) parking spaces for the proposed use, the site plan proposes a total of one-hundred and twenty (120) and three (3) ADA-compliant parking spaces for staff and public use.

A photometric plan was provided with the site plan application. The photometric plan demonstrates the lighting will be arranged so as to not create a hazard or nuisance to traffic or adjacent properties. The lighting fixtures proposed will complement the area and be architecturally similar to the lighting that currently exists along Grandview Street.

A landscaping plan was provided with the site plan application. The proposed development will remove the existing citrus groves and will impact the existing trees planted on the property. The landscaping plan provided demonstrates the total caliper inches of trees removed from the site will be replaced back on site. The plan proposes to remove and replant three-hundred and twenty-two (322) caliper inches; the trees planted in the required landscape buffer are not used in the replacement calculations and have been proposed to be planted elsewhere within the project site. The landscape plan consistent with the City's Land Development Code.

ATTACHMENTS:

Vicinity Map

Elevations

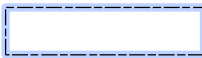
Site Plan

Landscape Plan

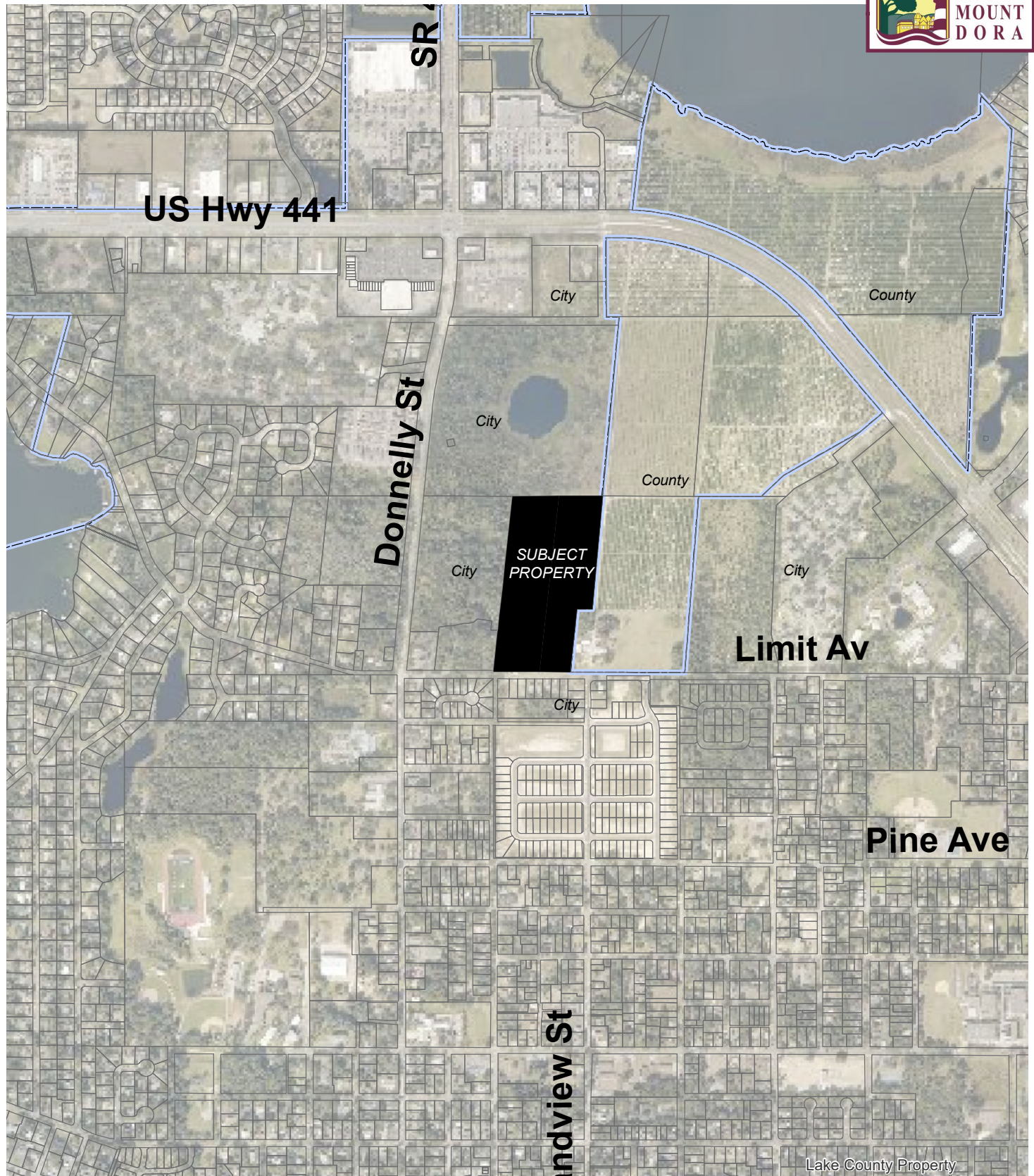
Application

VICINITY MAP

Legend

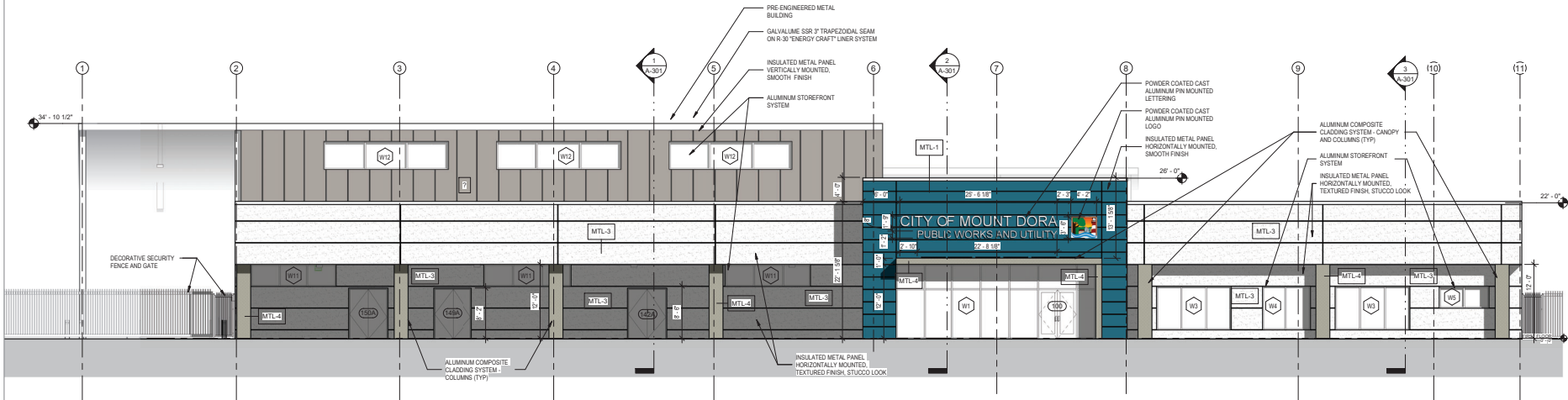
-  Subject Property
-  City Limits

N

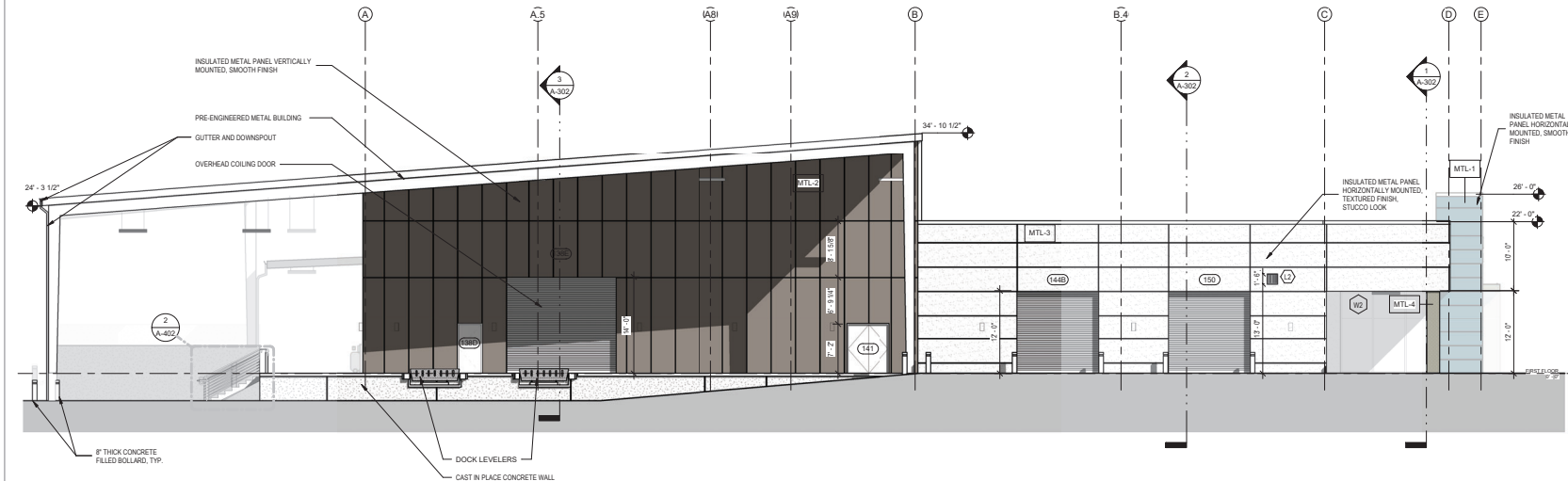


Date: 10/9/2023

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



2 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING A - WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND AND B.O.D.

	INSULATED METAL PANEL (MTL-1) BOD: METL SPAN - "CF ARCHITECTURAL HORIZONTAL - SMOOTH FINISH, HORIZONTAL COLOR: AEGEAN BLUE"
	INSULATED METAL PANEL (MTL-2) BOD: METL SPAN - "CF ARCHITECTURAL VERTICAL - SMOOTH FINISH, VERTICAL COLOR: SMOKE GRAY"
	INSULATED METAL PANEL (MTL-3) BOD: METL SPAN - "CF TUFF WALL - TUFF COTE, STUCCO LOOK FINISH, HORIZONTAL, COLOR: TEXTURED WHITE"
	ALUMINUM COMPOSITE CLADDING (MTL-4) BOD: ALUCOBOND PLUS - "WET SEAL MAT" SMOOTH FINISH, COLOR: CASTLE GRAY"

OTHER BASIS OF DESIGN:

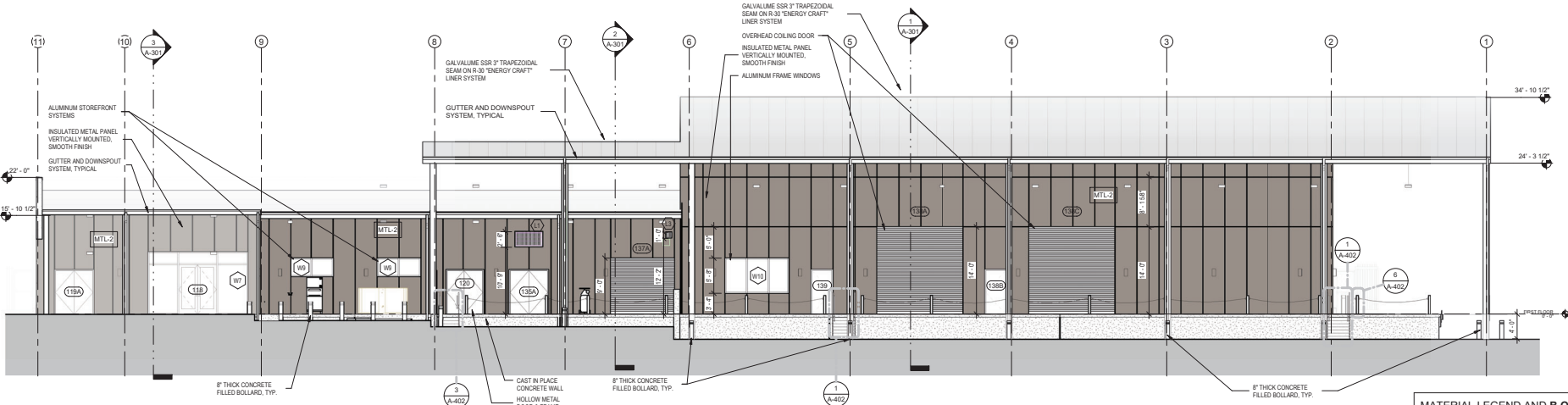
NON-INSULATED WALL METAL PANELS @ BUILDING A:
BOD: VARIO PRUDEN, 2096 "IMPRESSACLAD", WALL PANEL
ROOF SYSTEM BUILDINGS A AND B:
BOD: VARIO PRUDEN, GALVALUME SSR, 3" TRAPEZOIDAL SEAM OVER AN R-30 "ENERGY CRAFT" LINER SYSTEM, FROM THERMAL DESIGN (MFR) COLOR: ACRYLIC COATED GALVALUME
ROOF SYSTEM BUILDINGS C, D, E AND F:
BOD: VARIO PRUDEN, SLR II METAL ROOF PANELS OVER OPEN FRAMING COLOR: ACRYLIC COATED GALVALUME
BUILDINGS C AND D - WALL METAL PANELS:
BOD: VARIO PRUDEN, 78" "TEXTURE CLAD" 20ga. TEXTURED FINISH WITH A STUCCO LOOK COLOR: COOL SIERRA TAN
BUILDINGS E AND F - WALL METAL PANELS:
BOD: VARIO PRUDEN, "PANEL RIB WALL", 1-1/4" RIB HEIGHT COLOR: COOL SIERRA TAN

SYMBOL LEGEND

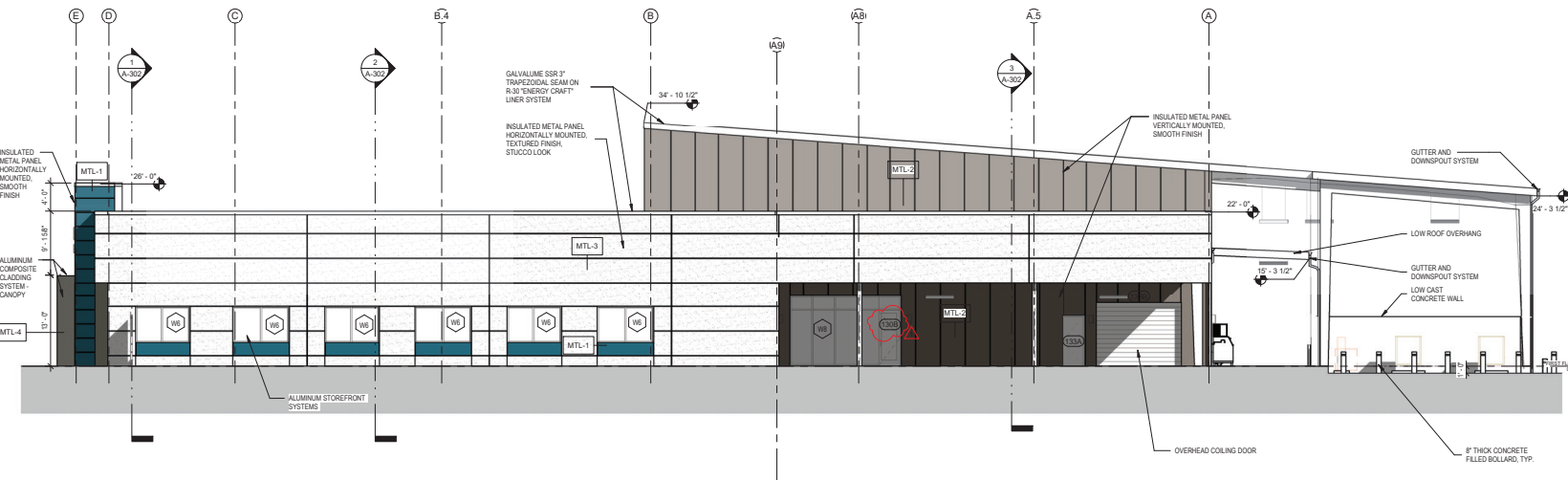
	WINDOW WINDOW SYSTEM / ALUMINUM CURTAIN WALL SYSTEM
	DOOR SYSTEM
	METAL PANEL SYSTEM
	PREFAB METAL CANOPY

GENERAL NOTES

1. SEE A-501 FOR GLAZING MATERIAL TYPES



2 BUILDING A - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING A - EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND AND B.O.D.

	INSULATED METAL PANEL (MTL-1) BOD: METL SPAN - "CF ARCHITECTURAL" HORIZONTAL, SMOOTH FINISH, HORIZONTAL COLOR: AEGEAN BLUE
	INSULATED METAL PANEL (MTL-2) BOD: METL SPAN - "CF ARCHITECTURAL" VERTICAL, SMOOTH FINISH, VERTICAL COLOR: SMOKE GRAY
	INSULATED METAL PANEL (MTL-3) BOD: METL SPAN - "CF ARCHITECTURAL" VERTICAL, SMOOTH FINISH, VERTICAL COLOR: SMOKE GRAY
	ALUMINUM COMPOSITE CLADDING (MTL-4) BOD: ALU-COMB PLUS - "WET SEAL MBF" SMOOTH FINISH, COLOR: CASTLE GRAY

OTHER BASIS OF DESIGN:

NON-INSULATED WALL METAL PANELS @ BUILDING A:
BOD: VARGO PRUDEN, 2096 "IMPRESSACLOD", WALL PANEL
ROOF SYSTEM BUILDINGS A AND B:
BOD: VARGO PRUDEN, GALVALUME SSR, 3" TRAPEZOIDAL SEAM OVER AN R-30 "ENERGY CRAFT" LINER SYSTEM, FROM THERMAL DESIGN (MFR) COLOR: ACRYLIC COATED GALVALUME
ROOF SYSTEM BUILDINGS C, D, E AND F:
BOD: VARGO PRUDEN, SLR II METAL ROOF PANELS OVER OPEN FRAMING COLOR: ACRYLIC COATED GALVALUME

BUILDINGS C AND D - WALL METAL PANELS:
BOD: VARGO PRUDEN, 78" "TEXTURE CLAD" 20ga. TEXTURED FINISH WITH A STUCCO LOOK COLOR: COOL SIERRA TAN
BUILDINGS E AND F - WALL METAL PANELS:
BOD: VARGO PRUDEN, "PANEL RIB WALL", 1-1/4" RIB HEIGHT COLOR: COOL SIERRA TAN

SYMBOL LEGEND

	ALUMINUM WINDOW SYSTEM / ALUMINUM CURTAIN WALL SYSTEM
	DOOR SYSTEM
	METAL PANEL SYSTEM
	PREFAB METAL CANOPY

GENERAL NOTES

- SEE A-501 FOR GLAZING MATERIAL TYPES

MATERIAL LEGEND

METAL PANEL (MTL-B)
VARCO PRUDEN, 7/8" TEXTURE CLAD 20ga.
TEXTURED FINISH WITH A STUCCO LOOK.
COLOR: COOL SIERRA TAN

METAL PANEL (MTL-B)
VARCO PRUDEN, "PANEL RIB WALL",
1-1/4" RIB HEIGHT
COLOR: COOL SIERRA TAN

OTHER BASIS OF DESIGN:

ROOF SYSTEM BUILDINGS A AND B:

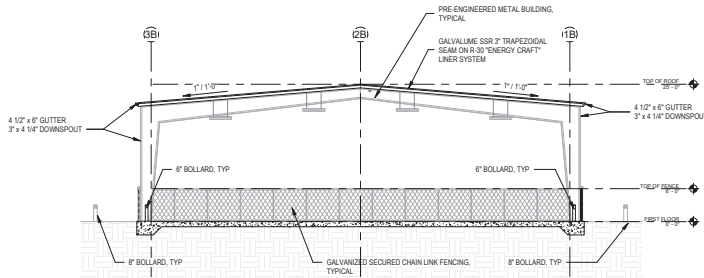
ROOF:
VARCO PRUDEN, GALVALUME SSR, 3" TRAPEZOIDAL SEAM OVER AN R-30 "ENERGY CRAFT" LINER SYSTEM, FROM THERMAL DESIGN (MFR).
COLOR: ACRYLIC COATED GALVALUME

ROOF SYSTEM BUILDINGS C, D, E AND F:

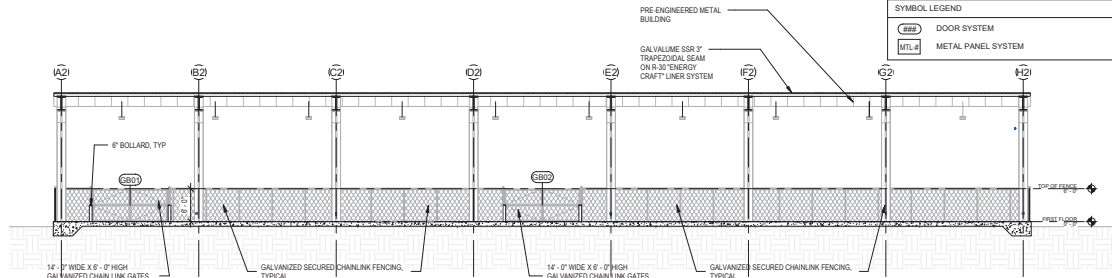
ROOF:
VARCO PRUDEN, SLR II METAL ROOF PANELS OVER OPEN FRAMING.
COLOR: ACRYLIC COATED GALVALUME

SYMBOL LEGEND

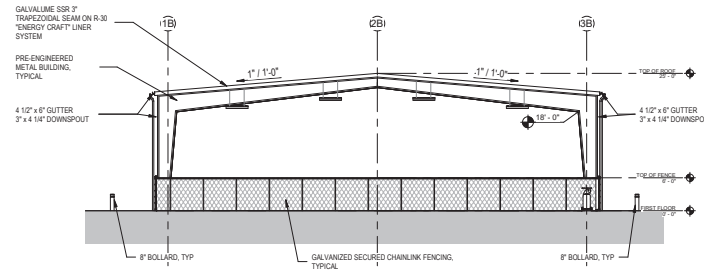
DOOR SYSTEM
METAL PANEL SYSTEM



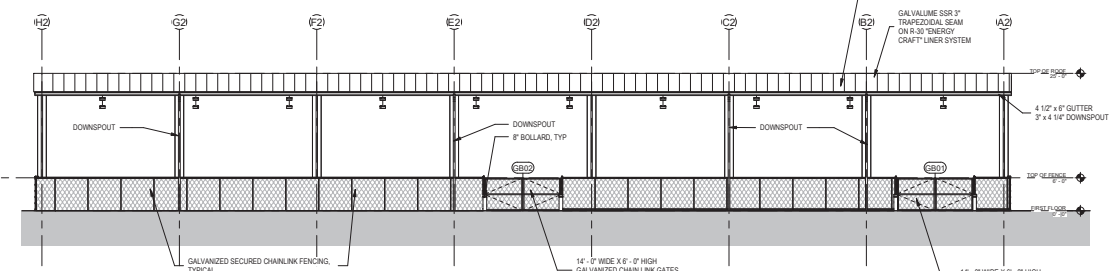
6 SECTION 1 - BUILDING B
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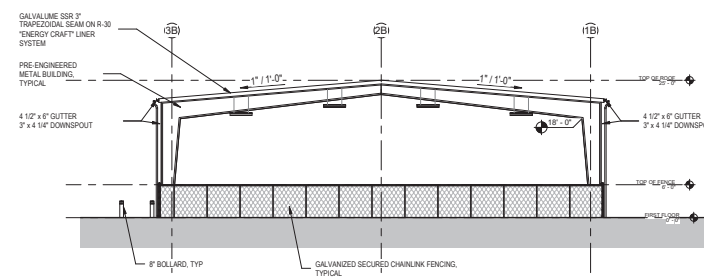
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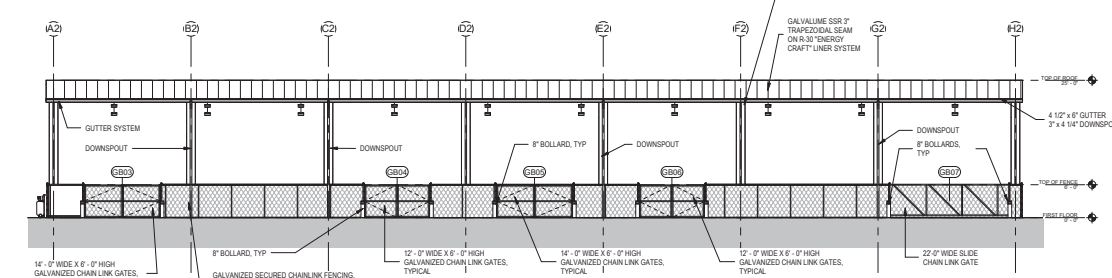
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3/32" = 1'-0"



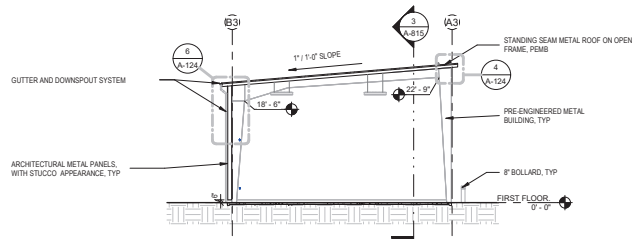
2 NORTH ELEVATION
3/32" = 1'-0"



