

Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112
Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

February 21, 2024 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; Wash City (Project Name) 18200 US 441 (Site Address); 18200 US 441 LLC (Owner); 18200 US 441 LLC (Applicant); Aspire Engineering Inc. (Engineer); Aspire Engineering Inc (Landscape Architect). Project No. SP23-05.

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

B. Request for Minor Site Plan; My Place Self Storage (Project Name); 21901 US 441 (Site Address); SAF NOB US 441, LLC. (Owner); Farmer Development, Inc. (Applicant); Reling Design & Consulting (Engineer); Craig Design Group (Landscape Architect). Project No. SP23-15Minor.

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

C. Request for Minor Site Plan; Tesla Mount Dora (Project Name); 17450 US Highway 441 (Site Address); Target Corporation (Owner); Tesla, Inc (Applicant); Dewberry (Engineer). Project No. SP23.14.

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

D. Request for 1st PUD Master Plan Amendment; Vista Hills (Route SR 46 Properties, LLC) (Project Name); 3331 SR 46 (Location); Route 46 Properties, LLC (Owner); Route 46 Properties, LLC (Applicant); Halff (Engineer); Verlander Landscape Architect, LLC (Landscape Architect). Project No. PUD23-01AD.

1. Staff/Applicant presentation
2. Public Input
3. Commission deliberation and action
4. Public Input
5. Commission deliberation and action

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: March 20, 2024

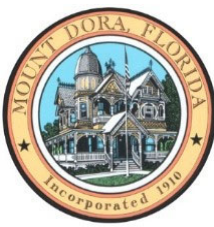
VII. Adjournment

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 352735-7126, 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
January 17, 2024

I. Call to Order

Having been duly advertised as required by law Senior Planner, Ms. Janiszewski called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, January 17, 2024.

II. Roll Call with Determination of Quorum

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

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

Presenters: Ms. Janiszewski; Senior Planner, Mr. Colin Johnson; CMC Auto Group, Mr. Andrew Hand; City Attorney

III. Election

A. Chairperson

On motion by Mr. Coombes, seconded by Ms. Haukoos, the board voted to nominate Mr. Beach as Commission Chair with a 7-0 vote. Mr. Beach accepted.

B. Vice-Chair

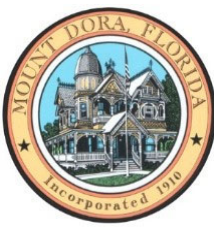
On a motion by Ms. Tietmeyer, seconded by Ms. Haukoos, the board voted to nominate Mr. Coombes as Vice-Chair with a 7-0 vote. Mr. Coombes accepted.

IV. Approval of Minutes

Mr. Coombes motioned to approve the meeting minutes dated December 20, 2023. Ms. Tietmeyer seconded the motion and the minutes were approved unanimously with a 7- 0 vote.

V. Public participation/hearing for non-agenda items

None



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
January 17, 2024

VI. New Business

A. Request for Conditional Use Permit; CMC Auto Group (Project Name); 2800 Old Highway 441 (Location); WUW Properties, LLC (Owner); CMC Auto Group, LLC (Applicant). Project No. CUP23-04.

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

Ms. Janiszewski provided a brief summary of the proposed project and stated that staff recommends approval the above-referenced request to allow for indoor automobile sales and vehicle display facility within the C-3 zoning district and issuance of the development order.

Discussion on indoor/outdoor auto sales, per the code. Ms. Janiszewski clarified that the draft Development Order specifically states indoor automotive sales/vehicle display facility.

Discussion on how vehicles will be moved in and out of the building.

Applicant, Collin Johnson stated there is a garage in the back of the building with roll-up doors. Proposed space will be for boutique purposes, vehicles will be indoors.

Conversation regarding co-ownership amongst Cross-Fit Unmatched gym and proposed application. Applicant stated that he and Mr. Thomas Ruggie own the building.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve the application with a 7-0 vote.

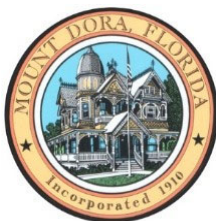
VII. City Attorney Report

A. Legal Review Presentation (30 minutes)

City Attorney, Mr. Hand provided a presentation on the Quasi-Judicial process.

Board members and Mr. Hand discussed legislative vs. quasi -judicial hearings.

Conversation clarifying what is considered quasi-judicial regarding project types.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
January 17, 2024

Clarification on the weight of the board's final vote vs. City Council. Mr. Hand stated sometimes the board is able to make the final decision, other times their vote is considered as a recommendation to Council.

Ms. Janiszewski clarified that the board makes final decisions on Site Plans, Conditional Use Permits and Variances.

Mr. Hand clarified the Florida Sunshine Law, and stated that board members should not be discussing projects, etc. outside of the meetings.

Discussion on ex-parte communications and board members disclosing site visits. Mr. Hand stated board members should disclose during ex-parte communications.

Conversation on rebuttal process through quasi-judicial hearing process.

Mr. Hand stated that public comments are not always evidence and not something the board should entirely consider. Further stated comments should be considered on case by case situation.

Mr. Hand clarified Competent Substantial Evidence.

Ms. Janiszewski and Mr. Hand discussed the weight of staff recommendations and approvals/denials, stating staff/board will have the final decision per the Land Development Code on some occasions. When this is not the case, City Council can choose to not adhere to staff/board decisions and proceed accordingly.

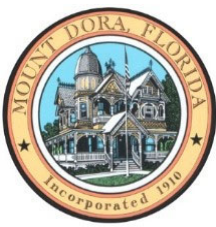
Discussion regarding staff/board's recommendations for a proposed project not being adhered to. Ms. Janiszewski stated if this is the case, it will be handed over to Code Enforcement.

Mr. Hand further elaborated on site visits pertaining to ex-parte and prejudice. He stated that if the site visit is disclosed, it won't be presumed to be prejudicial.

Further conversation regarding considering public comment as factual evidence.

Mr. Hand elaborated, public comments can be obtained from affected parties/staff to be considered as evidence. Asking informative questions is best suited when considering.

Mr. Sandersfeld stated that the topics are categorized and reviewed by necessary parties/staff to provide necessary information. By the time it reaches the board it has been vetted. Staff is open to providing additional information if needed.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
January 17, 2024

Discussion relating to school concurrency. Staff stated the City does send out notices to the school board but Mount Dora does not have an adopted standard.

Board members expressed their concerns regarding the City not having school concurrency and the necessity of schools.

Mr. Sandersfeld stated we can revisit these elements for the “Comprehensive Plan Evaluation Appraisal Report” in 2026. Stated it’s important to advocate to the school board.

Mr. Sandersfeld clarified that within the JPA, there is only 1,000 acres left of vacant land. The majority of this is supposed to be used for non-residential. Reiterated that the school board is aware of development in Mount Dora, due to the notifications.

Ms. Janiszewski reiterated that although the City doesn’t have an adopted standard, the public is still free to go voice their concerns/opinions. From the Planning & Zoning aspect, this cannot be used as a reason to deny an application.

Mr. Hand stated board members are encouraged to go to school board to voice their concerns and advocate.

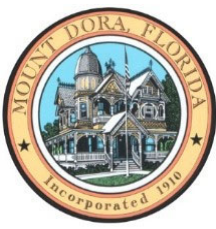
Conversation on status of A.M.C.O. project. Mr. Sandersfeld stated it’s anticipated to be brought to the City Council meeting on February 6th. If council accepts, it will be necessary to come back with the ordinance for a PUD.

Discussion on possible Sunshine Law violations when speaking at City Council meetings.

Mr. Hand recommended if speaking at a City Council meeting, members should acknowledge their role on the Planning & Zoning Commission. It’s also important to state their own interest as the general public, in an effort to share their thoughts on a particular topic.

VIII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: February 21, 2024



**CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
January 17, 2024**

IX. Adjournment

On a motion by Mr. Turner, seconded by Ms. Tietmeyer, the meeting was adjourned at 11:47 a.m.

Whitney Scott,
Administrative Coordinator

Miles Beach,
Commission Chair

DRAFT



CITY OF MOUNT DORA

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

DATE: February 21, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: Application for a Site Plan: Wash City, Car wash and vacuum facility; 18200 U.S. Highway 441; 18200 US HWY 441 LLC, c/o Harold Chenweth, Manager (Property Owner, Applicant); Ravi Alur, P.E, LEED AP, Aspire Engineering, Inc. (Engineer, Landscape Architect)
Project No. SP23-05

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Site Plan request. Approval subject to engineering requirements prior to submittal of the Site Development Permit. Approval subject to satisfactorily addressing outstanding DRC comments and items provided in the attached City correspondence dated January 22, 2024.

REFERENCES/SUPPORT:

Section 5.1, Land Development Code, City of Mount Dora, Florida
Dora Plaza Plat Book 73, Pages 56-58
Dora Plaza Plat Book 73, Pages 75-77 (rerecorded for scrivener's error)

SITE SUMMARY:

Owners	18200 US 441 LLC
Applicant	Harold Chenweth, Manager
Address	13454 White Cypress Road, Astatula, FL 34705
General Location:	18200 US Highway 441, Mount Dora. South of US 441, East of Alameda Del Sur Drive
Alternate Key Nos.	3922983
Zoning District:	C-3
Future Land Use Category:	Commercial
Overlays:	None
Site Area:	2.545 +/- acres (110,854.12-sf)
Existing Use:	Vacant, undeveloped land.
Proposed Use:	5,890 square foot car wash facility with vacuums.
Proposed Building Height	30-ft
Maximum Building Height	35-ft
Proposed FAR	0.053
Maximum FAR	0.35

SURROUNDING PROPERTY LIST

Direction	City/County	FLU	Zoning	Existing Uses(s)
North	FDOT	-	Highway	US 441 (SR 500)
	Eustis	GC	General Commercial	Mellow Mushroom
South	County	-	Private Road	Highview Avenue ROW
	County	Urban Low	R-1	Single-Family
East	City	Commercial	C-3	Christian Auto Brother (Automobile repair)
West	City	Commercial	C-3	Vystar Credit Union

ANALYSIS:

The Applicant is seeking to develop a 5,890 square foot car wash facility with outdoor vacuum stations. The site has been designed to accommodate the car wash tunnel structure and office, twenty-four (24) vacuum stations in addition to twenty-four (24) parking spaces, a lift station, traffic circulation, landscape buffers, on-site stormwater pond, and underground storm water chamber system.

The subject property is zoned C-3 Highway Commercial and is part of the Commercial future land use category. The subject property is identified as Tract 2 (2.45 acres) of the Dora Plaza Plat, initially recorded in the Lake County Public Records (PB 73 PG 56-58) on August 13, 2020, and re-recorded on November 2, 2020 for the purpose of correcting scrivener's errors in the legal description (PB 73 PG 75-77).

The property is in flood zone X. A drainage report and geotechnical exploration report was provided by the project engineer which concluded the site was found to be generally suitable for the proposed development following typical site preparation procedures.

Access to the site will be through the existing 24-foot cross-access easement from the properties to the immediate east (Christian Auto Brothers) and west (Vystar Credit Union), as well as from US 441 turn lane from the north. There is an existing cross-access drive that will be extended the frontage road through the subject property to the eastern neighboring Christian Auto Brothers automotive repair shop. Both neighboring properties are either fully developed or are under construction. At the time of this report, the cross-access easement has been improved to allow construction of the Christian Auto Brothers project site.

The Applicant provided colored elevations of the proposed car wash structure, vacuum stations, and fencing to illustrate consistency with the City's commercial design standards. A photometric plan was provided to demonstrate the proposed lighting has been designed to provide a safe, convenient, and efficient lighting for pedestrians and vehicles.

Pursuant to LDC Section 5.3.2(4.) *Required Submittals*, the developer shall prepare by a qualified engineer a traffic impact analysis to demonstrate that the proposed development will not have an adverse impact on neighboring uses and that adequate provisions are made for vehicular traffic access, ingress, egress, internal circulation and parking, traffic control, pedestrian movement and safety, emergency vehicle access. The Applicant provided a Traffic Impact Study (TIS) for the proposed carwash prepared by Elizabeth Rodriguez & Associate dated July 2023. The TIS determined the proposed car wash will generate a total Trip Generation

of twenty-three (23) new peak hour trips in and out of the project site. Per the City of Mount Dora's Traffic Impact Study Guidelines, a project that generates twenty-six (26) or more weekday AM peak hour, weekday PM peak hour or weekend net new peak hour trips, a Tier 2 TIS will required for review and acceptance.

LDC Section 6.6.7, *Preservation of Existing Trees*, requires the removal of an approved tree for construction, including new development, shall require the owner to replace said tree on-site at the replacement ratios specified in LDC Section 6.6.7(i). An approved tree is defined as “*any living, self-supporting, perennial plant which has a trunk diameter of at least six (6) inches measure four (4) feet above grade (at the base of the tree) and normally grows a minimum overall height of fifteen (15) feet.*”. The Applicant provided a landscape plan that demonstrates the replacement of all trees removed will be unattainable. In such cases where there are no opportunities to replace tree inches on site for tree inches proposed for removal, the Owner may make a tree bank contribution in the amount equal to the retail price of a canopy type specimen tree for the remaining tree replacement inches. Payment of tree bank funds must be made prior to issuance of site development permits. The Applicant provided a landscape plan that demonstrates the existing trees and trees proposed for removal will be subject to a contribution to the City's tree bank.

TREE REMOVAL AND REPLACEMENT CALCULATIONS:

- a. Total existing number of trees sized 6”–23.99”: 198
 - b. Total existing number of trees sized 6”–23.99” removed: 198
 - c. Total existing number of trees sized 24” or greater: 26
 - d. Total existing number of tree sized 24” or greater removed: 26
 - e. Total number of trees replaced at ratio 1:1 for trees removed 6’–23.99”: 0
 - f. Total number of trees placed at ratio 1:6 (for trees removed 24” or greater): 0
 - g. Total number of trees replaced: 0
 - h. Total number of tree deficient (not being replaced) for tree bank contribution and includes = 354”
- total dollar amount of contribution funds: $\$450 \times (354 / 3.5) = \$45,515$

The Development Review Committee provided a series of review comments on January 9, 2024 following a fourth (4th) review. These review comments are attached and subject to approval prior to the applicant filing the Site Development Permit. Staff believes the outstanding review comments can be addressed by the project engineer and has elected to move the application request for minor site plan review forward to the Planning and Zoning Commission (PZC); however all items attached must be satisfactorily addressed by the Applicant.

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

ATTACHMENTS:

Vicinity Map
Application

DRC Review Comments]
Site Plan
Elevations

Wash City

Application for Site Plan

2.54 Acres



Legend

- Wash City
- Wetlands
- City Limits
- JPA

410 205 0 1 inch = 258 feet 410 Feet





PLANNING AND DEVELOPMENT

CITY OF
MOUNT
DORA

RECEIVED

By scottw at 8:20 am, Apr 21, 2023

Office Use Only:

Project # SP- 2305

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

PlanDev@CityofMountDora.com

SITE PLAN APPLICATION

Date: 4/18/2023 Project Name: WASH CITY - MOUNT DORA

1. Site Address: 18200 US HWY 441, MOUNT DORA, FL
(Contact City Staff for New Address Assignments)
2. Applicant's Name: HAROLD CHENWETH, MANAGER
Company's Name: 18200 US 441 LLC
Address: 13454 WHITE CYPRESS ROAD
City, State & Zip: ASTULA, FL 34705
Phone: (813) 649-9561 E-mail: rcaito@creativeconvenience.com
3. Property Owner's Name(s): HAROLD CHENWETH, MANAGER
Company's Name: 18200 US 441 LLC
Address: 13454 WHITE CYPRESS ROAD
City, State & Zip: ASTULA, FL 34705
Phone: (813) 649-9561 E-mail: rcaito@creativeconvenience.com
4. Engineer's Name: RAVI ALUR, P.E., LEED AP
Company's Name: ASPIRE ENGINEERING INC.
Address: 1023 PROFESSIONAL PARK DRIVE
City, State & Zip: BRANDON, FL 33511
Phone: (813) 571-2850 E-mail: aspireeng@yahoo.com
5. Landscape Architect's Name: RAVI ALUR, P.E., LEED AP
Company's Name: ASPIRE ENGINEERING INC.
Address: 1023 PROFESSIONAL PARK DRIVE
City, State & Zip: BRANDON, FL 33511
Phone: (813) 571-2850 E-mail: aspireeng@yahoo.com
6. Architect's Name: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

7. Briefly describe the property project and proposed use(s): **PROPOSED 5,890 SF CARWASH WITH VACUUMS**
8. Property is located on the following adjacent streets: **18200 US HWY 441**
9. Public or Private Roadways*: **PUBLIC**
**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: **C-3** Future Land Use Category: **COMMERCIAL**
12. Building Size Existing (SF): 0 Proposed (SF): **5,890**
13. Total (SF): **5,890**
14. Proposed Number of Seats: **NA**
15. Size of property in Acres: **2.54** Square Feet: **110,756**
16. Number of structures to be built on the site: **1**
17. Height of structures(s): **30 FEET** Building Stories: **ONE**
18. Total square footage of impervious surface: **70,900**
19. The percentage of lot coverage: **5.3**
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.

RAVI S. ALUR, Professional Engineer, State of Florida, License No. 36883
This form has been digitally signed and sealed by Ravi S. Alur, P.E.
Printed copies of this document are not considered signed and sealed and the signature
must be verified on any electronic copies.

RAVI S ALUR
2023.04.17 20:19:39 -04'00'

Owner/Applicant Signature

4/18/23

Date

SITE CONSTRUCTION PLANS

for:

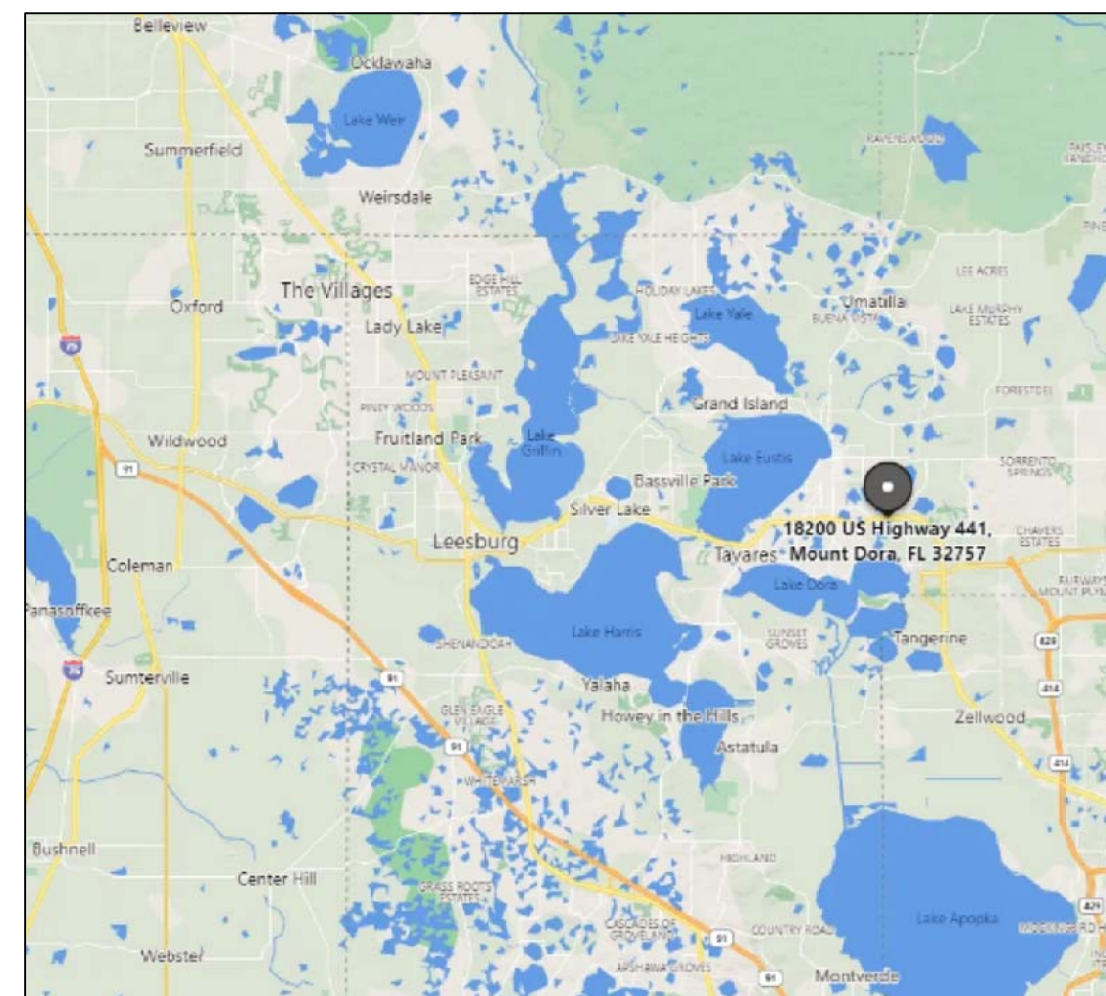
WASH CITY -MOUNT DORA

SECTION 19, TOWNSHIP 19 S., RANGE 27 E. CITY OF MOUNT DORA, FLORIDA

LEGAL DESCRIPTION

TRACT 2, DORA PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 56, 57 AND 58, AND PLAT BOOK 73, PAGES 75, 76 AND 77, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LOCATION MAP



INDEX OF SHEETS

SHEET NO.

DESCRIPTION:

C-1	COVER SHEET
C-2	BEST MANAGEMENT PRACTICES FOR EROSION CONTROL
C-3	EXISTING CONDITIONS
C-4	SITE GEOMETRY PLAN
C-4A	EXISTING TREE OVERLAY ON SITE PLAN
C-5	PAVING, GRADING, DRAINAGE AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN
C-5A & C-5B	SECTIONS, NOTES & DRAINAGE DETAILS
C-5C	STORMTECH CHAMBER DETAILS
C-6	UTILITY PLAN
C-7	AIR AND VAC PLAN
C-8	LANDSCAPE PLAN
C-8A	LANDSCAPE PLAN OVERLAY ON UTILITIES
C-9 TO C-15	SITE DETAILS
C-16	LIFT STATION DETAILS
IR-1	IRRIGATION PLAN

DEVELOPMENT INFORMATION

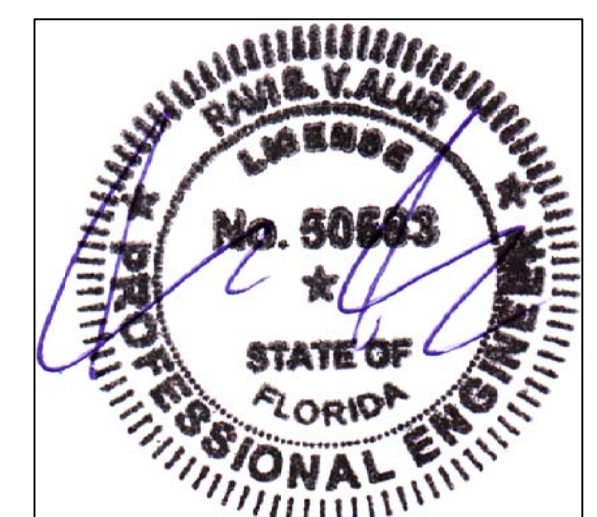
OWNER/DEVELOPER	- 18200 US 441, LLC. 13454 WHITE CYPRESS RD ASTATULA, FL 34705 PHONE: 813-649-9561 E-MAIL: rcalto@creativeconvenience.com
ENGINEER	- RAVI ALUR, PE ASPIRE ENGINEERING INC. 1023 PROFESSIONAL PARK DRIVE BRANDON, FL 33511 PHONE: 813-571-2850 E-MAIL: aspireeng@yahoo.com
SURVEYOR	- ALEX THOMPSON, P.L.S. EXTREME SURVEYING OF FLORIDA, INC. 29340 WHODIN ROAD WESLEY CHAPEL, FL 33545 PHONE: 813-973-2092 E-MAIL: alex@extreme-surveying.com

SITE DATA TABLE

PARCEL IDS: 19-19-27-1300-002-00000 ALT KEY: 3922983	
LATITUDE: 28°49' 24" LONGITUDE: 81° 39' 17"	
FLOOD ZONE: ZONE X	
COMMUNITY PANEL NO. 12069C0359E	
MAP REVISED: 12/18/2012	
PROJECT SUMMARY & SITE DATA	
TOTAL BUILDING AREA	= 5,890 SF (5.3%)
TOTAL ASPHALT/CONCRETE AREA	= 65,100 SF (58.8%)
TOTAL IMPERVIOUS AREA	= 70,990 SF (64.1%)
TOTAL GREEN AREA	= 39,856 SF (35.9%)
TOTAL SITE AREA	= 110,756 SF (2.54 ACRES)
FAIRLY	5,890/110,756= 0.053
ZONING: C-3 (HIGHWAY COMMERCIAL)	PROPOSED USE: CARWASH WITH VACUUMS
FUTURE LAND USE: COMMERCIAL	
SETBACKS:	
FRONT (US HWY 441)	25 FT VARIES FROM 219.3 FT TO 219.5 FT
SIDE (WEST)	25 FT VARIES FROM 136 FT TO 136.1 FT
SIDE (EAST)	25 FT 72.6 FT
REAR (SOUTH)	25 FT VARIES FROM 55.3 FT TO 55.8 FT
MAXIMUM BUILDING HEIGHTS PROPOSED: 30 FEET (1-STORY)	
PARKING CALCULATIONS: (FROM GRADE TO PEAK OF THE STRUCTURE)	
PARKING PROVIDED = 4 SPACES PER 1,000 SF = 4*5,890/1,000 = 24 SPACES	
PARKING PROVIDED = 24 SPACES (INCLUDING 1 H/C SPACE)	
VACUUM SPACES ARE NOT CONSIDERED AS REQUIRED PARKING SPACES	
BICYCLE SPACES REQUIRED = 5% OF 24 = 1 SPACE; PROVIDED 2 SPACES	
DUMPSTERS NOTES: 1. ALL DUMPSTERS TO BE SCREENED PER CITY OF MOUNT DORA LDC.	
2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BUILDING.	
PROPOSED SIGNAGE, LIGHTING, ARCHITECTURAL ELEVATIONS AND LANDSCAPING SHALL BE PER CITY OF MOUNT DORA LAND DEVELOPMENT CODE.	

NOTE

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING ASPIRE ENGINEERING, INC. AT (813)571-2850



RAVI S.V. ALUR P.E. #50583

DATE:

C-1



ASPIRE ENGINEERING, INC. - CONSULTING ENGINEERS * PLANNERS

ENGINEERING EXCELLENCE DELIVERED

LAST REVISED JANUARY 31, 2024

PROJECT NO. 23-003

1023 PROFESSIONAL PARK DR., BRANDON, FL 33511, Ph: (813)571-2850; Fax: (813)571-1753

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

1. SITE DESCRIPTION

- (1) NATURE OF CONSTRUCTION ACTIVITY:
CONSTRUCT CAR WASH BUILDING, PARKING AND ASSOCIATED UTILITIES AND STORMWATER POND.
- (2) SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
THE CONTRACTOR SHALL USE THIS SHEET ALONG WITH A DETAILED CONSTRUCTION SCHEDULE TO INDICATE DATES OF MAJOR GRADING ACTIVITIES AND DETERMINE SEQUENCES OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES ON ALL PORTIONS OF THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS, CONSTRUCTION ACTIVITY VARIATIONS, OR AS DIRECTED BY THE ENGINEER. APPLICABLE EROSION DEVICES AND IMPLEMENTATION PROCEDURES PER STATE OF FLORIDA SEDIMENT AND EROSION CONTROL MANUAL AS PREPARED BY FDOT AND FDEP. THE ENGINEER IS RESPONSIBLE FOR DETERMINING IF ANY MODIFICATIONS OR ADDITIONAL CONTROLS ARE REQUIRED AND TO OBTAIN DEPLOYMENT SCHEDULES FOR THE IMPLEMENTATION OF ALL ADDITIONAL EROSION CONTROL DEVICES FROM THE CONTRACTOR.

THE CITY AND/OR WMD WILL HAVE THE ABILITY TO MODIFY THE SWPPP PLAN IMPLEMENTATION.
- (3) GENERAL NOTES:
(a) CONTRACTOR IS REQUIRED TO PREPARE AND SUBMIT A SWPPP TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO MOBILIZING TO THE SITE.
(b) SWPPP AND THE CONTRACTOR'S IMPLEMENTATION SHALL COMPLY WITH THE REGULATIONS OF THE CITY OF MOUNT DORA, SURWMD, AND THE STATE OF FLORIDA.
(c) CONTRACTOR IS REQUIRED TO SUBMIT AND OBTAIN A NOTICE OF INTENT FROM FDEP AND PROVIDE A COPY OF THE NOI TO THE CITY.
(d) CONTRACTOR TO INSTALL CONSTRUCTION ACCESS DRIVE AS SHOWN ON SHEET C-3.
(e) ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING WORK.
(f) INSTALL SILT FENCE WHERE LISTED ON THIS PLAN FOR PERIMETER CONTROLS BEFORE THE LAND IS DISTURBED.
(g) COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
(h) DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
(i) TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATE CHANGES OR WEATHER EVENTS.
(j) DO NOT REMOVE PERIMETER CONTROLS UNTIL AFTER ALL UPSTREAM AREAS ARE FULLY STABILIZED AND PERMANENT GRASSING OR PAVEMENT IS ESTABLISHED.
(k) ALL EXISTING DRAINAGE STRUCTURES AND PROPOSED INLETS SHALL BE PROTECTED FROM ALLOWING SEDIMENTATION TO ENTER THE DRAINAGE STRUCTURES
- (4) PROJECT AREAS:
THE ESTIMATED TOTAL SITE AREA IS APPROXIMATELY 2.54 ACRES. THE ESTIMATED AREA THAT WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES IS APPROXIMATELY 2.54 ACRES.
- (5) DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE:
THE MAJORITY OF THE SOIL WITHIN THE PROJECT LIMITS IS URBAN SOIL WITH A DEPTH OF SEASONAL HIGH WATER TABLE OF 2.5 FT.
- (6) ESTIMATED DRAINAGE AREA AND AVERAGE SLOPE OF DRAINAGE AREA: 2.54 ACRES AND 2.0%
- (7) RECEIVING WATERS:
THE ON-SITE RUNOFF IS CONVEYED THROUGH STORM SEWER SYSTEM INTO FDOT STORMWATER SYSTEM. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE COLLECTION SYSTEMS.
- (8) OUTFALL LOCATION: LATITUDE: 28°49' 24"; LONGITUDE: 81° 39' 17"
- (9) THERE ARE NO WETLAND IMPACTS.
- (10) DESCRIPTION OF STORM WATER MANAGEMENT:
(a) PRESENTLY, THE EXISTING STORM SEWER SYSTEM CONVEYS DRAINAGE FLOWS INTO FDOT STORMWATER SYSTEM.
(b) DRAINAGE IMPROVEMENTS INCLUDE A NEW STORM SEWER SYSTEM INCLUDING INLETS, PIPES AND PONDS.
(c) THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE WATERWAYS.

II. CONTROLS:

EROSION AND SEDIMENT CONTROLS

- (1) WATER QUALITY MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR. UPON THE OBSERVATION THAT THE WATER QUALITY IS BEING VIOLATED BY THE CONTRACTOR'S ACTIVITIES, MONITORING LOCATIONS SHALL BE DESIGNATED BY THE PROJECT ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING ANY ACTIVITIES FOR VIOLATION OF WATER QUALITY STANDARDS AS THEY RELATE TO TURBIDITY (29NTU'S ABOVE BACKGROUND). MONITORING OF WATER QUALITY SHALL BE CONDUCTED A MINIMUM OF TWICE DAILY FOR ANY EARTHWORK ACTIVITIES WITHIN THE STRUCTURE IMPROVEMENT AREA. MONITORING WILL BE ACCOMPLISHED BY RECORDING TURBIDITY READINGS FROM THE CENTER OF THE STREAM, ONE (1) UPSTREAM OF THE ACTIVITY AND ONE (1) DOWNSTREAM OF THE EROSION CONTROL DEVICES, BUT WITHIN CLOSE PROXIMITY TO THE PROJECT SEAWALL. IF WATER QUALITY STANDARDS ARE VIOLATED, CONSTRUCTION SHOULD BE STOPPED IMMEDIATELY AND EROSION CONTROL DEVICES REEVALUATED BY THE ENGINEER PRIOR TO ANY CONTINUATION OF ACTIVITY. MONITORING ACTIVITIES AND TURBIDITY READINGS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION REPORT AND CONTINUED UNTIL TURBIDITY READINGS FALL BELOW AN ACCEPTABLE LEVEL (29NTU'S ABOVE BACKGROUND). WATER QUALITY MONITORING MAY BE CONDUCTED DURING ANY PHASE OF CONSTRUCTION AS DIRECTED BY THE ENGINEER.
- (2) STABILIZATION PRACTICES:
STABILIZATION MEASURES, SUCH AS SODDING OR SEEDING SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES.
- (3) STRUCTURAL PRACTICES INCLUDE:
(a) SILT FENCES (PREFERRED)
(b) HAY BALES (OPTIONAL)
(c) ROCK BAGS (OPTIONAL)
(d) SOIL TRACKING PREVENTION DEVICES AT CONSTRUCTION ENTRANCES/EXITS
(e) STAKED TURBIDITY BARRIER (OPTIONAL AT OUTFALL POINTS ALONG SEAWALL)
- (4) SILT FENCE LOCATIONS:
(a) SILT FENCE SHALL BE USED ALONG THE LENGTH OF THE PROJECT WHERE THERE IS POTENTIAL FOR SEDIMENT TO BE DIRECTED OFF-SITE.
(b) STOCKPILE AREAS SHALL INCLUDE SILT FENCE AROUND THE PERIMETER.
- (5) ROCK BAG LOCATIONS:
ROCK BAGS SHALL BE PLACED AROUND THE PERIMETER OF INLET GRATES LOCATED IN GUTTERED SECTIONS.
- (6) CONSTRUCTION ENTRANCES/EXITS:
SOIL TRACKING PREVENTION DEVICES (INDEX 106) SHALL BE PROVIDED FOR BOTH ON-SITE AND OFF-SITE LOCATIONS OF STOCKPILED OR EXCAVATED MATERIAL, IF IMMEDIATELY ADJACENT TO A PUBLIC ROADWAY. THE ENGINEER SHALL BE RESPONSIBLE FOR MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED.

III. OTHER CONTROLS:

- (1) WASTE DISPOSAL:
(a) THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION.
(b) ALL FERTILIZER AND CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.
(c) NO SOLID MATERIALS, INCLUDING BUILDING AND CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO THE RIGHT-OF-WAY OR BURIED ON SITE.
(d) ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS.
- (2) OFF-SITE VEHICLE TRACKING -- WILL BE CONTROLLED BY THE FOLLOWING METHODS:
(a) LOADED HAUL TRUCKS ARE TO BE COVERED BY A TARPULIN AT ALL TIMES.
(b) EXCESS DIRT ON ROAD WILL BE REMOVED DAILY.
(c) STABILIZED CONSTRUCTION ENTRANCES/EXITS SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.
- (3) STATE AND LOCAL REGULATIONS: PERMITS WILL BE REQUIRED FROM THE FOLLOWING AGENCIES:
(a) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
(b) CITY OF MOUNT DORA, FLORIDA
(c) ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD)
(d) FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
- (4) APPLICATION OF FERTILIZERS AND PESTICIDES:
FERTILIZERS AND PESTICIDES WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH 2004 "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 570, 575, OR 577, AT THE DISCRETION OF THE CONTRACTOR WITH THE COORDINATION OF THE ENGINEER.
- (5) NON-STORM WATER (INCLUDING SPILL REPORTING):
THE CONTRACTOR WILL PROVIDE THE ENGINEER WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL CONTAINMENT, REPORTING, AND RESPONSES. THE PLAN SHALL SPECIFY WHAT MANAGEMENT PRACTICES AND CONTAINMENT METHODS WILL BE USED TO PREVENT POTENTIAL POLLUTANTS (FUEL, LUBRICANTS, HERBICIDES, ETC.) FROM SPILLING ONTO THE SOIL OR INTO THE SURFACE WATERS. IF A SPILL DOES OCCUR, OR IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE OWNER(S) AND THE AUTHORITIES IMMEDIATELY.

IV. MAINTENANCE:

- (1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES WHEN NOTICE OF TERMINATION IS MAILED.
- (2) INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.
- (3) THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:
(a) GENERAL PRACTICES -- ALL CONTROL MEASURES WILL BE MAINTAINED DAILY BY THE CONTRACTOR. ALL CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF NOTICE OF NEED TO REPAIR.
(b) STRUCTURAL PRACTICES -- BUILD UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE QUARTER OF THE HEIGHT OF THE FENCE. SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. HAY BALES SHALL BE REPLACED EVERY THREE (3) MONTHS OR WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. SILT FENCES SHALL BE REPLACED EVERY TWELVE (12) MONTHS OR WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

V. INSPECTION:

- (1) THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL. ALL CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR.
- (2) ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY CONTRACTOR'S PERSONNEL WHO ARE F.D.E.P. CERTIFIED STORM WATER MANAGEMENT INSPECTORS.
- (3) THE CONTRACTOR SHALL COMPLETE ALL SWPPP INSPECTION REPORT FORMS REQUIRED FOR THE NPDES PERMIT.
- (4) SITE AND BMPS SHALL BE INSPECTED AFTER RAINFALL EVENTS OF ONE-HALF INCH OR MORE.

VI. TRACKING AND REPORTING:

- (1) THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE ENGINEER DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ALL REQUIRED REPORTS AND COMPLETE ALL SWPPP INSPECTION FORMS.
- (2) PREPARATION OF ALL THE CONTRACTOR'S REPORTS OF INSPECTION, MAINTENANCE AND REPAIRS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

VII. NOTICE OF TERMINATION (NOT)

- (1) A NOTICE OF TERMINATION (NOT) WILL BE SUBMITTED BY THE CONTRACTOR TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

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

OWNER: _____

SIGNED: _____

NAME AND TITLE: _____

ADDRESS: _____

DATE: _____

CONTRACTORS CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS BEST MANAGEMENT PRACTICES FOR EROSION CONTROL PREPARED THEREUNDER.

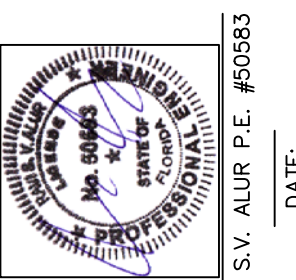
NAME	TITLE	COMPANY NAME, ADDRESS, PHONE NO. AND E-MAIL ADDRESS	DATE

The silt fence, construction entrance and other BMP's need to be installed prior to site clearing.

The above are the minimum requirements and that the EOR or City may require additional measures.

NOTICE OF INTENT (NOI)

A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (NOI) IS REQUIRED FOR THIS SITE SINCE THE PROJECT AREA IS GREATER THAN ONE ACRE IN SIZE. CONTRACTOR SHALL OBTAIN THE NOI FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 48 HOURS BEFORE THE CONSTRUCTION START. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE A DETAILED SITE SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SPPP) MEETING FDEP REQUIREMENTS, MAINATIN AND PERFORM INSPECTIONS AS REQUIRED BY SPPP.



NO.	REVISIONS	DATE:
1.	SUBMIT TO CITY, FDOT & FDEP	4/10/23

**ASPIRE ENGINEERING, INC.**
CONSULTING ENGINEERS • PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753, E-mail: aspireeng@yahoo.com

WASH CITY
-MOUNT DORA-
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

DATE:	02/25/2023
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003S9ITE
PROJECT #:	23-003
SHEET:	C-2

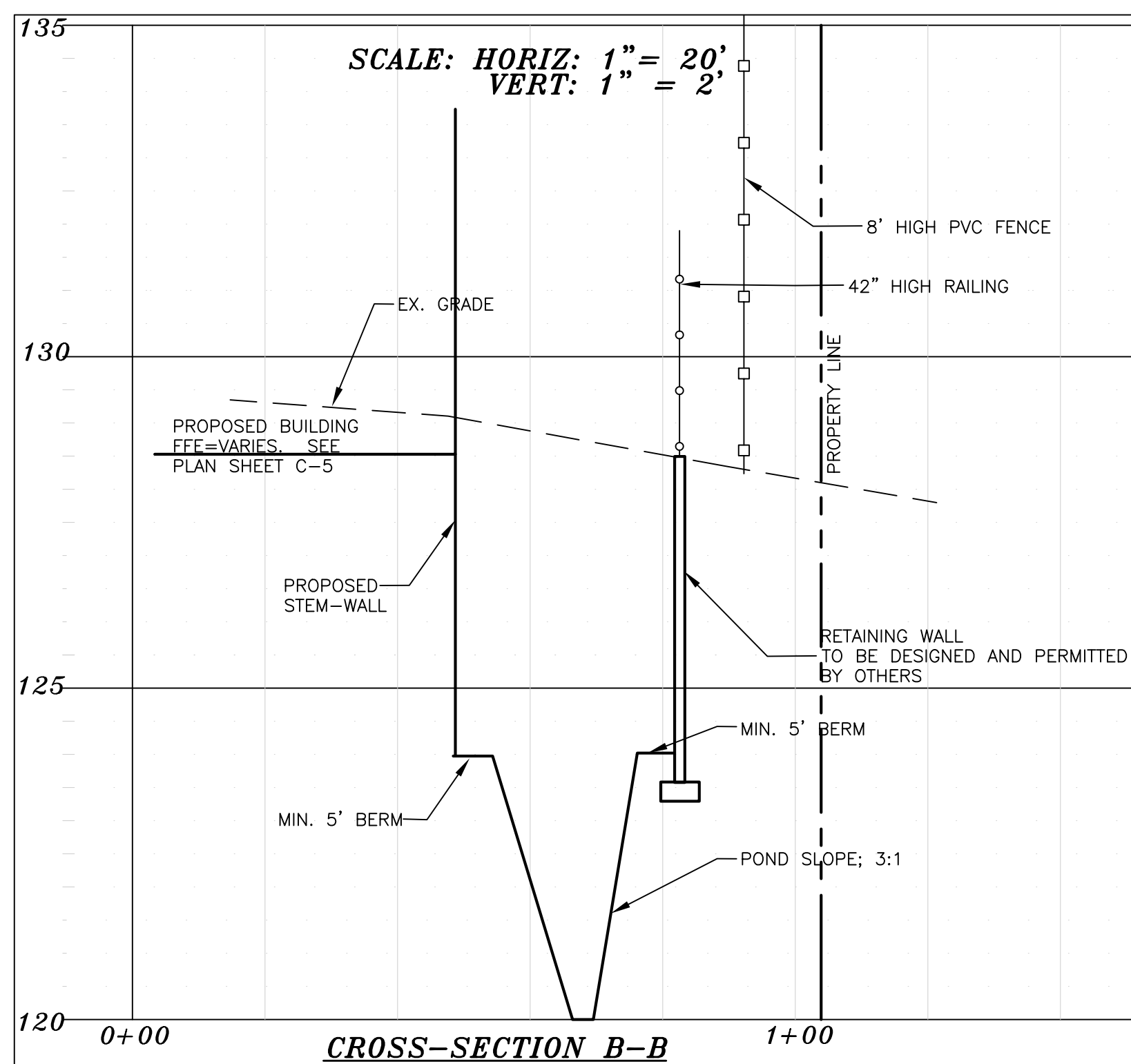
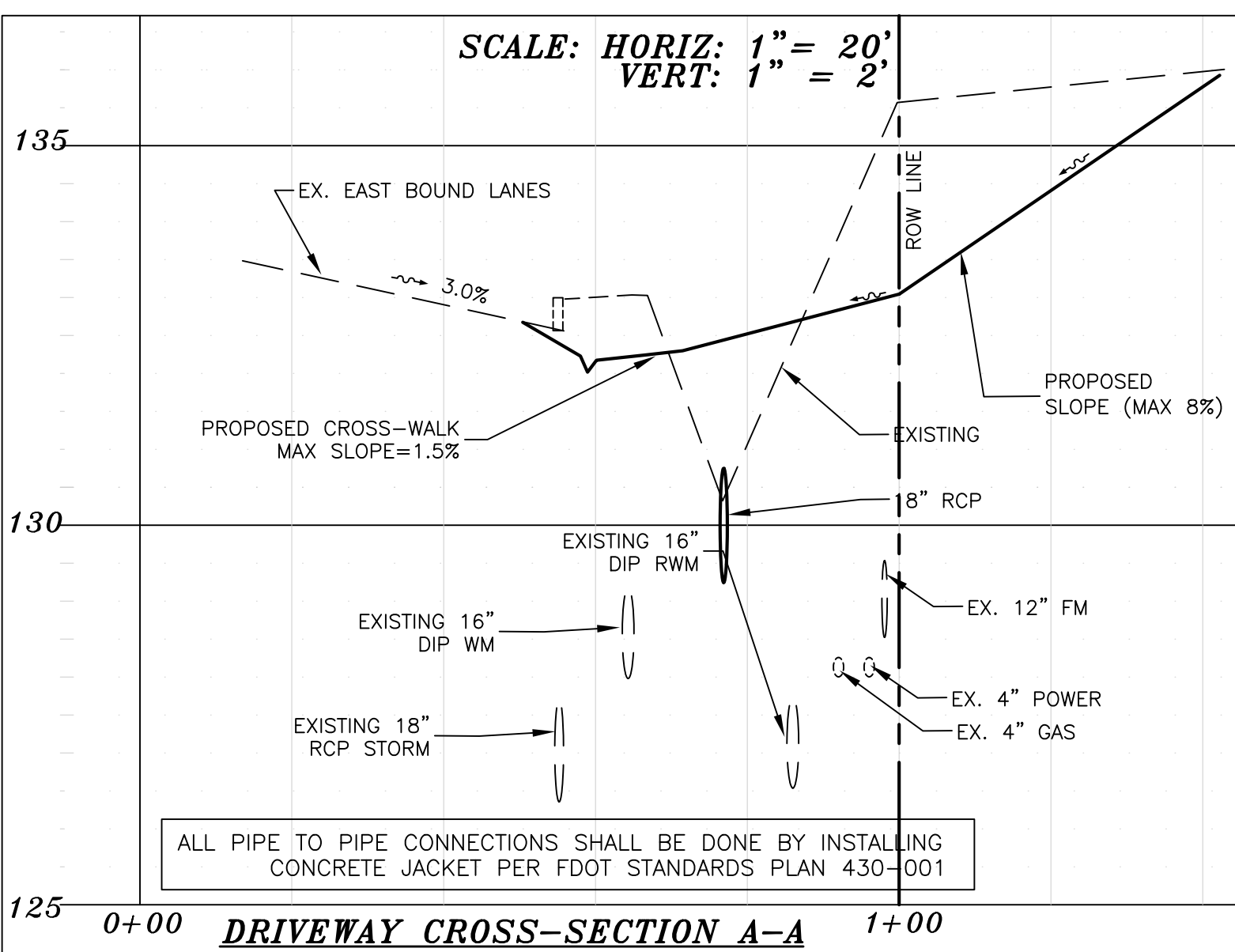
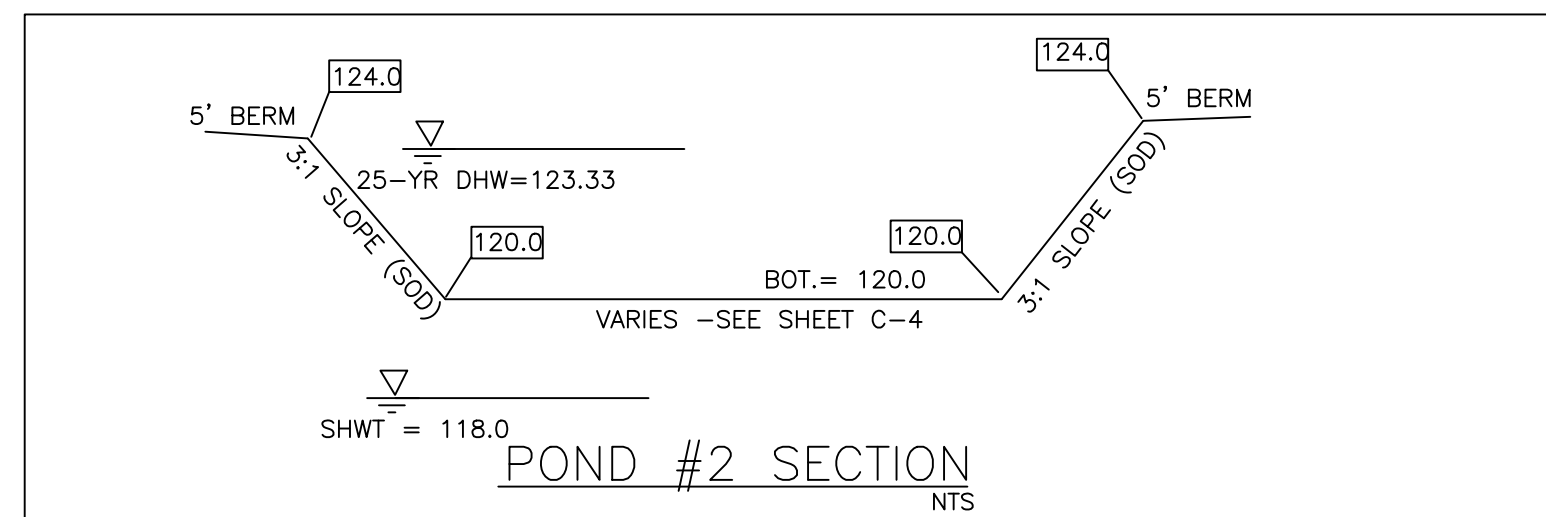
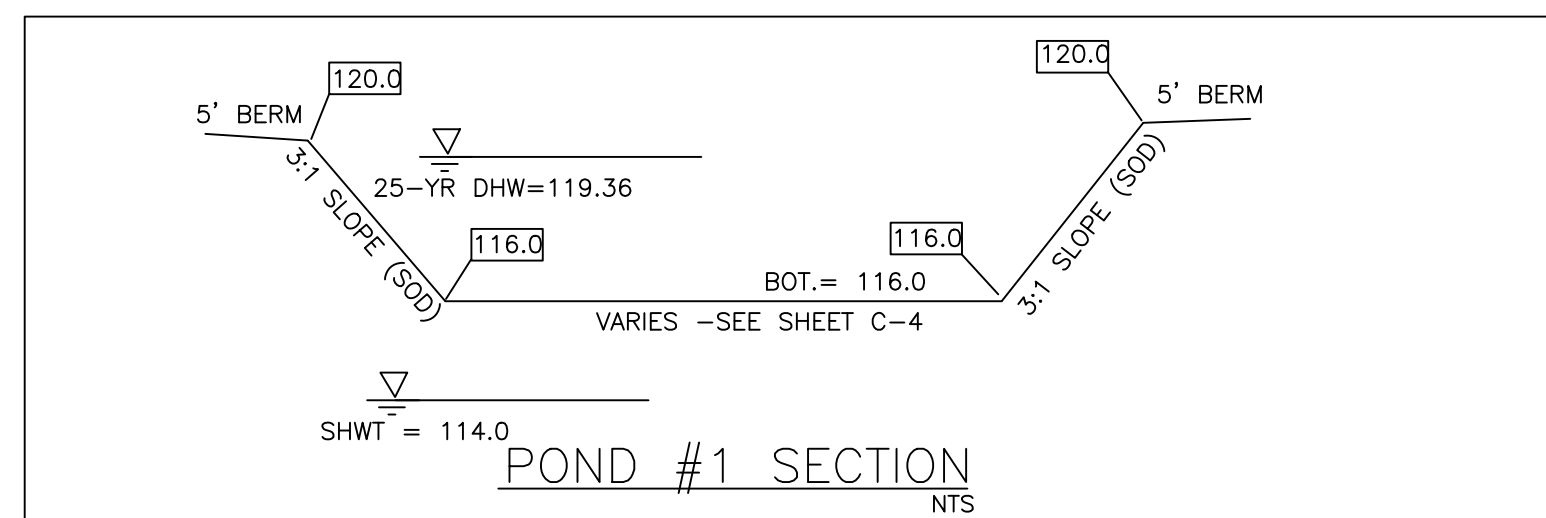
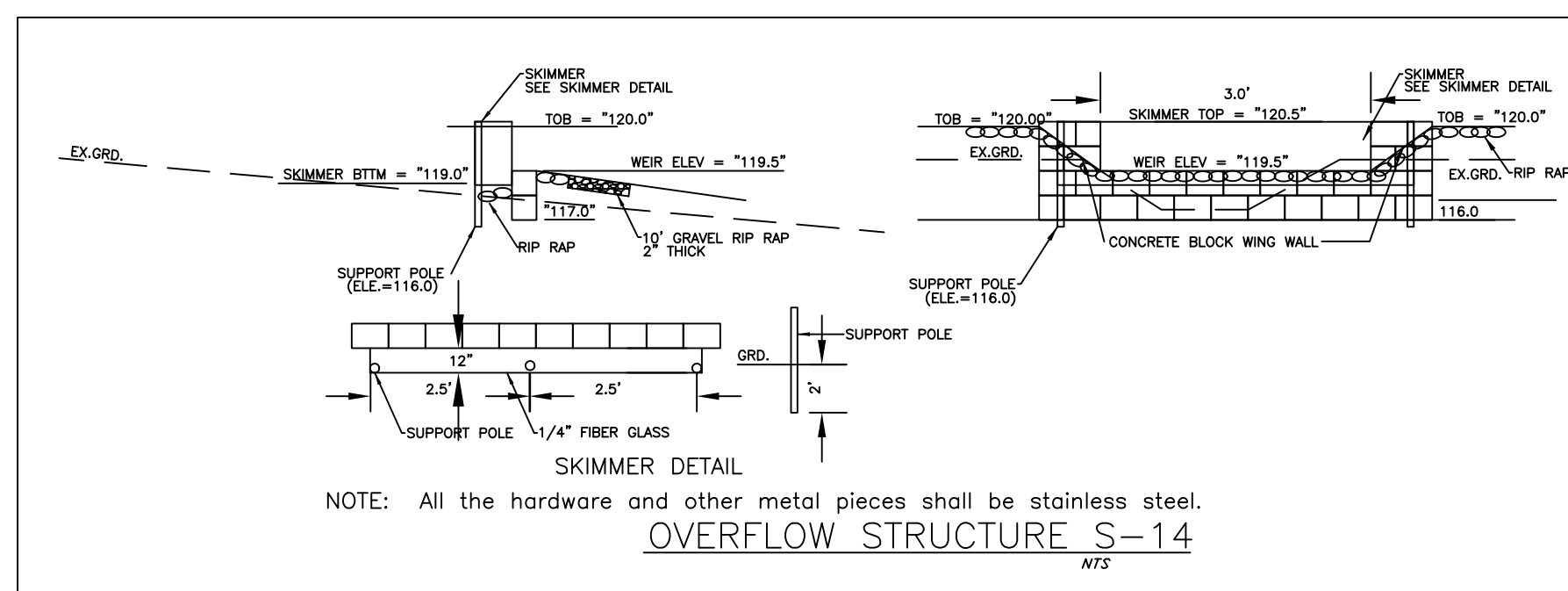
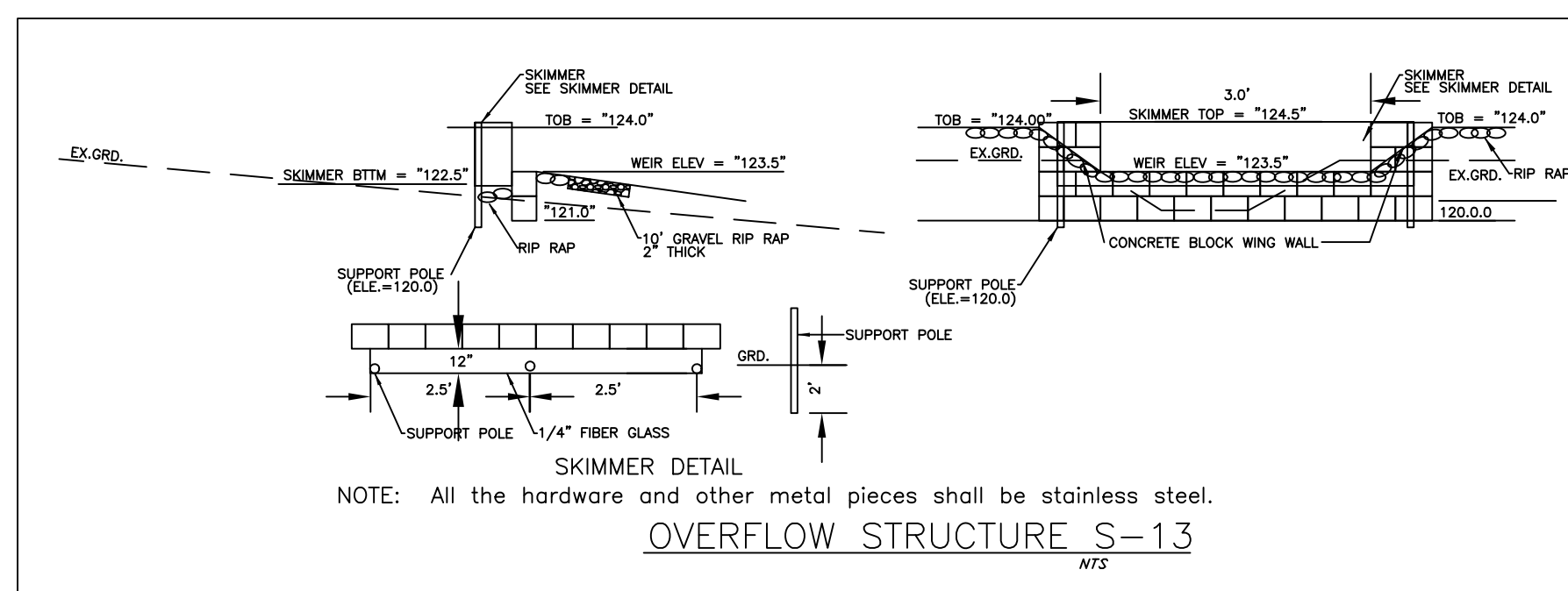
STRUCTURE #	TOP ELE.	INVERT ELE.	EL. OF NEEDHAM
S-1	120.5	118.5	30' LF TYPENAR R-8996-C TYPE A GRATE WITH 12" END PIPE. INSTALL 2-CLEANOUTS.
S-2	121.5 (E) 120.5 (W)	119.0	30' LF TYPENAR R-8996-C TYPE A GRATE WITH 12" END PIPE. INSTALL 2-CLEANOUTS.
S-3	126.0	116.1(W)	STORM MANHOLE (FOOT INDEX 425-001)
S-4	124.0	115.0	MES; PER FOOT INDEX 425-001; W/2X2 SUMP RP RP -50# ROD, 1 C Y FLUXER FABRIC
S-5	128.4	126.4	15' LF NEEDHAM R-8996-C TYPE A GRATE WITH 12" END PIPE. INSTALL 2-CLEANOUTS.
S-6	116.0	116.0	STORM MANHOLE RP RP -50# ROD, 1 C Y FLUXER FABRIC
S-7	124.0	120.1	2" D INLET W/ TRAFFIC BEARING GRATE. (FOOT INDEX 425-052)
S-8	126.5	120.0	2" D INLET W/ TRAFFIC BEARING GRATE. (FOOT INDEX 425-052)
S-9	126.5	120.0	2" D INLET W/ TRAFFIC BEARING GRATE. (FOOT INDEX 425-052)
S-10	127.5	120.0	STORM MANHOLE (FOOT INDEX 425-001)
S-11	120.0	120.0	MES; PER FOOT INDEX 425-001; W/2X2 SUMP RP RP -50# ROD, 1 C Y FLUXER FABRIC
S-12	118.04	119.04	MES; PER FOOT INDEX 425-001; W/2X2 SUMP RP RP -50# ROD, 1 C Y FLUXER FABRIC
S-13			OVERFLOW STRUCTURE SEE DETAILS THIS SHEET
S-14			OVERFLOW STRUCTURE SEE DETAILS THIS SHEET
S-15	131.0	126.2 E, 24" RP -E	STORM MANHOLE 126.5 E, 24" RP -E 126.6 E, 18" RP -E 126.9 RP -18" RP 3 S
S-16	FLOWLINE 130.32	127.0	5' D S - BOTTOM INLET (FOOT INDEX 425-010 & 425-051)
S-17		130.0	MES; PER FOOT INDEX 425-001; W/2X2 SUMP RP RP -50# ROD, 1 C Y FLUXER FABRIC
S-18		130.0	MES; PER FOOT INDEX 425-001; W/2X2 SUMP RP RP -50# ROD, 1 C Y FLUXER FABRIC

PIPE #	LENGTH (FT)	SLOPE (%)	TYPE AND SIZE OF PIPE
P-1	20	7.5	12" ADS-HP
P-2	12	4.2	12" ADS-HP
P-3	130	0.15	18" ADS-HP
P-3A	5	2.0	18" ADS-HP
P-4	30	3.6	8" PVC
P-5	5	2.0	18" ADS-HP
P-5A	40	0.0	18" ADS-HP
P-6	60	0.0	18" ADS-HP
P-7	55	0.0	18" ADS-HP
P-8	110	0.0	18" ADS-HP
P-9	114	0.4	
P-9A	30	0.4	12" PVC ROOF DRAIN COLLECTION PIPE. CONNECT ALL DOWNSPOUTS TO THIS PIPE AND RUN TO THE 3 STORM CLEANOUTS
P-9B	16	0.38	
P-10	8	1.25	18" RCP
P-11	108	2.8	18" RCP

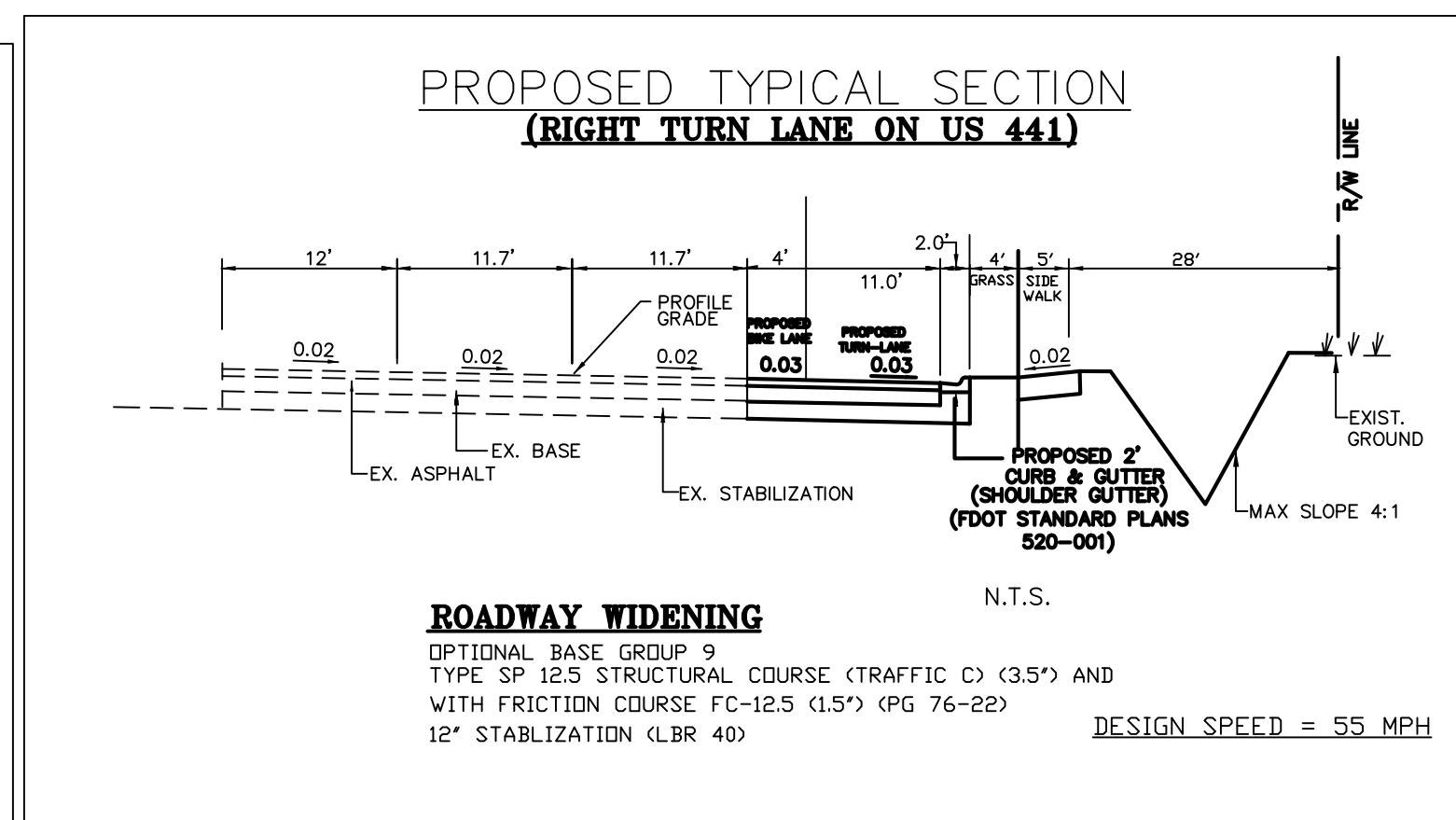
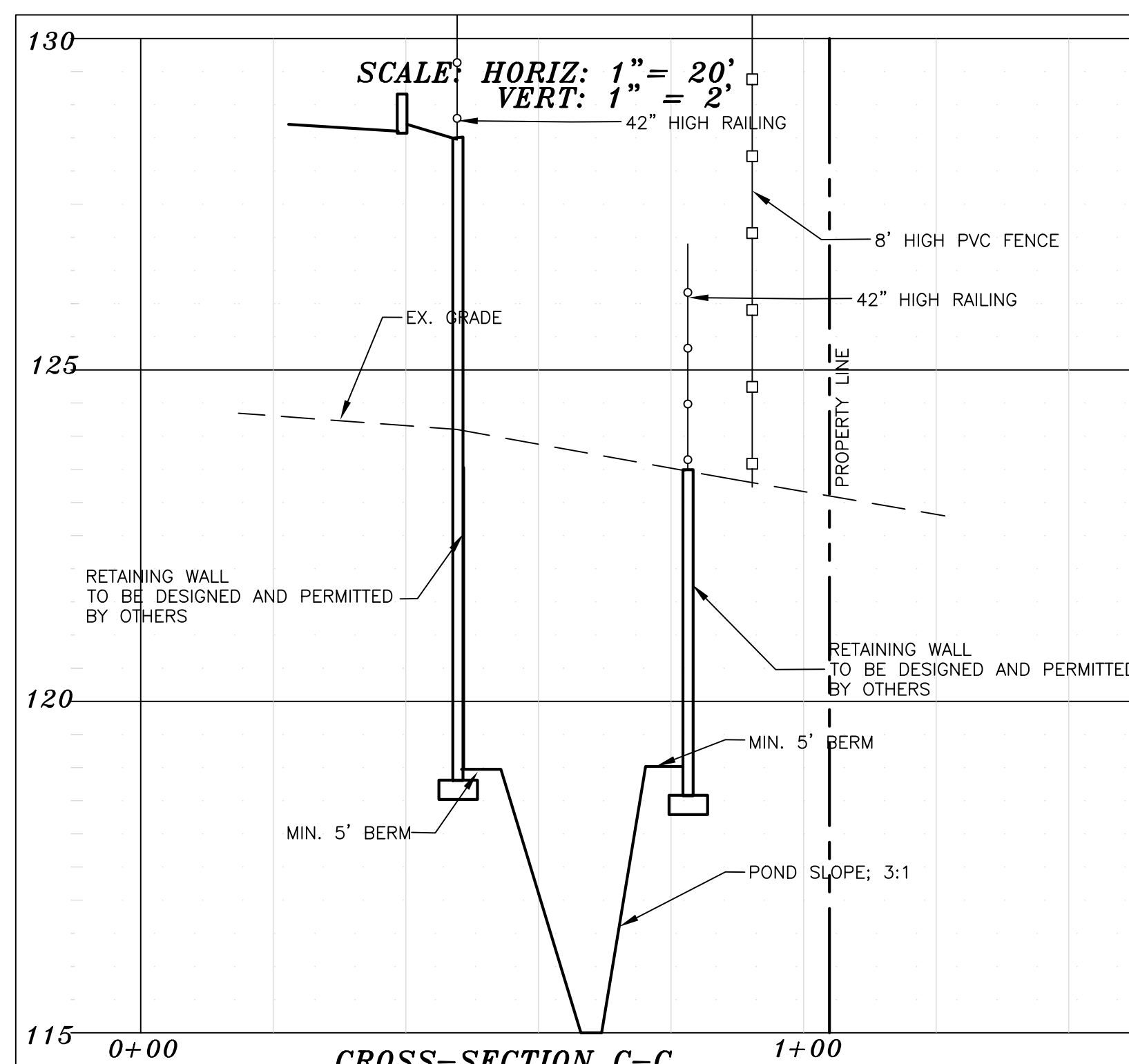
1. ALL ON-SITE PORTION OF THE STORMWATER SYSTEM SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY.
2. WHERE VEGETATION, OR DEBRIS OR SEDIMENT HAS ACCUMULATED IN SUCH A MANNER AS TO INTERFERE WITH THE FREE FLOW OF WATER THROUGH THE FUNCTIONING OF DRAINAGE FACILITIES, THE OWNER SHALL REMOVE THE DEBRIS OR OBSTRUCTION SO AS TO ALLOW THE DRAINAGE SYSTEM TO FUNCTION AS PERMITTED.
3. THE STORMWATER MANAGEMENT SYSTEM SHALL BE MONITORED QUARTERLY, AND INSPECTED FOR DEBRIS WITHIN THE SYSTEM. OWNER'S BANKS SHALL BE MOWED UP-TO THE TOP OF SLOPE. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE PONDS SHALL BE ADDRESSED TO THE SURFWDG DISTRICT'S SURFACE WATER REGULATION MANAGER.

ENTIRE COLLECTION SYSTEM, INCLUDING BUT NOT LIMITED TO
PIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED VISUALLY
QUARTERLY AND ALL THE PIPES AND STRUCTURES SHALL BE FREE
OF DEBRIS. ALL THE MITERED ENDS AND POND BANKS SHALL BE
INSPECTED QUARTERLY. ERODED AREAS SHALL BE STABILIZED
USING VEGETATIVE COVER.

- (1) EXCAVATION OF RETENTION AREAS PRIOR TO CONSTRUCTION AND TO BE REGRADED AFTER CONSTRUCTION.
- (2) RETENTION AREA SIDE SLOPES SHALL BE SODDED.
- (3) OTHER EXCAVATIONS OR GRADING WORK SHALL BE GRASSED AS SOON AS POSSIBLE AFTER FINAL GRADING.
- (4) ALL POSSIBLE EFFORTS SHALL BE MADE TO CONTROL EROSION AND SEDIMENT TRANSPORT BOTH ON AND OFFSITE.
- (5) STAKED HAYBALES OR GRASS MULCH FENCE SHALL BE CONSTRUCTED (PER DETAIL) AT SPECIFIED LOCATIONS PRIOR TO EXCAVATING OR GRADING; TO REMAIN UNTIL VEGETATION ESTABLISHES.
- (5) EXCAVATE THE RETENTION AREAS IN TWO (2) PHASES. PHASE ONE EXCAVATE TO 6" OF ITS FINAL DEPTH PRIOR TO CONSTRUCTION. PHASE TWO, EXCAVATE TO ITS FINAL DEPTH AFTER FINAL CONSTRUCTION.
- (6) PLACE HAYBALES OR FILTER FABRIC ALONG THE PERIMETER OF ALL NEW AND EXISTING INLETS, PIPES AND DRAINAGE STRUCTURES; TO REMAIN UNTIL VEGETATION ESTABLISHES.