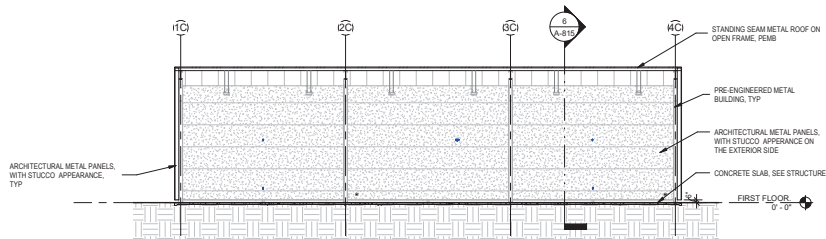
4 EAST ELEVATION
3/32" = 1'-0"



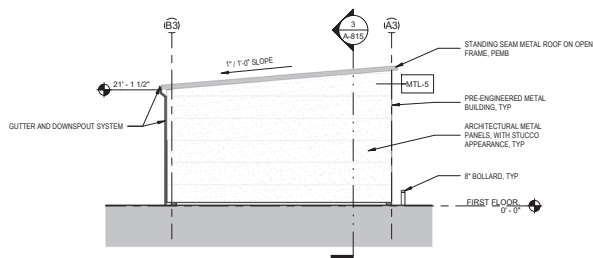
1 SOUTH ELEVATION
3/32" = 1'-0"



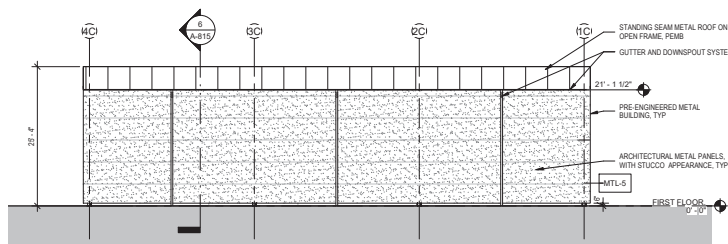
6 BUILDING C - SECTION B
3/32" = 1'-0"



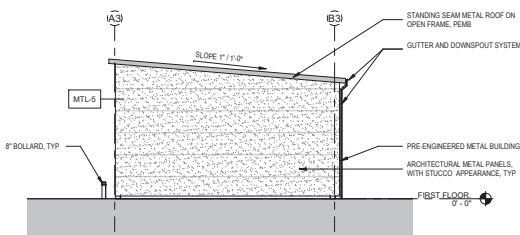
3 BUILDING C - SECTION A
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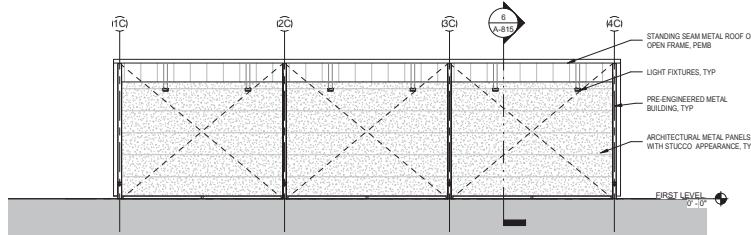
5 BUILDING C - NORTH ELEVATION
3/32" = 1'-0"



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



4 BUILDING C - SOUTH ELEVATION
3/32" = 1'-0"



1 BUILDING C - WEST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

	METAL PANEL (MTL-5) BOD: VARIO PRUDEN, 7/8\"/>
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OTHER BASIS OF DESIGN:

ROOF SYSTEM BUILDINGS A AND B: BOD: VARIO PRUDEN, GALVALUME SSR, 3\"/>
--

SYMBOL LEGEND

	DOOR SYSTEM
	METAL PANEL SYSTEM



Ian A. Reeves, A.I.A.
Rodney McManus, LEED AP
Fred Rambo, R.A.

www.adgusa.org

Ian
Reeves
Digitally signed by
Ian Reeves
Date: 2023.10.09
15:04:16 -04'00'

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Mount Dora
Public Works

401 Limit Avenue, Mount Dora, FL

Project No:

1037

Revisions:

90% Construction
Documents

Issue Date:

09/15/2023

Drawn by:

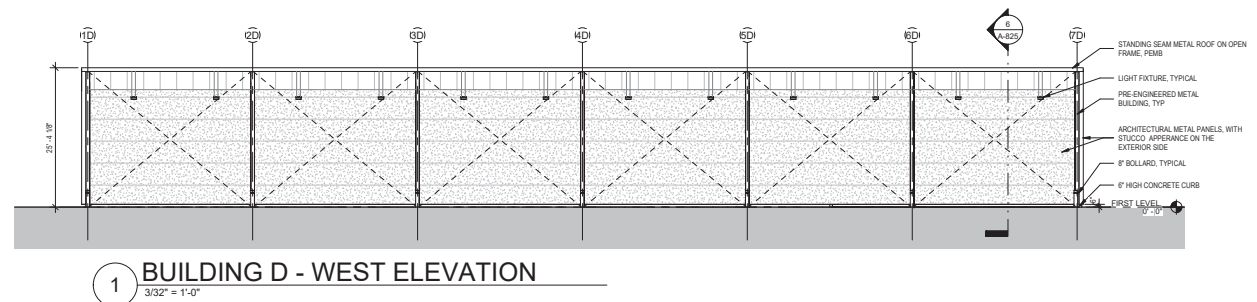
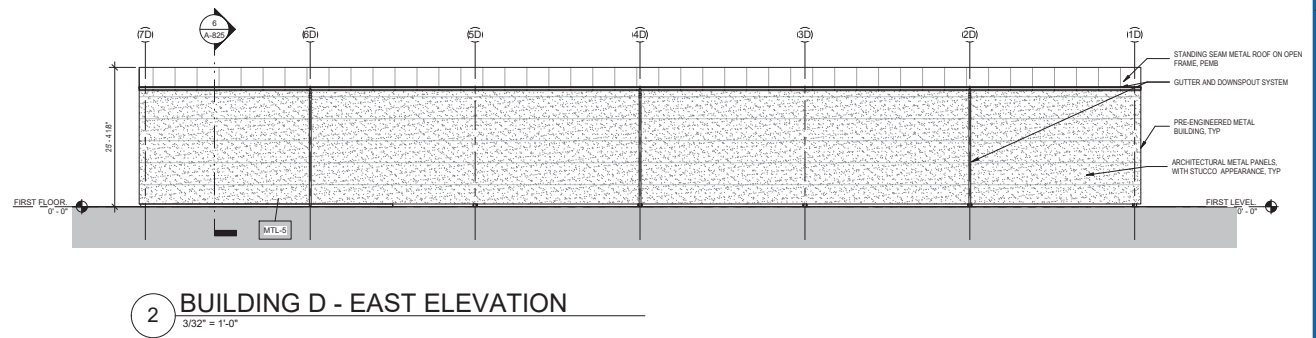
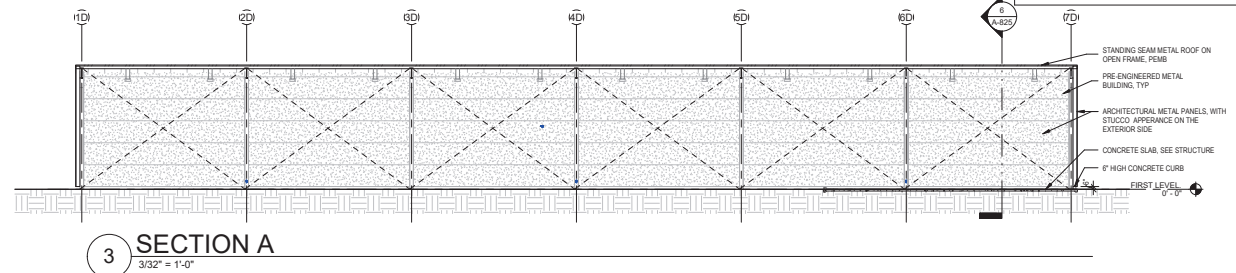
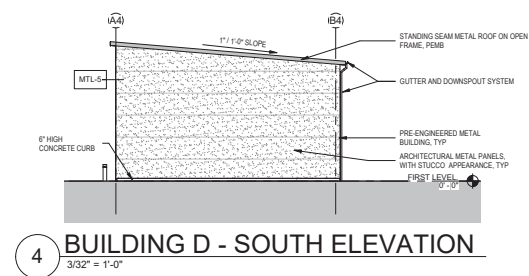
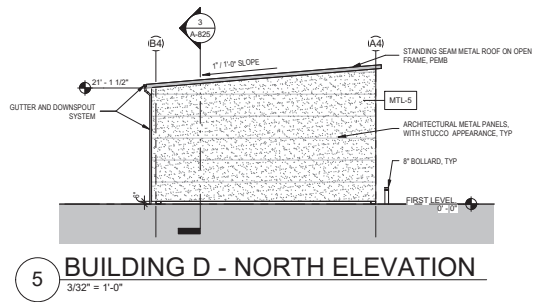
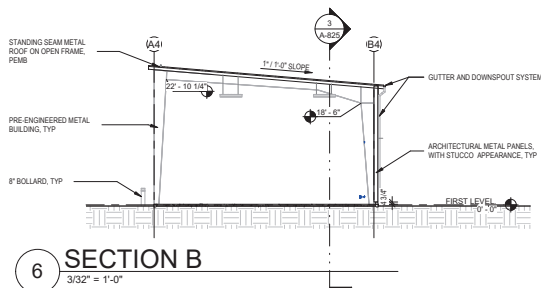
MM

Checked by:

SR

BUILDING C -
ELEVATIONS AND
SECTIONS

A-815



MATERIAL LEGEND

	METAL PANEL (MTL-6) BOD: VARGO PRUDEN, 7/8" "TEXTURE CLAD" 20ga. TEXTURED FINISH WITH A STUCCO LOOK. COLOR: COOL SIERRA TAN
	METAL PANEL (MTL-4) BOD: VARGO PRUDEN, "PANEL RIB WALL". 1-1/4" RIB HEIGHT. COLOR: COOL SIERRA TAN

OTHER BASIS OF DESIGN:

ROOF SYSTEM BUILDINGS A AND B:
BOD: VARGO PRUDEN, GALVALUME SSR, 3" TRAPEZOIDAL SEAM OVER AN R-30 "ENERGY CRAFT" LINER SYSTEM, FROM THERMAL DESIGN (MFR). COLOR: ACRYLIC COATED GALVALUME
ROOF SYSTEM BUILDINGS C, D, E AND F:
BOD: VARGO PRUDEN, SLR II METAL ROOF PANELS OVER OPEN FRAMING. COLOR: ACRYLIC COATED GALVALUME

SYMBOL LEGEND

	DOOR SYSTEM
	METAL PANEL SYSTEM



Ian A. Reeves, A.I.A.
Rodney McManus, LEED AP
Fred Rambo, R.A.

www.adgusa.org

Ian
Reeves
Digitally signed by
Ian Reeves
Date: 2023.10.09
15:04:39 -04'00'

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Mount Dora
Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1037
Revisions:

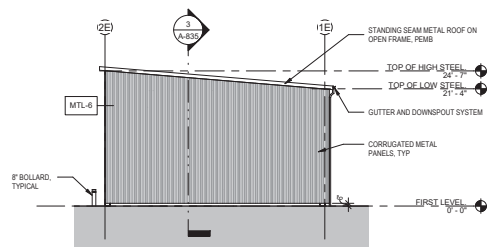
90% Construction
Documents

Issue Date:
09/15/2023

Drawn by:
Checked by: SR

BUILDING D -
ELEVATIONS AND
SECTIONS

A-825



4 BUILDING E - SIDE ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

	METAL PANEL (MTL-6) BOD: VARCO PRUDEN, 7/8" "TEXTURE CLAD" 20ga. TEXTURED FINISH WITH A STUCCO LOOK. COLOR: COOL SIERRA TAN
	METAL PANEL (MTL-6) BOD: VARCO PRUDEN, "PANEL RIB WALL", 1-1/4" RIB HEIGHT. COLOR: COOL SIERRA TAN

OTHER BASIS OF DESIGN:

ROOF SYSTEM BUILDINGS A AND B:

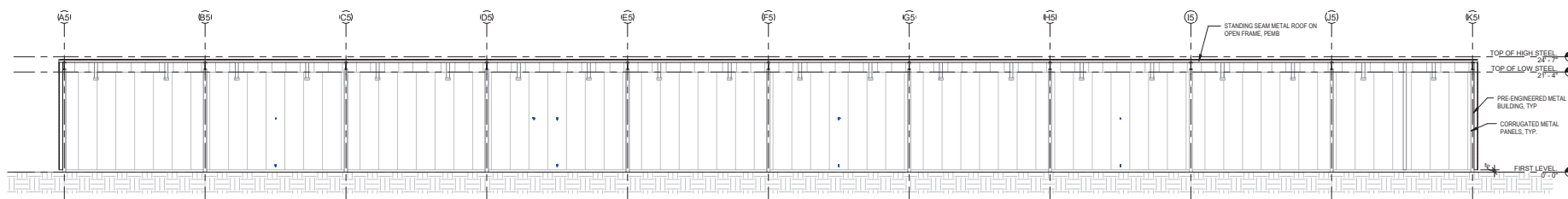
BOD: VARCO PRUDEN, GALVALUME SSR, 3" TRAPEZOIDAL SEAM OVER AN R-30 "ENERGY CRAFT" LINER SYSTEM, FROM THERMAL DESIGN (MFR). COLOR: ACRYLIC COATED GALVALUME

ROOF SYSTEM BUILDINGS C, D, E AND F:

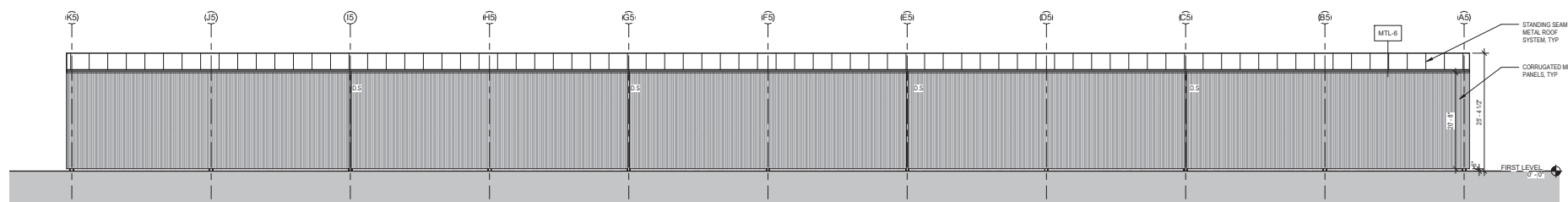
BOD: VARCO PRUDEN, SLR II METAL ROOF PANELS OVER OPEN FRAMING. COLOR: ACRYLIC COATED GALVALUME

SYMBOL LEGEND

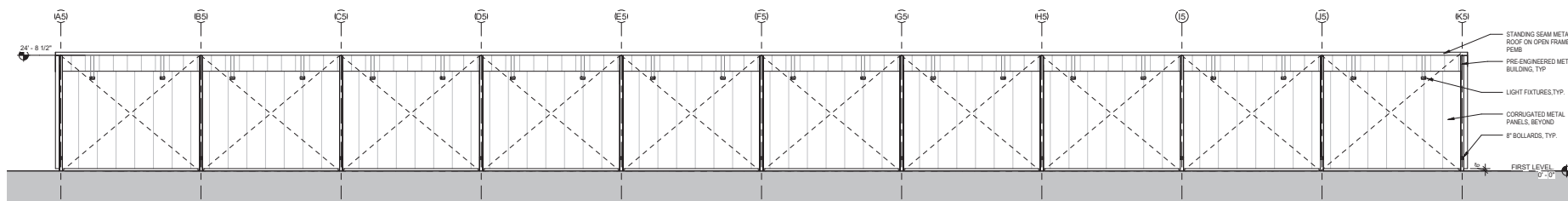
	DOOR SYSTEM
	METAL PANEL SYSTEM



3 BUILDING E - SECTION 1
3/32" = 1'-0"



2 BUILDING E - NORTH ELEVATION
3/32" = 1'-0"



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



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Rodney McManus, LEED AP
Fred Rambo, R.A.

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Reeves
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Mount Dora
Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1037
Revisions:

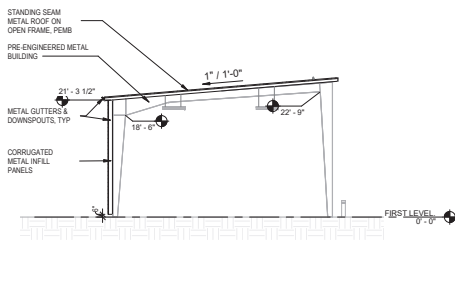
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Documents

Issue Date:
09/15/2023

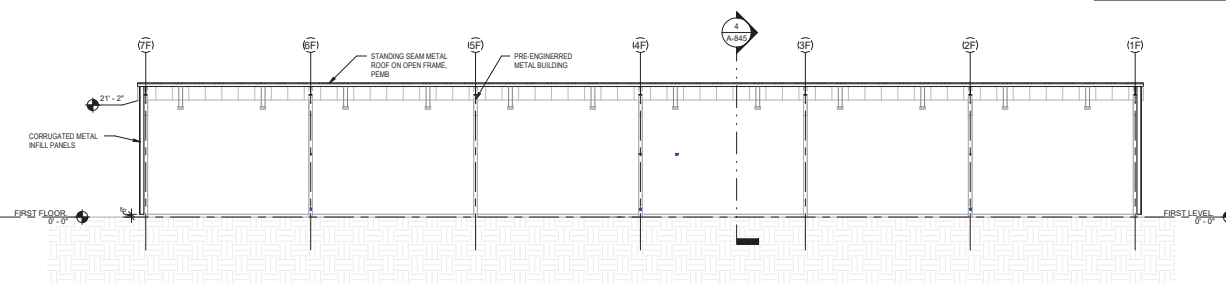
Drawn by: MM
Checked by: SR

BUILDING E -
ELEVATIONS AND
SECTIONS

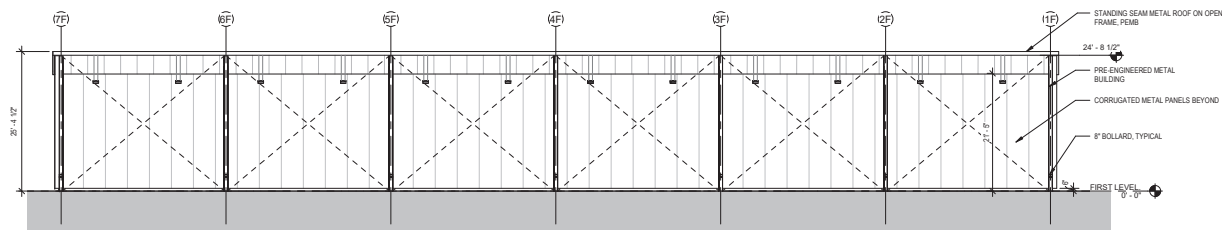
A-835



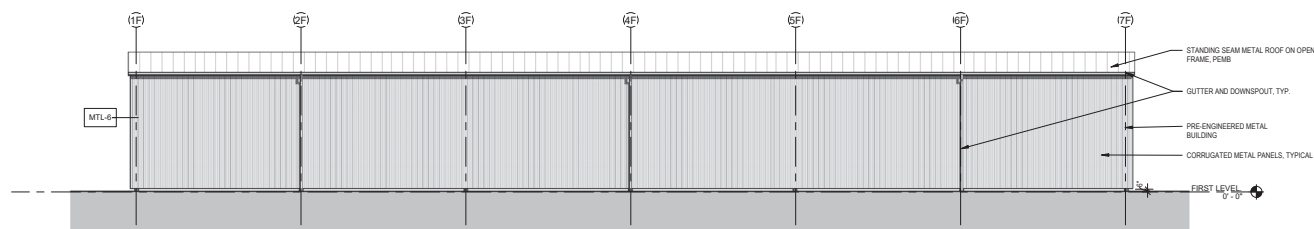
4 SECTION B
3/32" = 1'-0"



3 SECTION A
3/32" = 1'-0"



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



1 BUILDING F - WEST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

	METAL PANEL (MTL-S)
	BOD
	VARGO PRUDEN, 7/8" TEXTURE CLAD 20ga.
	TEXTURED FINISH WITH A STUCCO LOOK.
	COLOR: COOL SIERRA TAN
	METAL PANEL (MTL-S)
	BOD
	VARGO PRUDEN, "PANEL RIB WALL",
	1-1/4" RIB HEIGHT
	COLOR: COOL SIERRA TAN

OTHER BASIS OF DESIGN:

ROOF SYSTEM BUILDINGS A AND B:

BOD:
VARGO PRUDEN, GALVALUME SSR, 3" TRAPEZOIDAL SEAM OVER AN R-30 "ENERGY CRAFT" LINER SYSTEM, FROM THERMAL DESIGN (MFR).
COLOR: ACRYLIC COATED GALVALUME

ROOF SYSTEM BUILDINGS C, D, E AND F:

BOD:
VARGO PRUDEN, SLR II METAL ROOF PANELS OVER OPEN FRAMING
COLOR: ACRYLIC COATED GALVALUME

SYMBOL LEGEND

	DOOR SYSTEM
	METAL PANEL SYSTEM



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MM

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SR

BUILDING F -
ELEVATIONS AND
SECTIONS

A-845



FRONT VIEW



STREET VIEW FROM S-E CORNER



VIEW FROM LOADING DOCK AREA



STREET VIEW FROM S-W CORNER



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**3D VIEWS AND
RENDERINGS**

A-901



PERSPECTIVE VIEW FROM FUTURE 'GRANDVIEW STREET'



STREET VIEW FROM FUTURE 'GRANDVIEW STREET'



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Rodney McManis, LEED AP
Fred Rambo, R.A.

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Public Works

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Project No:
1037
Revisions:

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Documents

Issue Date:
09/15/2023
Drawn by: **WJ**
Checked by: **RM**

3D VIEWS AND
RENDERINGS

A-902

CONSTRUCTION PLANS FOR PUBLIC WORKS FACILITY FOR THE CITY OF MOUNT DORA, FLORIDA

Addendum #1 Issue Date 10/18/2023

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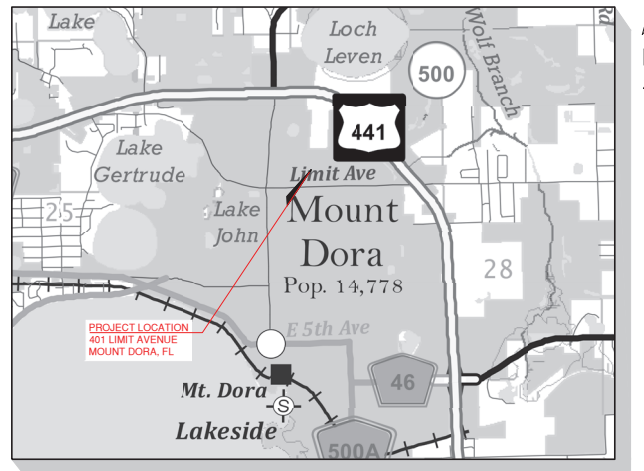
LANDSCAPE
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SUITE C
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P: (386) 747-1370

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ORLANDO, FL 32801-3463
P: (407) 487-1407

Sheet List Table	
Sheet Number	Sheet Title
C-1	Cover Sheet
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C-4	Site Geometry Plan
C-5	Pre-Development Drainage Plan
C-6	Post-Development Drainage Plan
C-7	Paving, Grading and Drainage Plan
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C-9	Details - Mt. Dora
C-10	Details - Miscellaneous
C-11	Details - Miscellaneous
C-12	Details - Miscellaneous
C-13	Maintenance of Traffic Details
C-14	Erosion Control Details
C-15	Utility Plan - Water
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C-17	Utility Plan- Pump Station Site
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C-25	Reuse Water Details - Mt. Dora
C-26	Sanitary Sewer Details - Mt. Dora
C-27	Sanitary Sewer Details - Mt. Dora



VICINITY MAP
1" = 2000'

APPROVED BY:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by Paul E Ina
Date: 2023.10.06 08:57:55 -0400

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1325 BLAIRSTONE RD.
RM 113
TALLAHASSEE, FL 32301
P: (850) 599-1444

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900 N. DONNELLY ST.
MOUNT DORA, FL 32757
P: (352) 735-7151 (EXT. 1823)

COMCAST CABLE
5934 RICHARD ST.
JACKSONVILLE, FL 32216
P: (904) 738-6898

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1150 GREENWOOD BLVD.
LAKE MARY, FL 32746
P: (407) 629-1010

DUKE ENERGY
299 1ST AVE. N.
PEF10-4
ST. PETERSBURG, FL 33701
P: (727) 820-5208

FLORIDA GAS TRANSMISSION COMPANY
2405 LUCIEN WAY
SUITE 200
MAITLAND, FL 32751
P: (407) 838-7171

UTILITIES:

SUMMIT BROADBAND
4558 SW 35TH ST.
ORLANDO, FL 32811
P: (407) 996-1183

TECO PEOPLES GAS-EUSTIS
8416 PALM RIVER RD.
TAMPA, FL 33619
P: (813) 275-3783



PREPARED FOR:

CITY OF MOUNT DORA
510 N BAKER STREET
MOUNT DORA, FL 32757
P: (352) 735-7126

SPRINGFIELD, IL ■ AURORA, IL ■ BELLEVILLE, IL ■ CHICAGO, IL ■ EDWARDSVILLE, IL
MOLINE, IL ■ KANSAS CITY, MO ■ SPRINGFIELD, MO ■ ST. CHARLES, MO ■ ST. LOUIS, MO
EVANSVILLE, IN ■ INDIANAPOLIS, IN ■ COLUMBUS, OH ■ CINCINNATI, OH ■ CLEVELAND, OH
DAYTON, OH ■ JACKSONVILLE, FL ■ LABELLE, FL ■ ST. PETERSBURG, FL ■ NASHVILLE, TN
ATLANTA, GA ■ LEXINGTON, KY ■ DENVER, CO

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GENERAL NOTES:

1. ALL EXISTING DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
2. ONLY EXCAVATION INTENDED TO BE BACKFILLED AND CAN BE ACCOMPLISHED BY THE END OF THE WORK DAY WILL BE EXCAVATED. NO OPEN TRENCH WILL BE ALLOWED TO REMAIN AFTER WORK ENDS FOR THE DAY.
3. ANY PUBLIC LAND CORNER MONUMENT WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AT ALL TIMES. ANY MONUMENT DAMAGED OR DESTROYED SHALL BE REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
4. ANY MAILBOX IMPACTED BY THE PROPOSED CONSTRUCTION IS TO BE REMOVED AND REPLACED IN ACCORDANCE WITH POSTAL REQUIREMENTS BY THE CONTRACTOR AND SHALL MATCH THE EXISTING ARCHITECTURAL DESIGN.
5. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER AND FOLLOW THE FLORIDA TRENCH AND SAFETY ACT. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
6. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED AND IRRIGATED UNTIL A PERMANENT STAND OF GRASS IS ESTABLISHED.

7. GOVERNING SPECIFICATIONS:
ALL EQUIPMENT AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF MT. DORA SPECIFICATIONS UNLESS OTHERWISE NOTED.
8. GOVERNING STANDARD DRAWINGS:
a. CITY OF MT. DORA DESIGN STANDARDS, LATEST EDITION.
b. FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION
9. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.

ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48-HOURS PRIOR TO COMMENCING CONSTRUCTION TO ALLOW FOR UTILITY LOCATES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES SUBSTANTIALLY PRIOR TO CONSTRUCTION AND TO NOTIFY THE RESPONSIBLE UTILITY COMPANY OF CONFLICT WITH CONSTRUCTION AND OF CONSTRUCTION START DATE. NO REIMBURSEMENT FOR LOST TIME OR DELAYS CAUSED BY OR BY RELOCATION SHALL BE ALLOWED BY THE CITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SCHEDULING ACTIVITIES OF HIS WORK FORCE TO PRECLUDE ANY LOST TIME OR DELAYS AND ADDED EXPENSE DUE TO SAID CONFLICTS.

THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND VERIFY TOPOGRAPHY PRIOR TO CONSTRUCTION.

IN ACCORDANCE WITH THE GENERAL CONDITIONS, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND AVOID ALL UTILITIES, STRUCTURES AND OBSTRUCTIONS BOTH ABOVE AND BELOW THE GROUND SURFACE. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

10. SURVEY BY: HALFF, 902 NORTH SINCLAIR AVE., TAVARES, FL 32778, (352) 343-8481.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING DETERMINED TO HIS SATISFACTION, PRIOR TO THE SUBMISSION OF HIS BID, THE NATURE AND LOCATION OF THE WORK, THE CONFIRMATION OF THE GROUND, THE CHARACTER AND QUALITY OF THE SUBSTRATA, THE TYPES AND QUANTITY OF MATERIALS TO BE ENCOUNTERED, THE NATURE OF THE GROUND WATER CONDITIONS, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE EXECUTION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS AND ALL OTHER MATTERS WHICH CAN IN ANY WAY EFFECT THE WORK UNDER THIS CONTRACT. THE PRICES ESTABLISHED FOR THE WORK WILL REFLECT ALL COST PERTAINING TO THE WORK. ANY CLAIMS FOR EXTRAS BASED ON SUBSTRATA OR GROUND WATER TABLE CONDITIONS WILL NOT BE ALLOWED.

SEE REPORT OF GEOTECHNICAL EXPLORATION FROM UES, 3532 MAGGIE BLVD., ORLANDO, FL 32811, (407) 423-0504.

12. THE CONTRACTOR SHALL PROVIDE AND INSTALL SILT BARRIERS AND/OR OTHER EROSION CONTROLS PRIOR TO CONSTRUCTION TO PREVENT EROSION AND POLLUTION OF WATER.
13. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTS. ANY TEST WHICH HAS TO BE REPEATED BECAUSE OF FAILURE SHALL BE PAID FOR BY THE CONTRACTOR.
14. EXCAVATIONS SHALL CONFORM TO THE LIMITS INDICATED ON THE PLANS OR SPECIFIED HEREIN. THIS WORK SHALL INCLUDE SHAPING AND SLOPING AND OTHER NECESSARY WORK IN BRINGING THE EARTHWORK TO THE REQUIRED GRADE, ALIGNMENT AND CROSS SECTIONS.
15. ALL EXCESS EXCAVATION MATERIAL SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR SHALL SUBMIT ALL NECESSARY SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. ANY CONSTRUCTION OCCURRING WITHOUT APPROPRIATE SHOP DRAWINGS OR DURING SHOP DRAWING REVIEW SHALL BE SUBJECT TO DISAPPROVAL.
17. FIVE DAYS PRIOR TO THE FINAL INSPECTION, THREE (3) SETS OF AS-BUILTS AND A COPY ON DISK IN AUTO CAD FORMAT SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS OFFICE FOR REVIEW.
18. THERE SHALL BE A MINIMUM THREE (3) BUSINESS DAYS NOTICE GIVEN FOR SCHEDULING THE FINAL INSPECTION.
19. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS, DETAILS, FINAL GRADING AND INDICATED EXISTING CONDITIONS. THE CONTRACTORS USE OF ANY SPECIFIC PROCEDURES, MEANS, METHODS OR SUPPORTING TECHNICAL REFERENCE INFORMATION SUCH AS SURVEY BENCHMARKS IS DEEMED AT THE CONTRACTORS RISK. SHOULD USE RESULT IN CONSTRUCTION NOT CONSISTENT WITH THE PLANS AND SPECIFICATIONS, THE CONTRACTOR WILL BE REQUIRED TO CORRECT THE WORK TO MATCH THE INTENT OF THE PLANS AND SPECIFICATIONS.
20. INVERT ELEVATIONS SHOWN ON THE DRAWINGS REFER TO THE INSIDE BOTTOM OF PIPES, UNLESS OTHERWISE INDICATED.
21. PIPE JOINT DEFLECTION, WHERE REQUIRED, SHALL NOT EXCEED 50% OF THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER.
22. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO EMPLOY A LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, TO REFERENCE AND MAINTAIN ALL SURVEY MARKERS AND BENCHMARKS AND PERFORM "AS-BUILT" DRAWING PREPARATION AND CERTIFICATION.
23. MECHANICAL RESTRAINT IS REQUIRED WHERE PRESSURE MAINS ARE TERMINATED AND AT ALL FITTINGS IN ACCORDANCE WITH STANDARD DETAILS.
24. IN ALL UNPAVED AREAS, UNSUITABLE MATERIALS UNDER WATER AND SEWER PIPING SHALL BE REMOVED AND REPLACED WITH SUITABLE BACKFILL AND PROPERLY COMPACTED PER THE SPECIFICATIONS.
25. EXISTENCE OR NON-EXISTENCE OF ANY UTILITY DOES NOT CONSTITUTE RESPONSIBILITY OF THE ENGINEER.



26. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND ALLOW FOR THE ADJUSTMENT OF DESIGN TO MITIGATE THE CONDITION. FAILURE TO NOTIFY THE ENGINEER IN A TIMELY MANNER MAY RESULT IN CONTRACTOR'S COST TO MITIGATE THE CONDITION.
27. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED PRIOR TO THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.
28. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR STORMWATER NPDES NOI, AND DEVELOPING STORMWATER POLLUTION PREVENTION PLAN.
29. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND LANDSCAPE SHRUBBERY UNLESS OTHERWISE NOTED. HAND DIGGING IS REQUIRED IN AREAS WHERE TREES AND LANDSCAPE SHRUBBERY ARE TO REMAIN. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES OR SHRUBS WITHOUT APPROVAL.
30. CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING CONCRETE OR WOOD UTILITY POLES, UNLESS OTHERWISE NOTED.
31. ALL DRIVEWAYS AND ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AFTER CONSTRUCTION, UNLESS OTHERWISE NOTED.
32. BEFORE A FINAL INSPECTION WILL BE SCHEDULED, THE ENGINEER MUST CONCUR WITH THE RECORD DRAWINGS SUBMITTED BY THE CONTRACTOR.
33. ALL WORK PERFORMED WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
34. FILL SHALL BE FORMED OF SUITABLE MATERIAL PLACED IN LAYERS PER THE SPECIFICATIONS.
35. THE CONSTRUCTION OF THE ROADWAY SUB-BASE SHALL CONFORM TO CURRENT CITY DETAILS AND SPECIFICATIONS AND SHALL CONSIST OF BRINGING THE TOP OF THE PROPOSED ROADWAY SUB-BASE TO A SURFACE CONFORMING TO THE GRADES, PROFILES AND CROSS SECTIONS SHOWN IN THE PLANS. THE SUB-BASE SHALL BE COMPACTED PER THE SPECIFICATIONS. DISCREPANCIES BETWEEN CITY DETAILS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT, THE MORE STRINGENT SHALL APPLY.
36. AFTER THE ROADWAY SUB-BASE HAS BEEN PREPARED, THE CONTRACTOR SHALL MAINTAIN THE SURFACE TO BE FREE OF RUTS, DEPRESSIONS AND DAMAGE RESULTING FROM THE HAULING AND HANDLING OF ANY MATERIAL, EQUIPMENT, TOOLS, ETC. DITCHES OR DRAINS SHALL BE CONSTRUCTED AND MAINTAINED ALONG THE COMPLETED SUB-BASE SECTION JUST BEFORE THE BASE COURSE IS LAID. THE SUB-BASE SHALL BE CHECKED FOR CROWN AND ELEVATION.
37. AS SOON AS PROPER CONDITIONS OF MOISTURE ARE ATTAINED, THE BASE MATERIAL SHALL BE COMPACTED PER THE SPECIFICATIONS.
38. THE CONTRACTOR SHALL CONSTRUCT THE BASE TO THE FULL WIDTH AS SHOWN ON THE DRAWINGS. THE BASE MATERIAL SHALL BE SPREAD UNIFORMLY AND ALL SEGREGATED AREAS OF FINE COURSE MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL GRADED MATERIAL AND COMPACTED TO THE SPECIFIED DENSITY. FINISHED SURFACE OF THE BASE SHALL BE TESTED FOR TOLERANCE IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS.
39. FINAL ELEVATIONS SHALL BE WITHIN 0.01 FEET OF THE REQUIRED ELEVATION AND SURFACES SHALL BE SLOPED TO DRAIN.
40. FILL PLACED AROUND THE PIPE SHALL BE DEPOSITED ON BOTH SIDES SIMULTANEOUSLY TO APPROXIMATELY THE SAME ELEVATION AND UNIFORMLY COMPACTED. WHENEVER THE PIPE LAYING IS DISCONTINUED, AS AT NIGHT, THE UNFINISHED END IS TO BE SECURELY PROTECTED FROM DISPLACEMENT DUE TO CAVING OF THE BANKS OR FROM OTHER INJURY, AND A SUITABLE TEMPORARY PLUG IS TO BE INSERTED THEREIN.
41. MAINTENANCE OF TRAFFIC (MOT) SHALL BE BASED ON A LOCAL ROAD CLOSURE WITH BARRICADES AND LOCAL TRAFFIC ONLY.
42. ANY EXISTING FENCE OUTSIDE THE RIGHT-OF-WAY LIMITS, DAMAGED BY CONTRACTOR, SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE. ALL FENCES WITHIN CITY RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
43. ALL AREAS TO RECEIVE SOD SHALL BE SODDED WITH LIKE TYPE OF GRASSES SURROUNDING THE AREA UNLESS OTHERWISE NOTED.
44. THE CONTRACTOR SHALL ADHERE TO ALL THE CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
45. THE CONTRACTOR SHALL REPLACE IRRIGATION LINES AND DECORATIVE WALLS/LANDSCAPE TIMBERS IN RIGHT-OF-WAY.
46. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL RAINFALL RUNOFF DURING STORM DRAIN AND/OR UNDERDRAIN INSTALLATIONS.
47. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
48. PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.

CONTRACTOR RESPONSIBILITY:

THE CONSTRUCTION CONTRACTOR AS A LICENSED PROFESSIONAL IN THE STATE OF FLORIDA IS EXPECTED TO HAVE DEMONSTRATED A KNOWLEDGE AND CAPABILITY IN READING, INTERPRETING AND FOLLOWING PLANS AND SPECIFICATIONS.

THE ENGINEER HAS PROVIDED GUIDANCE AND IN SOME INSTANCES SPECIFIC DETAILS IN THE PLANS AND SPECIFICATIONS AS TO THE DESIGN, THE INTENDED PURPOSE OF THE DESIGN AND THE FINAL CONSTRUCTED PRODUCT.

THE CONSTRUCTION CONTRACTOR IS AND SHALL REMAIN RESPONSIBLE FOR THE MEANS, METHODS, PROCESS, PROCEDURES, SCHEDULING AND COORDINATION OF THE CONSTRUCTION OF THE DESIGN AS SHOWN IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND USING MEANS, METHODS, PROCESS AND PROCEDURES, SCHEDULES AND COORDINATION SUCH THAT NONE OF THE CONTRACTORS SELECTED ACTIONS WILL BE CONTRARY TO, NOR SHALL IMPEDE THE PERFORMANCE OF THE DESIGN.

WHERE THE PLANS AND SPECIFICATIONS INCLUDE DESIGN CONDITIONS DIRECTED BY A REGULATORY AGENCY, THE RESULT OF A REGULATORY REQUIREMENT OR INTENDED TO ACHIEVE A REGULATORY REQUIREMENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM CONSTRUCTION TO ACHIEVE THE REGULATORY REQUIREMENT.

WHERE THE CONTRACTOR'S MEANS, METHODS, PROCESS, PROCEDURES, SCHEDULING OR COORDINATION RESULTS IN A CONDITION THAT RENDERS THE DESIGN UNCONSTRUCTABLE, OR THE DESIGN PERFORMANCE UNATTAINABLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REDESIGN, REPAIR OR REPLACE THE CONSTRUCTION TO A LEVEL OF DESIGN PERFORMANCE INTENDED IN THE PLANS AND SPECIFICATIONS AND/OR MEETING THE REGULATORY REQUIREMENTS OF THE PROJECT.



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Rodney McManus, LEED AP
Fred Rambo, R.A.

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**Mount Dora
Public Works**

401 Limit Avenue, Mount Dora, FL

Project No:

1073

Revisions:

Addendum #1 Issue Date 10/18/2023

**90%
CONSTRUCTION
DOCUMENTS**

Issue Date:

09/15/2023

Drawn by:

WDJ

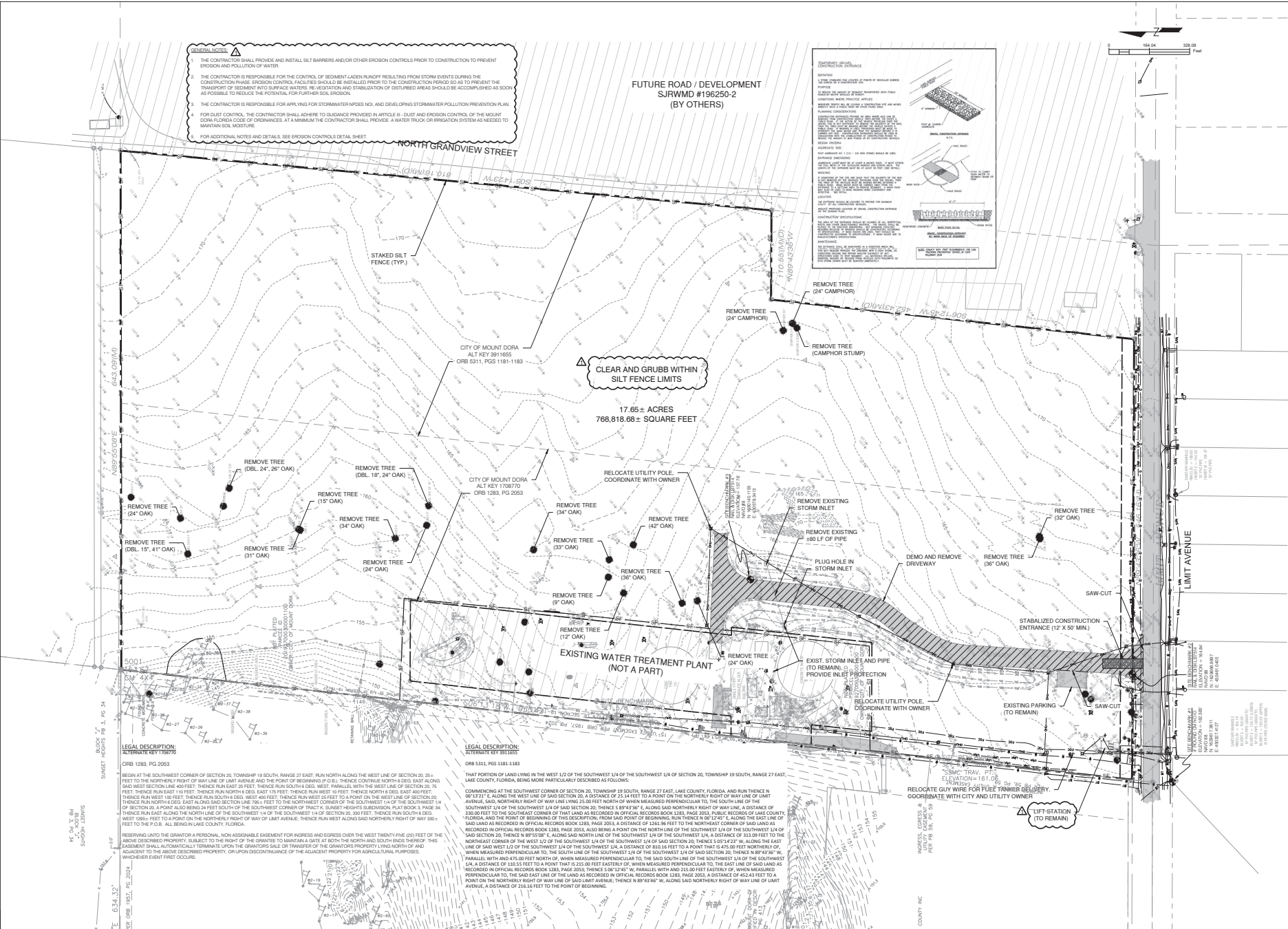
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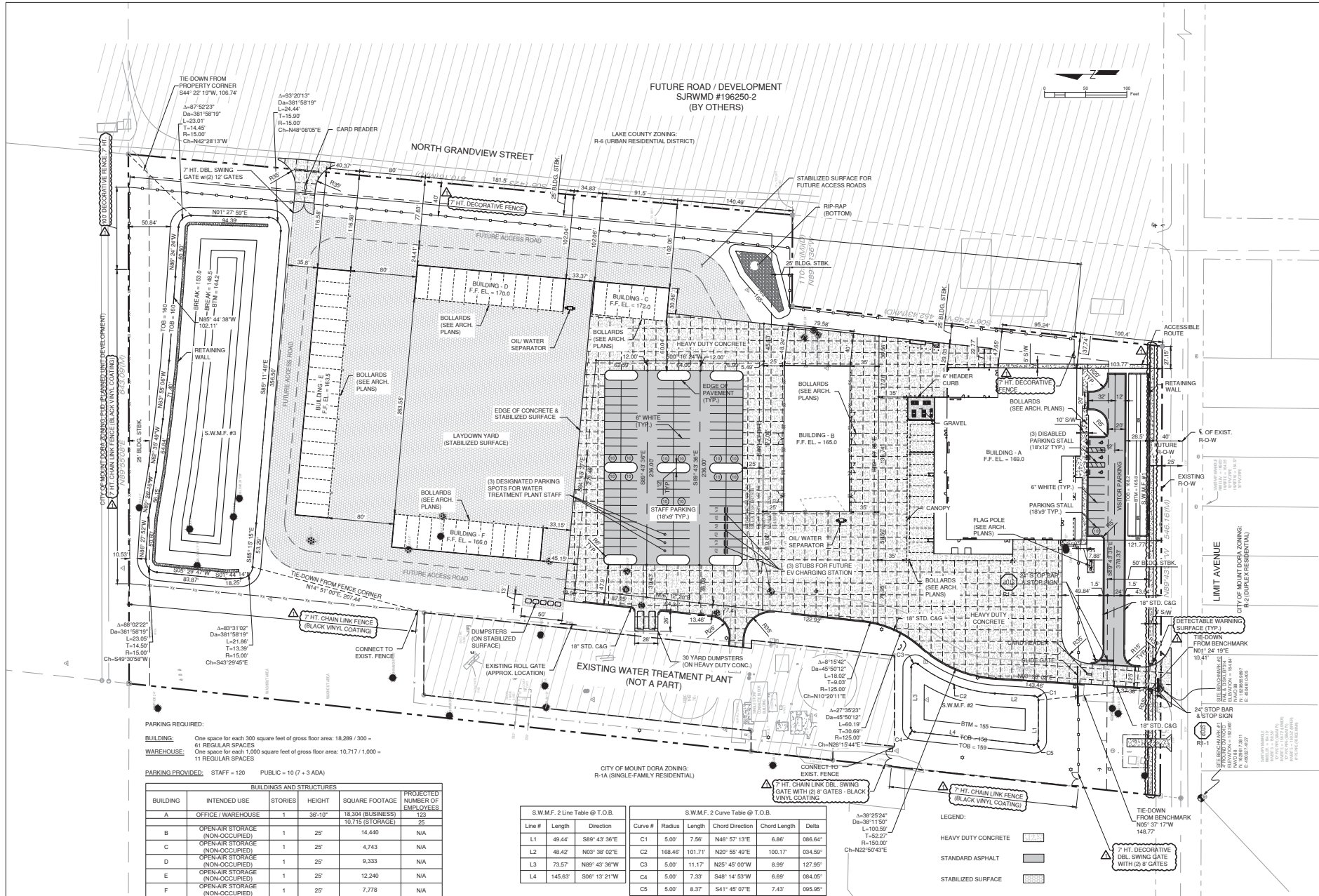
PEI

Project North:

General Notes

C-2







Ian A. Reeves, A.I.A.
Rodney McManus, LEED AP
Fred Rambo, R.A.

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Mount Dora Public Works

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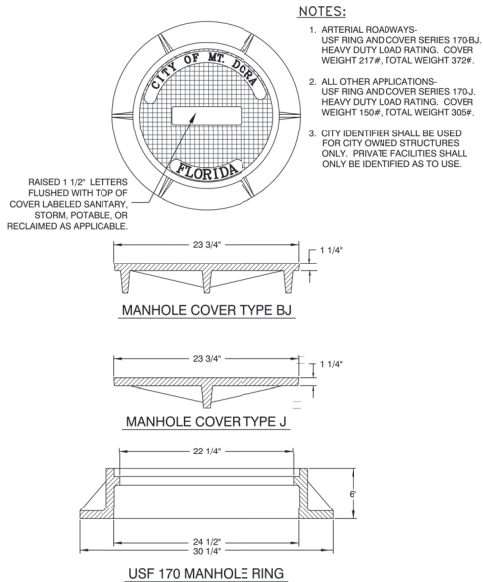
Drawn by: **WDJ**
Checked by: **PEI**

Project North:

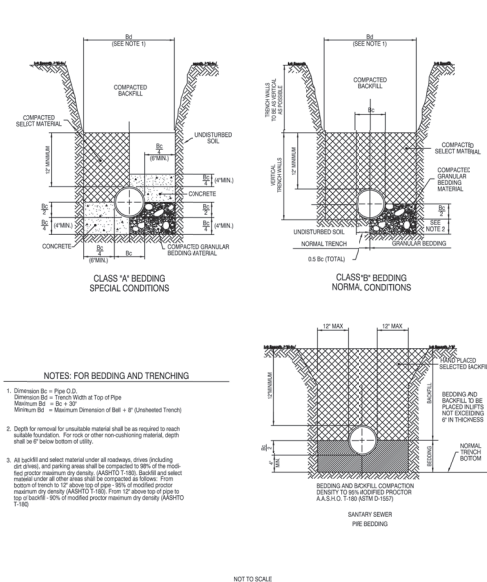
Pre-Development Drainage Map

C-5

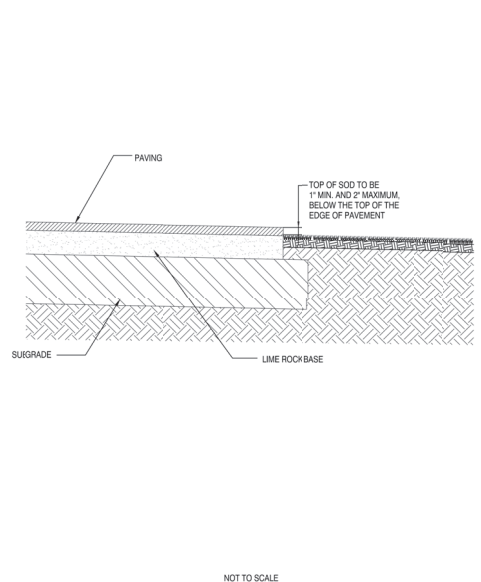




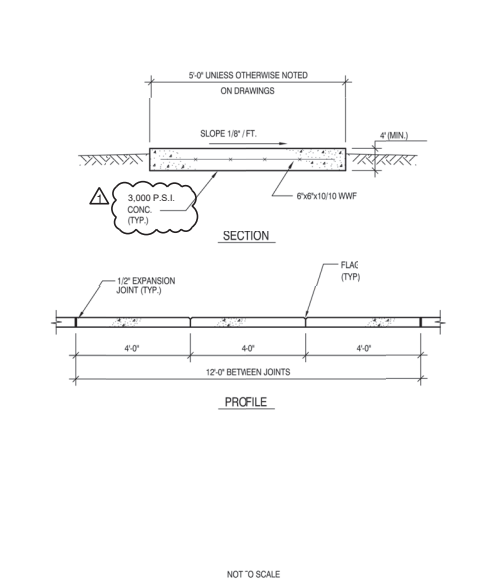
	MANHOLE FRAME & COVER
	GU002-1 ISSUED: 2017 REVISED: --



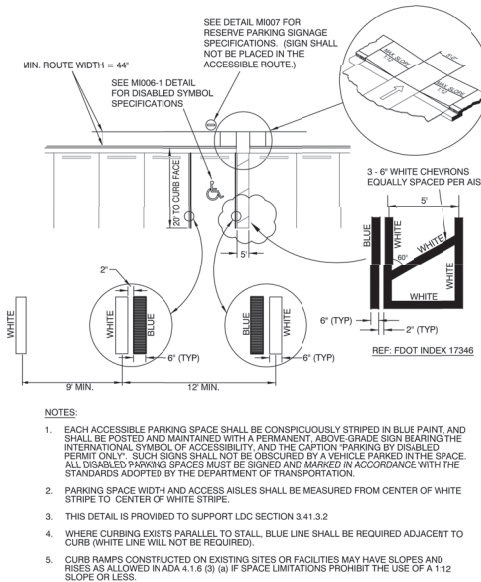
	BEDDING DETAILS
	GU0017-1 ISSUED: 2017 REVISED: --



	SOD PLANTING
	GU0018-1 ISSUED: 2017 REVISED: --



	CONCRETE WALKWAY DETAIL
	GU0019-1 ISSUED: 2017 REVISED: --



	ACCESSIBLE PARKING - SINGLE SPACE STRIPING
	GU0024-1 ISSUED: 2017 REVISED: --



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**Mount Dora
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401 Limit Avenue, Mount Dora, FL

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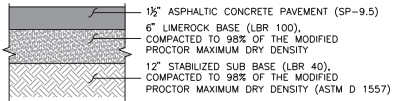
Issue Date:
09/15/2023

Drawn by: **WDL**
Checked by: **PEI**

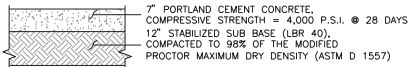
Project North:

**Details -
Mt. Dora**

C-9

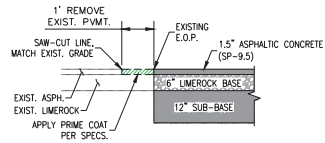


STANDARD PAVEMENT SECTION (VISITOR / STAFF PARKING)
N.T.S.