2. CALL FDOT TO SCHEDULE A PRE-CONSTRUCTION MEETING.
3. PER FAC RULE CHAPTER 14-16.007(5)(C), BEFORE CONSTRUCTION BEGINS, THE APPLICANT OR THE APPLICANT'S CONTRACTOR SHALL DELIVER TO THE DEPARTMENT PROOF OF LIABILITY INSURANCE IN THE AMOUNT OF \$500,000.
4. THE DEPARTMENT REQUIRES DOCUMENTATION OF SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL COURSE FOR THE AGENCY, UTILITY OR CONTRACTOR EMPLOYEE(S) INSTALLING AND/OR MAINTAINING THE MAINTAINED MAINTENANCE OF TRAFFIC PLAN. DOCUMENTATION IS TO BE FURNISHED TO THE DEPARTMENT AT THE PRE-CONSTRUCTION MEETING OR BEFORE OCCUPYING THE STATE RIGHT OF WAY. ALL LANE CLOSURES MUST BE APPROVED IN ADVANCE BY FDOT.
4. A COPY OF THE APPROVED PERMIT AND DRAWINGS MUST BE ON THE JOBSITE FOR WORK TO BEGIN IN THE FDOT RIGHT OF WAY.
5. ANY SIDEWALK DISTURBED WILL BE REPLACED, BY SECTION, TO FDOT SPECIFICATIONS.
6. ALL PORTIONS OF FDOT RIGHT OF WAY DISTURBED MUST BE SODDED.
7. NEW SIDEWALK PERMITTED SHALL INCORPORATE HANDICAP RAMPS WHERE SIDEWALK INTERSECTS ROADS AND STREETS.
8. IN ACCORDANCE WITH FLORIDA STATUTE 335.1825 (2), "THE PERMITTEE, HOWEVER, SHALL BEAR THE COST OF ALTERATION OF ANY CONNECTION WHICH IS REQUIRED BY THE DEPARTMENT DUE TO INCREASED OR ALTERED TRAFFIC VOLUMES EXCEEDING TWO HOURS. THE PARTY PERFORMING SUCH WORK WILL BE RESPONSIBLE TO GIVE NOTICE TO THE APPROPRIATE LAW ENFORCEMENT AGENCY WHICH HAS JURISDICTION WHERE SUCH ROAD IS LOCATED PRIOR TO COMMENCING WORK ON THIS PROJECT. FLORIDA STATUTE 335.15 AND 336.07.
9. ALL CONSTRUCTION AND/OR MAINTENANCE IN THE FDOT R/W SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE DEPARTMENT'S ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IF CONSTRUCTION, RECONSTRUCTION, REPAIR OR MAINTENANCE ACTIVITY NECESSITATES THE CLOSING OF ONE OR MORE TRAVEL LANES OF ANY ROAD ON THE STATE PRIORITY, COUNTY ROAD OR CITY STREET SYSTEM, FOR A PERIOD OF MORE THAN TWO HOURS, THE PARTY PERFORMING SUCH WORK WILL BE RESPONSIBLE TO GIVE NOTICE TO THE APPROPRIATE LAW ENFORCEMENT AGENCY WHICH HAS JURISDICTION WHERE SUCH ROAD IS LOCATED PRIOR TO COMMENCING WORK ON THIS PROJECT. FLORIDA STATUTE 335.15 AND 336.07.
11. OPEN CUTTING OF ROADWAY FOR INSTALLATION OF UTILITY OR DRAINAGE FACILITIES WILL NOT BE ALLOWED WITHOUT PRIOR FDOT APPROVAL. ANY PROPOSED OPEN CUTS MUST BE CLEARLY NOTED ON THE PLAN AND A SEPARATE LETTER OF APPROVAL MUST BE OBTAINED.
12. NOTE THAT SIDEWALK SHALL BE CONSTRUCTED PER FDOT INDEX 522--001 AND 522--002. DETECTABLE WARNING STRIPS, A.K.A. TRUNCATED DOMES, FOR DISTRICT 3 CONSTRUCTION AND MAINTENANCE SHOULD BE EITHER INSET CERAMIC, TILES OR THERMOPLASTIC DETECTABLE WARNING STRIPS. THESE WARNING SURFACES SHALL BE SUPPLIED BY THE FOLLOWING VENDORS/MANUFACTURERS OR AS APPROVED BY THE ENGINEER.
 - 1. ILLINE TRUNCATED DOME EZ TILE SUPPLIED BY COMMERCIAL PAVEMENT PRODUCTS
 - 2. TOPMARK SUPPLIED BY FLINT THE ENGINEER
 - 3. VANGUARD TRUNCATED DOME SUPPLIED BY VANGUARD
13. NOTE THAT DRIVEWAYS ARE TO BE CONSTRUCTED PER FDOT STANDARD PLANS 522--003 THOUGH 522--003 ALLOWS A 2% SLOPE ACROSS SIDEWALKS, CURRENT ADA REQUIREMENTS ARE THAT 2% IS THE MAXIMUM ALLOWABLE SLOPE AS CONSTRUCTED. PLEASE DESIGN SIDEWALK SLOPE WITHIN FDOT RIGHT OF WAY AT 1.5% TO ALLOW FOR CONSTRUCTION VARIANCES.
14. NOTE THAT TRAFFIC SIGNALS ARE TO REMAIN IN ACTUATION DURING CONSTRUCTION.
- ALL WORK PERFORMED WITHIN THE FDOT R/W SHALL CONFORM TO:
 - 15. FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION). (A.K.A. STANDARD-SPECS).
 - 16. FDOT STANDARD PLANS, CURRENT EDITION. (A.K.A. STANDARD INDEX), COMPLIANCE WITH ALL APPLICABLE INDICES IS REQUIRED.
17. FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL. (CURRENT EDITION).
18. FLORIDA DEPARTMENT OF TRANSPORTATION FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION, CURRENT EDITION.
19. ALL TRAFFIC STRIPES AND MARKINGS ARE TO BE LEAD FREE, NON SOLVENT BASED THERMOPLASTIC. THE PERMITTEE SHALL FURNISH THE DEPARTMENT WITH A MANUFACTURER'S CERTIFICATION THAT THE THERMOPLASTIC IS "LEAD FREE".
20. LANE CLOSURE MAY NEED TO BE ALTERED DEPENDING ON THE AREA THE WORK IS TAKING PLACE.
21. THE PERMIT PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. THE PERMITTEE'S ENGINEER OF RECORD (EOR) IS RESPONSIBLE FOR THE TECHNICAL ACCURACY OF THE DESIGN PLANS. THE EOR IS RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS SUBMITTED FOR



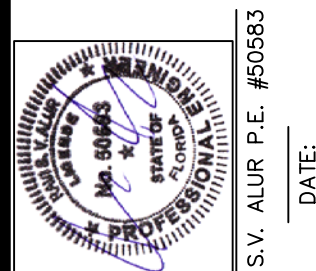
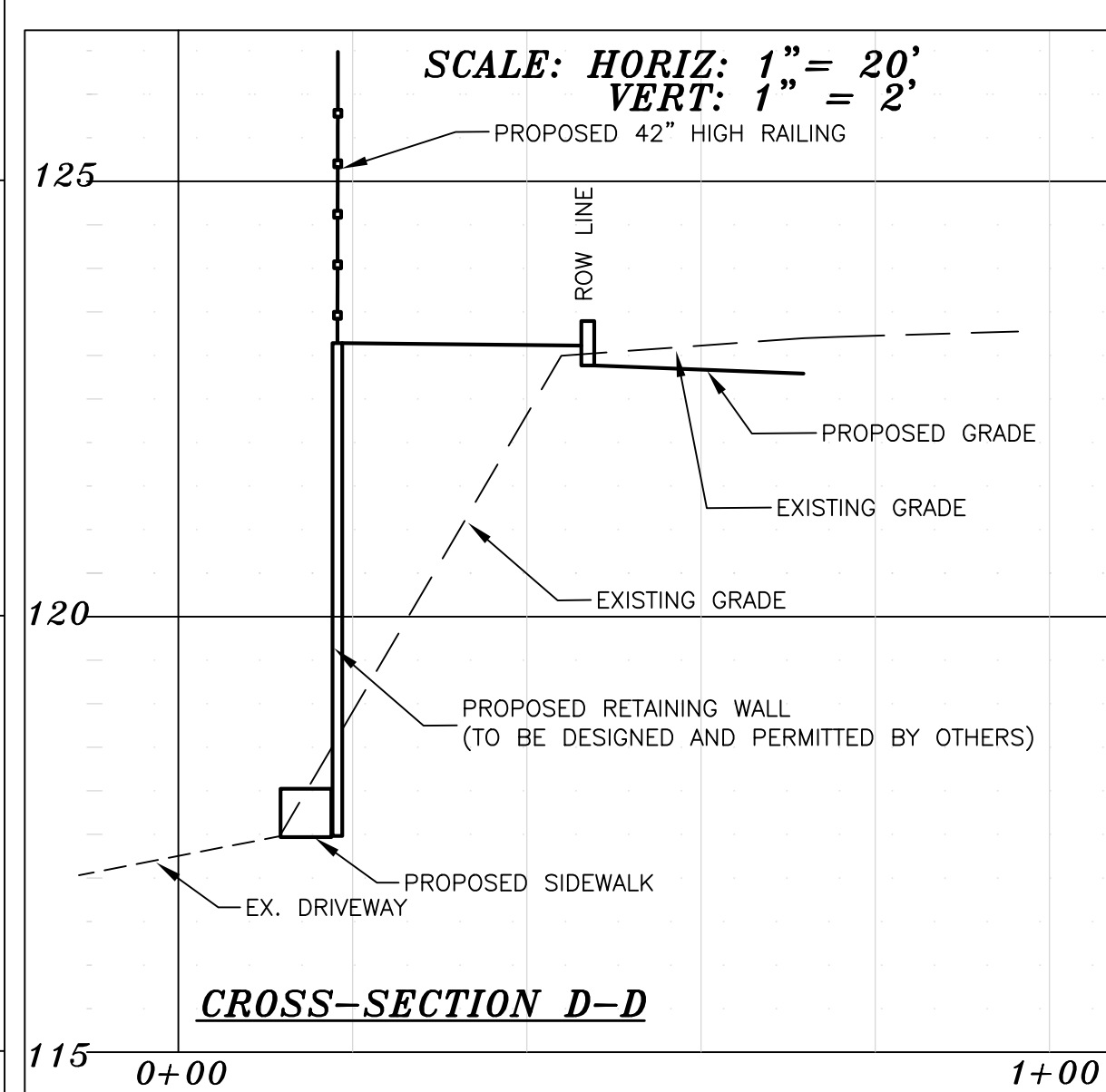
1. FOR WORK WITHIN FDOT RIGHT-OF-WAY, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF, AND SIGNED AND SEALED BY, A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO IS EXPERIENCED IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625-010-010.

2. FOR WORK WITHIN FDOT RIGHT-OF-WAY, THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEE(S) DESIGNING, INSTALLING, AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625-010-010.

3. ALL TEMPORARY TRAFFIC CONTROL DEVICES FOR THE FOLLOWING FACILITIES SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEEDS AS STATED FOR ALL TRAFFIC CONTROL PHASES: US HWY 441 - 55 mph.

NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. HOWEVER, IF SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. SURROUND MUST BE CONTACTED IMMEDIATELY TO DETERMINE CLAYEY FILL. IN THE ABSENCE OF A CONFINING LAYER, EXCAVATION OF UNDISTURBED SOIL MUST BE LEFT ABOVE THE EXCAVATION.

ALL ELEVATIONS ARE TO TOP OF ASPHALT ELEVATIONS
UNLESS OTHERWISE NOTES: ADD 6" TO THE ASPHALT
ELEVATION TO OBTAIN TOP OF SIDEWALK AND CURB.



NO.	REVISIONS	DATE:
1.	SUBMIT TO CITY, FDOT & FDEP	4/10/23
2.	REV & RESUBMIT TO COMD	12/18/23

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

WASH CITY
-MOUNT DORA

SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

SECTIONS, NOTES AND
DRAINAGE DETAILS

DATE:	02/25/2023
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003SITE

PROJECT #: 23-003

SHEET:

C-5A



TYPICAL WROUGHT IRON FENCE WITH BRICK PILASTERS DETAIL



8' HIGH PVC FENCE DETAIL (TYPICAL)



TYPICAL RETAINING WALL DETAILS



RAVI S.V. ALUR P.E. #50583
DATE: _____

REVISIONS		DATE:
NO.	SUBMIT TO CITY, FDOT & FDEP	4/10/23
1.		



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SECTIONS, NOTES AND
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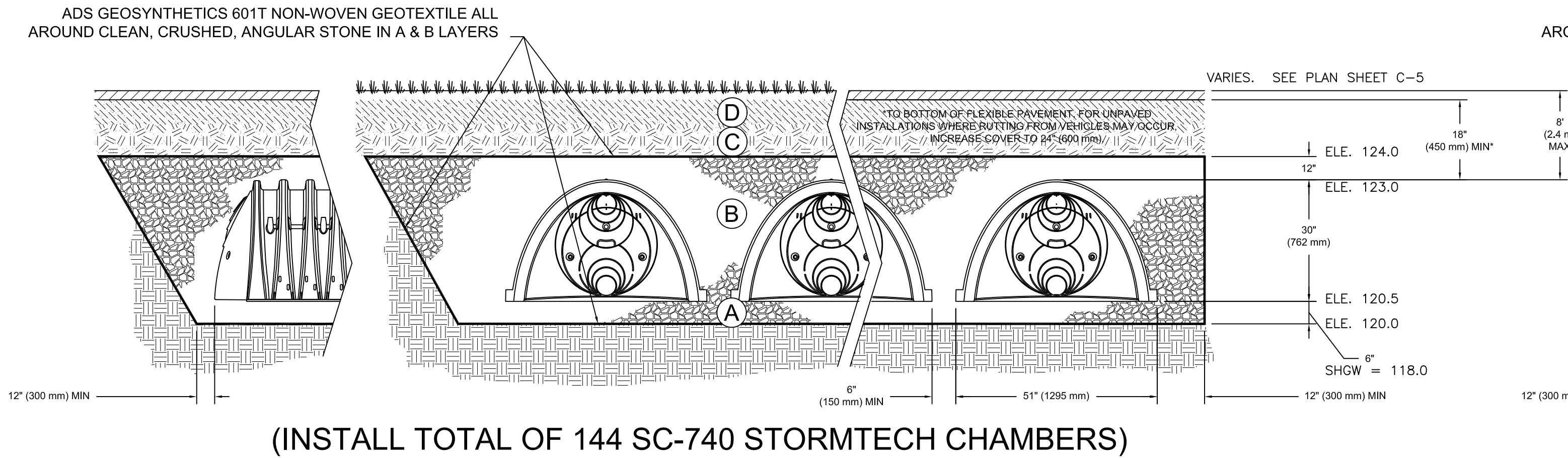
DATE:	02/25/2023
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CHECKED BY:	RA
FILE NAME:	23003SITE
PROJECT #:	23-003
SHEET:	C-5B

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

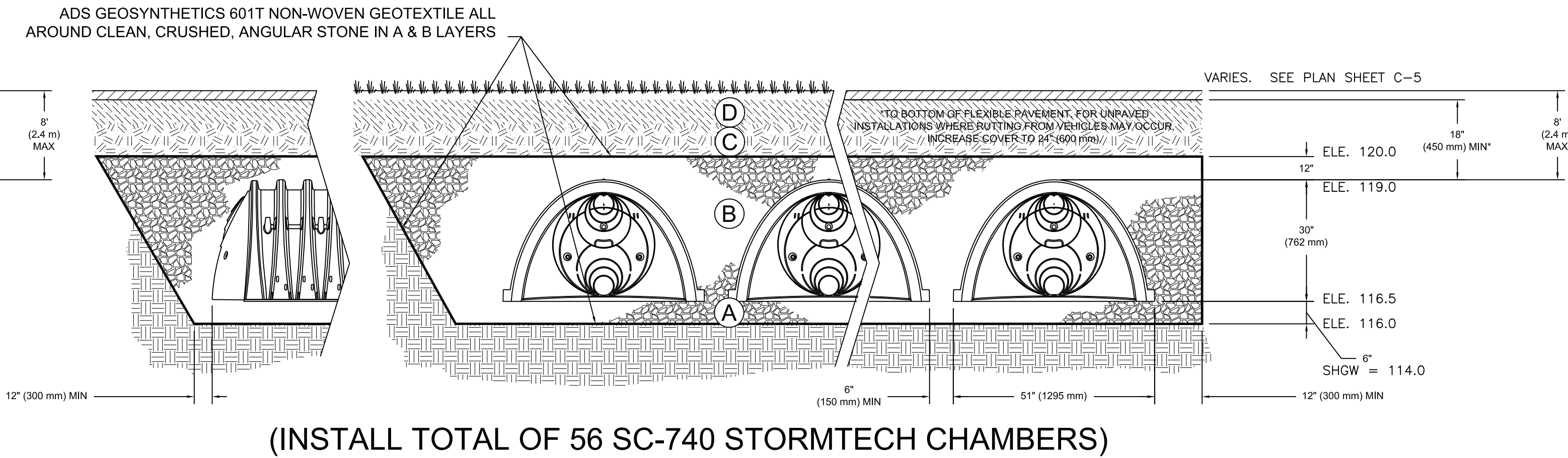
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMTECH CHAMBERS #1 DETAILS



**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

STORMTECH CHAMBERS #2 DETAILS



**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



NO.	REVISIONS	DATE:
1.	SUBMIT TO CITY, FDOT & FDEP	4/10/23

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WASH CITY
-MOUNT DORA-
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

STORMTECH CHAMBER
DETAILS

DATE:	02/25/2023
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003SITE
PROJECT #:	23-003
SHEET:	C-5C

U.S. HIGHWAY 441

200' R/W
ASPHALT PAVEMENT

IRRIGATION NOTES:

IRRIGATION WILL BE BY USING THE PROPOSED RECLAIMED WATER
IRRIGATION METER. SEE SHEET C-6.

PLANT & MATERIAL LIST:

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	NATIVE FLORIDA	DROUGHT TOLERANT	REMARKS
TREES								
LS		Liquidambar styraciflua	SWEETGUM	37	3.5" CAL	YES	YES	MIN. 8' HIGH
YV		Yucca vomitoria	YALPON HOLLY	19	3.5" CAL	YES	YES	MIN. 8' HIGH
UP		Ulmus parvifolia	DRAKE ELM	35	3.5" CAL	YES	YES	MIN. 8' HIGH
QV		Quercus virginiana	LIVE OAK	13	3.5" CAL	YES	YES	MIN. 8' HIGH
MC		Myrica cerifera	SOUTHERN WAX MYRTLE	16	3.5" CAL	YES	YES	MIN. 8' HIGH
MG		Magnolia grandiflora	SOUTHERN MAGNOLIA	13	3.5" CAL	YES	YES	MIN. 8' HIGH
AR		Acer rubrum	RED MAPLE	18	3.5" CAL	YES	YES	MIN. 8' HIGH
SHRUBS								
VO		Viburnum ovatum	WALTER VIBURNUM	120	3-7 GAL	YES	YES	MIN. 36", 3 FT O/C
VS		Viburnum suspensum	SANDWICKA VIBURNUM	85	3-7 GAL	NO	YES	MIN. 36", 3 FT O/C
PP		Plum pine	PODOCARPUS	194	3-7 GAL	YES	YES	MIN. 36", 3 FT O/C
GROUND COVER								
JH		Juniperus horizontalis	JUNIPER	150		YES	YES	MIN. 3 GAL CONTAINER
TA		Trachelospermum asiaticum	Asiatic Jasmine	150		YES	YES	MIN. 3 GAL CONTAINER
LM		Liriodendron muscari	Lily turf	150		YES	YES	MIN. 3 GAL CONTAINER
SOD								
BAHIA								
APPROXIMATELY 35,000 SF								
1. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE 1.								

TREE REMOVAL AND REPLACEMENT CALCULATIONS:

- a. Total existing number of trees sized 6"-23.99": 198
- b. Total existing number of trees sized 6"-23.99" removed: 198
- c. Total existing number of trees sized 24" or greater: 26
- d. Total existing number of tree sized 24" or greater removed: 26
- e. Total number of trees replaced at ratio 1:1 for trees removed 6"-23.99": 0
- f. Total number of trees placed at ratio 1:6 (for trees removed 24" or greater): 0
- g. Total number of trees replaced: 0
- h. Total number of tree deficient (not being replaced) for tree bank contribution and includes = 354"
- total dollar amount of contribution funds: $\$450 \times (354/3.5) = \$45,515$

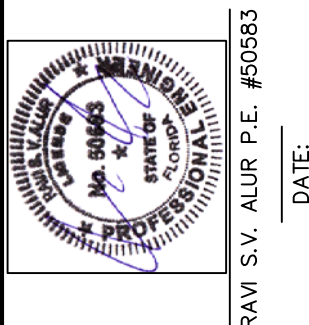
LANDSCAPE BUFFER CALCULATIONS:

1. NORTH: REQUIRED : 10' WIDE TYPE A BUFFER WITH 3 CANOPY AND 5 UNDERSTORY TREES/100 LF= $(3 \times 344/100)$ CANOPY & $(5 \times 344/100)$ UNDERSTORY TREES = 11 CANOPY AND 16 UNDERSTORY TREES
- PROPOSED MINIMUM BUFFER WIDTH=10';
PROPOSED CANOPY TREES=11 AND UNDERSTORY TREES=18 AND SHRUBS
2. WEST: REQUIRED : 10' WIDE TYPE A BUFFER WITH 3 CANOPY AND 5 UNDERSTORY TREES/100 LF= $(3 \times 313/100)$ CANOPY & $(5 \times 313/100)$ UNDERSTORY TREES = 10 CANOPY AND 16 UNDERSTORY TREES
- PROPOSED AVERAGE BUFFER WIDTH>10';
PROPOSED CANOPY TREES=10 AND UNDERSTORY TREES=16 AND SHRUBS
3. EAST: REQUIRED : 10' WIDE TYPE A BUFFER WITH 3 CANOPY AND 5 UNDERSTORY TREES/100 LF= $(3 \times 313/100)$ CANOPY & $(5 \times 313/100)$ UNDERSTORY TREES = 10 CANOPY AND 16 UNDERSTORY TREES
- PROPOSED BUFFER WIDTH>10';
PROPOSED CANOPY TREES=10 AND UNDERSTORY TREES=16 AND SHRUBS
4. SOUTH: REQUIRED : 20' WIDE TYPE C BUFFER WITH 3 CANOPY AND 5 UNDERSTORY TREES/100 LF= $(3 \times 344/100)$ CANOPY & $(5 \times 344/100)$ UNDERSTORY TREES = 18 CANOPY AND 52 UNDERSTORY TREES
- PROPOSED BUFFER WIDTH>20.4';
PROPOSED CANOPY TREES=35 AND UNDERSTORY TREES=35 AND SHRUBS

PROPOSED PERVIOUS AREA = 39,856 SF (35.9%)

HIGHVIEW AVENUE

40' R/W(P)

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

DATE:	4/10/23
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003SITE
PROJECT #:	23-003
SHEET:	C-8

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WASH CITY
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LANDSCAPE PLAN

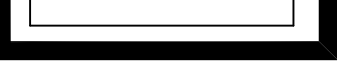
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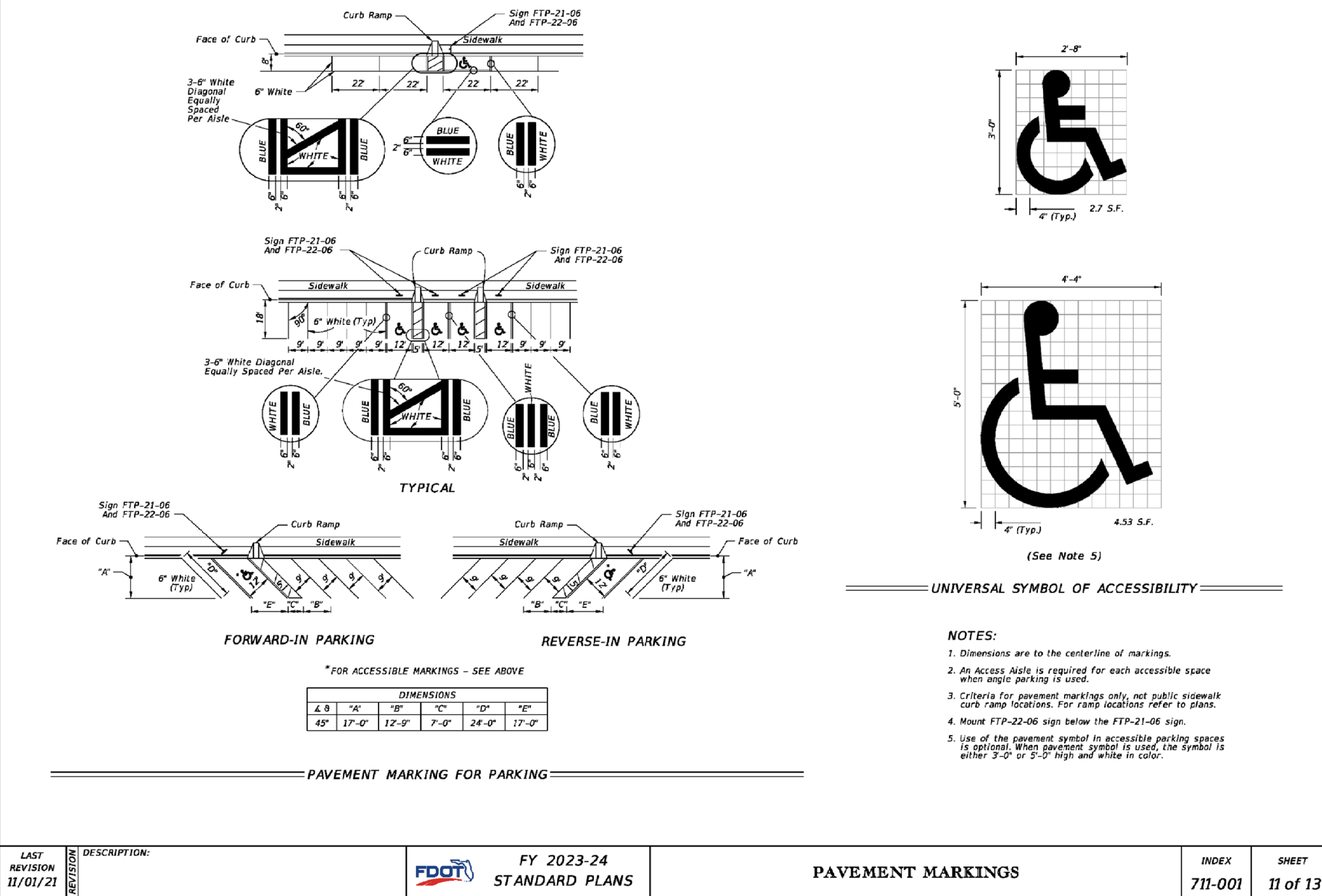
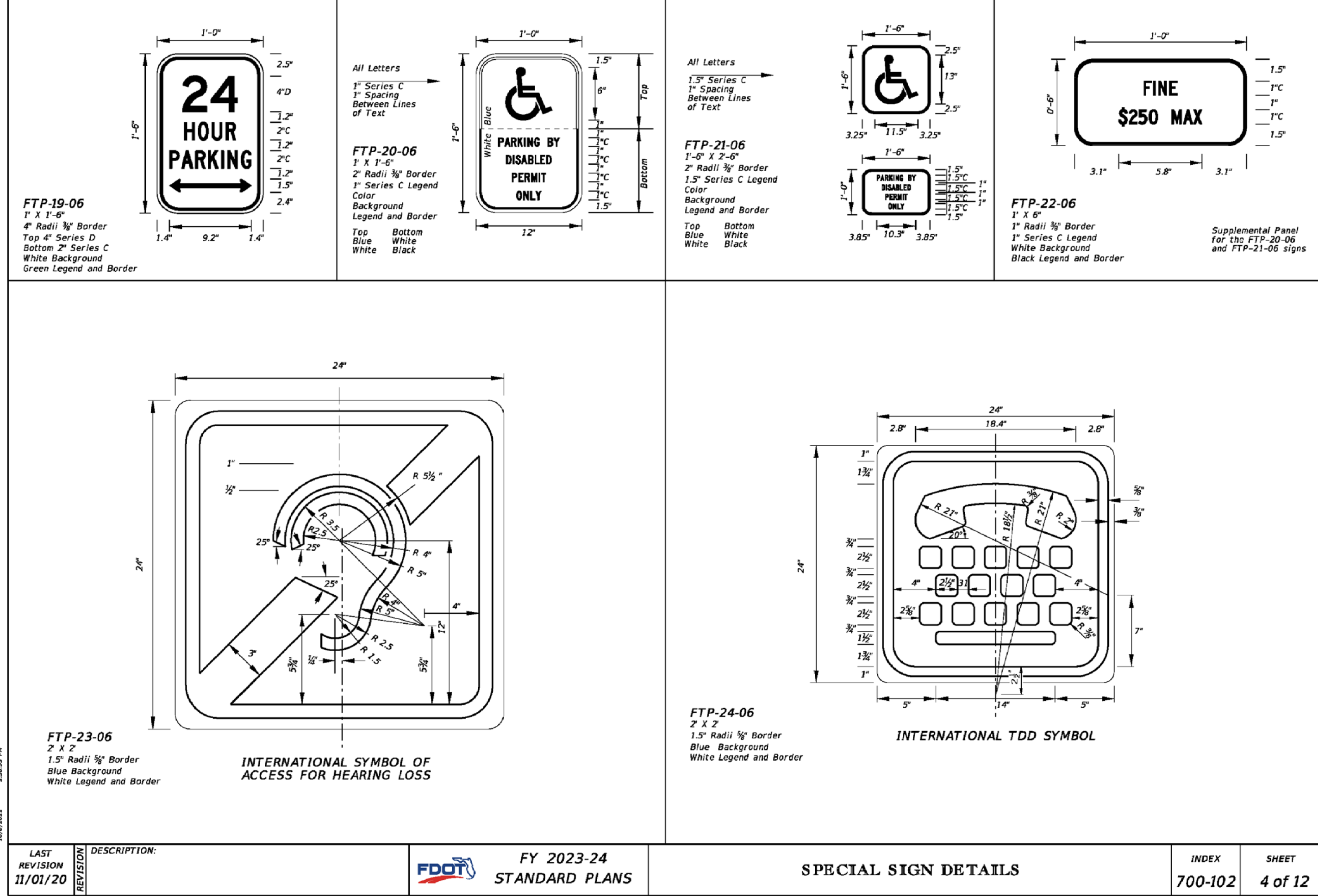
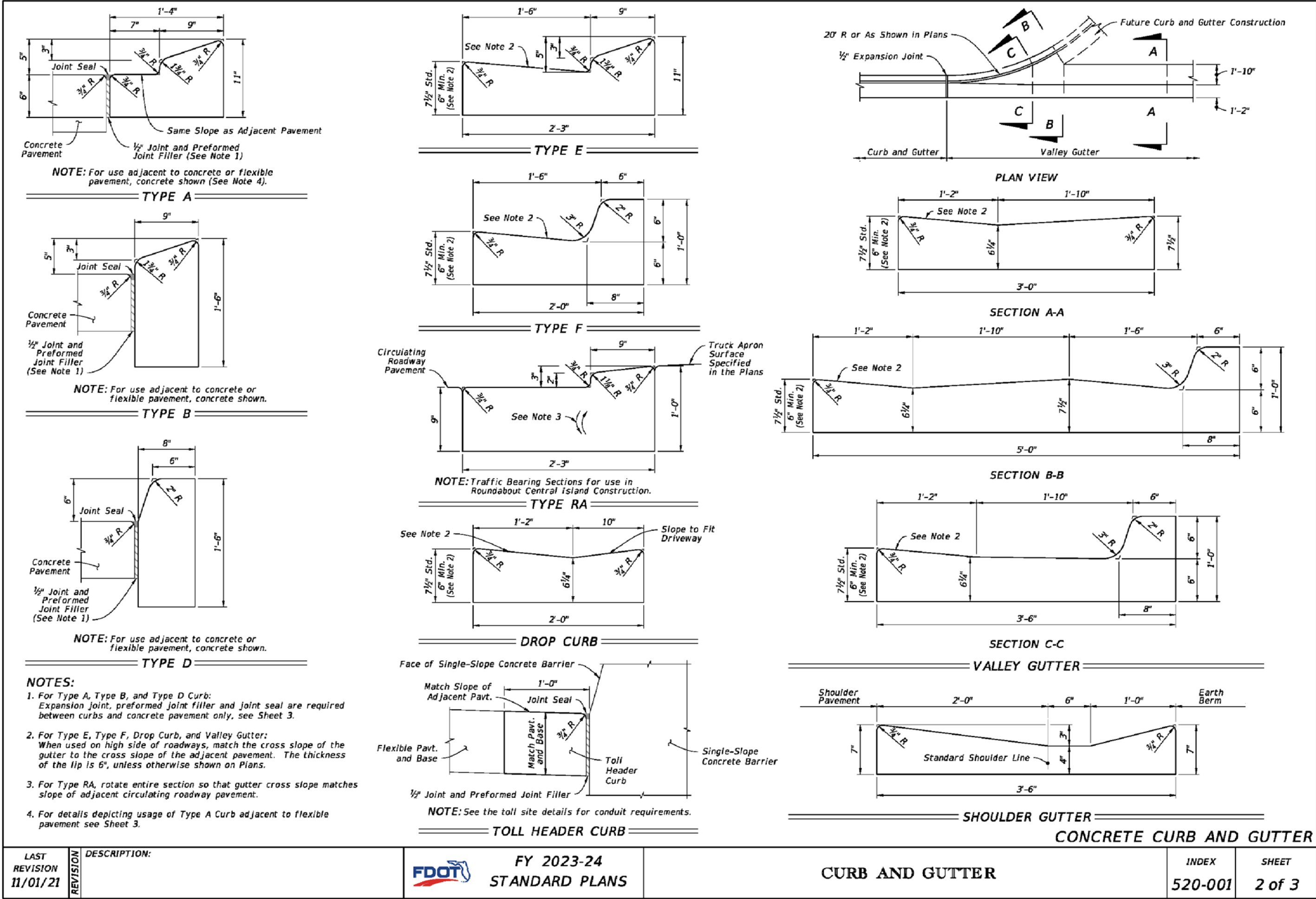
EX. LEGEND & ABBREVIATIONS	LEGEND (AS APPLICABLE)
(C) CALCULATED MEASUREMENT (P) RIGHT OF WAY MEASUREMENT (CONC) CONCRETE (EP) EDGE OF PAVEMENT (M) MAINTENANCE (C) CURB INLET (G) GRADE INLET (SM) SANITARY MANHOLE (TM) TRAP MANHOLE (F) FLAG POLE (G) GREASE TRAP MANHOLE (H) HYDRANT (R) RESIDENTIAL VALVES (M) METAL LIGHTPOLE (C) CLEANOUT (S) STORM MANHOLE (D) DRY HOLE (E) UNDERGROUND ELECTRIC (W) UNDERGROUND WATER MANHOLE (L) CONCRETE LIGHT POLE (W) WOOD LIGHT POLE (P) WOOD POWER POLE (C) CABLE POLE (C) CONC POWER POLE	(P) PROPOSED PARKING SPACE COUNT (E) EXISTING ELEVATION (D) PROPOSED DRAINAGE (S) PROPOSED SURFACE DRAINAGE (H) PROPOSED HIGH POINT IN PAVEMENT (E) EXISTING (S) SALT SCREENING (EROSION CONTROL) (T) EX. TREE (P) PROPOSED STABILIZED CONSTRUCTION ENTRANCE (S) SEE SHEET C-3 FOR DETAILS (L) SOIL BORING LOCATION (T) TOP OF WALK (X) REMOVE EXISTING TREE (F) FLOOD ZONE LINE

EX. TREE LEGEND
(T) 12" OAK TREE AND SIZE (T) 12" WHOLESALE TREE AND SIZE (T) 12" PALM TREE AND SIZE (T) 12" PINE TREE AND SIZE (T) 7" MAGNOLIA TREE AND SIZE

LEGEND (AS APPLICABLE)
(P) PROPOSED PARKING SPACE COUNT (E) EXISTING ELEVATION (D) PROPOSED DRAINAGE (S) PROPOSED SURFACE DRAINAGE (H) PROPOSED HIGH POINT IN PAVEMENT (E) EXISTING (S) SALT SCREENING (EROSION CONTROL) (T) EX. TREE (P) PROPOSED STABILIZED CONSTRUCTION ENTRANCE (S) SEE SHEET C-3 FOR DETAILS (L) SOIL BORING LOCATION (T) TOP OF WALK (X) REMOVE EXISTING TREE (F) FLOOD ZONE LINE

EX. TREE LEGEND
(T) 12" OAK TREE AND SIZE (T) 12" WHOLESALE TREE AND SIZE (T) 12" PALM TREE AND SIZE (T) 12" PINE TREE AND SIZE (T) 7" MAGNOLIA TREE AND SIZE





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NO. REVISIONS	1. SUBMIT TO CITY, FDOT & FDEP

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WASH CITY
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CITY OF MOUNT DORA, FLORIDA

SITE DETAILS

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PROJECT #:	23-003
SHEET:	C-10

GENERAL UTILITIES CONSTRUCTION NOTES

1. THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK ON EXISTING CITY OF MOUNT DORA UTILITIES. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER AT HIS OFFICE (352) 735-7151 OR CELL PHONE (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032.

2. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN THE DISTURBED AREA AND WATER BODIES, WATERCOURSES OR WETLANDS.

3. CONSTRUCTION MUST BE PER THE DRC APPROVED SITE PLAN. DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES. (NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN THROUGH THE DRC FOR REVIEW.)

4. CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER LIST FOR KEY SITE PERSONNEL.

5. ENGINEER OF RECORD REVIEWED SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ALL WATER/ SEWER/ RECLAIMED AND STORMWATER SYSTEMS TO BE DEDICATED TO THE CITY OF MOUNT DORA. TWO SETS ARE REQUIRED FOR REVIEW. ONE SET WILL BE RETURNED TO THE ENGINEER OF RECORD.

6. OFF SITE OR ROADWAY RIGHT-OF-WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R/W PERMIT(S). A COPY OF THE APPROVED R/W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R/W.

7. THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO UTILITY TESTING. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT HIS OFFICE (352) 735-7151 OR CELL (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032. HYDROSTATIC TESTING SHALL BE PER THE APPLICABLE PROVISIONS AS SET FORTH IN AWWA STANDARDS, (MINIMUM 150 PSI @ 2 HOURS - POTABLE/RECLAIMED AND MINIMUM 100 PSI @ 2 HOURS - FORCE MAINS).

8. GRAVITY SEWER PIPING TESTS SHALL BE IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION: "RECOMMENDED PRACTICES FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR WILL BE REQUIRED TO PROVIDE VIDEO INSPECTION OF THE ENTIRE LINE DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE SANITARY SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLETS" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.

9. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE INSPECTION OF ALL STORM SYSTEM PIPES DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE DRAINAGE SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLETS" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.

10. AFTER JUMPER CONNECTION IS REMOVED, WATER & RECLAIMED WATER SERVICES MUST BE LOCKED OUT AND KEY SUPPLIED TO CITY.

11. FOLLOWING SATISFACTORY PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURE START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS.

STANDARD CONSTRUCTION DETAIL

GENERAL NOTES

GU001-1A

ISSUED: 2017

REVISED: --

GENERAL UTILITIES CONSTRUCTION NOTES

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

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

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

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

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

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

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

19. DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(4)(A) - BONDS, 5.3.5(1) - BONDS, AND 7.2.4 - BONDS AND WARRANTIES. THE CITY'S LAND DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MUNICODE.COM FOR YOUR REFERENCE.

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

STANDARD CONSTRUCTION DETAIL

GENERAL NOTES

GU001-1B

ISSUED: 2017

REVISED: --

UTILITY CONSTRUCTION NOTES (DEP) (CONTINUED)

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

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer, Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.

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

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

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

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

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

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

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

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

(5) Exceptions/Mitigation:

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

PIPE CLEARANCE NOTES

GU0016-2B

ISSUED: 2017

REVISED: --

TRACING WIRE GENERAL NOTES:

1. ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 10" INTERVALS. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT VALVE BOXES, METER BOXES, MANHOLES, CLEANOUTS, ETC., AS FOLLOWS.

2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A PVC PIPE FOR EASY ACCESSIBILITY.

3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.

4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.

5. WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.

6. SEE DETAIL GU002-1 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

TRACING WIRE CONNECTION

GU004-1

ISSUED: 2017

REVISED: --

RECLAIMED WATER

SEWER

POTABLE WATER

FIRE LINE

TYPICAL VALVE BOX COVER DETAILS

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

SET TOP OF VALVE BOX TO FINISHED GRADE

3" CLEAR

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

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

BOX SHALL NOT REST ON VALVE OR PIPE

VALVE (TYPE AS SPECIFIED)

ADJUSTABLE VALVE BOX (CAST IRON)

36" MIN.

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

TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.

VALVE, VALVE BOX, AND COVER

GU005-1

ISSUED: 2017

REVISED: --

MIN. 24" ROUND x 4" THICK CONC. PAD

TYP. EACH VALVE BOX THICKNESS SHALL BE 6" MINIMUM FOR VALVES IN ROADWAYS OR TRAFFIC AREAS

3" DIA. BRONZE DISC ANCHORED IN CONC. PAD STAMP AS REQ'D (SEE NOTE 1)

SIZE OF VALVE

TYPE OF VALVE

SERVICE

DIRECTION & NO. OF TURNS TO OPEN

VALVE BOX AND COVER (TYP.)

2500 P.S.I. CONCRETE MIN.

2" MIN.

12"

4" x 6" 6"

ANCHORS

3" DIA. BRONZE DISC ANCHORED IN CONC. PAD STAMP AS REQ'D.

4# BARS ALL AROUND

TRACER WIRE

NOTES

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

VALVE COLLAR

GU005-2

ISSUED: 2017

REVISED: --

REDUCER

DEAD END/PLUG

90° BEND

22.5° BEND

TEE

45° BEND

11.25° BEND

TABLE OF THRUST RESTRAINT LENGTHS

PIPE SIZE (INCHES)	PVC D1				PVC D2				PVC D3				PVC D4				PVC D5				PVC D6			
	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX				
4	20	10	8	7	4	3	2	2	10	10	40	28	6	4	3	2	10	10	40	28				
6	28	12	10	9	6	4	3	2	10	10	40	28	6	4	3	2	10	10	40	28				
8	36	16	12	10	7	6	4	3	10	10	40	28	6	4	3	2	10	10	40	28				
10	44	18	14	10	8	7	4	3	10	10	40	28	6	4	3	2	10	10	40	28				
12	52	20	16	12	10	8	7	4	10	10	40	28	6	4	3	2	10	10	40	28				
14	60	24	18	14	10	8	7	4	10	10	40	28	6	4	3	2	10	10	40	28				
16	68	28	20	16	12	10	8	7	10	10	40	28	6	4	3	2	10	10	40	28				
18	76	32	24	18	14	11	7	8	10	10	40	28	6	4	3	2	10	10	40	28				
20	84	36	28	20	16	12	7	8	10	10	40	28	6	4	3	2	10	10	40	28				
24	96	40	32	24	18	14	9	7	10	10	40	28	6	4	3	2	10	10	40	28				

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE.

2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOIL CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL WITH A MINIMUM OF 2' OF COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.

3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).

4. THRUST BLOCKS SHALL BE USED ONLY IN EXTRAORDINARY SITUATIONS AND MUST BE APPROVED BY THE CITY ENGINEER.

THRUST RESTRAINT DETAIL

GU0014-1

ISSUED: 2017

REVISED: --

EXISTING WATER MAIN

PROPOSED UTILITY PIPE (DIA. VARIES)

EXISTING WATER MAIN

D.I.P.

D.I.P.

M.J.D.I. 45° BEND (TYP.)

18" (MIN.)

NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.

2. ALL EXISTING JOINTS WITHIN 12" SHALL BE RESTRAINED.

3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

NOT TO SCALE

WATER LINE CROSSING

GU0015-1

ISSUED: 2017

REVISED: --

ASPIRE ENGINEERING, INC.

CONSULTING ENGINEERS

PLANNERS

1025 PROFESSIONAL PARK DR., BRANDON, FL 33511

TEL: (813)571-2850, FAX: (813)571-1733, E-mail: aspireeng@yahoo.com

WASH CITY

-MOUNT DORA-

SECTION 19, TOWNSHIP 19 S., RANGE 27 E.

CITY OF MOUNT DORA, FLORIDA

SITE DETAILS

DATE: 02/25/2023

DESIGNED BY: RA

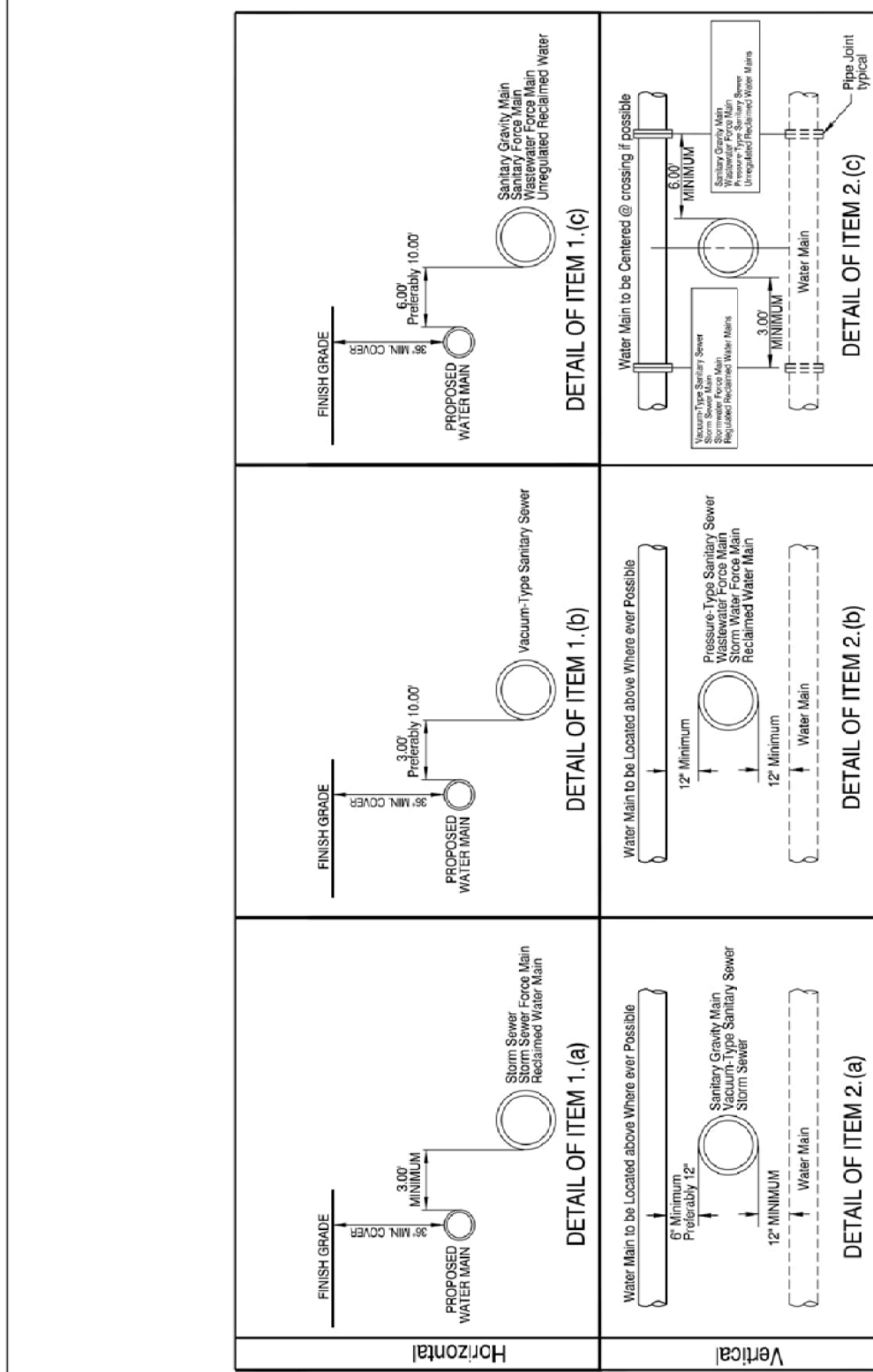
DRAWN BY: RA

CHECKED BY: RA

FILE NAME: 23003SITE

PROJECT #: 23-003

SHEET: C-11



PIPE CLEARANCE

GU0016-1

ISSUED: 2017
REVISED: --

General Water Notes

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

COLOR Coding

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

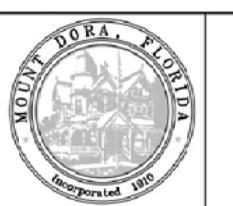
Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

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

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

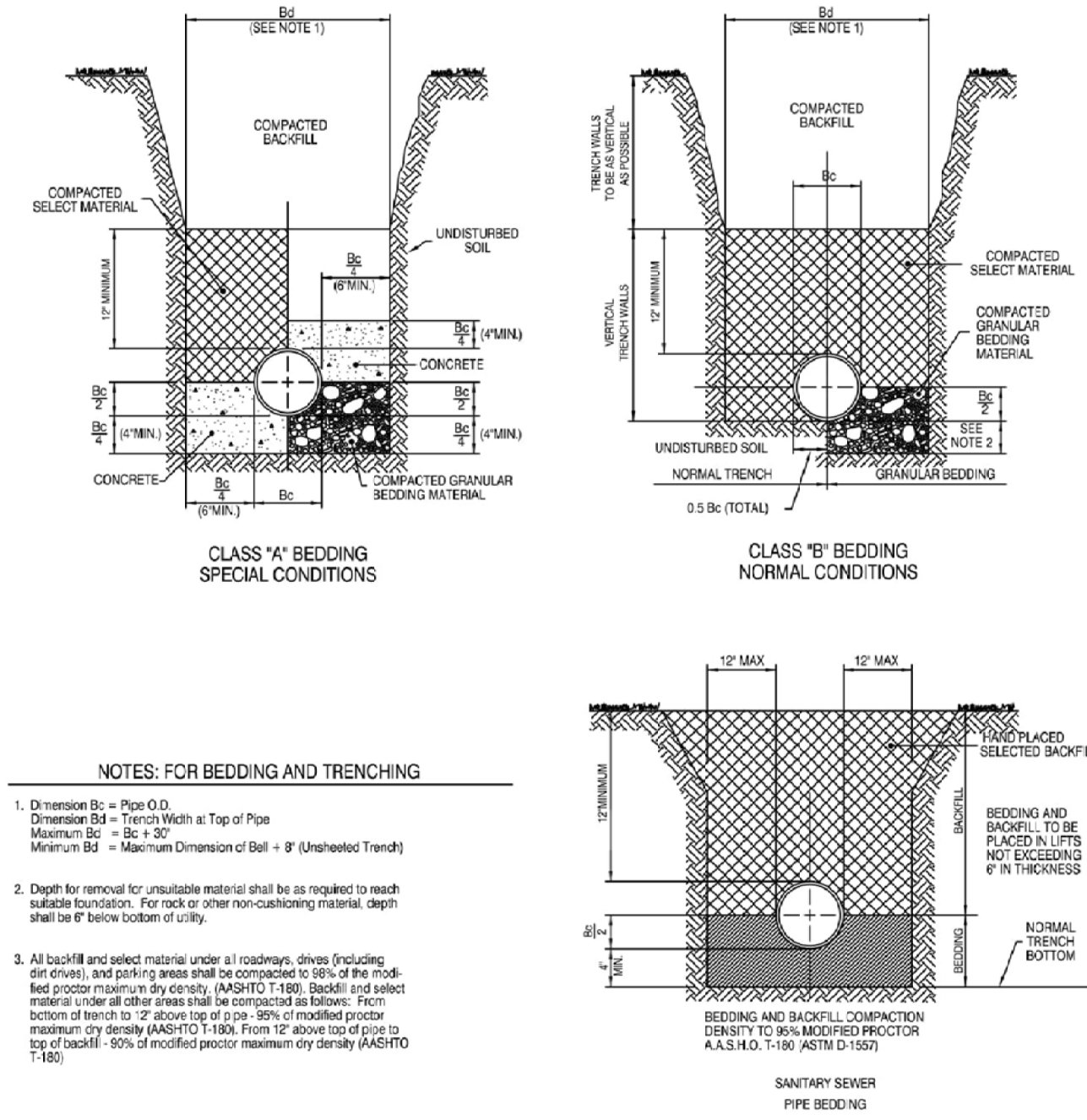
- New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter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



PIPE CLEARANCE NOTES

GU0016-2

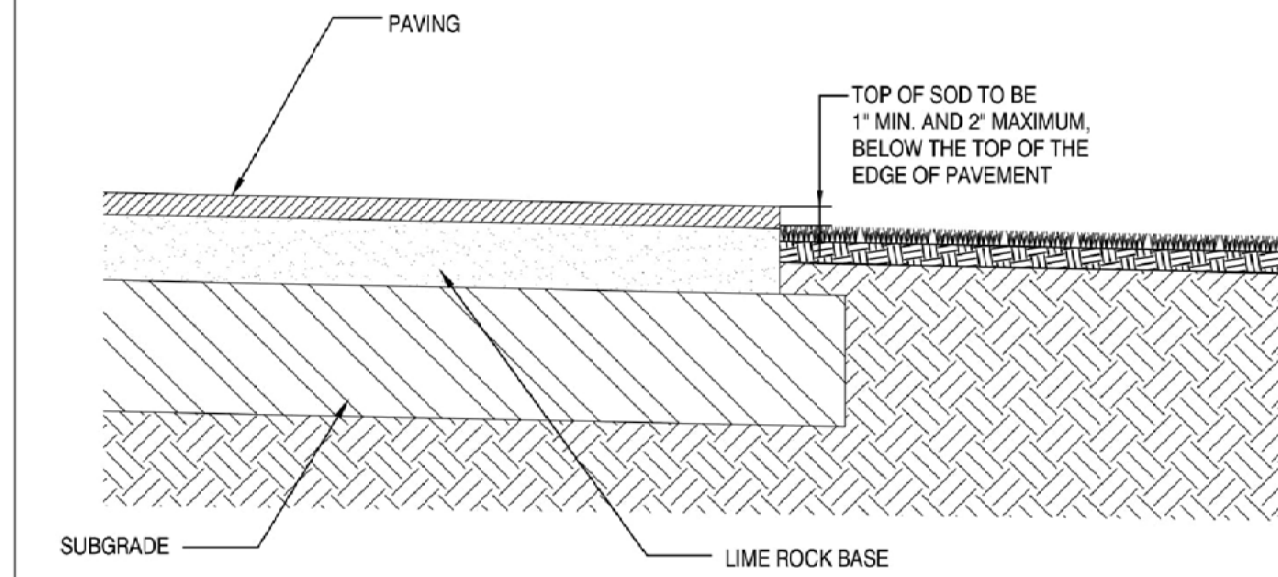
ISSUED: 2017
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BEDDING DETAILS

GU0017-1

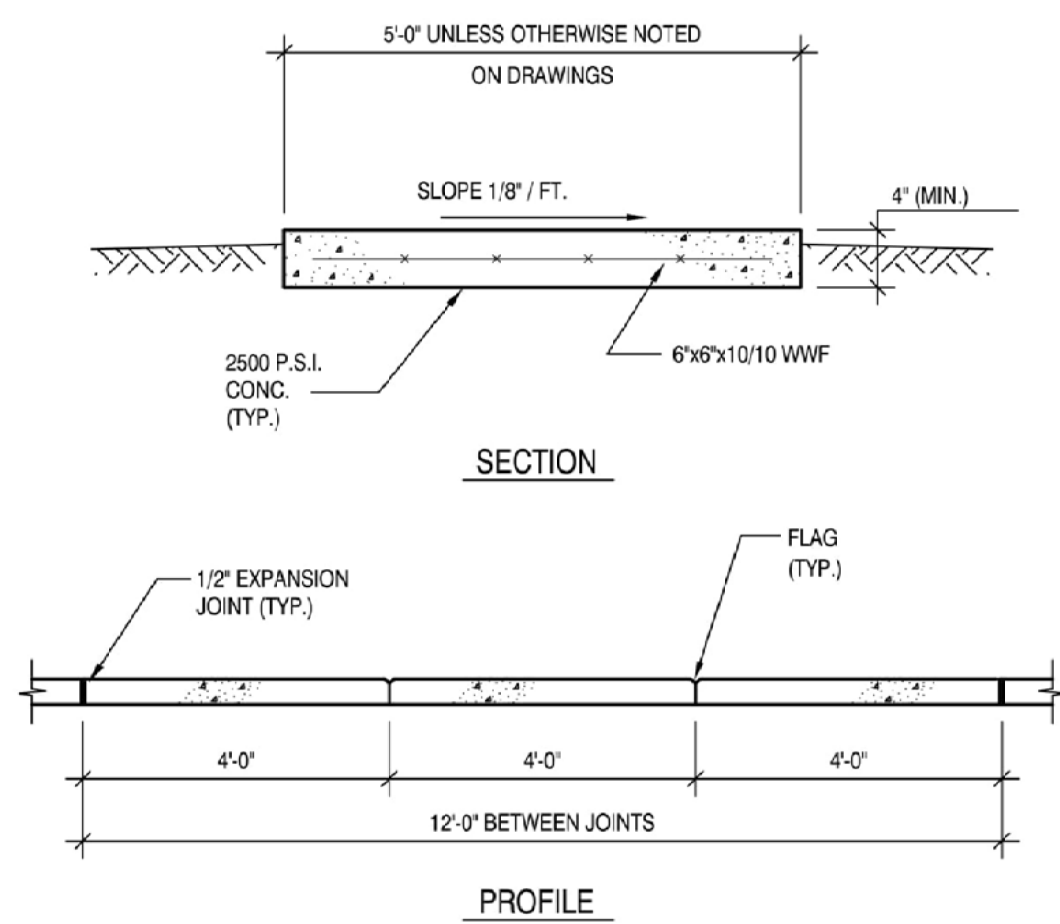
ISSUED: 2017
REVISED: --



SOD PLANTING

GU0018-1

ISSUED: 2017
REVISED: --



CONCRETE WALKWAY DETAIL

GU0019-1

ISSUED: 2017
REVISED: --

NOTES:

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

EROSION CONTROL STRUCTURE

NOT TO SCALE

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

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

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

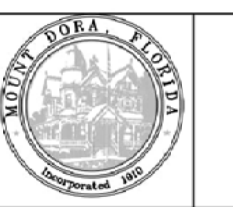
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

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

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

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

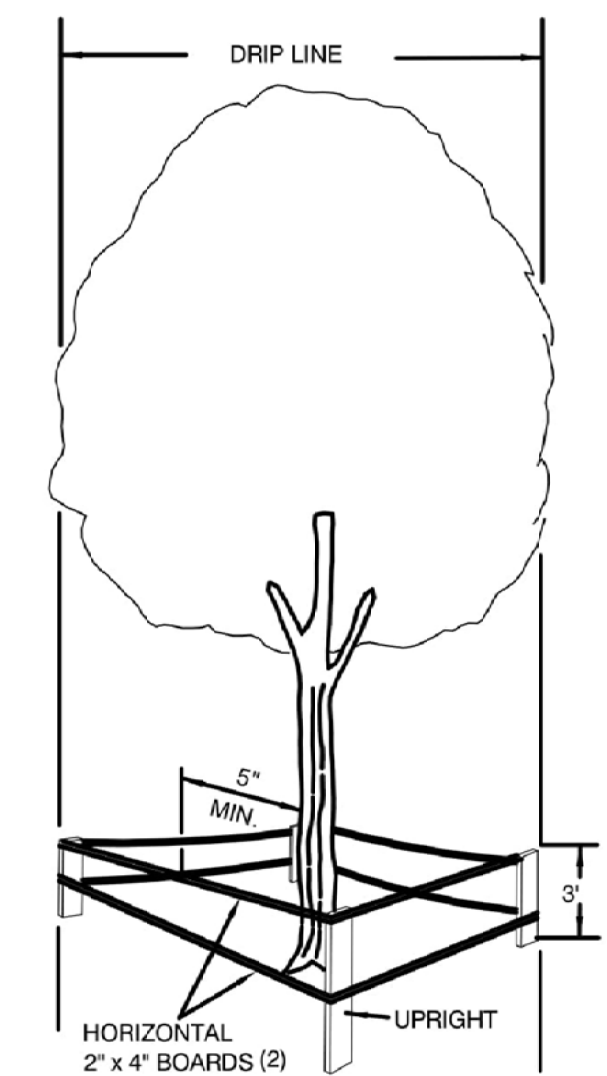
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.



EROSION CONTROL DETAIL

GU0020-1

ISSUED: 2017
REVISED: --



NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

TREE PROTECTION MEASURES

GU0023-1

ISSUED: 2017
REVISED: -- 2019

WHY A BARRIER?

- TO PROTECT ALL ABOVE GROUND PORTIONS
- TO PROTECT SOIL NEAR TREE FROM COMPACTION
- PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

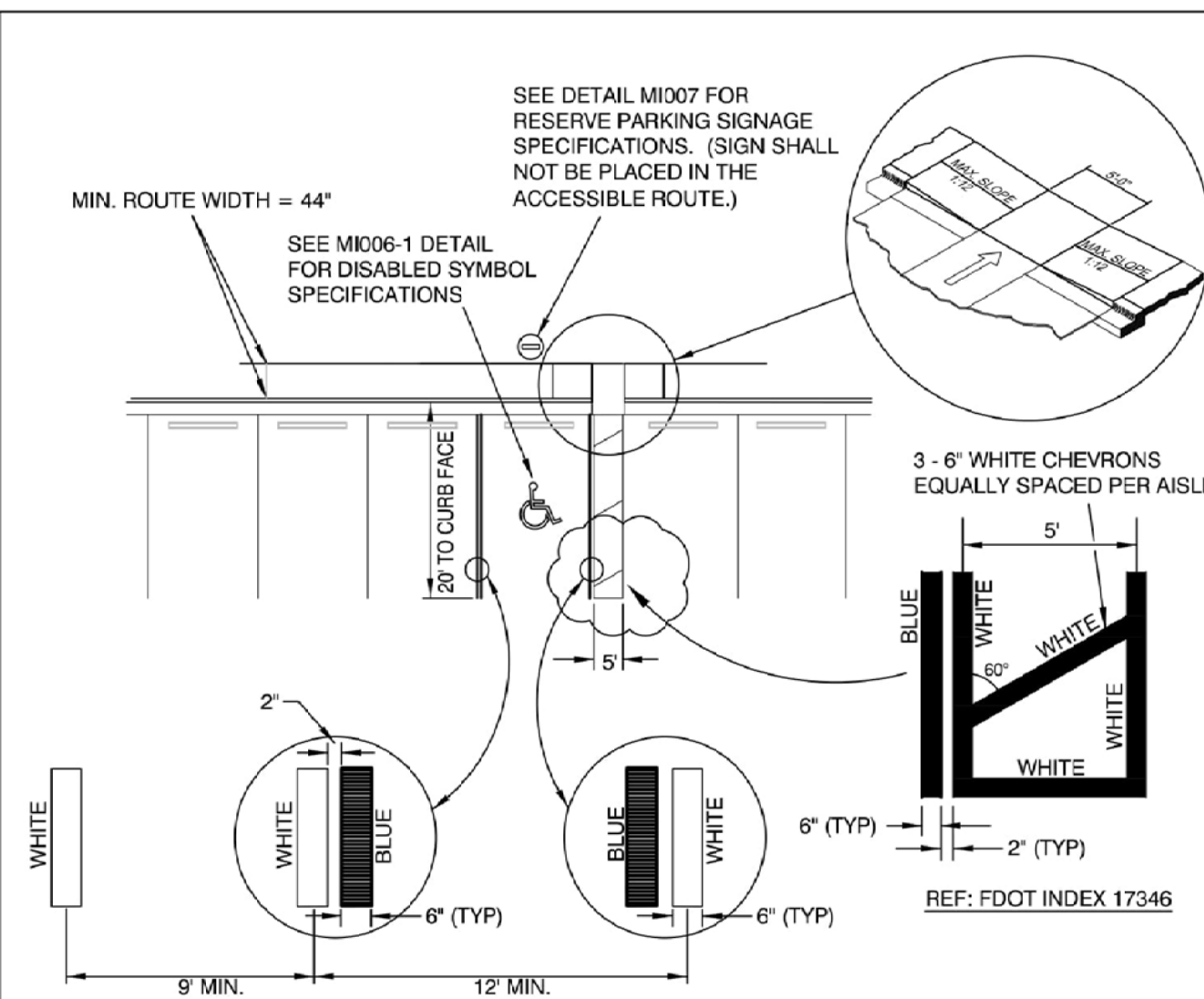
WHY IT WORKS

- NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LABOR
- NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREES' CHANCE FOR SURVIVAL IS GREATLY ENHANCED

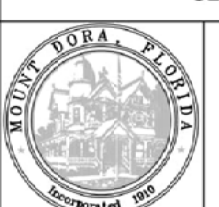
SPECIFICATIONS FOR WOOD BARRIER

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



NOTES:

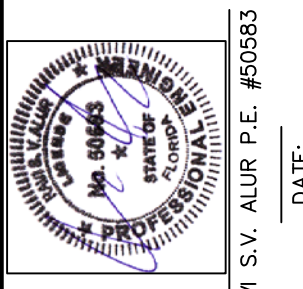
- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
- PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
- THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2
- WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
- CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



ACCESSIBLE PARKING - SINGLE SPACE STRIPING

GU0024-1

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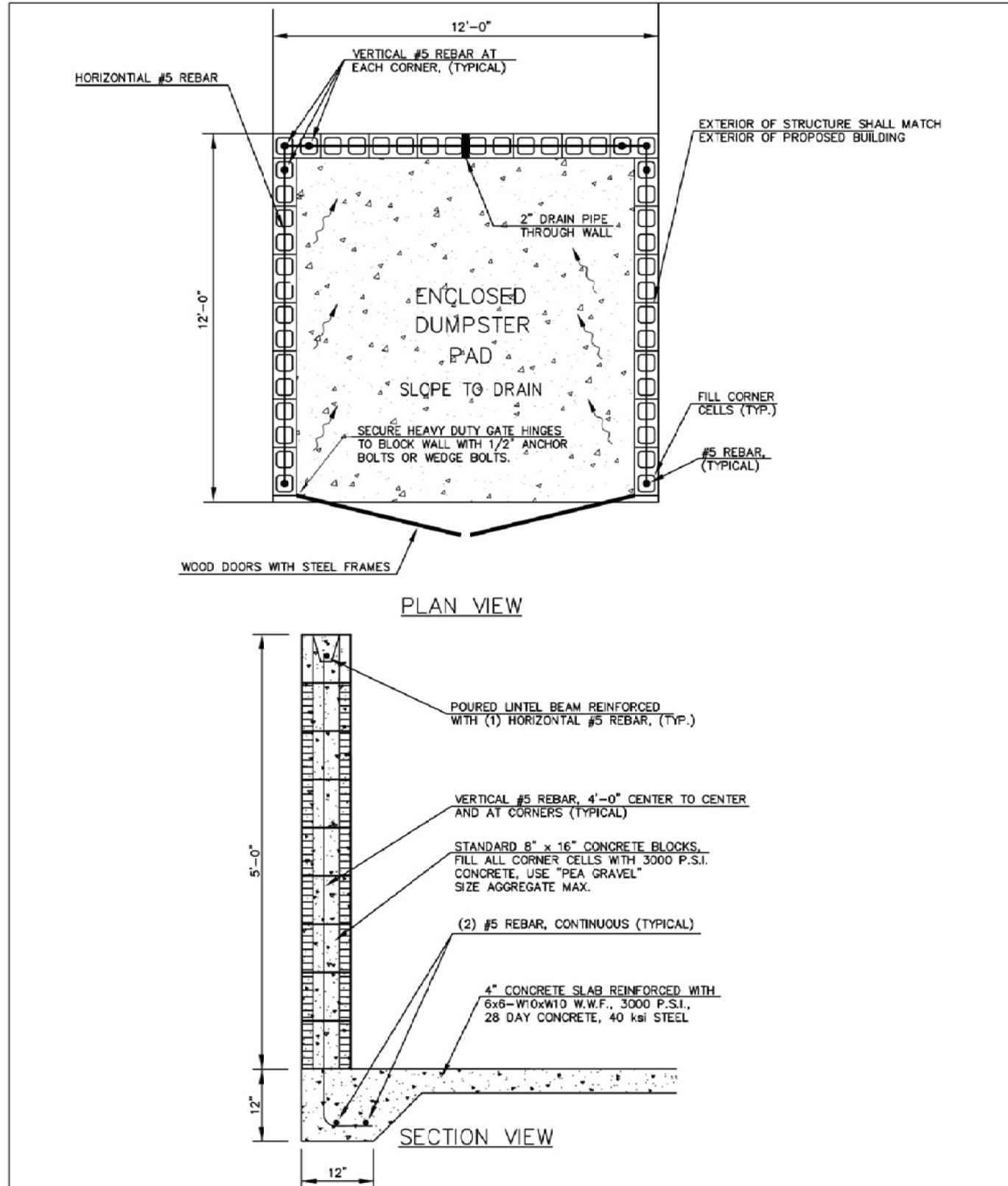
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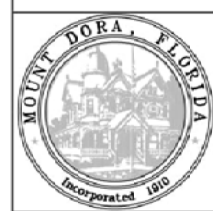
ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS • PLANNERS
1025 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

WASH CITY
-MOUNT DORA
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

SITE DETAILS

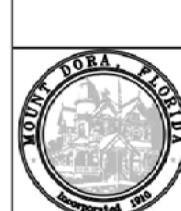
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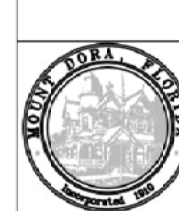
WATER SYSTEM CONSTRUCTION GENERAL NOTES

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% (ASHTO T-180) IN PAVED AREAS AND 95% (ASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE (600' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL). AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES.
10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
 - A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
 - B. STANDARD GATE VALVES 2" AND LARGER DIAMETER, RESILIENT WEDGE GATE VALVES (AWWA C-509)
 - C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.

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WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

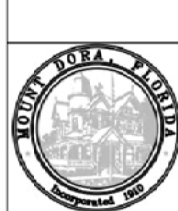
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WATER SYSTEM CONSTRUCTION GENERAL NOTES

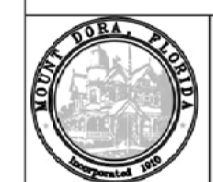
24. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.
25. WATER VALVES SHALL BE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

7.13. - WATER DISTRIBUTION SYSTEMS.

- 7.13.1. GENERAL: THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FOR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVICE.
- 7.13.2. DESIGN STANDARDS.
 1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, OR PROJECTED. THE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1.0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER DWELLING UNIT FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. FLOW DEMANDS FOR COMMERCIAL, INDUSTRIAL OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROJECTIONS, USING THE BEST AVAILABLE DATA.
 2. WATER DISTRIBUTION SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERVICES OFFICE NATIONAL BOARD OF FIRE UNDERWRITERS, AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING:
 - A. FIRE FLOWS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL PROVIDE A MINIMUM OF 600 GPM AT A 20 PSI RESIDUAL PRESSURE.

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- B. FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INDUSTRIAL AREAS AND APARTMENT OR MULTIUNIT COMPLEXES, SHALL PROVIDE A MINIMUM OF 1,500 GPM AT A 20 PSI RESIDUAL PRESSURE. LARGER COMMERCIAL/INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT.
- C. FIRE HYDRANTS: DISTANCE FROM OR SPACING OF FIRE HYDRANTS SHALL BE A MINIMUM OF 600 FEET FROM THE FURTHERMOST POINT OF ANY RESIDENTIAL STRUCTURE AND 300 FEET FROM THE FURTHERMOST POINT OF ANY COMMERCIAL STRUCTURE. AS THE FIRE DEPARTMENT WOULD LAY HOSE OR AS OTHERWISE SPECIFIED BY THE FIRE DEPARTMENT TO MEET DETERMINED WATER FLOW REQUIREMENTS FOR FIRE PROTECTION AND/OR INCREASE FIRE PROTECTION EFFECTIVENESS. FIRE HYDRANTS SHALL BE CONNECTED TO WATER MAINS OF EIGHT-INCH MAINS IN ALL AREAS. CONNECTION TO DEAD END STUBS ARE ACCEPTABLE, PROVIDED THAT SAID STUBBED WATER MAIN IS NOT LESS THAN EIGHT INCHES AND WILL PROVIDE ACCEPTABLE FLOW.
- D. SYSTEM SIZE COMPUTATION: THE MINIMUM DESIGN FOR WATER DISTRIBUTION SYSTEMS SHALL PROVIDE FOR AT LEAST 100 PERCENT OF THE COMBINED MAXIMUM DAY-DEMAND RATE AND REQUIRED FIRE FLOW FOR SAID RATE, WITH SPECIAL PROVISIONS FOR PEAK FLOWS IN EXCESS THEREOF. THE ALLOWABLE MINIMUM SERVICE PRESSURE UNDER SAID DESIGN CONDITION SHALL NOT BE LESS THAN 20 POUNDS PER SQUARE INCH. DESIGN COMPUTATION SHALL BE BY THE "HARDY CROSS" PROCEDURE, OR OTHER APPLICABLE METHODS, AS DICTATED BY THE SYSTEM CONFIGURATION. DESIGN FLOWS AND METHOD OF COMPUTATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.
- E. VALVE LOCATIONS: VALVES SHALL BE PROVIDED FOR ALL BRANCH CONNECTIONS, LOOP ENDS, FIRE HYDRANT STUBS, OR OTHER LOCATIONS, AS REQUIRED TO PROVIDE AN OPERABLE, EASILY MAINTAINED, AND REPAIRED WATER DISTRIBUTION SYSTEM. VALVES ARE TO BE PLACED SO THAT THE MAXIMUM ALLOWABLE LENGTH OF WATER MAIN REQUIRED TO BE SHUT DOWN FOR REPAIR WORK SHALL BE 500 FEET IN COMMERCIAL, INDUSTRIAL OR HIGH-DENSITY RESIDENTIAL DISTRICTS, OR 1,000 FEET IN OTHER AREAS.

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7.13.3. STANDARD REQUIREMENTS.

1. GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 7.3, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING;" SECTION 7.4, "BORING AND JACKING;" AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES;" AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS."
2. FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502, "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4 1/2 INCHES IN DIAMETER AND TWO HOSE NOZZLES 2 1/2 INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING NUTS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARREL BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE. OUTLET NOZZLES SHALL BE ON THE SAME PLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5/4 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 SECURELY BRACED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL WITH CONCRETE THRUST BLOCKS, THE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT.
 - B. HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY (WATER AND FIRE DEPARTMENT).
3. JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,500 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.

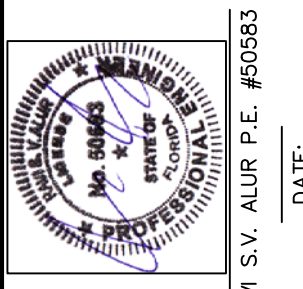
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4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER, WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED. DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALIGNMENT AT EACH SIDE OF THE CANAL, ETC.
5. CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE.
6. SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITHIN AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF POLYETHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN, THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF, PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS.
7. AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS-CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.

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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 EXACT LOCATION FOR EACH INSTALLED SERVICE SHALL BE MARKED BY ETCHING OR CUTTING A "W" IN THE CONCRETE CURB AND PAINTED BLUE. WHERE NO CURB EXISTS OR IS PLANNED, LOCATIONS SHALL BE ADEQUATELY MARKED BY A ONE-HALF-INCH STEEL REBAR, THREE INCHES BELOW FINAL GRADE.
- 7.13.4. TESTING.
 1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES, WITH 48 HOURS ADVANCE NOTICE PROVIDED, IN WRITING.
 2. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.

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CONSULTING ENGINEERS • PLANNERS
1025 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753, E-mail: aspireeng@yahoo.com

**WASH CITY
-MOUNT DORA-**
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

SITE DETAILS

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DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003SITE
PROJECT #:	23-003
SHEET:	C-13

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

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

133,200

FOR 150 PSI; TEST: L = 0.00165 ND (PVC)
FOR 150 PSI; TEST: L = 0.000092 SD (DIP)

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR

N = NUMBER OF JOINTS IN SECTION TESTED

S = LENGTH OF PIPE TESTED, IN FEET

D = NOMINAL DIAMETER OF THE PIPE IN INCHES

P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDS PER SQUARE INCH GAUGE.

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

5. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS. THE CONTRACTOR SHALL FURNISH 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.



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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 APPROVALS. COMPUTATION OF THE AMOUNTS OF CHLORINE TO BE USED FOR DISINFECTION SHOULD BE APPROVED BY THE CITY OR ITS ENGINEER CONSULTANT.

1.

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

2.

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

3.

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

7.13.6.