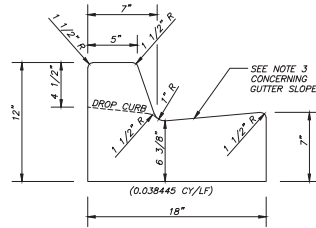


NOTE:
CONCRETE PAVEMENT SHALL HAVE THE FOLLOWING:
• MAXIMUM CONTROL JOINT SPACING = 14' x 14'
• RECOMMENDED SAW CUT DEPTH = 2 1/2"

HEAVY-DUTY CONCRETE PAVEMENT SECTION
N.T.S.

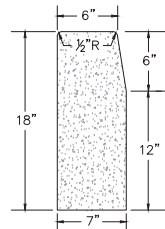


PAVEMENT CONNECTION DETAIL
N.T.S.

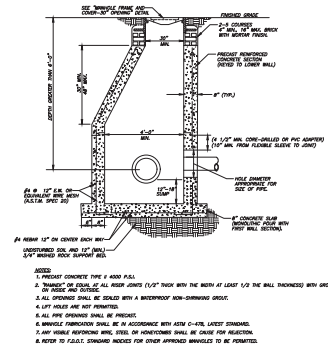


GENERAL NOTES:
1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. WHEN USED ON THE HIGH SIDE OF ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.

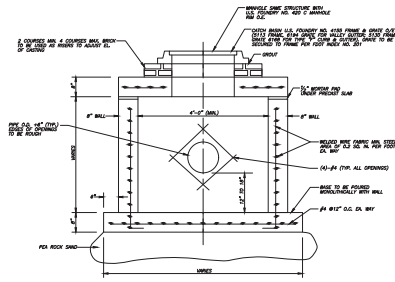
STANDARD 18" CURB AND GUTTER DETAIL
N.T.S.



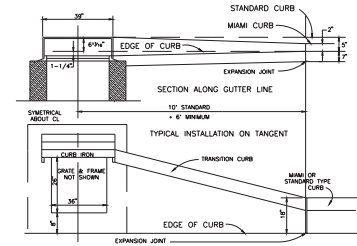
STANDARD HEADER CURB DETAIL
N.T.S.



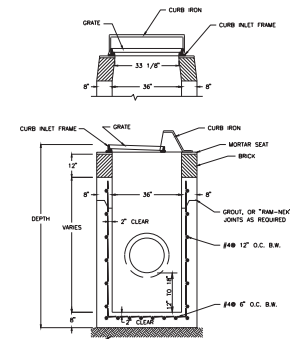
STANDARD MANHOLE WITH (ECCENTRIC CONE)
N.T.S.



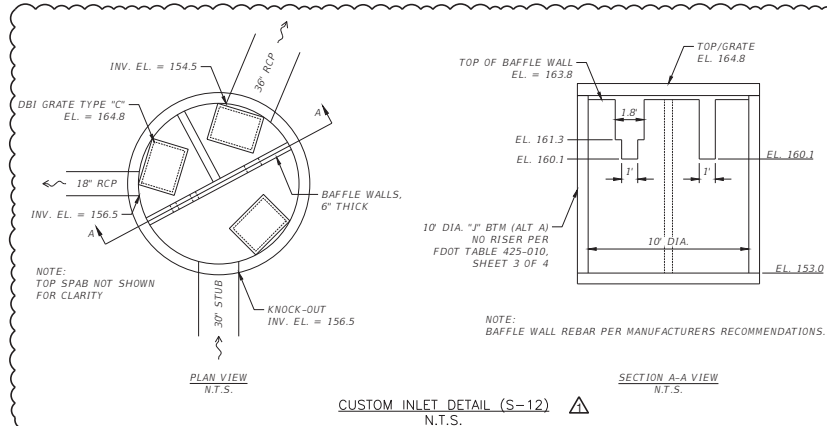
CATCH BASIN DETAIL
N.T.S.



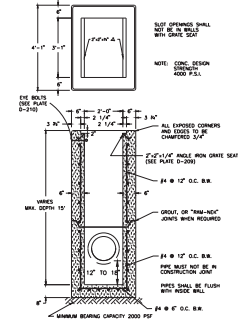
STANDARD CURB INLET
N.T.S.



STORM SEWER CURB INLET
N.T.S.



CUSTOM INLET DETAIL (S-12)
N.T.S.



STORM SEWER TYPE "C" INLET
N.T.S.



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Mount Dora
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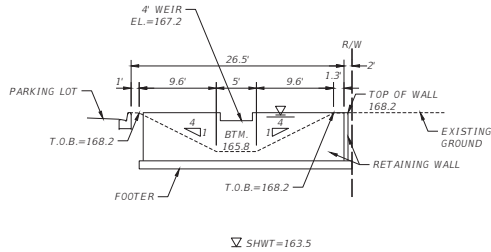
Drawn by: WDJ
Checked by: PEI

Project North:

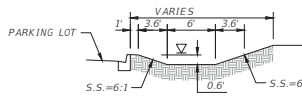
Details -
Miscellaneous

C-10

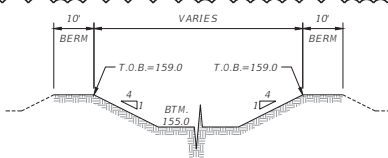
SIM	NODE NAME	WARNING STAGE (FT)	MAXIMUM STAGE (FT)
002_24	POND 1	169.00	167.36
010_24	POND 1	169.00	167.60
025_24	POND 1	169.00	167.74
0100_24	POND 1	169.00	167.94



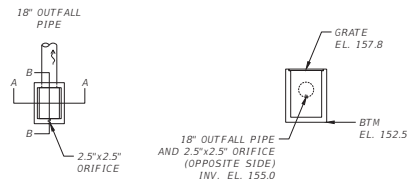
S.W.M.F. 1 SECTION A-A (WEST WALL WITH WEIR) △
N.T.S.



S.W.M.F. 1 OUTFALL SWALE SECTION B-B
N.T.S.



S.W.M.F. 2 SECTION C-C
N.T.S.

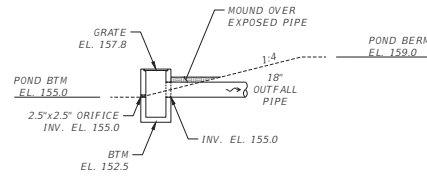


PLAN VIEW
CONTROL STRUCTURE
DB1 TYPE C (MODIFY)
N.T.S.

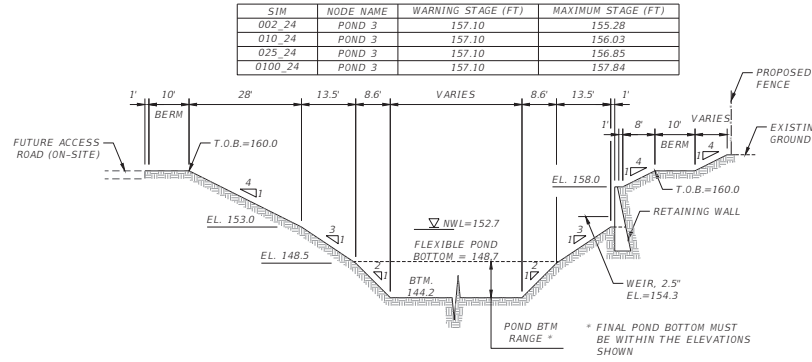
SECTION A-A
N.T.S.

S.W.M.F. 2 CONTROL STRUCTURE DETAIL △
N.T.S.

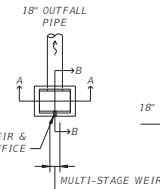
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010_24	POND 2	158.00	157.82
025_24	POND 2	158.00	157.82
0100_24	POND 2	158.00	157.84



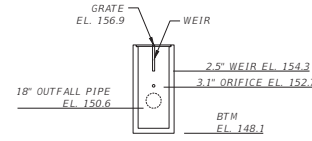
SECTION B-B
N.T.S.



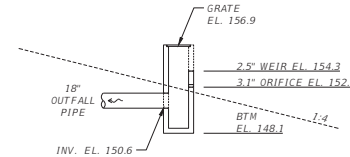
S.W.M.F. 3 SECTION D-D △
N.T.S.



PLAN VIEW
CONTROL STRUCTURE
DB1 TYPE C (MODIFY)
N.T.S.

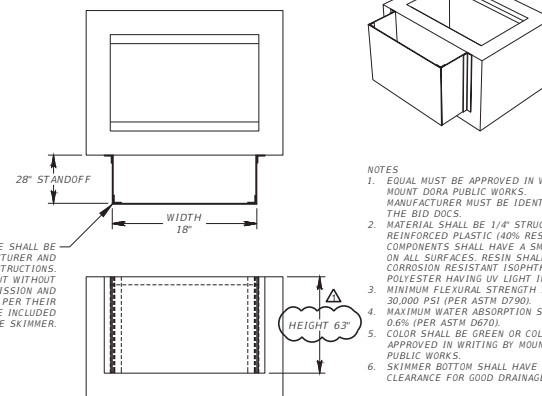


SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

S.W.M.F. 3 CONTROL STRUCTURE DETAIL △
N.T.S.



S.W.M.F. 3 SKIMMER DETAIL
ENVIRO-GLASKIMER (or APPROVED EQUAL)
N.T.S.

- NOTES
- EQUAL MUST BE APPROVED IN WRITING BY MOUNT DORA PUBLIC WORKS. MANUFACTURER MUST BE IDENTIFIED IN THE BID DOCS.
 - MATERIAL SHALL BE 1/4" STRUCTURAL REINFORCED PLASTIC (40% RESIN). ALL COMPONENTS SHALL HAVE A SMOOTH FINISH ON ALL SURFACES. RESIN SHALL BE CORROSION RESISTANT ISOPHTHALIC POLYESTER HAVING UV LIGHT INHIBITORS.
 - MINIMUM FLEXURAL STRENGTH SHALL BE 30,000 PSI (PER ASTM D790).
 - MAXIMUM WATER ABSORPTION SHALL BE 0.6% (PER ASTM D670).
 - COLOR SHALL BE GREEN OR COLOR APPROVED IN WRITING BY MOUNT DORA PUBLIC WORKS.
 - SKIMMER BOTTOM SHALL HAVE 12" CLEARANCE FOR GOOD DRAINAGE



Ian A. Reeves, A.I.A.
Rodney McManus, LEED AP
Fred Rambo, R.A.

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Public Works**

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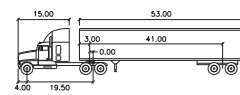
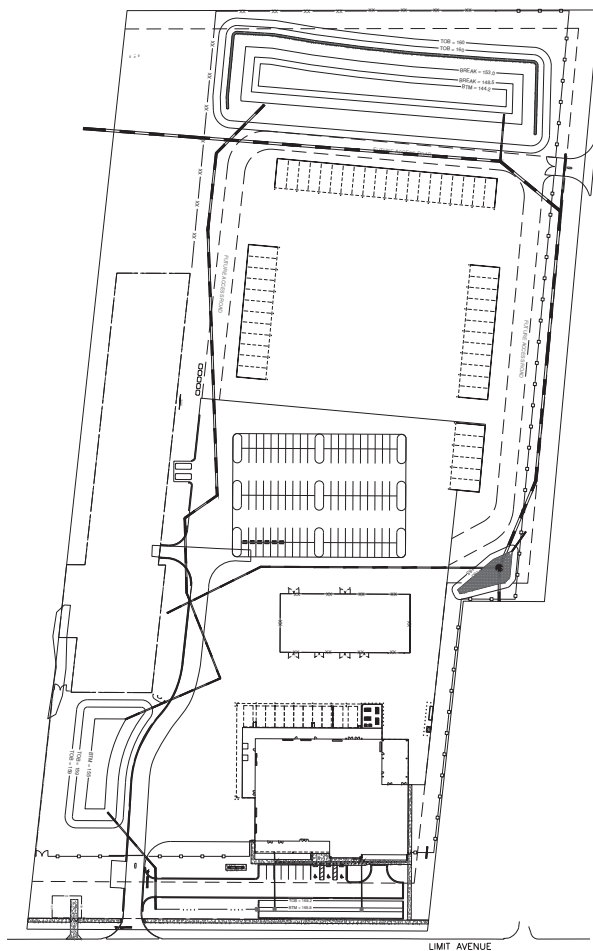
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Checked by: **PEL**

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**Details -
Miscellaneous**

C-11



WB-62FL (201.6.1)

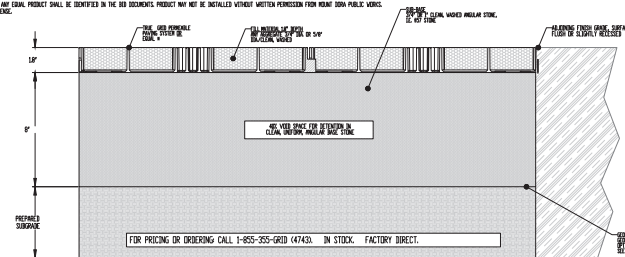
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

TRUCK CIRCULATION PLAN
1" = 80'

- [illegible]



TELEGRID BLOCK REFERENCE: N
 PREVIOUSLY & DELIVERED IN 4 X 8 SHEET, MICRO-
 AND MICROFILM EDITION, FROM THE MICROFILM EDITION.



APPLICATION
HEAVY LOAD PARKING LOT, FIVE LANES
EQUIPMENT YARD, SERVICE ROADS.

GRAVEL FILL HEAVY LOAD TRUEGRID PRO PLUS

TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD DETAIL
OR APPROVED EQUAL
N.T.S.



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Checked by: _____ PEI

Project North:

Details - Miscellaneous

C-12



NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
 X = Work Zone Sign Spacing
 B = Buffer Length
See Index 102-600 for " L ", " X ", " B ", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

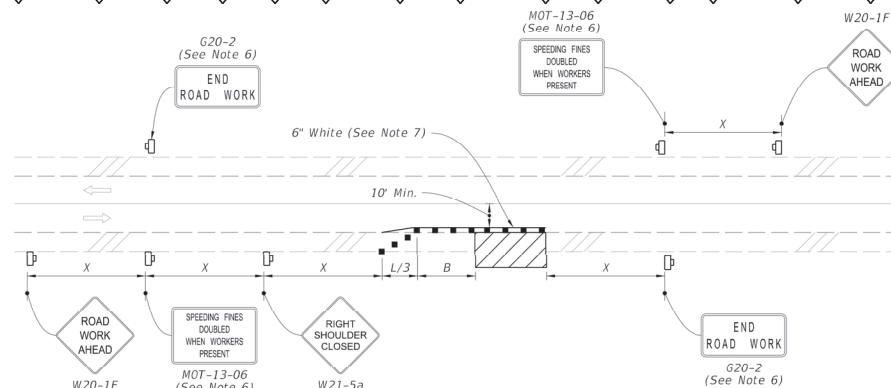
SYMBOLS:

Work Area

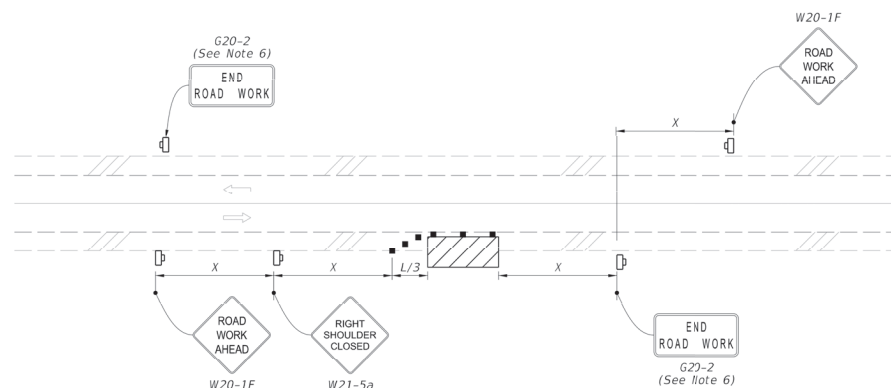
Channelizing Device (See Index 102-600)

Work Zone Sign

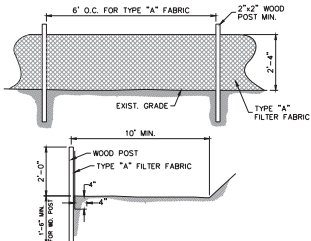
Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



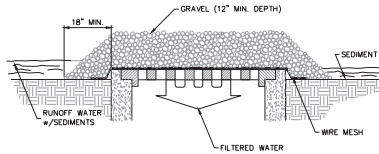
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY



CONSTRUCTION SPECIFICATIONS

1. SILT FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
3. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
4. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

SILT FENCE DETAIL
N.T.S.



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURED AREAS UNPROTECTED AREAS.

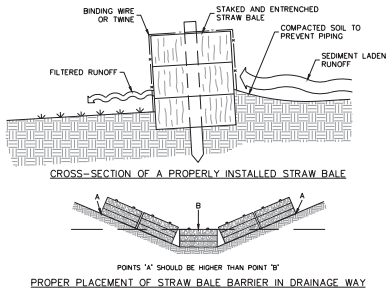
**GRAVEL AND WIRE MESH
DROP INLET SEDIMENT FILTER**
N.T.S.

EROSION AND SEDIMENT NOTES:

1. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC., ARE CLEANED OUT AND WORKING PROPERLY AT THE TIME OF JAIL ACCEPTANCE.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-QUARTER THE HEIGHT OF THE DRAINAGE STRUCTURE.
3. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AT THE TIME BALE BARRIERS ARE LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
4. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
5. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS SPECIFICATIONS, FDOT, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FOOD SEDIMENT AND EROSION CONTROL MANUAL AND THE CITY OF MOUNT DORA REGULATIONS TO CONTROL RUNOFF FROM CONSTRUCTION SITES.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
8. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS AND MAINTAINED.
9. ANY DISCHARGE FROM DRAINAGE STRUCTURE SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
10. ALL DISTURBED AREAS TO BE TEMPORARILY STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLO SOD.
11. ALL DRAINAGE, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
12. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND MONITORED THROUGH HAY FILTERS, SILTATION CHAMBERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND MAINTENANCE OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 11-3, FLORIDA ADMINISTRATIVE CODE.

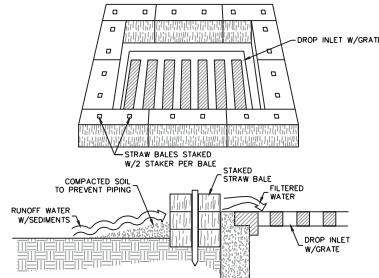
EROSION AND SEDIMENT NOTES (CONT.):

13. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSLOPE CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOSING OUTFALL CULVERTS.
14. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULT IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO PREVENT TURBIDITY FROM LEAVING THE SITE AND RAISING TURBIDITY LEVELS MORE THAN 29 NTUS ABOVE EXISTING BACKGROUND LEVEL.
15. THESE PLANS INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) CHAPTER 6. THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS AND FINES.
16. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSLOPE WATER QUALITY DEGRADATION.
17. IF DRAINAGE CAPACITY REQUIRES A CONSTRUCTIVE USE PERMIT (CULP) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
18. A MINIMUM 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO SUBMIT AND OBTAIN THE NOTICE OF INTENT CERTIFICATION TO THE D.E.P. IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS, IF REQUIRED.



- NOTES:
1. EXCAVATE THE TRENCH.
 2. PLACE AND STAKE STRAW BALES.
 3. WEDGE LOOSE STRAW BETWEEN BALES.
 4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

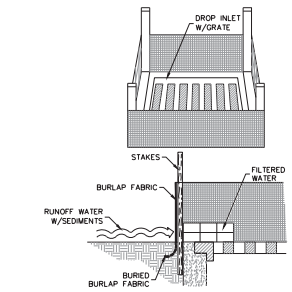
STRAW BALE BARRIER
N.T.S.



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

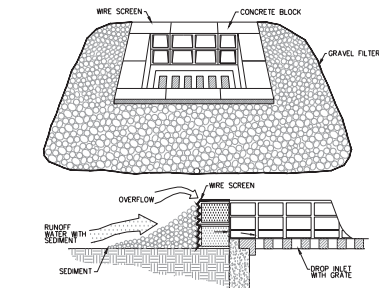
STRAW BALE DROP INLET SEDIMENT FILTER
N.T.S.



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

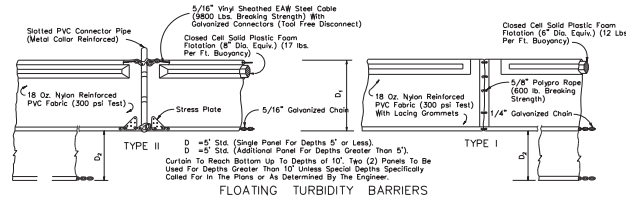
BURLAP DROP INLET SEDIMENT FILTER
N.T.S.



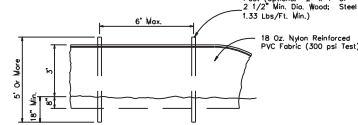
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

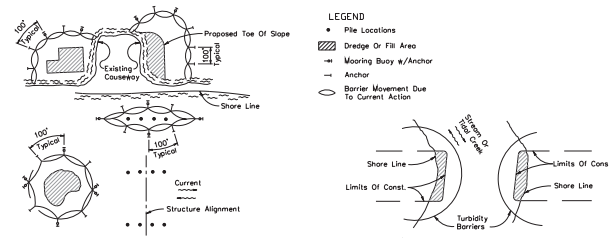
**BLOCK AND GRAVEL DROP
INLET SEDIMENT FILTER**
N.T.S.



FLOATING TURBIDITY BARRIERS



STAKED TURBIDITY BARRIER



LEGEND

- Pile Locations
- ▨ Driveway Or Fill Area
- Mooring Buoy W/Anchor
- Anchor
- Barrier Movement Due To Current Action

NOTES:

1. Turbidity barriers to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.

TURBIDITY BARRIER APPLICATIONS

TURBIDITY BARRIERS
N.T.S.



Ian A. Reeves, AIA
Rodney McManis, LEED AP
Fred Rambo, R.A.

www.adgusa.org



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PAUL E. HALL, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 10070

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Mount Dora Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1073
Revisions:
Addendum #1 Issue Date 10/18/2023

90% CONSTRUCTION DOCUMENTS

Issue Date:
09/15/2023

Drawn by: **WDL**
Checked by: **PEI**

Project North:

Erosion Control Details



Ian A. Reeves, A.I.A.
Rodney McManus, LEED AP
Fred Rambo, R.A.

www.adgusa.org



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Mount Dora
Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1073

Revisions:

90%
CONSTRUCTION
DOCUMENTS

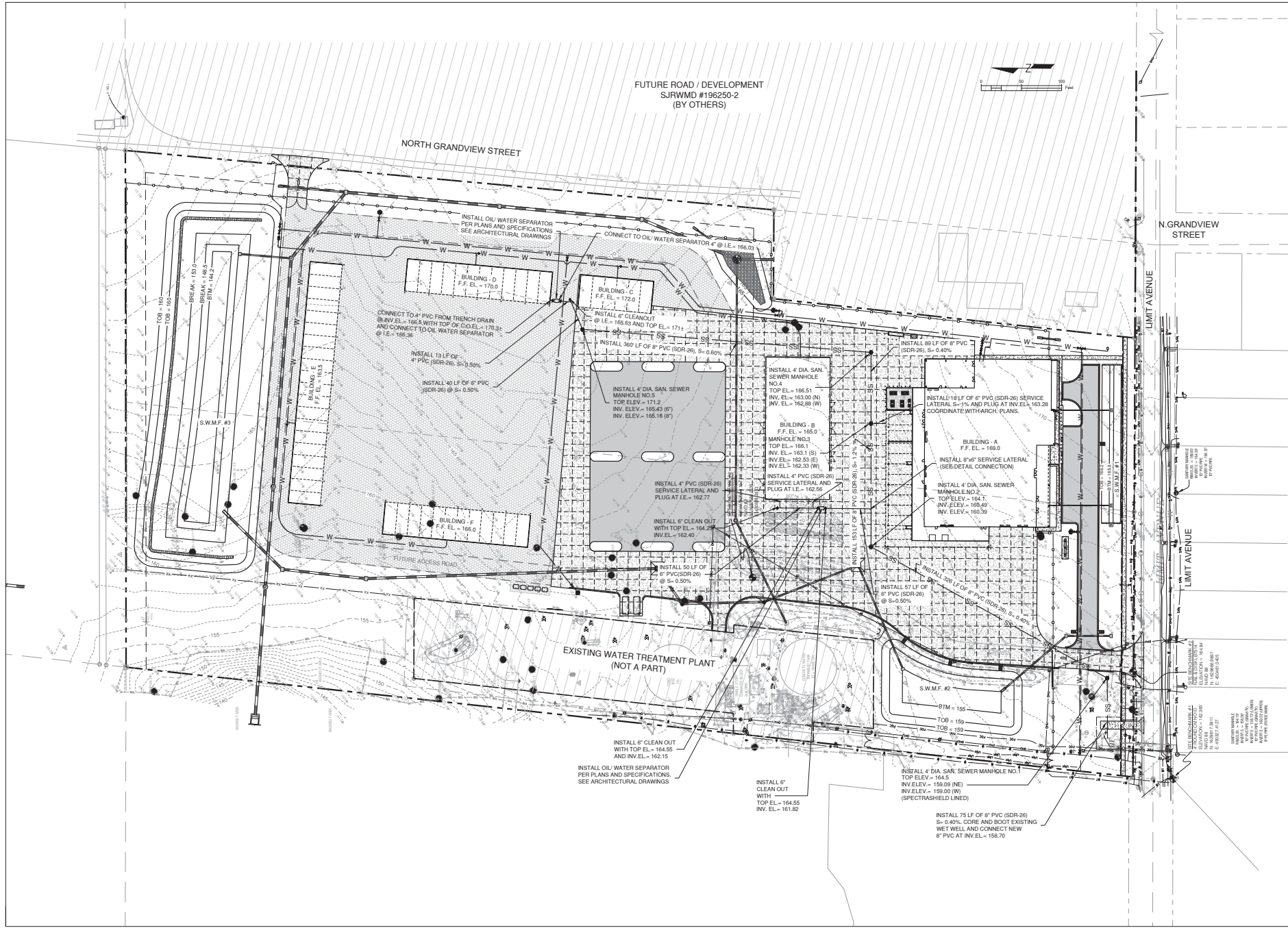
Issue Date:
09/15/2023

Drawn by: ZN
Checked by: PEI

Project North:

Utility Plan - Sewer

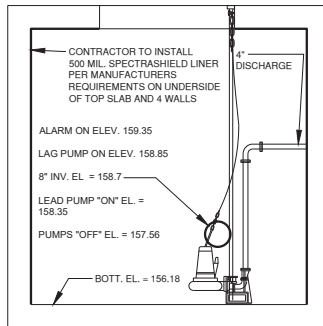
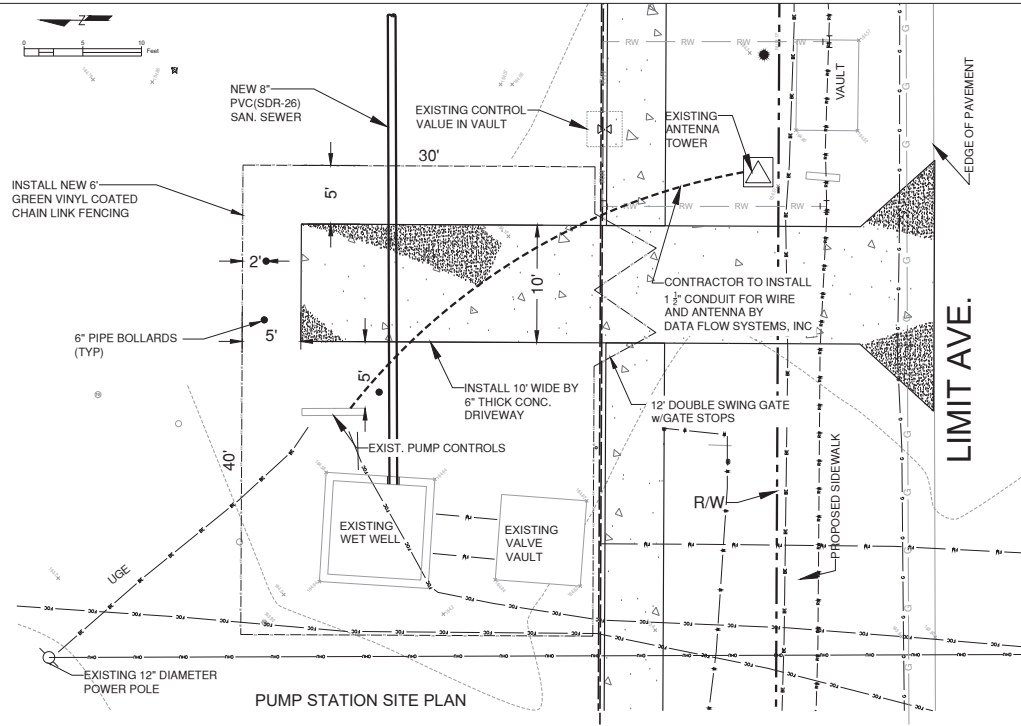
C-16



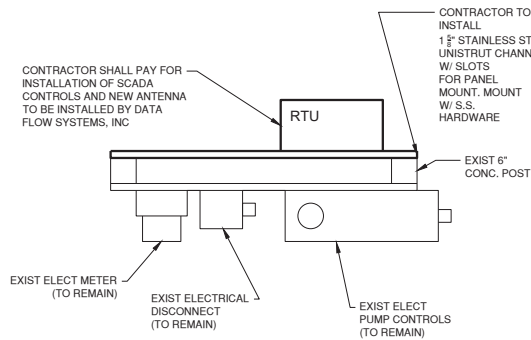
EXISTING PUMPS:
 FLYGT, MODEL CP 3085
 125 G.P.M. @ 16.5 T.D.H.
 3.0 HP AT 1700 RPM, 208 V 3 PH 60 Hz

NOTES:

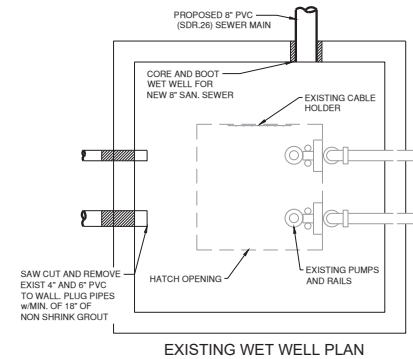
1. THE SCADA CONTROL PANEL ENCLOSURE SHALL BE MOUNTED BY THE CONTRACTOR. NEW CONDUIT FOR POWER CABLE SHALL BE PROVIDED BY AND INSTALLED BY THE CONTRACTOR.
2. THE SCADA CONTROL PANEL AND ALL SUPPORTING ELECTRICAL WIRING AND COMPONENTS SHALL BE SOLELY SUPPLIED BY DATA FLOW SYSTEMS INC. ONLY.
3. CONTRACTOR SHALL INCLUDE SCADA CONTROLS AND ANTENNA FOR THE PUMP STATION. COORDINATE WITH DAN ORTIZ (352) 735-7151 CITY OF MOUNT DORA FOR ADDITIONAL INFORMATION.
4. COAT INTERIOR OF CONCRETE WET WELL AND JUNCTION MANHOLE WITH 500 MILS OF SPECTRASHIELD LINER. INSTALL PER MANUFACTURES SPECIFICATIONS.



EXISTING WET WELL PROFILE



ELECTRICAL CONTROLS



EXISTING WET WELL PLAN



Ian A. Reeves, A.I.A.
 Rodney McManus, LEED AP
 Fred Rambo, R.A.

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Mount Dora Public Works

401 Limit Avenue, Mount Dora, FL

Project No:

1073

Revisions:

90% CONSTRUCTION DOCUMENTS

Issue Date:

09/15/2023

Drawn by:

JN

Checked by:

PEI

Project North:



Utility Plan- Pump Station Site

C-17

GENERAL UTILITIES CONSTRUCTION NOTES

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



STANDARD CONSTRUCTION DETAIL
GENERAL NOTES

GU001-1A
ISSUED: 2017
REVISED: -

GENERAL UTILITIES CONSTRUCTION NOTES

- COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FDEP "LETTER OF RELEASE REQUEST" SIGNED BY THE ENGINEER OF RECORD MUST BE SUBMITTED TO THE CITY ENGINEER FOR PROCESSING. NO POTABLE WATER LINE SHALL BE PLACED INTO SERVICE WITHOUT RECEIPT OF FDEP AUTHORIZATION.
- FDEP CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.
- EARTHWORK, PAYMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY DCL SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- COPIES OF ALL MATERIALS AND COMPACTION TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.
- THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR/SITE DEVELOPER. THE CONTRACTOR MUST CONTACT PUBLIC SERVICES-ENGINEERING AT (352) 735-7151. TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.
- LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT (352) 735-7151 OR (352) 516-3691 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032 TO COORDINATE THE START UP INSPECTION.
- ALL MANUALS FOR LIFT STATION CONTROL PANELS, GENERATORS, AND PUMPS WILL BE REQUIRED PRIOR TO STARTUP. THESE MANUALS WILL BE SUBJECT TO CITY REVIEW / APPROVAL TO INCLUDE O&M MANUALS. NO RT STATION WILL BE ACCEPTED UNTIL SATISFACTORY DOCUMENTATION HAS BEEN PROVIDED. ANY LIFT STATION PUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A REBUILD KIT CONSISTING OF BEARING SEALS, O-RINGS AND WEAR RINGS. ALSO A TOOL KIT WITH BOX IS REQUIRED.
- DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(4)(a) - BONDS, 5.3.5(1) - BONDS, AND 7.2.4 - BONDS AND WARRANTIES. THE CITY'S LAND DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MOUNTDORA.COM FOR YOUR REFERENCE.
- AS-BUILT DRAWINGS - PER LDC 7.3.3.6, OWNER / DEVELOPER SHALL PROVIDE FOUR HARD COPIES AND ONE ELECTRONIC OF THE APPROVED FINAL ENGINEERING PLANS CONFORMED TO SHOW ALL AS-BUILT CONDITIONS. AS-BUILT MUST SHOW ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. CERTIFICATION OF THE PROJECT ENGINEER ATTESTING TO THE ACCURACY OF THE DRAWINGS IS REQUIRED. CITY ACCEPTANCE OF IMPROVEMENTS AND / OR ISSUANCE OF OCCUPANCY WILL BE WITHHELD UNTIL SATISFACTORY AS-BUILT ARE PROVIDED.



STANDARD CONSTRUCTION DETAIL
GENERAL NOTES

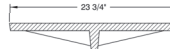
GU001-1B
ISSUED: 2017
REVISED: -

NOTES:

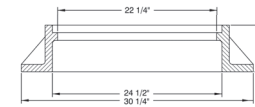
- ARTERIAL ROADWAYS - USF RING AND COVER SERIES 170-J. HEAVY DUTY LONG-PATING, COVER WEIGHT 217#, TOTAL WEIGHT 372#.
- ALL OTHER APPLICATIONS - USF RING AND COVER SERIES 170-J. HEAVY DUTY LONG-PATING, COVER WEIGHT 150#, TOTAL WEIGHT 305#.
- CITY IDENTIFIER SHALL BE USED FOR CITY OWNED STRUCTURES ONLY.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



MANHOLE COVER TYPE BJ



MANHOLE COVER TYPE J



USF 170 MANHOLE RING



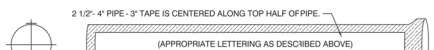
MANHOLE FRAME & COVER

GU002-1
ISSUED: 2017
REVISED: -

GENERAL NOTES:

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

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

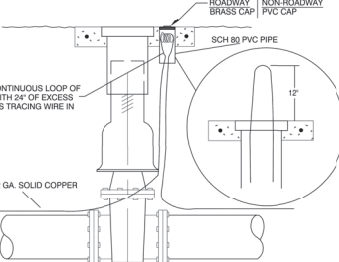


METAL RECLAIMED WATER MAIN WITH IDENTIFICATION TAPE



PIPE IDENTIFICATION
DUCTILE IRON

GU003-1
ISSUED: 2017
REVISED: -



TRACING WIRE GENERAL NOTES:

- ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 1/2\"/>
- POTABLE WATER AND RECLAIMED WATER SYSTEMS TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12\"/>
- FORCE MAINS TRACING WIRE SHALL EXTEND A MINIMUM OF 12\"/>
- ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
- WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT DORA AND SHALL BE COPPERHEAD DIRECT BURRY CONNECTIONS.
- SEE DETAIL GU002 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE



TRACING WIRE
CONNECTION

GU004-1
ISSUED: 2017
REVISED: -



RECLAIMED WATER



SEWER



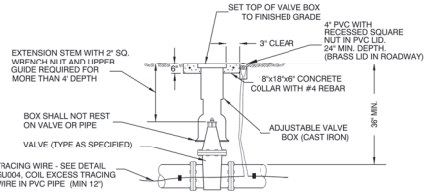
POTABLE WATER



FIRE LINE

TYPICAL VALVE BOX COVER DETAILS

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



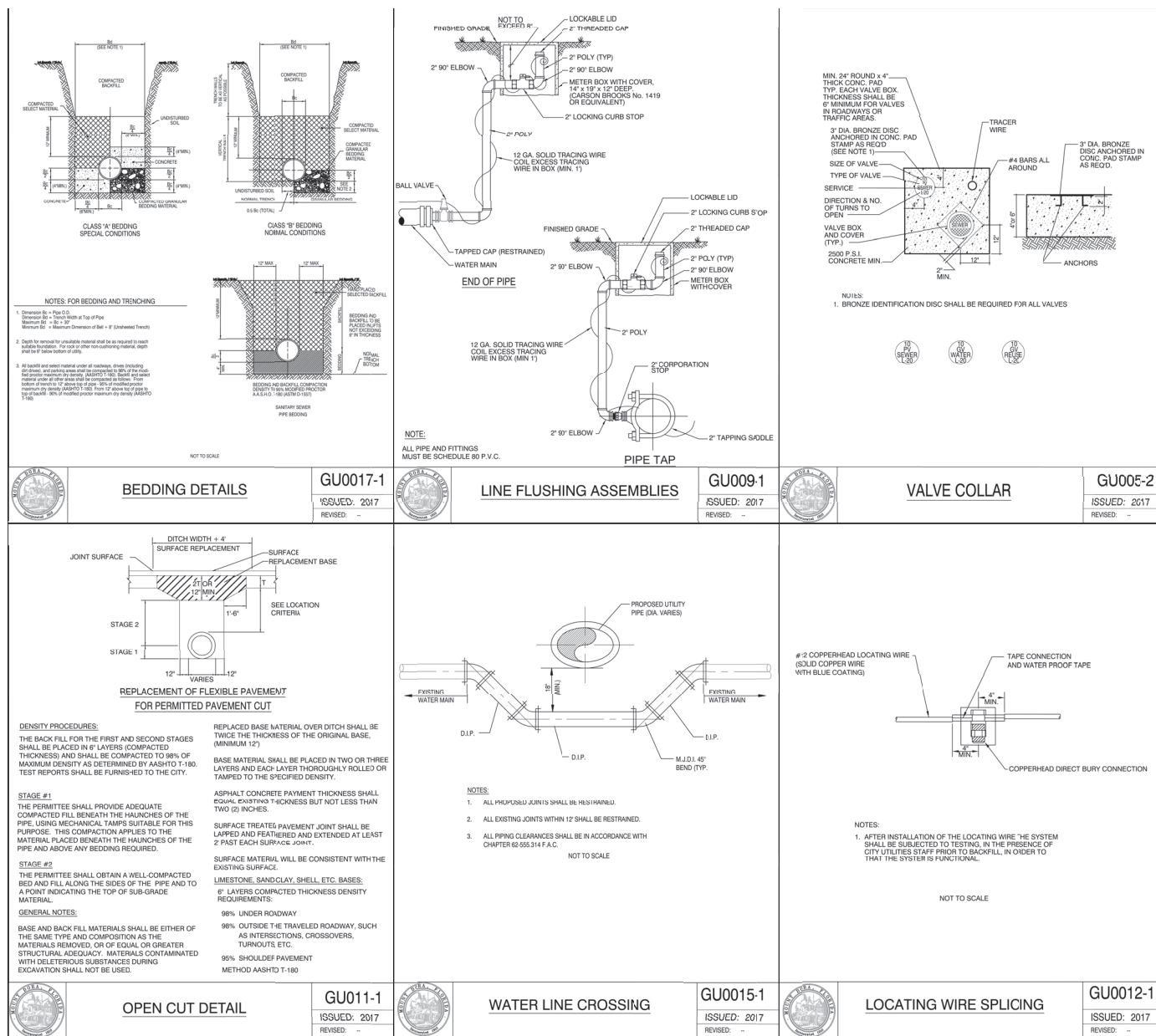
TYPICAL VALVE AND VALVE BOX DETAIL



VALVE, VALVE BOX, AND COVER

GU005-1
ISSUED: 2017
REVISED: -

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.



WATER SYSTEM CONSTRUCTION GENERAL NOTES			WATER SYSTEM CONSTRUCTION GENERAL NOTES			WATER SYSTEM CONSTRUCTION GENERAL NOTES		
1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION. 2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN. 3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL. 4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (ASHOFT-180) IN PAVED AREAS AND 95% (ASHOFT-180) IN UNPAVED AREAS. 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1' FOOT ABOVE THE PIPE AND AT 2' FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET. 6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES. 7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED. 8. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION. 9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE (600' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL). AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES. 10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING: A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER. B. STANDARD GATE VALVES 2" AND LARGER DIAMETER RESILIENT WEDGE GATE VALVES (AWWA C-508). C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR PIPE SIZE WITH STEELNESS STEEL.			11. ALL POTABLE WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE. 12. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY. 13. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE, AND HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAY BE USED AS APPROVED BY THE CITY AND FDEP. 14. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISMANTLED, REBURNED, TESTED, AND MULTIPLE PASS (M.P.T.) TANGED FOR SERVICE, IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. 15. WATER MAINS SHALL BE PVC AWWA CLASS C-200, MINIMUM CL-150 (DR-18) DUCTILE IRON PIPE PRESSURE RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY. 16. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND AS-BUILTS ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM. 17. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE AND NFPA 291. 18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR IN METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B". 19. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION. 20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 10 FEET. 21. OUT-OF-SERVICE FIRE HYDRANTS MUST BE CLEARLY MARKED (RED RING ON NOZZLE, LABELED DISK ON NOZZLES) FACING ROADWAY. ALL LABELS AND DISK PROVIDED BY THE CITY OR BLACK BAGGED - NOTIFY THE FIRE DEPT. THAT THE HYDRANT IS OUT OF SERVICE. 22. PRIOR TO TAKING ANY WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUT-DOWN WITH CITY. 23. WATER SYSTEMS WILL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. PRIVATE WATER SYSTEMS SUPPLYING FIRE HYDRANTS OR FIRE SPRINKLER SYSTEMS SHALL BE TESTED AT 200 PSI FOR 2 HOURS IN ACCORDANCE WITH NFPA 13. NOTIFY FIRE AND BUILDING DEPARTMENTS PRIOR TO TESTING.			24. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES. 25. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM. 26. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18" - 22" ABOVE FINAL GRADE. 27. HYDRANT LOCATION AND SPACING SHALL BE AS PER ARTICLE 7.13.2 OF THE LAND DEVELOPMENT CODE. 7.13.1. GENERAL: THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FOR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVICE. 7.13.2. DESIGN STANDARDS. 1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN ON PROJECTS. THE AVERAGE DAILY FLOW (F) IN LUMBER USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1.0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER DWELLING UNIT FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. FLOW DEMANDS FOR COMMERCIAL, INDUSTRIAL, OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROJECTIONS, USING THE BEST AVAILABLE DATA. 2. WATER DISTRIBUTOR SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERVICES OFFICE (NATIONAL BOARD OF FIRE UNDERWRITERS), AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING: A. FIRE FLOWS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL PROVIDE A MINIMUM OF 600 GPM AT A 20 PSI RESIDUAL PRESSURE.		
	POTABLE WATER GENERAL NOTES	PW001-1A ISSUED: 2017 REVISED: --		POTABLE WATER GENERAL NOTES	PW001-1B ISSUED: 2017 REVISED: --		POTABLE WATER GENERAL NOTES	PW001-1C ISSUED: 2017 REVISED: --
B. FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INDUSTRIAL AREAS AND APARTMENT OR MULTIFAMILY COMPLEXES, SHALL PROVIDE A MINIMUM OF 1,000 GPM AT A 20 PSI RESIDUAL PRESSURE. LARGER COMMERCIAL, INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT. C. FIRE HYDRANTS: DISTANCE FROM OR SPACING OF FIRE HYDRANTS SHALL BE A MINIMUM OF 800 FEET FROM THE FURTHEMOST POINT OF ANY RESIDENTIAL STRUCTURE AND 300 FEET FROM THE FURTHEMOST POINT OF ANY COMMERCIAL STRUCTURE, AS THE FIRE DEPARTMENT WOULD LAY HOSE OR AS OTHERWISE SPECIFIED BY THE FIRE DEPARTMENT TO MEET DETERMINED WATER FLOW REQUIREMENTS FOR FIRE PROTECTION AND/OR INCREASE FIRE PROTECTION EFFECTIVENESS. FIRE HYDRANTS SHALL BE CONNECTED TO WATER MAINS OF EIGHT-INCH MAINS IN ALL AREAS CONNECTION TO DEAD END STUBS ARE ACCEPTABLE. PROVIDED THAT SAID STUBBED WATER MAIN IS NOT LESS THAN EIGHT INCHES AND WILL PROVIDE ACCEPTABLE FLOW. D. SYSTEM SIZE COMPUTATION: THE MINIMUM DESIGN FIRE WATER DISTRIBUTION SYSTEMS SHALL PROVIDE FOR AT LEAST 100 PERCENT OF THE COMBINED MAXIMUM DAY DEMAND RATE AND REQUIRED FIRE FLOW FOR SAID RATE, WITH SPECIAL PROVISIONS FOR PEAK FLOWS IN EXCESS THEREOF. THE ALLOWABLE MINIMUM SERVICE PRESSURE UNDER ANY DESIGN CONDITION SHALL NOT BE LESS THAN 20 POUNDS PER SQUARE INCH. DESIGN COMPUTATION SHALL BE BY THE HARDY CROSS' PROCEDURE, OR OTHER APPLICABLE METHODS, AS DICTATED BY THE SYSTEM CONFIGURATION. DESIGN FLOWS AND METHOD OF COMPUTATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY. E. VALVE LOCATIONS: VALVES SHALL BE PROVIDED FOR ALL BRANCH CONNECTIONS, LOOP ENDS, FIRE HYDRANT STUBS, OR OTHER LOCATIONS, AS REQUIRED BY THE CITY. VALVES SHALL BE MAINTAINED, AND REPAIRED WATER DISTRIBUTION SYSTEM. VALVES ARE TO BE PLACED SO THAT THE MAXIMUM ALLOWABLE LENGTH OF WATER MAIN REQUIRED TO BE SHUT DOWN FOR REPAIR WORK SHALL BE 500 FEET IN COMMERCIAL, INDUSTRIAL, OR HIGH-DENSITY RESIDENTIAL DISTRICTS, OR 1,000 FEET IN OTHER AREAS.			7.13.3. STANDARD REQUIREMENTS. 1. GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 7.1, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING," SECTION 7.2, "BORING AND JACKING," AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES," AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS." 2. FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502. "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4 1/2 INCHES IN DIAMETER AND TWO HOSE NOZZLES 2 1/2 INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING KEYS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARRIER BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE. OUTLET NOZZLES SHALL BE ON THE SAME PLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 3/4 INCHES MINIMUM OPENING UNLESS OTHERWISE REQUESTED AND SHOW INLET CONNECTION TO BE SIX INCHES MINIMUM. A. HYDRANTS SHALL BE INSTALLED PLUMB AND IN TRUE ALIGNMENT WITH THE CONNECTION PIPES TO THE WATER MAIN. THEY SHALL BE REQUIRED TO BE GRADED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL) WITH CONCRETE THRUST BLOCKS. THE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT. B. HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY (WATER AND FIRE DEPARTMENT). 3. JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,000 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.			4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER, WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED. DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALONGMENT AT EACH SIDE OF THE CANAL, ETC. 5. CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE. 6. SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITH AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF FORTHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN. THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS. 7. AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.		
	POTABLE WATER GENERAL NOTES	PW001-1D ISSUED: 2017 REVISED: --		POTABLE WATER GENERAL NOTES	PW001-1E ISSUED: 2017 REVISED: --		POTABLE WATER GENERAL NOTES	PW001-1F ISSUED: 2017 REVISED: --