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

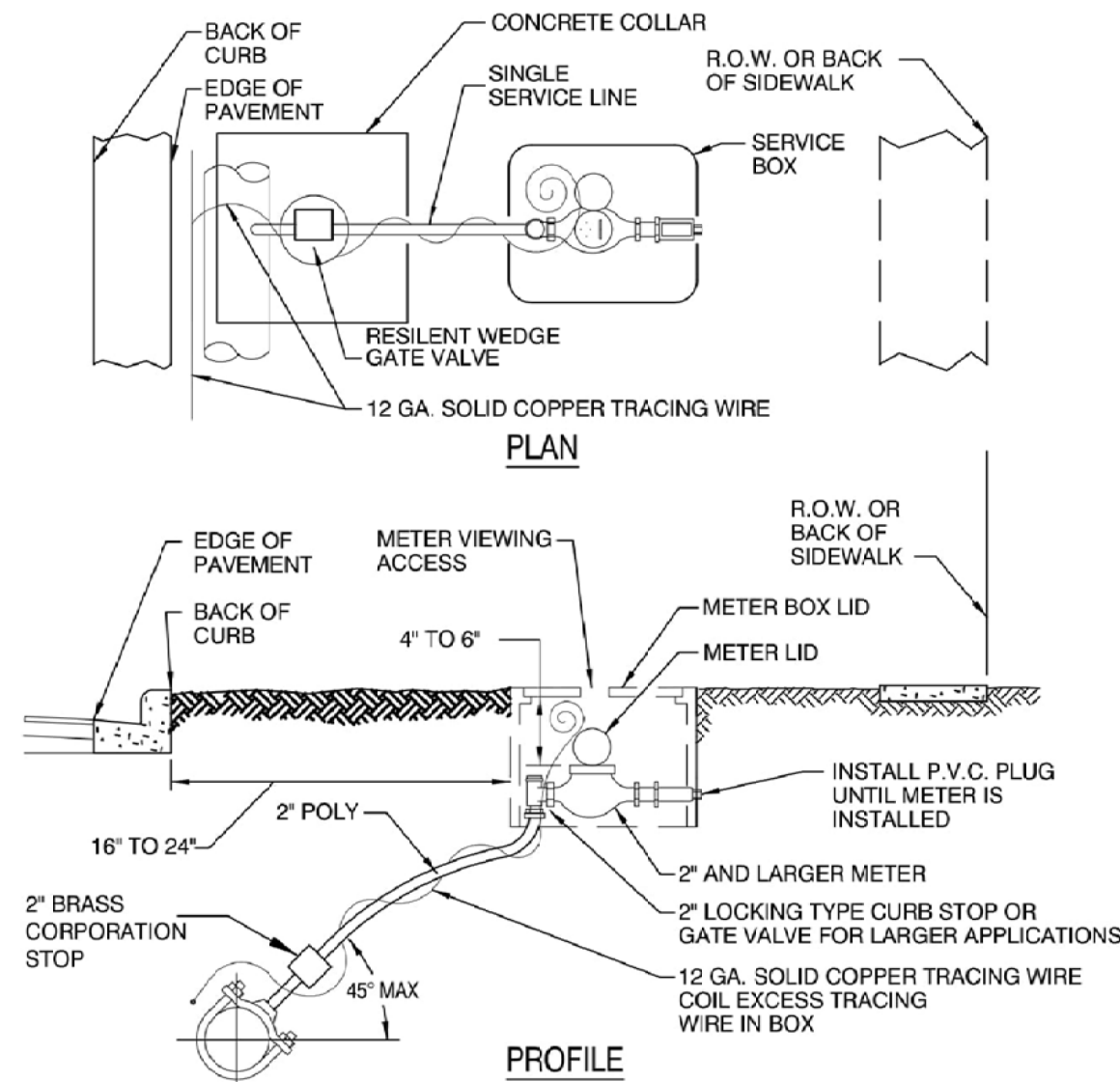


POTABLE WATER
GENERAL NOTES

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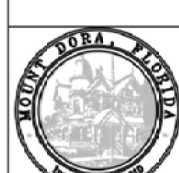
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NOTES:

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

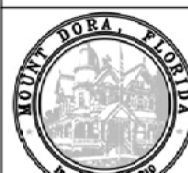
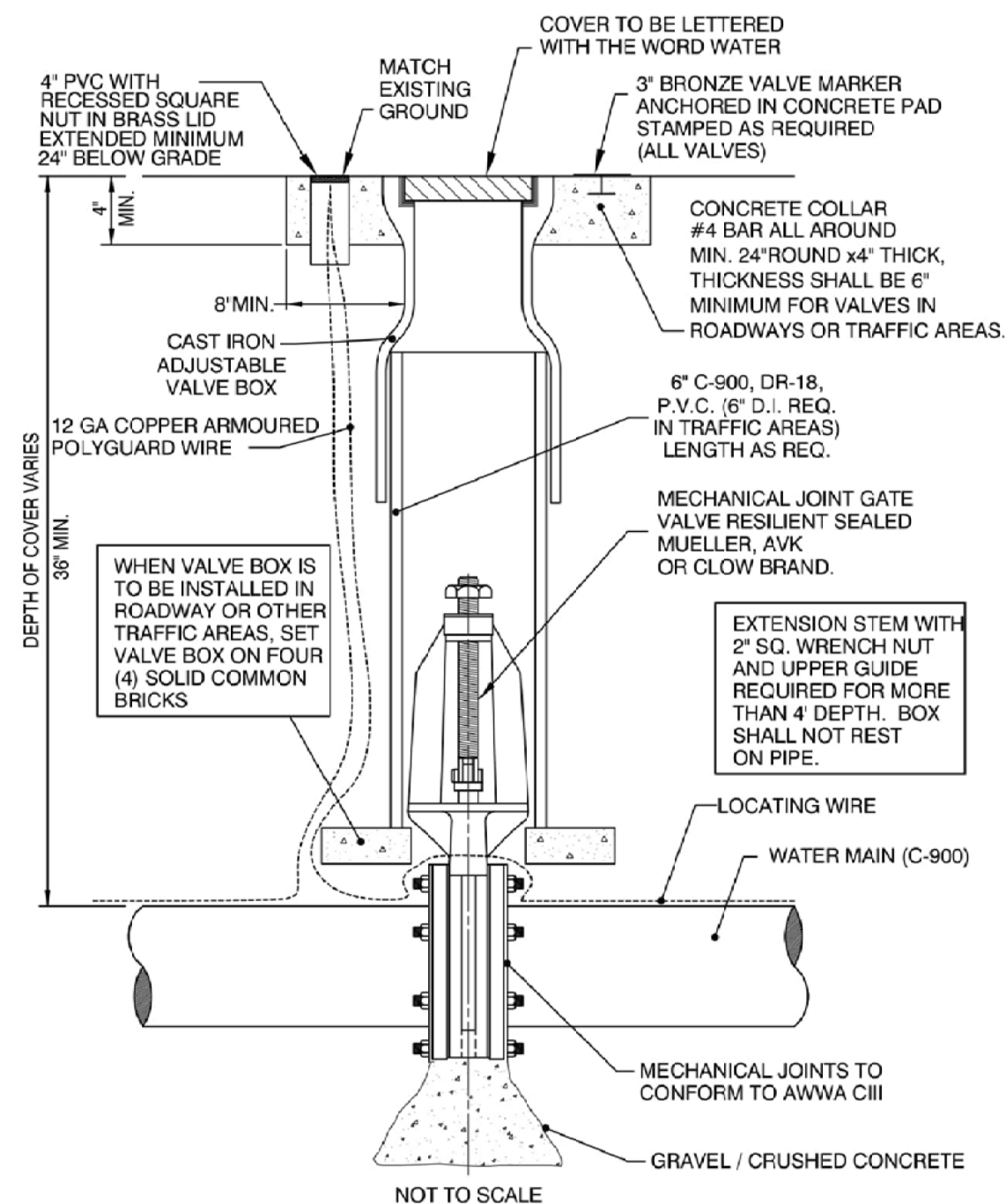


POTABLE WATER-SINGLE SERVICE
CONNECTION FOR 2\" AND LARGER METERS

PW006-1

ISSUED: 2017

REVISED: --

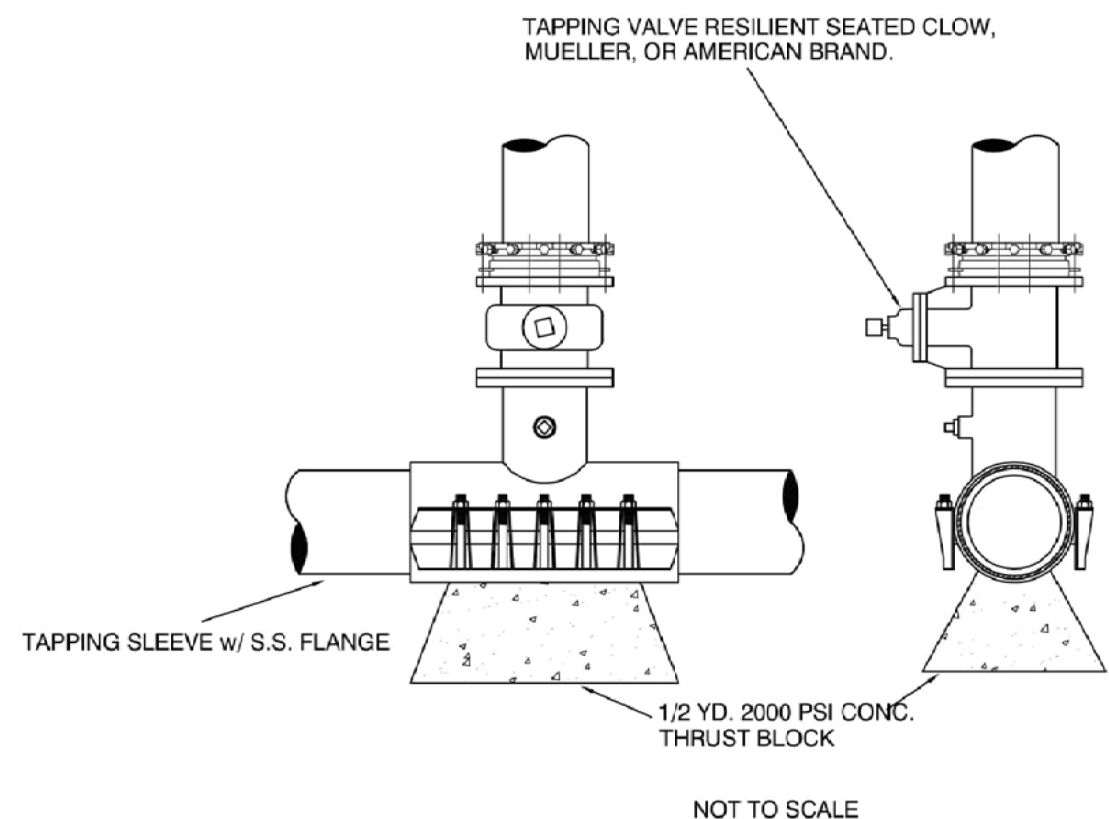


GATE VALVE & BOX

PW0012-1

ISSUED: 2017

REVISED: --

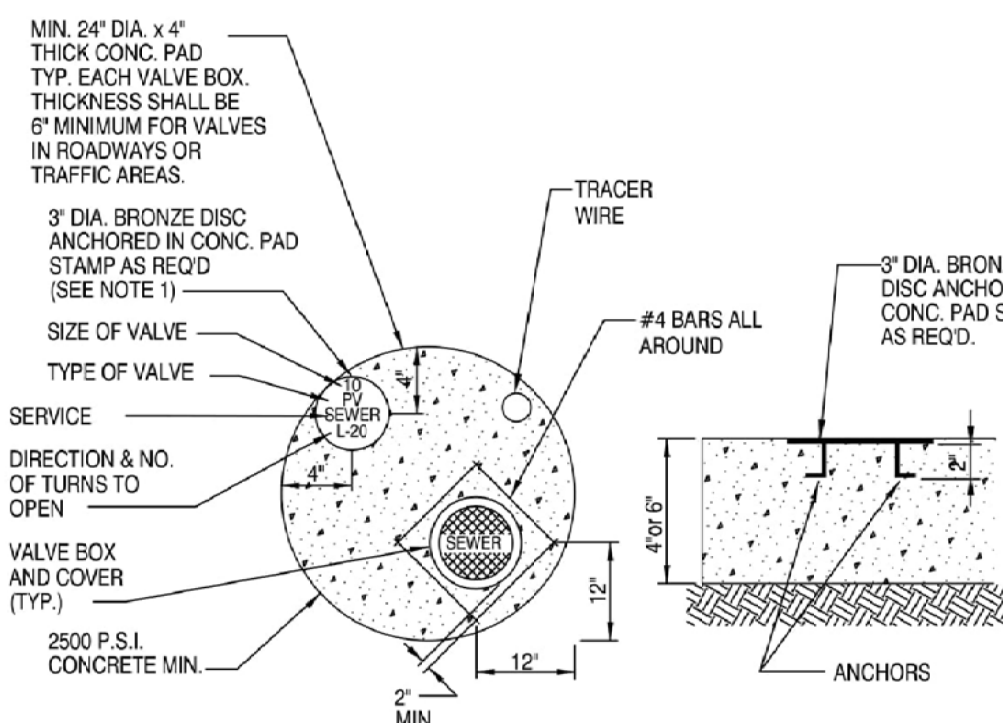


WET TAP SLEEVE & VALVE

PW0013-1

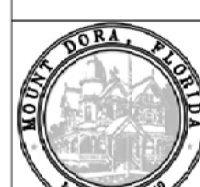
ISSUED: 2017

REVISED: --



NOTES:

- BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

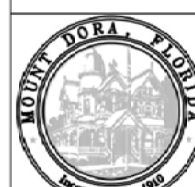
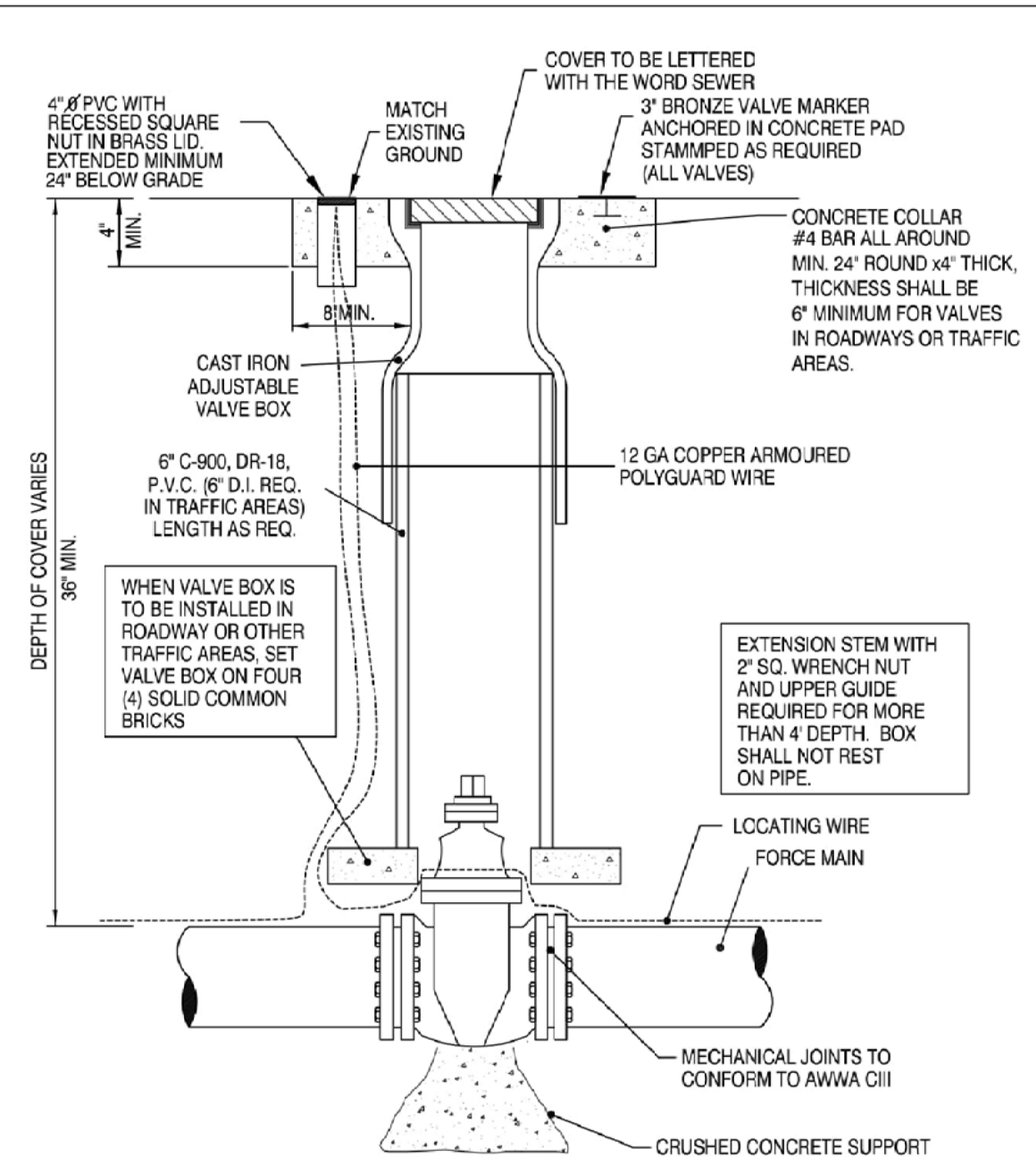


VALVE COLLAR

SS010-1

ISSUED: 2017

REVISED: --

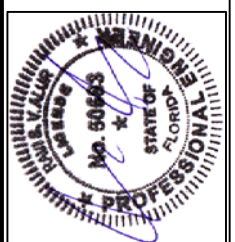


PLUG VALVE & BOX

SS0011-1

ISSUED: 2017

REVISED: --



RAV S.V. AUR P.E. #50583
DATE: _____

NO.	REVISIONS	DATE
1.	SUBMIT TO CITY, FDOT & FDEP	4/10/23

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS • PLANNERS
1025 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753, E-mail: aspireeng@yahoo.com

WASH CITY
-MOUNT DORA-

SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

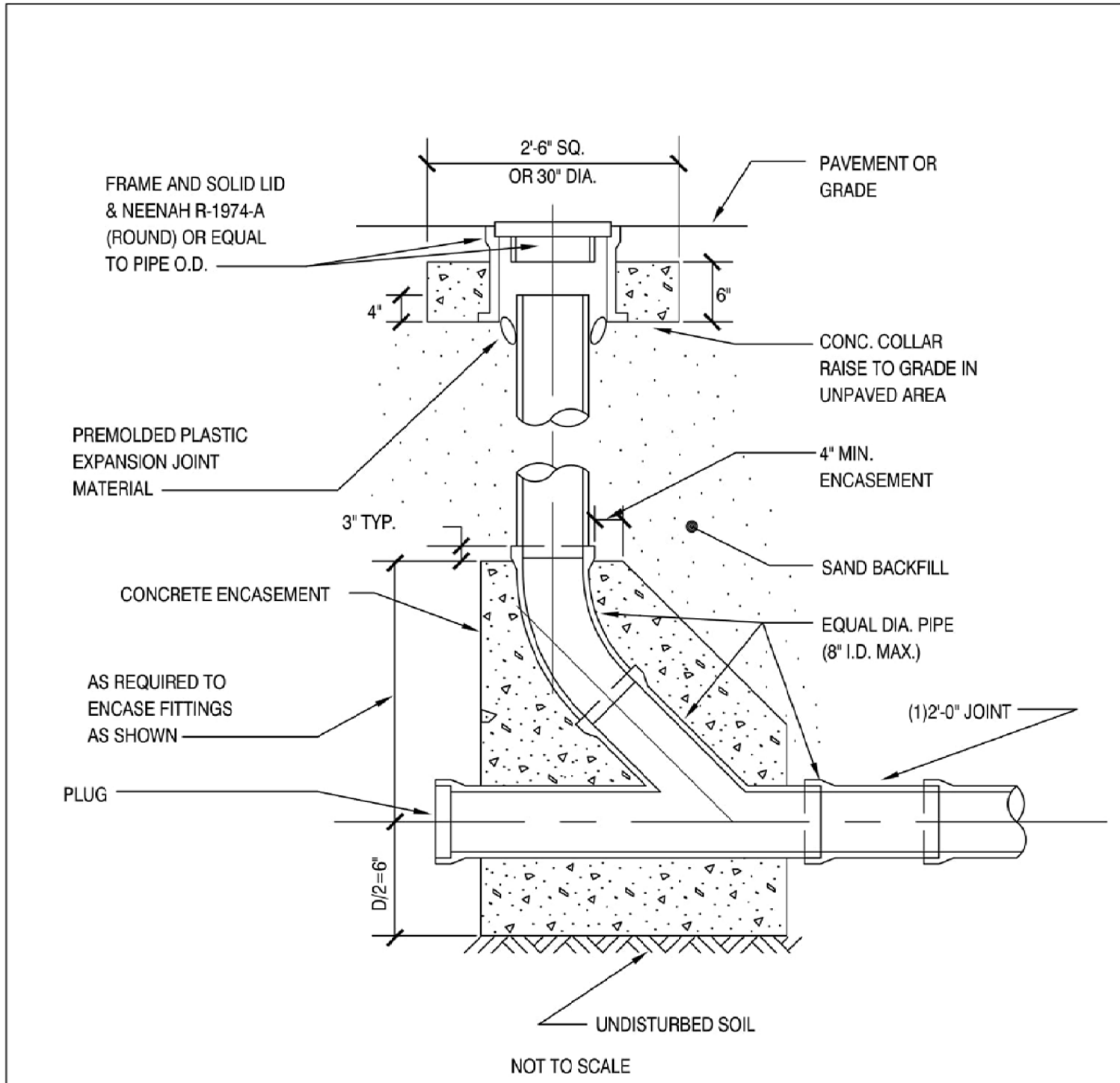
SITE DETAILS

DATE: 02/25/2023
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 23003SITE

PROJECT #: 23-003

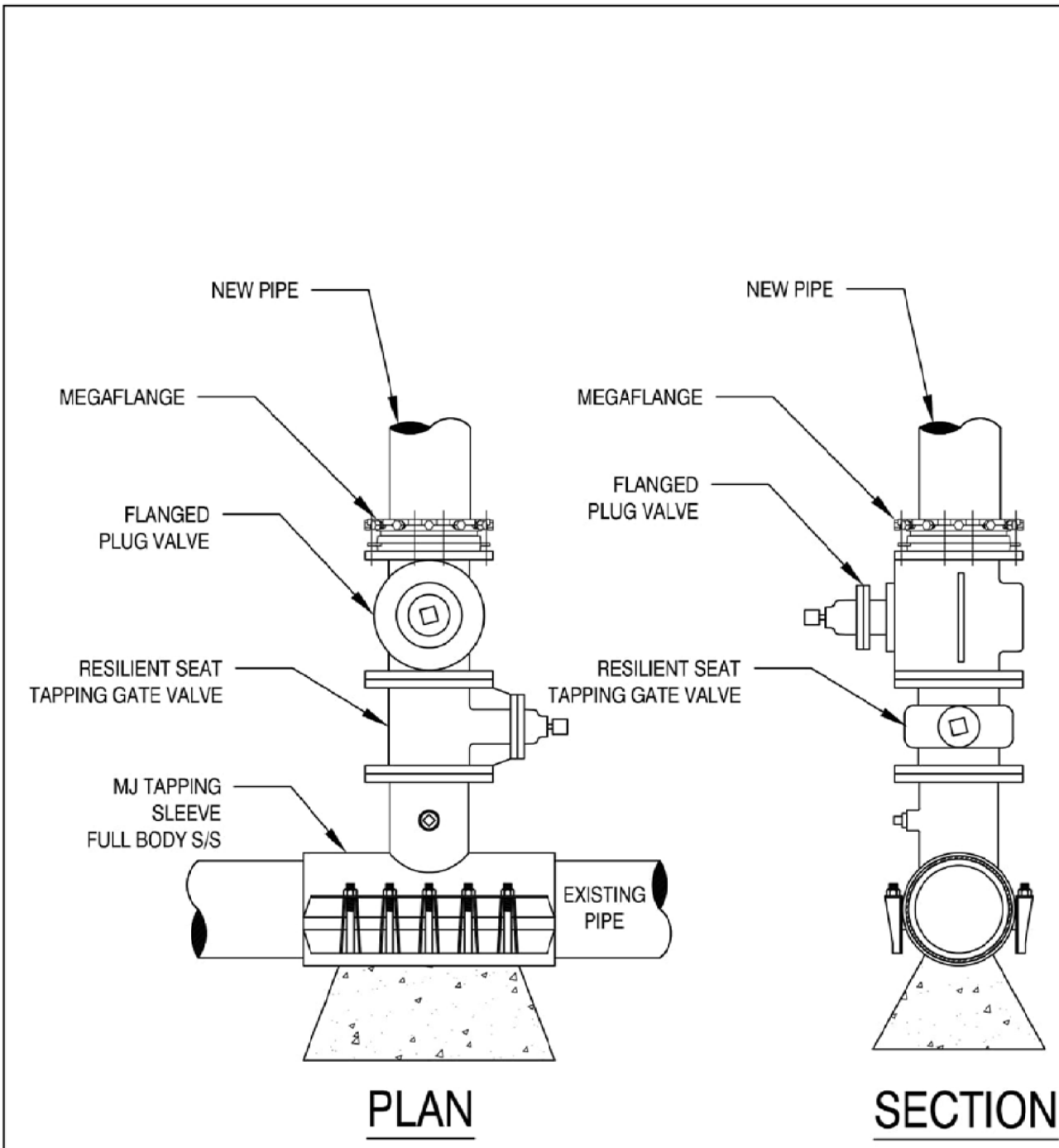
SHEET:

C-14



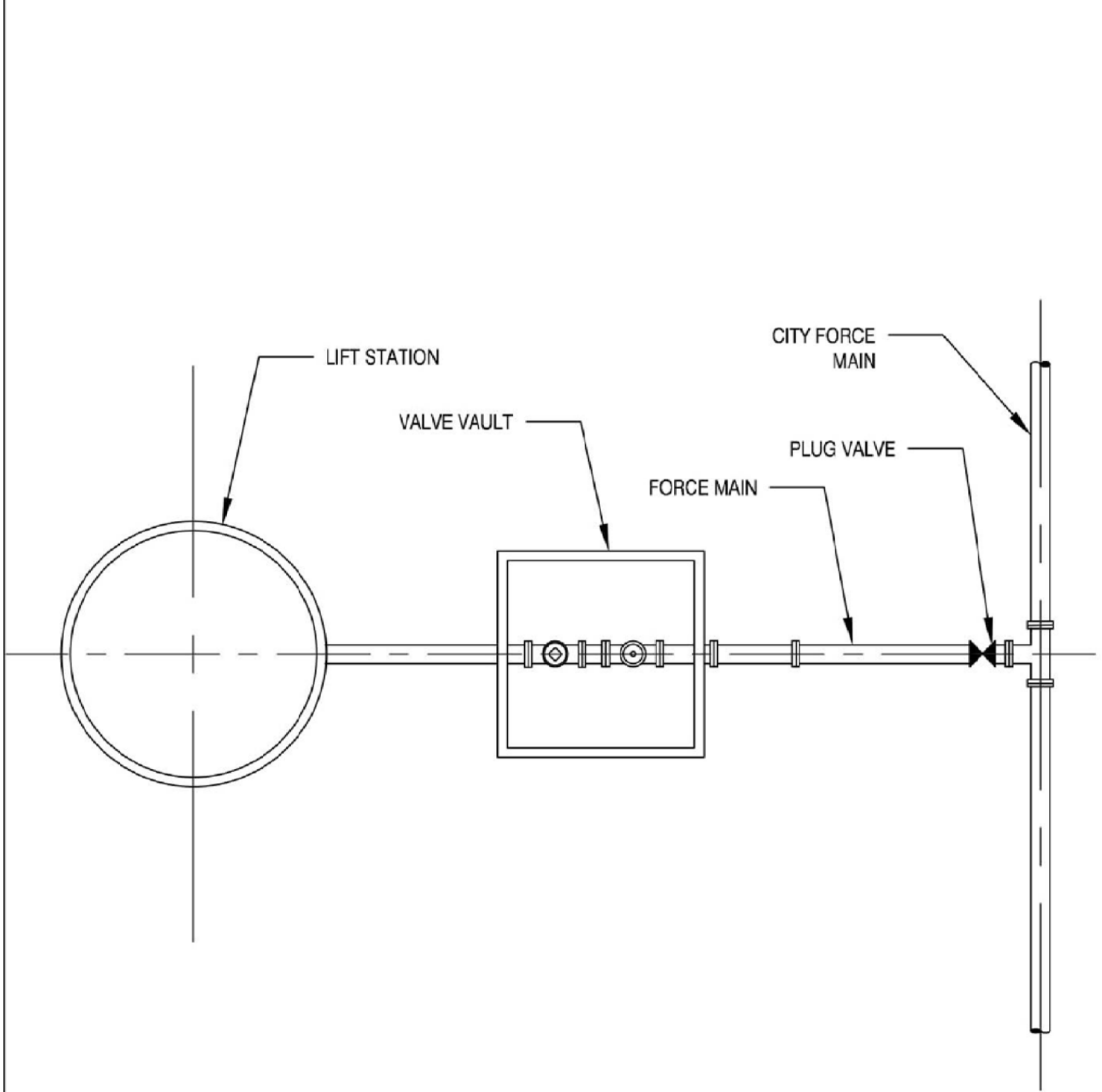
GRAVITY CLEANOUT

SS014-1
ISSUED: 2017
REVISED: --



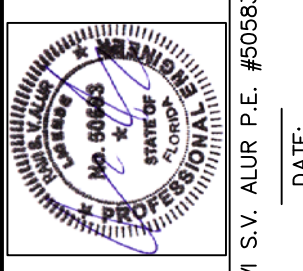
FORCE MAIN TAPPING
SLEEVE AND VALVE

SS017-1
ISSUED: 2017
REVISED: --



PRIVATE LIFT STATION
DETAIL

SS018-1
ISSUED: 2017
REVISED: --



NO.	REVISIONS	DATE:
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TEL: (813)571-2850, FAX: (813)571-1723, E-mail: aspireeng@yahoo.com

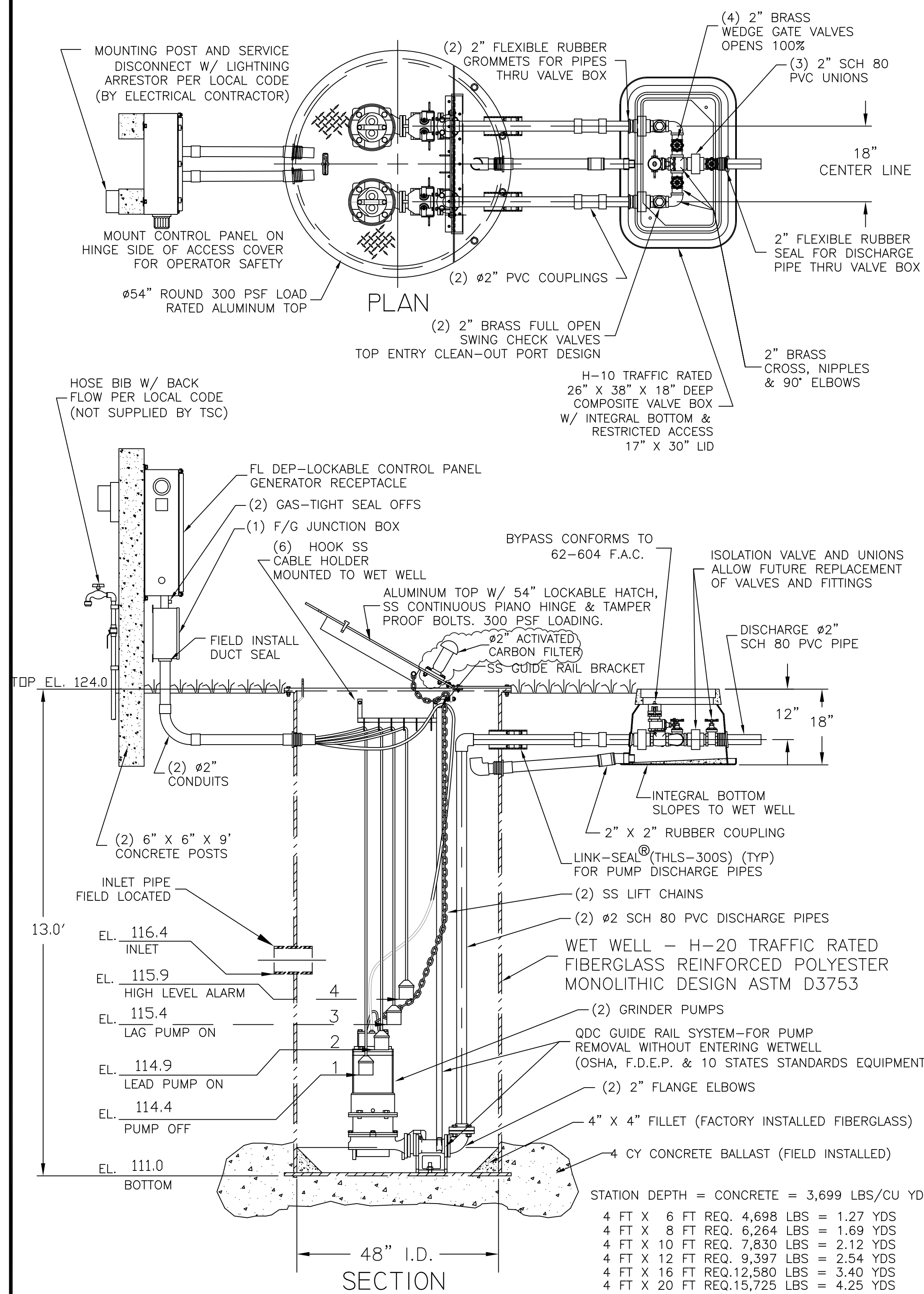
**WASH CITY
-MOUNT DORA-**
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

SITE DETAILS

DATE:	02/25/2023
DESIGNED BY:	RA
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PROJECT #: 23-003

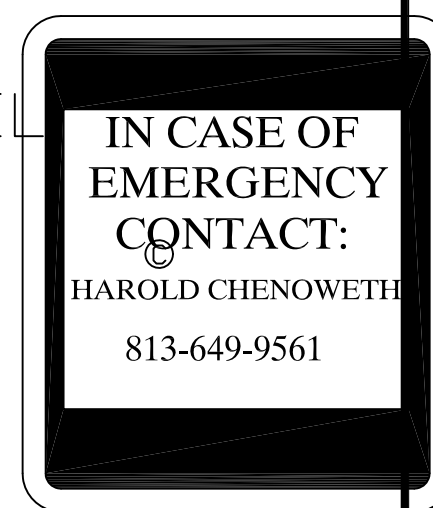
SHEET:
C-15



48" DUPLEX STATION - 2" PIPING WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL TSC PRE-FAB PUMP SOLUTIONS®

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
FIELD INSTALL BY CONTRACTOR

MODEL
TSC2-48.3 R21.dwg



SIGN DETAILS

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:
DESIGN CONDITION:

MODEL	LGH 10	10	HP
GPM	70 GPM	180 FT	FT/TDH
VOLTAGE	208/230 OR 460	THREE	PHASE
DISCHARGE	2"	7.5"	IMPELLER

SEWAGE GRINDER PUMP:

- RATED FOR FIFTEEN (15) STARTS PER HOUR.
- OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS H INSULATION.
- DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE)
- HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 100,000 HOURS, UPPER - SINGLE ROW, LOWER - DOUBLE ROW
- PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
- MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL REQUIRE AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54FM (54") ROUND WITH LOCKABLE HATCH. REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

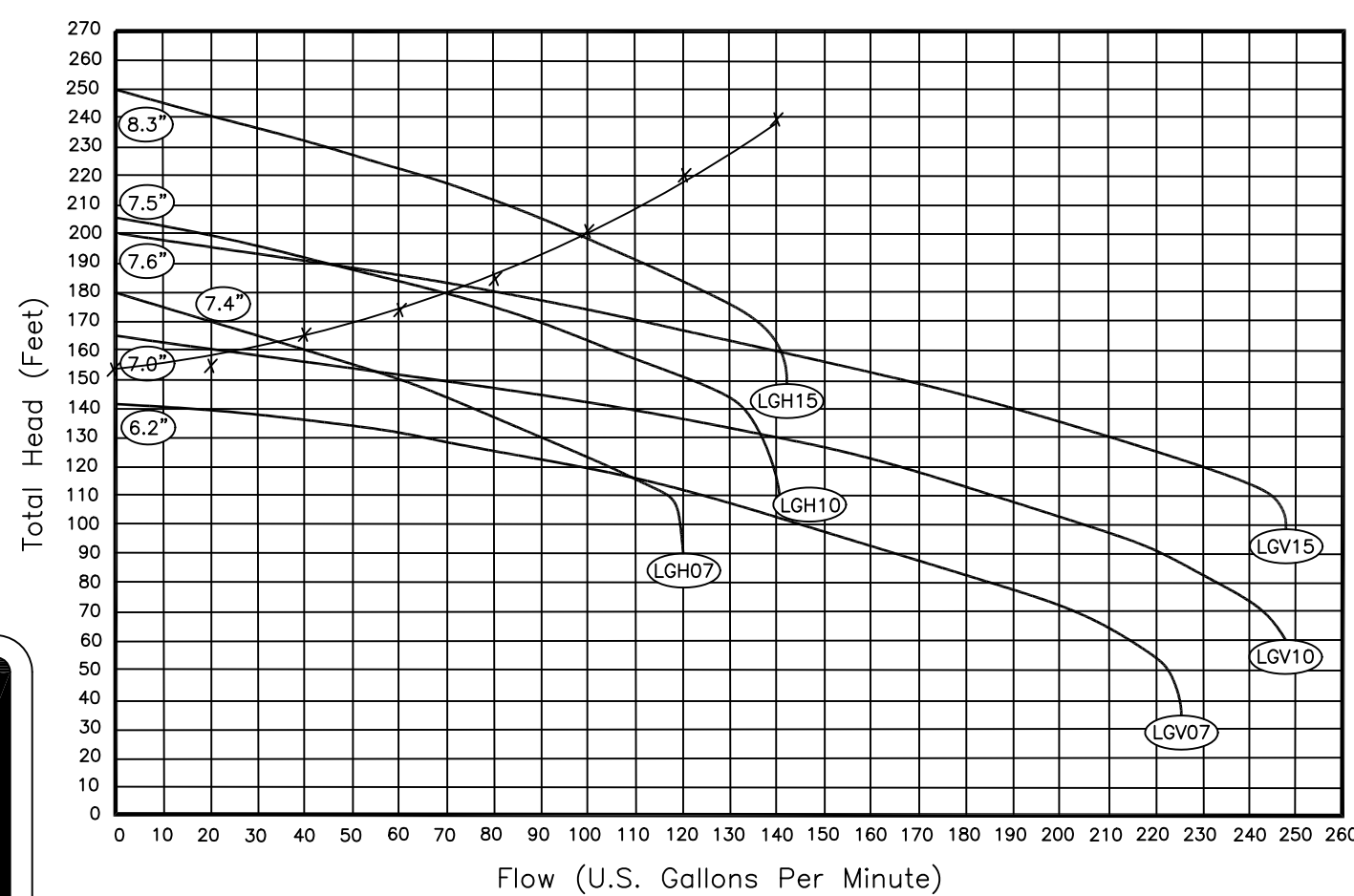
THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS®:

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE MOUNT DORA, FL 33614 (813)876-9256

LIBERTY ENGINEERED PRODUCTS

LGV, LGH 7.5, 10, 15HP Synchronous Speed: 3450 RPM
Three Phase 2 Inch Discharge
Design flow: 70 GPM @ 180 TDH/FT



PUMP PERFORMANCE CURVE

SIGN NOTES:
MIN. LETTER SIZE: 2"

CONTROL PANEL - SHALL CONFORM TO FL DEP 62-604 F.A.C.

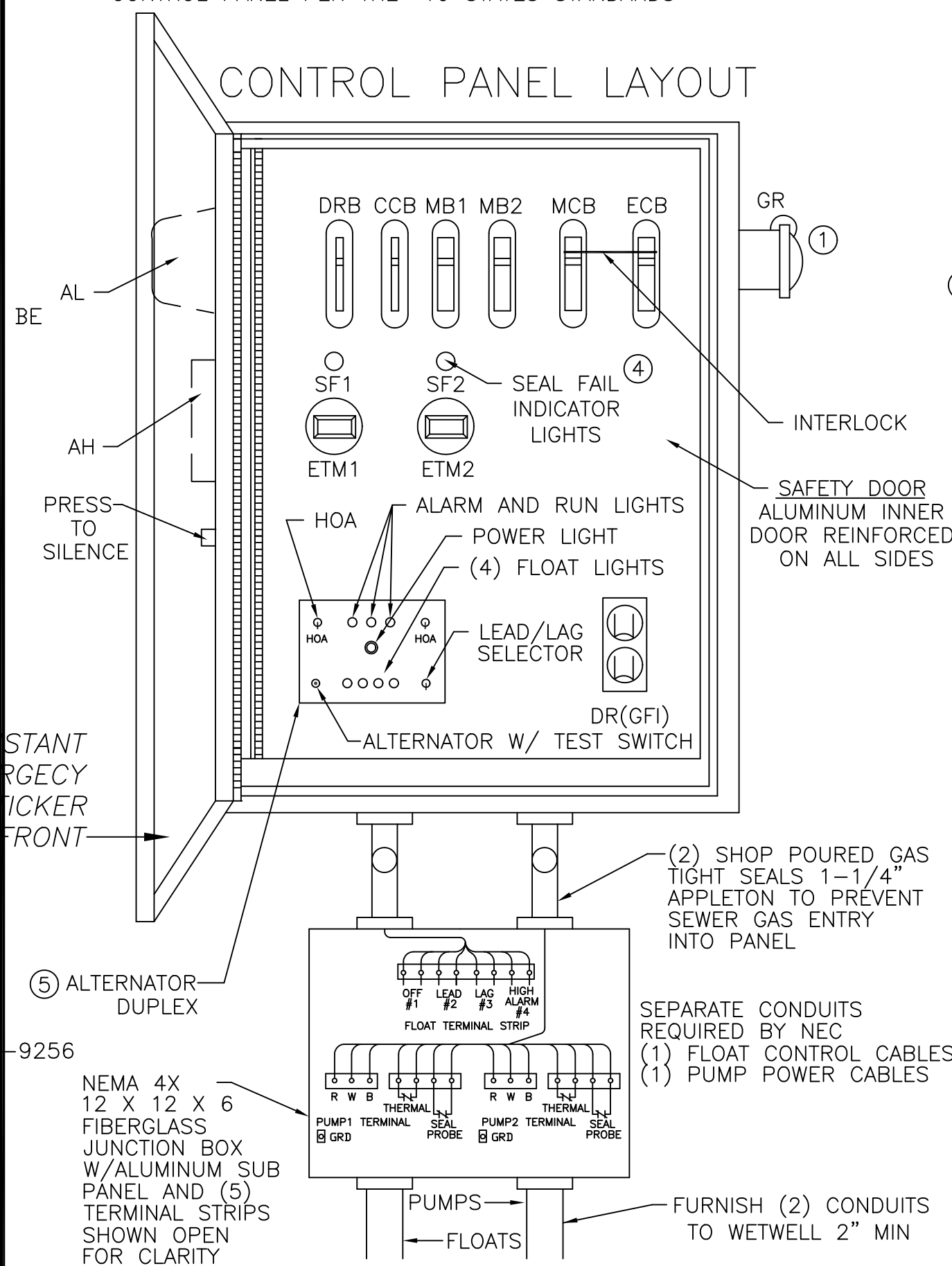
CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

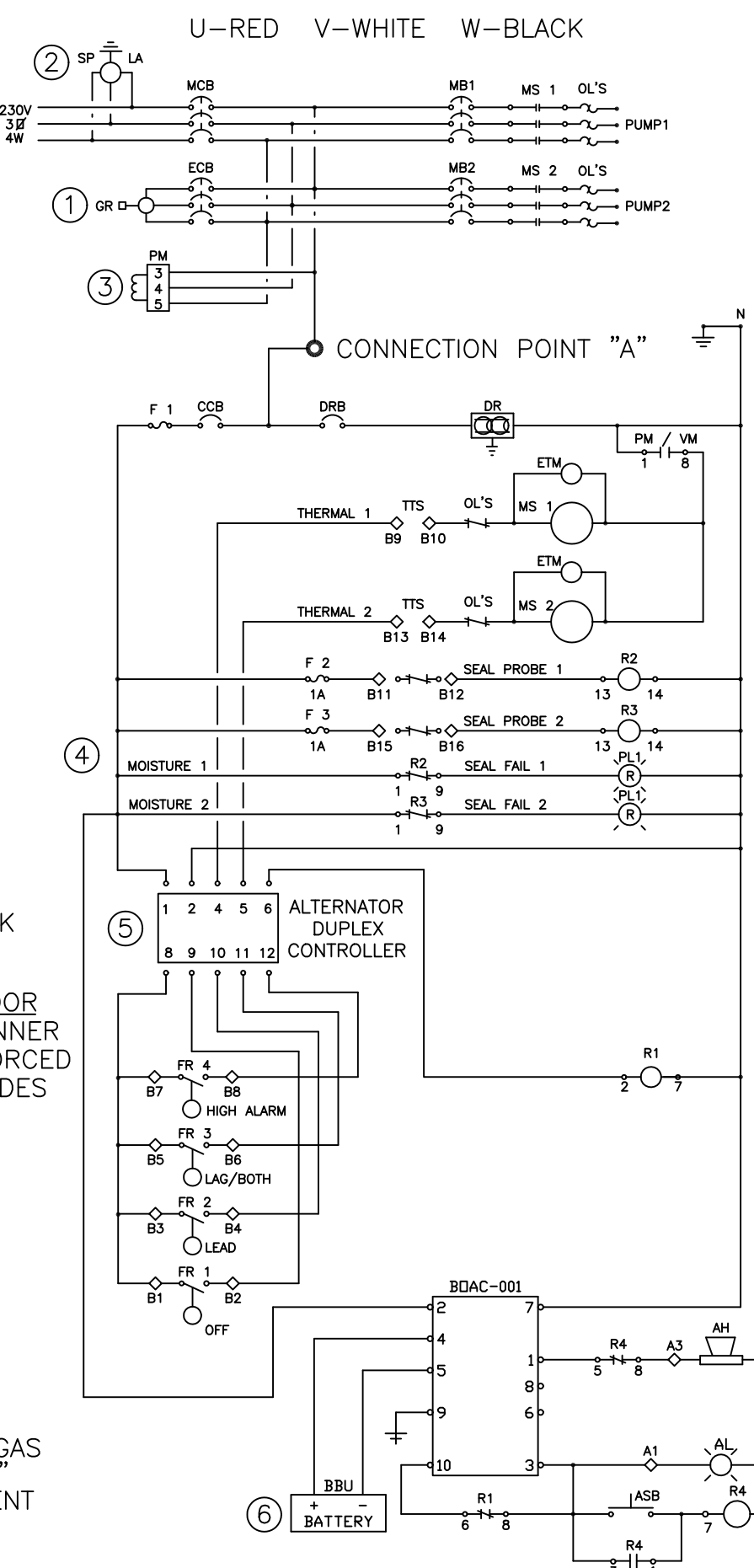
BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"



LEGEND

- AH ALARM HORN
- AL ALARM LIGHT
- ASB ALARM SILENCE BUTTON
- ATS ALTERNATOR W/TEST SWITCH
- BBU BATTERY (BACK-UP UNIT)
- CCB CONTROL CIRCUIT BREAKER
- DR DUPLEX RECEPTACLE
- DRB DUPLEX RECEPTACLE BREAKER
- ECB EMERGENCY CIRCUIT BREAKER
- ETM ELAPSED TIME METER
- F FUSE
- FL FLASHER
- FS FLOAT SWITCH (REGULATOR)
- GR GENERATOR RECEPTACLE
- GRD GROUND
- HOA HAND-OFF-AUTOMATIC SELECTOR
- LA LIGHTNING ARRESTOR
- MB MOTOR BREAKER
- MCB MAIN CIRCUIT BREAKER
- MS MOTOR STARTER
- N NEUTRAL
- OL'S OVERLOAD HEATERS
- PM PHASE MONITOR
- PTS PUMP TERMINAL STRIP
- R RELAY
- RC RUN CAPACITOR
- RD DISCHARGE RESISTOR
- RL PUMP RUN INDICATORS
- RTS REGULATOR TERMINAL STRIP
- SC START CAPACITOR
- SF SEAL FAIL (SHAFT)
- SR START RELAY
- SP SURGE PROTECTOR
- TTS THERMAL TERMINAL STRIP

THREE PHASE WIRING DIAGRAM



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

- GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
- SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
- PHASE PROTECTION SHALL BE PROVIDED
- SHAFT SEAL FAIL DETECTION
- ALTERNATOR W/TEST SWITCH
- BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES
CORPORATION

TSC PRE-FAB PUMP SOLUTIONS®

WATERWORKS & WASTEWATER SPECIALTIES

Representing Innovative Manufacturers

MODEL TSCE2-48.3®

4621 N. HALE AVENUE PH (813)876-9256
MOUNT DORA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCMOUNTDORA.com
REV-21 SCALE: N.T.S.



DATE:	4/10/23
NO. 1.	SUBMIT TO CITY, FDOT & FDEP
REVISIONS	

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CONSULTING ENGINEERS - PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

WASH CITY
-MOUNT DORA
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

LIFT STATION
DETAILS

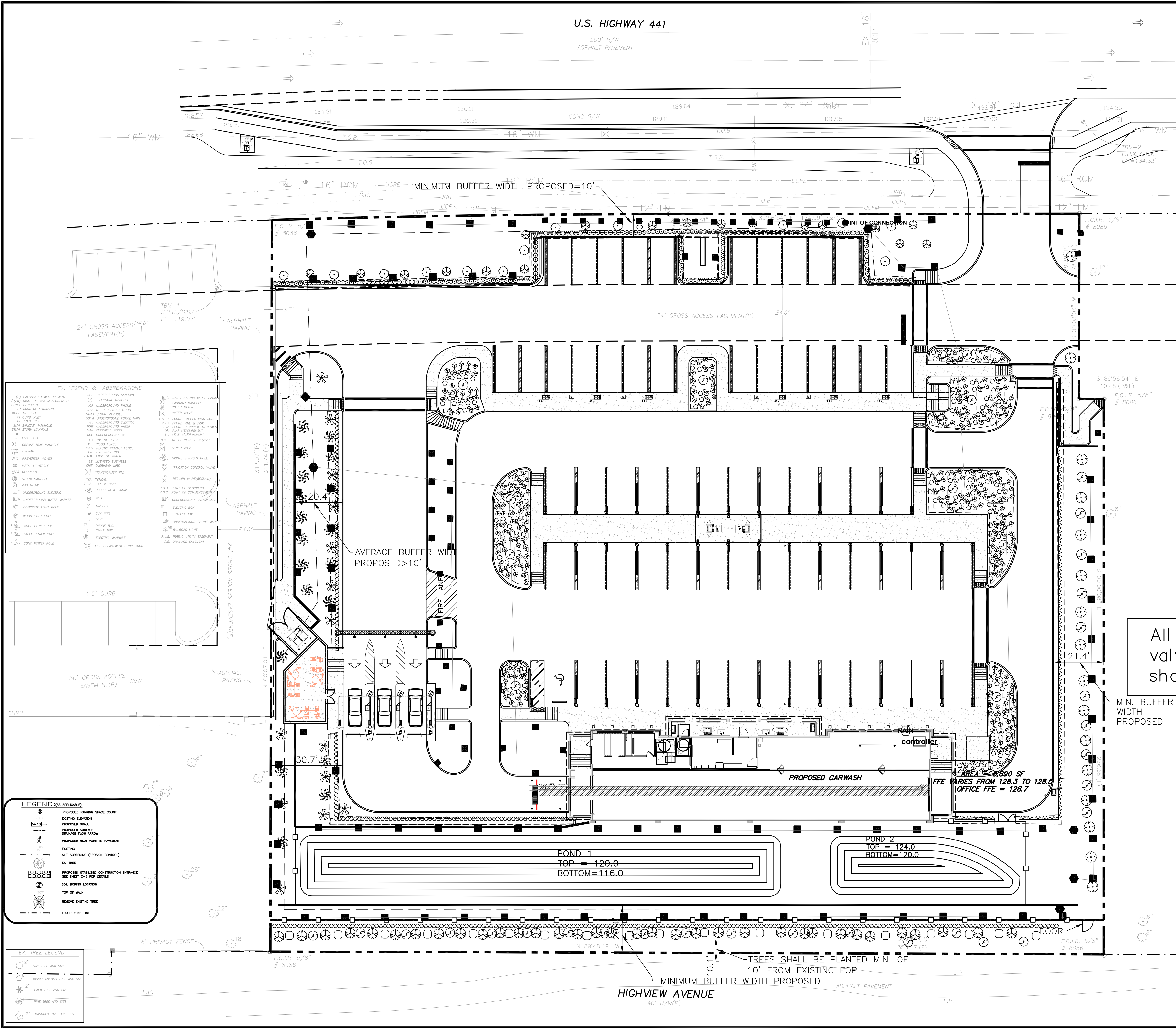
DATE: 02/25/2023
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 23003S1TE

PROJECT #: 23-003

SHEET:

C-16

48" DUPLEX STATION - 2" PIPING, SLIDE RAIL SYSTEM, V.B. W/ DOUBLE DOOR & F.D.E.P. PANEL TSCE2-48.3 R21®



IRRIGATION NOTES:
IRRIGATION WILL BE BY USING THE PROPOSED RECLAIMED WATER IRRIGATION METER. SEE SHEET C-6.

PLANT & MATERIAL LIST:										
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	NATIVE FLORIDA	DROUGHT TOLERANT	REMARKS		
TREES										
LS	15	Liquidambar styraciflua	SWEETGUM	37	3.5" CAL	YES	YES	MIN. 8' HIGH		
IV	19	Ilex vomitoria	YAUPOON HOLLY	19	3.5" CAL	YES	YES	MIN. 8' HIGH		
UP	35	Ulmus parvifolia	DRAKE ELM	35	3.5" CAL	YES	YES	MIN. 8' HIGH		
DV	13	Quercus virginiana	LIVE OAK	13	3.5" CAL	YES	YES	MIN. 8' HIGH		
MC	16	Myrica cerifera	SOUTHERN WAX MYRTLE	16	3.5" CAL	YES	YES	MIN. 8' HIGH		
MG	13	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	3.5" CAL	YES	YES	MIN. 8' HIGH		
AR	18	Acer rubrum	RED MAPLE	18	3.5" CAL	YES	YES	MIN. 8' HIGH		
		10 - 12"x12" GRASS CONTAINER WITH ONE MIN. 36" HIGH SWEET VIBURNUM SHRUB								
SHRUBS										
VO	120	VIBURNUM CROCINATUM	WALTER VIBURNUM	120	3-7 GAL	YES	YES	MIN. 36", 3 FT O/C		
VS	85	VIBURNUM SUSPENSUM	SANDHAWK VIBURNUM	85	3-7 GAL	NO	YES	MIN. 36", 3 FT O/C		
PP	194	Plum pine	PODOCARPUS	194	3-7 GAL	YES	YES	MIN. 36", 3 FT O/C		
GROUND COVER										
JH	150	Juniperus horizontalis	JUNIPER	150		YES	YES	MIN. 3 GAL CONTAINER		
TA	150	Trachelospermum asiaticum	Asiatic Jasmine	150		YES	YES	MIN. 3 GAL CONTAINER		
LM	150	Liriodendron muscari	Lily turf	150		YES	YES	MIN. 3 GAL CONTAINER		
SOD		BAHIA								APPROXIMATELY 35,000 SF
1. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE 1.										

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
■ ■ ■ ■ ■	Hunter PROS-06 8" radius Turf Spray, 6.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	28	30
■ ■ ■ ■ ■	Hunter PROS-06 12" radius Turf Spray, 6.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	17	30
■ ■ ■	Hunter PROS-06 17" radius Turf Spray, 6.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	81	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
■ ■ ■ ■ ■	Area to Receive Drip Emitters	14.4 s.f.	
■ ■ ■ ■ ■	360" x 14 Medium-Angle Distance Streams		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
●	1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With DC Latching Solenoid Factory Installed	6	
controller	Hunter HCC-1600-M 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Metal Cabinet.	1	
POINT OF CONNECTION	Hunter MINI-CLIK Rain Sensor, mount as noted	1	
	Point of Connection 3"	1	
	Irrigation Lateral Line: PVC Schedule 40	39.2 l.f.	
	Irrigation Mainline: PVC Schedule 40	53.0 l.f.	

All Irrigation piping, heads, and valve boxes shall be purple in color.

DATE: 02/25/2023
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 23003SITE
PROJECT #: 23-003
SHEET: IR-1

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WASH CITY
-MOUNT DORA-
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA
IRRIGATION PLAN



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

DELIVERED VIA E-MAIL

January 9, 2024

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

RE: Wash City – Mount Dora – Construction Plan (Project No.: SP23-05)
Fourth Review

Dear Mr. Sandersfeld,

We are in receipt of the Site Plan Application, civil plans, drainage report, and supporting documents for the above referenced development. The following comments are based upon our review of the documents received by CPH on December 19, 2023, as submitted by Ravi Alur and Aspire Engineering, Inc. Also find the traffic study comments attached to the end of this letter.

Our comments are as follows:

Sheet C-5:

1. **Repeat Comment.** The north driveway connection to HWY 441, at the sidewalk, has a cross slope of 1.5 feet in approximately 30 feet. That is a 4.66% longitudinal slope. The sidewalk slope is acceptable. There is an 8.9% cross slope for the driveway at the property line. Is that correct? The two elevations are 135.0 on the east and 132.5 on the west side of the driveway. **The cross slope on the driveway is very steep and needs to be revisited.** The previous response referenced FDOT and the ADA slope. The crosswalk elevations are 133.0 on the east and 131.5 on the west. That appears acceptable. The driveway cross slope is not.
EOR Response: Please not that this has been revised to 132.5 to slightly reduce the slope. Note that our controlling elevation is the sidewalk tie-in at the ROW sidewalk, which is dictating the elevation.

Sheet C-7:

2. Resolved.

Architecture Design Standards:

3. Partially resolved. Section 6.13.3.i.2.g indicates that shaded seating AND decorative landscape planters or planting areas, a minimum of 5 feet wide are required. Please indicate the location of said planters. Furthermore, shaded seating area must be a minimum of 100 square feet. Please provide dimensions to indicate the square footage of the covered seating area.

Drainage Plan and Report:

Stormwater Structures, C-5 and C-5A:



4. **Repeat Comment.** Please callout the pipe that extends east from the Storm Clean Out that is tied to P-12 (in the storm pond) and P-9. This run has a different length and slope than the pipe labeled P-9.

New Comments 10-31-23

5. Sheet C-5 – Drafting comment - There are numerous areas where there is linework over top of the proposed spot elevations, making it difficult to see the proposed grades. While not a design issue, it would be helpful if there was not linework over the text. This comment is typical to all sheets.

Items Missing From Submittal (Per Site Plan Application Checklist):

1. **Repeat comment – Add a note that all irrigation piping, heads, and valve boxes shall be purple in color.**

New Comments 1-8-24

1. Sheet C-8A – Drafting comment – Several comments/notes on the right side of the plan are cut off, including callouts related to proposed utilities. Revise to clearly show all callouts.
2. Sheet C-5 – check the elevation of the culvert crossing under the NW driveway. The pipe looks like it is going to be in conflict with the pavement section.

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

Sincerely,
CPH, LLC

Allen C. Lane, Jr.

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

CC: Kiersten U. Cavender, CPH
David Wheeler, P.E.
Gabriela Caron, E.I., file



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Memo

Date: January 12, 2023
To: Vince Sandersfeld
Organization: City of Mount Dora
From: Sandra Gorman, PE
Re: Traffic Impact Study
Mount Dora Car Wash – US 441
Elizabeth Rodriguez & Associates, Inc.

As requested, CPH has reviewed the Traffic Impact Analysis for the proposed Carwash on US Highway 441 prepared by Elizabeth Rodriguez & Associates dated October, 2023 and offer the following comments:

- 1) CPH Comment 11/2023: Please include the methodology statement and all related correspondence in the Appendix of the report.

ERA Inc. Response: Please see updated study.

CPH Comment January 2024: Comment partially addressed. Please include correspondence associated with the methodology review in the final document.

- 2) Per the methodology, a study area table with significance calculations for the entire area of influence should be included in the report, only the adjacent segment was included.

ERA Inc. Response: Please see updated study.

CPH Comment January 2024: Comment addressed.

- 3) Please include traffic volume figures illustrating both existing, background and future traffic volumes, including the combined traffic volumes for the shared driveways on Alameda del Sur. Volumes for the bank may be estimated using trip generation as previously discussed.

ERA Inc. Response: Please see updated study.



CPH Comment January 2024: Comment not addressed. Figures included in the revised study only show the project driveways. There is no existing or background conditions figure including all study intersections and driveways. The future conditions figure only includes the project driveways. Please provide figures showing traffic volumes for all analysis intersections and scenarios.

- 4) The existing conditions analysis (without background and project traffic) has not been included.

ERA Inc. Response: Please see updated study.

CPH Comment January 2024: Comment partially addressed. A table referencing the analysis was included, however no analysis reports were included in the appendix to verify the analysis. Please provide the analysis worksheets. Turning movement counts and worksheets were also not included in the resubmittal therefore the analysis could not be reviewed.

- 5) Please indicate the specific pass-by percentage applied in the trip generation table.

ERA Inc. Response: Please see updated study.

CPH Comment January 2024: Comment addressed.

- 6) Per the methodology, driveway analysis for all driveways, including shared driveways, should be included in the analysis, please provide analysis for each of the driveways.

ERA Inc. Response: Please see updated study.

CPH Comment January 2024: Comment partially addressed. Please provide the analysis worksheets, trip generation calculations for the existing bank and turning movement calculations used to estimate the driveway volumes for review.

- 7) Please include a table summarizing the turn lane analysis/warrants discussed within the text.

ERA Inc. Response: Please see updated study.

CPH Comment January 2024: Comment not addressed. A driveway analysis table was provide, however no table summarizing turn lane requirements was provided.

- 8) The PHF for Alameda del Sur intersection analysis was incorrect based upon field data provided.

ERA Inc. Response: Please see updated study.

CPH Comment January 2024: Comment not addressed. Analysis worksheets were not provided to confirm correction. Please provide analysis worksheets.

- 9) The queue length and delay for the eastbound left turn movement at US 441 and the Jeep dealership (primary U-turn location for project traffic) are incorrectly reported in the



text on page 8. Analysis indicates that the eastbound left turn movement has delay over 60 seconds and a future queue of 45 feet, not 10 feet. Please revise.

ERA Inc. Response: Sorry, I had transposed the EBL and WBL info – please see updated study.

CPH Comment January 2024: Comment partially addressed. Analysis worksheets were not provided to confirm correction.

- 10) **PROJECT IMPACTS:** The analysis indicates that project traffic will cause the eastbound left turn movement at the adjacent median opening to fall below acceptable level of service standards. This movement is required for project access. The traffic study reports that the delay will be under 60 seconds and the turn lane is deficient by only 10 feet. Analysis does not support these findings. The analysis indicates the delay is over 60 seconds and the turn lane is 45 feet deficient.

The study indicates that additional mitigation would not be appropriate, and the reviewer partially agrees. Signalization at this location would unlikely to be warranted or appropriate based on location, intersection characteristics and traffic demand. Therefore, there is no additional mitigation to be implemented to mitigate the delay experienced by the movement. However, the report also indicates that the turn lane should not be extended for the additional 10 feet reported in the text. The analysis indicates that a 50' extension of the turn lane would be required to accommodate the queue anticipated by the project traffic as well as the appropriate decel distance required by FDOT.

Considering this is an FDOT road, and approval would be required from FDOT before this improvement could be implemented, coordination with FDOT is recommended to determine if this improvement is acceptable prior to issuing approval for the project.

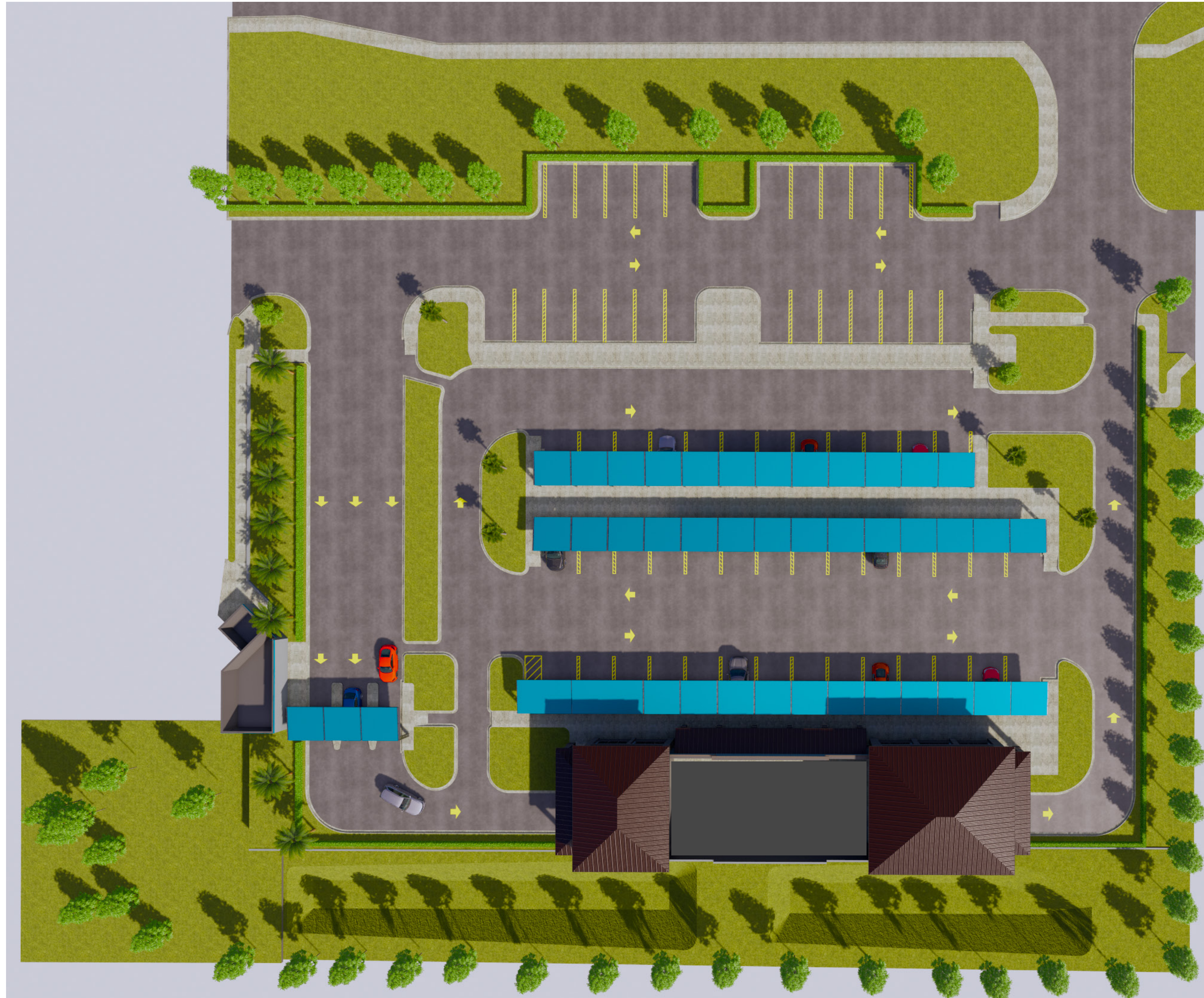
ERA Inc. Response: Please see updated study. It is my understanding that at this juncture, FDOT is NOT requiring this improvement, but we have several calls in to them to verify and will update the City/Consultant in writing upon verification.

CPH Comment January 2024: Comment partially addressed. The applicant has provided correspondence from FDOT indicating no extension to the turn lane is required. Please include associated correspondence in the study for documentation.

At this point, the resubmittal is incomplete. If you have any questions concerning the review or would like to discuss these items in more detail, please do not hesitate to contact me.



MT. DORA, FL





MT. DORA, FL





MT. DORA, FL





MT. DORA, FL





MT. DORA, FL



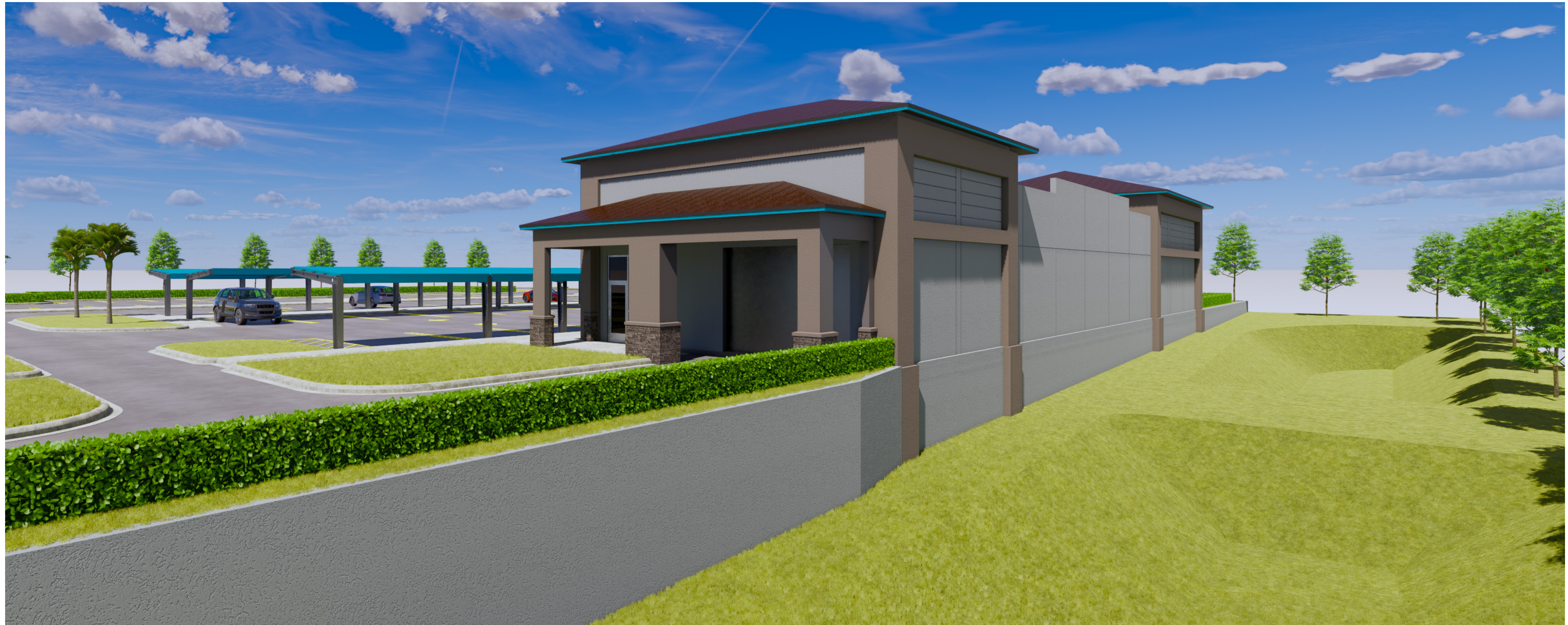


MT. DORA, FL





MT. DORA, FL



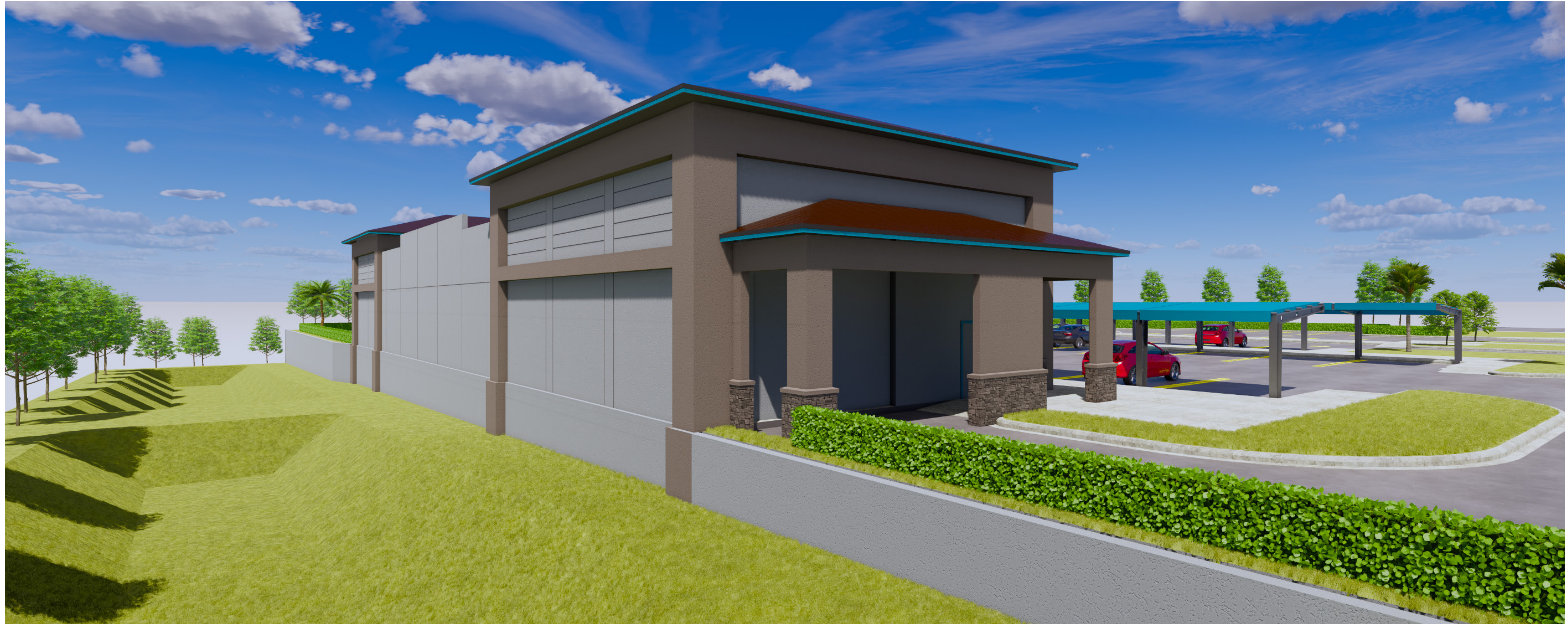


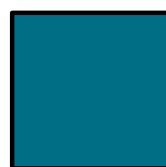
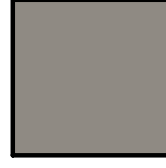
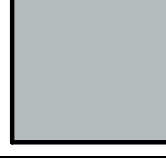
MT. DORA, FL





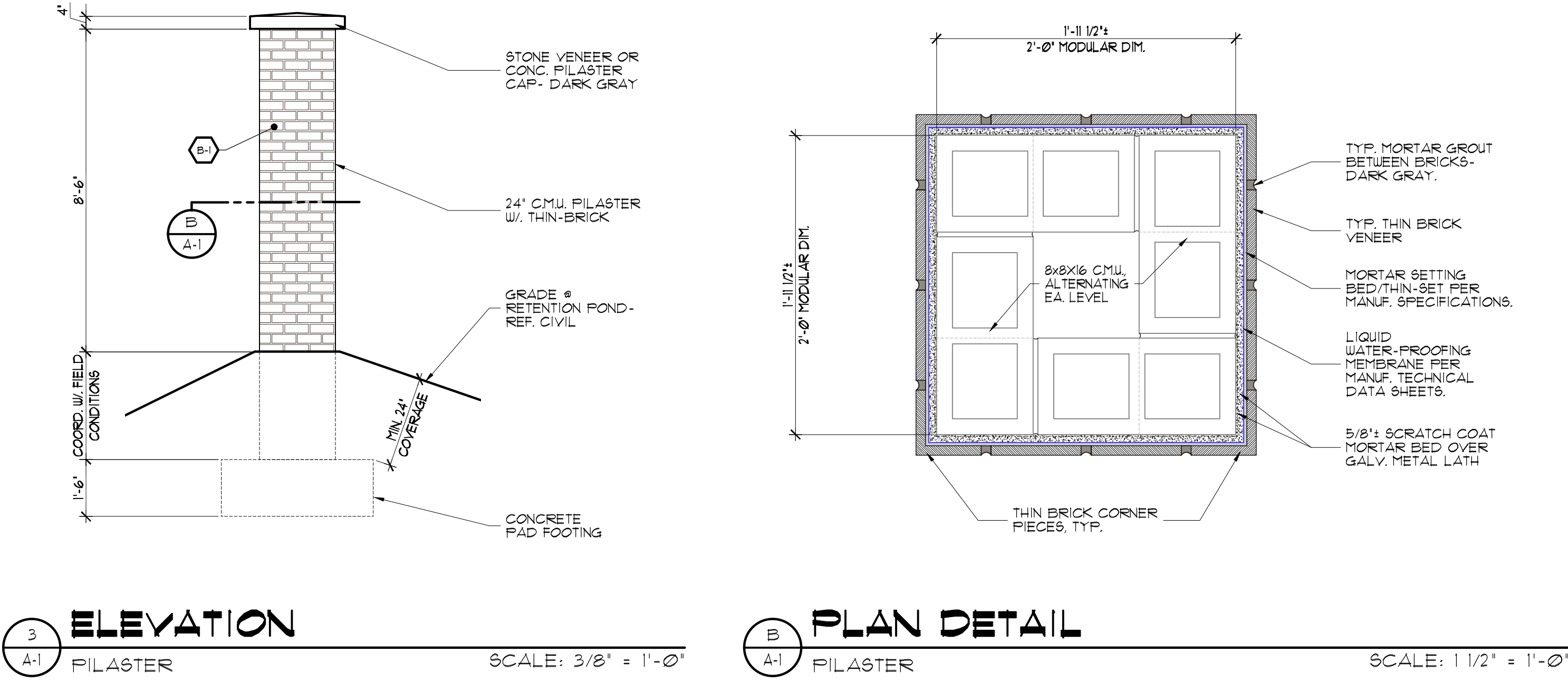
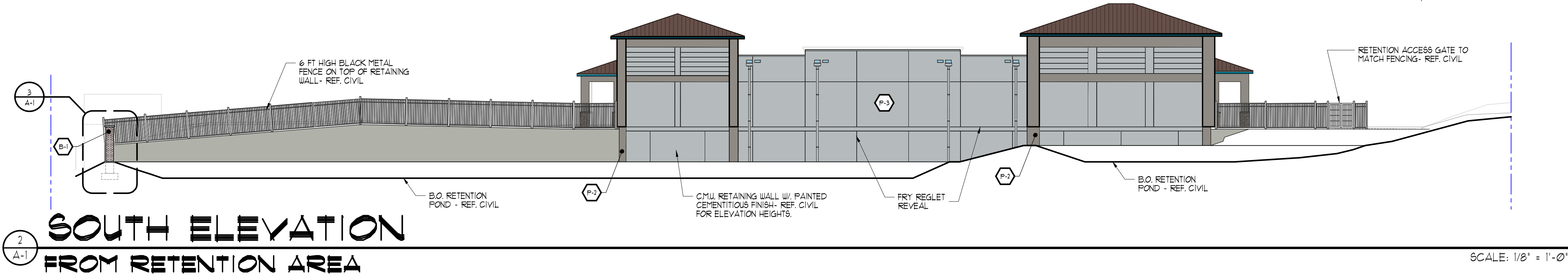
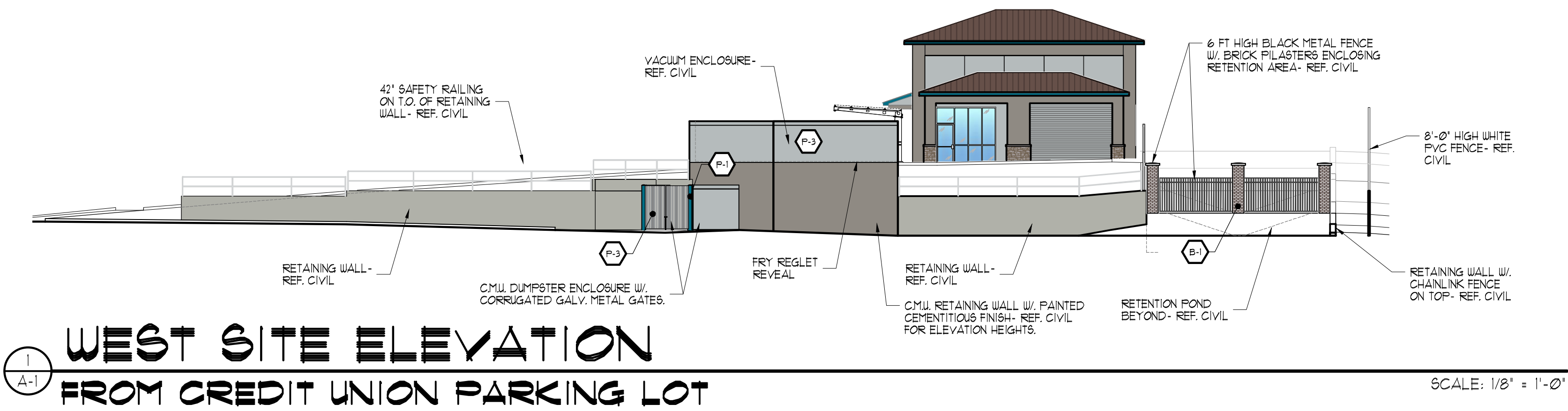
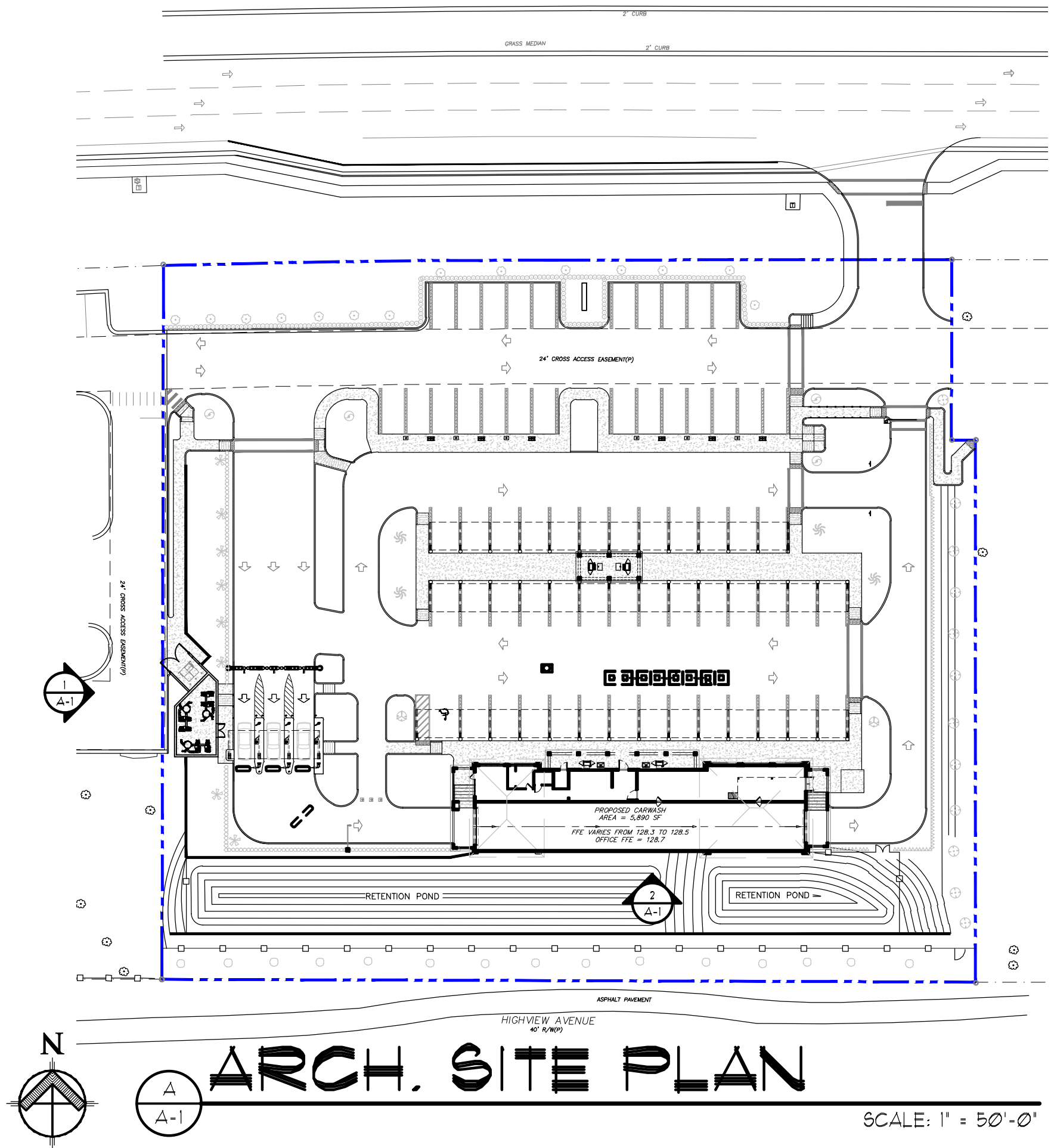
MT. DORA, FL



PAINT SCHEDULE						
CODE	COLOR	SPECS	SWATCH	CODE	COLOR	SPECS
P-1	BLUE - ACCENT COLOR	SU6783 AMALFI		PC-1	DARK GREY - TRIM COLOR	RAL 7045 TELEGREY 1 POWDER COAT
P-2	DARK GREY - ACCENT COLOR	SU7018 DOVETAIL		PC-2	BROWN - TRIM COLOR	RAL 8025 PALE BROWN POWDER COAT
P-3	LIGHT GREY - PRIMARY BLDG. COLOR	SU7663 MONORAIL SILVER		PC-3	WHITE - RAILING PICKETS, ROOF TOP SAFETY RAILINGS & EQUIP. SCREENS (IF APPLICABLE)	RAL 9003 SIGNAL WHITE POWDER COAT
P-4	BROWN - ACCENT COLOR	SU2206 ROCKWOOD BROWN		B-1	"THIN-BRICK" VENEER	BORAL - USED BRICK - HIGH DESERT
R-1	DARK BROWN STANDING SEAM METAL ROOF	MBCI - KOKO BROWN		S-1	"DRYSTACK" CULTURED STONE VENEER	BORAL - COUNTRY LEDGESTONE - ASHFALL



US-441



ISSUED FOR:
DESIGN REVIEW



MICHAEL F. SOFARELLI, JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.: AR 0014577

PROJECT:



WASH CITY
NEW CAR WASH
US, HWY 441
MOUNT DORA, FL

SOFARELLI ASSOCIATES ARCHITECTURE



MICHAEL F. SOFARELLI, JR., AIA
6305 142ND AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE (727) 530-3555
EMAIL: Mike@sofarelliarch.com

Revisions:
06-07-2023

Content:
COLOR ELEVATIONS, FINISH SCHEDULE

Filename:	WASH CITY MT. DORA
Date:	02-08-2023
Proj. no.	23002
Sheet:	A-1



DATE: February 21, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **Application for a Minor Site Plan: MyPlace Self-Storage, Self-Storage Mini-warehouse Facility Expansion; 21885 U.S. Highway 441 (Site Address); SAF NOB US 441 LLC (Property Owner), David Breeding, Farmer Development Inc. (Applicant); Todd Reyling, Reyling Design & Consulting (Engineer), Glen Craig, Glen Craig Group (Landscape Architect)**
Project No. SP23-15Minor

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Minor Site Plan request. Approval subject to engineering requirements prior to submittal of the Site Development Permit provided in the attached City correspondence.