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Mount Dora
Public Works

401 Lime Avenue, Mount Dora, FL

Project No:

1073

Revisions:

Potable Water Details
- Mt. Dora

C-21



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Mount Dora Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1073

Revisions:

90% CONSTRUCTION DOCUMENTS

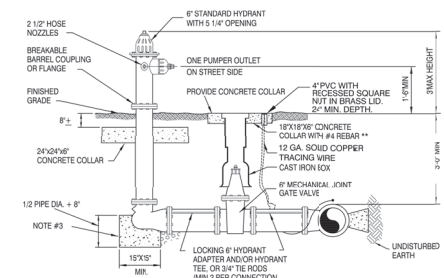
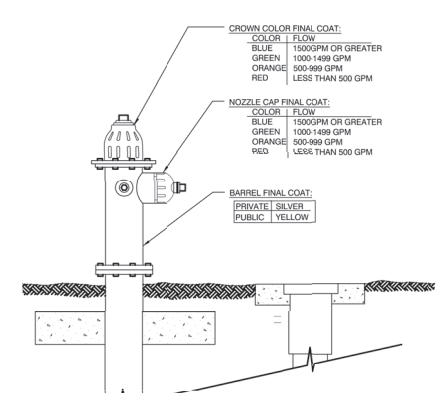
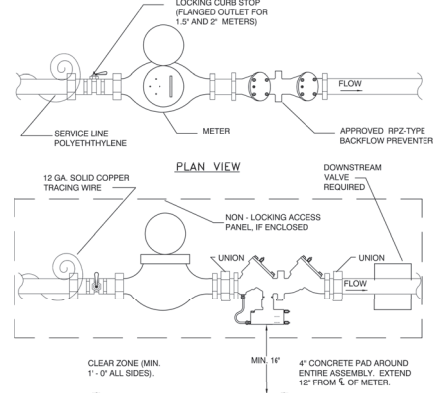
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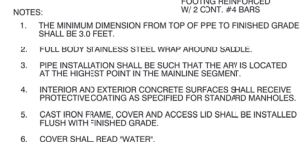
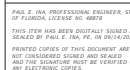
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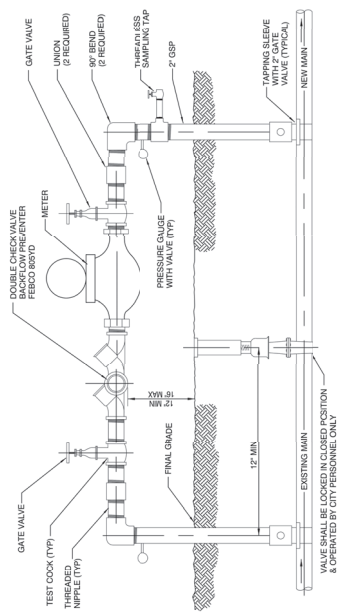
Potable Water Details - Mt. Dora

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8. SERVICE CONNECTIONS: CONNECTIONS TO WATER MAINS FOUR INCHES AND LARGER SHALL BE MADE BY DRILLING THE APPROPRIATE SIZE HOLE AND INSTALLATION OF SERVICE SADDLES, WITH SERVICES TO SMALLER SIZES ACCOMPLISHED BY IN LINE FITTINGS. A FITTING WITH THE SERVICE LINE EXTENDED TO THE PROPERTY LINE OR EASEMENT LINE, PERPENDICULAR TO SAID LINE, AND TERMINATING WITH A PLUGGED CURB STOP AND METER BOX WITH STANDARD PLASTIC METER BOX WITH CAST IRON LID. CONCRETE BOXES SHALL BE USED IN HIGH TRAFFIC AREAS PENDING METER INSTALLATION. ON CURBED STREETS THE PLANT LOCATION FOR EACH INSTALLED SERVICE SHALL BE MARKED BY ETCHING OR CUTTING A "W" IN THE CONCRETE CURB AND PAINTED BLUE. WHERE NO CURB EXISTS OR IS PLANNED, LOCATIONS SHALL BE ADEQUATELY MARKED BY A ONE-HALF-INCH STEEL REBAR, THREE INCHES BELOW FINAL GRADE. 7.13.4. TESTING. 1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES WITH 48 HOURS ADVANCE NOTICE PROVIDED, IN WRITING. 2. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 200 FEET UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FULLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.	3. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY THE CITY, FOR A PERIOD OF NOT LESS THAN TWO HOURS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AWWA PROVISIONS FOR PVC AWWA PUBLICATION M-23 AND FOR DIP AWWA STANDARD C600, SECTION 4. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULAS: PVC DIP L = NDP 1/2 7400 L = SDP 1/2 133.200 FOR 150 PSI TEST: L = 0.00165 ND (PVC) FOR 150 PSI TEST: L = 0.000992 SD (DIP) L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR N = NUMBER OF JOINTS IN SECTION TESTED S = LENGTH OF PIPE TESTED, IN FEET D = NOMINAL DIAMETER OF THE PIPE IN INCHES P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDS PER SQUARE INCH GAUGE. 4. THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM, FOR THE TWO-HOUR PERIOD, BY WAY OF A PIPE TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER. 5. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS. THE CONTRACTOR SHALL FURNISH THE NECESSARY LABOR, WATER, PUMPS, GAUGES AND ALL OTHER ITEMS REQUIRED TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS. 6. PIPE SECTIONS TO BE PRESSURE TESTED SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.	7.13.5. DISINFECTING. FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURES START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C601, "DISINFECTING WATER MAINS AND ALL APPROPRIATE AGENCY APPROVAL. COMPUTATION OF THE AMOUNTS OF CHLORINE TO BE USED FOR DISINFECTION SHOULD BE APPROVED BY THE CITY OR ITS ENGINEER CONSULTANT." 1. CARE SHALL BE TAKEN TO PROVIDE DISINFECTION TO THE TOTAL SYSTEM AND EXTREMITIES SHALL BE CAREFULLY FLUSHED PRIOR TO CHLORINATION. AFTER DISINFECTION AND FINAL FLUSHING HAVE BEEN ACCOMPLISHED, SAMPLES OF WATER FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AND SUBMITTED TO AND AS DIRECTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR OTHER APPROPRIATE APPROVAL AGENCY. SHOULD THESE SAMPLES OR SUBSEQUENT SAMPLES PROVE TO BE UNSATISFACTORY, THEN THE PIPING SHALL BE DISINFECTED UNTIL A SUFFICIENT NUMBER OF SATISFACTORY SAMPLES ARE OBTAINED. 2. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND MATERIALS AND PERFORM THE WORK NECESSARY FOR THE DISINFECTING PROCEDURES, INCLUDING ADDITIONAL DISINFECTION AS REQUIRED. 3. CONTRACTOR SHALL PROVIDE THE CITY WITH 48 HOURS ADVANCED NOTICE OF DISINFECTION. 7.13.6. AS-BUILT RECORD DRAWINGS. THE DEVELOPER MUST PROVIDE ONE COMPLETE SET OF MYLARS AND FOUR COMPLETE SETS OF WHITE COPY PRINTS OF AS-BUILT RECORD DRAWINGS OF THE PROJECT, SHOWING ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM KNOWN LOCATIONS WITHIN THE DEVELOPMENT. THE AS-BUILT RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROJECT DESIGN ENGINEER ATTESTING TO THE ACCURACY OF THE LOCATIONS OF THE FACILITIES. THE AS-BUILT RECORD DRAWINGS ARE TO BE PROVIDED BEFORE THE CITY CAN ACCEPT THE IMPROVEMENTS.
 POTABLE WATER GENERAL NOTES PW001-1G ISSUED: 2017 REVISED: --	 POTABLE WATER GENERAL NOTES PW001-1H ISSUED: 2017 REVISED: --	 POTABLE WATER GENERAL NOTES PW001-1I ISSUED: 2017 REVISED: --
 NOTES: 1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING 8848, MUELLER A-42, OR CLOW MEDALLION. 2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS. 3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE WILL EXTEND ABOVE MID LINE OF PIPE. 4. WEEP HOLES TO BE PLUGGED. 5. A VERTICAL CLEARANCE OF 1'-6" SHALL BE MAINTAINED FOR A HORIZONTAL DISTANCE OF 4 FEET IN ALL DIRECTIONS AROUND ALL HYDRANTS. 6. PRIVATELY OWNED WATER SYSTEM HYDRANTS SHALL BE MAINTAINED BY OWNERS. 7. ANNUAL MAINTENANCE RECORD FOR PRIVATE HYDRANTS SHALL BE SUBMITTED TO CITY FIRE DEPARTMENT. * COIL EXCESS TRACING WIRE IN PVC TUBE FOR LOCATING. * A 1/2" DIAMETER x 6" THICK CIRCULAR COLLAR MAY BE SUBSTITUTED FOR THE 1/2"x9"x6" COLLAR.	 NOTE: 1. PAINT SHALL BE PORTER PAINTS (SAFETY) DTM ACRYLIC GLOSS ENAMEL #2912 OR EQUAL.	 NOTES: 1. ALL METERS UP TO AND INCLUDING 2" SHALL BE NEPTUNE MODEL T10 INSTALLED BY THE CITY. 2. LOCATION SHALL BE COORDINATED WITH UTILITY BILLING & PUBLIC SERVICES DEPARTMENT. 3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE. 4. BOLLARDS MAY BE REQUIRED IN TRAFFIC AREAS OR LOCATIONS IMMEDIATELY ADJACENT TO TRAFFIC AREAS. 5. PROVIDE PIPE SUPPORTS WHERE NEEDED.
 STANDARD FIRE HYDRANT ASSEMBLY PW002-1 ISSUED: 2017 REVISED: --	 FIRE HYDRANT COLOR IDENTIFICATION PW003-1 ISSUED: 2017 REVISED: JAN 2020	 POTABLE WATER INDIVIDUAL ABOVE GROUND METER SET PW010-1 ISSUED: 2017 REVISED: --



C-23





TEMPORARY JUMPER CONNECTION

DETAIL (PAGE 2)

PW-009-1B

ISSUED: 2017

REVISED: -



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Fred Rambo, R.A.

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Mount Dora
Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1073

Revisions:

90%
CONSTRUCTION
DOCUMENTS

Issue Date:
09/15/2023

Drawn by: **JN**

Checked by: **PEI**

Project North:

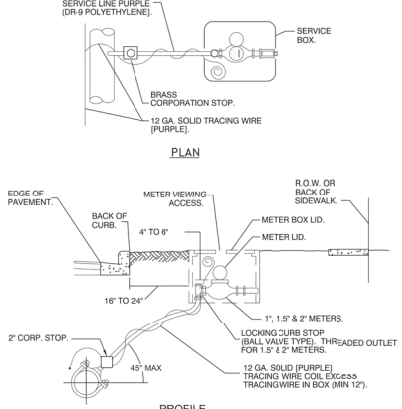
Potable Water Details
- Mt. Dora

C-24

RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES		
1. THE CITY'S PUBLIC SERVICES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY RECLAIMED WATER SYSTEM CONSTRUCTION. 2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW RECLAIMED WATER MAIN BEING LAID. 3. ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL. 4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (ASTM D 1557) IN PAVED AREAS AND 96% (ASTM D 1557) IN UNPAVED AREAS. 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, WITH RESULTS PROVIDED TO THE CITY. 6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES. 7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" POLYETHYLENETUBING. POLYBUTYLENE SHALL NOT BE ALLOWED. TUBING COLOR SHALL BE PURPLE. 8. ALL WATER SERVICE ENDINGS SHALL BE SECURED BY WIRE TO 2"x4" STAKES, APPROXIMATELY 2' ABOVE GRADE, WITH 1" BRANCHES AT THE GROUND LEVEL, OR MAY BE PLACED IN RECLAIMED WATER METER BOXES AS SUPPLIED BY THE CITY AT THE TIME OF FINAL SUB-DIVISION INSPECTION. 9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET. 10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEIS, PROVIDED ADEQUATE DOWNSTREAM VALVING EXISTS. 11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING: A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER. B. STANDARD GATE VALVES 2" TO 12" DIAMETER, RESILIENT SEAT GATE VALVES (AWWA C-508) C. BUTTERFLY VALVES GREATER THAN 12" DIAMETER (AWWA C-604) ONLY WITH WRITTEN CITY ENGINEER APPROVAL. D. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL. 12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE. 13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.		
	STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER	RW001-1A ISSUED: 2017 REVISED: -

RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES		
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE. 13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY. 14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 30 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS RATING OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY. 15. ALL RECLAIMED WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND OTHERWISE TESTED IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. 16. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE PIPE PRESSURE CLASS RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY. 17. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILT'S" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM. 18. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR PANTENE PURPLE COLOR OR TAPE MARKINGS. 19. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPRIGHT-DOWN "RW" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR RECLAIMED WATER SHALL BE MARKED BY A "V" SET INTO THE PAVEMENT. 20. RECLAIM WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIMED WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET. 21. ALL RECLAIMED WATER HOSE CONNECTIONS, HAND OPERATED CONNECTIONS AND OUTLETS SHALL BE LOCKABLE CONTAINED IN UNDERGROUND SERVICES VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING SHALL BE COLOR-CODED, OR OTHERWISE MARKED, TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER. 22. PRIOR TO TAKING ANY RECLAIMED WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL.		
	STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER	RW001-1B ISSUED: 2017 REVISED: -

Irrigation Systems		
		
Storage Ponds & Lakes		
		
	RECLAIMED WATER REQUIRED WARNING SIGNS	RW006-1 ISSUED: 2017 REVISED: -

		
NOTES:		
1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NOS 1200 *RR, LAVENDER IN COLOR. 2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS. 3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE. 4. CASING OF SERVICE LINES IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE. 5. 1" - 2" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-1C AND SHALL BE INSTALLED BY THE CITY. 6. RECLAIMED WATER METERS 2" AND LARGER SHALL BE NEPTUNE HP TURBINE METERS WITH STRAINERS.		
	RECLAIMED WATER COMMERCIAL SINGLE SERVICE CONNECTION	RW005-1 ISSUED: 2017 REVISED: -



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Mount Dora Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1073
Revisions:

90% CONSTRUCTION DOCUMENTS

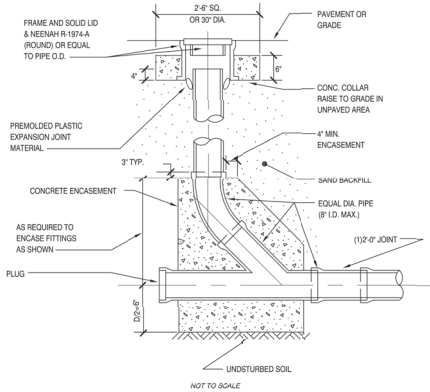
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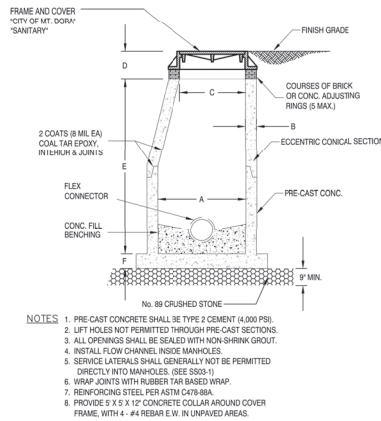
Project North:

Reuse Water Details - Mt. Dora

C-25



GRAVITY CLEANOUT
SS014-1
ISSUED: 2017
REVISED: -

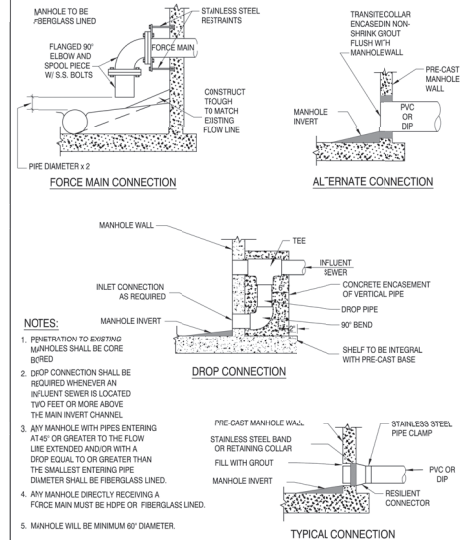


MANHOLE SIZE	A	B	C	D	E	F
UP TO 12"	48"	8"	24.5"	15"	AS REQD	8"
12 TO 18"	60"	8"	24.5"	15"	AS REQD	10"
18 AND DEEPER	72"	8"	24.5"	15"	AS REQD	14"

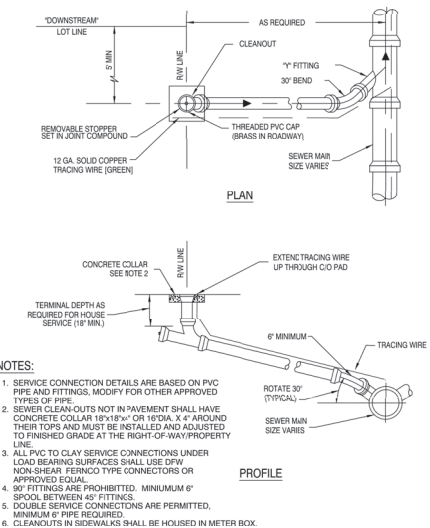
MANHOLE SIZE
UP TO 30" PIPE: 48" MANHOLE
UP TO 36" PIPE: 60" MANHOLE
OVER 36" PIPE: 72" MANHOLE

*MIN MANHOLE SIZE FOR FORCEMAIN CONNECTION

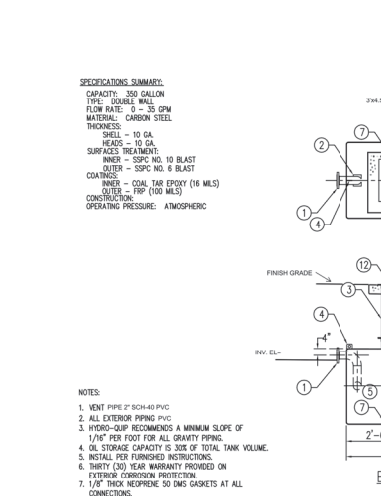
STANDARD MANHOLE DETAIL
SS002-1
ISSUED: 2017
REVISED: -



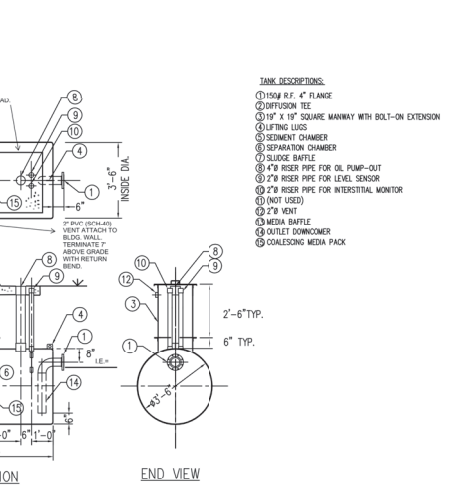
TYPICAL MANHOLE CONNECTIONS
SS003-1
ISSUED: 2017
REVISED: -



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



Wash Bay Solutions
MODEL WB-QB-342W
OIL/WATER SEPARATOR



Wash Bay Solutions
MODEL WB-QB-342W
OIL/WATER SEPARATOR



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Mount Dora Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1073

Revisions:

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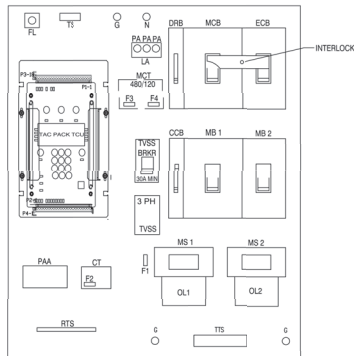
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Project North:

Sanitary Sewer Details - Mt. Dora

C-27



NOTES:

1. MAIN CIRCUIT TRANSFORMER REQUIRED FOR 480 VOLT SUPPLY ONLY
2. 30 POINT TERMINAL BLOCK REQUIRED FOR TELEMETRY CONNECTION.



DUPLEX CONTROL PANEL ENCLOSURE SUBPANEL LAYOUT

SS008-1

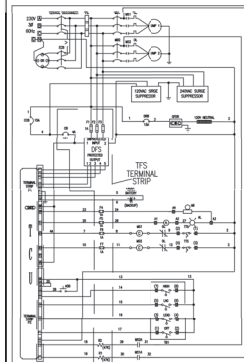
ISSUED: 2017
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PUMP STATION CONTROL PANEL INSTALLATION DETAIL

SS006-1A

ISSUED: 2017
REVISED: -



NOTES:

1. OUTER BOX SHALL BE A MINIMUM OF 24" W X 36" H X 10" D OR AS APPROVED BY CITY.
2. FOR STATIONS WITH PUMPS RATED 20 HP OR GREATER OUTER BOX SIZE SHALL BE 30" W X 42" H X 10" D AND SHALL HAVE 2 LATCHES ON THE DEADFRONT.
3. DRAWINGS SHALL BE REVISED FOR STATIONS WITH PUMPS RATED GREATER THAN 47HP AND SUBMITTED TO THE CITY FOR APPROVAL. (SEE NOTE 6)
4. GENERATOR RECEPTACLE IS ALWAYS REQUIRED REGARDLESS OF WHETHER A PERMANENT STANDBY GENERATOR IS LOCATED ON THE SITE.
5. TELEMETRY AND STANDBY GENERATOR REQUIRED FOR ALL CITY DEDICATED LIFT STATIONS REFERENCE CITY LOC 11.2.8 & 12.10.
6. ANY LIFT STATION DEDICATED TO THE CITY THAT IS 50HP OR LARGER SHALL BE SUPPLIED WITH SOFT STARTERS & BYPASS CAPABILITY.
7. REQUIRE INSTALLATION OF 2-ELECTRIC TIME METERS - NON-RESETTINGTABLE.



DUPLEX CONTROL PANEL ENCLOSURE DEAD FRONT LAYOUT

SS008-1B

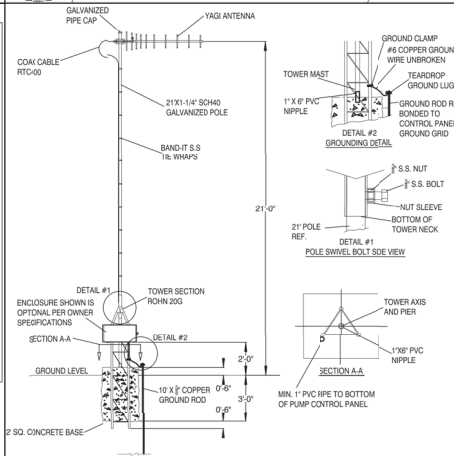
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RTU TOWER (125 MPH WIND)

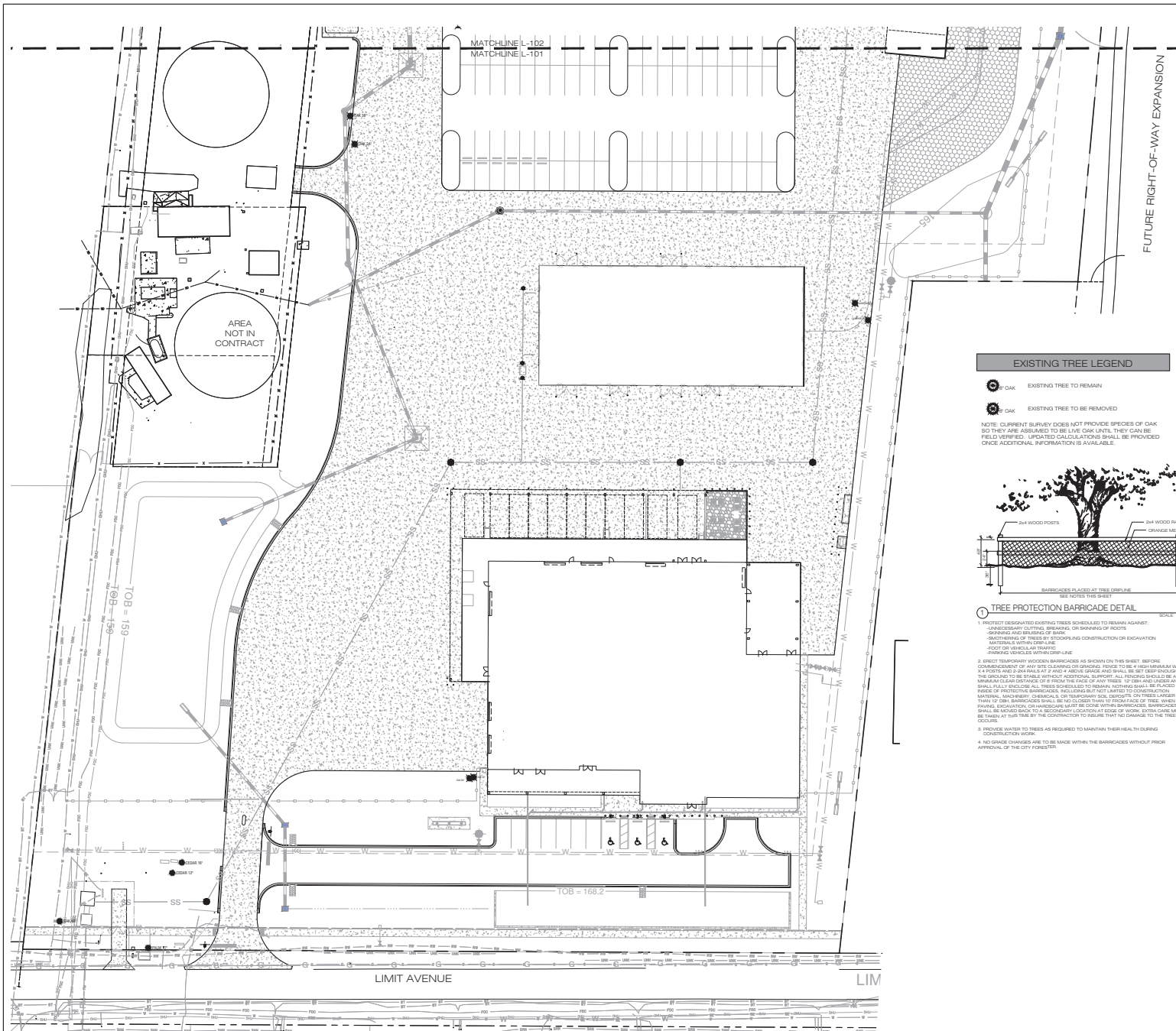
SS009-1

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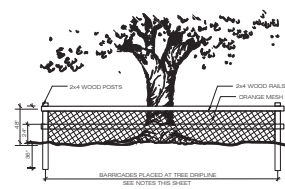
NOTES:

1. COAX CONNECTIONS SHALL BE ENCASED IN ALPHA TYPE FIT HEAT SHRINK TUBING.
2. ALL DIMENSIONS IN FEET ARE 2\"/>



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
- NOTE: CURRENT SURVEY DOES NOT PROVIDE SPECIES OF OAK, SO THEY ARE ASSUMED TO BE LIVE OAK UNITS. THEY CAN BE FIELD VERIFIED. UPDATED CALCULATIONS SHALL BE PROVIDED ONCE ADDITIONAL INFORMATION IS AVAILABLE.



- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST: UNNECESSARY CUTTING, BRANCHING, OR REMOVAL OF ROOTS; SPRINKLING AND BRULING OF BARK; REMOVAL OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIPLINE; FOOT OR VEHICULAR TRAFFIC; BRANCHING VEHICLES WITHIN DRIPLINE.
- ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET. BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING, PRIOR TO 4:00 PM HOURS WITH 2 X 4 POSTS AND 2 X 4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL TREES WITH A MINIMUM CLEAR DISTANCE OF 6' FROM THE FACE OF ANY TREE 12" DBH AND UNDER AND SHALL STAY THROUGHOUT ALL TREES SCHEDULED TO REMAIN. SPRINKLING SHALL BE PLACED 6' FROM THE FACE OF THE BARRICADE. BARRICADES SHALL NOT BE PLACED ON CONSTRUCTION MATERIAL, MANHOLES, OR TEMPORARY SOIL DEPOSITS ON TREES LARGER THAN 12" DBH. BARRICADES SHALL BE NO CLOSER THAN 2' FROM FACE OF TREE. WHEN PAINTING, EXCAVATION, OR LANDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. OTHER CARE MUST BE TAKEN AT ALL TIMES BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.
- PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
- NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE CITY FORESTER.

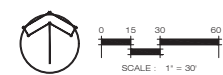
MITIGATION CALCULATIONS

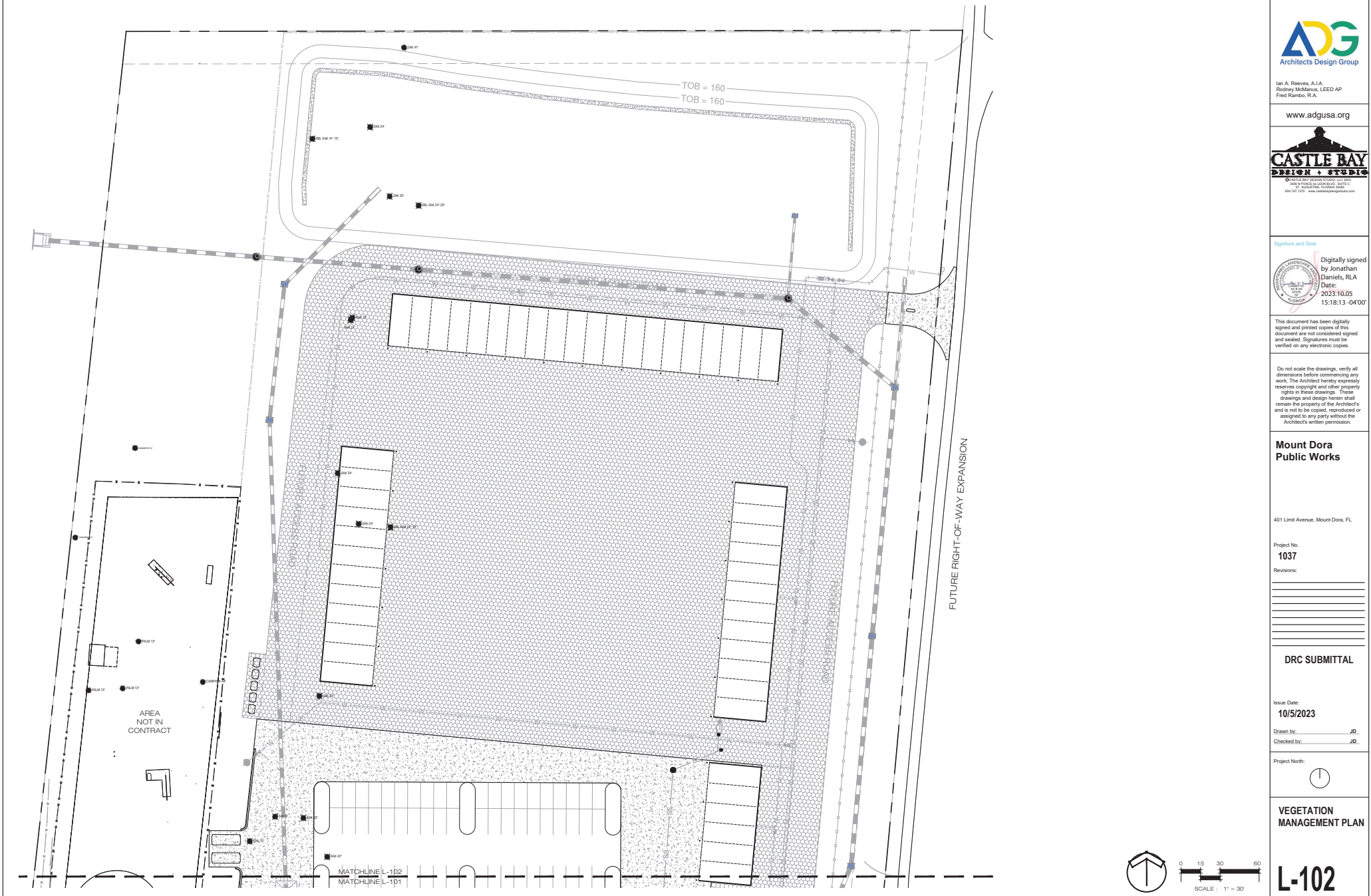
TREES REMOVED	REPLACEMENT TREES REQUIRED
41' OAK (1.6)	(7) 3.5' OAK
15' OAK	(3) 3.5' OAK
24' OAK (1.6)	(4) 3.5' OAK
32' OAK (1.6)	(6) 3.5' OAK
24' OAK (1.6)	(4) 3.5' OAK
20' OAK (1.6)	(3) 3.5' OAK
15' OAK	(3) 3.5' OAK
31' OAK (1.6)	(6) 3.5' OAK
34' OAK (1.6)	(6) 3.5' OAK
24' OAK (1.6)	(4) 3.5' OAK
24' OAK (1.6)	(4) 3.5' OAK
18' OAK	(3) 3.5' OAK
34' OAK (1.6)	(6) 3.5' OAK
9' OAK	(3) 3.5' OAK
32' OAK (1.6)	(6) 3.5' OAK
12' OAK	(3) 3.5' OAK
42' OAK (1.6)	(7) 3.5' OAK
36' OAK (1.6)	(6) 3.5' OAK
24' OAK (1.6)	(4) 3.5' OAK
36' OAK (1.6)	(6) 3.5' OAK
32' OAK (1.6)	(6) 3.5' OAK

TOTAL (92) 3.5' OAK = 322 INCHES

LAND DEVELOPMENT CODE SECTION 6.6.7(b) ALLOWS LARGER TREES TO BE PLANTED FOR REPLACEMENT AS LONG AS THE TOTAL REPLACEMENT INCHES IS EQUAL TO OR GREATER THAN REQUIRED INCHES.

INCHES REQUIRED: 322
INCHES PLANTED: 323
"BUFFER TREE INCHES HAVE NOT BEEN USED IN REPLACEMENT INCH CALCULATIONS."





Ian A. Reeves, A.I.A.
Rodney McManus, LEED AP
Fred Rambo, R.A.

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by Jonathan
Daniels, R.A.
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Mount Dora Public Works

401 Limit Avenue, Mount Dora, FL

Project No:
1037
Revisions:

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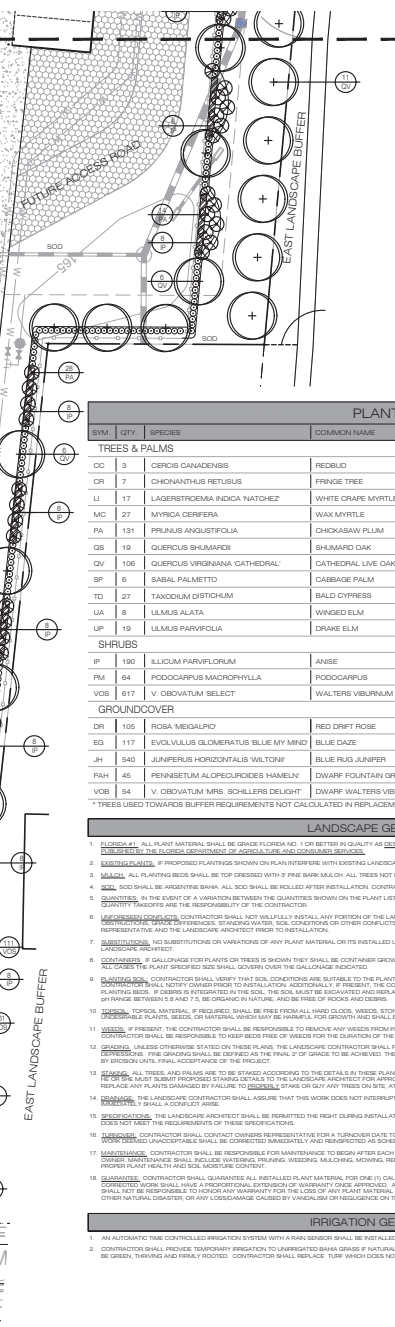
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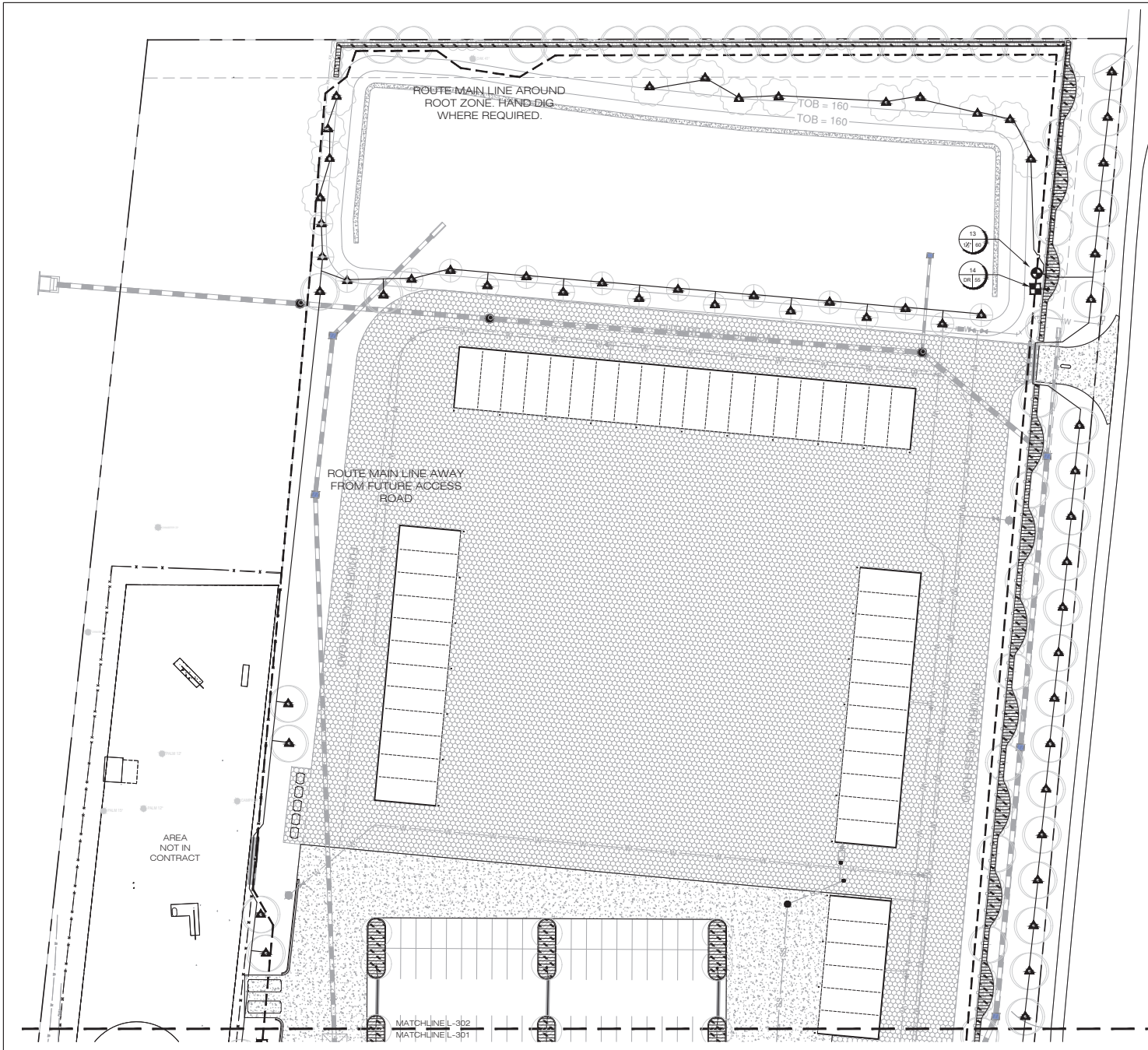
VEGETATION MANAGEMENT PLAN

L-102



SPECIFICATIONS		REPLACEMENT RUBBERS
30 GAL., 2" CAL., 8" HT.		
30 GAL., 2" CAL., 8" HT., STANDARD		
30 GAL., 1 1/2" CAL., 6" HT.		
30 GAL., 1 1/2" CAL., 6" HT.		
30 GAL., 1 1/2" CAL., 6" HT.		
65 GAL., 3 1/2" CAL., 12" HT.		*66.5
65 GAL., 3 1/2" CAL., 12" HT.		*62
VARY CLEAR TRUNK HEIGHTS 14"-18"		
45 GAL., 4" CAL., 10" HT.		*108
45 GAL., 2" CAL., 8" HT.		
65 GAL., 3 1/2" CAL., 12" HT.		*66.5
		TOTAL 323

[illegible]



IRRIGATION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL APPLICABLE PERMITS REQUIRED TO INSTALL THE IRRIGATION SYSTEM.
2. CONTRACTOR TO LOCATE AND VERIFY ALL UNDERGROUND UTILITIES AND SHALL CONTACT SUNSHINE STATE ONE CALL (811) PRIOR TO INSTALLATION.
3. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
4. ALL POP-UP ROTOR AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. CONTRACTOR SHALL NOT USE FUNNY PIPE.
5. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. THE SMALLEST LATERAL PIPE SIZE TO A SINGLE SPRAY OR ROTOR HEAD SHALL BE 1".
6. ALL SLEEVES SHALL BE INSTALLED SUCH THAT THE TOP OF THE SLEEVE SHALL BE A MINIMUM OF 18" BELOW THE BOTTOM OF THE PAVED SURFACE ABOVE. CONTRACTOR SHALL VERIFY MAIN LINE AND LATERAL SIZES PRIOR TO SLEEVE INSTALLATION. SEE DETAIL.
7. ALL REMOTE CONTROL VALVES, GATE VALVES SHALL BE INSTALLED IN VALVE BOXES. ALL VALVE BOXES SHALL BE INSTALLED TO PROVIDE A NEAT AND ORDERED APPEARANCE. VALVE BOXES INSTALLED ADJACENT TO EACH OTHER SHALL BE ORIENTED IN THE SAME DIRECTION AND SHALL BE EVENLY SPACED.
8. CONTROL WIRE SHALL BE 14-1 UF DIRECT BURIAL COLORED RED FOR CONTROL WIRES AND WHITE FOR COMMON WIRES (UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS). NO CROSS CONNECTION BETWEEN CONTROLLERS SHALL BE ALLOWED. WIRE SPLICES SHALL BE MADE ONLY IN VALVE BOXES USING RAIN BIRD DB WIRE CONNECTORS.
9. IT IS THE RESPONSIBILITY OF ALL SITE CONTRACTORS TO FAMILIARIZE THEMSELVES WITH AND EXERCISE CARE SO AS TO NOT DAMAGE ANY EXISTING IRRIGATION COMPONENTS (TO REMAIN), BERMS, WALLS, STRUCTURES, PLANT MATERIALS AND UTILITIES. ANY CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF SLEEVES AND PIPING THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
10. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE SYSTEM DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.
11. FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING POWER SUPPLY TO THE CONTROLLER LOCATION.
12. ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE JUNCTION BOX TO ALL EQUIPMENT.
13. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. IN ORDER TO ACCOMPLISH THIS, THE CONTRACTOR MAY SUBSTITUTE VARIABLE ARC NOZZLES IN PLACE OF THE SPECIFIED FIXED ARC NOZZLES WHERE NECESSARY.
14. THE CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH ALL PREVAILING LAWS, CODES AND REGULATIONS.
15. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
16. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING. THE AS-BUILT DRAWING SHALL LOCATE ALL CONTROLLERS, WELLS, MAINLINE ROUTE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. HEADS TO BE SHOWN IN THEIR GENERAL LOCATION.
17. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
18. CONTRACTOR SHALL INSTALL GROUNDING AT EACH CONTROLLER LOCATION. CONTRACTOR TO FOLLOW ALL HUNTER INDUSTRIES REQUIREMENTS AND AMERICAN SOCIETY OF IRRIGATION CONSULTANTS (ASIC) EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS DESIGN GUIDE (DATED JANUARY 2, 2002) AND LOCAL CODE TO ENSURE THE SYSTEM IS GROUNDED PER SPECIFICATIONS. IT IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO PROPERLY GROUND THE SYSTEM. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THIRD PARTY VERIFICATION/CERTIFICATION INDICATING THE ENTIRE SYSTEM IS GROUNDED TO MEET SPECIFICATIONS.



Ian A. Reeves, A.I.A.
Rodney McManus, LEED AP
Fred Rambo, R.A.

www.adgusa.org



Signatures and Seal

Digitally signed
by Jonathan
Daniels, R.A.
Date:
2023.10.05
15:20:33 -04'00'

This document has been digitally
signed and printed copies of this
document are not considered signed
and sealed. Signatures must be
verified on any electronic copies.

Do not scale the drawings, verify all
dimensions before commencing any
work. The Architect hereby expressly
reserves copyright and other property
rights in these drawings. These
drawings and design herein shall
remain the property of the Architect
and is not to be copied, reproduced or
assigned to any party without the
Architect's written permission.

Mount Dora
Public Works

401 Limit Avenue, Mount Dora, FL

Project No:

1037

Revisions:

DRC SUBMITTAL

Issue Date:

10/5/2023

Drawn by:

JD

Checked by:

JD

Project North:

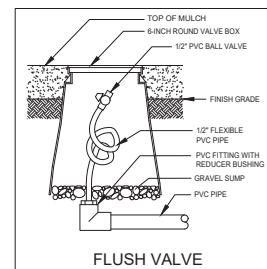
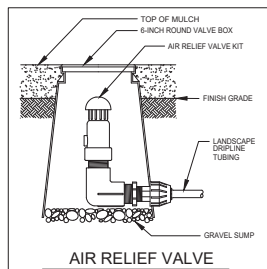
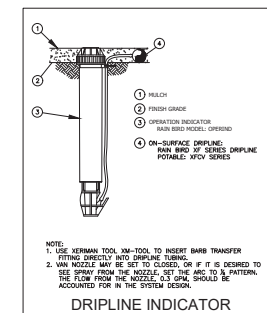
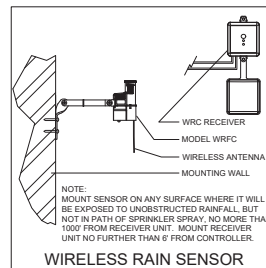
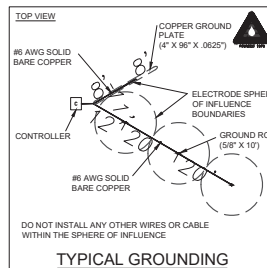
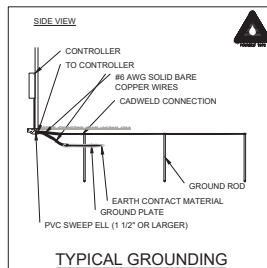
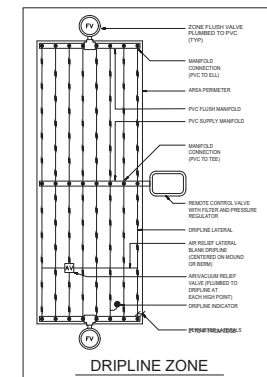
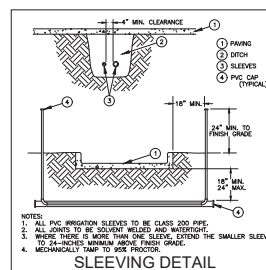
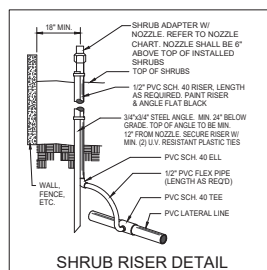
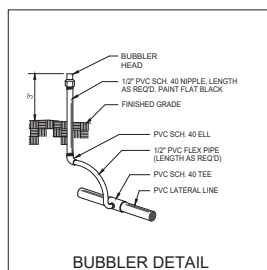
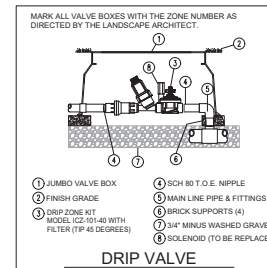
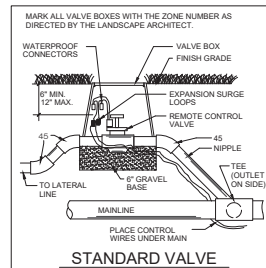
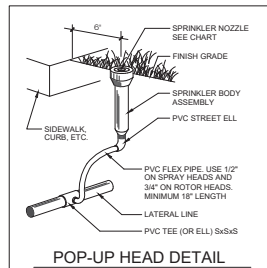
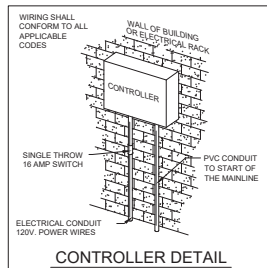


IRRIGATION PLAN



0 15 30 60
SCALE: 1" = 30'

L-302





PLANNING AND DEVELOPMENT

CITY OF
MOUNT
DORA

RECEIVED

By scottw at 9:28 am, Sep 05, 2023

Office Use Only:
Project # SP23-09

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

PlanDev@CityofMountDora.com

SITE PLAN APPLICATION

Date: 9/6/2023 Project Name: Mount Dora Public Works Facility

1. Site Address: 401 Limit Avenue, Mount Dora, FL
(Contact City Staff for New Address Assignments)
2. Applicant's Name: Steve Langley
Company's Name: Mount Dora Public Works Department
Address: 900 N Donnelly Street
City, State & Zip: Mount Dora, FL 32757
Phone: 352-735-7151 E-mail: LangleyS@ci.mount-dora.fl.us
3. Property Owner's Name(s): Steve Langley (City of Mount Dora)
Company's Name: City of Mount Dora
Address: 510 N Baker Street
City, State & Zip: Mount Dora, FL 32757
Phone: 352-735-7126 E-mail: LangleyS@ci.mount-dora.fl.us
4. Engineer's Name: Paul E. Ina, P.E.
Company's Name: CMT, Inc
Address: 7400 Baymeadows Way, Suite 220
City, State & Zip: Jacksonville, FL 32256
Phone: 904-448-5300 E-mail: pina@cmtengr.com
5. Landscape Architect's Name: Jonathan Daniels, RLA
Company's Name: Castle Bay Design+Studio
Address: 3000 N Ponce De Leon Blvd., Suite C
City, State & Zip: St. Augustine, FL 32084
Phone: 386-747-1370 E-mail: jonathan@castlebaydesignstudio.com
6. Architect's Name: Selene Ramirez-Barragan
Company's Name: Architects Design Group
Address: 333 North Knowles Avenue
City, State & Zip: Winter Park, FL 32789
Phone: 407-647-1706 E-mail: selener@adgusa.org

7. Briefly describe the property project and proposed use(s): Public works department adjacent to an existing water treatment plant.
8. Property is located on the following adjacent streets: Approximately 825' East of the intersection of N. Donnelly St. and Limit Ave.
9. Public or Private Roadways*: N/A
**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
10. Is this project within the Joint Planning Agreement boundaries? ☐ Yes ☒ No
11. Zoning District: PLI Future Land Use Category: Public Land Use/Institutions
12. Building Size Existing (SF): N/A Proposed (SF): Admin. Bldg. 29,010 SF
Mat. Storage 14,075 SF
13. Total (SF): 73,085 SF Rolling Assets 30,000 SF
14. Proposed Number of Seats: N/A
15. Size of property in Acres: 16.24 Developable Square Feet: 707,401.22 Developable
16. Number of structures to be built on the site: 6 (5 open-air storage structures, Non-occupied)
17. Height of structures(s): 36'-10" Maximum Building Stories: 1
18. Total square footage of impervious surface: 266,171.50 + 144,545.60 semi-impervious
19. The percentage of lot coverage: 13.1
20. Are vested rights being requested as part of this application?* ☐ Yes ☐ No
**If no, by signing this application you are waiving any future vested development rights on this property.*

CERTIFICATION AND SIGNATURE

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

Steven G. Langley Digitally signed by Steven G. Langley
Date: 2023.09.05 07:55:37 -04'00'

Owner/Applicant Signature

9/5/2023

Date



**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmoundora.com

DATE: October 18, 2023

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: Application for a Conditional Use Permit (CUP) Amendment; Create Conservatory Private School (Project); Located at 4900 Lake Park Court (Project Site); Mason Group Investments, LLC (Owner); Doug Hurelbrink, Linn Engineering (Applicant) and Nicole Duslak, Create Conservatory (Applicant).
Project No. CUP23-03.