REFERENCES/SUPPORT:

Section 5.1, *Site Plan Regulations*, Land Development Code, City of Mount Dora, Florida
Ordinance 2024-01, *Annexation*
Ordinance 2024-02, *Future Land Use Map Amendment*
Ordinance 2024-03, *Rezoning*

SITE SUMMARY:

Owners	SAF NOB US 441, LLC
Applicant	Dave Breeding, Farmer Development Inc.
Address	21885 US Highway 441, Mount Dora
Parcel ID(s)	33-19-27-0003-000-02901 (AK 2839538) 33-19-27-0003-000-05100 (AK 3729650) 33-19-27-0003-000-02902 (AK 2921757) 33-19-27-0003-000-04700 (AK 3353421) 33-19-27-0003-000-05900 (AK 3853683)
General Location:	East of US Highway 441; Approx. 400-ft north of the Orange County Line
Alternate Key Nos.	2839538
Zoning District:	Workplace Two (WP-2)
Future Land Use Category:	Industrial
Overlays:	None
Overall Site Area:	9.33 +/- acres (406,547-sf)
Project Site Area	1.78 +/- acres (77,375-sf)

Existing Use:	Vacant land
Proposed Use:	Indoor Mini-Warehouse Building (24,325-sf) Facility Expansion of the existing MyPlace Self-Storage
Proposed Building Height	30-ft
Maximum Building Height	35-ft
Proposed Impervious Surface Ratio	64.65%
Maximum Impervious Surface Ratio	65%
Proposed FAR	0.32
Maximum FAR	0.70

SURROUNDING PROPERTY LIST

Direction	City/County	FLU	Zoning	Existing Uses(s)
North	County	Industrial	Light Industrial	Florida Trailer Sales
South	County	Urban Low	Community Facility District	Rock Worship Center
East	County	Industrial	Light Industrial	TJ Restaurant Retail
	County	Industrial	Light Industrial	Wetlands
West	FDOT	-	Highway	US 441
	City	Office Prof.	Office Professional	Vacant

ANALYSIS:

The Applicant is seeking site plan approval for the construction of a new 39,420 square foot self-storage unit building on approximately 1.78 acres of an overall 9.33 acre project site. The Applicant recently acquired 1.54 acres of neighboring properties, including the former Harris Oil Company building, to facilitate the expansion of the MyPlace Self-Storage facility. The Applicant proposes site improvements that are less than fifty percent (50%) of the total square footage of the existing structures, thus prompting the requirement of an application for minor site plan review and approval by the Planning and Zoning Commission, in accordance with LDC Section 5.2.4, *Minor Site Plan Review*.

The subject property is located in the Workplace Two (WP-2) zoning district and is part of the Industrial future land use category, in accordance with the City's adopted 2045 Comprehensive Plan. The WP-2 district is established in order to identify any provide those geographic areas within the City that are appropriate for the development and maintenance of industrial, manufacturing warehousing and office environment. The proposed self-storage facility expansion is a permitted use within the WP-2 zoning district.

The 9.33 +/- acre property is identified by Alternate Key Number 2839538 and is currently developed with the MyPlace Self-Storage Mini-warehouses, consisting of approximately 90,010-sf of existing self-storage buildings. The Applicant proposes to convert the former Harris Oil Company building to self-storage and construct a 39,420-sf climate controlled self-storage facility and office on the undeveloped portions of the 1.78 acre parcel. The Property Owner acquired other parcels to facilitate the site expansion (Alternate Key 3353421, 2921757, and 3853683), however these parcels are proposed to remain undeveloped. The purpose of including these parcels in the site plan application is to satisfy the Impervious Surface Ratio and Floor Area Ratio requirements, as these development standards are based on a ratio of proposed development to overall site acreage. The applicant has demonstrated these areas will remain

undeveloped and improved as landscape buffers between the development and neighboring properties.

The Applicant provide a landscape plan that is generally consistent with the requirements established in LDC Section 6.6, *Landscaping and Buffers*. No tree removal plan was proposed by the applicant; and the Applicant demonstrated the proposed development will be fully landscaped and irrigated. The front twenty-five foot (25') buffer that runs along the length US Highway 441 and the property frontage is proposed to be densely planted with the required canopy trees, understory trees, and hedges to provide a cohesive and visually pleasing enhancements from the public view.

The property will maintain the existing access from US Highway 441 to the project site. As would be required from a new development a landscaped buffer would be required in the location of the existing access drive. To satisfy the intent of the landscape buffer, Staff suggested the northern buffer be allocated to the southerly property line along the shared property line with the Rock Worship Church property. The landscape plans show a densely planted buffer in this area.

A traffic impact analysis prepared by Buckholz Traffic Engineering, LLC, was included with the minor site plan review application. The report determined the total expected trips generated from the self-storage facility, once the expansion is complete, with approximately 184 daily site trips. The report concluded a net decrease in the number of daily site trips with the elimination of the Harris Oil Company from the project site.

The Development Review Committee provided a series of review comments on February 9, 2024 following a second (2nd) review. These review comments are attached and subject to approval prior to the applicant filing the Site Development Permit. Staff believes the outstanding review comments can be addressed by the project engineer and has elected to move the application request for minor site plan review forward to the Planning and Zoning Commission (PZC); subject to satisfying the DRC review comments.

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

ATTACHMENTS:

Vicinity Map
DRC Review Comments dated February 9, 2024
Application
Survey
Site Plan
Traffic Impact Analysis
Landscape Plans
Elevations
Renderings



CITY OF
MOUNT
DORA

Someplace Special.

February 12, 2024

Farmer Development, Inc.
Attn.: Mr. David Breeding
124 N. Grand Avenue
Fowlerville, MI 44836
Via Email: precon@farmerdevelopment.com

Re: DRC Verification – Additional Information Needed
My Place Mount Dora Expansion – 21885 U.S. Highway 441
Minor Site Plan (SP23-15Minor) – Second Review

Dear Mr. Breeding:

Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the Wash City Site Plan Set for project referenced above, and additional information is needed to complete our review. The Site Plan request has been placed on the Planning and Zoning Commission agenda for Wednesday, February 21, 2024, per a previous letter sent on February 2, 2024.

Please ensure the resubmittal package includes a written response to the DRC comments; revisions are bubbled on the plan sets; and the updated plan sheets are revised to reflect the revision date. Only digital submittals will be accepted for processing; resubmittal packages may be provided via CD, flash drive, or provided via a data sharing website.

Costs incurred by the City's outside engineering consultants and City Attorney will be billed directly to the applicant.

If you have any comments or questions about the project status, please do not hesitate to contact my office at 352-735-7112.

Sincerely,


Ryan Winkler
Senior Planner

Enclosure(s): DRC Comments dated February 6, 2024
CPH Comments dated February 9, 2024

cc: SAF NOB US 441 LLC, kcleary@myplaceselfstorage.com
Todd Reyling, reylingdc@gmail.com
Glenn Craig, glen@craigdesigngroup.com
John S. Odom, john@johnsodom.com





CITY OF
MOUNT
DORA

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

DRC REVIEW COMMENTS UTILITIES

DATE: February 6, 2024

FROM: Joshua P Kramm, Utility Line Manager

THROUGH: George Marek, P.E, Public Director of Public Works

PROJECT NAME: SAF NOB US 441 LLC DRC Utility Review (2nd Submittal)

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

Utilities Comments

1. C400- Gravity Sanitary Sewer shown going to existing manhole on US HWY 441 the city has no gravity sewer in that area. We have a force main sewer main on the 441 frontage. That would require a privet lift station and force main connection.
2. C400- 1" water service needs to be a separate connection to the existing main not on a dedicated fire service.
3. C400- What size fire tap connection and it needs to be called out as a wet tap as well.



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

DELIVERED VIA E-MAIL

February 9, 2024

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

RE: SAF NOB US 441 LLC (My Place Mount Dora Expansion)
Minor Site Plan (Project No.: SP23-15 Minor)
Second Review

Dear Mr. Sandersfeld,

We are in receipt of the revised Minor Site Plan Application and civil plans for the above referenced development. The following comments are based upon our review of the documents received by CPH on January 29, 2024, as submitted by Farmer Development, Inc.

Based on our review, all our previous civil comments have been addressed. We have left a couple of items noted as follow up reminders to the applicant and their engineer. In addition, the geotechnical report was not included with the second submittal. We have also confirmed the traffic review comments have been resolved.

Boundary & Topographic Survey:

1. Resolved. CPH also reviewed the FEMA Flood Map to verify the site is outside the 100 year flood zone. We have attached a copy of the flood map for reference.
2. Resolved – Survey was provided - Provide a separate Boundary Survey that is not overlain with the topographic data and detail that identifies all the parcels listed in the legal description.
3. Resolved. The Boundary and Topographic Survey is for all the property owned by SAF NOB US 441, LLC. Plans provided are for only the property in the northwest corner of all the property.
4. Resolved – see shaded areas on survey.

Construction Plans:

Sheet C001:

14. 32. Resolved. Front and side setbacks are shown. The rear setback would be towards the balance of the property owned. The Ingress/egress Easement is along the rear of the proposed site.



Sheet C400:

59. Acknowledged. Contractor will coordinate with City to field locate point of connection to the City's existing reuse system.

Drainage Calculations:

87. Resolved - The geotechnical report was provided to CPH by the architect. We also received additional e-mail correspondence from the Geotech referencing the boring at the storm water pond. The permeability rate of the soils at the storm water pond is very low. We understand additional soil remediation will be required at the storm water pond. The results of the remediation will need to be provided to the City. A storm water permit will also be required to be submitted to the City for their records.

This concludes our civil review of the plans and documents. The Traffic Review comments have also been addressed. See attached traffic approval letter. We do not have any objection to the City approving this application, once all the outstanding City Department review comments have also been addressed.

Sincerely,
CPH, LLC

A handwritten signature in cursive script, reading "Allen C. Lane, Jr.", is positioned above the typed name.

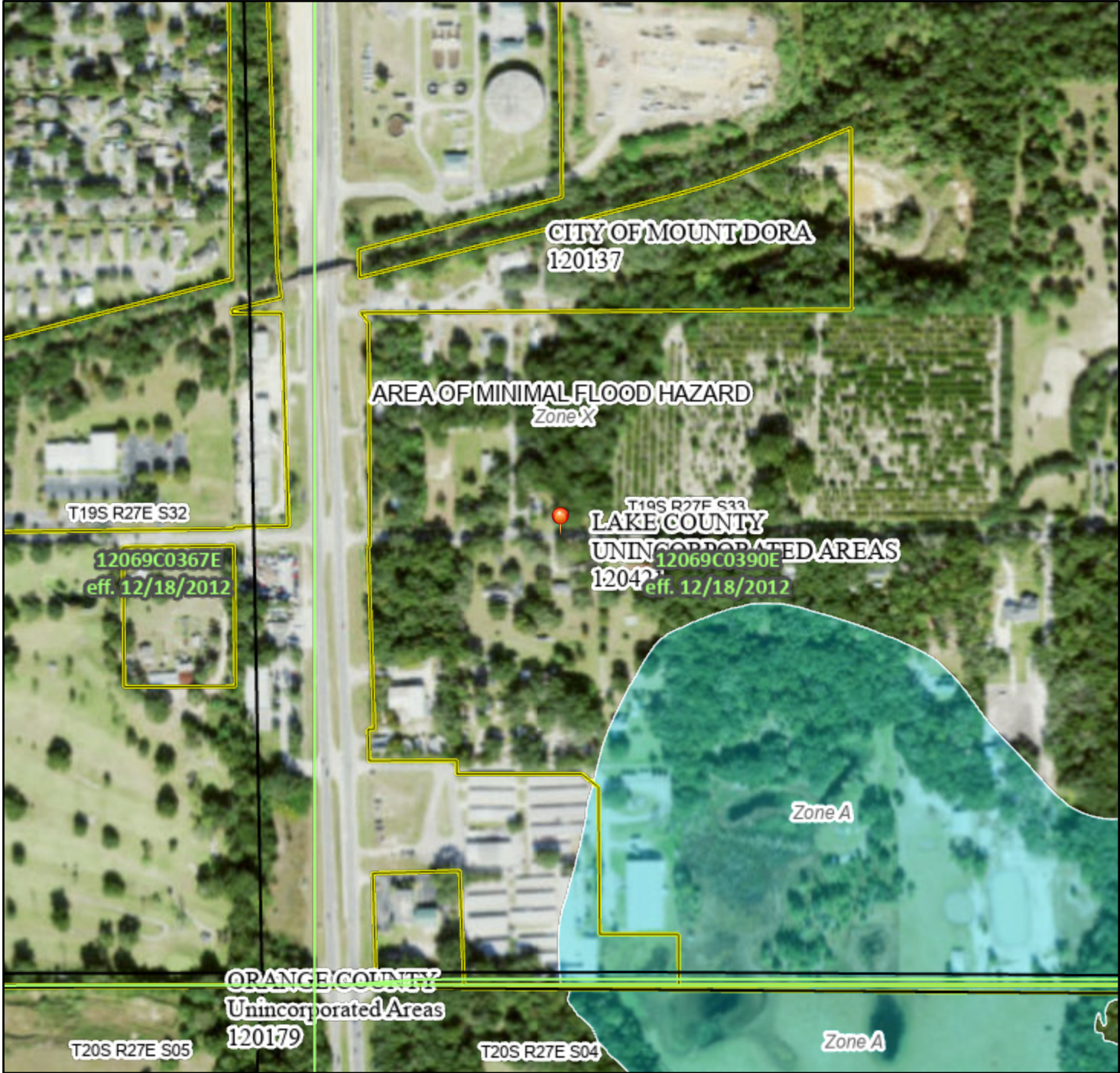
Allen C. Lane, Jr, P.E.
Senior Project Manager

CC: Kiersten U. Cavender
Gabriela Caron, E.I.
David A. Wheeler, P.E.

National Flood Hazard Layer FIRMMette



81°37'40"W 28°47'38"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

81°37'3"W 28°47'7"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/9/2024 at 2:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Memo

Date: February 8, 2024
To: Vince Sandersfeld
Organization: City of Mount Dora
From: Sandra Gorman, PE
Re: Trip Generation Analysis
US 441 Self-Storage Trip Generation
Buckholz Traffic
2nd Review

As requested, CPH has reviewed the trip generation analysis for the proposed self-storage expansion prepared by Buckholz Traffic dated January 24, 2024 and offer the following comments:

1. December 2023 Comment: The report indicates that the total number of units after the 250 unit expansion is 799. Please amend the report to indicate the correct number of units anticipate (999).

February 2024 Comment: Comment addressed.

2. December 2023 Comment: The analysis indicates that counts were done at the existing site to determine trip existing trip generation. Please provide the traffic counts collected and used in the analysis.

February 2024 Comment: Comment addressed.

3. December 2023 Comment: Please provide a table comparing the existing trip generation for the 749 storage units and the existing Harris Oil (based upon the counts collected is acceptable), and the proposed trip generation for the expanded storage facility.

February 2024 Comment: Comment addressed.

If you have any questions concerning the review, or would like to discuss these items in more detail, please do not hesitate to contact me. At this time there are no further comments regarding the traffic analysis.



Architects
Environmental
M/E/P
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Landscape Architects
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Transportation/Traffic

5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Memo

Date: February 8, 2024
To: Vince Sandersfeld
Organization: City of Mount Dora
From: Sandra Gorman, PE
Trip Generation Analysis
Re: US 441 Self-Storage Trip Generation
Buckholz Traffic
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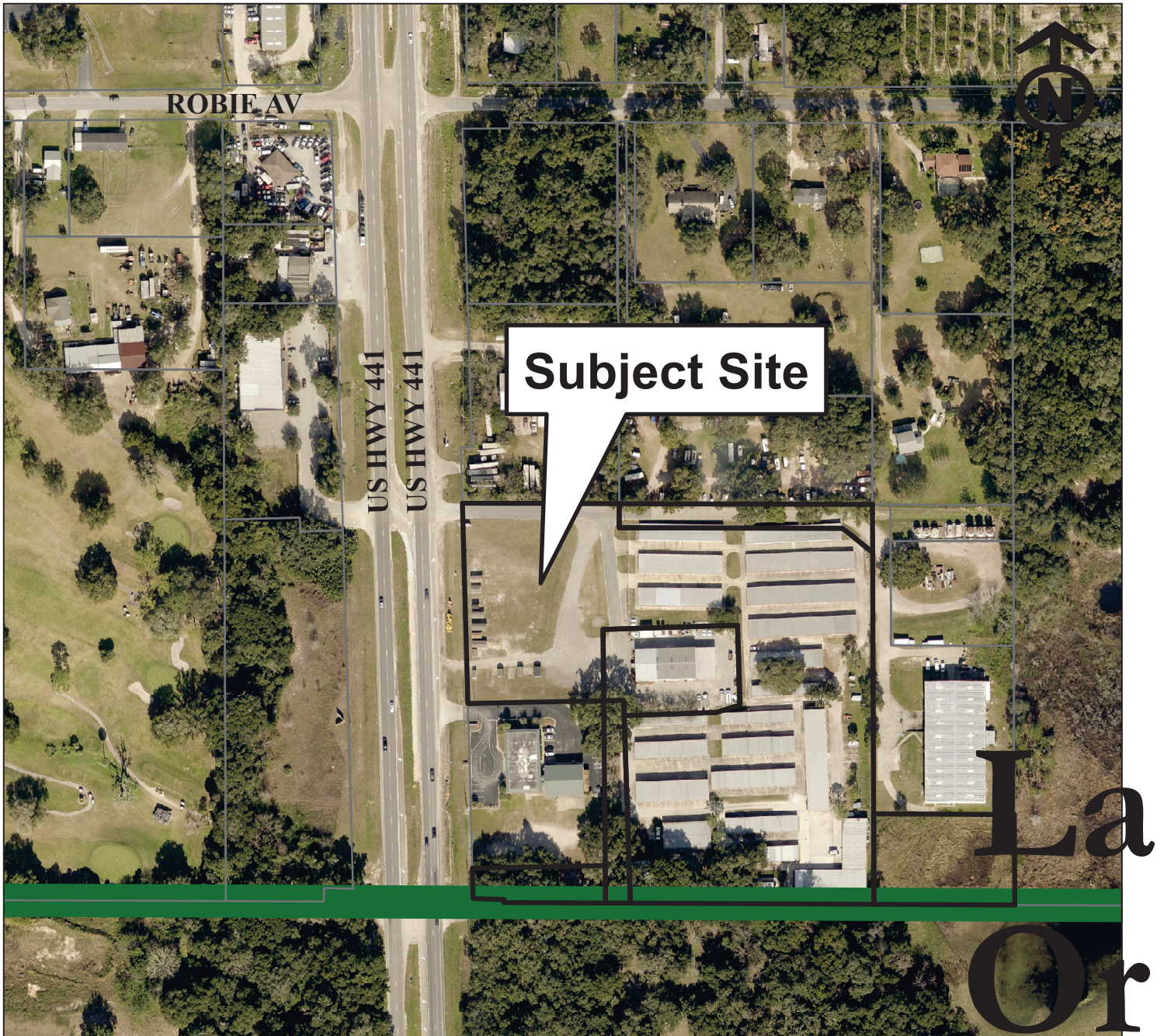
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CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

PLANNING AND ZONING COMMISSION VICINITY MAP



Legend

☐ Subject Properties

Project Name:

MyPlace Self-Storage Expansion

Project Number:

SP23-15Minor

Date:

February 21, 2024

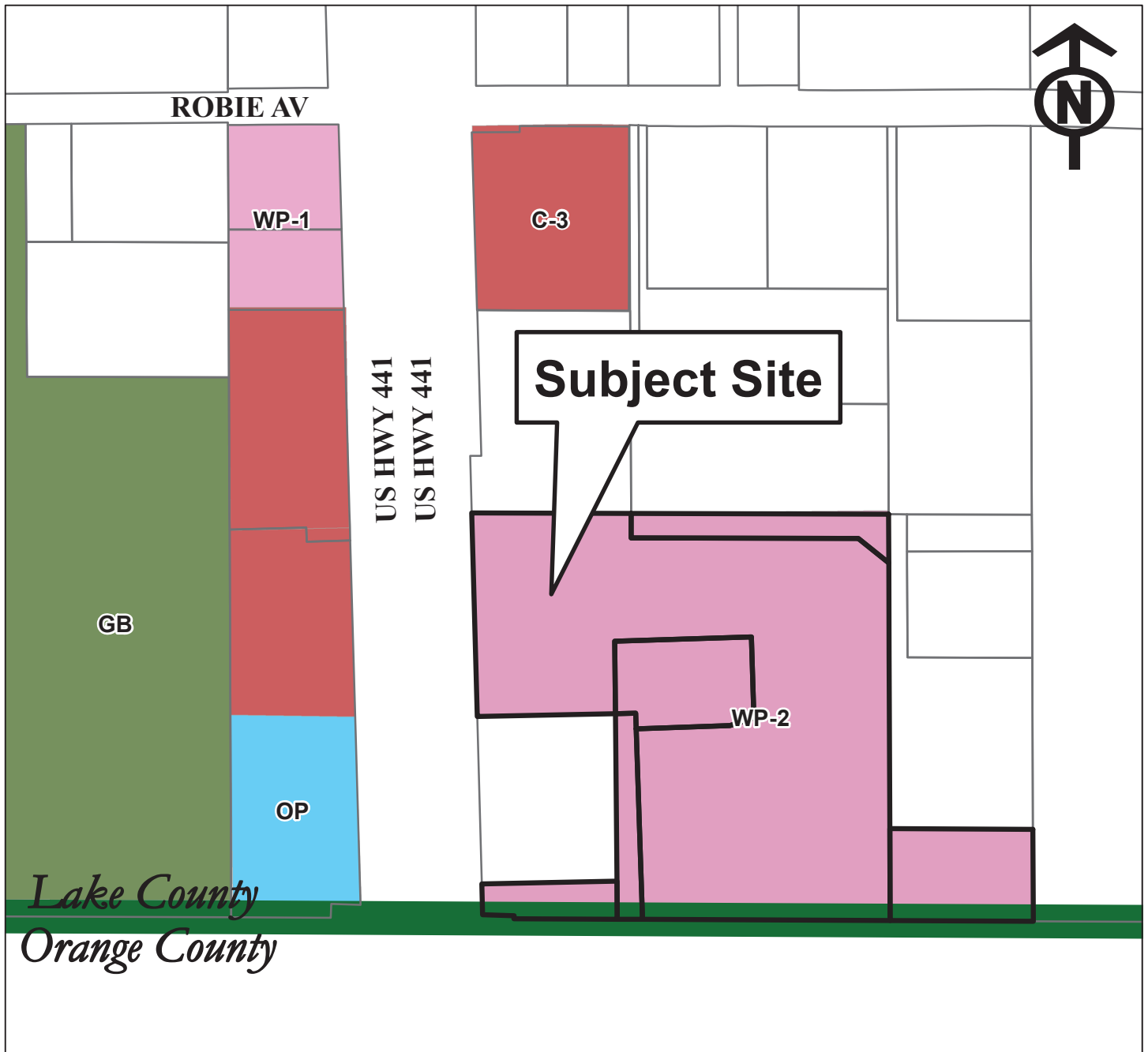
Request:

Construct a 24,325-sf indoor mini-warehouse facility on 1.78 +/- acres (project site) as part of an overall expansion of the 9.33 acre site.



CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

PLANNING AND ZONING COMMISSION VICINITY MAP - EXISTING ZONING



Legend

C-1 Neighborhood Commercial	PLI Public Lands and Institutions	MHP Mobile Home Park
C-2 Downtown Commercial	PUD Planned Unit Development	RP Residential Professional
MU-2 Downtown Mixed Use	R-1 Single-Family Residential	Water Body (Lake)
C-2A Peripheral Commercial	R-1A Single-Family Residential	WP-1 Workplace
C-3 Highway Commercial	R-1AAA Single-Family Residential	WP-2 Workplace
GB Green Belt	R-2 Duplex Residential	County Ag*
OP Office Professional	R-3 Multi-Family Residential	

Project Name:

MyPlace Self-Storage Expansion

Project Number:

SP23-15Minor

Date:

February 21, 2024

Request:

Construct a 24,325-sf indoor mini-warehouse facility on 1.78 +/- acres (project site) as part of an overall expansion of the 9.33 acre site.



**CITY OF
MOUNT
DORA**

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

**MINOR SITE PLAN
APPLICATION**

Date: 11/28/2023 Project Name: MyPlace Self Storage Expansion

1. Site Address: 21885 US-441, Mount Dora, FL 32757

2. Applicant's Name: David Breeding

Company's Name: Farmer Development, Inc.

Address: 124 N. Grand Ave.

City, State & Zip: Fowlerville, MI 48836

Phone: (517) 518-0103 E-mail: precon@farmerdevelopment.com

3. Property Owner's Name(s): SAF NOB US 441, LLC.

Company's Name: MyPlace Self Storage

Address: 9718 Chestnut Ridge

City, State & Zip: Windermere, FL 34786

Phone: (317) 657-7836 E-mail: kcleary@myplaceselfstorage.com

4. Engineer's Name: Todd Reyling

Company's Name: Reyling Design & Consulting

Address: 4516 Boardwalk

City, State & Zip: Smithton, IL 62285

Phone: (618) 530-1694 E-mail: reylingdc@gmail.com

5. Landscape Architect's Name: Glen Craig

Company's Name: Craig Deign Group

Address: 413 Spears Ave

City, State & Zip: Chattanooga, TN 37405

Phone: (423) 521-7622 E-mail: glen@craigdesigngroup.com

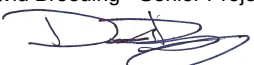
John S. Odom

6. Architect's Name: _____
Company's Name: JSO Services, LLC
Address: P.O. Box 410394
City, State & Zip: St Louis, MO 63141
Phone: (417) 343-2602 E-mail: john@johnsodom.com
7. Briefly describe the property project and proposed use(s): _____
A new 39,420 sq ft self storage unit building will be constructed within the open area along the western boundary of the existing parcel.
8. Property is located on the following adjacent streets: US Highway 441
9. Zoning District: WP-2, Workplace Future Land Use Category: IND
10. Building Size Existing (SF): 90,010 sq ft existing Proposed (SF): 39,420 sq ft
Total (SF): 129,430 sq ft
11. Proposed Number of Seats: N/A
12. Size of property in Acres: 9.33 Once Annexation is complete Square Feet: 406,414.8 sq ft
13. Number of structures to be built on the site: 1 structure under this application
14. Height of structures(s): 16'-6" Building Stories: 1
15. Total square footage of impervious surface: 262,761 sq ft
16. The percentage of lot coverage: 64.65% of site is impervious
17. Are vested rights being requested as part of this application? Yes X No _____
If no, by signing this application you are waiving any future vested development rights on this property.

CERTIFICATION AND SIGNATURE

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

Farmer Development, Inc.
David Breeding - Senior Project Manager

 _____

Owner/Applicant Signature

Minor Site Plan Application

12/01/2023

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: \$1,500.00**

*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.

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

2. Completed Minor Site Plan Application.
3. Minor Site Plan signed and sealed required, drawn to an appropriate scale, on 24" x 36" sheets.
4. Exterior Building Elevations (all sides) including dimensions, height elevations, proposed exterior color scheme, etc. same paper size as site plan (for building changes, additions, etc).
5. Drainage Calculations, Traffic Impact Analysis Reports (signed and sealed), if required.
6. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.
7. The Property Card(s) from the Lake County Property Appraiser's office and 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. Title Certificate, per section 4.3.4.LDC
10. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, landscape plan, exterior elevations, colored renderings, survey, all reports, drawings, etc.) in PDF.
11. One reduced copy 11" x 17" paper size of the site plan, landscape plan, lighting plan, exterior elevation sheets, colored renderings, 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.

Submittals are to be in accordance with the City Land Development Code – relevant sections are shown below – for complete Land Development Code information refer to the City website.

5.2 Procedures for review of site plans.

- 5.2.1 *Preapplication conference.* The applicant will meet with the development review coordinator to discuss the proposed development prior to submitting a formal application.

5.2.2 Application Procedure:

1. An approved site plan is required prior to the issuance of a building permit.
2. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.
3. All applicants applying for site plan review, submitted under the purview of this chapter, with application submittal format as provided by the City of the site plan to the development review coordinator.
4. Site plan submittals shall contain the information required by Section 5.3 or applicants will not be placed on the DRC agenda until they are completed.
5. The Development Review Committee shall review all site plans for compliance with site plan requirements. The applicant shall be invited to meet with the Development Review Committee in their review of the site plan. The Development Review Coordinator shall inform the applicant by letter of the recommendations which will be made by the Development Review Committee to the Planning and Zoning Commission if the applicant is not present.
6. If substantial revisions are required as determined by the Development Review Committee, required copies of the revised site plan shall be submitted within sixty (60) days from the Development Review Committee meeting at which the recommendations were made. The Development Review Committee will review these changes for compliance with the appropriate site plan regulations and make recommendations to the Planning and Zoning Commission.
7. More than two (2) reviews by the Development Review Committee for a site plan shall be considered a new application and therefore require an additional application fee.
8. Based upon the information and the recommendations of the Development Review Committee, the Planning and Zoning Commission will approve, approve subject to stated conditions or deny the site plan.

9. Upon site plan approval and issuance of a building permit, the development shall be built in accordance with the approved site plan and site plan regulations.
- 5.3.1 Qualification of Engineer:* Site plans or any portion thereof involving engineering shall be certified and prepared by, or under the direct supervision of, a professional engineer, qualified by training and experience in the specific technical field involved and registered or licensed to practice that profession in the State of Florida.
- 5.3.2 General Development and Proposed Improvements:*
1. General Information:
 - a. Name of project.
 - b. Statement of intended use of site.
 - c. Legal description of the property and size of parcel in acres or square feet.
 - d. Name, address and telephone number of the owner(s) of record.
 - e. Name, address and telephone number of the owner's(s') agent.
 - f. Name, address, signature and registration of the professionals preparing the plan.
 - g. Date, north arrow, page numbers and scale (not smaller than one inch to fifty feet (1" = 50')) shall be designated and where appropriate as determined by the Development Review Coordinator, the same scale should be used on all sheets.
 - h. Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1" = 2,000').
 - i. Linear dimensions of the site.
 - j. Existing topography with a maximum of one foot (1') contour intervals for the proposed site and three hundred feet (300') adjacent to the site Development Review Coordinator.
 - k. Finished grade elevations.
 - l. All existing and proposed building restriction lines (i.e.: highway setback lines, easements, covenants, right-of-ways and building setback lines).
 - m. Commitments, such as contributions to off set public facilities impacts.
 - n. Zoning on all adjacent land.
 - o. All right-of-ways and curb cuts within 150 feet of the proposed site on both sides of the road.
 - p. Elevation drawings showing architectural design as referenced in Section 6.13.2 of the Land Development Regulations.
 - q. All new developments, including public rights-of-way, shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be designed meeting the International Dark Sky Association principals.
 - r. All new developments shall provide parking light poles and fixtures meeting the City's fixture and pole design styles as provided in the City of Mount Dora Standard Details Construction Manual. Further exterior lighting design requirements are listed in Section 6.13 (Commercial architectural and site design requirements).
 2. Buildings and Structures.
 - a. Intended use.
 - b. Number of stories.
 - c. Height of building.
 - d. Number of dwelling units and density for multifamily site plans.
 - e. Projected number of employees.
 - f. If restaurant, show number of seats and occupancy load.
 - g. Square footage for proposed development gross square footage, non-storage area, square footage of sales area, etc.
 - h. Photograph or sketch of proposed sign with dimensions and material type.
 - i. Façade and elevation plans as follows:

1. Exterior elevation with material designations.
 2. Outline specifications of façade and roof treatments.
 3. General exterior color description including signs.
3. Streets, Sidewalks, Driveways, Parking Areas and Loading Spaces:
 - a. Engineering plans and specifications for streets, sidewalks and driveways.
 - b. All parking spaces designated.
 - c. Number of parking spaces.
 - d. Number and location of handicapped spaces.
 - e. Number and designation of loading spaces.
 - f. Number of square feet of paved parking and driveway area.
 - g. Surface materials of driveways.
 - h. Cross-section of proposed street improvements.
 - i. Fire lanes.
 - j. Location of proposed street improvements.
 - k. Location of traffic control signs and signalization devices.
 - l. Designated location of sidewalks.
 - m. Coordination of walkways, driveways, etc., with facilities in adjacent developments.
 - n. All proposed streets and alleys.
 - o. The extension or construction of service roads and access thereto on site must be shown where applicable.
4. Traffic Impact Analysis Data:
 - a. Requirements: The developer shall prepare, or have prepared, by a qualified traffic engineer, a traffic impact analysis, unless determined by the city that the proposed development will not have a traffic impact which justifies such an analysis. Four (4) copies of the traffic impact analysis must be provided.
 - b. Data: The analysis of traffic impacts will provide the following findings and appropriate methodologies utilized in determining the findings:
 1. Total projected average weekday trip ends for the site in question.
 2. Design capacity of the accessed and impacted roads.
 3. Average projected peak-hour (including time of day) trip projections for the site in question.
 4. Analysis of projected on and off site traffic patterns, such as turning movements.
 5. Projected percentage of truck traffic.
 6. Recommended improvements made necessary by development.
 7. Other related information as required by the City Engineer.
 8. Impact to existing levels of service on accessed and impacted roads.
 - c. The applicant shall be responsible for all costs associated with review of the traffic impact analysis by the City Engineer.
 - d. All traffic impact analysis shall be conducted in conformance with the traffic impact study (TIS) guidelines dated March 2008 or most recent version.
5. Drainage: Engineering plans and specifications for collection and treatment of storm drainage, including a description of the preservation of any natural features, such as lakes and streams or other natural features.
6. Dredge and Fill: If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to the issuance of such permit.
7. Soils:
 - a. Indicate soil classifications on the site plan as identified by the United States Department of Agriculture Soil Conservation Service in the "Lake County Area Soil Survey." An

applicant may challenge this designation by securing competent expert evaluation, at the applicant's expense, demonstrating that the identified soils are not classified correctly. If that determination is concurred by the City, the soils shall be correctly identified for the purpose of this chapter.

- b. Soil analysis by a qualified soil engineer must be furnished upon request of Director of Public Services.
8. Erosion Control: Provision for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.
9. Limits of Floodplain: Indicate flood elevation for 100-year flood elevation on the site plan as established by the United States Geological Survey series entitled, "Map of Flood Boundary and Floodway Maps." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that his property does not fall within the designated flood delineation. If said expert determines that the property in question is not within a flood-prone area, and said determination is acceptable to the Public Services Director and City Engineer said property shall be designated as non-flood-prone for the purpose of this Code.
10. Proposed Water and Sewer Facilities:
 - a. Water: Size, material and location of water mains, plus valves and fire hydrants, fire flow calculations plus engineering plans and specifications within three hundred (300) feet of the site.
 - b. Sanitary Sewer System: Size, material and location of lines plus engineering plans and specifications, with submittal of profile where required.
 - c. Electric and Gas.
11. Solid Waste: Location(s) and access provisions for refuse service, including pad screening, fencing and landscaping.
12. Landscaping, Arbor, Recreation and Open Space:
 - a. Landscaping plan, irrigation system plan and provision for maintenance, including size, type and location of all landscaping, screens, walls, fences and buffers;
 - b. Application for arbor permit, if applicable.
 - c. Recreation and open space areas, if applicable.

5.3.3 Existing Improvements: (onsite, adjacent to site and across or opposite any public right-of-ways):

1. Locations and sizes of driveways and median cuts within three hundred (300) feet of the site.
2. Sidewalks, streets, alleys and easements (note widths and type).
3. Drainage systems to include natural and structural (size and materials, invert elevation).
4. Size and location of nearest water mains, valves and fire hydrants.
5. Sanitary sewer systems (size, invert elevations, etc., to be included).
6. Gas, electrical and telephone lines, where available.
7. Tree survey indicating the location of all trees on site which are a minimum of six (6) inches in diameter measured approximately three (3) feet above the ground designating the trees to be retained, removed, relocated or replaced. Smaller trees to be retained may also be shown by the applicant to assist the Arbor Inspector in determining replacement requirements. Groups of trees

in close proximity may be designated as “clumps” of trees with the estimated number and type of trees noted. Trees with a diameter of 24 inches and greater shall be identified by type, height, diameter and canopy spread. Trees to be removed, relocated or replaced must be named (common and botanical name) on the plan.

5.3.4 Additional Data: Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of this Ordinance.

5.3.5 Additional Required Legal Submittals Where Facilities are Dedicated to the Public: The approval of the site plan wherein facilities are dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as appropriate:

1. **Bonds:** The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the City, by filing a performance bond or bonds executed by an approved surety company in the amount of one hundred ten percent (110%) of the construction costs, including landfill. Costs for construction shall be determined by (1) estimate by the applicant’s engineer, or (2) a copy of the actual construction contracts as provided. The amounts of the performance and maintenance bond must be approved as adequate by the Director of Public Services and/or the City Engineer.

In lieu of performance bonding, improvements may be installed following site plan approval and preceding issuance of the Certificate of Occupancy, a two (2) year maintenance bond in the amount of twenty percent (20%) of the construction costs must be submitted. A completed maintenance bond form shall be submitted when utilizing a cashier’s check or certified check as the form of guarantee in lieu of a survey. The Certificate of Occupancy cannot be issued until the maintenance bond is approved. Bonding requirements may also be met by, but not limited to, the following:

- a. **Escrow Deposit:**
 1. Cashier’s Check
 2. Certified Check
 - b. Others, as approved by City Council, which may include developer-lender city agreement for providing public improvements, assignment of interest-bearing certificate of deposit, irrevocable letters of credit or developer’s agreement.
2. **Title Certificate:** A certificate of ownership signed by a licensed attorney at law or an abstract company shall be required when property is conveyed to the City, in a form approved by the City Attorney and showing the following:
 - a. Parties executing site plan are owners of the land embraced by the site.
 - b. All mortgages, liens or other encumbrances.
 - c. That all taxes and assessments are paid to date.
 - d. Description of site is correct.
 - e. No conflicting right-of-ways, easements or site plans exist.
 3. **As-Built Record Drawings:** The City shall not accept improvements not issued a Certificate of Occupancy as-built record drawings are submitted to the City and reviewed, and determined to be consistent with this code.

Costs incurred by the City’s outside engineering consultants will be billed directly to the applicant. Outstanding fees shall be paid to the City prior to issuance of the CO.

As-built Record Drawings. Three copies of as-built record drawings shall be required prior to the issuance of a certificate of occupancy. As-Built Record Drawings shall be prepared, signed and sealed by the engineer of record. The city shall not accept improvements nor issue a certificate of occupancy until three copies of as-built record drawings are submitted to the city and reviewed, and determined to be consistent with this code. Also, see Section 7.10.8 and Section 7.13.6 of this code for specific as-built requirements for utility construction specifications.

Permits from all regulatory and applicable governmental agencies, including but not limited to the following:

- a. Department of Environmental Regulations
- b. St. Johns River Water Management District
- c. Army Corps of Engineers
- d. Florida Department of Transportation

Section 6.15 Trail Design Guideline Requirements.

Section 6.15.1. *Purpose and intent.* The purpose of these standards is to provide a community wide trail network which links neighborhoods, parks, schools, shopping areas and opens spaces. The intent is to provide comprehensive guidelines for the design and construction of various trail types and compliance with American Association of Street and Highway Transportation Officials (AASHTO) standards, Uniform Federal Accessibility standards and the “American with Disabilities Act Accessibility Guidelines”.

Section 6.15.2. *Applicability.* These guidelines shall apply to shared-use trails, multi-use trails, park/nature trails, community paths/trails, and urban bicycle/pedestrian corridors.

Section 6.15.3. *Design Standards.* Trails are required in the following situations:

1. When a trail corridor traverses or is adjacent to a proposed development. Trails shall be provided within, or as close as possible to the delineated trail corridor.
2. To link public transit stops, schools, recreation facilities, park sites and/or to public areas interior or exterior to the proposed development.
3. When a trail is shown on an approved development plan.
4. To continue existing planned and/or platted trails, from adjoining developments.

[See Chapter VI - LDC, Section 6.15 for the entire Trail Design Guideline Requirements]

Updated 5/13/2021

PROPERTY RECORD CARD

General Information

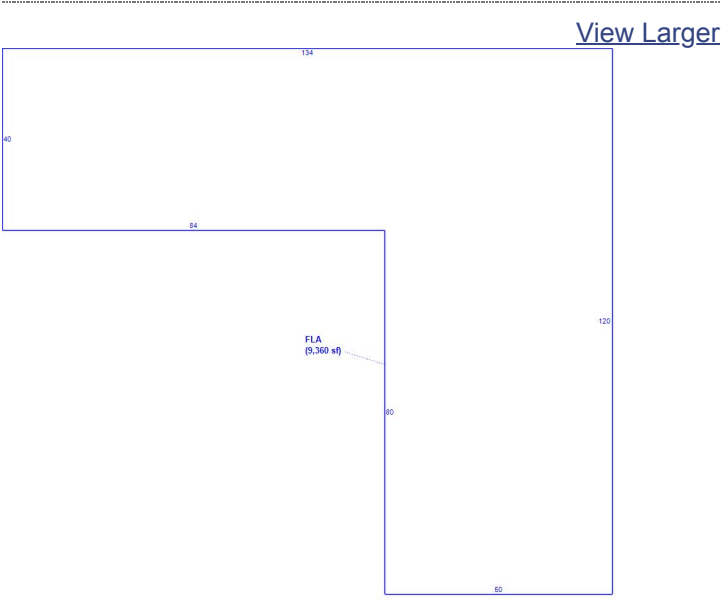
Name:	SAF NOB US 441 LLC	Alternate Key:	2839538
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-02901
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	21901 HWY 441 MOUNT DORA FL, 32757	Property Name:	HARRIS MINI STORAGE INC Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 1/2 OF SW 1/4 OF SW 1/4 LYING E OF E'LY R/W LINE OF US HWY 441-LESS FROM SW COR OF SEC RUN S 88DEG 47MIN 30SEC E 464.34 FT TO E'LY R/W LINE OF SR 500 FOR POB, RUN N 02DEG 51MIN 30SEC E 4.93 FT, N 87DEG 08MIN 35SEC W 51.64 FT, N 0DEG 38MIN 35SEC W 325.46 FT, N 89DEG 44MIN 00SEC E 260.21 FT, S 0DEG 56MIN 26SEC E 338.64 FT TO S LINE OF SEC, N 88DEG 47MIN 30SEC W 210.83 FT TO POB & LESS E 235 FT OF SE 1/4 OF SW 1/4 OF SW 1/4 & LESS N 40 FT OF S 1/2 OF SW 1/4 OF SW 1/4 LYING E OF 261.65 FT E OF E R/W LINE OF SR 500 & LYING W OF W LINE OF E 235 FT OF SW 1/4 OF SW 1/4 & LESS FROM NE COR OF SE 1/4 OF SW 1/4 OF SW 1/4, RUN N 88DEG 54MIN 30SEC W 235 FT, S 0DEG 44MIN 52SEC W 40 FT FOR POB, CONT S 0DEG 44MIN 52SEC W 40 FT, NW'LY TO A POINT THAT IS N 88DEG 54MIN 30SEC W 50 FT FROM POB, S 88DEG 54MIN 30SEC E 50 FT TO POB & LESS FROM SE COR OF SE 1/4 OF SW 1/4 OF SW 1/4, RUN N 88DEG 47MIN 30SEC W 682.92 FT, N 0DEG 24MIN 02SEC E 337.06 FT FOR POB, CONT N 0DEG 24MIN 02SEC E 119.59 FT, N 89DEG 06MIN 47SEC E 224.26 FT, S 0DEG 57MIN 30SEC E 133.46 FT, S 73DEG 46MIN 10SEC W 41.35 FT, S 88DEG 51MIN 07SEC W 187.93 FT, N 0DEG 24MIN 02SEC E 25.71 FT TO POB-- ORB 5951 PG 236 ORB 6013 PG 1633		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

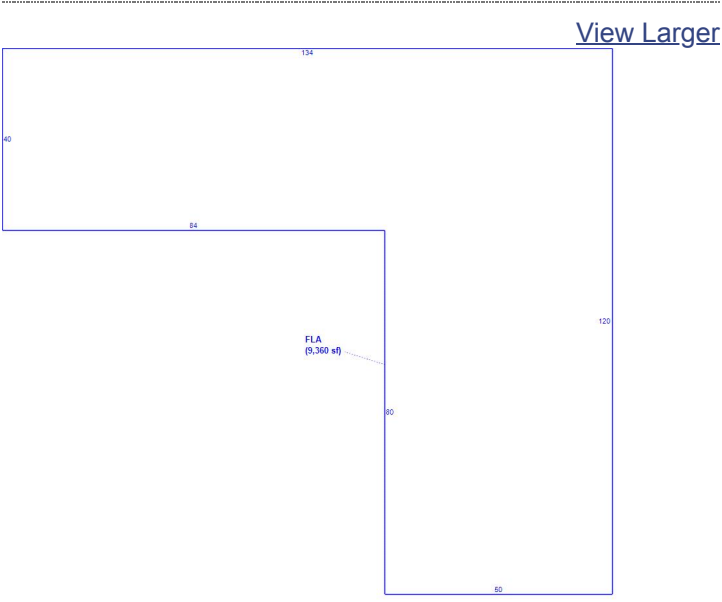
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	WAREHOUSE - MINI (4810)	0	0		7.190	Acre		\$1,148,387.00	\$1,148,387.00
Click here for Zoning Info ⓘ FEMA Flood Map									

Commercial Building(s)

Building 1

Commercial	Building Value: \$347,976.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built: 1995	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 9360	FINISHED LIVING AREA (FLA)	1.00	9360
Full Bathrooms: 0			
Half Bathrooms: 0			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

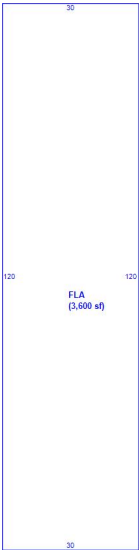
Building 2

Commercial	Building Value: \$84,493.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built: 1989	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 2400	FINISHED LIVING AREA (FLA)	1.00	2400
Full Bathrooms: 0			
Half Bathrooms: 0			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			



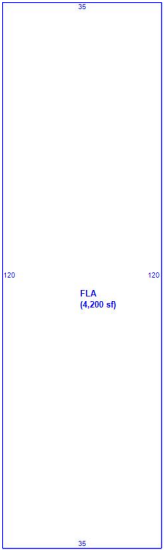
Building 3

Commercial	Building Value: \$122,520.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built:	1989	Section Type	No. Stories
Total Effective Area:	3600	FINISHED LIVING AREA (FLA)	1.00
Full Bathrooms:	0		Ground Floor Area
Half Bathrooms:	0		3600
Elevators:	0	View Larger	
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		



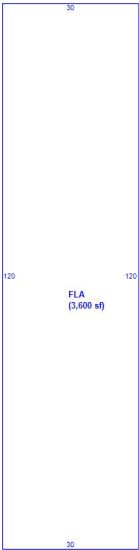
Building 4

Commercial	Building Value: \$142,632.00 Building Use: WAREHOUSE (48C) Structure Type:		
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Summary		Section(s)		
Year Built:	1989	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	4200	FINISHED LIVING AREA (FLA)	1.00	4200
Full Bathrooms:	0			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			
		View Larger		

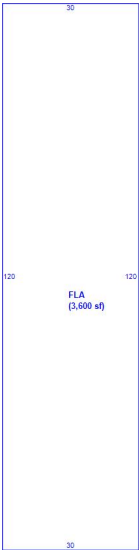
Building 5

Commercial		Building Value: \$122,520.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary		Section(s)		
Year Built:	1990	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	3600	FINISHED LIVING AREA (FLA)	1.00	3600
Full Bathrooms:	0	View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			



Building 6

Commercial	Building Value: \$122,520.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built:	1990	Section Type	No. Stories
Total Effective Area:	3600	FINISHED LIVING AREA (FLA)	1.00
Full Bathrooms:	0	Ground Floor Area	3600
Half Bathrooms:	0	View Larger	
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		



Building 7

Commercial	Building Value: \$142,632.00 Building Use: WAREHOUSE (48C) Structure Type:		
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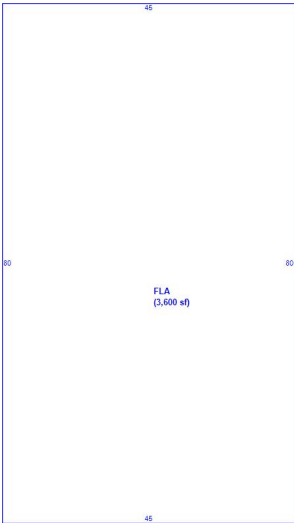
Summary		Section(s)		
Year Built:	1991	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	4200	FINISHED LIVING AREA (FLA)	1.00	4200
Full Bathrooms:	0	View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

[View Larger](#)

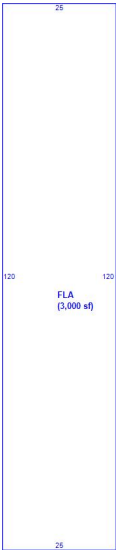
Building 8

Commercial		Building Value: \$125,832.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary		Section(s)		
Year Built:	1993	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	3600	FINISHED LIVING AREA (FLA)	1.00	3600
Full Bathrooms:	0	View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

[View Larger](#)



Building 9

Commercial	Building Value: \$105,085.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built:	1993	Section Type	No. Stories
Total Effective Area:	3000	FINISHED LIVING AREA (FLA)	1.00
Full Bathrooms:	0		Ground Floor Area
Half Bathrooms:	0		3000
Elevators:	0	 View Larger	
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		

Building 10

Commercial	Building Value: \$105,085.00 Building Use: WAREHOUSE (48C) Structure Type:		
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Summary		Section(s)		
Year Built:	1994	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	3000	FINISHED LIVING AREA (FLA)	1.00	3000
Full Bathrooms:	0			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			
		View Larger		

Building 11

Commercial		Building Value: \$187,528.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary		Section(s)		
Year Built:	1997	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	5400	FINISHED LIVING AREA (FLA)	1.00	5400
Full Bathrooms:	0	View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

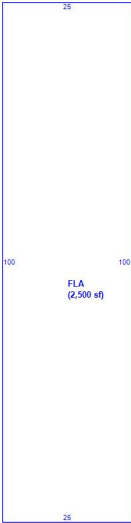


Building 12

Commercial	Building Value: \$202,333.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built: 2000	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 5400	FINISHED LIVING AREA (FLA)	1.00	5400
Full Bathrooms: 0	FLA (5,400 sf) View Larger		
Half Bathrooms: 0			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

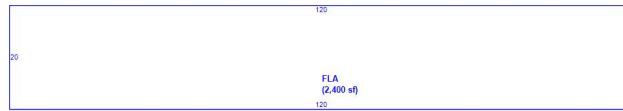
Building 13

Commercial	Building Value: \$104,316.00 Building Use: WAREHOUSE (48C) Structure Type:		
------------	--	--	--

Summary		Section(s)		
Year Built:	2000	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	2500	FINISHED LIVING AREA (FLA)	1.00	2500
Full Bathrooms:	0			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

Building 14

Commercial	Building Value: \$84,493.00 Building Use: WAREHOUSE (48C) Structure Type:			
Summary		Section(s)		
Year Built:	1989	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	2400	FINISHED LIVING AREA (FLA)	1.00	2400
Full Bathrooms:	0			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			



Building 15

Commercial	Building Value: \$108,127.00 Building Use: WAREHOUSE (48C) Structure Type:
Summary	Section(s)
Year Built: 1989	Section TypeNo. StoriesGround Floor Area
Total Effective Area: 5880	COMMERCIAL CANOPY (COP) 1.00 3360
Full Bathrooms: 0	FINISHED LIVING AREA (FLA) 1.00 2520
Half Bathrooms: 0	
Elevators: 0	
Elevator Landings: 0	
Residential Units: 0	
Kitchens: 0	
Fireplaces: 0	

Building 16

Commercial	Building Value: \$86,777.00 Building Use: WAREHOUSE (48C)
------------	--

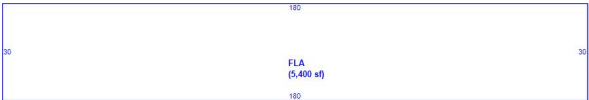
		Structure Type:		
Summary		Section(s)		
Year Built:	1994	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	2400	FINISHED LIVING AREA (FLA)	1.00	2400
Full Bathrooms:	0	View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

[View Larger](#)

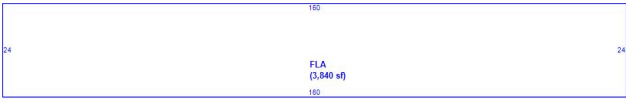
Building 17

Commercial		Building Value: \$202,333.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary		Section(s)		
Year Built:	2000	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	5400	FINISHED LIVING AREA (FLA)	1.00	5400
Full Bathrooms:	0	 View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

[View Larger](#)



Building 18

Commercial	Building Value: \$156,524.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built: 2000	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 3840	FINISHED LIVING AREA (FLA)	1.00	3840
Full Bathrooms: 0	View Larger 		
Half Bathrooms: 0			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

Building 19

Commercial	Building Value: \$156,792.00 Building Use: WAREHOUSE (48C) Structure Type:		
------------	--	--	--

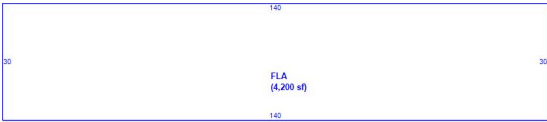
Summary		Section(s)		
Year Built:	2005	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	3500	FINISHED LIVING AREA (FLA)	1.00	3500
Full Bathrooms:	0			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

[View Larger](#)

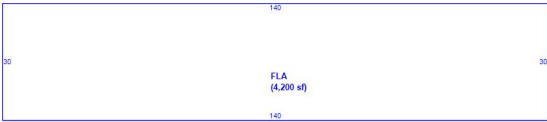
Building 20

Commercial		Building Value: \$173,471.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary		Section(s)		
Year Built:	2005	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	4200	FINISHED LIVING AREA (FLA)	1.00	4200
Full Bathrooms:	0	View Larger		
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

[View Larger](#)



Building 21

Commercial	Building Value: \$173,471.00 Building Use: WAREHOUSE (48C) Structure Type:		
Summary	Section(s)		
Year Built: 2005	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 4200	FINISHED LIVING AREA (FLA)	1.00	4200
Full Bathrooms: 0	View Larger		
Half Bathrooms: 0			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value

1	PAVING (CPAV2)	14474	SF	1988	\$20,264.00
2	BARN (CBRN4)	1800	SF	1988	\$13,500.00
3	PAVING (CPAV2)	7147	SF	1989	\$10,006.00
4	PAVING (CPAV2)	342	SF	1990	\$479.00
5	PAVING (CPAV2)	3940	SF	1992	\$5,516.00
6	PAVING (CPAV2)	2068	SF	1993	\$2,895.00
7	PAVING (CPAV2)	4900	SF	1997	\$6,860.00
8	PAVING (CPAV2)	4920	SF	2000	\$6,888.00
9	FENCE (CFEN1)	11160	SF	2004	\$6,428.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6089 / 1495	02/2023	Warranty Deed	Unqualified	Improved	\$100.00
5951 / 236	04/2022	Warranty Deed	Qualified	Improved	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Improved	\$0.00
3932 / 2375	03/1999	Warranty Deed	Unqualified	Improved	\$100.00
1697 / 1	03/1999	Warranty Deed	Unqualified	Improved	\$0.00
952 / 1682	02/1988	Quit Claim Deed	Unqualified	Vacant	\$0.00
918 / 866	05/1987	Warranty Deed	Qualified	Vacant	\$200,000.00
885 / 2387	07/1986	Warranty Deed	Qualified	Vacant	\$120,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$4,278,683	\$4,278,683	\$4,278,683	5.0364	\$21,549.16
SCHOOL BOARD STATE	\$4,278,683	\$4,278,683	\$4,278,683	3.2080	\$13,726.02
SCHOOL BOARD LOCAL	\$4,278,683	\$4,278,683	\$4,278,683	2.9980	\$12,827.49
LAKE COUNTY WATER AUTHORITY	\$4,278,683	\$4,278,683	\$4,278,683	0.2940	\$1,257.93
NORTH LAKE HOSPITAL DIST	\$4,278,683	\$4,278,683	\$4,278,683	0.1500	\$641.80
ST JOHNS RIVER FL WATER MGMT DIST	\$4,278,683	\$4,278,683	\$4,278,683	0.1793	\$767.17
CITY OF MOUNT DORA	\$4,278,683	\$4,278,683	\$4,278,683	5.9603	\$25,502.23
LAKE COUNTY MSTU AMBULANCE	\$4,278,683	\$4,278,683	\$4,278,683	0.4629	\$1,980.60
LAKE COUNTY VOTED DEBT SERVICE	\$4,278,683	\$4,278,683	\$4,278,683	0.0918	\$392.78
				Total: 18.3807	Total: \$78,645.18

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)

[Learn More](#) [View the Law](#)

Additional Homestead Exemption (up to an additional \$25,000)

[Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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PROPERTY RECORD CARD

General Information

Name:	SAF NOB US 441 LLC	Alternate Key:	2921757
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-02902
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SE COR OF SE 1/4 OF SW 1/4 OF SW 1/4, RUN N 88-47-30 W 682.92 FT FOR POB, RUN N 0-24-02 E 337.61 FT, N 89-44-0 E 32.13 FT, S 0-56-26 E 338.64 FT TO S LINE OF SEC, N 88-47-30 W TO POB ORB 5951 PG 236 ORB 6013 PG 1633		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.310	Acre	\$0.00	\$20,631.00
				Click here for Zoning Info ⓘ FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 236	04/2022	Warranty Deed	Qualified	Vacant	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Vacant	\$0.00
2551 / 1246	04/2004	Quit Claim Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 CERTIFIED VALUES.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$20,631	\$20,631	\$20,631	5.0364	\$103.91
SCHOOL BOARD STATE	\$20,631	\$20,631	\$20,631	3.2080	\$66.18
SCHOOL BOARD LOCAL	\$20,631	\$20,631	\$20,631	2.9980	\$61.85
LAKE COUNTY WATER AUTHORITY	\$20,631	\$20,631	\$20,631	0.2940	\$6.07
NORTH LAKE HOSPITAL DIST	\$20,631	\$20,631	\$20,631	0.1500	\$3.09
ST JOHNS RIVER FL WATER MGMT DIST	\$20,631	\$20,631	\$20,631	0.1793	\$3.70
LAKE COUNTY MSTU STORMWATER	\$20,631	\$20,631	\$20,631	0.4957	\$10.23
LAKE COUNTY MSTU AMBULANCE	\$20,631	\$20,631	\$20,631	0.4629	\$9.55
LAKE COUNTY VOTED DEBT SERVICE	\$20,631	\$20,631	\$20,631	0.0918	\$1.89
LAKE COUNTY MSTU FIRE	\$20,631	\$20,631	\$20,631	0.5138	\$10.60
				Total: 13.4299	Total: \$277.07

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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PROPERTY RECORD CARD

General Information

Name:	SAF NOB US 441 LLC	Alternate Key:	3353421
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-04700
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SW COR OF SEC RUN S 88-47-30 E ALONG S LINE OF SAID SEC TO A PT ON E'LY R/W LINE OF SR 500 FOR POB, RUN ALONG E'LY R/W LINE OF SAID SR 500 THE FOLLOWINNG COURSES & DISTANCES: N 02-51-30 E 4.93 FT, N 87-08-35 W 51.64 FT, N 0-38-35 W 325.46 FT, LEAVING SAID RW LINE RUN N 89-44-0 E 228.08 FT, S 0-24-02 E 337.61 FT TO A PT ON S LINE OF SEC, N 87-47-30 W ALONG SAID S LINE A DIST OF 170.77 FT TO POB--LESS N 275 FT-- ORB 5951 PG 236 ORB 6013 PG 1633		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		13500.000	Square Feet	\$0.00	\$19,765.00
Click here for Zoning Info ⓘ FEMA Flood Map								

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 236	04/2022	Warranty Deed	Qualified	Vacant	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Vacant	\$0.00
4211 / 2299	08/2012	Trustees Deed	Unqualified	Vacant	\$100.00
1129 / 835	10/1991	Warranty Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$19,765	\$19,765	\$19,765	5.0364	\$99.54
SCHOOL BOARD STATE	\$19,765	\$19,765	\$19,765	3.2080	\$63.41
SCHOOL BOARD LOCAL	\$19,765	\$19,765	\$19,765	2.9980	\$59.26
LAKE COUNTY WATER AUTHORITY	\$19,765	\$19,765	\$19,765	0.2940	\$5.81
NORTH LAKE HOSPITAL DIST	\$19,765	\$19,765	\$19,765	0.1500	\$2.96
ST JOHNS RIVER FL WATER MGMT DIST	\$19,765	\$19,765	\$19,765	0.1793	\$3.54
LAKE COUNTY MSTU STORMWATER	\$19,765	\$19,765	\$19,765	0.4957	\$9.80
LAKE COUNTY MSTU AMBULANCE	\$19,765	\$19,765	\$19,765	0.4629	\$9.15
LAKE COUNTY VOTED DEBT SERVICE	\$19,765	\$19,765	\$19,765	0.0918	\$1.81
LAKE COUNTY MSTU FIRE	\$19,765	\$19,765	\$19,765	0.5138	\$10.16
				Total: 13.4299	Total: \$265.44

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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PROPERTY RECORD CARD

General Information

Name:	SAF NOB US 441 LLC	Alternate Key:	3729650
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-05100
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	21901 US HIGHWAY 441 MOUNT DORA FL,	Property Name:	HARRIS OIL & AC Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SE COR OF SE 1/4 OF SW 1/4 OF SW 1/4 RUN N 88DEG 47MIN 30SEC W 682.92 FT, N 00DEG 24MIN 02SEC E 337.61 FT FOR POB, CONT N 0DEG 24MIN 02SEC E 119.59 FT, N 89DEG 06MIN 47SEC E 224.26 FT, S 00DEG 57MIN 30SEC E 133.46 FT, S 73DEG 46MIN 10SEC W 41.35 FT & PT A, RETURN TO POB, RUN N 89-44-0 E 32.13 FT, S 0-56-26 E 25.71 FT, N 88-51-07 E TO POB ORB 5951 PG 236 ORB 6013 PG 1633		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

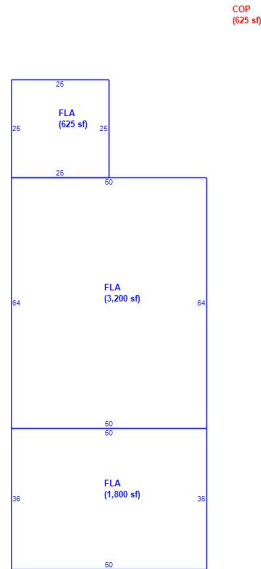
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	LIGHT MANUFACTURING (4100)	0	0		0.730	Acre	\$116,596.00	\$116,596.00
Click here for Zoning Info ⓘ Map FEMA Flood								

Commercial Building(s)

Building 1

Commercial	Building Value: \$171,894.00 Building Use: LIGHT MANUFACTURING PRE-ENG BLDG (41C) Structure Type:		
Summary	Section(s)		
Year Built:	1988	Section Type	No. Stories Ground Floor Area
Total Effective Area:	6250	COMMERCIAL CANOPY (COP)	1.00 625
Full Bathrooms:	3	FINISHED LIVING AREA (FLA)	1.00 5625
Half Bathrooms:	0	View Larger	

Elevators: 0
 Elevator
 Landings: 0
 Residential
 Units: 0
 Kitchens: 0
 Fireplaces: 0



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	FENCE (CFEN1)	4224	SF	1987	\$2,433.00
2	PAVING (CPAV1)	31100	SF	1987	\$25,191.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 236	04/2022	Warranty Deed	Qualified	Improved	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Improved	\$0.00
1778 / 1249	12/1999	Warranty Deed	Unqualified	Improved	\$0.00
1470 / 75	10/1996	Warranty Deed	Unqualified	Improved	\$100.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$316,114	\$316,114	\$316,114	5.0364	\$1,592.08
SCHOOL BOARD STATE	\$316,114	\$316,114	\$316,114	3.2080	\$1,014.09
SCHOOL BOARD LOCAL	\$316,114	\$316,114	\$316,114	2.9980	\$947.71
LAKE COUNTY WATER AUTHORITY	\$316,114	\$316,114	\$316,114	0.2940	\$92.94
NORTH LAKE HOSPITAL DIST	\$316,114	\$316,114	\$316,114	0.1500	\$47.42
ST JOHNS RIVER FL WATER MGMT DIST	\$316,114	\$316,114	\$316,114	0.1793	\$56.68
CITY OF MOUNT DORA	\$316,114	\$316,114	\$316,114	5.9603	\$1,884.13
LAKE COUNTY MSTU AMBULANCE	\$316,114	\$316,114	\$316,114	0.4629	\$146.33

LAKE COUNTY VOTED DEBT SERVICE	\$316,114	\$316,114	\$316,114	0.0918	\$29.02
				Total:	Total:
				18.3807	\$5,810.40

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Site Notice

PROPERTY RECORD CARD

General Information

Name:	SAF NOB US 441 LLC	Alternate Key:	3853683
Mailing Address:	9718 CHESTNUT RIDGE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-05900
		Millage Group and City:	0002 Unincorporated
		2023 Total Certified Millage Rate:	13.4299
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 441 MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 150.84 FT OF E 235 FT OF S 1/2 OF SW 1/4 OF SW 1/4 ORB 5951 PG 236 ORB 6013 PG 1633		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.810	Acre	\$0.00	\$9,801.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5951 / 236	04/2022	Warranty Deed	Qualified	Vacant	\$10,280,000.00
6013 / 1633	04/2022	Warranty Deed	Unqualified	Vacant	\$0.00
3932 / 2375	03/1999	Warranty Deed	Unqualified	Vacant	\$100.00
1697 / 1	03/1999	Warranty Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 CERTIFIED VALUES.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$9,801	\$9,801	\$9,801	5.0364	\$49.36
SCHOOL BOARD STATE	\$9,801	\$9,801	\$9,801	3.2080	\$31.44
SCHOOL BOARD LOCAL	\$9,801	\$9,801	\$9,801	2.9980	\$29.38
LAKE COUNTY WATER AUTHORITY	\$9,801	\$9,801	\$9,801	0.2940	\$2.88
NORTH LAKE HOSPITAL DIST	\$9,801	\$9,801	\$9,801	0.1500	\$1.47
ST JOHNS RIVER FL WATER MGMT DIST	\$9,801	\$9,801	\$9,801	0.1793	\$1.76
LAKE COUNTY MSTU STORMWATER	\$9,801	\$9,801	\$9,801	0.4957	\$4.86
LAKE COUNTY MSTU AMBULANCE	\$9,801	\$9,801	\$9,801	0.4629	\$4.54
LAKE COUNTY VOTED DEBT SERVICE	\$9,801	\$9,801	\$9,801	0.0918	\$0.90
LAKE COUNTY MSTU FIRE	\$9,801	\$9,801	\$9,801	0.5138	\$5.04
				Total: 13.4299	Total: \$131.63

Exemptions Information

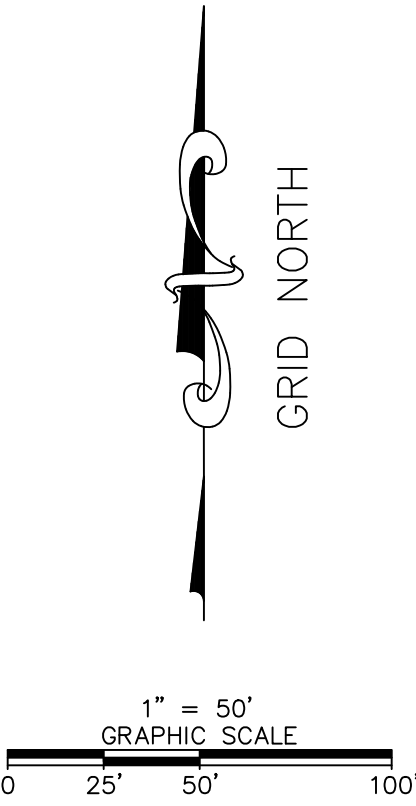
This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
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Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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SECTION 33 - TOWNSHIP 19 SOUTH - RANGE 27 EAST
LAKE COUNTY - FLORIDA



Legend of Symbols & Abbreviations

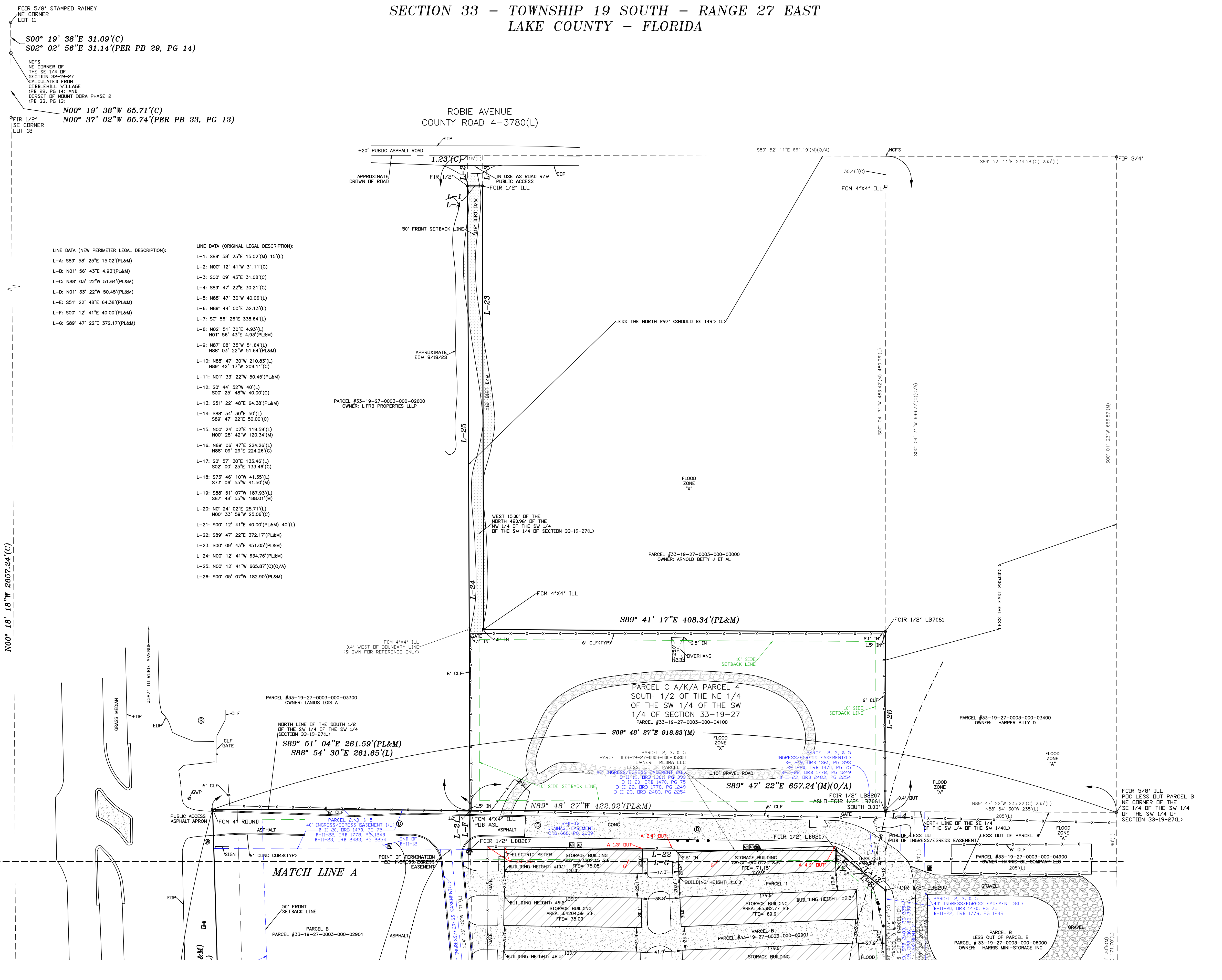
	AIR CONDITIONER		CALCULATED FIELD
	BARBED WIRE FENCE		LEGAL DESCRIPTION
	BENCHMARK		MEASURED POINT
	BOREHOLE		RIGHT OF WAY
	CENTER LINE		ROAD
	CLEANOUT		RIGHT OF WAY
	COVERED AREA		RIGHT OF WAY
	DRAINAGE MANHOLE		RIGHT OF WAY
	ELECTRIC BOX		RIGHT OF WAY
	FIRE DEPARTMENT CONNECTION		RIGHT OF WAY
	FIRE HYDRANT		RIGHT OF WAY
	GAS PUMP		RIGHT OF WAY
	GAS VALVE		RIGHT OF WAY
	GUY ANCHOR		RIGHT OF WAY
	GRATE INLET		RIGHT OF WAY
	HANDICAP PARKING		RIGHT OF WAY
	LIGHT POLE		RIGHT OF WAY
	METER END SECTION		RIGHT OF WAY
	MONITORING WELL		RIGHT OF WAY
	PAINT MARK		RIGHT OF WAY
	RECLAIMED WATER METER		RIGHT OF WAY
	RECLAIMED WATER VALVE		RIGHT OF WAY
	SEWER VALVE		RIGHT OF WAY
	SHANTY MANHOLE		RIGHT OF WAY
	SIGN		RIGHT OF WAY
	STREET LIGHT BOX		RIGHT OF WAY
	TELEPHONE BOX		RIGHT OF WAY
	TRAFFIC SIGNAL BOX		RIGHT OF WAY
	TRANSFORMER		RIGHT OF WAY
	UTILITY POLE		RIGHT OF WAY
	UTILITY METER		RIGHT OF WAY
	WATER METER		RIGHT OF WAY
	WATER VALVE		RIGHT OF WAY
	WELL		RIGHT OF WAY
	YARD DRAIN		RIGHT OF WAY
	YARD LIGHT		RIGHT OF WAY
	NOT TO SCALE		RIGHT OF WAY

ALTA\NSPS LAND TITLE SURVEY

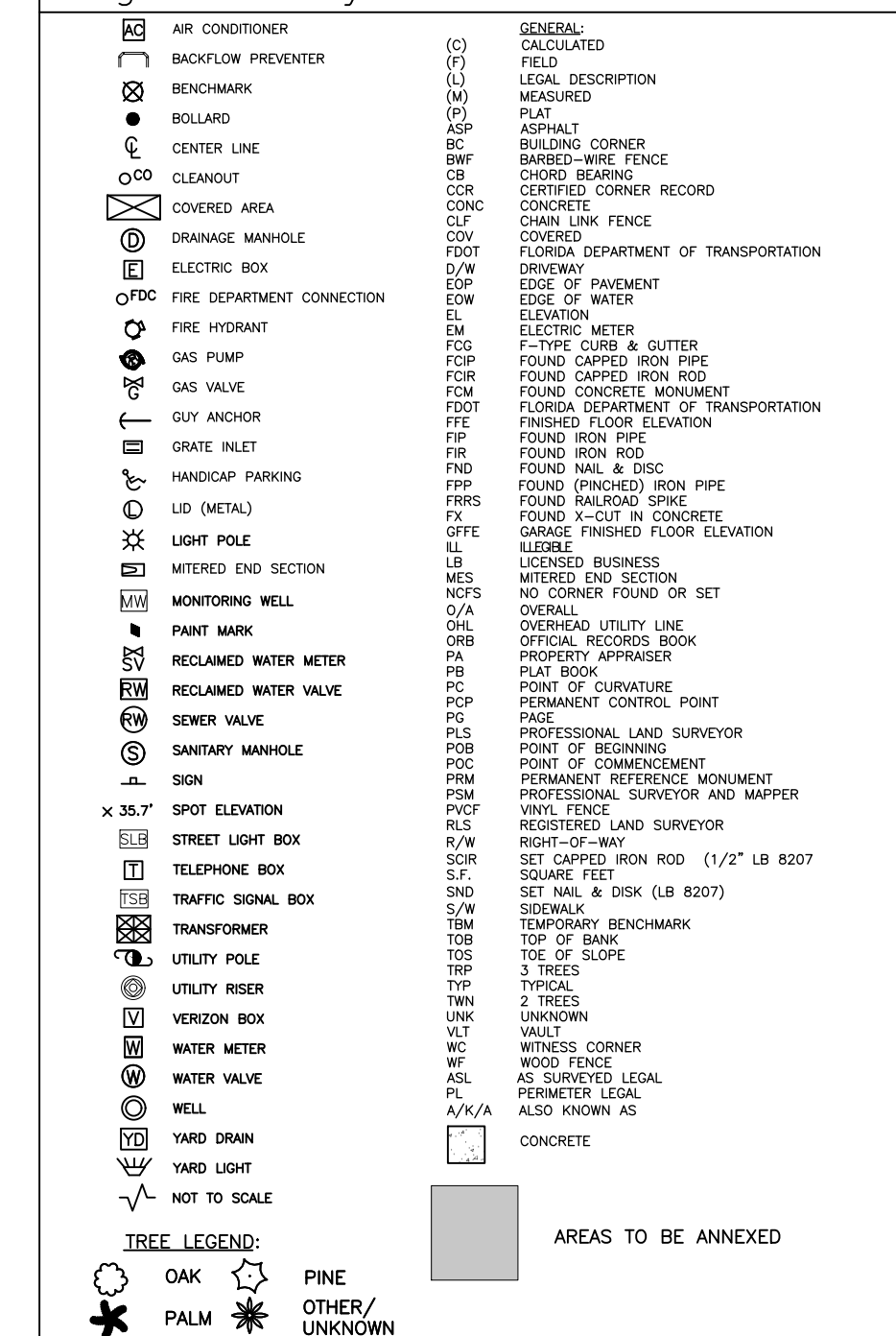
PREPARED BY:



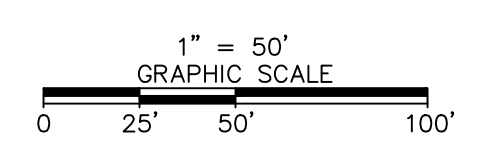
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2752 Jason Street
Tampa, Florida 33619
(813) 681-4481
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Legend of Symbols & Abbreviations

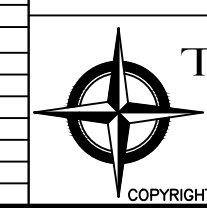


GRID NORTH



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Tampa, Florida 33619
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BUSINESS 8207

SHEET 3 OF 4
NOT VALID WITHOUT SHEET 1, 2, 4 OF 4

–DETAIL OF PARCELS–



1" = 50'
GRAPHIC SCALE

A horizontal scale bar with a thick black line. Below the line are tick marks and labels: 0 at the left end, 25' at the first major tick, 50' at the second major tick, and 100' at the right end.



Legend of Symbols & Abbreviations

[illegible]



- 1 The Boundary Survey as shown herein, was made with benefit of abstract of Title. The undersigned and Terminus Surveying LLC, makes no guarantees or representations regarding
- 2 the accuracy or reliability of the information shown hereon, except for the extensions or any other similar
- 3 matters which may appear in the public records of the local county courthouse.
- 4 This Boundary Survey was prepared for the exclusive use and benefit of the parties listed
- 5 hereon. It is not to be transferred or assigned. Additions or deletions to the
- 6 survey maps or reports by other than the signing party or parties is prohibited without the
- 7 written consent of the signing party or parties.
- 8 This Boundary Survey is not to be used for any other than the signing party or parties is
- 9 prohibited without written consent of the signing party or parties.
- 10 This Boundary Survey does not depict ownership. The purpose of this Boundary Survey is to
- 11 establish the boundaries between the parties as shown and delineated in the legal description
- 12 as shown on this Boundary Survey and is not to establish ownership.
- 13 Boundary Surveys by no means represent a determination on whether properties will or will
- 14 not be affected by future flooding. The purpose of this Boundary Survey is to show the
- 15 flooding. The local County/City Building Department has information regarding flooding and
- 16 restrictions on development.
- 17 All underground foundations, installations or improvements have been located except as
- 18 shown.
- 19 There are no visible encroachments other than shown.
- 20 Easements of fences were not verified at the time of survey.
- 21 All measurements are in feet and tenths, unless otherwise noted.
- 22 Mean high water line was not determined at time of survey.
- 23 (only applicable when abutting bodies of water)
- 24 ALL BUILDINGS ARE 1 STORY
- 25 BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF THE SW 1/4
- 26 OF SECTION 33--19--27, HAVING A GRID BEARING OF N89° 42' 22" N. THE GRID BEARINGS AS
- 27 SHOWN HEREON PERTAIN TO THE 1983 ADJUSTED GRID. THE COORDINATE SYSTEM, NORTH
- 28 AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)

CERTIFICATE OF AUTHORIZATION (LB #8207)

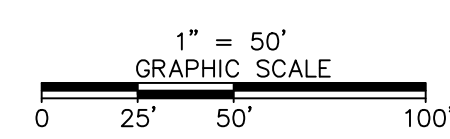
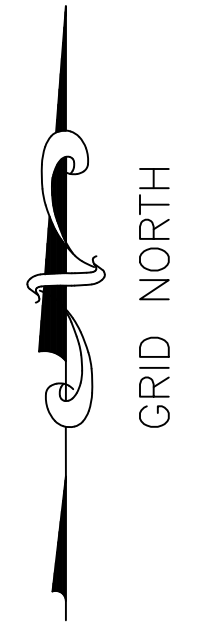
STRIPED PARKING
NO STRIPED PARKING
AT TIME OF SURVEY

Encroachments

*SURVEYORS ARE NOT RESPONSIBLE FOR DETERMINING OWNERSHIP OF FENCES AND/OR

SHEET 1 OF 3
NOT VALID WITHOUT SHEET 2, & 3 OF 3

SECTION 33 - TOWNSHIP 19 SOUTH - RANGE 27 EAST
LAKE COUNTY - FLORIDA



Legend of Symbols & Abbreviations

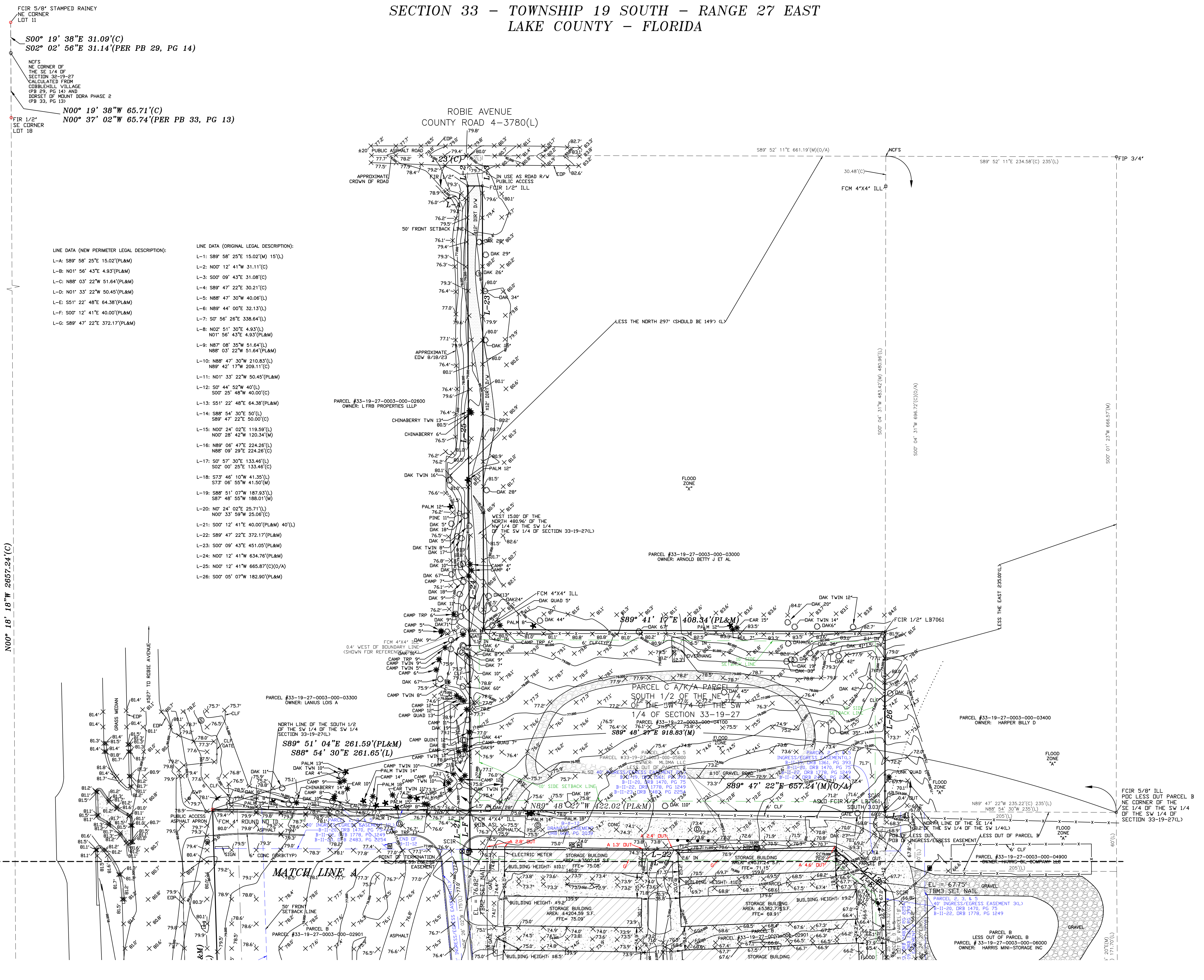
	AIR CONDITIONER		CALCULATED FIELD
	BARFLOW PREVENTER		LEGAL DESCRIPTION
	BENCHMARK		MEASURED
	BOLLARD		PL&M
	CENTER LINE		RIGHT-OF-WAY
	CLEANOUT		CHORD BEARING
	COVERED AREA		CERTIFIED CORNER RECORD
	DRAINAGE MANHOLE		CONCRETE CHAIN LINK FENCE
	ELECTRIC BOX		COVERED
	FIRE DEPARTMENT CONNECTION		FLORIDA DEPARTMENT OF TRANSPORTATION
	FIRE HYDRANT		EDGE OF WATER
	GAS PUMP		ELEVATION
	GAS VALVE		F-TYPE CURB & GUTTER
	GUY ANCHOR		FOUND CARRIED IRON PIPE
	GRATE INLET		FOUND CONCRETE MONUMENT
	HANDICAP PARKING		FLORIDA DEPARTMENT OF TRANSPORTATION
	LID (METAL)		FOUND IRON PIPE
	LIGHT POLE		FOUND NAIL & DISC
	MITERED END SECTION		FOUND (PATCHED) IRON PIPE
	MONITORING WELL		FOUND NAILROD SPIKE
	PAINT MARK		GARAGE FINISHED FLOOR ELEVATION
	RECLAIMED WATER METER		Labeled BUSINESS
	RECLAIMED WATER VALVE		LICENSED END SECTION
	SEWER VALVE		NO CORNER FOUND OR SET
	SHANTY MANHOLE		OVERHEAD UTILITY LINE
	SIGN		OFFICIAL RECORD BOOK
	SPOT ELEVATION		PROPERTY APPRAISER
	STREET LIGHT BOX		POINT OF CURVATURE
	TELEPHONE BOX		PERMANENT CONTROL POINT
	TRAFFIC SIGNAL BOX		PROFESSIONAL LAND SURVEYOR
	TRANSFORMER		POINT OF BEGINNING
	UTILITY POLE		PERMANENT REFERENCE MONUMENT
	UTILITY METER		PROFESSIONAL SURVEYOR AND MAPPER
	VENTRONE BOX		VALVE ELEVATION
	WATER METER		REGISTERED LAND SURVEYOR
	WATER VALVE		RIGHT-OF-WAY
	WELL		SET CAPED IRON ROD (1/2" LB 8207)
	YARD DRAIN		SQUARE FEET
	YARD LIGHT		SET NAIL & DISK (LB 8207)
	NOT TO SCALE		TEMPORARY BENCHMARK
	TREE LEGEND		TOP OF BANK
	OAK		TOP OF SLOPE
	PINE		TYPICAL
	OTHER/UNKNOWN		UNKNOWN

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PREPARED BY:



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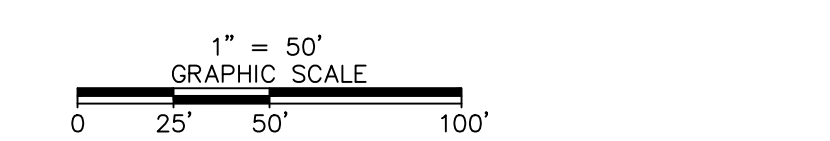
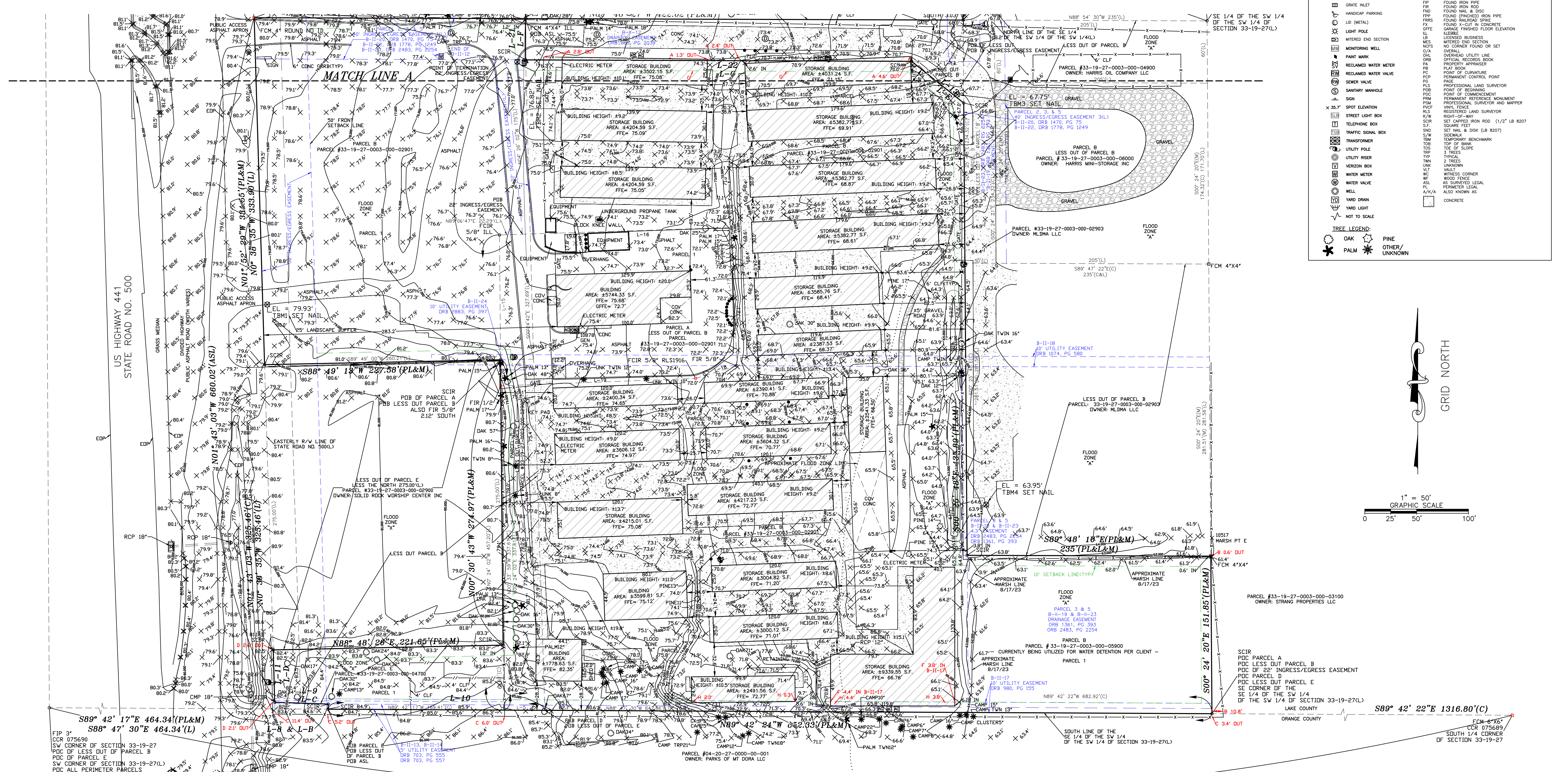
SECTION 33 - TOWNSHIP 19 SOUTH - RANGE 27 EAST
LAKE COUNTY - FLORIDA

Legend of Symbols & Abbreviations

	AIR CONDITIONER	(C)	GENERAL
	BACKFLOW PREVENTER	(F)	FIELD DESCRIPTION
	BENCHMARK	(M)	MEASURED
	ROLLWAY	(P)	PAVEMENT
	CENTER LINE	(B)	BUILDING CORNER
	CLEARCUT	(BWF)	BARBED-WIRE FENCE
	COVERED AREA	(C)	CERTIFIED CORNER RECORD
	DRAINAGE MANHOLE	(C)	CONCRETE
	ELECTRIC BOX	(C)	COVERED
	FIRE DEPARTMENT CONNECTION	(C)	FLORIDA DEPARTMENT OF TRANSPORTATION
	FIRE HYDRANT	(C)	EDGE OF PAVEMENT
	GAS VALVE	(C)	EDGE OF WATER
	GUY ANCHOR	(C)	ELEVATION
	INLET DRAIN	(C)	ELECTRIC METER
	HANDICAP PARKING	(C)	FLUORESCENT LIGHT
	LIGHT POLE	(C)	FOUND CAPTED IRON PIPE
	METERED END SECTION	(C)	FOUND CONCRETE MONUMENT
	MONITORING WELL	(C)	FOUND FLUORESCENT LIGHT
	PAINT MARK	(C)	FOUND IRON PIPE
	RECLAIMED WATER METER	(C)	FOUND NAIL & DISC
	SANITARY MANHOLE	(C)	FOUND (PRESSED) IRON PIPE
	SIGN	(C)	FOUND RAILROAD SPIKE
	SPOT ELEVATION	(C)	FOUND (WIRE) IN CONCRETE
	STREET LIGHT SURVEYOR	(C)	LAND SURVEYOR
	TELEPHONE BOX	(C)	LAND SURVEYOR
	TRAFFIC SIGNAL BOX	(C)	LAND SURVEYOR
	TRANSFORMER	(C)	LAND SURVEYOR
	UTILITY POLE	(C)	LAND SURVEYOR
	UTILITY RISER	(C)	LAND SURVEYOR
	WATER METER	(C)	LAND SURVEYOR
	WATER VALVE	(C)	LAND SURVEYOR
	WELL	(C)	LAND SURVEYOR
	YARD LIGHT	(C)	LAND SURVEYOR
	NOT TO SCALE	(C)	LAND SURVEYOR

TREE LEGEND:

	OAK		PINE
	PALM		OTHER/UNKNOWN



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VICINITY MAP

NOT TO SCALE

TITLE DISCLAIMER:

IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

UTILITY INFORMATION:

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.



FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG

CONTRACTOR NOTE:

THE CONTRACTOR AND/OR ALL SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN, AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF ALL THE AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT OF WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION SHALL INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES, AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

SURVEY/TOPOGRAPHY NOTE:

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THESE PLANS WAS PREPARED FROM AN ACTUAL FIELD SURVEY PROVIDED BY TERMINUS SURVEYING, LLC. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE OWNER, ARCHITECT, AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

FINAL SITE PLAN FOR



MyPlace
SELF-STORAGE

My Place Self Storage Expansion

Mount Dora, Florida

CITY OF MOUNT DORA

LAKE COUNTY, FLORIDA

SITE INFORMATION

PARCEL ID: 33-19-27-0003-000-02901

ADDRESS: 21885 U.S. HIGHWAY 441, MOUNT DORA, FL.
ALTERNATE KEY NO.: 2839538, 2921757, 3353421, 3729650, AND 3853683

PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND FLOOD ZONE A

ZONING: WP-2, WORKPLACE

FUTURE LAND USE: IND, INDUSTRIAL

TOTAL AREA OF LOT: 406,547 S.F. (9.33 ACRES)
AREA OF PROPOSED IMPROVEMENTS: 77,375 S.F. (1.78 ACRES)

PROPOSED GROSS FLOOR AREA BUILDINGS:
NEW UNITS: 24,325 S.F.
TOTAL BUILDING AREA: 31,175 S.F.

NEW PARKING SPACES PROVIDED: 8
NEW HANDICAP SPACES PROVIDED: 1
TOTAL NEW PARKING SPACES PROVIDED: 9

BICYCLE PARKING SPACES PROVIDED: 2

FAR
EXISTING BUILDING: 90,010 S.F.
PROPOSED BUILDING: 39,420 S.F.
TOTAL BUILDING: 129,430 S.F.

SITE FAR (TOTAL BUILDING AREA/LOT AREA): 0.32
SITE FAR ALLOWABLE: 0.70

OWNER/DEVELOPER

SAF NOB US 441, LLC
MY PLACE SELF STORAGE
9718 CHESTNUT RIDGE
WINDERMERE, FL 34786

FARMER DEVELOPMENT INC
124 N. GRAND AVE
FOWLerville, MI 48836

ARCHITECT

JSO SERVICES, LLC
JOHN ODOM, R.A.
P.O. BOX 410394
ST. LOUIS, MO 63141
417.343.2602

CIVIL ENGINEER

RDC, LLC
TODD REYLING, P.E.
4516 BOARDWALK
SMITHTON, IL 62285
618.530.1694

SURVEYOR

TERMINUS SURVEYING LLC
2752 JASON STREET
TAMPA, FL 33619
813.681.4481

CIVIL SHEET INDEX

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UTILITY CONTACTS

WATER:	CITY OF MOUNT DORA 352.735.7151
ELECTRIC:	DUKE ENERGY 800.700.8744
GAS:	PEOPLES GAS 877.832.6747
SANITARY SEWER:	CITY OF MOUNT DORA 352.735.7151
STORM SEWER:	CITY OF MOUNT DORA 352.735.7151
COMMUNICATIONS:	SPECTRUM 844.206.8288

SIGNAGE NOTE:

ALL BUILDING AND MONUMENT SIGNAGE WILL BE PERMITTED SEPARATELY.

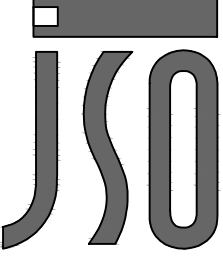
SITE LIGHTING NOTE:

LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.

SITE LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
LIGHT POLE	EDGE OF SHOULDER	LIGHT POLE	EDGE OF SHOULDER
FLARED END SECTION	FLOW LINE	FLARED END SECTION	FLOW LINE
TRAFFIC SIGN	TOP OF BANK	TRAFFIC SIGN	TOP OF BANK
FIRE HYDRANT	CONTOUR	FIRE HYDRANT	CONTOUR
WATER VALVE	SILT FENCE	WATER VALVE	SILT FENCE
TREE	PROPERTY LINE	TREE	PROPERTY LINE
DRAINAGE MANHOLE	EASEMENT	DRAINAGE MANHOLE	EASEMENT
DRAINAGE CATCHBASIN	FENCE	DRAINAGE CATCHBASIN	FENCE
SANITARY MANHOLE	GAS LINE	SANITARY MANHOLE	GAS LINE
SANITARY CLEANOUT	FIBER OPTIC	SANITARY CLEANOUT	FIBER OPTIC
	OVERHEAD ELECTRIC		OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	OVERHEAD TELEPHONE		OVERHEAD TELEPHONE
	UNDERGROUND TELEPHONE		UNDERGROUND TELEPHONE
	SANITARY SEWER		SANITARY SEWER
	STORM SEWER		STORM SEWER
	WATERLINE		WATERLINE

Architect:



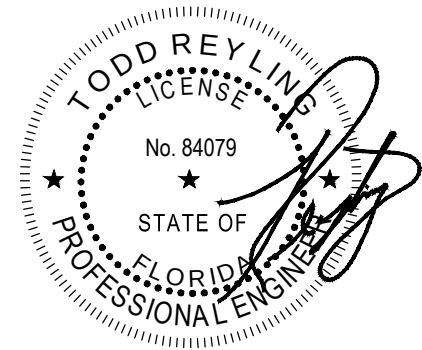
JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
PH: 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:



REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654



LICENSE EXPIRES - 02.28.2025
DATE SIGNED - 01.22.2024

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	11.29.2023
REVISED PER CITY REVIEW	01.22.2024

PROJECT NUMBER: 23-139

New Ground Up Building:
My Place Self Storage Expansion

21885 US 441
Mount Dora, FL 32757
Lake County

Cover
Sheet

C000

CIVIL CONSTRUCTION NOTES:

THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE CITY OF MOUNT DORA STANDARDS, ORDINANCES AND REGULATIONS, AND ALL OTHER AGENCIES HAVING JURISDICTION AND UTILITY PROVIDER REQUIREMENTS ARE MET.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING IMPROVEMENTS OR UNDERGROUND FACILITIES THAT ARE DAMAGED.

THE CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED OF CONSTRUCTION ACTIVITIES AND OF ANY DETOURS.

CONTRACTOR SHALL POST EMERGENCY PHONE NUMBERS AT THE SITE FOR THE PUBLIC WORKS, AMBULANCE, POLICE, FIRE DEPARTMENT, AND UTILITY LOCATE COMPANIES AT ALL TIMES.

THE CONTRACTOR SHALL CONDUCT THEIR WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OF THE COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE PROJECT, SHALL ASSUME LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH THEIR CONTRACT AND SHALL PROTECT AND HOLD HARMLESS THE ENGINEER AND THE ENGINEER'S REPRESENTATIVES FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCE, DELAYS, OR LOSS EXPERIENCED BECAUSE OF THE PRESENCE AND OPERATIONS OF OTHER CONTRACTORS OR CONSULTANTS WORKING ADJACENT TO OR WITHIN THE LIMITS OF THE PROJECT.

CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY DURING CONSTRUCTION. DAMAGED PROPERTY SHALL BE RETURNED TO THE EXISTING CONDITIONS AT A MINIMUM.

PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS AND AS DIRECTED BY THE CITY. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AROUND THE SITE AT ALL TIMES. ALL DETOURS/LANE CLOSURES MUST BE HANDLED USING TRAFFIC CONTROL DEVICES CONFORMING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND MUST BE APPROVED BY THE CITY.

ADEQUATE TEMPORARY OFF STREET PARKING FOR CONSTRUCTION WORKERS SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION, WHEREBY MUD FROM CONSTRUCTION AND/OR WORKERS VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE FEATURES AND UTILITIES, AND REPORT ALL FINDINGS AND DISCREPANCIES TO THE ENGINEER.

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE FOLLOWING STANDARD SPECIFICATIONS AND REQUIREMENTS INSOFAR AS THEY APPLY (EXCEPT ALL REQUIREMENTS FOR METHOD OF MEASUREMENT OR PAYMENT DO NOT APPLY):

- STANDARD SPECIFICATIONS AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- NATIONAL MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION.
- UNITED STATES AMERICANS WITH DISABILITIES ACT.
- CITY OF MOUNT DORA ORDINANCES AND REGULATIONS.
- ALL ORDINANCES, LAWS, REGULATIONS, AND STANDARDS OF ALL PERTINENT AUTHORITIES HAVING JURISDICTION OVER THE WORK ASSOCIATED WITH THIS PROJECT.
- ANY INCONSISTENCIES, DISCREPANCIES OR CONFLICTS DISCOVERED BETWEEN THE VARIOUS STANDARDS, SPECIFICATIONS OR LAWS BY GOVERNING AUTHORITIES AND/OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SHALL BE BINDING AND APPLICABLE TO THIS PROJECT.

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.

CIVIL SITE NOTES:

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR SAFETY PRECAUTIONS OR PROGRAMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ANY REVISIONS TO THE PLANS SHALL BE PROVIDED TO THE CITY BY THE EOR AND APPROVED BY THE CITY PRIOR TO IMPLEMENTATION.

ANY INSPECTION BY THE MUNICIPALITY, COUNTY, STATE OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND AGENCY REQUIREMENTS.

REMOVAL AND REPLACEMENT QUANTITIES ARE APPROXIMATE AND THE EXACT LOCATION OF REMOVAL LIMITS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE INSPECTOR PRIOR TO THE START OF CONSTRUCTION.

ALL LANDSCAPE AREAS SHALL BE FILLED WITH A MINIMUM OF 6 INCHES OF TOPSOIL.

THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.

ALL SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY.

THE CONTRACTOR SHALL HAVE A COPY OF THE CONTRACT DOCUMENTS INCLUDING THE PLANS, SPECIFICATIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, EROSION AND SEDIMENT CONTROL PLANS AND INSPECTION REPORTS AT THE JOB SITE AT ALL TIMES. THE ON-SITE PLANS AND DOCUMENTS SHALL BE THOSE AS APPROVED BY THE CITY.

ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER, CITY INSPECTOR, AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING COMPANY.

THE CONTRACTOR SHALL THOROUGHLY CHECK AND COORDINATE THE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. THE OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.

ALL UTILITY CONDUITS SHALL BE FOUR (4) INCHES, UNLESS OTHERWISE INDICATED, U.L. LISTED SCHEDULE 40 PVC INSTALLED AT A MINIMUM OF 24" BELOW FINAL GRADE. UNLESS THE UTILITY COMPANY REQUIRES DIFFERENT INSTALLATION METHODS. ALL CONDUITS FOR GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED PRIOR TO STREET/PAVEMENT INSTALLATION.

ALL UTILITY CONDUITS SHALL HAVE PULL WIRES INSTALLED. THE CONDUITS ENDS SHALL BE TEMPORARILY SEALED WITH TAPE AND 2"x4" INSTALLED AT EACH END. THE 2"x4" SHALL BE COLOR CODED TO MATCH THE STANDARD UTILITY LOCATING COLORS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RELOCATIONS INCLUDING BUT NOT LIMITED TO: UNDERGROUND AND OVERHEAD UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, IRRIGATION STRUCTURES, AND OTHER EXISTING APPURTENANCES AS REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. ALL RELOCATION WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY/DISTRICTS SPECIFICATIONS AND SHALL BE APPROVED BY THE GOVERNING AUTHORITIES/OWNERS PRIOR TO COMMENCEMENT OF ANY WORK. ALL RESULTING COSTS SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACTOR'S COST/BID.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ALL AREAS TO BE EXCAVATED OR FILLED. ANY DEWATERING MAY REQUIRE PERMITTING THROUGH THE SRWMD AND THAT A COPY OF THE PERMIT SHALL BE PROVIDED TO THE CITY.

THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS ANY APPARENT ERROR OR DISCREPANCY, THEY SHALL IMMEDIATELY CALL UPON THE ENGINEER FOR THEIR INTERPRETATION AND DECISION.

THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL ROAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS/STREETS BEYOND THE LIMITS OF THE WORK. A SPECIAL HAUL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR ANY DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL OR EQUIPMENT.

IF THE CONTRACTOR ELECTS TO BURN CLEARED AND GRUBBED VEGETATION, THE CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR PERMISSION FOR THE APPLICABLE MUNICIPALITY, FIRE DEPARTMENT, AND ALL PERTINENT AUTHORITIES HAVING JURISDICTION.

CIVIL EROSION AND SEDIMENT CONTROL NOTES:

ALL SOIL AND EROSION CONTROL MEASURES SHALL CONFORM TO AND BE IN COMPLIANCE WITH THE CITY OF MOUNT DORA, FLORIDA, THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

ALL WATER POLLUTION CONTROL, BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THESE PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS THAT ARE APPROPRIATE FOR EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR OF RECORD SHALL PREPARE AND SUBMIT AN SWPPP TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO MOBILIZING TO THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE A DUST AND EROSION CONTROL PLAN TO MEET THE CITY OF MOUNT DORA PUBLIC WORKS DEPARTMENT, ORDINANCE, CHAPTER 20.

ALL SOIL AND EROSION CONTROL MEASURES SHALL CONFORM TO THE FLORIDA DIVISION OF WATER EROSION PREVENTION AND SEDIMENT CONTROL GUIDE, LATEST ADDITION, FDOT EROSION AND SEDIMENT CONTROL MANUAL AND THE CITY OF MOUNT DORA.

ALL PERIMETER SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING.

EROSION CONTROL MEASURES SHOULD BE CONSIDERED ALONG THE FACE OF EACH SLOPE. EROSION CONTROL MEASURES TYPICALLY EMPLOYED WOULD INCLUDE SILT FENCES, INLET PROTECTION, DITCH CHECKS AND TIMELY SEEDING OR SODDING.

ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.

AFTER A RAINFALL EVENT, ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL BMP'S. THE BMP'S SHALL BE INSPECTED AFTER A RAINFALL EVENT OF AT LEAST 0.5 INCHES AND SHALL BE INSPECTED WEEKLY.

GRADED AREAS AROUND THE PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE PRECAUTION TO ENSURE THAT SEDIMENTATION DAMAGE WILL NOT OCCUR. THE CONTRACTOR SHALL RESTRICT THE AMOUNT OF LAND AREA GRADED AT ANY ONE TIME TO A MINIMUM. IT IS RECOMMENDED DURING AND AFTER GRADING, THAT A TEMPORARY VEGETATIVE COVER BE ESTABLISHED TO PROTECT THE BARE SOIL SURFACE.

THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

THE ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THE EROSION AND SEDIMENT CONTROL PLAN AS DEEMED NECESSARY.

TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.

AREAS SHALL BE MAINTAINED IN SUCH A STATE FOR FIRE ACCESS AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).

NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN, OR NATURAL WATERCOURSE.

THE CONTRACTOR SHALL CONDUCT THEIR OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELLED INTO THE STORM DRAINAGE SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.

ANY EROSION AND SEDIMENT CONTROL PLAN CONTAINED IN THE PROJECT PLANS SHOULD BE CONSIDERED A GENERAL GUIDELINE TO BE UTILIZED FOR EROSION CONTROL PREVENTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL EROSION AND DISPLACED SEDIMENT DOES NOT MIGRATE OFF SITE. IF UNEXPECTED EROSION OR SEDIMENTATION OCCURS, OR IF THE EROSION PLAN STRUCTURES BECOME DAMAGED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEASURES TO REPAIR, REPLACE, OR INSTALL EROSION CONTROL STRUCTURES TO ENSURE OFF-SITE DAMAGE DOES NOT OCCUR. ANY SEDIMENT OR EROSION DAMAGE WHICH OCCURS OFF-SITE SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITIES TO THE SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD, AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.

FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SITUATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS; GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BE SURFACE RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN THE TOE SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON FILL AREAS WHERE EARTHWORK OPERATIONS AREA NOT IN PROGRESS.

CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES, BRUSH BARRIERS, AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.

PAVED SURFACES WITH ACCUMULATED MATERIALS SHALL BE WASHED AND SWEEPED WITH MECHANICAL EQUIPMENT AFTER PAVEMENT IS CONSTRUCTED, BUT PRIOR TO FINAL ACCEPTANCE.

THE CONTRACTOR SHALL PLACE FILTER FABRIC AROUND ALL INLETS, BARRIERS AROUND INLETS IN STREETS OR PAVED AREAS SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS.

CITY APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE ENGINEER FOR APPROVAL.

CIVIL SIGNAGE AND STRIPING NOTES:

ALL SIGNS SHALL BE STANDARD SIZE AND TO CURRENT MUTCD STANDARDS, INCLUDING SUPPLEMENTS FOR THE STATE OF FLORIDA, UNLESS OTHERWISE NOTED.

ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.

ALL SIGNS SHALL BE MOUNTED WITH VANDAL-RESISTANT HARDWARE.

POST MOUNTED SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST 6 FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT, EVEN IN AREAS WHERE NO SIDEWALKS ARE PRESENT, UNLESS OTHERWISE NOTED. TO SATISFY THIS REQUIREMENT, EXISTING POSTS MAY NEED TO BE REPLACED IF ADDITIONAL SIGNS ARE REQUIRED.

WHERE POSSIBLE, AT LEAST 2 FEET OF CLEARANCE SHALL BE PROVIDED FROM THE CURB FACE TO THE EDGE OF THE SIGN.

ALL PERMANENT STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. YELLOW THERMOPLASTIC SHALL BE LEAD-FREE ORGANIC MATERIAL. ALL CURB MARKINGS SHALL BE PAINTED.

ALL STRIPING AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED UNLESS OTHERWISE NOTED.

ALL EXISTING STRIPING AND PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED STRIPING AND PAVEMENT MARKINGS SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING. PAVEMENT LEGENDS AND ARROWS THAT ARE TO BE REMOVED SHALL BE REMOVED IN A BLOCK PATTERN. ALL STRIPING AND PAVEMENT MARKING REMOVAL AREAS SHALL BE TREATED WITH AN APPROVED PAVEMENT SEALER.

CIVIL PAVEMENT, SUB-GRADE, AND TRAFFIC CONTROL NOTES:

MATERIALS AND CONSTRUCTION TECHNIQUES SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MOUNT DORA REQUIREMENTS AND THE REQUIREMENTS PRESENTED IN THE CURRENT BUILDING CODE. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES, RECOMMENDATIONS, AND REQUIREMENTS CONTAINED IN THE REPORT, AND THESE REQUIREMENTS SHALL SUPERCEDE ALL INFORMATION AS NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES BEFORE ANY ACTION IS TAKEN.

COMPACTION TESTING OF THE SUB-GRADE WILL BE PERFORMED BY THE CONTRACTOR.

ENTRANCE PAVEMENT SHALL BE COORDINATED WITH THE CITY OF MOUNT DORA PRIOR TO CONSTRUCTION PROCEEDING.

ALL TRAFFIC CONTROL (INCLUDING, BUT NOT LIMITED TO WORK ZONE, TEMPORARY, OR PERMANENT) SHALL BE FURNISHED, INSTALLED, MAINTAINED, RELOCATED, AND/OR REMOVED ACCORDING TO THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS.

CONTRACTOR TO REMOVE ALL EXISTING ITEMS (CONC. WALK CONC. PAD, POSTS, PAVEMENT, TREES, SHRUBS, ETC.) THAT INTERFERE WITH NEW CONSTRUCTION, AT NO ADDITIONAL COST TO THE CONTRACT.

THE CONTRACTOR MUST SUBMIT A MAINTENANCE OF TRAFFIC PLAN AT LEAST FIVE (5) WORKING DAYS PRIOR TO RESTRICTION OR CLOSURE OF ANY STREET.

CIVIL GRADING, EARTHWORK, AND BACKFILL NOTES:

ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MOUNT DORA REQUIREMENTS, THE GUIDELINES PRESENTED IN THE CURRENT BUILDING CODE, AND THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES, RECOMMENDATIONS, AND REQUIREMENTS CONTAINED IN THE CODE AND REPORT, AND THESE REQUIREMENTS SHALL SUPERCEDE ALL INFORMATION AS NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES BEFORE ANY ACTION IS TAKEN.

ALL IMPORTED MATERIAL SHALL BE APPROVED BY AN EXPERIENCED GEOTECHNICAL ENGINEER OR THEIR FIELD REPRESENTATIVE.

ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL SOILS REPORT.

AREA TO BE CUT OR TO RECEIVE FILL SHOULD BE STRIPPED OF SURFACE VEGETATION AND ORGANIC TOPSOIL. THE STRIPPING SHOULD BE REMOVED FROM THE BUILDING OR PAVEMENT AREA AND STOCKPILED FOR LATER PLACEMENT IN LANDSCAPED OR COMMON GROUND AREAS, AS APPROPRIATE. ORGANIC TOPSOIL CAN BE RE-USED AS FILL, IF THOROUGHLY MIXED WITH OTHER, ACCEPTABLE, NON-ORGANIC, FILL MATERIALS, AS APPROVED BY THE ENGINEER.

COMPACTION UNDER AND/OR AROUND STRUCTURES AND PAVEMENT SHALL BE 98% MODIFIED PROCTOR AND ALL OTHER AREAS SHALL BE 95% MODIFIED PROCTOR.

FILL AREAS IN PAVEMENT AND BUILDING AREAS SHALL BE PLACED TO AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTER MAXIMUM DRY DENSITY (ASTM D698). THE UPPER 9 INCHES OF NATIVE SUBGRADE IN FILL AREAS AND DETENTION BASIN FILL AREAS SHALL BE RECOMPACTED TO AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTER MAXIMUM DRY DENSITY (ASTM D698).

COMPACTION TESTS ARE REQUIRED FOR EACH FILL LIFT. NO LIFT TO EXCEED 12" IN DEPTH. CONTRACTOR IS RESPONSIBLE FOR ALL PROCTOR AND COMPACTION TEST ON MATERIALS.

ALL DUST SHALL BE CONTROLLED BY WATERING WHEN NECESSARY.

THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DEBRIS PRIOR TO ANY GRADING.

THE SUB-GRADE OF ALL FOUNDATION AREAS SHALL BE OBSERVED BY AN EXPERIENCED LICENSED GEOTECHNICAL ENGINEER OR THEIR FIELD REPRESENTATIVE PRIOR TO THE PLACEMENT OF ANY CONCRETE OR FILL MATERIAL.

ALL GRADES SHALL BE TO WITHIN +/- 1 INCH OF THOSE SHOWN ON THE GRADING PLAN WHILE MAINTAINING POSITIVE DRAINAGE.

CIVIL ACCESSIBILITY NOTES:

ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENT VERSION OF THE LOCAL ACCESSIBILITY CODE (BOTH CITY AND STATE) AND WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA).

ALL RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 OR 8.33%.

RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 OR 5.00% AND 1:12 OR 8.33% AND SHALL HAVE A MINIMUM CLEAR WIDTH OF 3 FEET AND A MAXIMUM CROSS-SLOPE OF 1:50 OR 2.00%. RAMPS EXCEEDING 30 INCHES OF VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2.00% MAX. SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS SHALL HAVE A MINIMUM LENGTH OF 60 INCHES IN THE DIRECTION OF TRAVEL. LANDINGS SHALL BE AT LEAST THE WIDTH AS THE WIDEST RAMP RUN LEADING TO THE LANDING. LANDINGS AT RAMP DIRECTION CHANGES SHALL HAVE A MINIMUM WIDTH AND LENGTH OF 60 INCHES.

THE MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMP SHALL BE 2.00%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.

ALL ACCESSIBLE ROUTES OF TRAVEL SHALL HAVE A MINIMUM OF THREE (3) FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE, UNLESS OTHERWISE NOTED PER THE PLANS.

TRUNCATED DOMES AS DETECTABLE WARNINGS MAY BE REQUIRED ON WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY WITHOUT A VERTICAL SEPARATION BETWEEN THE WALKWAY AND VEHICULAR WAY.

CITY OF MOUNT DORA, AND FDOT CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF MOUNT DORA, AND/OR FDOT AT LEAST 48 HOURS PRIOR TO POURING CONCRETE, INSTALLING STORM SEWER, INSTALLING SANITARY SEWER, OR OTHERWISE PROVIDING SUCH ADVANCE NOTICE AS MAY BE REQUIRED BY THESE JURISDICTIONS.

ALL WORK, MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED SATISFACTORY UNTIL SUCH TIME AS ALL APPROVALS ARE OBTAINED FROM THE JURISDICTIONAL AUTHORITY.

THE CONTRACTOR SHALL PROCEED AT THEIR OWN RISK IN PERFORMING ANY WORK PRIOR TO VERIFYING OR RECEIVING ALL NECESSARY PERMITS FOR THE WORK TO BE COMPLETED.

CONTRACTOR SHALL BE REQUIRED TO REMOVE AND REPLACE ANY SIGNS THAT NEED TO BE MOVED TO COMPLETE THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES.

ANY SIDEWALKS, CURB AND GUTTER, OR STREET ROADWAY PAVEMENT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY ON ADJACENT PRIVATE PROPERTY MUST BE REPLACED IN KIND.

ALL DISTURBED AREAS WITHIN THE CITY OF MOUNT DORA, AND FDOT RIGHT OF WAY SHALL BE RESTORED PER THEIR REQUIREMENTS.

ALL WORK WITHIN FDOT RIGHT OF WAY WILL REQUIRE A FDOT RIGHT OF WAY PERMIT.

CIVIL STORM AND DRAINAGE NOTES:

STORM AND DRAINAGE SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MOUNT DORA UTILITIES STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, LATEST EDITION.

STORMWATER AND ALL OTHER UNPOLLUTED DRAINAGE SHALL BE DISCHARGED INTO SUCH SEWERS AS ARE SPECIFICALLY DESIGNED AS STORM SEWER OR TO A NATURAL OUTLET.

ALL STORM SEWER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

ALL STORM SEWER STRUCTURES AND BEDDING REQUIRED FOR STORM SEWER PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MOUNT DORA UTILITIES STANDARDS, LATEST EDITION.

ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVED AREAS SHALL BE BACKFILL AND PLACED IN ACCORDANCE WITH THE CITY OF MOUNT DORA UTILITIES STANDARDS.

ALL TRENCH BACKFILL UNDER PAVEMENT WITHIN PUBLIC RIGHT OF WAY SHALL BE GRANULAR BACKFILL. INSTALLED, MAINTAINED, RELOCATED, AND/OR REMOVED ACCORDING TO THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS.

JETTING IS NOT AN ACCEPTABLE METHOD OF ACHIEVING BACKFILL COMPACTION. ALL BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY.

THE MINIMUM COVER OVER POTABLE WATER, REUSE WATER, AND/OR SANITARY SEWER PIPE OF ANY MATERIAL SHALL BE 3-FEET.

CIVIL SANITARY SEWER NOTES:

SANITARY SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND GUIDELINES INCLUDING THE CITY OF MOUNT DORA UTILITIES CODE.

SANITARY SEWER PIPE SHALL BE 6 INCH PVC AND LARGER AS PER INDICATED ON THE PLANS AND SHALL BE IN ACCORDANCE WITH ASTM D3034, SDR 26 WITH JOINTS IN ACCORDANCE WITH ASTM D3212.

ALL SANITARY SEWERS SHALL BE BOTH AIR AND MANDEREL TESTED IN ACCORDANCE WITH THE TESTING PROCEDURES IN THE STANDARD SPECIFICATIONS OF THE CITY OF MOUNT DORA UTILITIES FOR ALL PIPE LENGTHS.

ALL SANITARY SEWER MANHOLES LOCATED IN OR ADJACENT TO DRAINAGE WAYS SHALL BE PROVIDED WITH BOLT DOWN, SOLID, GASKETED AND WATER TIGHT LIDS.

FOUNDATION DRAINS, IF INSTALLED, SHALL NOT CONNECT TO THE SANITARY SEWER.

MANHOLE LIDS MAY BE ADJUSTED WITH ADJUSTING RINGS UP TO 12 INCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ADJUSTMENTS UP TO AND INCLUDING 12 INCHES.

SIX (6) INCH AND LARGER WYE FITTINGS WITH SIX (6) INCH OR LARGER LATERALS SHALL BE CONSTRUCTED FROM THE SANITARY SEWER MAIN TO THE BUILDING LINE AT THE ELEVATION INDICATED. EACH LATERAL SHALL EXTEND AT A 45° ANGLE TO THE SEWER MAIN AND EXTEND UPWARD TO APPROXIMATELY ONE (1) FOOT FROM THE SANITARY MAIN FLOWLINE TO THE LATERAL FLOWLINE. LATERALS SHALL BE EXTENDED AT 1% AND TERMINATED THREE (3) FEET ABOVE GRADE.

ALL TESTS SHALL BE WITNESSED BY THE CONTRACTORS ENGINEER. COPIES OF ALL TEST RECORDS SHALL BE PROVIDED TO THE CITY FOR PROJECT ACCEPTANCE. CONTRACTOR IS REQUIRED TO PROVIDE A VIDEO INSPECTION OF THE SANITARY LINE TO THE CITY OF MOUNT DORA.

CIVIL WATERMAIN NOTES:

ALL WATERMAIN CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND GUIDELINES INCLUDING FLORIDA DEP MINIMUM DESIGN GUIDE, AWWA, AND CITY OF MOUNT DORA UTILITIES CODE.

WATER MAIN SHALL HAVE A MINIMUM COVER OF 36" FROM FINISHED GRADE TO TOP OF PIPE.

ALL WATER PIPE SHALL BE CONSTRUCTED OF POLY-VINYL (P.V.C.) PIPE CONFORMING TO NSF STANDARD 14 AND AWWA C-900. THE PIPE SHALL CONFORM TO ASTM D2241 AND SHALL BE CONSTRUCTED OF PIPING MATERIALS DESIGNED AS CLASS 124548 (PVC 1120). THE PIPE SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 18. SCHEDULE RATINGS SHALL BE IN ACCORDANCE WITH ASTM B 1785 (PVC). JOINTS FOR PVC WATER MAIN SHALL BE "O" RING SPLIT ON JOINTS IN CONFORMANCE TO ASTM D3139-98. "STANDARD SPECIFICATION FOR JOINTS FOR PLASTIC PRESSURE PIPES USING FLEXIBLE ELASTOMERIC SEALS." ALL 1-1/2" DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE TUBING AWWA C901 OR C906.

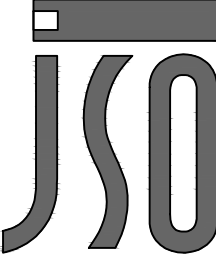
BEVELED SPOOT ENDS MUST HAVE A MINIMUM BEVEL OF 8 DEGREES TO A MAXIMUM BEVEL OF 15 DEGREES. THE VERTICAL FACE OF THE SPOOT END MAY NOT EXCEED 75% OF PIPE WALL THICKNESS AND THE HORIZONTAL LENGTH OF THE BEVEL SHALL NOT EXCEED 1.25 INCHES. FIELD BEVELED SPOOT END SHALL BE MADE PER MANUFACTURERS RECOMMENDATION AND AS APPROVED BY THE CITY OF MOUNT DORA UTILITIES. THE DEGREE OF BEVEL SHALL BE APPROVED FOR THE TYPE OF PIPE BEING INSTALLED.

WATER PIPE SHIPPING, HANDLING & STORAGE - THE FRONT END OF ALL PIPE DELIVERED BY TRUCK SHALL BE COVERED FOR PROTECTION AGAINST EXHAUST FUMES. PIPE SHALL BE PROTECTED FROM EXPOSURE TO SUNLIGHT ACCORDING TO MANUFACTURERS RECOMMENDATIONS. PIPE WILL NOT BE ACCEPTED FOR INSTALLATION IF DISCOLORATION IS EVIDENT DUE TO SUNLIGHT OR OTHER EXPOSURE. PIPE SHALL BE STORED IN SUCH A MANNER TO PREVENT BEAMING THE PIPE.

TRACING WIRE FOR ALL WATER MAINS, INCLUDING OUT-OF-SERVICE STUBS INTENDED FOR FUTURE EXTENSION, SHALL BE INSTALLED WITH COPPER TRACING WIRE (PVC COATED) TAPED TO THE TOP OF THE PIPE EVERY 5'. MAXIMUM TRACING WIRE LENGTH SHALL BE 500' WITHOUT TERMINATING IN A CURB STOP BOX. CURB STOP BOXES SHALL NOT BE LOCATED IN THE PAVEMENT AREAS. SPLICES IN THE TRACING WIRE SHALL BE KEPT TO A MINIMUM AND APPROVED BY THE CITY OF MOUNT DORA UTILITIES. IF SPLICES ARE REQUIRED THEY SHALL BE MADE WITH COPPER SPLIT BOLT (LISCO #K-8 OR APPROVED EQUAL) AND TAPED WITH ELECTRICAL TAPE. JUMPER WIRES MUST BE RUN FROM THE MAIN TRACING WIRE AND SECURED TO ALL WATER METER SERVICE LINES.

ALL WORK PERFORMED ON ANY WATER LINES AND/OR APPURTENANCES THAT ARE OWNED OR ANTICIPATED TO BE OWNED BY THE CITY OF MOUNT DORA UTILITIES SHALL BE COMPLETED UNDER THE DIRECTION OF THE CITY OF MOUNT DORA UTILITIES ADHERING TO AN ACCEPTABLE PLAN APPROVED BY THE CITY OF MOUNT DORA UTILITIES. A MINIMUM 2 DAY NOTICE SHALL BE GIVEN TO THE CITY OF MOUNT DORA UTILITIES BY THE CONTRACTOR PRIOR TO THE START OF WATER LINE WORK. ONE SET OF CITY APPROVED PLANS SHALL BE ON THE JOB SITE DURING CONSTRUCTION. WATER LINE CONSTRUCTION WILL NOT BE PERMITTED TO START UNTIL ALL APPROVALS ARE RECEIVED. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS WITHOUT WRITTEN APPROVAL FROM THE CITY OF MOUNT DORA UTILITIES.

Architect:



JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
PH: 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

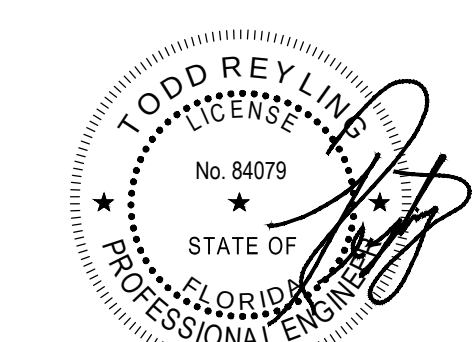
Civil Engineer:



REYLING DESIGN & CONSULTING

4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654



LICENSE EXPIRES - 02.28.2025
DATE SIGNED - 01.22.2024

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	11.29.2023
REVISED PER CITY REVIEW	01.22.2024

EXISTING CONDITIONS/DEMOLITION PLAN NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.

THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING UTILITIES AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.

CONTRACTOR SHALL PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS, UTILITY BOXES, ELECTRIC, TELEPHONE, GAS, FIBER OPTIC, CABLE, WATER, STORM SEWER, SANITARY SEWER, AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR TO CLEAR AND GRUB THE EXISTING SITE AS NECESSARY TO PERFORM DEMOLITION, PROPOSED CONSTRUCTION, AND FINAL IMPROVEMENTS.

EXISTING CONDITIONS KEY NOTES:

- 1 EXISTING BUILDING TO REMAIN, CONTRACTOR PROTECT IN PLACE.
- 2 EXISTING CURB AND PAVEMENT TO REMAIN, CONTRACTOR PROTECT IN PLACE.
- 3 EXISTING WATER LINE AND FIRE HYDRANT TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.
- 4 EXISTING STORM SEWER TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.

DEMOLITION LEGEND/KEY NOTES:

- CLEAR AND GRUB AREAS OF PROPOSED GRADING. REFER TO GEOTECHNICAL REPORT FOR ALL SPECIFICATIONS.
- A SAWCUT PAVEMENT AND CONFORM TO A CLEAN, NEAT EDGE, 12" BACK. CONTRACTOR TO COORDINATE WITH CITY BEFORE REMOVAL.
- B LIMITS OF DISTURBANCE, CLEARING AND GRUBBING, AND SOIL STRIPPING.
- C CONTRACTOR TO REMOVE EXISTING CURB AND PAVEMENT.

TITLE DISCLAIMER:

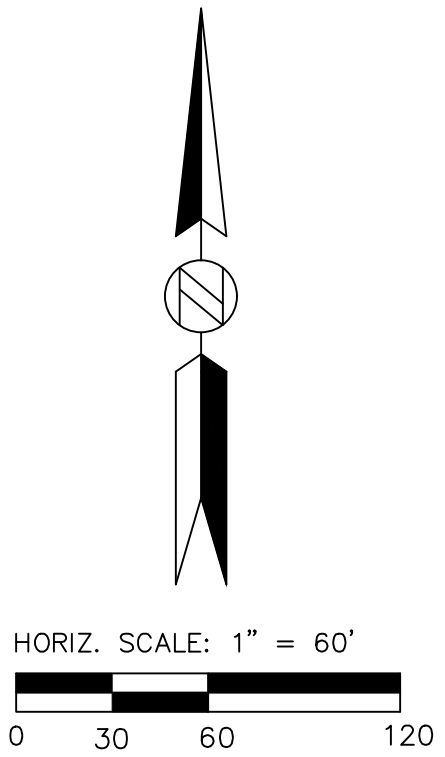
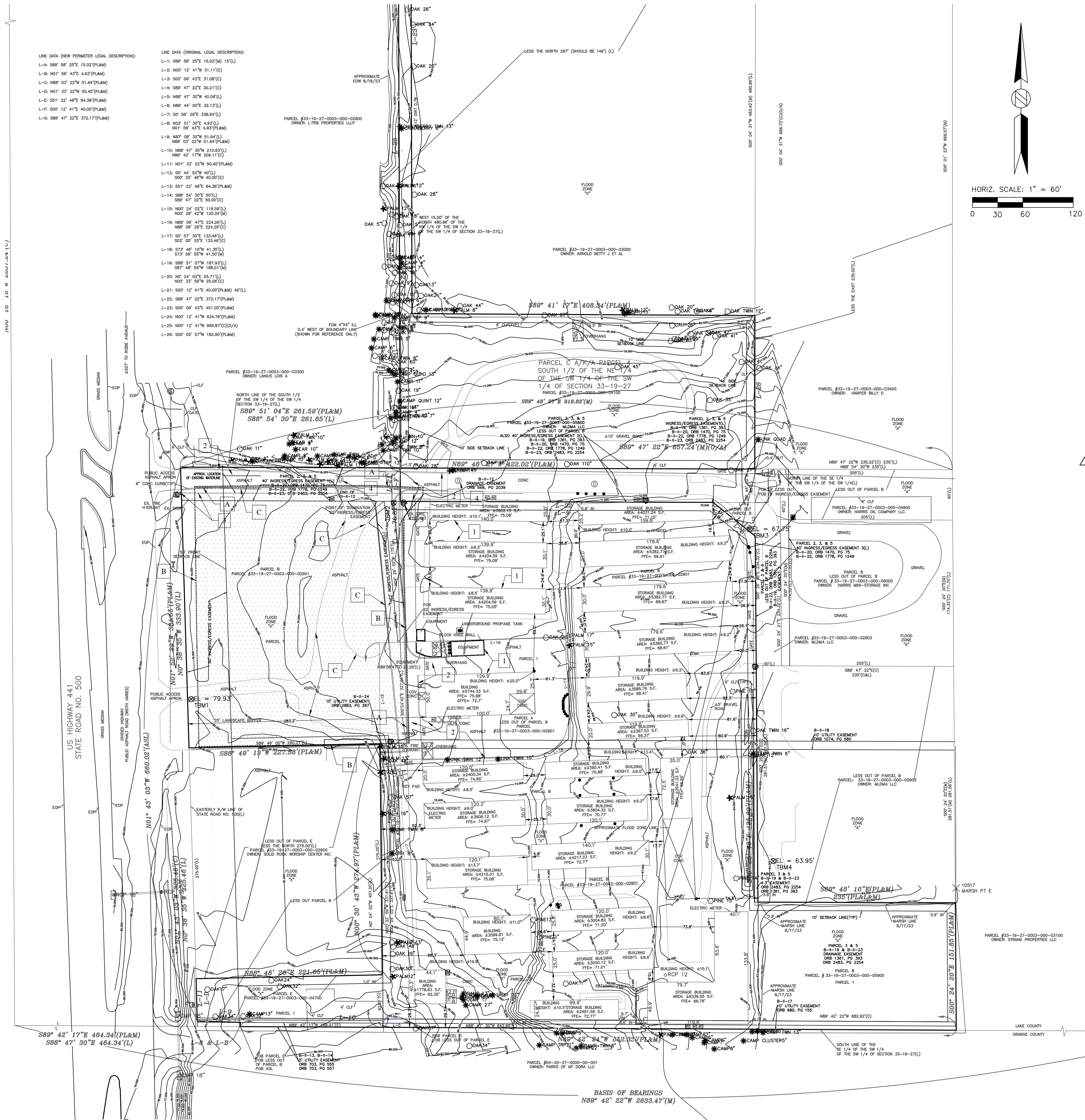
IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

UTILITY INFORMATION:

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.



FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG



Architect:

JSO

JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
PH: 1.417.343.2602
WWW.JOHNSDOM.COM
E-MAIL: JOHN@JOHNSDOM.COM

Civil Engineer:

RDC

REYLING DESIGN & CONSULTING

4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654

TODD REYLING
LICENSE
No. 84079
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

LICENSE EXPIRES - 02.28.2025
DATE SIGNED - 01.22.2024

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	11.29.2023
REVISED PER CITY REVIEW	01.22.2024

PROJECT NUMBER: 23-139

New Ground Up Building:

My Place Self Storage Expansion

21885 US 441
Mount Dora, FL 32757
Lake County

Existing
Topography
and Demolition
Plan
C100

GENERAL SITE NOTES:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF MOUNT DORA, LAKE COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF MOUNT DORA OR LAKE COUNTY INFRASTRUCTURE (ABOVE OR BELOW GRADE, VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF ALL SIGNS SHALL BE GOVERNED BY LOCAL CODES.

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.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE PROJECT SITE BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL UTILIZE DITCHES, PIPES, AND/OR PUMPS AS NECESSARY TO MAINTAIN THE EXISTING DRAINAGE DURING ALL PHASES OF CONSTRUCTION. EXISTING DRAINAGE SHALL NOT BE BLOCKED OR ADVERSELY AFFECTED DURING CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY THAT THE SHOULDER BASE IS FULL DEPTH. IF NOT, THE EXISTING SHOULDER BASE AND PAVEMENT SHALL BE REMOVED AND REPLACED AT THE PAVEMENT CONNECTION TO MATCH THE EXISTING ROADWAY.

SITE INFORMATION

PARCEL ID: 33-19-27-0003-000-02901

ADDRESS: 21885 U.S. HIGHWAY 441, MOUNT DORA, FL.
ALTERNATE KEY NO.: 2839538, 2921757, 3353421, 3729650, AND 3853683

PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND FLOOD ZONE A

ZONING: WP-2, WORKPLACE

FUTURE LAND USE: IND, INDUSTRIAL

TOTAL AREA OF LOT: 406,547 S.F. (9.33 ACRES)
AREA OF PROPOSED IMPROVEMENTS: 77,375 S.F. (1.78 ACRES)

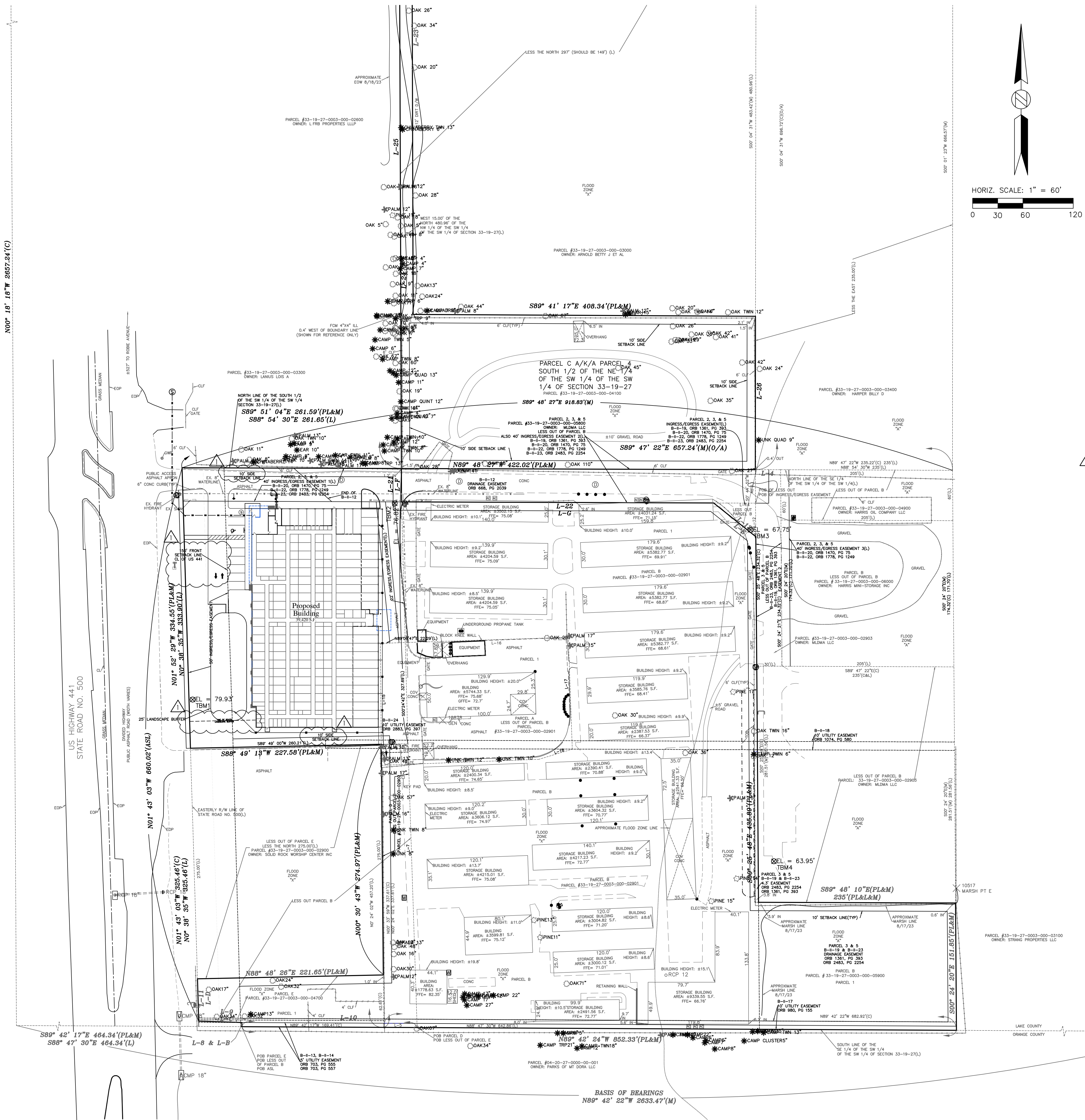
PROPOSED GROSS FLOOR AREA BUILDINGS:
NEW UNITS: 24,325 S.F.
TOTAL BUILDING AREA: 31,175 S.F.

NEW PARKING SPACES PROVIDED: 8
NEW HANDICAP SPACES PROVIDED: 1
TOTAL NEW PARKING SPACES PROVIDED: 9

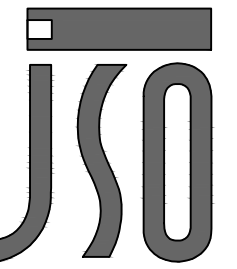
BICYCLE PARKING SPACES PROVIDED: 2

Mt Dora Florida - Site Calculation

Existing Site area	406,457 sq ft	9.33 Acres	
Max Allowable Impervious Surface	264,197 sq ft	65.00%	
Existing Green Space	179,013 sq ft	44.04%	
Existing Impervious Surface	227,444 sq ft	55.96%	
Remaining Impervious Surface	36,753 sq ft		
New Green Space surfaces			
Removal of road at NE corner of building	482 sq ft		
Removal of front entrance road	1,132 sq ft		
Removal of existing impervious surfaces at parking area	315 sq ft		
Existing Impervious Surfaces within new building footprint (No new impervious surfaces)			
Existing Asphalt Driveway	13,168 sq ft		
Existing Green Space converted to Impervious Surface			
New Drive isle on North Side	1,576 sq ft		
New Drive isle on East Side	1,128 sq ft		
New Parking lot and sidewalk to the West of new building	8,067 sq ft		
New Building area in existing green space	26,219 sq ft		
New 24'-0" wide drive isle on East Side of building	256 sq ft		
Post Development Impervious Surfaces	262,761 sq ft	64.65%	65% Percent Max
Remaining New Impervious Surfaces	1,436 sq ft		
Post Development Green Space Surfaces	143,696 sq ft	35.35%	
FAR			
Existing Building(s) Sq Ft	90,010 sq ft		
Proposed Building Sq Ft	39,420 sq ft		
Total Building(s) Sq Ft - Post Development	129,430 sq ft		
Site FAR (Total Building Area / Lot Area)	0.32	0.7 Allowable	



Architect:



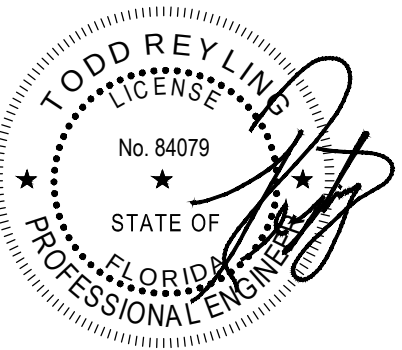
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PROJECT NUMBER: 23-139

New Ground Up Building:
My Place Self Storage Expansion

21885 US 441
Mount Dora, FL 32757
Lake County

Overall
Site Plan

C200

SITE PAVING LEGEND:

- EXISTING PAVEMENT TO REMAIN, CONTRACTOR TO PROTECT IN PLACE
- PROPOSED PCC CONCRETE SIDEWALK (4"PCC/4"AB), SEE DETAIL
- CONCRTEE PAVEMENT - PROPOSED PCC CONCRETE WITH FIBER MESH (6" PCC/12" TYPE 'B', MIN LBR 40), SEE DETAIL
- PARKING LOT-PROPOSED ASPHALT (1" SP 9.5/2" SP 12.5/12" TYPE 'B', MIN LBR 40), SEE DETAIL
- EXISTING GRASS AREA, CONTRACTOR TO RESEED TO EXISTING CONDITION.

CIVIL SITE KEY NOTES:

- PROPOSED EDGE OF PAVEMENT.
- EXISTING PAVEMENT TO REMAIN – PROTECT IN PLACE.
- CONTRACTOR TO SAWCUT EXISTING PAVEMENT TO MAKE SMOOTH TRANSITION TO NEW LOT PAVEMENT.
- PROPOSED ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE, SEE DETAIL.
- PROPOSED 4" WIDE PARKING STALL STRIPING AND WHITE PAVEMENT MARKING, TRAFFIC WHITE PAINT PER DETAIL. SEE PLAN FOR TYPICAL DIMENSIONS.
- PROPOSED PIPE BOLLARD, SEE DETAIL.
- PROPOSED CONCRETE SIDEWALK, SEE DETAILS.
- PROPOSED CONCRETE PARKING BLOCK, SEE DETAIL.
- PROPOSED 6" PCC BARRIER CURB, SEE DETAIL.
- PROPOSED CONCRETE FLUME.
- PROPOSED INVERTED "U" BICYCLE RACK, QUANTITY ONE (1).

SITE LIGHTING NOTE:

NO SITE LIGHT POLES ARE PROPOSED FOR THIS SITE AND THE EXTERIOR LIGHTING OF THE BUILDING WILL NOT EXCEED 0.5 FOOT CANDLES AT THE PROPERTY LINES.