SUMMARY OF RECOMMENDATION:

Staff recommends approval with conditions of the above-referenced request to allow for the amendment to CUP22-03 Development Order to increase the maximum number of student enrollment from forty (40) students to one-hundred and sixty-nine (169) students and issuance of the Development Order with the following conditions:

- a) The conversion of the use and proposed site improvements requires a Site Plan following the City's normal plan review process. Site Plan shall include a phasing schedule with timeline and work expected to be completed in each phase. The increase in student enrollment shall be coordinated with the phase site improvements; and
- b) Site Plan shall include a traffic circulation plan to demonstrate the coordination of student drop-off and pick up during peak hours. Vehicle stacking for pick-up and drop-off activities shall be on-site. As of printing of this staff report the applicant has provide a concept student drop-off and pick-up circulation plan (attached). The details and specification to be determined at time of filing the formal site plan.

REFERENCES/SUPPORT:

Section 5.1 *LDC*

Lake Business Park Plat (PB 37 PG 44-45)

CUP22-03 Development Order (OR BK 5998 PG 1982 – 893)

SITE SUMMARY:

Address	4900 Lake Park Ct.
General Location:	South of U.S. Highway 441 & Private Drive at the terminus of Lake Park Ct.
Alternate Key Nos.	3731999
Zoning District:	C-3
Future Land Use Category:	Commercial
Overlays:	None
Site Area:	2.35 +/- acres
Existing Use:	Private School with 40-student max enrollment
Proposed Use:	Private School with 169-student max enrollment

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Commercial	C-3	Vacant Commercial	Single Family Dwelling Units
South	City	Medium Density	R-1A	Residential	Village Grove
East	City	Commercial	C-3	Commercial	Tri Cities Shopping Plaza
West	City	Commercial	C-3	Assisted Living Facility	Certus Mount Dora

ANALYSIS:

The subject property is Lot 8 of the Lake Business Park Subdivision which was platted in 1996 to accommodate non-residential uses located at the terminus of Lake Park Court. The lot was developed as a miniature golf course in 2007. The Applicant was previously approved for a Conditional Use Permit to allow a private school for forty (40) students in 2022. The Applicant is seeking to amend the previously approved CUP to increase the maximum number of students to allow up to one-hundred sixty-nine (169) students.

Currently the property is used by the Create Conservatory School with a maximum number of forty (40) enrolled students, occupying an existing 2,500 square foot building for classrooms and school uses. To facilitate the increased student enrollment, the Applicant will submit a Site Plan application to facilitate the future improvements which include two (2) 2-story 3,500 square foot buildings and 22 additional parking spaces. The Applicant proposes to develop the property in two (2) phases. Construction plans and phasing schedule will be provided with an application for site plan review.

STANDARDS FOR REVIEW:

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

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

The subject property is situated in an area developed with a mixture of residential and non-residential uses. The property is a platted within a commercial subdivision to accommodate non-residential uses but borders a residential subdivision along its southern boundary line. The property is zoned C-3 which allows a range of non-residential uses which may adversely impact the abutting residences but the proposed school would serve as a beneficial buffer between the residential uses to the south and the, potentially more impactful, commercial development to the north, east, and west. Allowing the subject property to be utilized as a private school is consistent with the development trends in the area.

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

The existing structure was developed in 2007 to accommodate an office, game room, and restroom facilities for patrons of the miniature golf course. The site is developed with a circular parking lot which will accommodate car stacking typically associated with student drop-off and pick-up (see concept plan). The Applicant indicates that the school has a 30 minute morning drop-off window and approximately half the students are picked up when schools ends at 3:00 pm and the other students are picked up between 3:30 and 6:00 pm.

The property is developed with thirty-eight (38) parking spaces; two (2) of which are accessible. To accommodate future growth, an additional twenty-two (22) parking spaces and one (1) additional accessible parking space will be provided. LDC Section 6.5.2.2.7 requires schools to provide one parking space for each four seats in the main auditorium or place of assembly. Based on the scale of the proposed school, staff determined that there will be adequate parking available to accommodate the proposed use.

Based on the existing parking spaces, parking lot design, scale of the school, and proposed operations, the proposed redevelopment of the site should not have an adverse impact on traffic patterns in the area. The Applicant will be required to submit a traffic circulation plan to demonstrate coordination of student pick-up and drop-off during peak hours to ensure stacking of traffic remains on-site and does not inadvertently impact neighboring uses along Lake Park Court.

c. The use is consistent with the Comprehensive Plan.

The subject property is part of the Commercial land use category. This land use category allows commercial uses along intersections of arterial and non-residential collectors, and along U.S. Hwy 441/S.R. 19A. Although the Comprehensive Plan states that educational facilities are not allowed in this district, this provision is only limited to public schools. This is because the Public Lands/Institutions land use is intended to accommodate public schools which are typically large and impact the surrounding area. LDC Section 3.4.8.3.h, specifically states that private schools are a conditional use within the C-3 zoning district. The proposed school is

private and is only proposing to accommodate 169 students. As such, the application is consistent with the Comprehensive Plan.

d. There is no evidence that the use will adversely affect the public interest.

There are no anticipated, adverse impacts on the public interest associated with the proposed use.

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

NOTIFICATIONS:

JPA Notice to Lake County: October 2, 2023

Legal Notice Published in the Newspaper: October 6, 2023

Notices Mailed to Surrounding Owners: October 6, 2023

ATTACHMENTS:

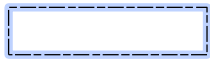
Vicinity Map

Concept Plan

Traffic Drop-off and Pick-up Concept Plan

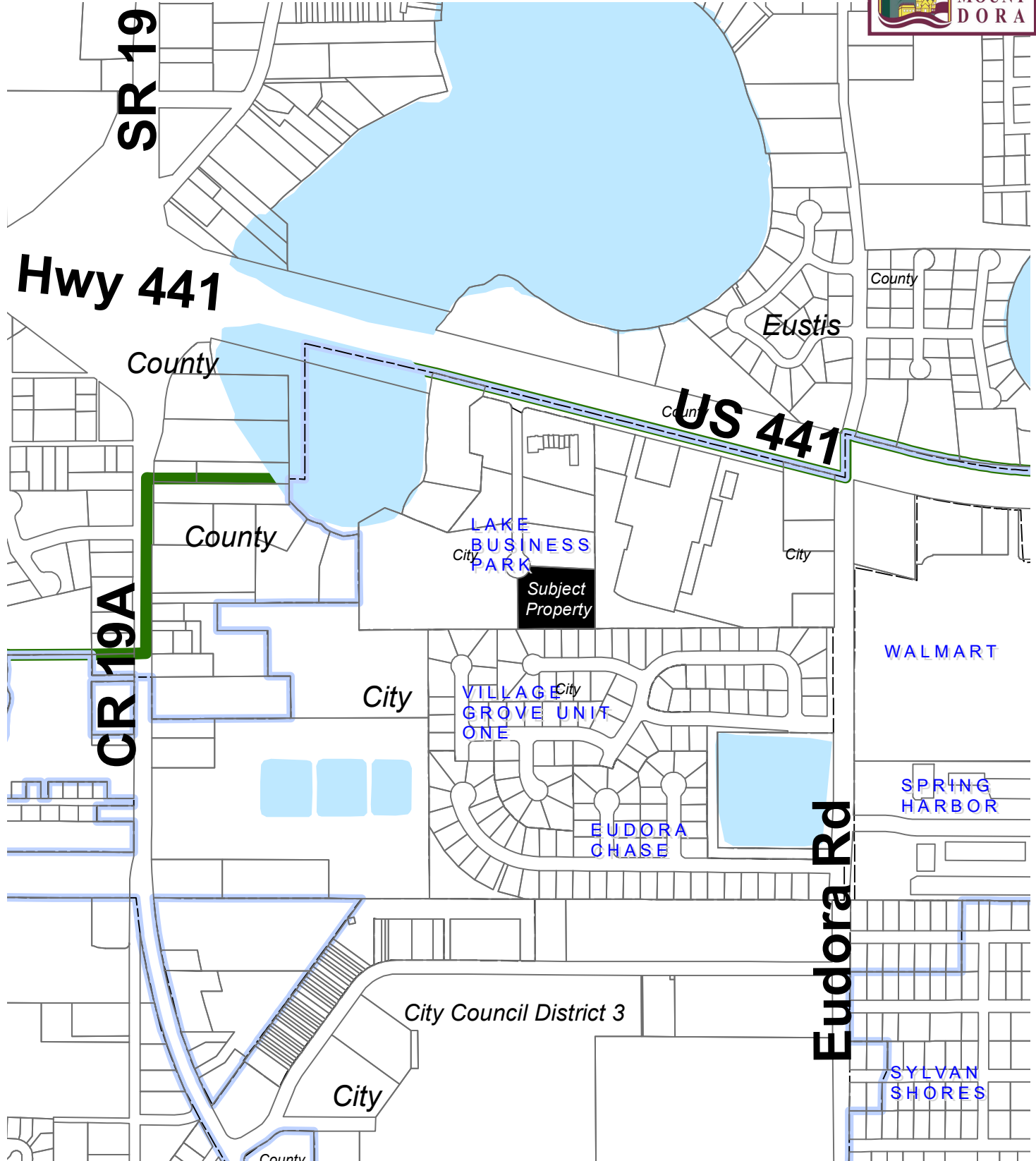
Application

Legend

-  City Limits
-  JPA
-  Subject Property

VICINITY MAP

N



Date: 10/9/2023

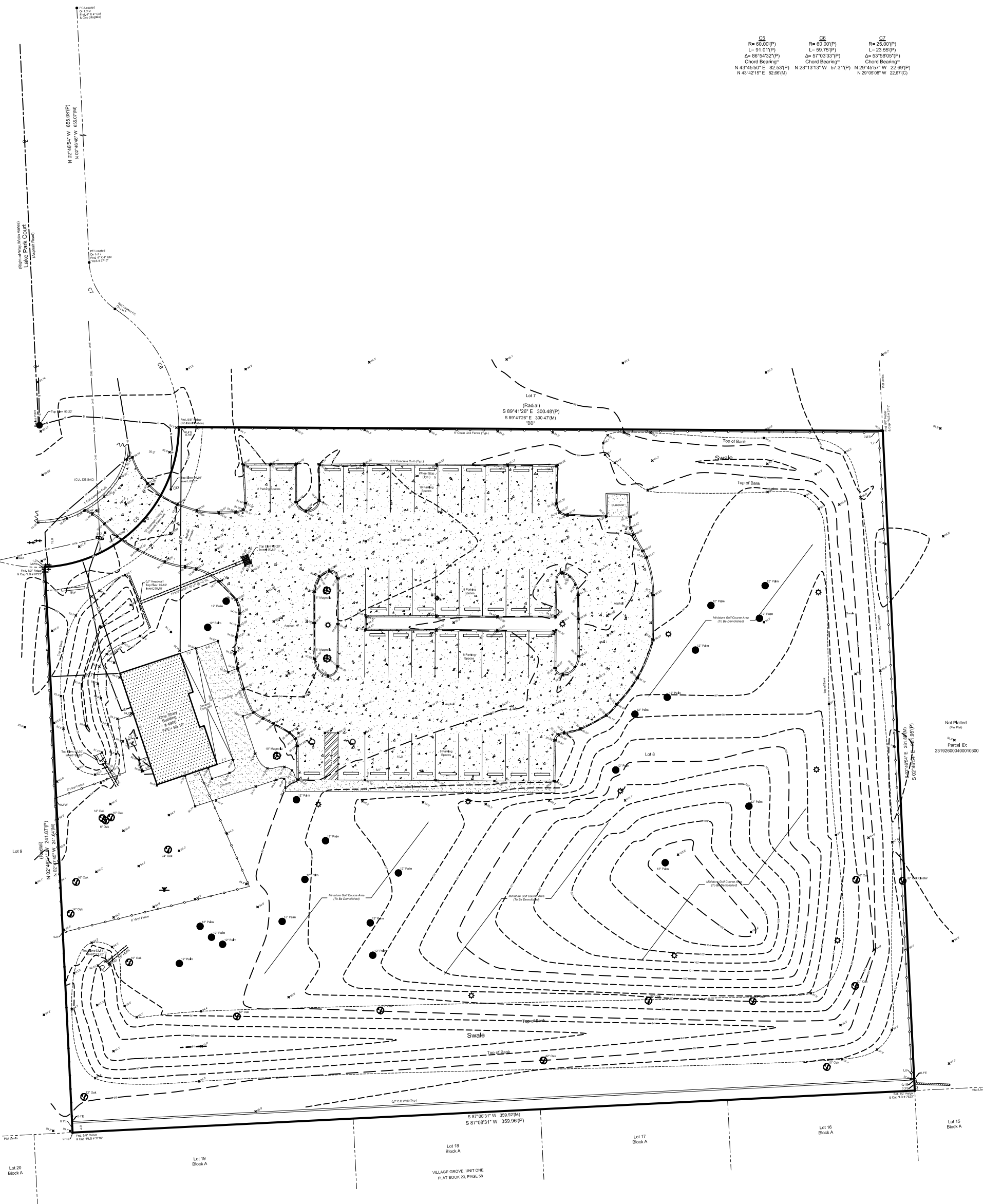
Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

CUP23-03 CREATE Conservatory

Legal Description:
LOT 8, LAKE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 37, PAGE 44, OF THE PUBLIC RECORDS OF
LAKE COUNTY, FLORIDA.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV
THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN LAKE
COUNTY, COMMUNITY NUMBER 120137, DATED 2012-12-18.

CERTIFIED TO:
JAMESCO BUILDERS, LLC



- ### -Utility Legend-
- | | | | |
|---|------------------------------------|---|----------------------------|
|  | - Air Release Manhole |  | - Handicap Parking |
|  | - Backflow Preventer |  | - Mitered End Section |
|  | - Bulldozed |  | - Overhead Power Line |
|  | - CR - Cable Riser |  | - Sanitary Manhole |
|  | - CO - Cleanout |  | - Sanitary Valve |
|  | - Concrete Light Pole |  | - SP - Signal Pole |
|  | - CWP - Crosswalk Post |  | - Sign |
|  | - Curb Inlet |  | - Storm Inlet |
|  | - Electric Box |  | - Storm Manhole |
|  | - Electric Meter |  | - Telephone Box |
|  | - FDC - Fire Department Connection |  | - TR - Telephone Riser |
|  | - FOC - Fiber Optic Cable |  | - TLP - Traffic Light |
|  | - FOCB - Fiber Optic Cable Box |  | - TLP - Traffic Panel |
|  | - Fire Hydrant |  | - TSP - Traffic Signal Box |
|  | - GM - Gas Meter |  | - Transformer |
|  | - Gas Valve |  | - Water Valve |
|  | - Guy Anchor |  | - Water Meter |
| | |  | - Wood Power Pole |

-  - Underground Sanitary Line
-  - Underground Water Line
-  - Underground Electric Line

-Site Benchmark Information-

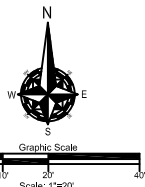
 #1
at Nail & Disc "LB 7623" in Pavement
Elevation: 94.23'

 #2
at Nail & Disc "LB 7623" in Pavement
Elevation: 92.56'

-Benchmark Information-

 Lake County Datum
Identification: LCBM F68
Elevation: 103.58'
(Elevations are based upon NAVD 88 Datum)

Tree Note:
Tree Type
of Tree measured at Chest Height

[illegible]

CUP23-03 CREATE Conservatory

28-Aug-23

LINN ENGINEERING
& DESIGN

P.O. Box 140024, Orlando, FL 32814
Phone: 407-252-6433 • Fax: 407-392-2776
clinn@linnengineering.com • www.LinnEngineering.com

ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Instructions: Enter Expected Unit Volumes into Column 'M'

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Units nt Variable	Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		(peak hours are for peak hour of adjacent street traffic unless highlighted)										Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out											
Private School (K-12) 536	Students	2.48	0.81	0.17		61%	39%	43%	57%	Students	169.0	419	137	29	84	53	0	12	16	0



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

Date: 8/4/2023 Project Name: Create Conservatory School

1. Applicant's Name: Doug Hurelbrink
Company's Name: Linn Engineering
Address: 711 Executive Drive
City, State & Zip: Winter Park, Florida 32789
Phone: 407-775-5194 E-mail: dhurel@linnengineering.com

2. Owner's Name: Nicole Duslak
Company's Name: Create Conservatory
Address: 4900 Lake Park Ct
City, State & Zip: Mount Dora, FL 32757
Phone: (352) 460-0621 E-mail: createconservatory@gmail.com

3. The property generally located and list adjacent streets: at east end of
cul-de-sac of 4900 Lake Park CT. Adjacent street is US HWY 441

4. The address(s) of the property: 4900 Lake Park Ct

5. Building Size Existing: 1,324 sqft Proposed: 12,000 sqft

6. Size of property in Acres: 2.35 Square Feet: 102,307

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

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

9. Zoning District: C-3 Highway Commercial
Future Land Use Category: Commercial
10. Provide description of the proposed use: Private School (K-8 First Phase)
(K-12 Second Phase)
11. Provide the specific Land Development Code Section. The Conditional Use permit is requested that is expressly permissible in Section 3.4.8. C-3 Highway Commercial District
3.h Public and semipublic uses such as: Private schools
12. State the reason for this request (attach written summary if additional space is needed):
increase the number of students, add 2 new buildings with Associated parking
13. CRITERIA: The Planning and Zoning Commission shall hear and decide requests for Conditional Uses Permits allowed in the City's Land Development Code. In doing so, the Commission may decide such questions, as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny Conditional Use Permit requests. After review of an application and public hearing thereon, the Commission may allow conditional uses only upon a determination that use requested. Describe how this project (the proposed use) meets the below referenced criteria.
- Attach a separate written explanation of the below criteria with narrative explanation, code references, and support documentation.
- a. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
 - b. Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
 - c. Is consistent with the Comprehensive Plan; and
 - d. Will not adversely affect the public interest.

CERTIFICATION AND SIGNATURE

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

Owner/Applicant Signature

Date

SUBMITTAL CHECKLIST

Provide electronic copies (PDF) of the application, drawings, reports, and all supported documents listed below. Application may be uploaded to City's FTP site at the following link: <https://mountdora.files.com>. Application drawings and document may be copied to CD, thumb drive and delivered to the Planning and Development Department. Contact staff for alternative submittals methods.

The following items must be submitted:

1. Application Fee: \$1,000.00

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

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

2. Completed application.
3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.
4. Site Plan (conceptual). Site plan shall show the size and location of any structures, parking areas, setbacks, buffers, source of utilities, storm water management concept, existing improvements, proposed improvements, landscaping, existing trees, and other site features to support the proposed use. Show existing and proposed improvements. Must be drawn to scale.
5. The Property Card(s) from the Lake County Property Appraiser's office.
6. Location Map.
7. Proof of ownership (warranty deed or title certificate).
8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Legal description of the property.
9. Provide reduced copy of survey and site plan not larger than 11" x 17" paper size.
10. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.

11. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.) in PDF.
12. One reduced copy 11" x 17" paper size of the site plan and survey.

PROCEDURES

1. Application Submittal Due Date: Completed application form with support documents must be submitted on or before the first Monday on any month.

***** Incomplete submittals will not be accepted*****

2. Development Review Committee (DRC) meeting is held on the last Wednesday of the month in which the submittal was received and reviewed.
3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.

SURROUNDING OWNERS LIST

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

CERTUS MTD OWNER LLC

Name

1969 S ALAFAYA TRL # 377

Address

Orlando FL 32828

City State Zip

GANTZ RICHARD E & KAY M LIFE ESTATE

Name

3401 FOXBORO RD

Address

MOUNT DORA FL 32757

City State Zip

CRUZ JOHNATHAN G & JAMIE L

Name

3441 FOXBORO CT

Address

MOUNT DORA FL 32757

City State Zip

LEGENDRE DONNA KAY

Name

3521 FOXBORO CT

Address

MOUNT DORA FL 32757

City State Zip

ROSS TCSP DRE LLC

Name

3325 S UNIVERSITY DR STE 210

Address

DAVIE FL 32757

City State Zip

CLJS LLC

Name

PO BOX 140024

Address

Orlando FL 32814-0024

City State Zip

LEONARD JOSEPH C ET AL

Name

3421 FOXBORO CT

Address

MOUNT DORA FL 32757

City State Zip

JONI W MORRISON REVOCABLE TRUST

Name

3501 FOXBORO CT

Address

MOUNT DORA FL 32757

City State Zip

WICHMAN LESLIE

Name

3520 FOXBORO CT

Address

MOUNT DORA FL 32757

City State Zip

AGREE MT DORA FL LLC

Name

PO BOX 460389 DEPT 125

Address

HOUSTON TX 77056

City State Zip

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

Updated 5/13/2021

LINN ENGINEERING & DESIGN

P.O. Box 140024, Orlando, FL 32814
Phone: 407-252-6433 • Fax: 407-392-2776
clinn@linnengineering.com • www.LinnEngineering.com

RE: Create Conservatory School
4900 Lake Park Ct
Mount Dora, FL 32757
Parcel ID#: 23-19-26-1000-000-00800

To Whom It May Concern:

This letter is to authorize Doug Hurelbrink, Gregory Chatelain, P.E., and Chad Linn, P.E of Linn Engineering and Design to act on my behalf in the permitting of the project as referenced above. This also authorizes the afore mentioned personnel to act as my representatives during the construction administration process as required by permit or contract.

This includes, but is not limited to, the following jurisdictions as required:

- Lake County
- City of Mount Dora
- ST JOHNS RIVER FL WATERMGMT DIST
- Florida Department of Environmental Protection
- Florida Department of Transportation

Randall G. Mason

Signature

8/7/2023

Date

Randall G. Mason

Name

Owner

Title

MASON GROUP INVESTMENTS LLC

Company

State of Florida

County of LAKE

The foregoing instrument was acknowledged before me this 07 day of Aug, 2023,
by RANDALL G. MASON, who is personally known to me or who has produced _____
_____ as identification.

Valerie Gray

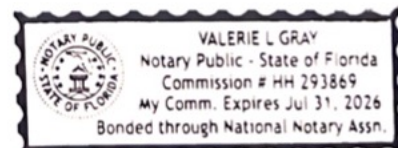
Signature of Notary Public

(Notary Seal)

Notary's Printed Name:

Date Commission Expires:

Valerie Gray
7/31/2026



- 13a.) Is not detrimental to the character of the area or inconsistent with trends of development in the area;

Response:

Original CUP was approved July 20th 2022 and was approved for 40 Students using existing building. Future construction will add 2 buildings and additional parking for 169 total students, this work will be done in 2 phases.

The subject property is situated in an area developed with a mixture of residential and nonresidential uses. The property is zoned C-3 which allows a range of non-residential. Per conditional uses 3.4.8.3.h . Public and semipublic uses such as: Private schools.

- 13b.) Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;

Response:

The school has a 30 minute morning drop-off window and approximately half the students are picked up when schools ends at 3:00 pm and the other students are picked up between 3:30 and 6:00 pm. The site is developed with a circular parking lot which will accommodate car stacking typically associated with student drop-off and pick-up.

Future construction will add 2 buildings and additional parking for 169 total students, this work will be done in 2 phases. The ITE Parking Generation Manual assesses Private Schools (K-12) (536) as an average rate of 0.35 parking spaces per student. For parking requirement of 59 parking spaces. 22 additional parking spots will be added to the existing 38 for a total of 60 parking spaces.

- 13c.) Is consistent with the Comprehensive Plan;

Response:

As per Original CUP approval :

The subject property is part of the Commercial land use category. This land use category allows commercial uses along intersections of arterial and non-residential collectors, and along U.S. Hwy 441/S.R. 19A. Although the Comprehensive Plan states that educational facilities are not allowed in this district, this provision is only limited to public schools. This is because the Public Lands/Institutions land use is intended to accommodate public schools which are typically large and impact the surrounding area. LDC Section 3.4.8.3.h, specifically states that private schools are a conditional use within the C-3 zoning district. The proposed school is private and is only proposing to accommodate 169 students.

- 13d.) Will not adversely affect the public interest.

Response:

Original CUP was approved July 20th 2022 for 40 students, there are no anticipated, adverse impacts on the public interest associated with the addition of 129 students.