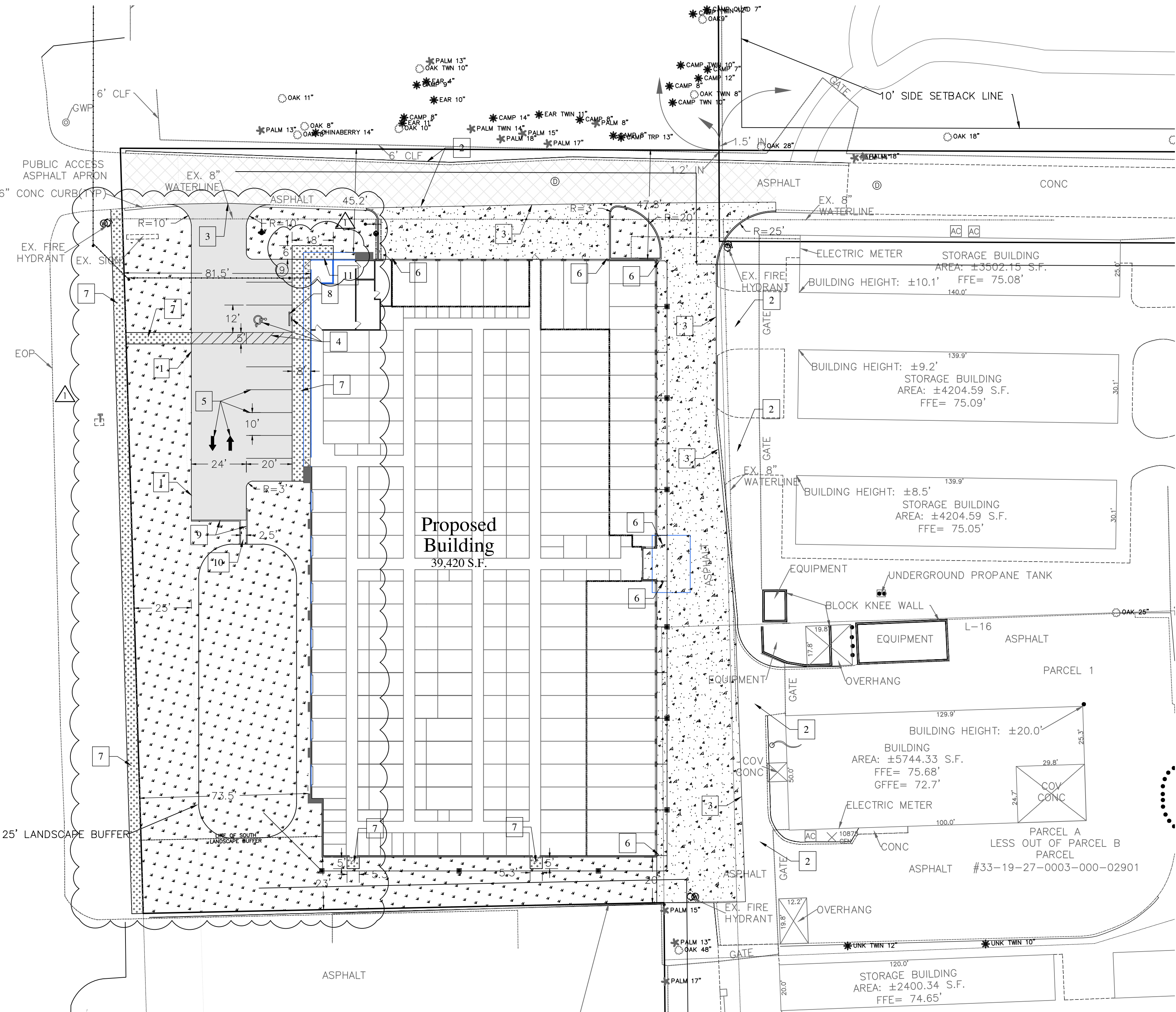
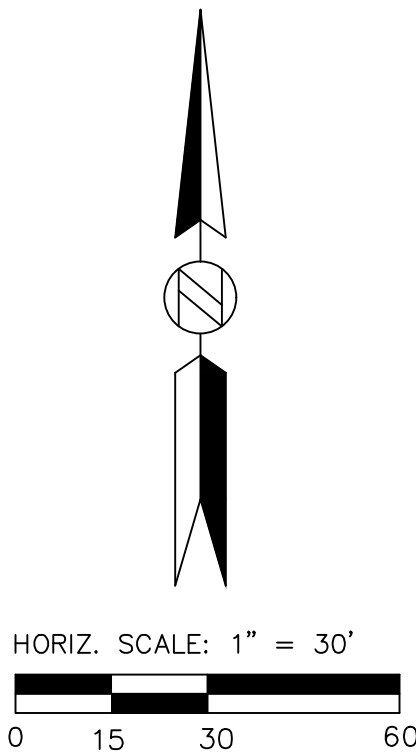


TABLE 4
TRIP GENERATION CALCULATIONS - BUILD CONDITIONS

MINI-WAREHOUSE
Land Use Code 151
T = Number of Vehicle Trip Ends
Number of Storage Units (100's) = X = 9.99 (999 Units)

TIME PERIOD	TOTAL TRIP GENERATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	T = 10.86 (X) = 4.09	184	50%	50%	92	92
AM Peak Hour	T = 1.64 (X) = 2.90	13	51%	49%	7	6
PM Peak Hour	In(T) = 0.60 In(X) + 1.07	12	50%	50%	6	6

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

BUCKHOLZ TRAFFIC

US HIGHWAY 441
STATE ROAD NO. 500

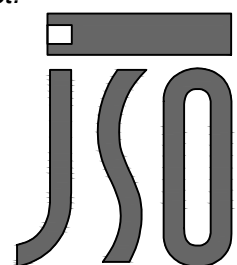
GRASS MEDIAN

DIVIDED HIGHWAY
PUBLIC ASPHALT ROAD (WIDTH VARIES)

25' LANDSCAPE BUFFER

ASPHALT

Architect:



JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
PH: 1.417.343.2602
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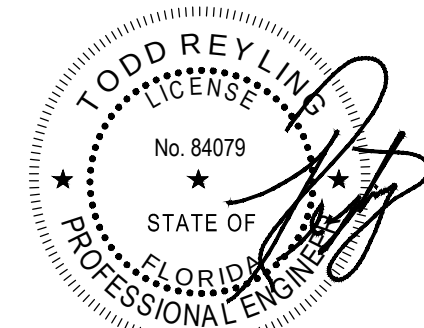
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Mount Dora, FL 32757
Lake County

Civil Site and
Horizontal
Control Plan

C201

GENERAL GRADING AND DRAINAGE NOTES:

CONTRACTOR SHALL COORDINATE WITH THE CITY OF MOUNT DORA. REGARDING THE ENTRANCE CURB CUTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL PERMITS FOR THE ENTRANCE CURB CUT RECONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL REQUIREMENTS.

CONTRACTOR SHALL VERIFY AND PROVIDE POSITIVE DRAINAGE FROM THE PROPOSED BUILDING TO THE EXISTING PAVEMENT/GROUND TIE-IN POINTS.

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF MOUNT DORA, FL. CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF MOUNT DORA, FL. INFRASTRUCTURE (ABOVE OR BELOW GRADE VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

GRADING LEGEND/KEYNOTES:

ALL GRADES ARE PAVEMENT ELEVATIONS
UNLESS OTHERWISE NOTED

- XXX.XX MATCH EX.

MATCH EXISTING GRADE
- XXX.XX PV

PROPOSED SPOT GRADE AT PAVEMENT
- XXX.XX BC

PROPOSED SPOT GRADE AT BACK OF CURB
- XXX.XX SW

PROPOSED SPOT GRADE AT SIDEWALK
- XXX.XX GND

PROPOSED SPOT GRADE GROUND ELEVATION
- XXX

EXISTING 1-FT CONTOUR LINE
- XXX

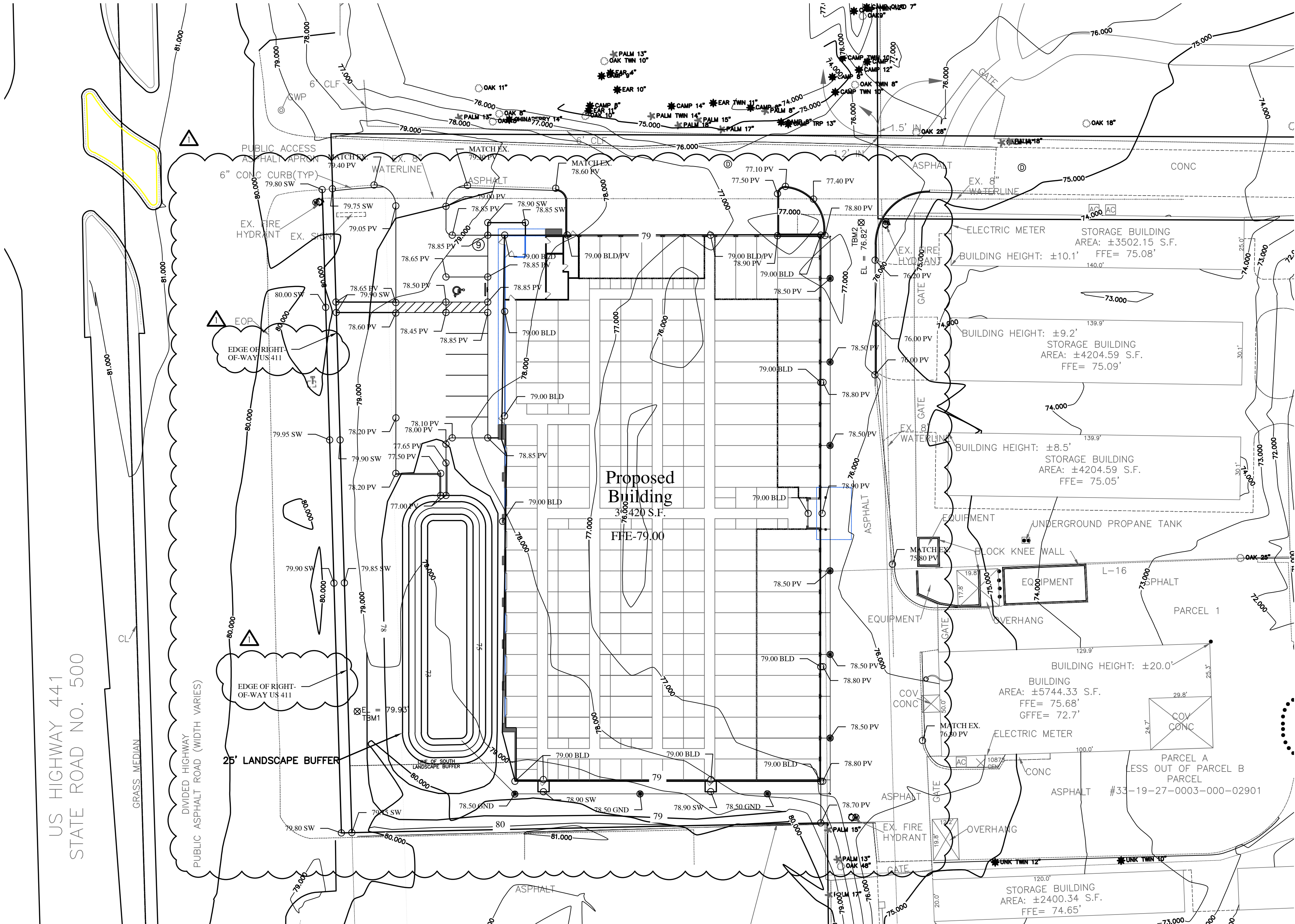
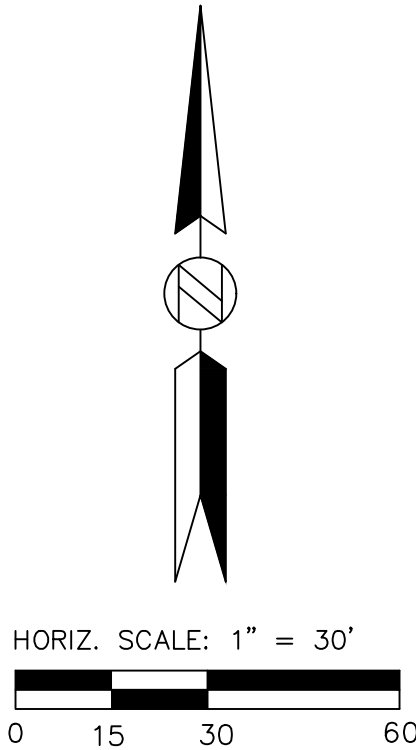
EXISTING 5-FT CONTOUR LINE
- XXX

PROPOSED 1-FT CONTOUR LINE
- XXX

PROPOSED 5-FT CONTOUR LINE

FLOOD PLAIN NOTE:

THIS PROPERTY IS IN ZONE(S) "A" AND "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120421, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 18, 2012 AND IS PARTIALLY IN A SPECIAL FLOOD ZONE AREA, FLOOD MAP 12069C390E.



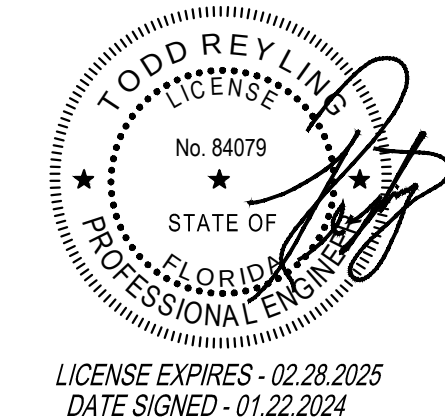
Architect:



Civil Engineer:



Florida Firm License: M17000010654



ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	11.29.2023
REVISED PER CITY REVIEW	01.22.2024

PROJECT NUMBER: 23-139

My Place Self Storage Expansion

New Ground Up Building:
21885 US 441
Mount Dora, FL 32757
Lake County

Grading
Plan

C300

STORMWATER MANAGEMENT NOTE:

PER THE CITY OF MOUNT DORA, FL REQUIREMENTS THE CONSTRUCTION OF THE PROPOSED ADDITIONAL STORAGE UNITS, THE STORMWATER FLOWS WERE CONSIDERED. THE PROPOSED SITE STORM SEWER WILL FLOW INTO THE NEW DETENTION POND LOCATED WITHIN THE DEVELOPMENT. SEE STORMWATER DRAINAGE REPORT FOR DETAILS.

DIRECTION OF OVERLAND FLOW PATH.

NOTE:

ALL BUILDING POC SIZES AND LOCATIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO CONSULT THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER TO CONFIRM EXACT BUILDING SIZES AND LOCATIONS.

THE MAXIMUM WATER AND WASTEWATER CONSUMPTION/USAGE FOR THIS PROJECT WILL BE 1,000 GALLONS PER MONTH.

FIRE FLOW REQUIREMENTS: 2,250 GPM DURATION 2 HOURS PER NFPA TABLE 18.4.5.2.1

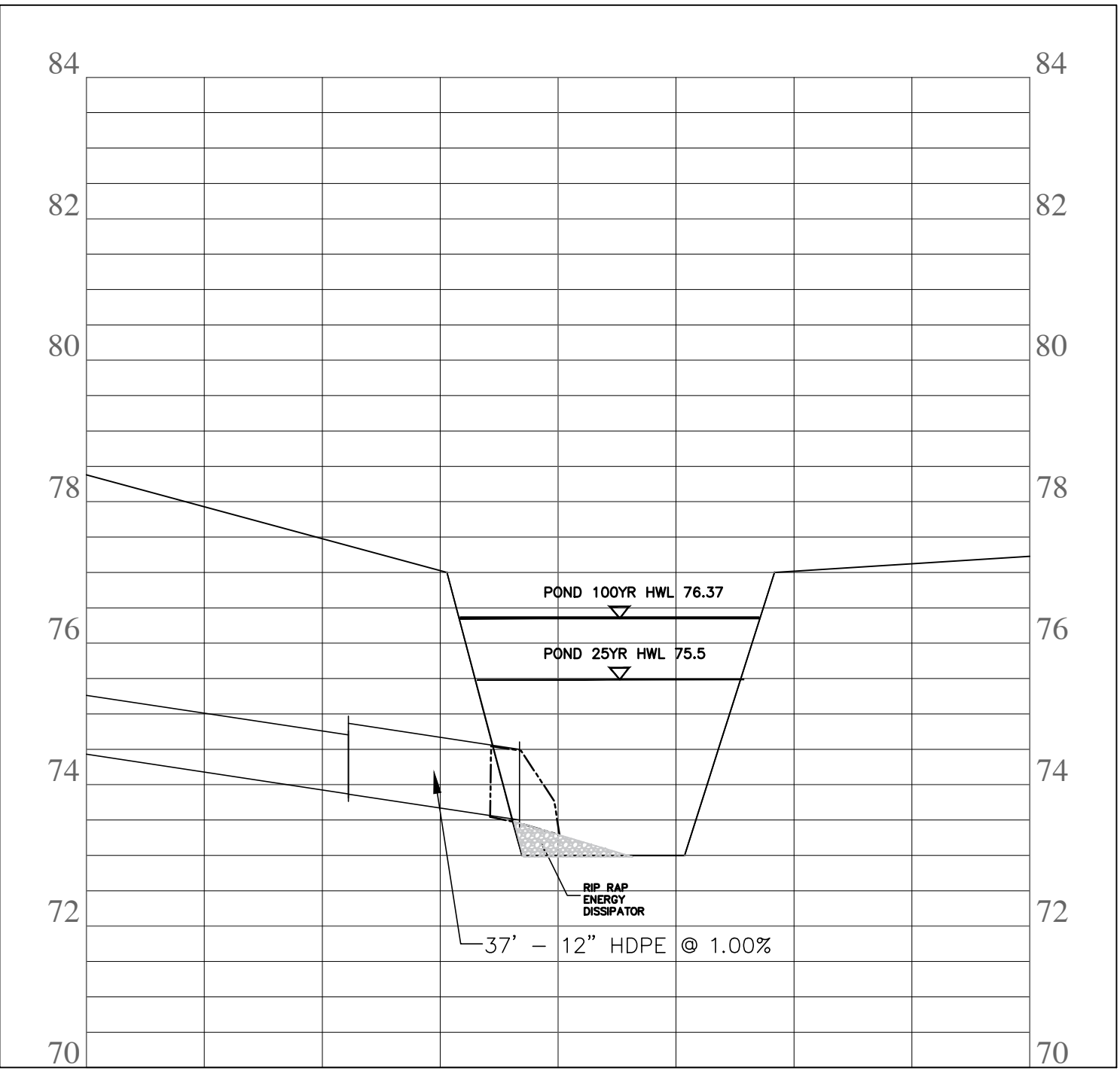
UTILITY INFORMATION:

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.



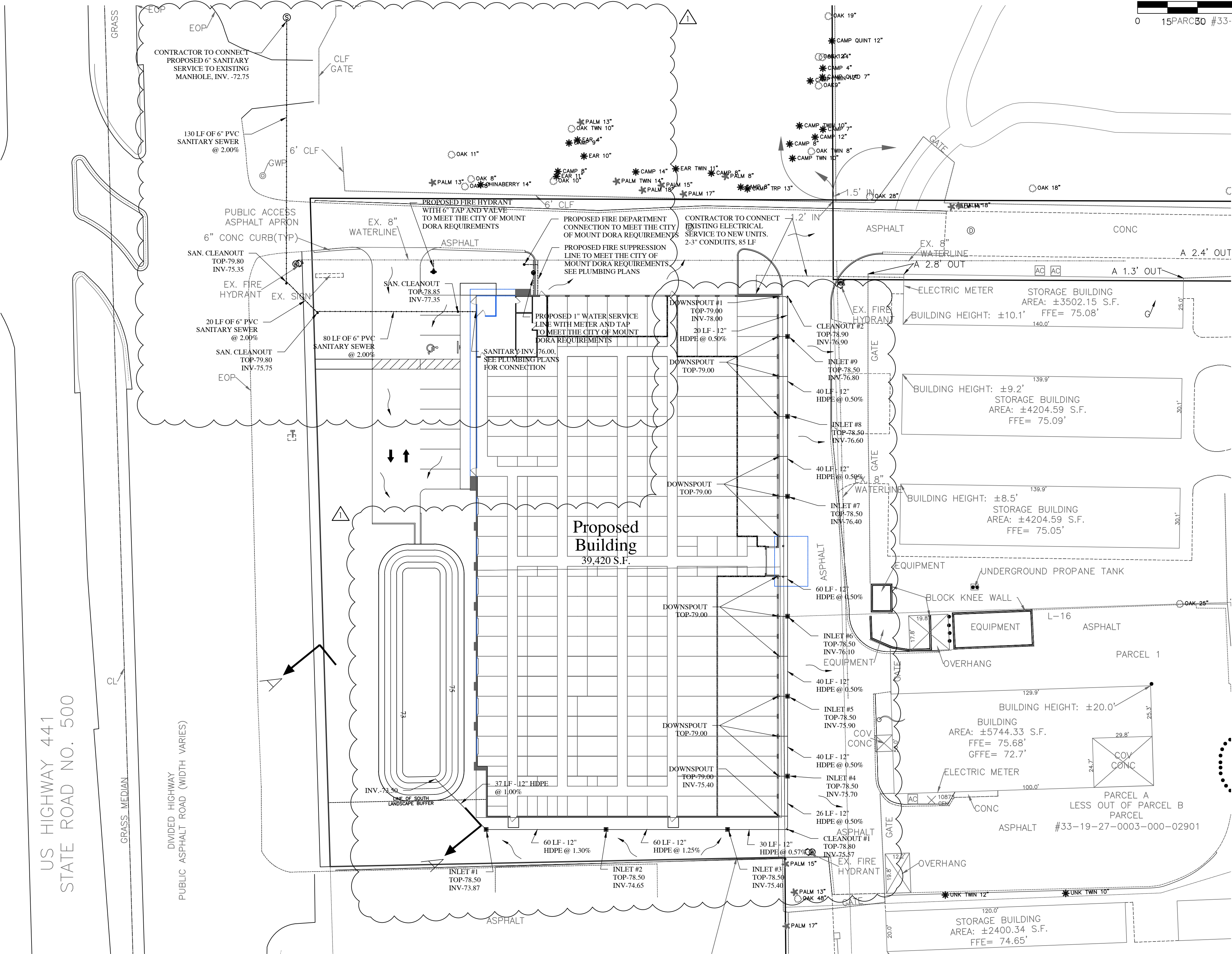
FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG

POND SECTION A-A

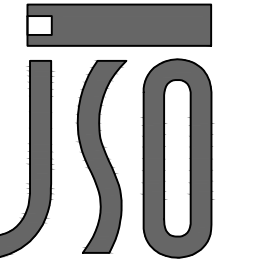


UTILITY CONTACTS

WATER:	CITY OF MOUNT DORA 352.735.7151
ELECTRIC:	DUKE ENERGY 800.700.8744
GAS:	PEOPLES GAS 877.832.6747
SANITARY SEWER:	CITY OF MOUNT DORA 352.735.7151
STORM SEWER:	CITY OF MOUNT DORA 352.735.7151
COMMUNICATIONS:	SPECTRUM 844.206.8288



Architect:



JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
PH: 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

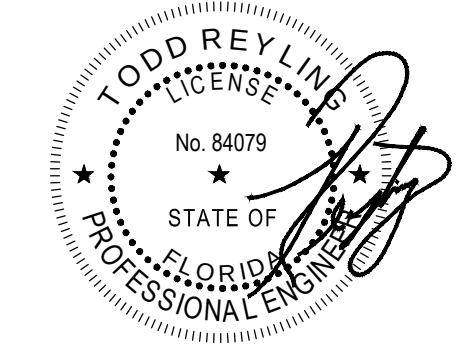
Civil Engineer:



REYLING DESIGN & CONSULTING

4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

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My Place Self Storage Expansion

New Ground Up Building:

21885 US 441
Mount Dora, FL 32757
Lake County

Stormwater
Drainage and
Utility Plan

C400

SEDIMENT AND EROSION CONTROL NOTES:

ALL SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE IN COMPLIANCE WITH CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AND THE LATEST FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.

APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR/ESC RESPONSIBLE PARTY UNTIL ALL CONSTRUCTION IS APPROVED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL PERMITTING.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR/ESC RESPONSIBLE PARTY FOR THE DURATION OF THE CONSTRUCTION.

THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND THAT TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED. ESC/SWPPP SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE CONTRACTOR MOBILIZING TO THE SITE TO INSTALL BMPS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED CONSTRUCTION ACTIVITIES. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR/ESC RESPONSIBLE PARTY AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEW OF THE ESC FACILITIES.

ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING WET SEASON OR SEVEN DAYS THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (SEEDING, MULCHING, ETC.)

ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN 24 HOURS.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

PRIOR TO THE BEGINNING OF THE WET SEASON, ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER WEATHER. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE ESC INSPECTOR FOR REVIEW.

EROSION CONTROL BLANKETS, SOIL BINDERS, OR HYDROSEEDING SHALL BE USED TO PREVENT SOIL EROSION. AREAS THAT ARE EXPOSED FOR 14 DAYS OR MORE ARE INACTIVE AND MUST BE COVERED. ALL OTHER AREAS SHALL BE PROTECTED AS REQUIRED TO PREVENT SOIL EROSION.

LAND DISTURBANCE NOTE:

THE TOTAL SITE DISTURBANCE FOR THIS PROJECT IS 1.78 ACRES. SINCE THIS IS AREA IS GREATER THAN ONE (1.00) ACRE, A NOTICE OF INTENT (NOI), LAND DISTURBANCE PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WILL BE REQUIRED. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MEET THE EROSION AND SEDIMENT CONTROL MEASURES PER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

EROSION AND SEDIMENT CONTROL BASIC PRACTICES:

PRESERVE AND PROTECT AREAS OF NATURAL VEGETATION. AREAS TO BE PRESERVED SHALL BE PROTECTED WITH SILT FENCING TO PREVENT DAMAGE FROM CONSTRUCTION OPERATIONS.

TAKE SPECIAL PRECAUTIONS TO PREVENT DAMAGE THAT COULD RESULT FROM DEVELOPMENT ACTIVITIES NEAR WATERCOURSES, LAKES, AND WETLANDS.

MINIMIZE THE EXTENT AND DURATION OF THE DEVELOPMENT AREA EXPOSED AT ONE TIME.

APPLY TEMPORARY EROSION CONTROL PRACTICES AS SOON AS POSSIBLE TO STABILIZE EXPOSED SOILS AND PREVENT ON-SITE DAMAGE.

INSTALL SEDIMENT BASINS OR TRAPS, FILTER BARRIERS, DIVERSIONS, AND PERIMETER CONTROL MEASURES PRIOR TO SITE CLEARING AND GRADING TO PROTECT THE DISTURBED AREA FROM OFF-SITE AND ON-SITE RUNOFF AND TO PREVENT SEDIMENT TRANSPORT TO AREAS DOWNSTREAM OF THE DEVELOPMENT SITE.

KEEP RUNOFF VELOCITIES LOW, AND RETAIN RUNOFF ON SITE AS MUCH AS POSSIBLE.

PROVIDE MEASURES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS.

IMPLEMENT FINAL GRADING AND INSTALL PERMANENT VEGETATION ON DISTURBED AREAS AS SOON AS POSSIBLE.

SITE AND BEST MANAGEMENT PRACTICE (BMPS) INSPECTIONS MUST BE COMPLETED WEEKLY, OR AFTER EACH STORM EVENT RESULTING IN MORE THAN 0.5 INCH OF RAINFALL. THE PURPOSE OF THE INSPECTIONS IS TO ASSESS AND DETERMINE WHETHER THE SOIL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE EROSION CONTROL PLAN ARE OPERATING PROPERLY AND EFFECTIVELY, AND TO INITIATE MAINTENANCE AS NEEDED. INSPECTIONS SHOULD INCLUDE A VISUAL OBSERVATION OF ALL DISTURBED AREAS OF THE REGULATED DEVELOPMENT, MATERIAL STORAGE AREAS, SEDIMENT AND EROSION CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, AND ACCESSIBLE DISCHARGE POINTS/OUTFALLS.

INSPECTIONS SHOULD BE COMPLETED AND CONDUCTED BY QUALIFIED INSPECTORS WHO ARE FAMILIAR WITH THE EROSION CONTROL PLAN AND THE BMPS IMPLEMENTED AT THE SITE. IN GENERAL, IF INSPECTIONS INDICATE THAT A BMP IS NOT OPERATING PROPERLY, IT IS RECOMMENDED THAT MAINTENANCE AND MODIFICATION OD THE BMP BE PERFORMED AS SOON AS POSSIBLE AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE AND NO LATER THAN SEVEN (7) CALENDAR DAYS FROM THE INSPECTION DATE, TO ENSURE ITS CONTINUED EFFECTIVENESS. MINIMUM MAINTENANCE STANDARDS FOR EACH SPECIFIC BMP ARE INCLUDED IN THE EROSION CONTROL PLAN.

THE REGULATED DEVELOPMENT MUST KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE AT ALL TIMES DURING CONSTRUCTION AND MAKE THE PLAN AVAILABLE FOR REVIEW BY A FIELD REPRESENTATIVE UPON REQUEST.

EROSION AND SEDIMENTATION CONTROL
RECOMMENDED CONSTRUCTION SEQUENCE:

1. CONTRACTOR TO CONDUCT A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR TO POST A SIGN WITH NAME AND PHONE NUMBER OF ESC RESPONSIBLE PARTY.
3. CONTRACTOR TO FLAG AND FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCES(S).
6. CONTRACTOR TO INSTALL PERIMETER BARRIER, SILT FENCE, ETC.
7. CONSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
11. RELOCATED EROSION CONTROL MEASURES OR INSTALL NEW MEASURES AS SITE CONDITIONS CHANGE TO ENSURE THE SEDIMENT AND EROSION CONTROL IS ALWAYS IN ACCORDANCE WITH APPLICABLE STANDARDS.
12. COVER ALL AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST OR EQUIVALENT.
13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
14. SEED OF SOD ANY AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

STREET SWEEPING NOTE:

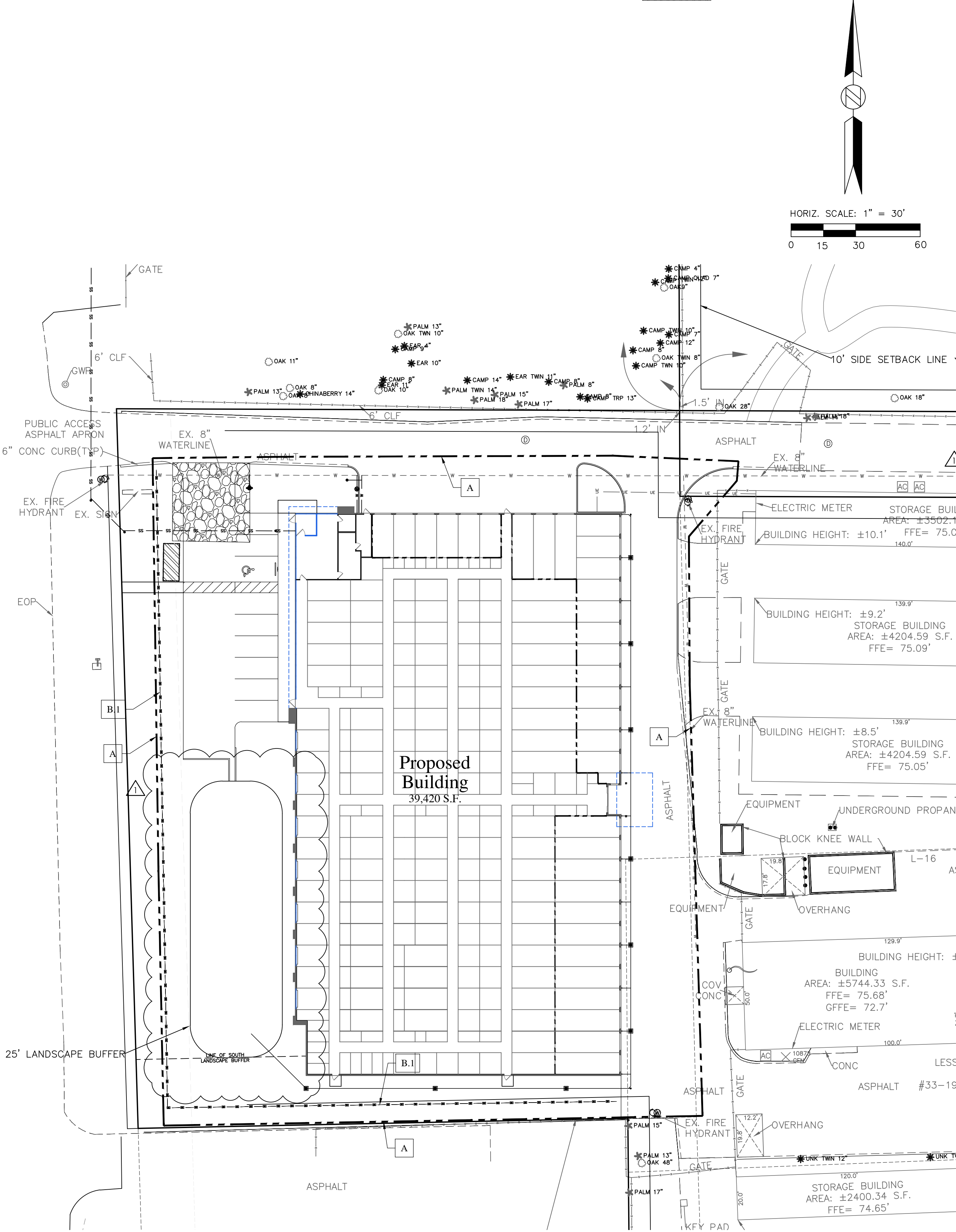
CONTRACTOR SHALL SWEEP/REMOVE ALL SEDIMENT AND DEBRIS WITHIN THE ROADWAY AT THE END OF EACH DAY

EROSION AND SEDIMENT CONTROL KEY NOTES:

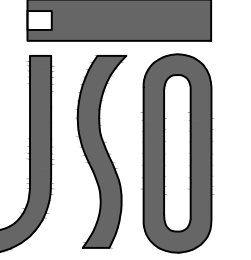
- A

LIMITS OF CONSTRUCTION
- B.X

PERIMETER EROSION BARRIER SILT FENCE
- TEMPORARY CONCRETE WASHOUT AREA
- STABILIZED CONSTRUCTION ENTRANCE



Architect:



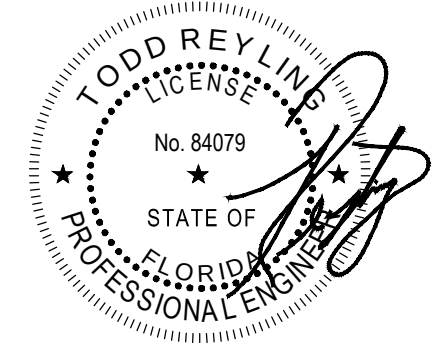
JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
PH. 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:



REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654



LICENSE EXPIRES - 02.28.2025
DATE SIGNED - 01.22.2024

ENGINEER OF RECORD:
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Florida PE # 84079

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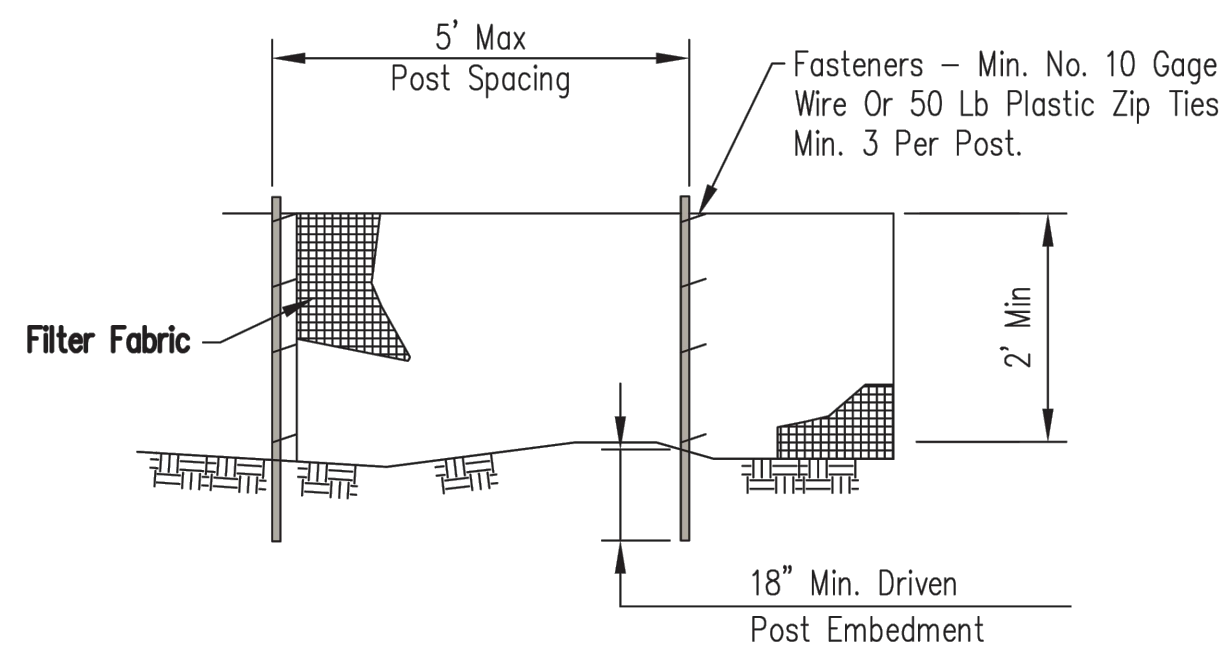
New Ground Up Building:

My Place Self Storage Expansion

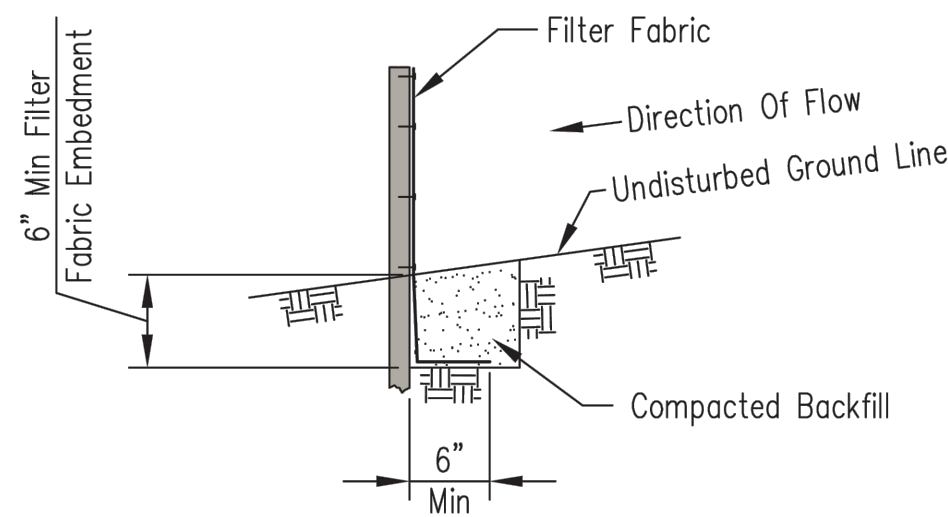
21885 US 441
Mount Dora, FL 32757
Lake County

Sediment and
Erosion Control
Plan

C500



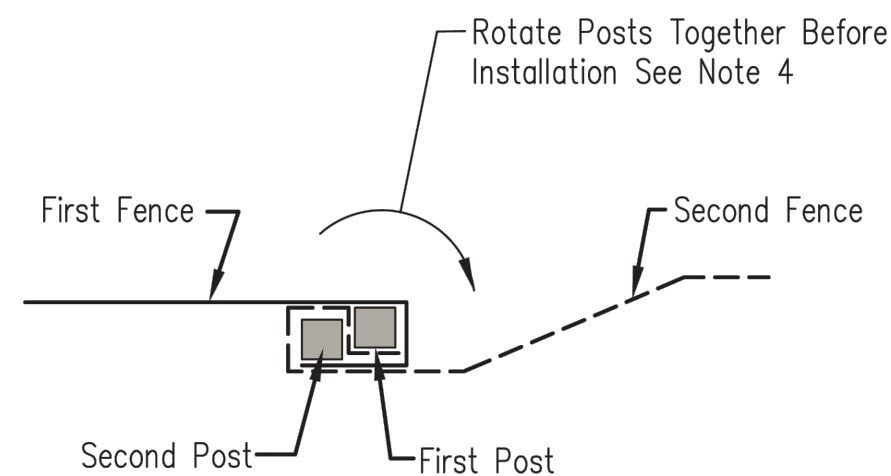
ELEVATION



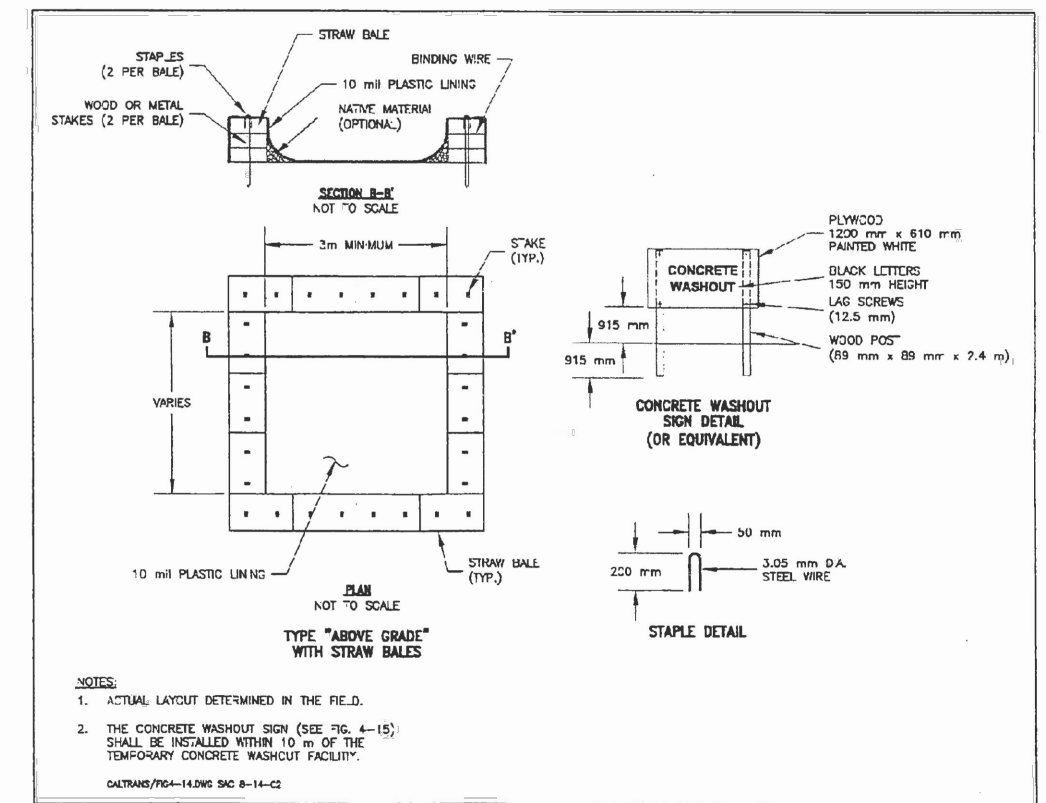
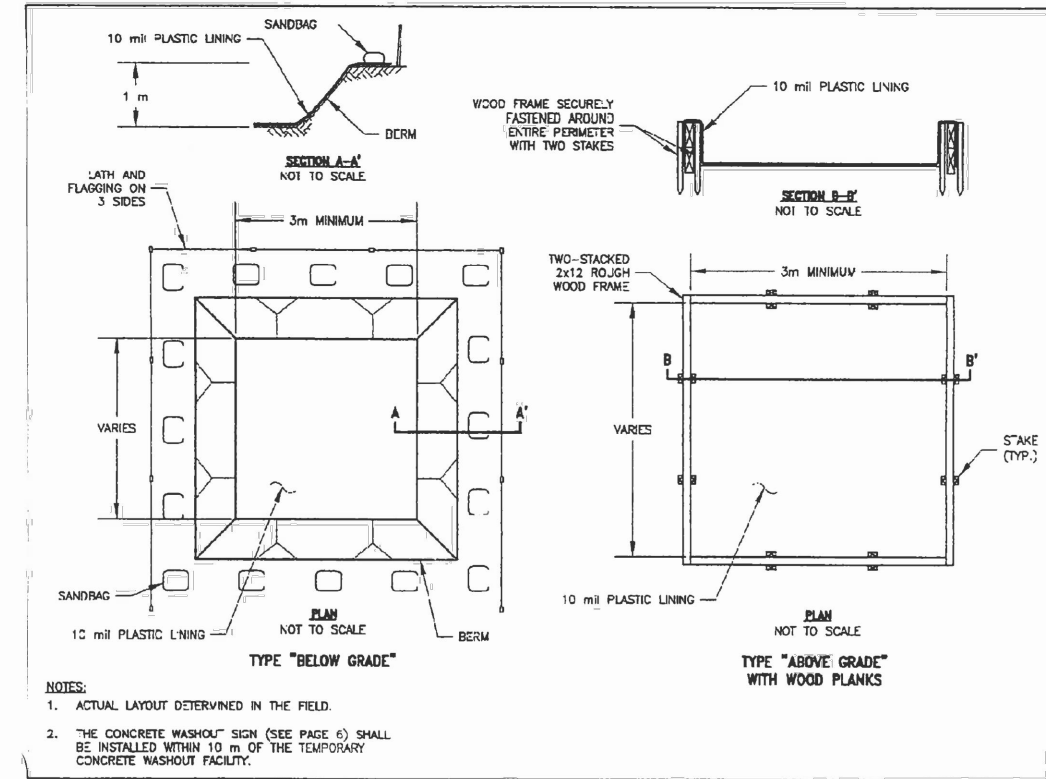
FABRIC ANCHOR DETAIL

NOTES:

1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

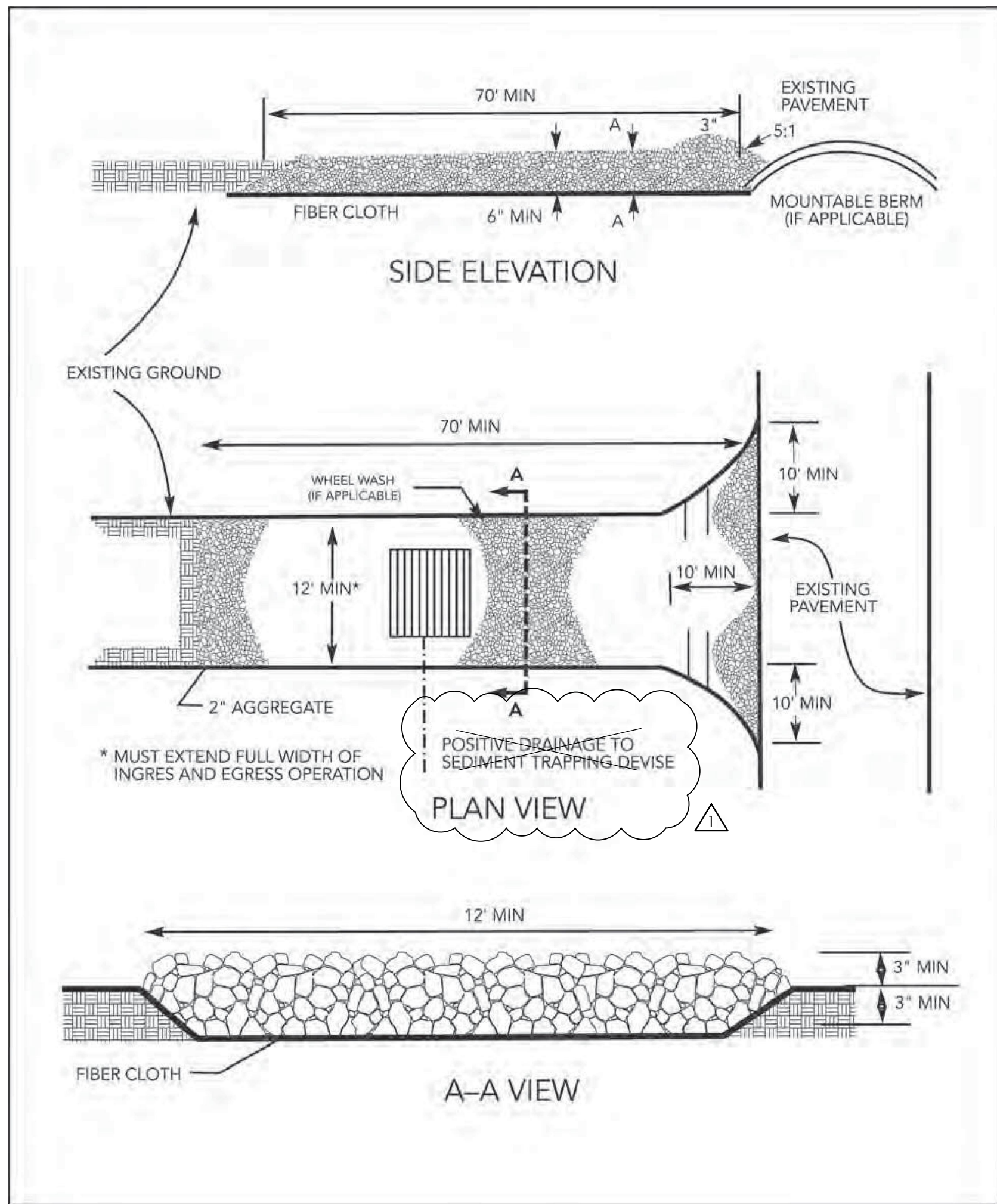


SPLICE DETAIL-PLAN VIEW



CONCRETE WASHOUT
N.T.S.

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



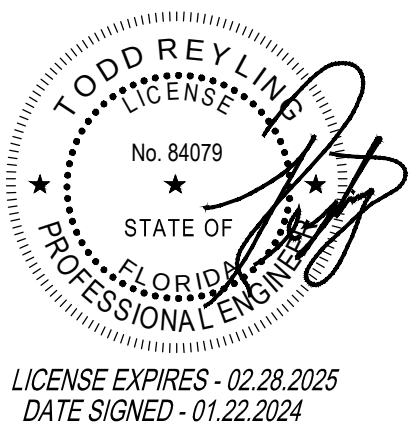
Architect:



Civil Engineer:



Florida Firm License: M17000010654



ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

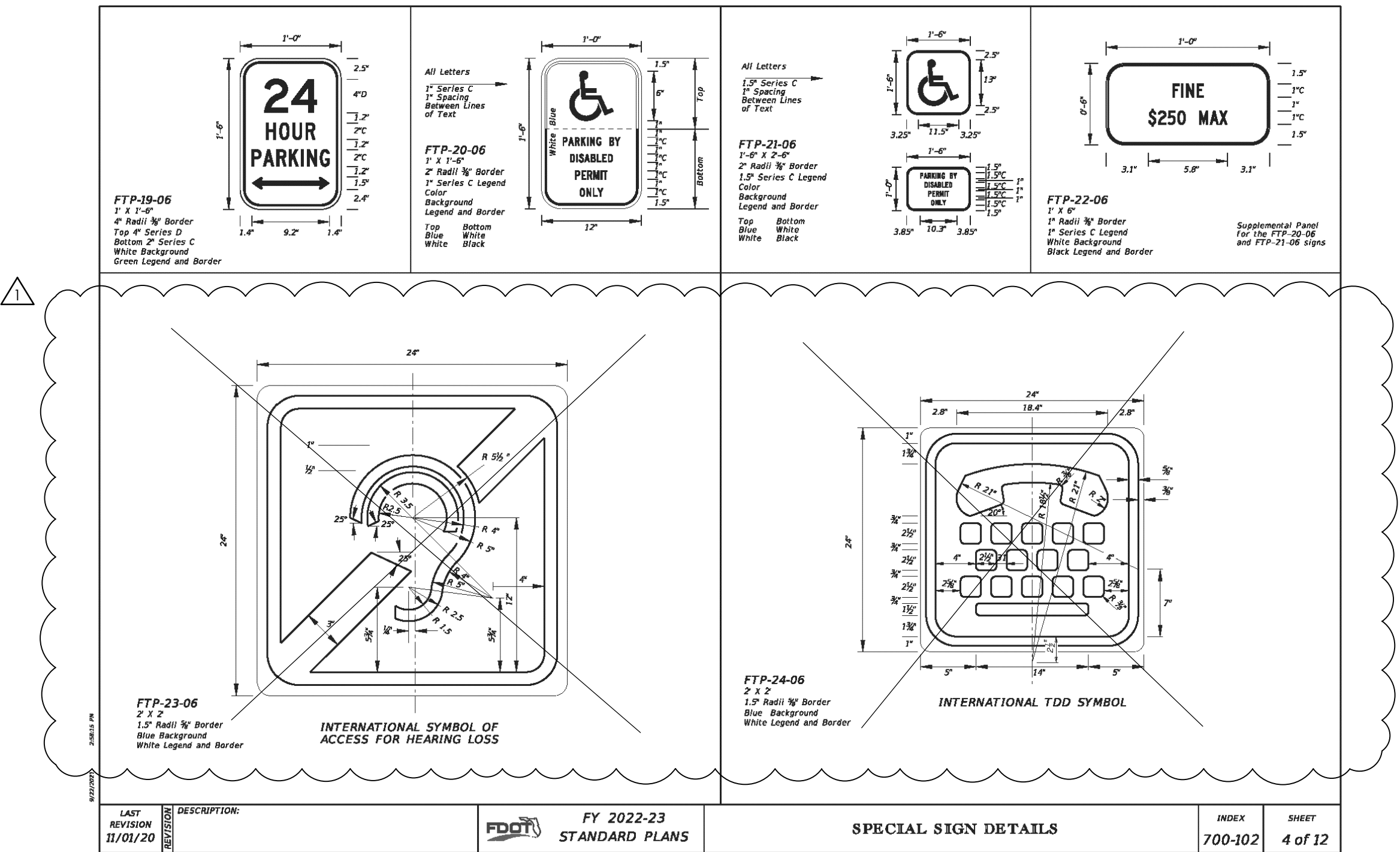
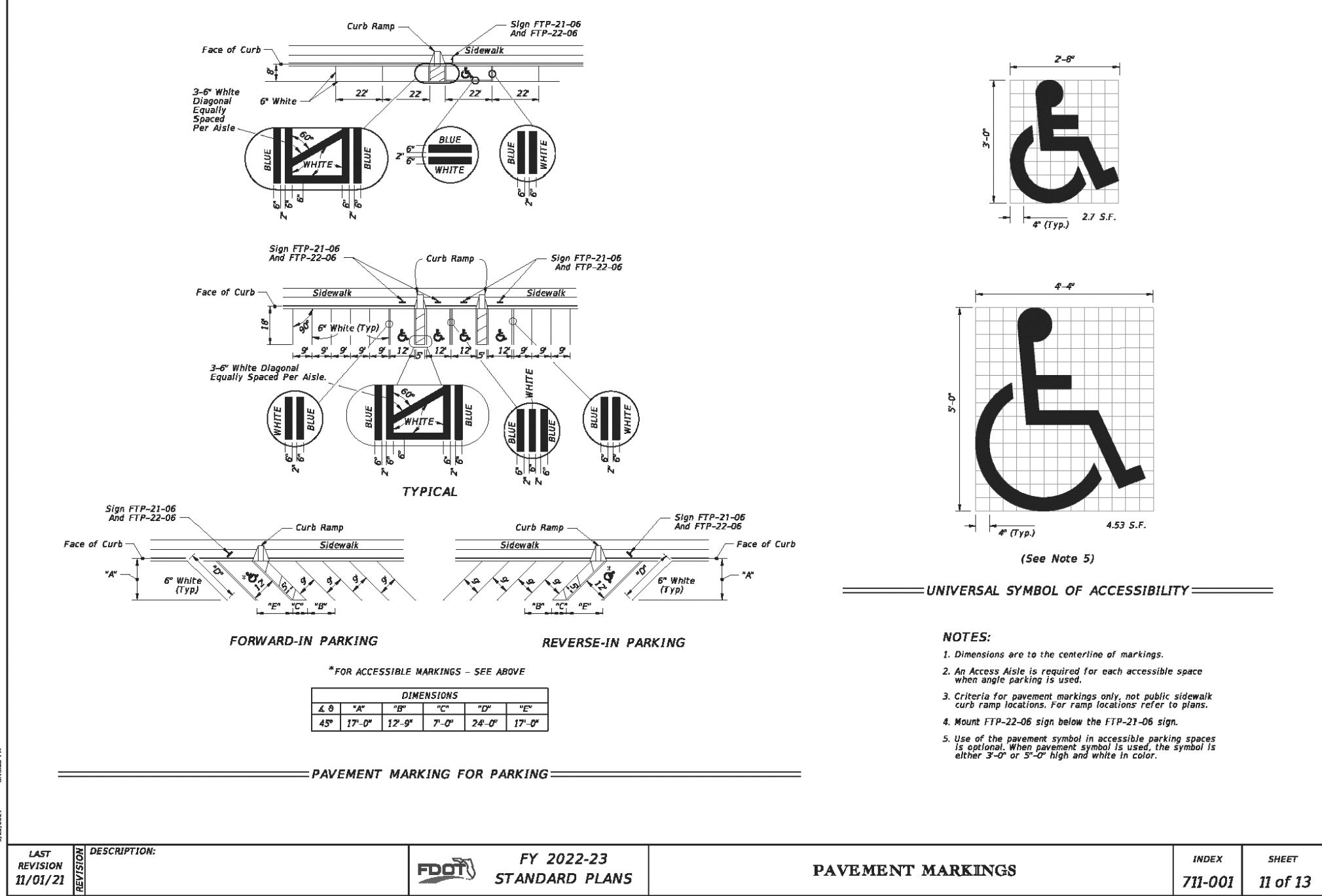
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My Place Self Storage Expansion

21885 US 441
Mount Dora, FL 32757
Lake County

Construction
Details
C600



Architect:

JSO

JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
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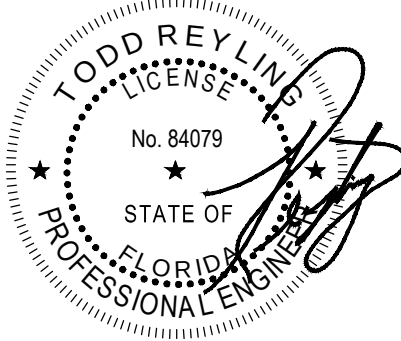
Civil Engineer:

RDC

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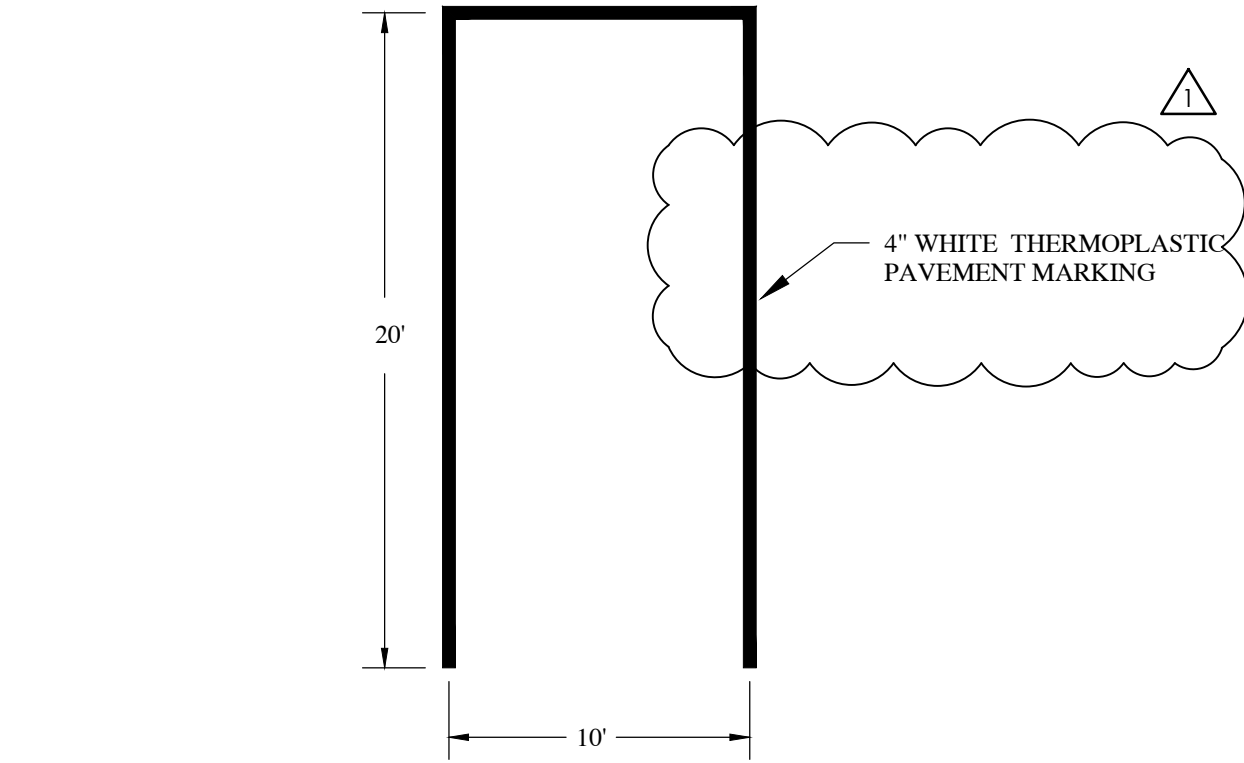
PROJECT NUMBER: 23-139

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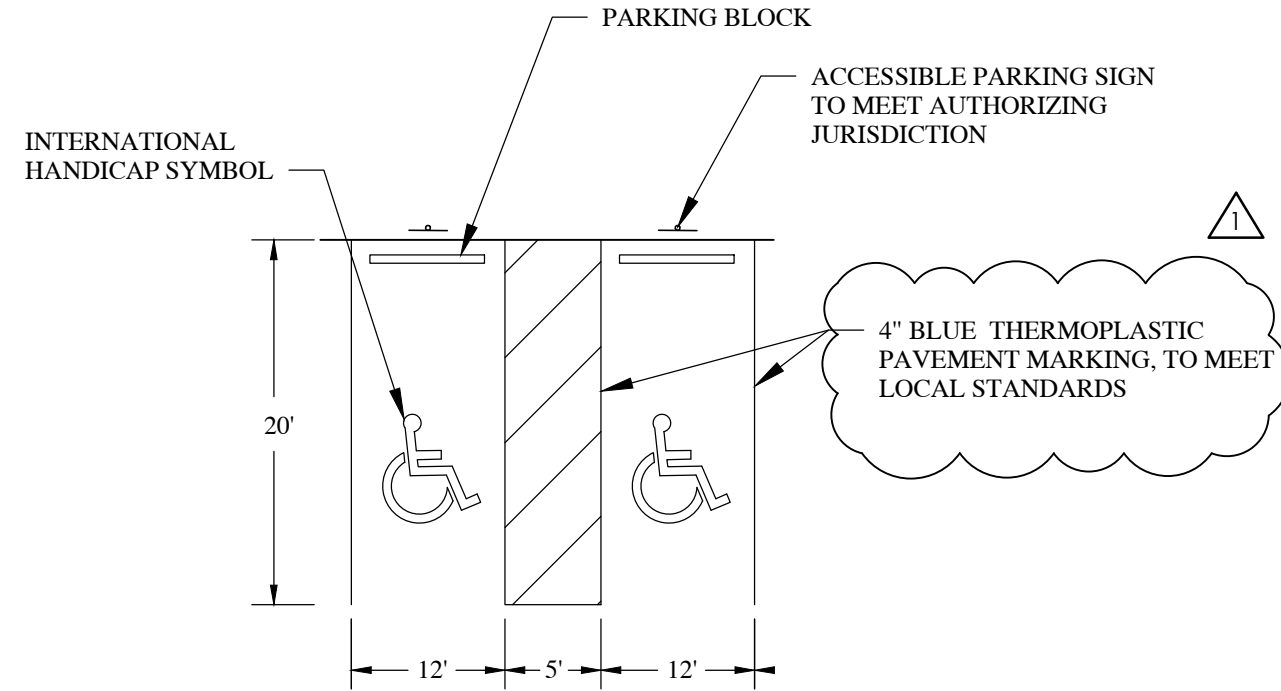
21885 US 441
Mount Dora, FL 32757
Lake County

Construction
Details
C601



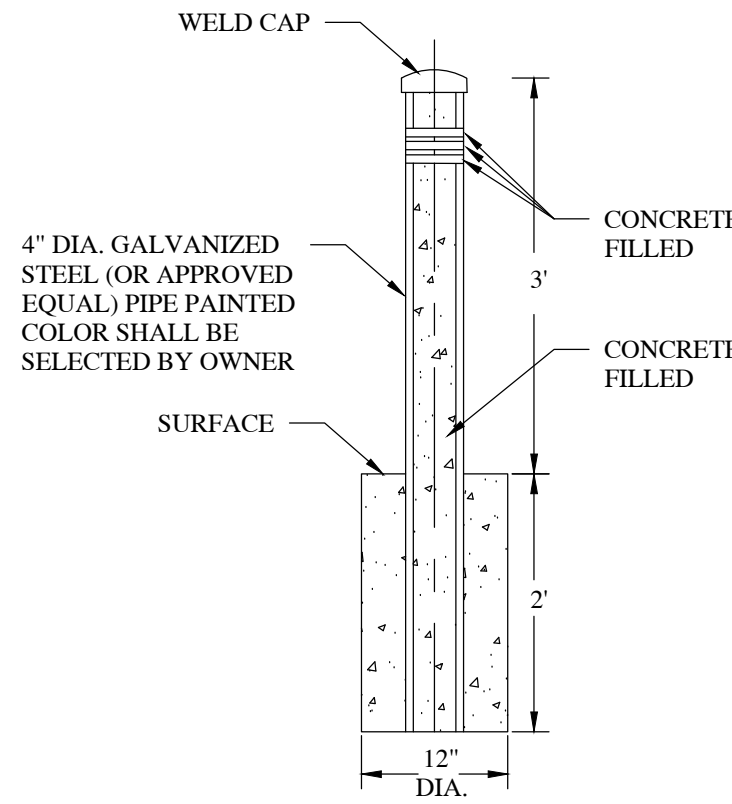
PARKING SPACE DETAIL

NOT TO SCALE



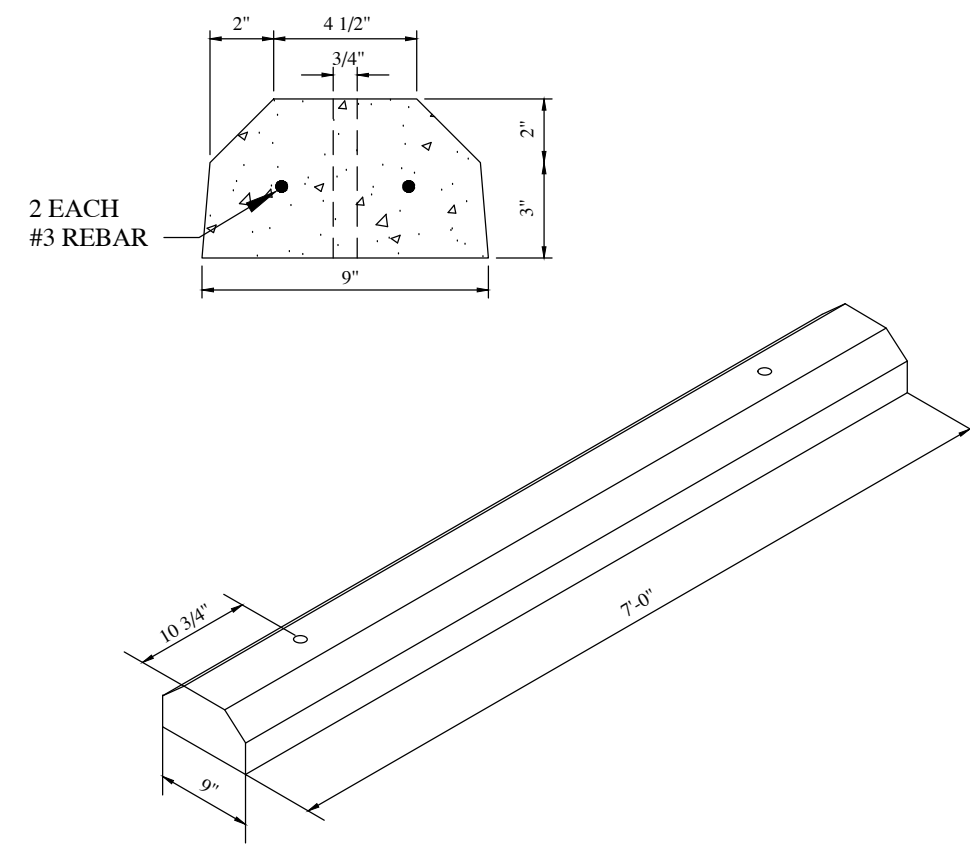
ACCESSIBLE PARKING SPACE DETAIL

NOT TO SCALE



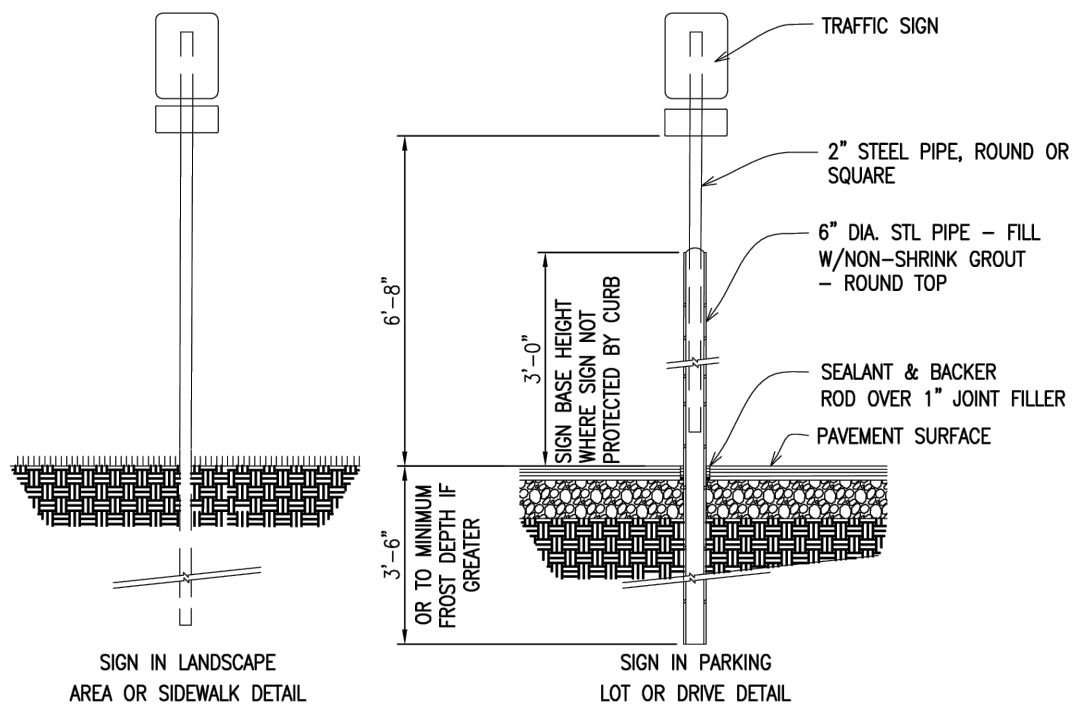
PIPE BOLLARD DETAIL

NOT TO SCALE



PARKING BLOCK DETAIL

NOT TO SCALE



SIGN POST DETAIL

NOT TO SCALE

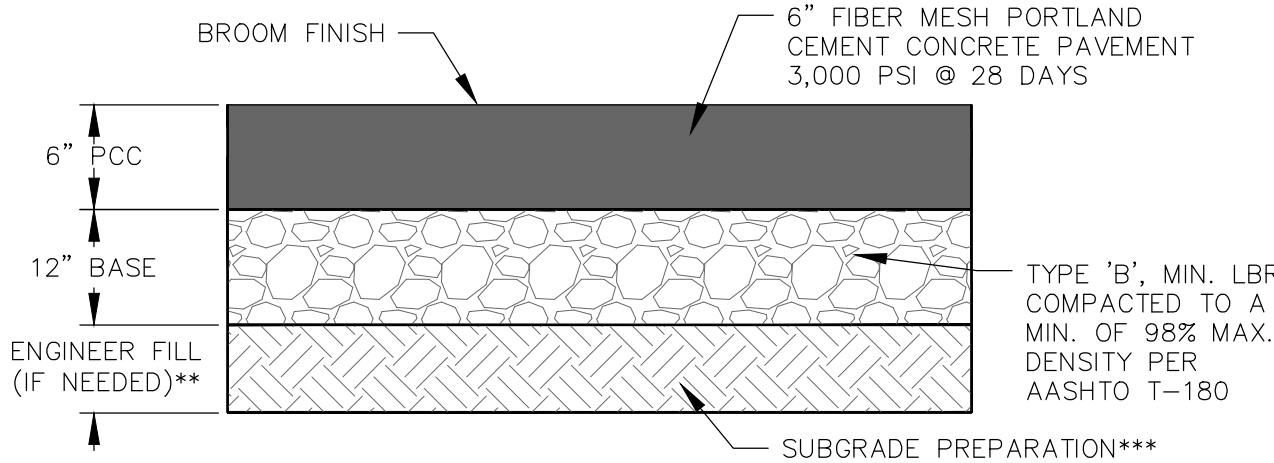
- NOTES:
- EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH PARKING STALL OR SPACE. USE MUTCD SIGN R99A OR APPROVED EQUAL.
 - AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "\$50 TO \$300 FINE" PER THE STATE OF FLORIDA.
 - VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE STATE "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. USE MUTCD SIGN R7-8B OR APPROVED EQUAL.
 - SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.
 - THE BOTTOM OF THE LOWEST SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 6'-8" ABOVE THE SURROUNDING SURFACE WHEN ADJACENT TO AN ACCESSIBLE PATH.
 - REFER TO DETAIL ON THIS SHEET FOR THE ACCESSIBLE SIGN POST DETAIL.



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

NOTES:
USE MINIMUM THICKNESS OF MATERIALS LISTED BELOW. THICKNESS NOTED REPRESENTS THE MINIMUM COMPACTED THICKNESS BASED UPON THE GEOTECHNICAL REPORT.



*AGGREGATE BASE COURSE SHOULD BE COMPACTED PER FDOT SPECS AND SOILS ENGINEER.

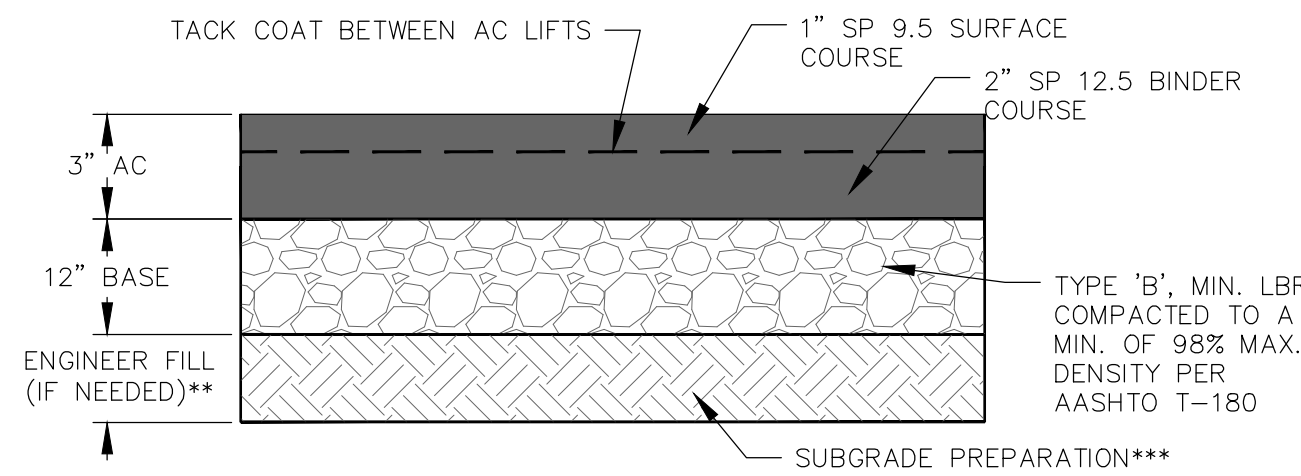
**UNSUITABLE SOILS/UNDOCUMENTED FILL MAY NEED TO BE REMOVED AND REPLACED WITH ENGINEER FILL EXTENDING TO SUITABLE NATIVE SOILS. SUITABLE SUBGRADE SHALL BE DETERMINED BY THE SOILS ENGINEER. FILL SOILS SHOULD BE PLACED IN LOOSE MAX 8" THICK LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 98% OF MAX DRY DENSITY (ASTM D698).

***THE PREPARED SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO 98% OF THE MAX DRY DENSITY (ASTM D698). CONTRACTOR SHALL PREPARE AND/OR REPLACE SOILS AS NECESSARY TO PROVIDE A STABLE SUBGRADE. SEE SOILS REPORT FOR DETAILS.

CONCRETE PAVEMENT DETAIL

NOT TO SCALE

NOTES:
USE MINIMUM THICKNESS OF MATERIALS LISTED BELOW. THICKNESS NOTED REPRESENTS THE MINIMUM COMPACTED THICKNESS BASED UPON THE GEOTECHNICAL REPORT.



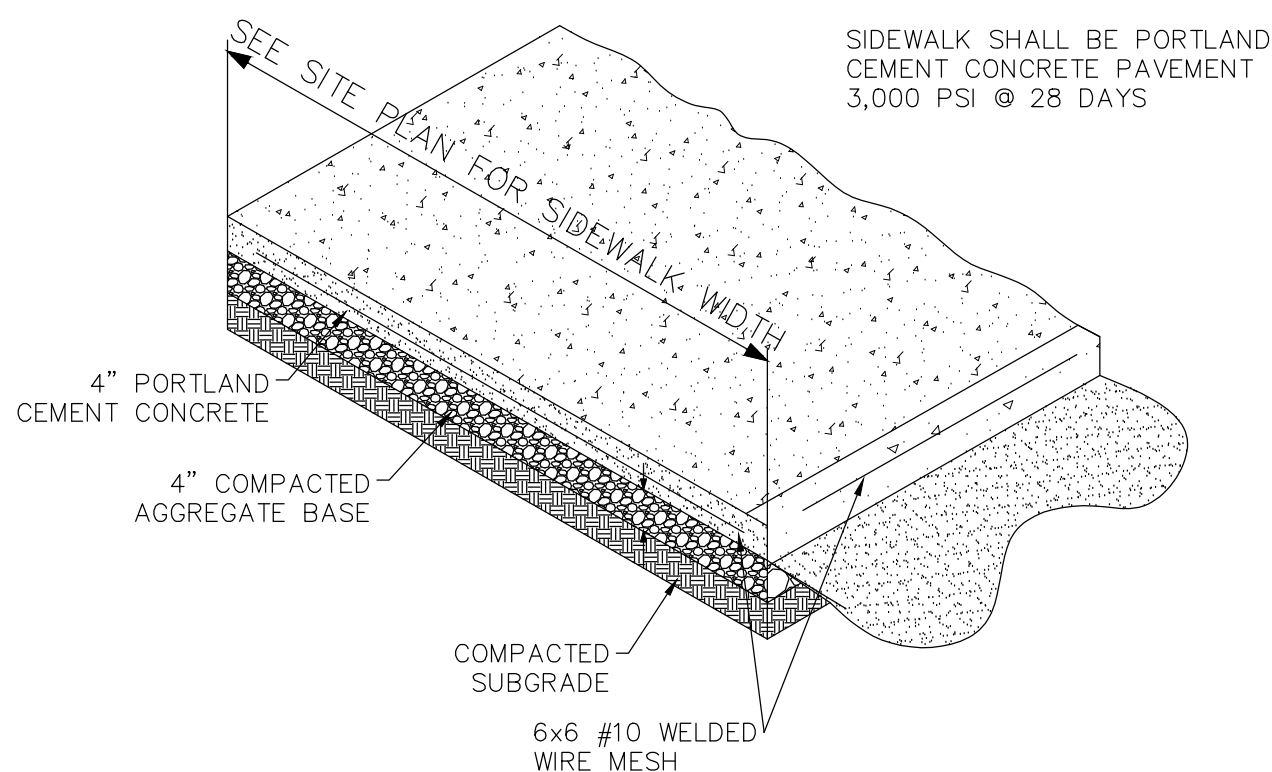
*AGGREGATE BASE COURSE SHOULD BE COMPACTED PER FDOT SPECS AND SOILS ENGINEER.

**UNSUITABLE SOILS/UNDOCUMENTED FILL MAY NEED TO BE REMOVED AND REPLACED WITH ENGINEER FILL EXTENDING TO SUITABLE NATIVE SOILS. SUITABLE SUBGRADE SHALL BE DETERMINED BY THE SOILS ENGINEER. FILL SOILS SHOULD BE PLACED IN LOOSE MAX 8" THICK LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 98% OF MAX DRY DENSITY (ASTM D698).

***THE PREPARED SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO 98% OF THE MAX DRY DENSITY (ASTM D698). CONTRACTOR SHALL PREPARE AND/OR REPLACE SOILS AS NECESSARY TO PROVIDE A STABLE SUBGRADE. SEE SOILS REPORT FOR DETAILS.

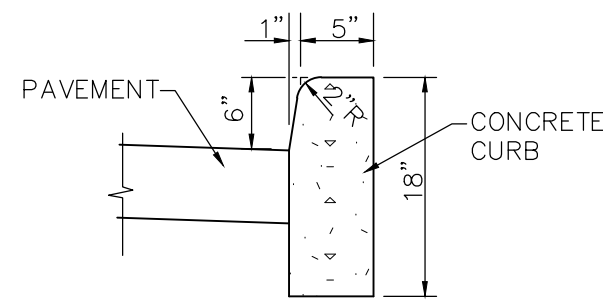
ASPHALT PAVEMENT (LIGHT DUTY)

NOT TO SCALE



TYPICAL SIDEWALK DETAIL

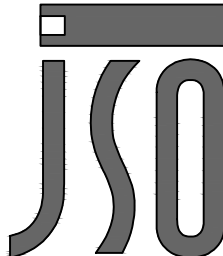
NOT TO SCALE



CONCRETE BARRIER CURB DETAIL

NOT TO SCALE

Architect:



JOHN S. ODOM, ARCHITECT
P.O. BOX 410394
ST. LOUIS, MISSOURI 63141
PH: 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

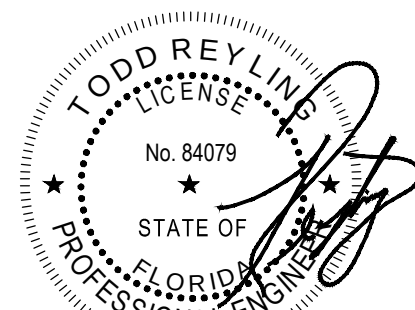
Civil Engineer:



REYLING DESIGN & CONSULTING

4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

Florida Firm License: M17000010654



LICENSE EXPIRES - 02.28.2025
DATE SIGNED - 01.22.2024

ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	11.29.2023
REVISED PER CITY REVIEW	01.22.2024

PROJECT NUMBER: 23-139

New Ground Up Building:
My Place Self Storage Expansion

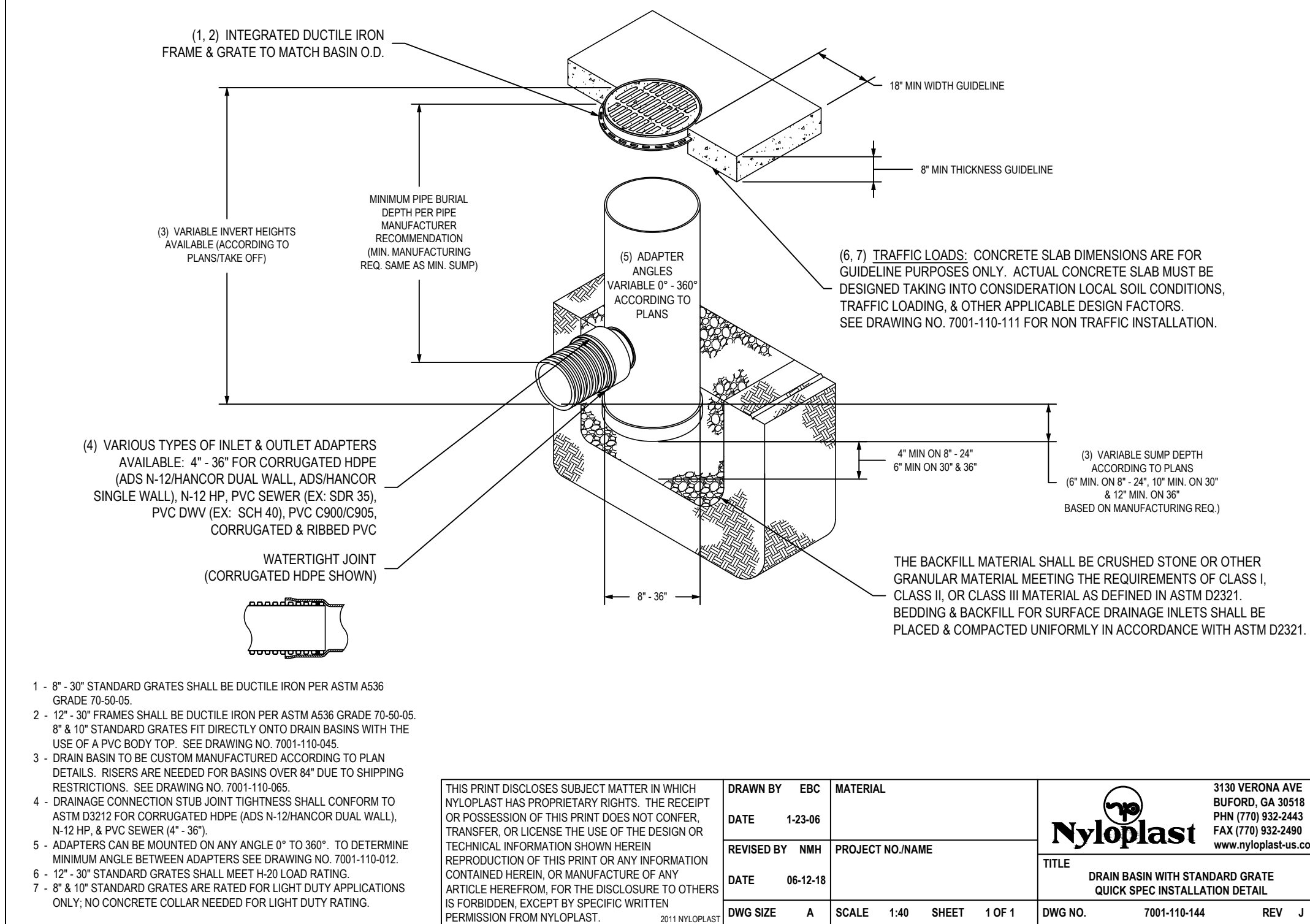
21885 US 441
Mount Dora, FL 32757
Lake County

Construction
Details

C602

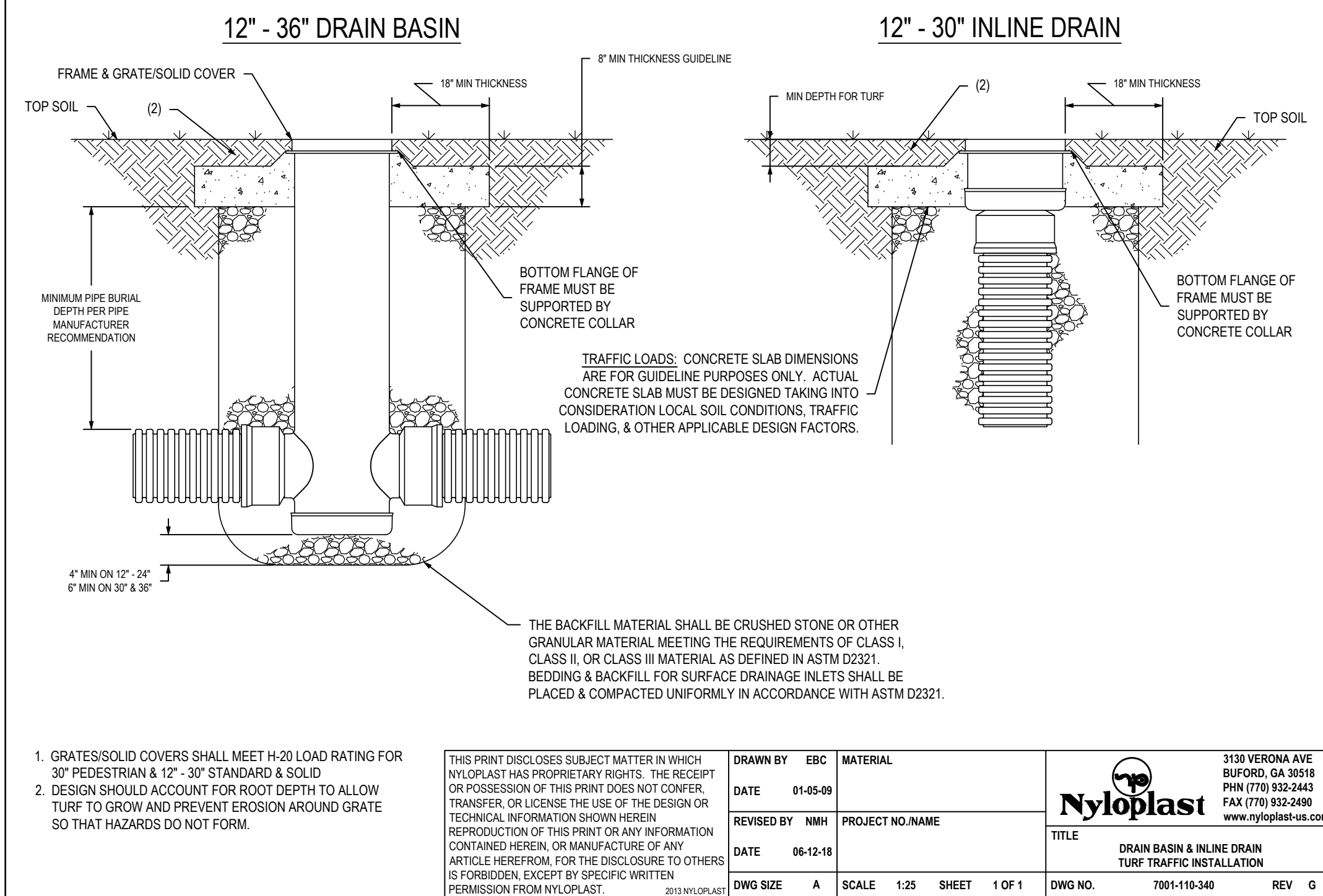


NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



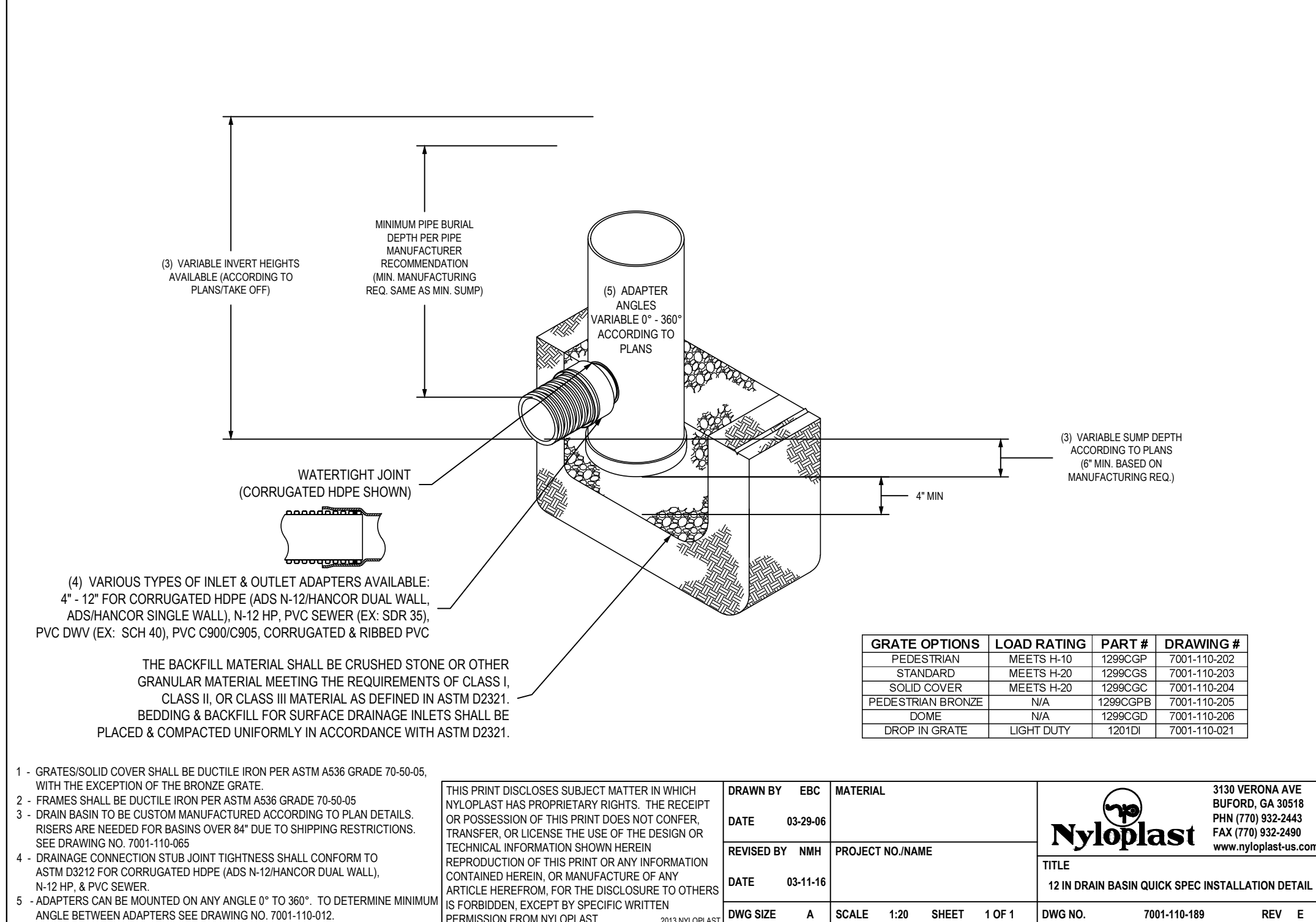
NYLOPLAST BASIN GRATE DETAIL
NOT TO SCALE

NYLOPLAST TURF TRAFFIC INSTALLATION



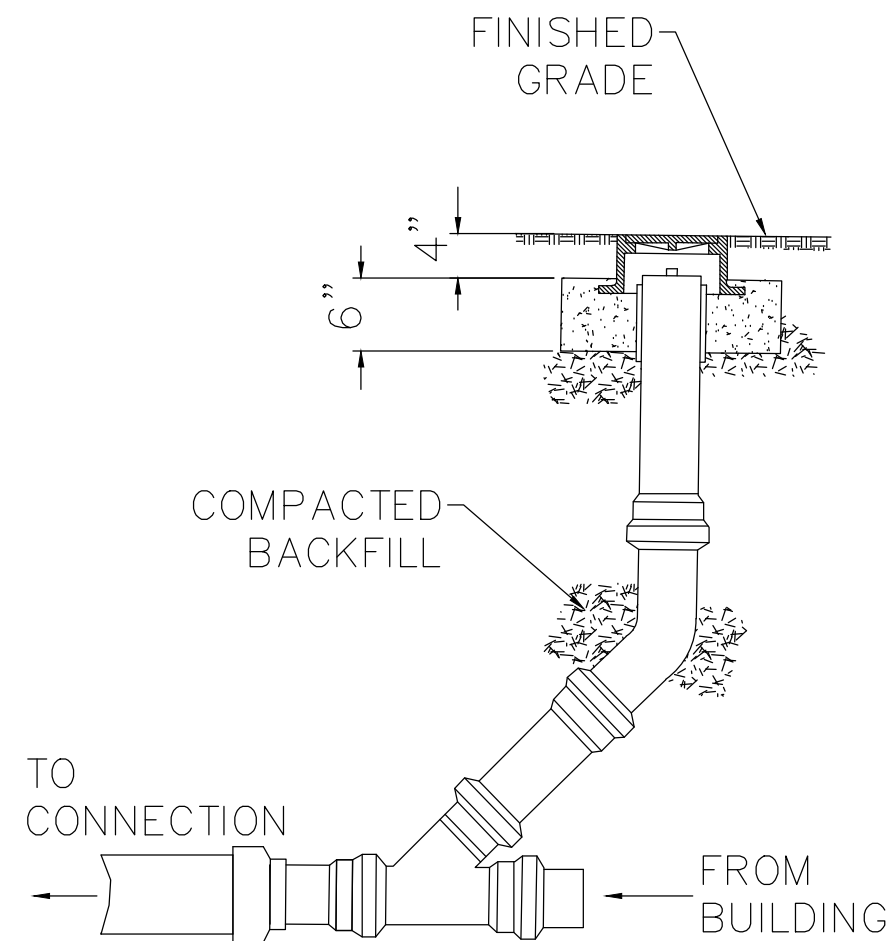
NYLOPLAST/ADS PIPE DETAIL
NOT TO SCALE

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



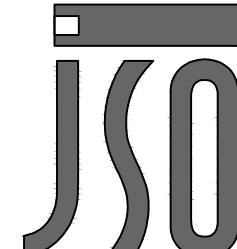
NYLOPLAST BASIN DETAIL
NOT TO SCALE

CLEANOUT DETAIL



NOT TO SCALE

Architect:



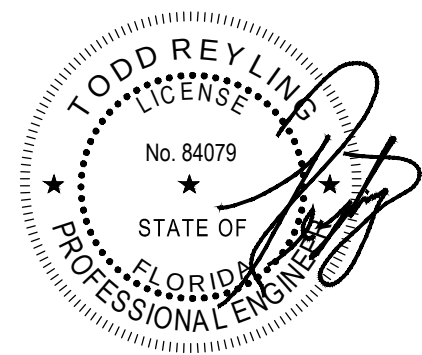
JOHN S. ODOM, ARCHITECT
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PH: 1.417.343.2602
WWW.JOHNSODOM.COM
E-MAIL: JOHN@JOHNSODOM.COM

Civil Engineer:



REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com

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LICENSE EXPIRES - 02.28.2025
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ENGINEER OF RECORD:
Todd J. Reyling, PE
Florida PE # 84079

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	11.29.2023
REVISED PER CITY REVIEW	01.22.2024

PROJECT NUMBER: 23-139

New Ground Up Building:
My Place Self Storage Expansion

21885 US 441
Mount Dora, FL 32757
Lake County

Construction
Details

C603



**BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com**

September 19, 2023

Mr. Dave Breeding
Farmer Development, Inc.
124 N. Grand Avenue
Fowlerville, Michigan 48836

Re: US 441 Self-Storage Trip Generation Analysis; Mt. Dora, Florida

Plans exist to expand the existing self-storage facility located behind Harris Oil Company on US 441 in Mt. Dora, Florida (see Attachment A). Currently there are 749 storage locations on site and this will be expanded by approximately 250 storage units for a future total of 799 storage locations. A new storage building will be added to the front portion of the site and the building currently housing Harris Oil will be converted to storage. Harris Oil will no longer occupy the site.

A manual count was conducted during weekday peak periods to determine the number of entering and exiting vehicles currently generated by the existing self-storage facility and by Harris Oil (see Table 1). Harris Oil currently generates 31 trips during the weekday AM peak hour and 21 trips during the weekday PM peak hour. The existing self-storage facility currently generates 13 trips during the weekday AM peak hour and 4 trips during the weekday PM peak hour

Table 2 provides a comparison of the existing combined peak hour self-storage trip generation obtained from our counts (17 trip ends) and the ITE predicted trip generation (19 trip ends). The two are quite close. The existing number of daily trips for the self-storage facility can be estimated as shown in Table 2 by factoring up the sum of the peak hour trips using the ITE trip generation values: $(13 + 4) \times 138 / (9 + 10) = \mathbf{123}$.

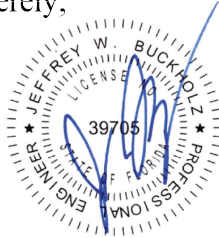
The existing number of daily trips for Harris Oil can be estimated as shown in Table 3 by factoring up the sum of the peak hour trips using the ITE trip generation values for Specialty Trade Contractor: $(31 + 21) \times 64 / (11 + 12) = \mathbf{144}$.

Using IOTE equations, Table 4 calculates the total expected trip generation of the self-storage facility once the expansion is complete. 184 daily trips are expected on a typical weekday with 13 AM peak hour trips and 12 PM peak hour trips. This represents an expected increase of 46 daily trips (184 – 138), 4 AM peak hour trips (13 – 9) and 2 PM peak hour (12 – 10) self-storage trips

with the expanded facility in place. However, the elimination of 144 daily, 31 AM peak hour and 21 PM peak hour Harris Oil trips results in an expected net decrease of 98 daily site trips, 27 AM peak hour site trips and 19 PM peak hour site trips.

Please contact me if you have any questions concerning this matter.

Sincerely,



Jeffrey W. Buckholz, P.E., PTOE
President

This item was digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/19/23. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TABLE 1

TRIP GENERATION CALCULATIONS

MINI-WAREHOUSE

Land Use Code 151

T = Number of Vehicle Trip Ends

Size of Building = 39,150 (X = 39.150)

<u>TIME PERIOD</u>	TOTAL TRIP GENERATION <u>EQUATION</u>	TOTAL TRIP <u>ENDS</u>	PERCENT <u>ENTERING</u>	PERCENT <u>EXITING</u>	TOTAL TRIP ENDS <u>ENTERING</u>	TOTAL TRIP ENDS <u>EXITING</u>
AVERAGE SATURDAY						
Daily	T = 1.45 X	56	50%	50%	28	28
AM Peak Hour	T = 0.09 X	4	59%	41%	2	2
PM Peak Hour	T = 0.15 X	5	47%	53%	2	3

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION COMPARISON

MINI-WAREHOUSE

Land Use Code 151

T = Number of Vehicle Trip Ends

Number of Storage Units (100's) = X = 7.49 (749 Units)

<u>TIME PERIOD</u>	<u>TOTAL</u> <u>TRIP GENERATION</u> <u>EQUATION</u>	<u>ITE</u> <u>TOTAL</u> <u>TRIP</u> <u>ENDS</u>	<u>BUCKHOLZ</u> <u>TRAFFIC</u> <u>MANUAL</u> <u>COUNT</u>	<u>ITE</u> <u>PERCENT</u> <u>ENTERING</u>	<u>ITE</u> <u>PERCENT</u> <u>EXITING</u>	<u>ITE</u> <u>TOTAL</u> <u>TRIP ENDS</u> <u>ENTERING</u>	<u>ITE</u> <u>TOTAL</u> <u>TRIP ENDS</u> <u>EXITING</u>
--------------------	---	--	--	---	--	---	--

AVERAGE WEEKDAY

Daily	$T = 18.86 (X) - 4.09$	138	123	50%	50%	69	69
AM Peak Hour	$T = 1.64 (X) - 2.90$	9	13	51%	49%	5	4
PM Peak Hour	$\ln(T) = 0.60 \ln(X) + 1.07$	10	4	50%	50%	5	5

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

Calculated Value

BUCKHOLZ TRAFFIC

TABLE 3

TRIP GENERATION CALCULATIONS

SPECIALTY TRADE CONTRACTOR

Land Use Code 180

T = Number of Vehicle Trip Ends

Size of Building = 6500 gsf (X = 6.5)

<u>TIME PERIOD</u>	<u>TOTAL</u> <u>TRIP GENERATION</u> <u>EQUATION</u>	<u>ITE</u> <u>TOTAL</u> <u>TRIP</u> <u>ENDS</u>	<u>BUCKHOLZ</u> <u>TRAFFIC</u> <u>MANUAL</u> <u>COUNT</u>	<u>ITE</u> <u>PERCENT</u> <u>ENTERING</u>	<u>ITE</u> <u>PERCENT</u> <u>EXITING</u>	<u>ITE</u> <u>TOTAL</u> <u>TRIP ENDS</u> <u>ENTERING</u>	<u>ITE</u> <u>TOTAL</u> <u>TRIP ENDS</u> <u>EXITING</u>
AVERAGE WEEKDAY							
Daily	T = 9.82 (X)	64	144	50%	50%	32	32
AM Peak Hour	T = 1.66 (X)	11	31	74%	26%	8	3
PM Peak Hour	T = 1.93 (X)	12	21	32%	68%	4	8

HARRIS OIL

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

Calculated Value

BUCKHOLZ TRAFFIC

TABLE 4

TRIP GENERATION CALCULATIONS - BUILD CONDITIONS

MINI-WAREHOUSE

Land Use Code 151

T = Number of Vehicle Trip Ends

Number of Storage Units (100's) = X = 9.99 (999 Units)

<u>TIME PERIOD</u>	<u>TOTAL</u> TRIP GENERATION <u>EQUATION</u>	<u>TOTAL</u> TRIP <u>ENDS</u>	<u>PERCENT</u> <u>ENTERING</u>	<u>PERCENT</u> <u>EXITING</u>	<u>TOTAL</u> TRIP ENDS <u>ENTERING</u>	<u>TOTAL</u> TRIP ENDS <u>EXITING</u>
AVERAGE WEEKDAY						
Daily	$T = 18.86 (X) - 4.09$	184	50%	50%	92	92
AM Peak Hour	$T = 1.64 (X) - 2.90$	13	51%	49%	7	6
PM Peak Hour	$\ln(T) = 0.60 \ln(X) + 1.07$	12	50%	50%	6	6

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

BUCKHOLZ TRAFFIC

ATTACHMENT A

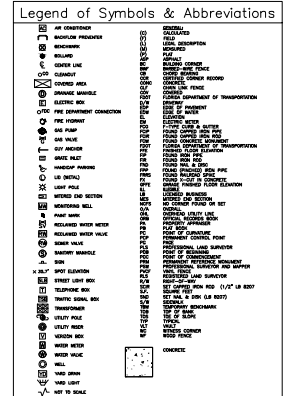








EXISTING VEHICLE
PARKING LOT

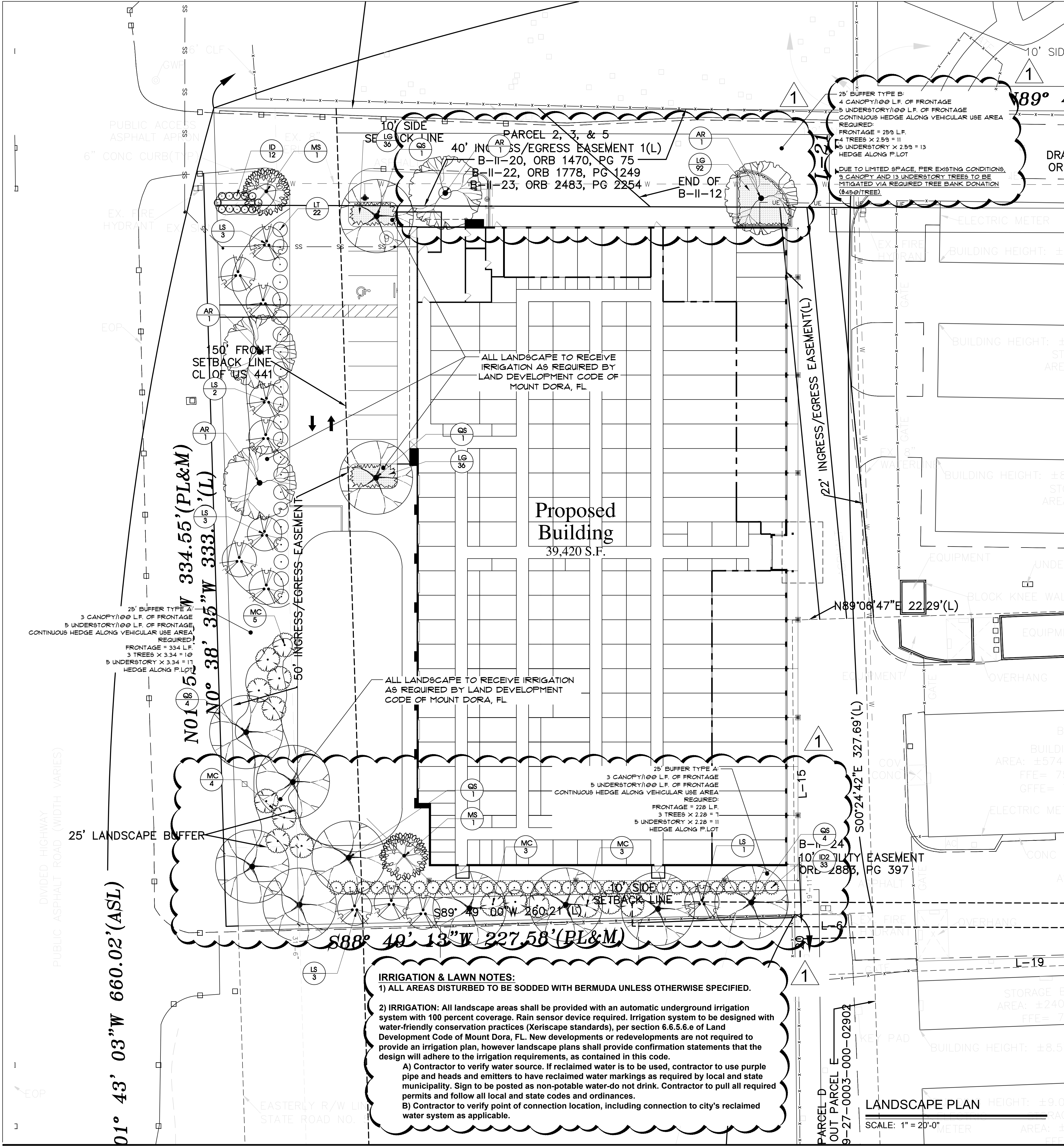


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GRAPHIC SCALE

ALTA\NSPS LAND TITLE SURVEY
PREPARED BY:


**TERMINUS
SURVEYING
LLC.**
 2752 Jason Street
 Tampa, Florida 33619
 (813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com
©COPYRIGHT 2022 BY TERMINUS SURVEYING, LLC. LICENSE BUSINESS 8027



PLANT SCHEDULE					
CODE	QTY	DETAIL	BOTANICAL / COMMON NAME	SIZE	SPACING
TREES					
MS	2		Magnolia virginiana / Sweetbay Magnolia (3) Trunk maximum, 2" caliper is sum of trunk diameter	8'-10" Ht., Multi-Trunk	
QS	11		Quercus shumardii / Shumard Oak 8' minimum height	2" Cal. Standard, Single Trunk	
PARKING LOT TREE					
AR	4		Acer rubrum / Red Maple	2" Cal. Standard, Single Trunk	
UNDERSTORY/ORNAMENTAL					
LS	12		Lagerstroemia x 'Sarah's Favorite' / Sarah's Favorite Crape Myrtle (3) Trunk Maximum, 1-1/2" caliper combined trunk	6'-8" Multi-Trunk	
MC	15		Myrica cerifera / Wax Myrtle (3) Trunk maximum, 1-1/2" caliper sum of combined trunks	6'-8" Multi-Trunk	
SHRUBS					
ID2	33		Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 Gal., Full Plant	
ID	12		Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly	3 Gal., Full Plant	
LT	22		Ligustrum japonicum 'Texanum' / Texas Japanese Privet	24" Ht.	
GROUND COVERS					
LG	164		Liriope muscari 'Evergreen Giant' / Evergreen Giant Lilyturf	1 Gal.	24" o.c.

- LANDSCAPE NOTES
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE.

2. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER TO PROVIDE POSITIVE DRAINAGE.

3. PROTECT EXISTING TREES ON SITE BY INSTALLATION OF A PROTECTION FENCE AT THE DRIP LINE OF TREES OR AS REQUIRED BY MUNICIPALITY BMP.

4. TREES SHALL REMAIN UNLESS SPECIFIED FOR REMOVAL. DO NOT PLACE SOIL OR DEBRIS WITHIN THE DRIPLINE OF THE TREE. TREES TO REMAIN ARE TO BE PROTECTED FROM DISTURBANCE IN THE CRITICAL ROOT ZONE (CRZ).

5. BERM ALL BEDS WITH A MINIMUM OF 4-6" OF TOPSOIL UNLESS OTHERWISE NOTED, USING SUITABLE TOPSOIL. SUITABLE TOPSOIL IS CONSIDERED LOAMY SOILS THAT ARE A MIXTURE OF SAND, SILT, AND CLAY WITH A MINIMUM OF 1.5% DRY WEIGHT ORGANIC MATTER AND A CLAY CONTENT BETWEEN 15-25%.

A. TOPSOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, NUTRIENT VALUES, AND PH PRIOR TO INSTALLATION.

B. TOPSOIL SHALL BE FREE FROM SUBSOIL VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL FROM THE SITE.

6. WHEN PLANTING TREES USE A LANDSCAPE MIX WITH 3 PARTS FRIABLE NATIVE TOPSOIL, 2 PARTS AGED GROUND BARK HUMUS, AND 1 PART COURSE TO MEDIUM SAND.

7. CONTRACTOR TO VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF ANY DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

8. PLANT TREES WITH ROOT FLARE 1-2" ABOVE GRADE. ALL PLANTINGS SHALL CONFORM TO ANSI Z60.1 LATEST EDITION.

9. ALL TREES SHALL HAVE A 3' DIAMETER MULCH RING COVERED WITH A THICK LAYER OF HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED. BARK MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT APPLIED AS PER MANUFACTURER'S RECOMMENDATION. ROOT FLARE OF TREE SHALL BE VISIBLE.

10. ALL PLANTING BEDS SHALL HAVE A THICK LAYER OF HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED. BARK MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT APPLIED AS PER MANUFACTURER'S RECOMMENDATION.

11. ALL TREES TO HAVE SCOTT'S AGRIFORM 20-10-5 FERTILIZER TABLETS OR APPROVED EQUAL FOR 2 YEAR ROOT ZONE FEEDING. APPLICATION AND INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.

12. PLANTS AND ALL OTHER MATERIALS STORED ON SITE WILL BE PLACED WHERE THEY DO NOT CONFLICT WITH CONSTRUCTION. LOCATE MATERIALS AS DIRECTED BY OWNER AND/OR GENERAL CONTRACTOR.

13. SODDED/LAWN AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY SOD/SEED INSTALLATION.

14. LAWN FERTILIZER IS TO BE ORGANIC UNIFORM IN COMPOSITION AND FREE FLOWING.

15. GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS FOR THE SITE LOCATION.

16. ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, OR PLANTED WITH GROUNDCOVERS.

17. CONTRACTOR SHALL MAINTAIN LANDSCAPING UNTIL FINAL APPROVAL. KEEP LAWNS MOWED, ALL PLANTS MAINTAINED DISEASE-FREE, AND PLANTING BEDS GROOMED, EXCEPT IN NATURALLY OCCURRING VEGETATION AREAS.

18. ALL PLANT MATERIAL SHALL EXCEED THE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK". ALL PLANTS MUST MEET OR EXCEED MINIMUM SIZE NOTED IN THE MATERIALS SCHEDULE. TREES SHALL BE NO. 1 GRADE SPECIMEN AND SHRUBS SHALL BE HEAVY, WELL SHAPED SPECIMENS.

19. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND MEETING PLANTING SPECIFICATIONS "SECTION 329300: PLANTS".

20. PLANTING SEASON: PLANTINGS SHALL BE PLANTED DURING OPTIMAL PLANTING SEASON FOR REGION. PLANTING OUTSIDE OF REGIONS OPTIMUM PLANTING SEASON SHALL BE VERIFIED BY LANDSCAPE ARCHITECT. ALL MEASURES OF CARE TO INCLUDE PERMANENT OR TEMPORARY IRRIGATION SHALL BE IN PLACE FOR OUT OF SEASON PLANTINGS.

21. TEMPORARY IRRIGATION MAY BE REQUIRED FOR SUMMER PLANTINGS AS NECESSARY FOR ESTABLISHMENT. CONTRACTOR RESPONSIBLE FOR WATERING ALL PLANTS AS REQUIRED FOR ESTABLISHMENT.

22. CONTRACTOR TO PROVIDE AN ACCURATE PHOTO OF ALL PLANTING MATERIALS TO BE INSTALLED. THE PHOTO SHALL DEPICT AN AVERAGE REPRESENTATION OF PLANT MATERIALS SPECIFIED. A GRADE STAKE OR TAPE MEASURE TO BE USED IN PHOTO TO VERIFY SPECIFIED PLANT SIZE.

23. IN THE EVENT PROPOSED CANOPY TREES ARE IN CONFLICT (WITHIN 25') WITH PROPOSED OR EXISTING OVERHEAD UTILITY LOCATIONS, THE LANDSCAPE CONTRACTOR SHALL STOP WORK AND CONTACT LANDSCAPE ARCHITECT IMMEDIATELY FOR COORDINATION AND FIELD ADJUSTMENT.

24. IN THE EVENT PROPOSED CANOPY TREES ARE IN CONFLICT (WITHIN 15') WITH PROPOSED OR EXISTING LIGHT POLE LOCATIONS, THE LANDSCAPE CONTRACTOR SHALL STOP WORK AND CONTACT LANDSCAPE ARCHITECT IMMEDIATELY FOR COORDINATION AND FIELD ADJUSTMENT.

25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

IRRIGATION & LAWN NOTES:

1) ALL AREAS DISTURBED TO BE SODDED WITH BERMUDA UNLESS OTHERWISE SPECIFIED.

2) IRRIGATION: All landscape areas shall be provided with an automatic underground irrigation system with 100 percent coverage. Rain sensor device required. Irrigation system to be designed with water-friendly conservation practices (Xeriscape standards), per section 6.6.5.6.e of Land Development Code of Mount Dora, FL. New developments or redevelopments are not required to provide an irrigation plan, however landscape plans shall provide confirmation statements that the design will adhere to the irrigation requirements, as contained in this code.

A) Contractor to verify water source. If reclaimed water is to be used, contractor to use purple pipe and heads and emitters to have reclaimed water markings as required by local and state municipality. Sign to be posted as non-potable water-do not drink. Contractor to pull all required permits and follow all local and state codes and ordinances.

B) Contractor to verify point of connection location, including connection to city's reclaimed water system as applicable.



DATE: 01-24-24

REVISION: Revision 1

1 2 3 4 5 6 7 8 9 10

CRAIG DESIGN GROUP

LANDSCAPE ARCHITECTURE

PROJECT:

MY PLACE SELF STORAGE EXPANSION

21885 U.S. HIGHWAY 441

MT. DORA, FL 32757

REGISTERED LANDSCAPE ARCHITECT

GREEN L-CORP

LA0001443

STATE OF FLORIDA

JOB #: 23-067

DATE: 10-11-2023

DRAWN: GLC

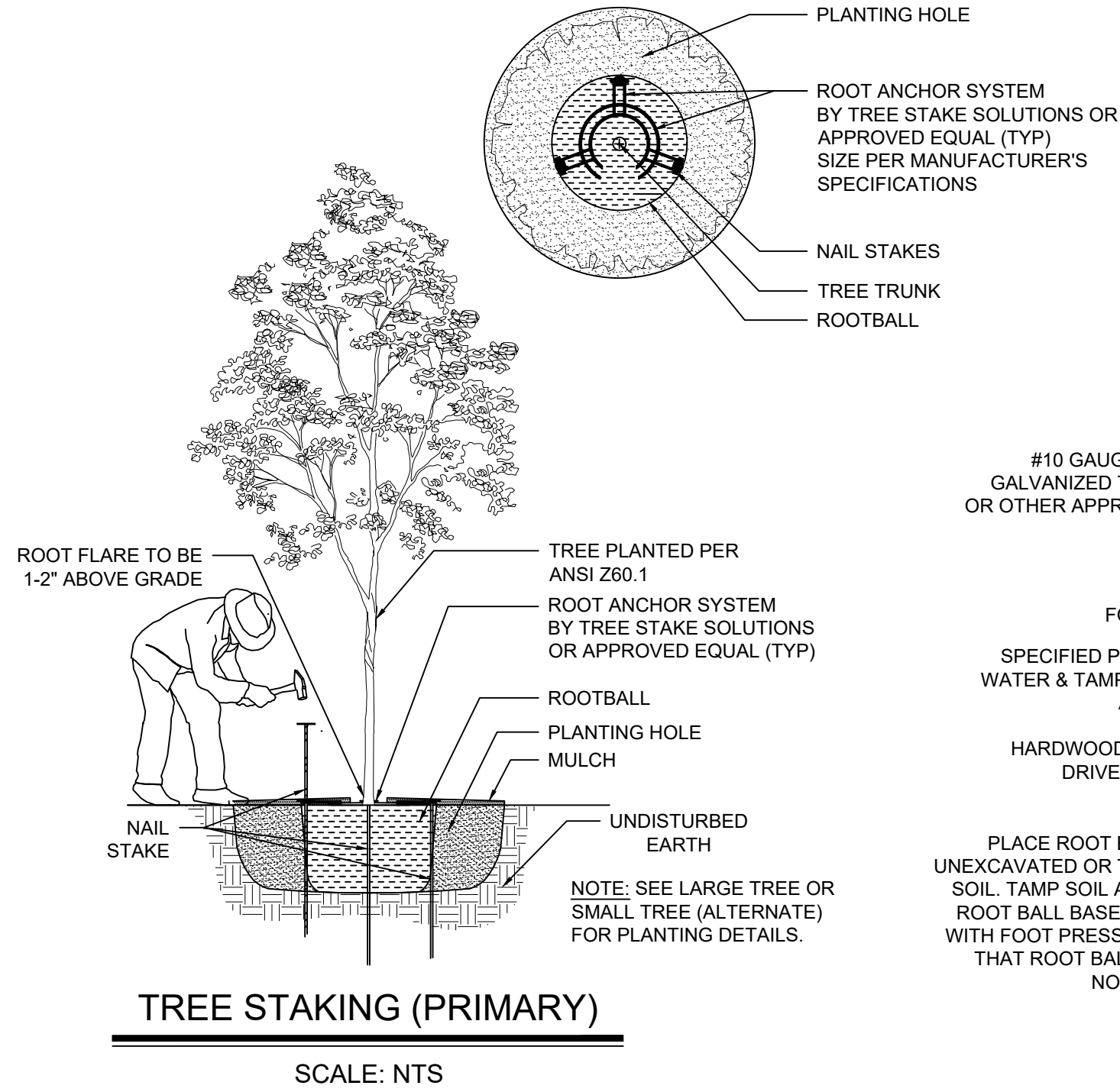
CHK: GLC

Sheet Title:

LANDSCAPE PLAN

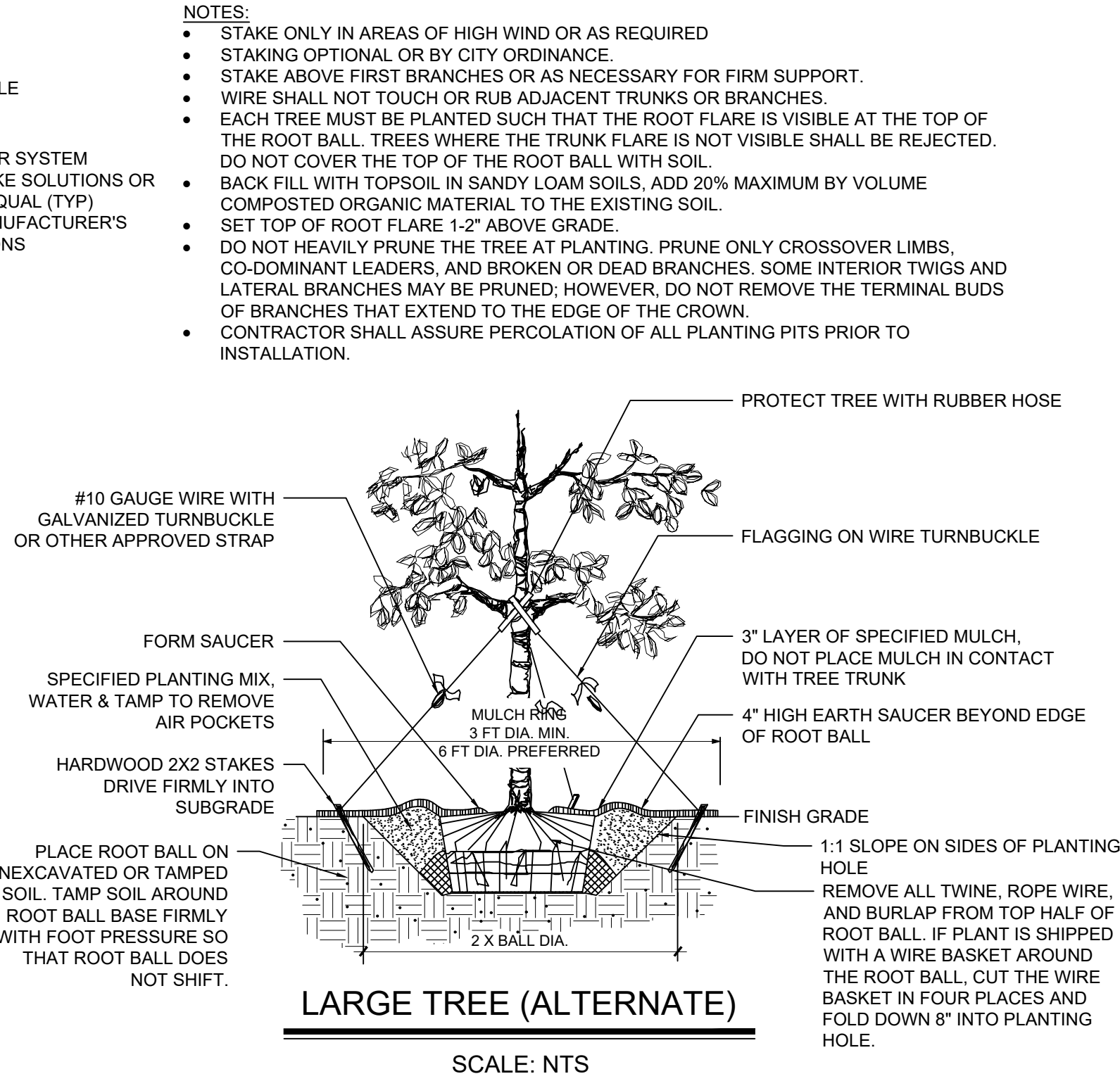
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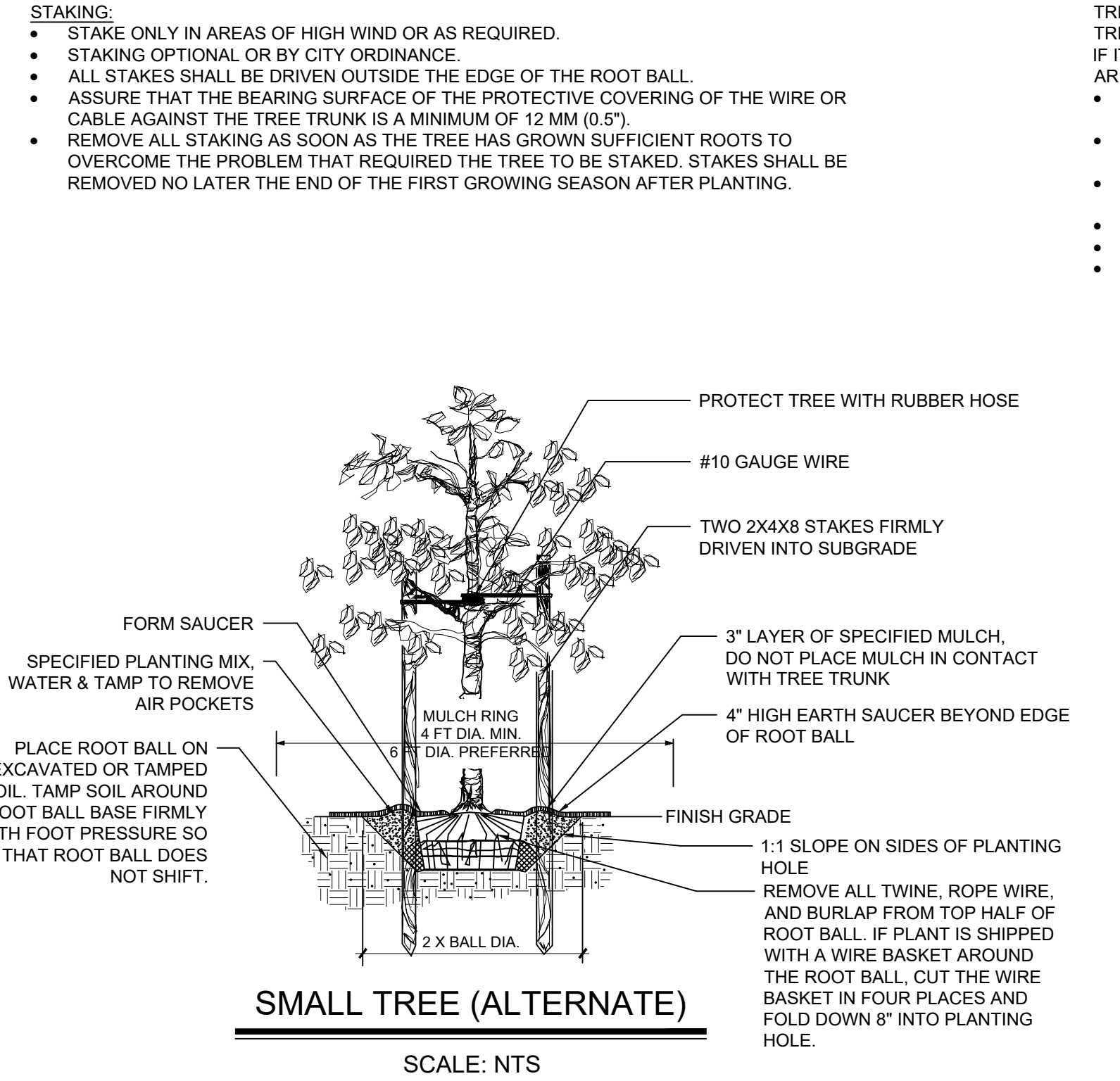
TREE STAKING (PRIMARY)

SCALE: NTS



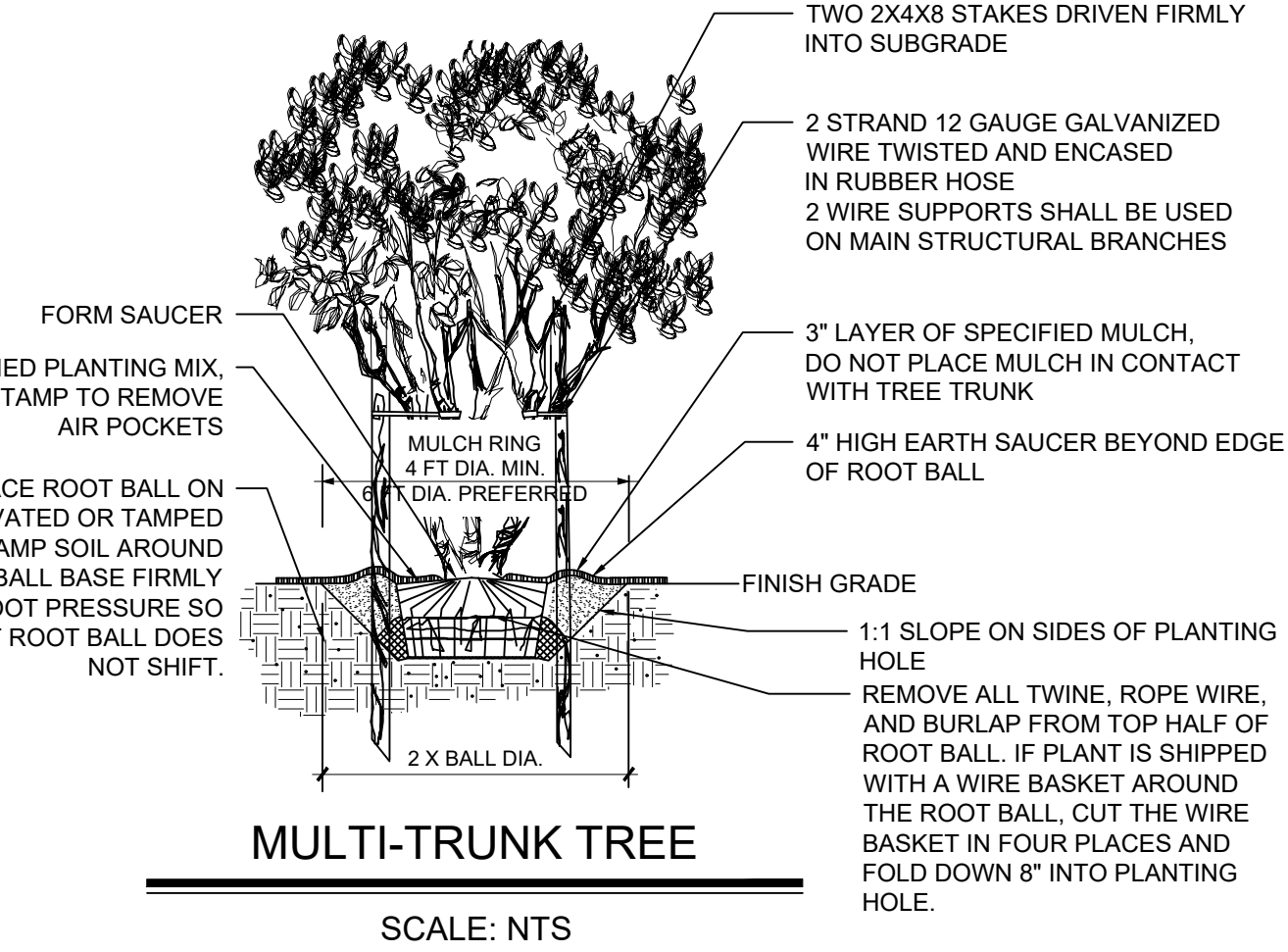
LARGE TREE (ALTERNATE)

SCALE: NTS



SMALL TREE (ALTERNATE)

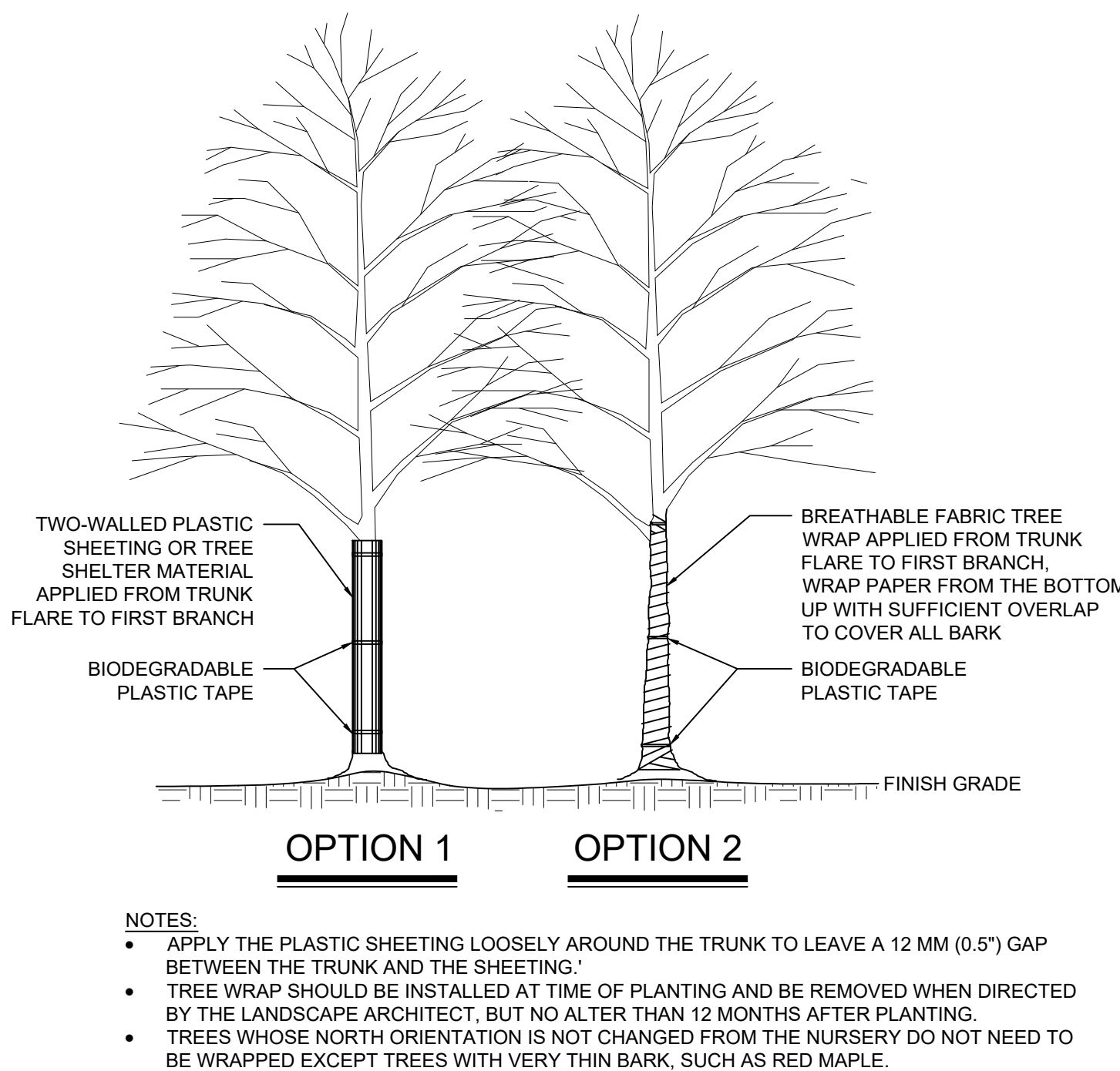
SCALE: NTS



MULTI-TRUNK TREE

SCALE: NTS

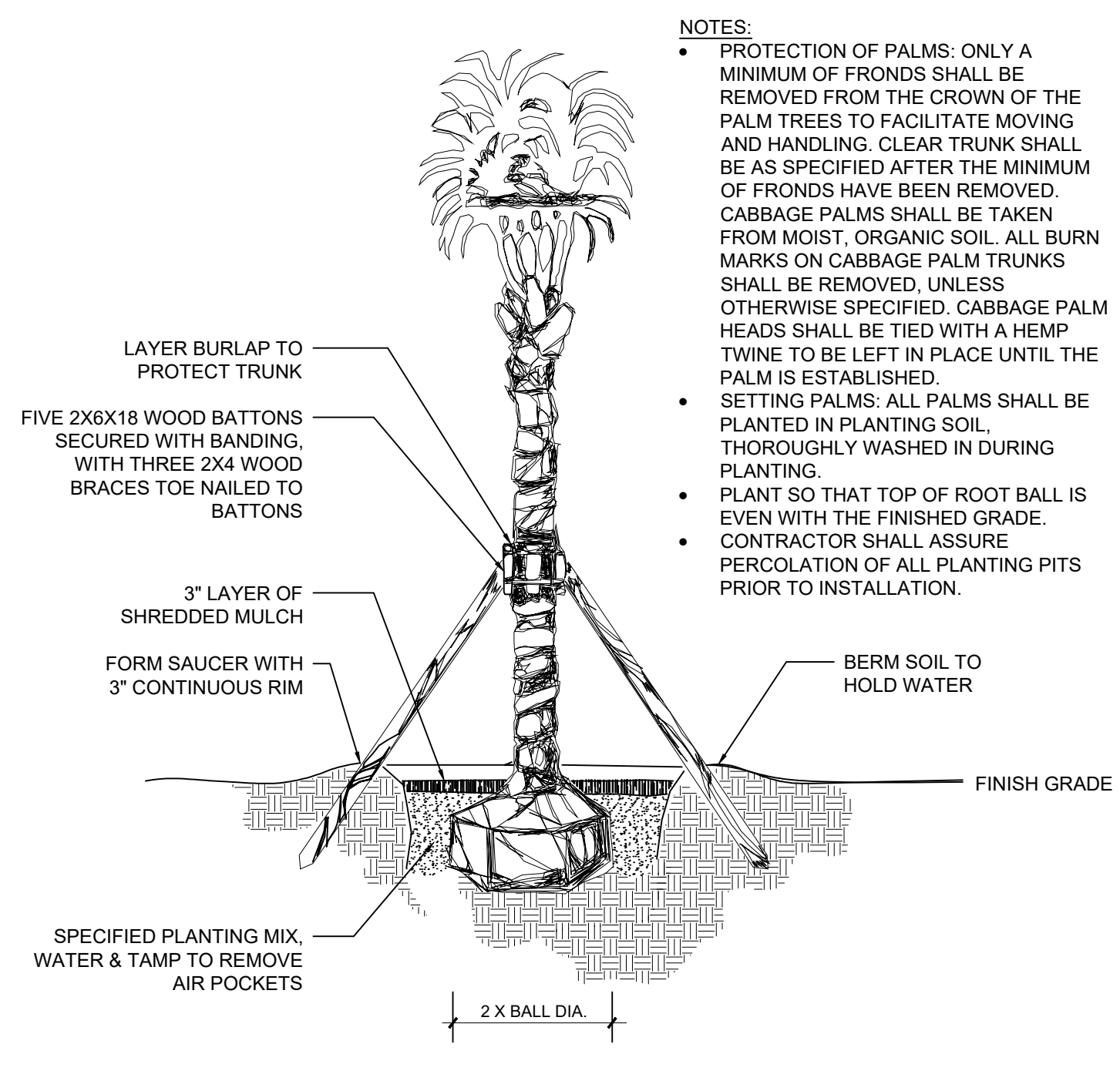
TREE PLANTING / STAKING DETAILS



OPTION 1

OPTION 2

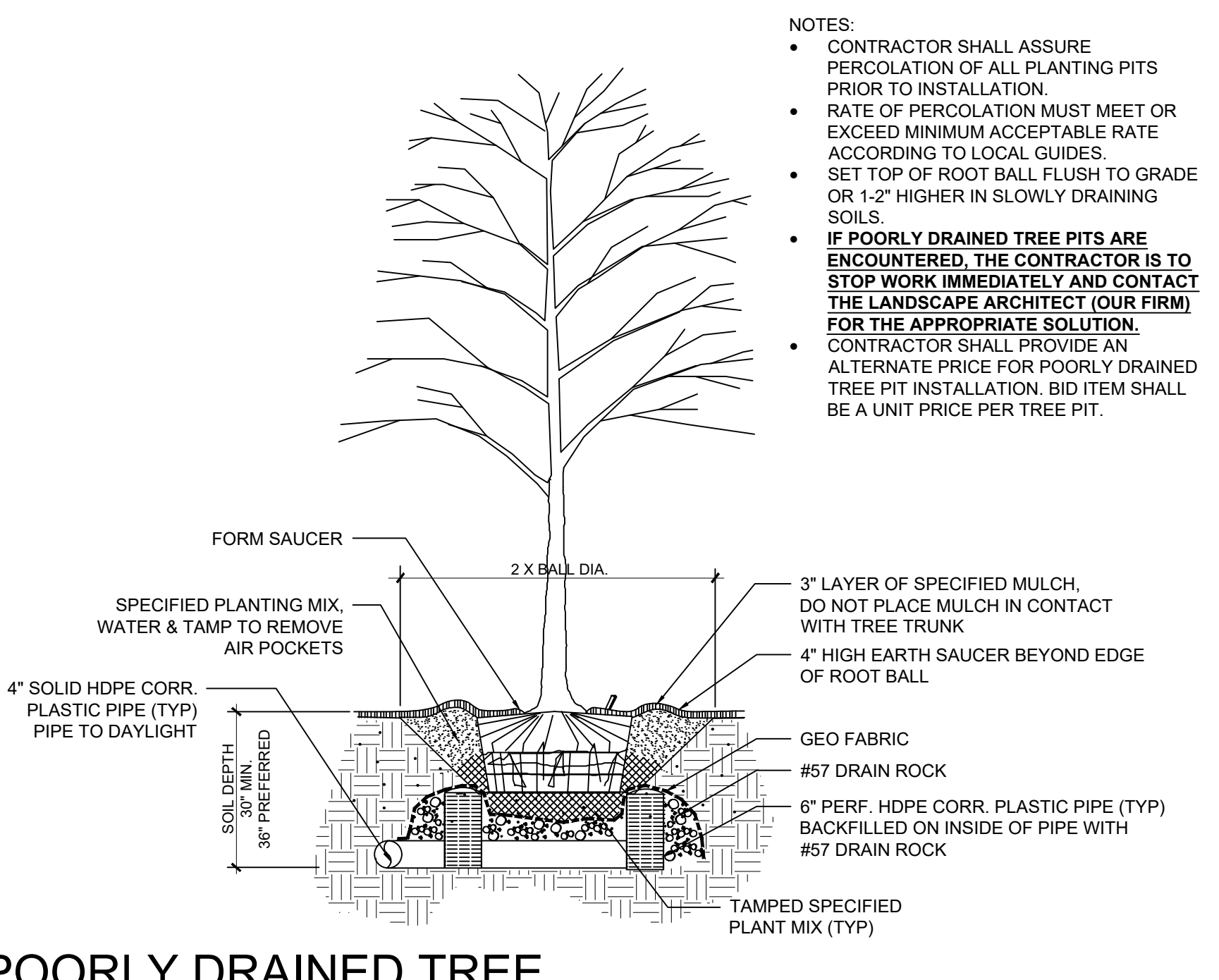
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PALM PLANTING DETAIL

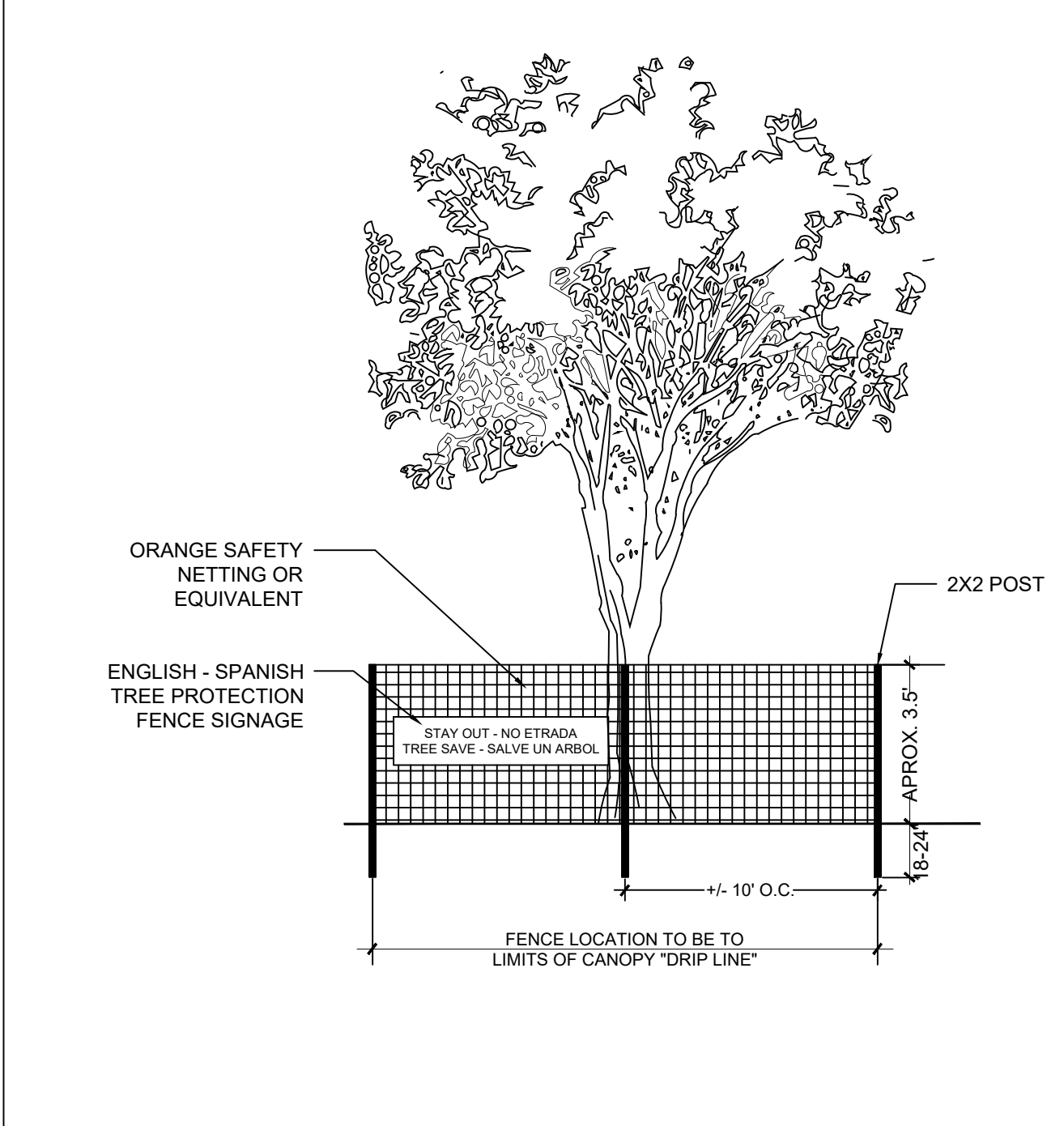
SCALE: NTS

POORLY DRAINED TREE PIT PLANTING DETAIL



SCALE: NTS

TREE PROTECTION DETAIL



SCALE: NTS

TREE WRAPPING DETAIL

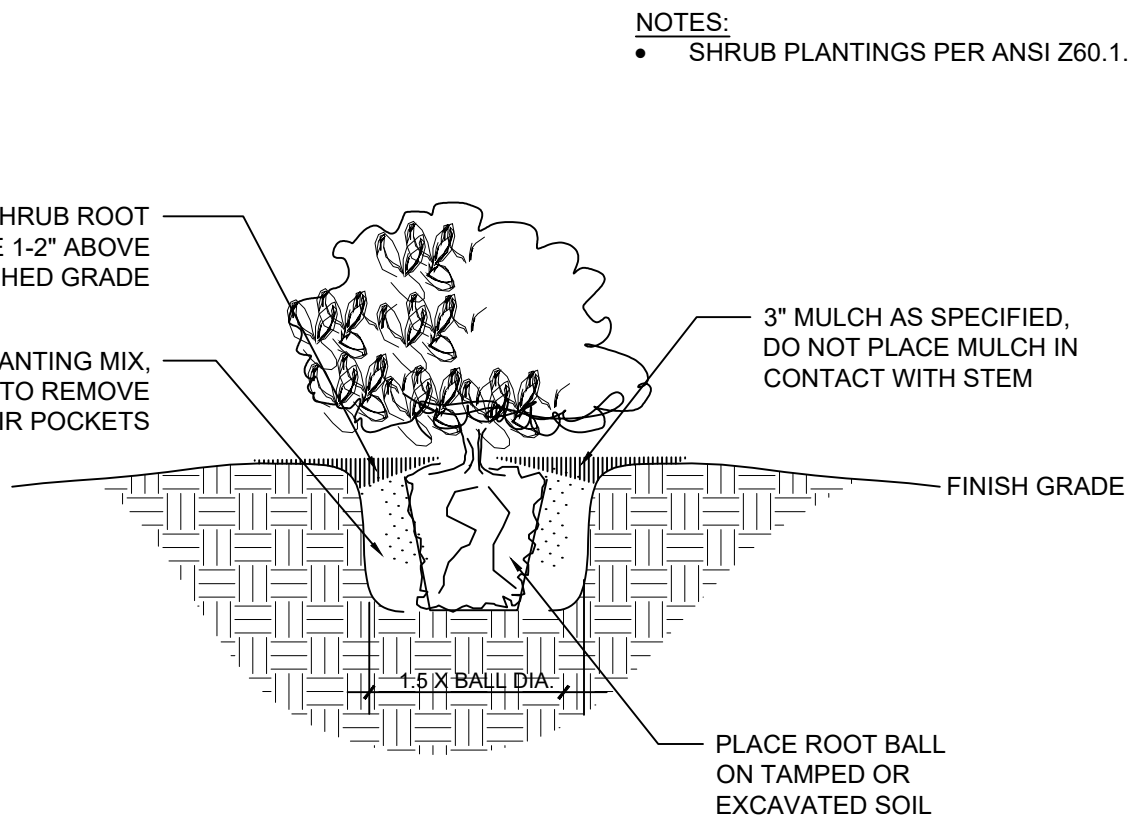
- STAKING:
- STAKE ONLY IN AREAS OF HIGH WIND OR AS REQUIRED.
 - STAKING OPTIONAL OR BY CITY ORDINANCE.
 - ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
 - ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5").
 - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

TREES NORMALLY DO NOT NEED TO BE STAKED, AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:

- TREES WITH POOR-QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- THE TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
- TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

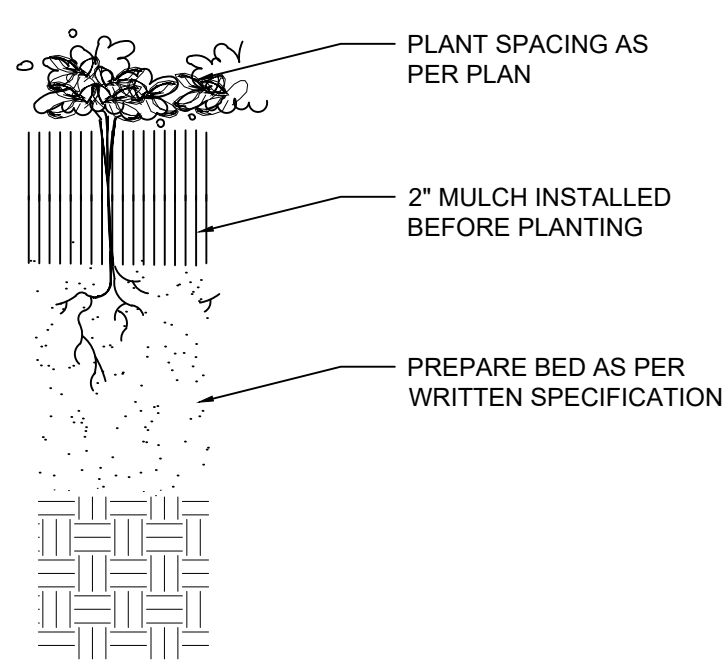
SHRUB PLANTING

SCALE: NTS



GROUNDCOVER PLANTING

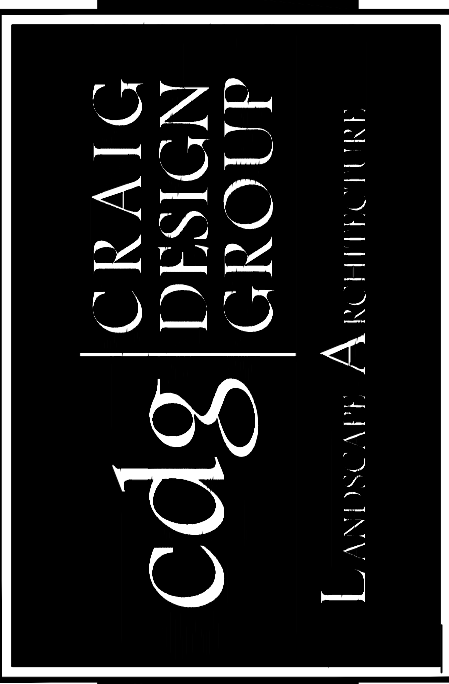
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LANDSCAPE NOTES

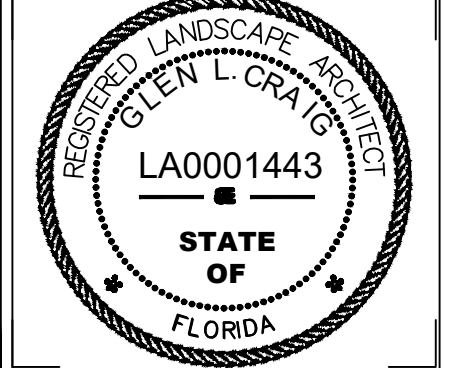
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE.
2. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER TO PROVIDE POSITIVE DRAINAGE.
3. PROTECT EXISTING TREES ON SITE BY INSTALLATION OF A PROTECTION FENCE AT THE DRIP LINE OF TREES OR AS REQUIRED BY MUNICIPALITY BMP.
4. TREES SHALL REMAIN UNLESS SPECIFIED FOR REMOVAL. DO NOT PLACE SOIL OR DEBRIS WITHIN THE DRIPLINE OF THE TREE. TREES TO REMAIN ARE TO BE PROTECTED FROM DISTURBANCE IN THE CRITICAL ROOT ZONE (CRZ).
5. BERM ALL BEDS WITH A MINIMUM OF 4\"/>

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PROJECT: MY PLACE SELF STORAGE EXPANSION
21885 U.S. HIGHWAY 441
MT. DORA, FL 32757



JOB #:	23-067
DATE:	10-11-2023
DRAWN:	GLC
CHECK:	GLC
Sheet Title:	LANDSCAPE DETAILS
Sheet No:	L-1.1

DIVISION 32 - LANDSCAPE PLANTING SPECIFICATIONS
SECTION 329300 - PLANTINGS

SECTION 1 - MATERIALS

- 1.01 PLANT MATERIALS:**
All plant materials shall be true to species and variety specified and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. All plants specified to meet or exceed Florida Grades and Standards for Nursery Plants latest edition. All species not listed in Grades and Standards for Nursery Plants, Published by FDACS, shall conform to a Florida #1.
1. Abbreviations on plant list:
Ht. (height measured from top of root ball to midpoint of current season growth)
B.B. (balled and burlapped)
cal. Trunk caliper (trunk diameter) up to 4" caliper to be measured 6" above ground and 12" above ground for trees above 4" caliper
c.t. (Indicates clear trunk measurement from top of ball to first branching or base of the lowest frond.)
Gal. (size gallon can)
oa. (Indicates overall height from top of ball to mid-point of current season's growth by the width)
o.c. (on center; planting distance)
spr. (indicates spread)
std. (single trunk)
M.T. (Multi-Trunk)
2. Unless specifically noted, all plants shall have habit of growth that is normal for the species, be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry, they shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
3. Trees shall have a single leader, straight and unbroken. Trees with multiple leaders, unless specified, will be rejected. No gouges, nicks or cuts in bark are permitted. Balls of all B & B planting stock shall be intact. Trees with a damaged or crooked leader, bark abrasion, sunscald, disfiguring knot, insect damage, or cuts of limbs over 3/4" inch in diameter that are not completely closed will be rejected.
4. Plants shall conform to the measurements specified or of sizes larger than specified. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at time of planting. Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Standard for Nursery Stock.
5. Quality and Size: Plant materials shall be graded No. 1 or better as outlined under Grades & Standards for Nursery Plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation. Landscape Architect may inspect plant material before installation at the job site or at contractor's place of business for conditional acceptance. Landscape Architect retains the right to reject plant material after installation or at any time up to the date of acceptance. All plant material shall conform to laws relating to inspection for disease and insect control standards of the US Dept. of Agriculture and other governmental agencies. All plants shall be nursery grown, true to name & type and of high quality.

- A. Quantities: The Contractor shall furnish and install all plants shown on the drawings of species, size, and quantities as shown on the plant list. All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the plans shall control. Improper plant count by the Contractor shall be no cause for additional costs to the Owner.

- B. Substitution: Plant substitution requests, for plant material not obtainable in the type and size specified, shall be made prior to submission of bids. All substitution requests shall be directed to the Landscape Architect for consideration and approval. It is the Contractor's obligation to know where he/she can obtain all materials at the time of bidding and at the time a contract is executed.

1.02 COMMERCIAL FERTILIZER:

Commercial fertilizer shall be of organic nature used to establish newly planted landscape and stimulate root development. Nitrogen shall not be less than 100% from organic source. Fertilizers shall be delivered to the site unopened in original containers; each bearing the manufacturers guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable. All fertilizer shall be approved by the Landscape Architect prior to application.

1.03 TOPSOIL/PREPARED PLANTING SOIL:

The work covered by this section consist of furnishing all labor, equipment, and materials required to provide and place topsoil on site, including compacting, final grading, raking, and other placement operations on graded earthen areas to receive topsoil as described herein and/or as shown on the Construction Documents. In general, topsoil operations shall be conducted on all newly graded earthen turf areas, planting areas, and areas not covered by structures, pavement, sidewalks, and other surfaces.

- A. Imported Topsoil

1. Shall be loamy, friable soil, containing a minimum of 1.5 percent by dry weight organic matter; free from subsoil, refuse, roots, heavy or stiff clay, stones larger than 1 inch, noxious seeds, sticks, brush, litter, and other deleterious substances; suitable for the germination of seeds and the support of vegetative growth. The pH value shall be between 5.5 and 6.5.

2. Soil Texture: loam soil with the following particle size distribution.

Approximate Particle Distribution Imported Topsoil	
Gravel	Less than 10%
Coarse to medium sand	30-65%
Fine Sand	5-20%
Very fine sand	0-20%
Silt	15-25%
Clay	15-25%

3. Provide a minimum of one soil sample with the accompanying soil test report per 250 cubic yards of material required from samples obtained randomly throughout topsoil.

- B. Existing Topsoil stripped and stockpiled

1. Existing topsoil may be used if it meets the requirements for imported topsoil or if approved by the landscape architect. Provide a minimum of one soil sample with accompanying soil test report for each topsoil type found at the site.
2. Existing topsoil shall not be stripped, transported, or graded if moisture content exceeds field capacity or if the soil is frozen.
3. Amendments required to existing topsoil shall be added as indicated on soil test report, and shall be well blended by the contractor at the time of spreading and/or grading.
4. Planting soil shall be composed of 3-part friable native topsoil, 2-part aged ground bark humus and 1-part mushroom compost or compost of equal nature or as specified and 1-part coarse to medium sand. Any variations in this composition shall be approved by the Landscape Architect prior to use. Planting soil shall be free of clay, stones, plants, roots, weeds, and other foreign materials, which might be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and applied in accordance with the Planting Specifications.

- C. Excavation of Topsoil and planter depths

1. The Contractor shall place a six-inch (6") layer of topsoil over all areas to be established in turf, and eight-inch (8") layer of topsoil over all areas to be planted with groundcover, and (12") layer of topsoil over all areas to be planted with shrubs. Trees shall be excavated to depths as required by root ball size except planter islands as specified below. The topsoil layer shall bring all landscape areas to finish grade with positive drainage.
2. Preparation of Planter Islands and parking lot islands: The Landscape Contractor is to remove 36" of sub-grade from all parking lot and planter islands and backfill with topsoil.

1.04 MULCH:

Mulch used shall be as specified. Mulch shall not contain sticks larger than ¼ inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.

1.05 WATER:

Water for planting will be available at the site unless otherwise specified. Contractor is responsible for watering all plant materials until final acceptance.

SECTION 2 - EXECUTION

2.01 PROTECTION OF PLANTS:

- A. Root Protection:

1. Balled and Burlapped Plants: Plants shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

2. Container Grown Plants: Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be proportionately in size as stated in "Grades & Standards" for nursery plants. These plants shall exhibit a fully developed root system when removed from the container and not be root bound.

- B. Protection During Transporting: All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- C. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed seventy-two (72) hours without adequate facilities and watering system to maintain health of plant materials.

- D. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved method.

- E. Protection of Existing Trees: The contractor shall protect existing trees from damage. Where damage does occur, the Contractor shall remove damaged tree and replace it with the appropriate kind and size recommended by the Landscape Architect, at no additional cost to the Owner.

2.02 PLANT INSTALLATION:

- A. Determine location of underground utilities and to avoid possible damage.Hand excavate, as required.

- B. Clearing and Grubbing: All areas to receive planting, seeding, or sod shall be cleared and grubbed of all weeds, roots, and vegetative matter, prior to tilling of subgrade.

- C. Decompaction / Overexcavation: Wherever landscape is proposed over compacted areas that were previously paved, buildings, construction traffic areas, contractor staging areas or areas otherwise detrimental to plant establishment, the contractor shall completely remove all remnants of paving, crushed rock, quarry spalls, contaminants or other non-native material as directed by the Landscape Architect. Loosen the soil in these areas to a minimum depth of 12 inches below subgrade using mechanical means. Do no installation until all areas are loosened.

- D. Review site for conditions detrimental to plant growth, such as rubble fill, adverse drainage conditions, contaminants or obstructions, notify Landscape Architect and Owner's Representative of adverse conditions before planting. Take any steps required to improve drainage, including mounding around trees/shrubs, day-lighting pits, and adjustments to locations with owner approval.

- E. Examine the sub-grade, verify the elevations, and observe the conditions under which work is to be performed. Do not proceed with topsoil installation until unsatisfactory conditions have been corrected. Sub-grades shall be established at specified depths to allow for topsoil installation as required for plantings, positive drainage, and finish grades.

- F. Tree Pit Percolation Testing: For trees plantings, the Contractor shall perform a tree pit percolation test at a minimum of five (5) most questionable and poorest draining locations around the site. Fill tree pit with water, and if the water has not fully drained in 8 hours, notify the Owner's Representative. Either a drainage sump pump will need to be installed below the tree pit or the tree will need to be relocated. Document results to Landscape Architect or Owner's Representative with photos, location on site, date, and time of testing.

- G. Site Preparation: The General Contractor and/or Owner is responsible for removing construction material and debris from the site and establishing the rough grade for the site.The landscape contractor shall be responsible for removing small debris from the site and establishing the finished grade and positive drainage.

- H. Layout: Location for plants and outlines of planting beds are indicated on the Drawings. The Contractor, to the satisfaction of the Landscape Architect shall stake all plant locations in the field. Plant material or different types within the same planting bed shall be separated adequately to avoid overlapping growth. Plants should be planted back from the planting bed perimeter at a distance equal to the specified "on center" (o.c.) dimension of that plant. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.

- I. Excavation for Planting: Excavation of plant pits shall be circular in outline and shall extend to the required subgrades as specified hereinafter. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be stripped or all vegetation prior to planting. Planting beds for material that will be planted on eighteen (18) inch centers or closer, shall be excavated, totally, to a minimum depth of eight (8) inches or if soil is adequate in nature for plantings a soil amendment/compost may be filled in to a depth of (8) inches. All undesirable excavated material for all plant pits or beds shall be removed from the site. Only planting soil as herein specified shall be used to backfill plant pits and beds.

- J. Pit Sizes: Minimum diameter and depth of planting pits for balled and burlapped, and container grown plants, shall be as follows:

1. Diameter - Trees: 18" greater than diameter of root ball or spread of roots.
2. Diameter - Shrubs: 6" greater than diameter of root ball, container, or spread of roots.
3. Depth - Trees and Shrubs: equal to depth of root ball or container size so as not to allow settling.
4. Depth: Vines/Groundcovers: Pits shall conform to accepted nursery practices for the particular species and equals the plant pot depth plus one (1) inch.

- K. Balled and Burlapped Plants: After final setting, loosen burlap wrappings exposing the top of the root ball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids, which may be caused upon decomposition.

- L. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plant or root system.

- M. Backfilling: When the plant pit has been excavated as specified herein before and the plant has been set, the pit shall be backfilled with specified planting soil at the following rates:
One-Half cubic yard per tree minimum
One cubic yard per twenty five (25) shrubs minimum

- N. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depths that the finished grade level of the plant after settlement shall be slightly above or the same as that at which the plant was grown. Materials shall be planted straight and faced to give the best appearance or relationship to adjacent structure. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury to plants and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil may be required to fill in to the level of the finished grade or slightly above allowing for 3" layer of mulch. Form a shallow saucer around each plant to a size needed for adequate water retention.

- O. Fertilizing: Fertilizer shall be of organic source. All trees and shrubs are to be fertilized at the time of planting. Fertilizer shall be applied four (4) inches outside the circumference of the root ball at the rate specified by the manufacturer. Fertilizer shall be worked into the soil to a minimum depth of three (3) inches below finished grade. Shrubs, vines and groundcovers shall be fertilized at the time of planting at the rates specified by the fertilizer manufacturer. The fertilizer shall be worked into the soil being backfilled around each plant.

- P. Pruning: Remove dead and broken branches from all plant material.

Prune to retain typical growth habit of individual species retaining as much height and spread as is practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch; in such a manner as to ensure elimination of stubs. "Headback" cuts, right angle to line of growth, will not be permitted and trees will not be poled, topped or hat-racked.

- Q. Guying and Staking: In windy conditions and/or areas of loose soils, where trees may be become damaged or blown over stake and guy all trees 1-1 ½" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires, which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs one inch (1") in diameter or more, if possible. All hose shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal.

At no time shall nails or other fastener directly penetrate the trunks of trees. Wood 2 x 4 battens 12 inches long, separated from the trunk by a minimum of four (4) layers of burlap, can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the approval of the Landscape Architect.

NOTE: Guying and staking may be required in some municipalities. Consult local codes for requirements. It is the responsibility of the Contractor to maintain all plants in a plumb, upright position until the end of the guarantee period. Staking shall be the option of the Contractor unless otherwise required by code, although all damaged plants resulting from the lack of proper staking and guying shall be replaced by the Landscape Contractor at no expense to the Owner.

- R. Mulching: All trees and shrub bed shall be mulched immediately after planting, to a three-inch (3") depth, with mulch approved by the Landscape Architect. Mulch shall be kept 2" away from all plant stems and tree trunks. Mulch areas around trees shall extend in a one-foot radius from the trunk of the tree. Shrub beds shall be mulched twenty-four inches (24") away from the outer edge of plants forming the bed. Prevent wind displacement of mulch by thoroughly wetting down.

- S. Excess Excavated Soil: Excess excavated soil shall be disposed of by the Contractor at no additional expense to the owner.

- T. Berming: Soil shall be locally obtained material from naturally drained sources, free from stones larger than 1" diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed. A maximum of 25% muck or clay composition will be acceptable, provided the Landscape Contractor conduct a percolation test which proves that 12" of standing water will drain within a 10 hour period.

- U. Grading: Grading shall be uniform with no slopes greater than 3:1 unless specified and proper erosion control methods are in place. Berms shall be gently rolling and parabolic. Fine grading shall be done by hand to ensure all grades are consistent and free from debris.

- V. Repair: Repair grades which have settled, eroded, rutted, or are otherwise damaged prior to planting.

2.03 SEEDING:

- A. Seeding shall be done whenever conditions are favorable and in season.No seeding shall take place during inclement weather, frozen ground or windy condition.

- B. All areas to be seeded shall receive a minimum of 4" friable, native topsoil unless otherwise noted. Area to be tilled 4" to 6" deep and raked to finish grade. Fine grade all lawn areas and clear surface of all debris, roots, stones ¼" or more in diameter.

- C. Fertilize lawn area with an organic seed starter fertilizer. Follow all manufacturers specifications. Lime area with granulated limestone to a soil pH of 6.5-7. The Contractor shall provide soil test.

- D. Seed prepared beds immediately. Sow seed evenly with an approved mechanical seeder or hydro-seeder at a rate recommended by the seed manufacturer per the specified seed. Lightly rake and roll seedbeds, ensuring that seed is in contact with soil. Maintain positive drainage and finished grades as specified. Add clean wheat straw or emulsifier to all seeded areas immediately after seeding, lightly raking, and rolling. Water newly seeded areas as required for germination.

- W. Maintain all lawn area until final acceptance or as specified.

- G. Acceptance: Acceptable stand of grass shall consist of a uniform, healthy, dense stand of permanent grass. The Landscape Architect will inspect the lawn upon written request by Contractor.

2.04 SOD INSTALLATION:

- A. Site Preparation: It shall be the responsibility of the Contractor to

finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod.

- B. Topsoiling: Topsoil as herein specified shall be applied at a minimum depth of four inches (4") to all areas receiving sod unless otherwise noted. Contractor may request that the Landscape Architect evaluate the existing soil and omit the required planting soil based upon site having adequate soil composition as required to grow specified sod. Omitting planting soil is at the discretion of the Landscape Architect and only after careful evaluation of the existing soil, and soil test have been performed. If supplemental topsoil is necessary for healthy performance of specified sod, no sod shall be laid until the depth of this soil has been approved by the Landscape Architect.

- C. The sod shall be as called for on the Landscape Drawings. If not fully specified, sod shall be of species normally grown in this area. Contractor to provide Landscape Architect with species and performance data on sod prior to installation. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall be free of weeds or any other objectionable vegetation. The soil embedded in the sod shall be free from stones, debris, fungus, vermin and diseases.

- D. Harvesting Requirements: Top growth greater than 2 inches in height shall be removed before harvesting. The sod shall be cut into slabs a minimum of 10 inches wide, and a minimum thickness of 1-1/4 inch excluding top growth and be free of undesirable weedy vegetation. Sod should have a compact root mat to assure mechanical strength. The soil at the source site will be moist to the depth the sod is cut. Sod will be removed immediately after being cut, be protected from the sun, wind, and freezing temperatures and kept moist until planted. It shall be planted within 48 hours of harvesting.

- E. Site Preparation: The soil where sod to be placed will be tilled, friable, and moist to at least 2 inches depth. If this condition already exists, it will not be necessary to repeat. Soil analysis shall be performed prior to adding fertilizer, and amendments to bring soil to a ph of 6.5. Four hundred pounds per acre of 13-13-13 fertilizer shall be uniformly applied or an approved equal.

- F. Planting: Solid sod shall be placed on the tilled, moist soil, in rows at right angles to the slope. Each slab shall be packed tightly against the edge of adjoining slabs of sod in the row. They shall be placed so that joints are not continuous from one row to another. All openings and joints shall be filled with fertile, friable soil. After the sod slabs have been placed and the joints filled, they shall be rolled or tamped for a firm contact with the soil. The outside edge of the slab sodded area will be flush with the ground level. Solid sod shall be laid with closely abutting joints with a rolled, even surface. It shall be the responsibility of the Contractor to install the sod in a neat and clean manner to the edge of all paving and planting beds. If in the opinion of the Landscape Architect, top-dressing is necessary after rolling a70/30 clean sand and compost mix will be evenly applied over the entire surface and thoroughly washed in for warm season grasses. Cool season grasses will have to be lifted and leveled as required for uniformity.

2.05 DISTURBED AREAS:

Install sod or seed on all disturbed areas not receiving other Plantings, mulching, and/or other erosion control methods.

2.06 CLEAN UP:

Any soils, compost, debris or similar materials which has been brought onto any paved areas, shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the plantings, all excessive soil, stones and debris, which are not previously cleaned up, shall be cleaned and removed from the site.

2.07 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

- B. All trees shall be deep watered for period of 30 days after planting.

- C. Scheduled Maintenance shall take place immediately after planting until final acceptance.

2.08 INSPECTION AND ACCEPTANCE:

- A. Inspection: Inspection of work to determine completion of contract, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor. All dead and/or rejected materials to be replaced prior to inspection and acceptance.

- B. Acceptance: After inspection, the Contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

2.09 GUARANTEE AND REPLACEMENT:

- A. Guarantee: The Contractor, as part of his Contract, shall furnish a written guarantee with all signatures of company officers on company letterhead warranting all materials, workmanship and plant materials for a period of 12 months from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific species of plant at the end of the guarantee period. The Contractor shall not be responsible to replace or honor any warranty for the loss of materials due to fire, floods, freezing temperatures, lightning, wind above 50 mph, or any other natural disasters, nor shall the Contractor be held responsible for acts of vandalism or negligence on the owner's part or other prime contractors and/or occupants. Materials left unsecured on the site or not planted shall be the responsibility of the contractor and shall be removed.

- B. Seeded and/or Sodded lawns shall be guaranteed for a 12 month period, dating from final acceptance. Any lawn care, which becomes necessary during the completion period will be the responsibility of the Contractor to ensure a vigorous stand of grass.

9.01 TRANSPLANTING OPERATIONS

The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with nursery trade procedures including the following where time is available:

- A. Phase One: Initial Removal

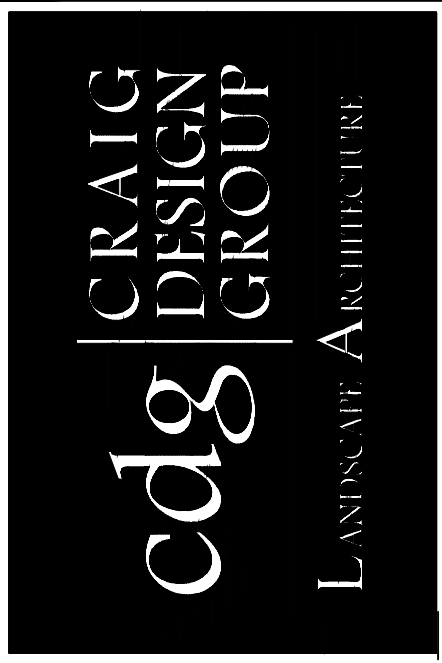
1. Root prune one third of ball at a time a minimum of six weeks before removal.
2. Thin out interior crown of dicots in a manner to compensate for root loss, leaving the shape of the canopy intact.
3. Leave monocot leaves alone allowing plant to balance itself. Protect growing point as necessary.
4. After root pruning back fill with good organic rooting medium. Fertilize with organic fertilizer to promote root growth. Fully protect plants from damage by sun, wind, drought, water and other injurious conditions during temporary storage.
5. Landscape Contractor shall be responsible for maintenance of these stored plants until their reuse. He shall notify the Owner in writing of any conditions beyond his control, which are adversely affecting the stored plants.

- B. Phase Two: Storage Until Replanting: See Area Designated on Plans or Provide Off Site Temporary Storage.

1. Provide temporary irrigation for this holding area. Mulch to reduce weeds, discourage foot traffic and its compaction effect, conserve moisture and minimize temperature fluctuations.
2. Brace trunks and leave in place until trees are wind firm.
3. Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Retain this protection through the cold season.
4. Feed with diluted solution of NPK in soluble form with a soil needle providing water, air, nutrients and a breaking up of clods.
5. Where foliage is retarded spray it with one of the soluble area types of foliar feeders.
6. At time of replanting to fill air pockets and to keep roots, especially feeder roots, moist, live and healthy, use soil needle for watering new transplants. Direct fine spray at foliage to help harden off new leaves.
7. Constant spray irrigation in canopy of trees to prevent excessive transpiration is strongly suggested.

END OF SECTION

#	REVISION:										DATE:
	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	

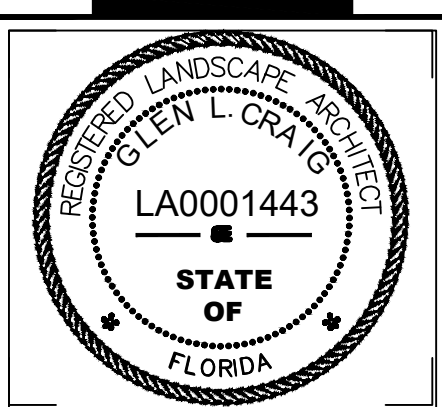


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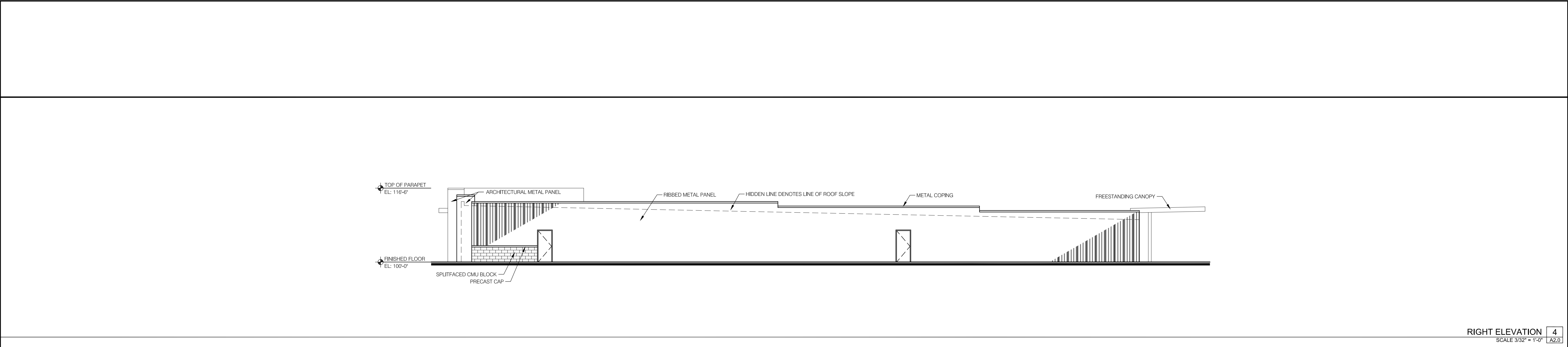
PROJECT:

MY PLACE SELF STORAGE EXPANSION
21885 U.S. HIGHWAY 441
MT. DORA, FL 32757

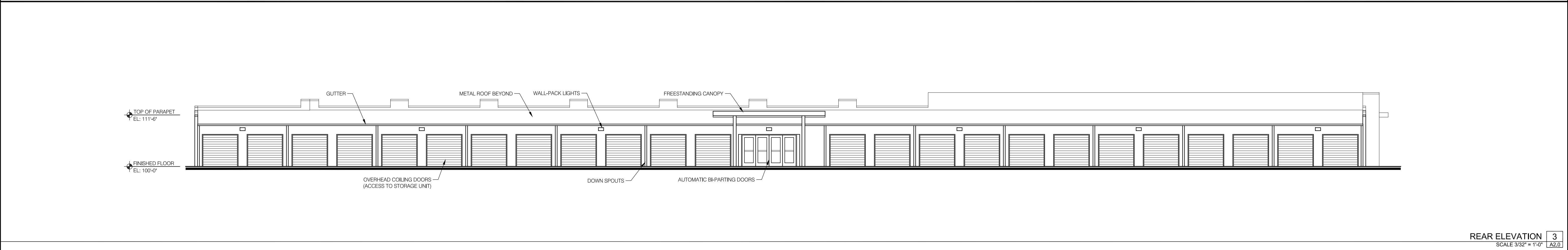
413 SPEARS AVENUE ■ CHATTANOOGA, TN 37405 ■ P: 423.521.7622 ■ M: 423.595.1563 ■ F: 866.851.1965



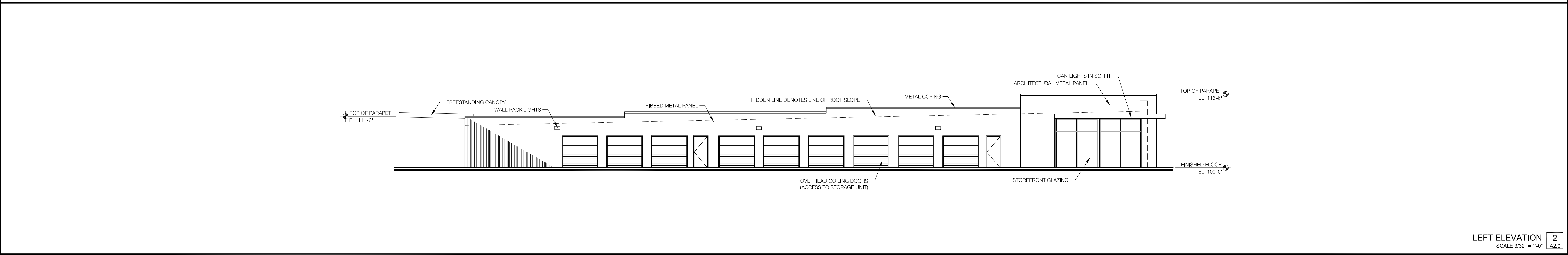
JOB #:	23-067
DATE:	10-11-2023
DRAWN:	GLC
CHECK:	GLC
Sheet Title:	LANDSCAPE SPECIFICATIONS
Sheet No:	L-1.2



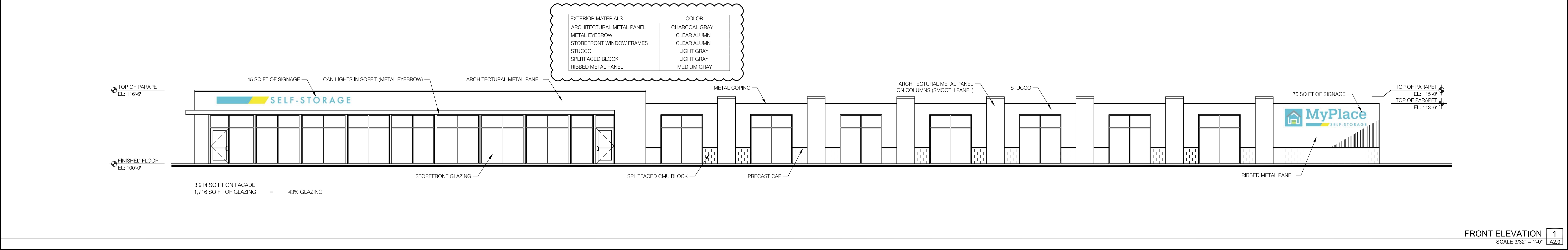
RIGHT ELEVATION 4
SCALE 3/32" = 1'-0" A2.0



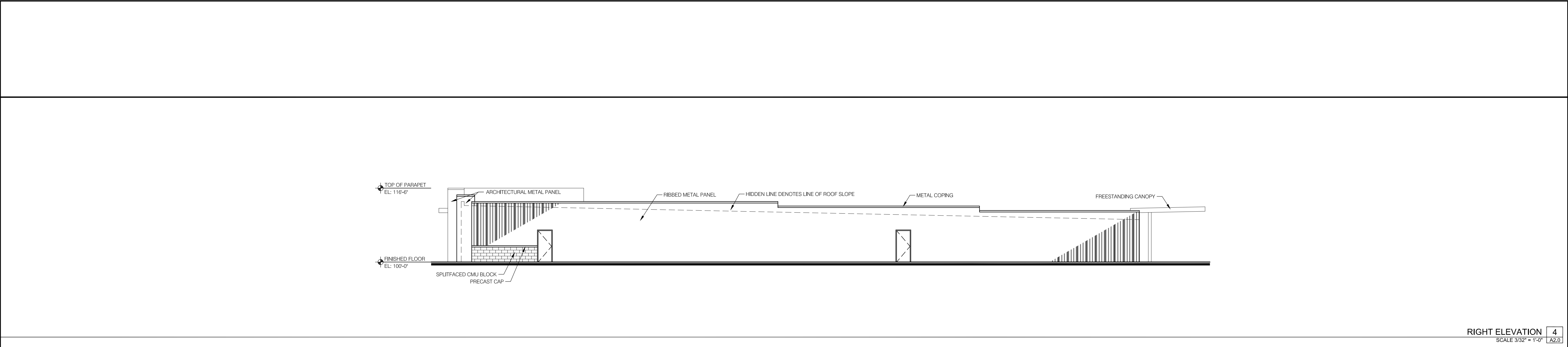
REAR ELEVATION 3
SCALE 3/32" = 1'-0" A2.0



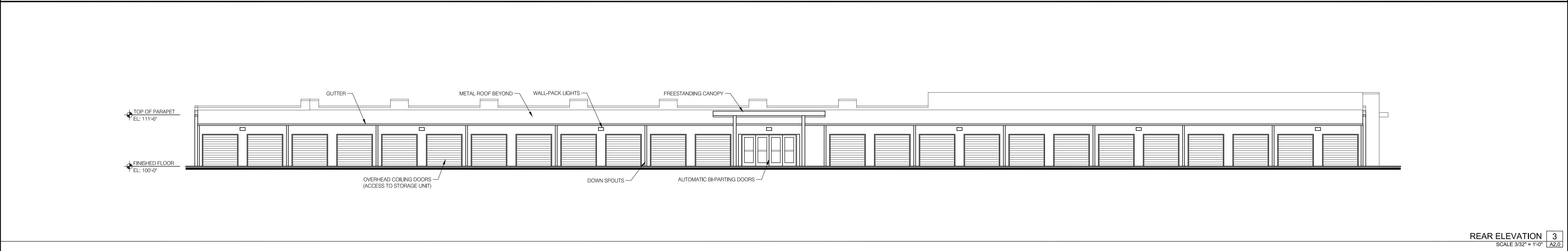
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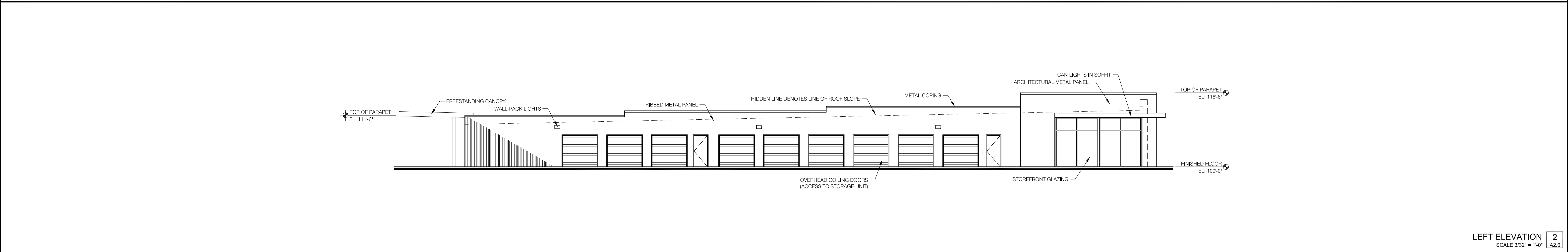
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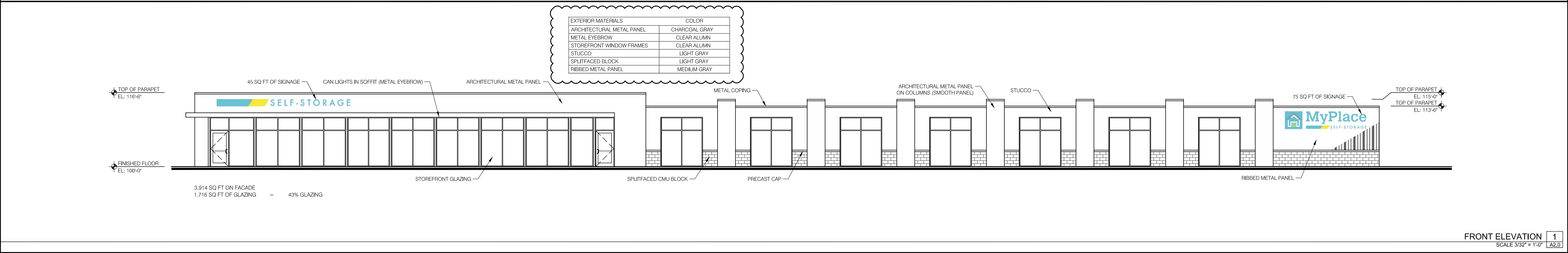
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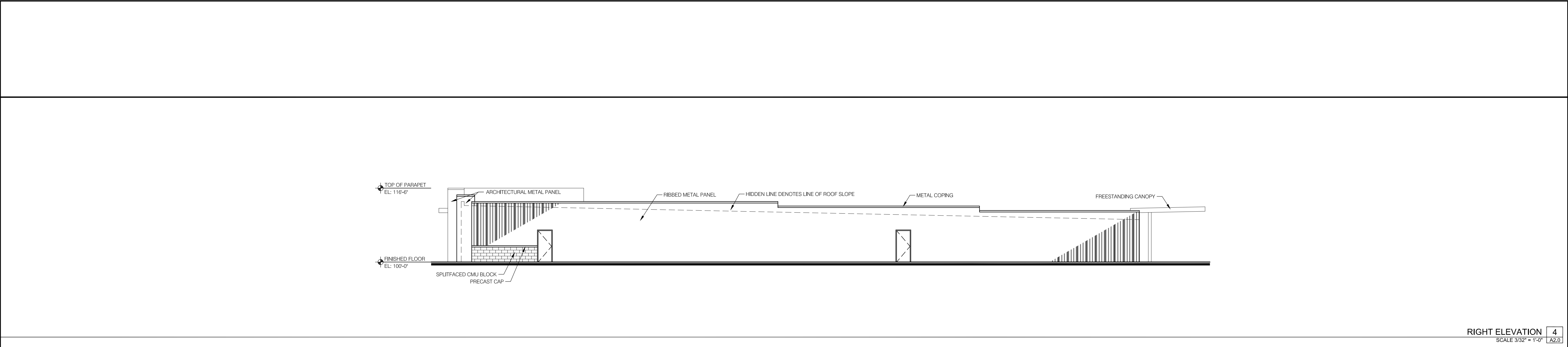
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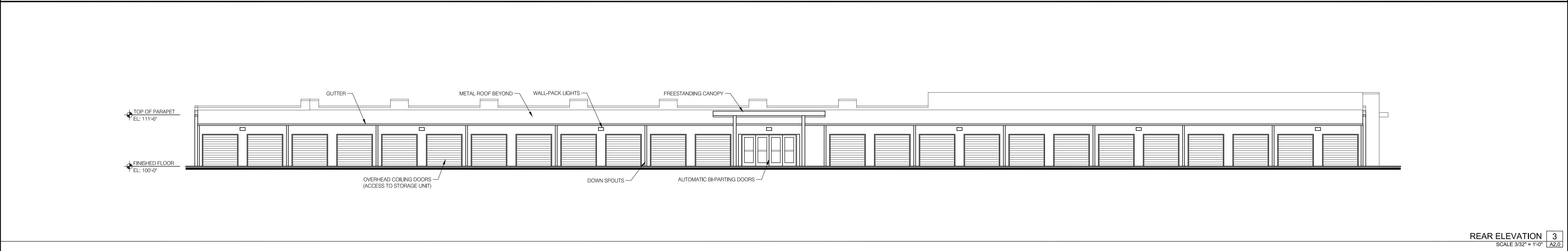
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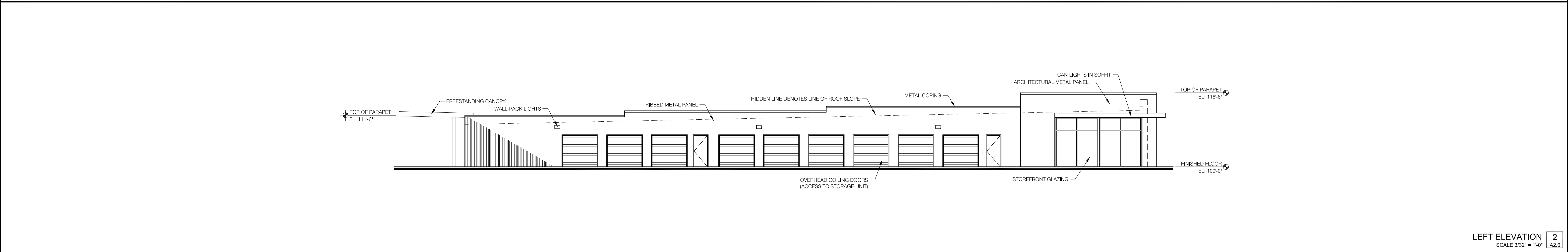
FRONT ELEVATION 1
SCALE 3/32" = 1'-0" A2.0



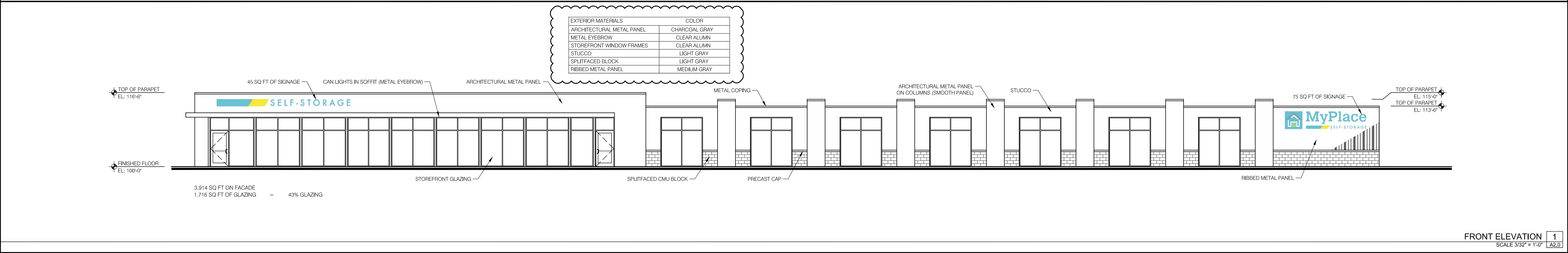
RIGHT ELEVATION 4
SCALE 3/32" = 1'-0" A2.0



REAR ELEVATION 3
SCALE 3/32" = 1'-0" A2.0



LEFT ELEVATION 2
SCALE 3/32" = 1'-0" A2.0



FRONT ELEVATION 1
SCALE 3/32" = 1'-0" A2.0



 SELF-STORAGE









CITY OF MOUNT DORA

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

DATE: February 21, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **Application for a Minor Site Plan: Tesla Electric Vehicle (EV) Charging Station**, 17450 US Highway 441 (Site Address); Target Corporation (Property Owner), Sheryl Blasi, Tesla Inc. (Applicant); Nathan Kreuser, P.E, Dewberry Engineering (Engineer)
Project No. SP23-14Minor

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Minor Site Plan request subject to satisfactorily addressing outstanding DRC comments and items provided in the attached City correspondence dated January 10, 2024 prior to submitting an application for Site Improvement Permits.

REFERENCES/SUPPORT:

Section 5.1, Land Development Code, City of Mount Dora, Florida
Spring Harbor Boulevard Marketplace Plat, PB 74 PG 34-35

SITE SUMMARY:

Owners	Target Corporation
Applicant	Sheryl Blasi, Tesla Inc.
Address	17450 US Highway 441
Parcel ID(s)	24-19-26-2600-000-00100 (AK 3924611)
Alternate Key Nos.	2839538
Zoning District:	Highway Commercial (C-3)
Future Land Use Category:	Commercial
Overlays:	None
Overall Site Area:	15 +/- acres (653,355-sf)
Project Site Area	1.78 +/- acres (77,375-sf)
Existing Use:	Target Shopping Center, parking lot
Proposed Use:	Remove seventeen (17) Parking Spaces to allow for the installation of sixteen (16) Tesla Standalone Charging Posts.
Proposed Building Height	6'-4.5" (Charging Ports)
Maximum Building Height	35-ft
Proposed Impervious Surface Ratio	No Change
Proposed FAR	No Change

SURROUNDING PROPERTY LIST

Direction	City/County	FLU	Zoning	Existing Uses(s)
North	City	Commercial	Highway Commercial (C-3)	Panda Express
South	City	Commercial	Highway Commercial (C-3)	Epic Theaters
East	County	Urban Low	Multifamily Residential (R-3)	Single-family Homes
West	City	Commercial	Highway Commercial (C-3)	Wal-Mart

ANALYSIS:

This application is a request for approval a minor site plan amendment for approximately 1.40 acres within the existing Target Shopping Center, at 17450 US Highway 441. The Applicant is requesting that a site plan amendment be approved to allow for the development of sixteen (16) electric vehicle (EV) charging stations in the parking lot north of the Target storefront. The property is currently zoned Highway Commercial (C-3) zoning district and is classified with a Commercial future land use designation. Permitted uses within the C-3 zoning district include those accessory uses which are normally associated with permitted uses when in conjunction with uses property licenses for operation on the same site.

The subject property is identified as Lot 1 of the Spring Harbor Marketplace Boulevard Plat, recorded in the Lake County Public Records (PB 74 PG 34-35) and is currently developed with a 134,535-sf commercial retail building that was constructed in September 2005, inclusive of parking and outparcels for future development.

The Applicant provided a survey that shows the existing conditions/layouts of the project area and included a site plan to show the proposed site improvements. The Applicant proposes to remove seventeen (17) parking spaces within the Target Shopping Center to allow for the installation of sixteen (16) Tesla Electric Vehicle (EV) charging ports as an accessory use to the existing Target parking facility. The Applicant provided a breakdown of the existing and proposed conditions of the Target Shopping Center parking lot. The conclusion of the project will result in a one (1) less parking space.

EXISTING STANDARD PAVED PARKING STALLS	364*
EXISTING PERVIOUS PARKING STALLS	53*
EXISTING ADA PAVED PARKING STALLS	14*
TOTAL EXISTING PARKING STALLS	431*
EXISTING PAVED STALLS (TO BE MODIFIED)	17
PROPOSED TESLA STANDARD STALLS	15
PROPOSED TESLA ADA STALLS	1
NET PARKING STALL CHANGE	-1
* STALL COUNT TAKEN FROM GOOGLE EARTH	

The Applicant states the existing paved parking and driveway areas are to be utilized and no additional pavement or street improvements are proposed for this project. The project site contains a master plan storm water plan: to the west of the project site, within the Spring Harbor Boulevard Marketplace plat, is a storm water dry detention pond. There is not anticipated adverse impacts related to drainage as a result of the minor site improvements.

The Land Development Code does not contain any criteria for EV charging stations. Given the increasing significance of electric vehicles as an alternative to standard internal combustion engine vehicles in promoting sustainable transportation and addressing environmental concerns, the Planning and Zoning Commission may consider the adoption of criteria or regulations specifically addressing these facilities within the Land Development Code. This proactive approach will ensure clarity and consistency in future development projects involving electric vehicle infrastructure.

The Development Review Committee (DRC) provided a series of review comments on January 10, 2023 following the second (2nd) review. These review comments are attached and subject to approval prior to the applicant filing the Site Development Permit. Staff believes the outstanding review comments can be addressed by the project engineering and has elected to move the application request for minor site plan review forward to the Planning and Zoning Commission; however all items attached must be satisfactorily addressed.

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

ATTACHMENTS:

Vicinity Map

DRC Review Comments dated January 10, 2024

Spring Harbor Boulevard Marketplace Plat (PB 74 PG 34-35)

Approved Target Site Plan (dated August 30, 2005)

Application

Site Plan

PLANNING AND ZONING COMMISSION VICINITY MAP



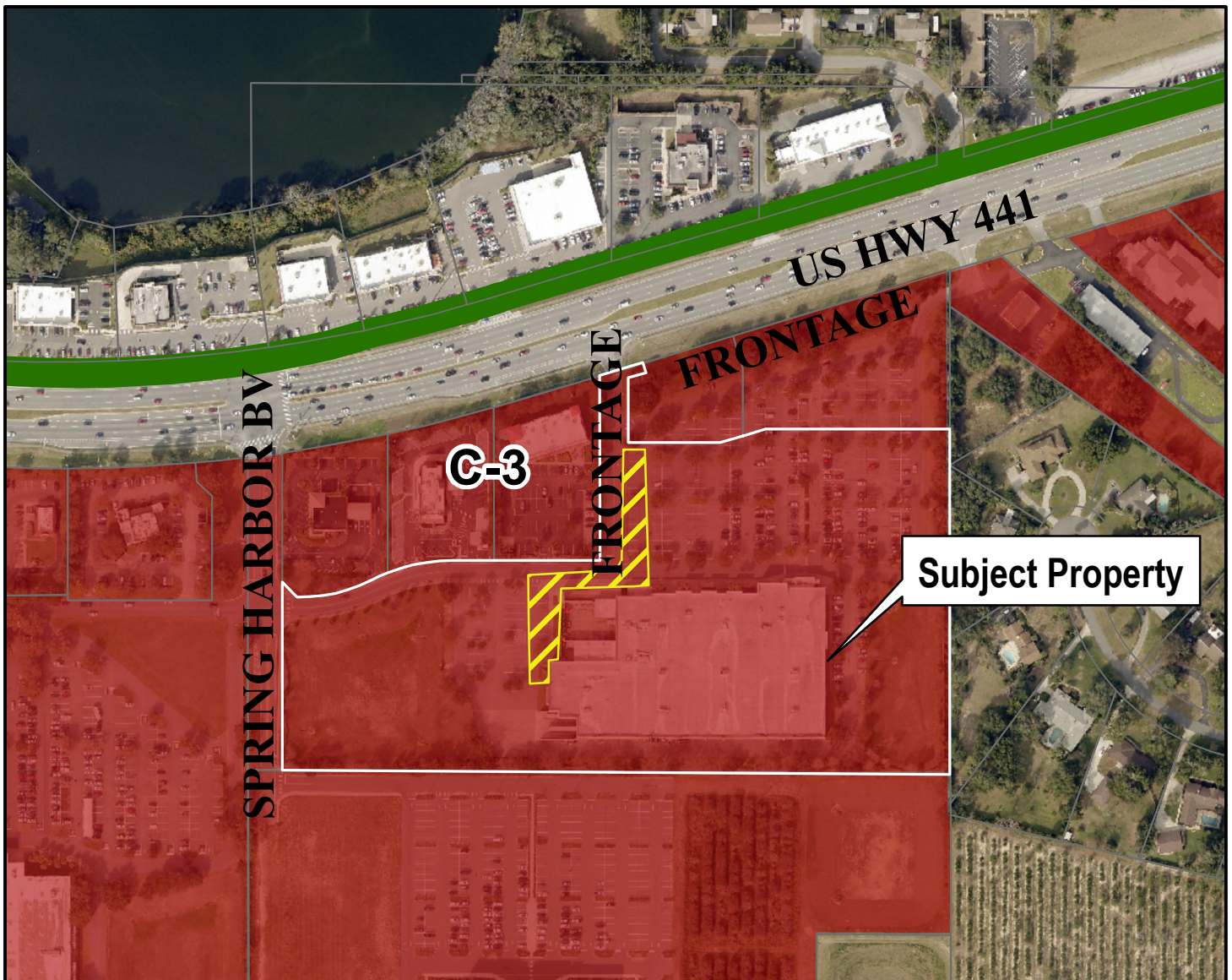
Project Name: Tesla Charging Stations at Target Shopping Center
Project Number: SP23-14Minor
Request: Remove 17 Parking Spots to construct 16 Telsa Charging Ports as accessory to Target Shopping Center





CITY OF
MOUNT
DORA
PLANNING AND DEVELOPMENT

PLANNING AND ZONING COMMISSION VICINITY MAP - ZONING MAP



Project Name: Tesla Charging Stations at Target Shopping Center
Project Number: SP23-14Minor
Request: Remove 17 Parking Spots to construct 16 Telsa Charging Ports as accessory to Target Shopping Center



Legend

C-1 Neighborhood Commercial	PLI Public Lands and Institutions	MHP Mobile Home Park
C-2 Downtown Commercial	PUD Planned Unit Development	RP Residential Professional
MU-2 Downtown Mixed Use	R-1 Single-Family Residential	Water Body (Lake)
C-2A Peripheral Commercial	R-1A Single-Family Residential	WP-1 Workplace
C-3 Highway Commercial	R-1AAA Single-Family Residential	WP-2 Workplace
GB Green Belt	R-2 Duplex Residential	County Ag*
OP Office Professional	R-3 Multi-Family Residential	

Date: 2/9/2024



CITY OF
MOUNT
DORA

Someplace Special.

January 11, 2024

Tesla, Inc.
Attn.: Ms. Sheryl Blasi
3500 Deer Creek RD
Deer Creek, CA 94304
By Email: sherylblasi@comcast.net

Re: DRC Verification – Revisions Required / Public Hearing Notification
Tesla Mount Dora, Target Parking Lot Modifications
Minor Site Plan (SP23-14) – Second Review

Dear Ms. Blasi:

Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the resubmittal for the Tesla Minor Site Plan received on December 18, 2023. The Site Plan needs to be revised to satisfactorily address the attached DRC review comments.

The application has been tentatively placed on the agenda for the Planning & Zoning Commission meeting on February 21, 2024. The meeting will be held in the City Chambers in City Hall, located at 510 N. Baker Street, Mount Dora. Kindly be advised that you or a duly authorized representative should be present at this public hearing. **Please provide a resubmittal satisfactorily addressing all outstanding comments by February 2, 2024, in order to remain on the agenda.**

Costs incurred by the City's outside engineering consultants and City Attorney will be billed directly to the applicant.

If you have any comments or questions about the project status, please do not hesitate to contact my office at 352-735-7112.

Sincerely,

Michele Janiszewski

Michele Janiszewski, AICP
Senior Planner

Enclosure(s): CPH Comments dated January 10, 2024





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

DELIVERED VIA E-MAIL

January 10, 2024

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

RE: Tesla Mount Dora – Minor Site Plan (Project No.: SP23-14)
Second Review

Dear Mr. Sandersfeld,

We are in receipt of the topographic survey, construction plans, and comment response letter for the above referenced development. The following comments are based upon our review of the documents received by CPH on December 18, 2023, as submitted by Dewberry Engineers, Inc. Our comments are as follows:

Application: - NOT INCLUDED IN RESUBMITTAL

1. The email provided for the EOR is a repeat of the Property Owner's email. Revise to show EOR current contact info.
2. The plans are missing the following info required under the 5.3.2 General Development and Proposed Improvements section of the application:
 - a. Statement of intended use of the site.
 - b. Size of the parcels in acres or square feet.
 - c. Telephone number of the owner(s) on record (Target and Tesla).
 - d. Existing topography with a maximum of one-foot (1') contour intervals for the proposed site and three hundred feet (300') adjacent to the site Development Review Coordinator.
 - e. Finished grade elevations.
 - f. Number of square feet of paved parking and driveway area.
 - g. Surface materials of driveways.
 - h. Cross-section of proposed street improvements.

Construction Plans:

3. Resolved.

Sheet C-1:

4. Resolved.



Sheet C-3:

5. Resolved.
6. Acknowledged.
7. Acknowledged.
8. Acknowledged
9. Resolved.

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

Sincerely,
CPH, LLC

A handwritten signature in cursive script that reads "Allen C. Lane, Jr.".

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

CC: Kiersten U. Cavender
Gabriela Caron, E.I.

J:\M7000.01\z-Orlando\Civil\City Plan Review\201.00M7000.610_Tesla Mount Dora Minor SP\Letter\Review
2\CPH Comments - Tesla Mount Dora Minor SP - 2nd Review 1-10-24.docx

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Environmental Surveyors
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SPRING HARBOR BOULEVARD MARKETPLACE

A REPLAT OF LOT 4, TARGET AT MOUNT DORA, PLAT BOOK 56, PAGES 91 AND 92
SECTION 24, TOWNSHIP 19 SOUTH, RANGE 26 EAST,
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

SHEET 1 OF 2 PLAT BOOK 74 PAGE 34

INSTRUMENT #2021010743
PLAT BK 74 PG 34 (2 PGS)
DATE: 1/25/2021 3:15:54 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$45.00

SPRING HARBOR BOULEVARD MARKETPLACE DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT TARGET CORPORATION, A MINNESOTA CORPORATION OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF LAKE STATE OF FLORIDA, TO-WIT: TARGET CORPORATION HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SPRING HARBOR BOULEVARD MARKETPLACE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SET FORTH.

DATED MINNEAPOLIS, MINNESOTA, THIS 18th DAY OF JANUARY, 2021.

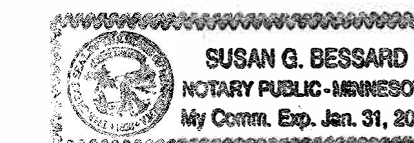
TARGET CORPORATION

By: [Signature]
WITNESS (SIGNATURE)
It's: SAVING DIRECTOR - REAL ESTATE

STATE OF MINNESOTA) SS CORPORATE
COUNTY OF HENNEPIN) SEAL

ON THIS 18th DAY OF JANUARY, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED Michael T. Senad, TO ME PERSONALLY KNOWN, WHO, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE OR SHE IS THE SAVING DIRECTOR - REAL ESTATE OF TARGET CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID Michael T. Senad ACKNOWLEDGED SAID INSTRUMENT TO BE HIS OR HER FREE ACT AND DEED, AND THE FREE ACT AND DEED OF SAID CORPORATION.

[Signature]
SUSAN G. BESSARD
NOTARY PUBLIC
COMMISSION EXPIRES 1-31-26



SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, DEDICATION, SURVEY AND PLAT NOTES
SHEET 2: PLAT AND EASEMENTS

PLANNING AND ZONING COMMISSION

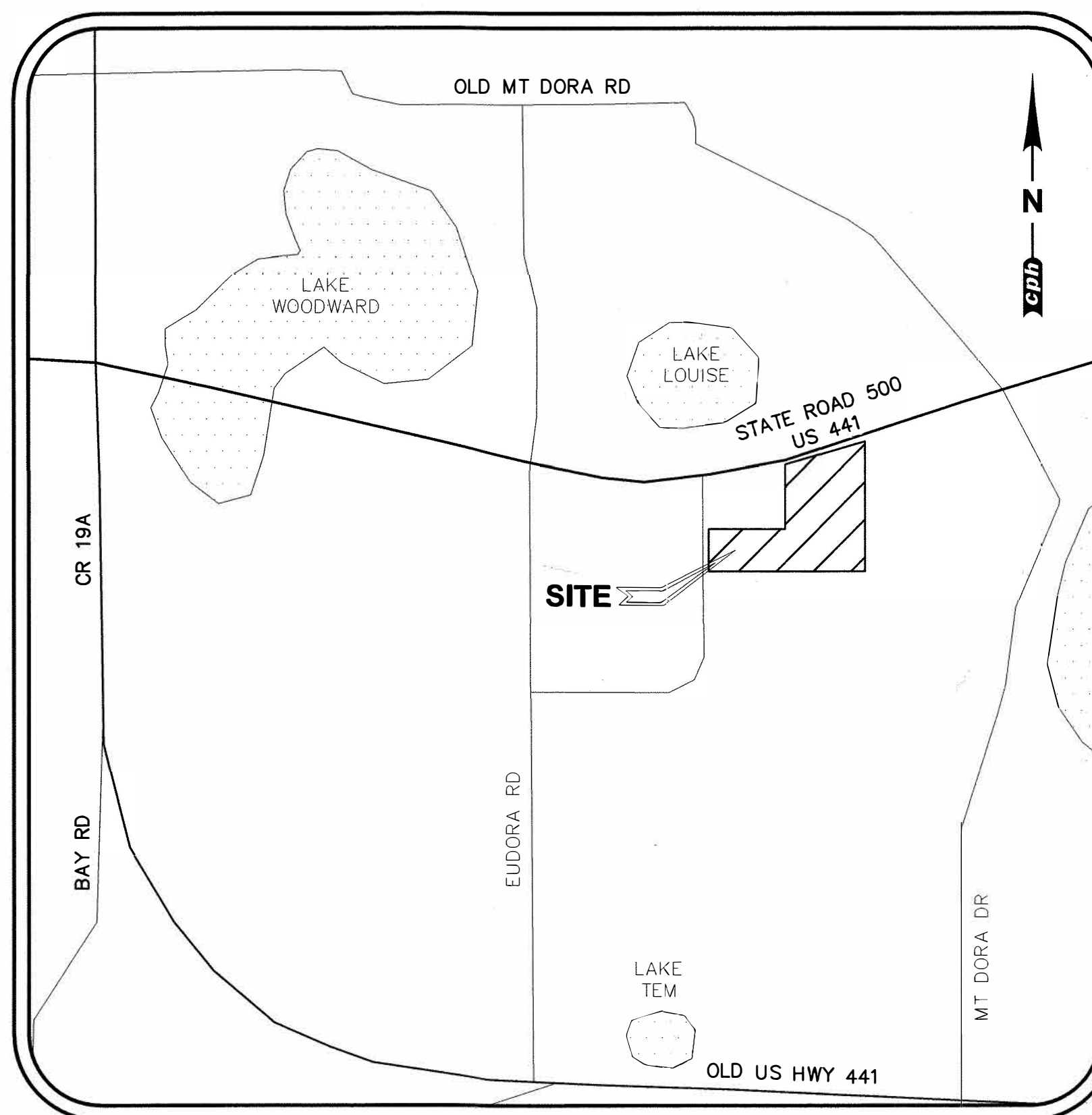
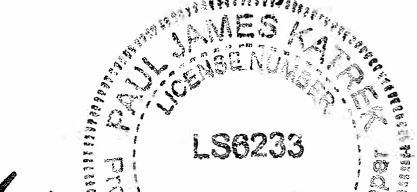
THIS IS TO CERTIFY that on 6-17-2020 the foregoing plat was approved.

By: [Signature]
PLANNING AND ZONING COMMISSION CHAIRMAN
DATE: 1/25/2021

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Paul J. Katrek being a licensed and registered surveyor and mapper, does hereby certify that on 01/13/2021 he completed the survey of the lands as shown in the foregoing plat; that said plat is a true and correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon, and the survey was made under my responsible direction and supervision, and that this plat complies with all the requirements of Chapter 177, Part I Florida Statutes and City of Mount Dora Land Development Code; and that said land is located in the City of Mount Dora, Lake County, Florida.

By: [Signature]
Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 62333
CPH, Inc., Licensed Business No. 7143



VICINITY MAP
SCALE 1"=1000'

LEGAL DESCRIPTION:

LOT 4, TARGET AT MOUNT DORA, RECORDED IN PLAT BOOK 56, PAGES 91 AND 92, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PLAT AND SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 500 (US 441) AS BEING N 73°16'06" E AS SHOWN ON SHEET 2 OF 2.
- STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG, FLORIDA STATE PLANE COORDINATE EAST ZONE, AND ARE AS FOLLOWS: DESIGNATION #11 91 GPSS, PID #AK7075 = N 1,635,137.49 FEET, E 449,989.26 FEET AND DESIGNATION #11 91 GPSS, PID #AK7074 = N 1,632,759.48 FEET, E 449,976.65 FEET, PER CITY OF MOUNT DORA LAND DEVELOPMENT CODE 4.3.4. "REQUIRED SUBMITTALS FOR FINAL PLAT" 2p(1).
- DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
- DENOTES A PARKER KAYLON NAIL AND DISK STAMPED "LB 7143 P.R.M." UNLESS OTHERWISE NOTED.
- ↖ DENOTES A CHANGE IN DIRECTION.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF MOUNT DORA REQUIREMENTS PRIOR TO THE TRANSFER OF ANY LOT AND AFTER PRINCIPAL CONSTRUCTION IS COMPLETE.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE DENOTED AS (R).
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
- RESTRICTIONS, EASEMENTS, AGREEMENTS, LEASES, OPTIONS AND OTHER MATTERS AFFECTING THIS PLAT ARE:

-MATTERS SHOWN ON THE PLAT OF TARGET AT MOUNT DORA, RECORDED IN PLAT BOOK 56, PAGE 91 AND 92.

-RIGHT-OF-WAY EASEMENT, GRANTED FROM LAKE LOUISE GROVES INC. TO SUMTER ELECTRIC COOPERATIVE, INC., A CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 306, PAGE 806; AS AFFECTED BY RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 421, PAGE 291; AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4709, PAGE 2313; AS RE-RECORDED IN OFFICIAL RECORDS BOOK 4733, PAGE 1107.

-GUYING EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 2076; AS RE-RECORDED IN OFFICIAL RECORDS BOOK 801, PAGE 2276; AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3029, PAGE 1128.

-PERPETUAL EASEMENT, GRANTED FROM CHARLES AVANT VAUGHN, III, TRUSTEE OF THE CHARLES AVANT VAUGHN, III REVOCABLE TRUST, DATED AUGUST 23, 1994 AND LESTINA TYRE VAUGHN AND C. E. VAUGHN, JR., TRUSTEES OF THE CHRISTOPHER SHAWN VAUGHN TRUST U/A DATED 12-28-88 AND CHARLES A. VAUGHN, JR. AND C. E. VAUGHN, JR., TRUSTEES OF THE JUSTIN ERIC VAUGHN TRUST U/A DATED 12-28-88 AND CHARLES A. VAUGHN, JR. AND C. E. VAUGHN, JR., TRUSTEES OF THE KIRSTINA ASHLEY VAUGHN TRUST U/A DATED 12-24-91 TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, ITS SUCCESSORS AND ASSIGNS, RECORDED IN OFFICIAL RECORDS BOOK 2100, PAGE 70.

-THE ORDER OF THE CITY OF MOUNT DORA, FLORIDA PLANNING AND ZONING COMMISSION DATED ON NOVEMBER 17, 2004, RECORDED IN OFFICIAL RECORDS BOOK 2722, PAGE 1134 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IS RESCINDED EFFECTIVE UPON APPROVAL OF THIS REPLAT BY THE CITY OF MOUNT DORA.

-TERMS AND CONDITIONS OF THE OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION, A MINNESOTA CORPORATION AND CITRUS GROVE LIMITED PARTNERSHIP, AN ALABAMA LIMITED PARTNERSHIP RECORDED IN OFFICIAL RECORDS BOOK 2745, PAGE 1218 AND FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5602, PAGE 1691.

-DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2829, PAGE 745.

-DRAINAGE EASEMENT, GRANTED FROM TARGET CORPORATION, A MINNESOTA CORPORATION TO CITY OF MOUNT DORA, A FLORIDA MUNICIPALITY, RECORDED IN OFFICIAL RECORDS BOOK 2997, PAGE 599.

- REQUIRED BUILDING SETBACKS PER ZONING:

FRONT: 25'
SIDE (WEST): 25'
SIDE (EAST): 50'
REAR: 25'
REAR PROVIDED: 19.8'

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 1/25/2021 at File No. NOT REQUIRED
Clerk of the Circuit Court in and for Lake County, Florida

CERTIFICATE OF APPROVAL BY CITY COUNCIL OF THE CITY OF MOUNT DORA

THIS IS TO CERTIFY, That on the 6th day of October 2020, the foregoing plat was approved by the City Commission of the City of Mount Dora, Florida.
By: Catherine Hensel (SEAL)
Mayor, City of Mount Dora, Florida
Attest: [Signature]
City Clerk

PLAT REVIEW STATEMENT

Pursuant to Section 177.081, Florida Statutes and City of Mount Dora Land Development Code, I have reviewed this plat for conformity and to Chapter 177, Florida Statutes, and find that said Plat complies with technical requirements of that chapter, provided however, that my review does not include field verification of any of the coordinates, point or measurement shown on this plat.
By: Joseph K. Lek DATE: 1-25-2021
JOSEPH K. LEK, PSM #6016
GAI CONSULTANTS, INC.,
618 E SOUTH ST, STE. 700,
ORLANDO, FL, 32801

THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 - (407)322-6841
LICENSED BUSINESS NO. 7143

cph
www.cphcorp.com
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SPRING HARBOR BOULEVARD MARKETPLACE

A REPLAT OF LOT 4, TARGET AT MOUNT DORA, PLAT BOOK 56, PAGES 91 AND 92
SECTION 24, TOWNSHIP 19 SOUTH, RANGE 26 EAST,
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

SHEET 2 OF 2
PLAT BOOK 74
PAGE 35

ABBREVIATION LEGEND:

- (BB) - BEARING BASIS
- © - COPYRIGHT
- CM - CONCRETE MONUMENT
- C - CHORD DISTANCE
- CB - CHORD BEARING
- Δ - DELTA (CENTRAL ANGLE)
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- FPC - FLORIDA POWER CORPORATION
- HWY - HIGHWAY
- ID - IDENTIFICATION
- IR&C - IRON REBAR & CAP
- L - ARC LENGTH
- LB# - LICENSED BUSINESS NUMBER
- MB - MAP BOOK
- N & D - NAIL AND DISK
- NO - NUMBER
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE
- PGS - PAGES
- PI - POINT OF INTERSECTION
- PK - PARKER KALON
- PRM - PERMANENT REFERENCE MONUMENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- R26E - RANGE 26 EAST
- SEC 24 - SECTION 24
- T19S - TOWNSHIP 19 SOUTH
- US - UNITED STATES
- # - NUMBER
- W/ - WITH

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°02'11" W	10.44'
L2	S 73°16'06" W	5.91'
L3	S 16°43'54" E	10.00'
L4	N 73°16'06" E	8.91'
L5	S 00°02'11" E	31.49'
L6	S 00°02'11" E	25.24'
L7	N 71°57'23" E	15.81'
L8	N 00°06'14" W	97.58'
L9	S 71°57'23" W	23.62'
L10	S 00°05'03" E	17.76'
L11	S 00°05'03" E	17.78'
L12	N 90°00'00" W	71.39'
L13	N 44°59'25" W	33.51'
L14	N 00°06'14" W	14.17'

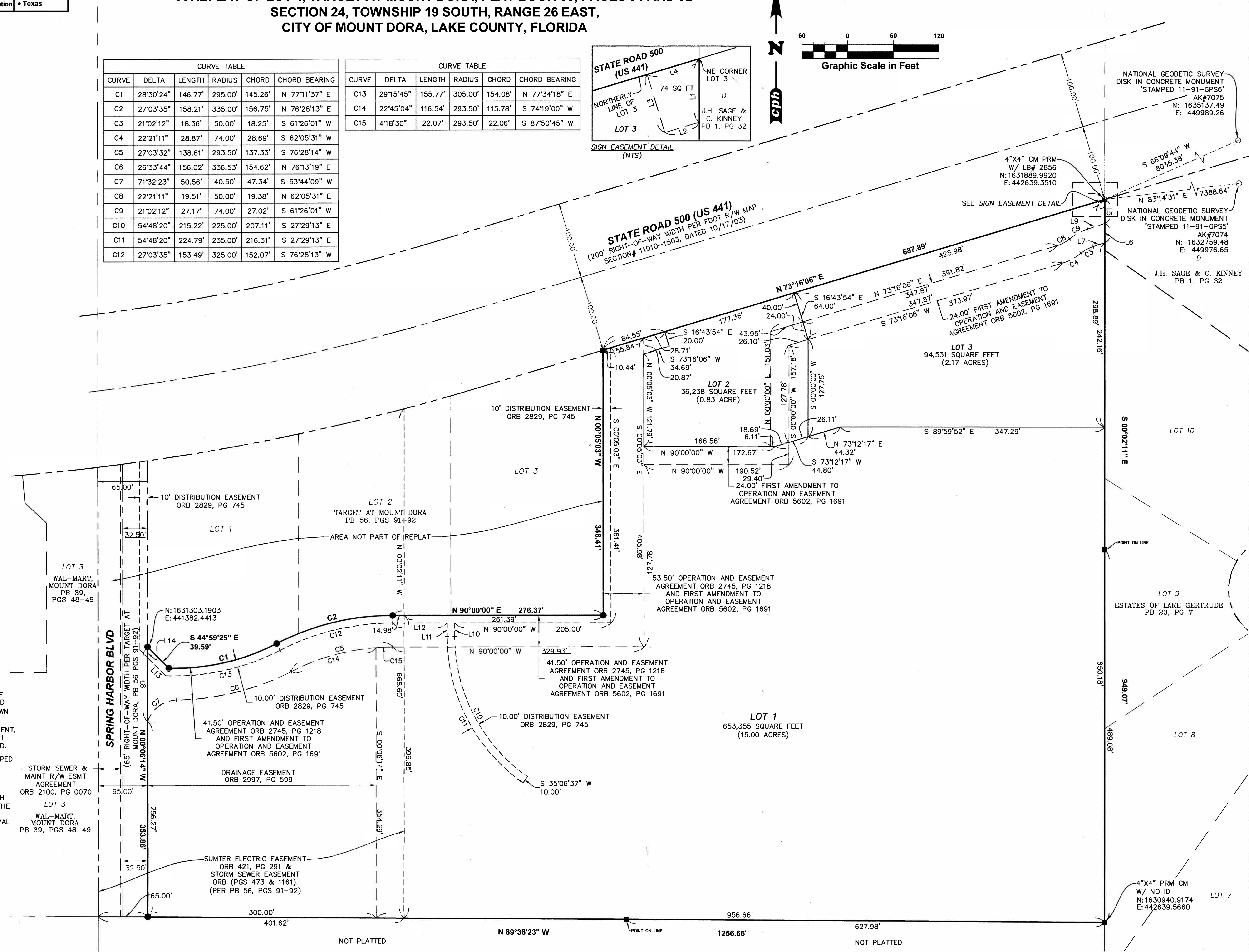
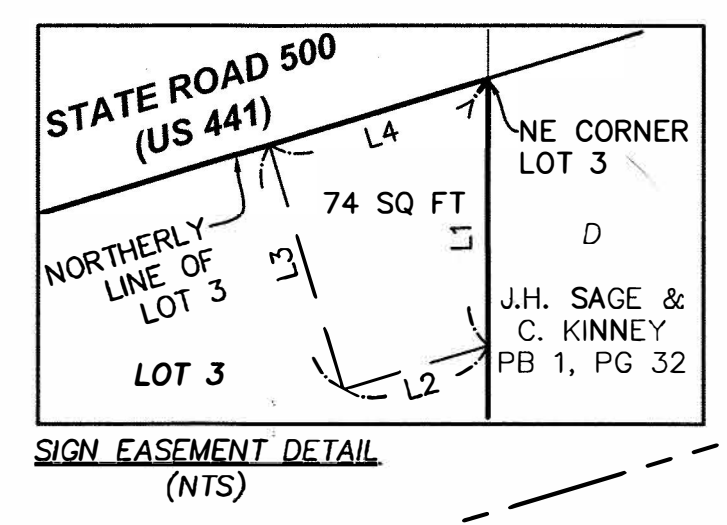
PLAT AND SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 500 (US 441) AS BEING N 73°16'06" E AS SHOWN ON SHEET 2 OF 2.
- DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
- DENOTES A PARKER KAYLON NAIL AND DISK STAMPED "LB 7143 P.R.M." UNLESS OTHERWISE NOTED.
- DENOTES A CHANGE IN DIRECTION.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF MOUNT DORA REQUIREMENTS PRIOR TO THE TRANSFER OF ANY LOT AND AFTER PRINCIPAL CONSTRUCTION IS COMPLETE.

THIS INSTRUMENT PREPARED BY
Paul J. Kotrek
OF
CPI, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 - (407)322-6841
LICENSED BUSINESS NO. 7143

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	28°30'24"	146.77'	295.00'	145.26'	N 77°11'37" E
C2	27°03'35"	158.21'	335.00'	156.75'	N 76°28'13" E
C3	21°02'12"	18.36'	50.00'	18.25'	S 61°26'01" W
C4	22°21'11"	28.87'	74.00'	28.69'	S 62°05'31" W
C5	27°03'32"	138.61'	293.50'	137.33'	S 76°28'14" W
C6	26°33'44"	156.02'	336.53'	154.62'	N 76°13'19" E
C7	71°32'23"	50.56'	40.50'	47.34'	S 53°44'09" W
C8	22°21'11"	19.51'	50.00'	19.38'	N 62°05'31" E
C9	21°02'12"	27.17'	74.00'	27.02'	S 61°26'01" W
C10	54°48'20"	215.22'	225.00'	207.11'	S 27°29'13" E
C11	54°48'20"	224.79'	235.00'	216.31'	S 27°29'13" E
C12	27°03'35"	153.49'	325.00'	152.07'	S 76°28'13" W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C13	29°15'45"	155.77'	305.00'	154.08'	N 77°34'18" E
C14	22°45'04"	116.54'	293.50'	115.78'	S 74°19'00" W
C15	4°18'30"	22.07'	293.50'	22.06'	S 87°50'45" W



LEGAL DESCRIPTION

PARCEL 1
THAT PART OF THE EAST 920.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHEASTLY RIGHT OF WAY LINE OF STATE ROAD NO. 500, FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; RUN THENCE NORTH 89°45'59" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 920.00 FEET; THENCE NORTH 00°03'59" PARALLEL WITH THE SAID EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 984.95 FEET TO A POINT ON THE SOUTHEASTLY RIGHT OF WAY LINE OF STATE ROAD 500; THENCE NORTH 73°20'49" EAST ALONG SAID EAST LINE OF THE NORTHEAST 1/4 A DISTANCE OF 984.95 FEET TO THE POINT OF BEGINNING AND POINT OF TERMINUS OF THIS DESCRIPTION.

PARCEL 2
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 500, LESS THE EAST 620.00 FEET THEREOF.

SITE DATA:

- PROPOSED SITE - 994,475 S.F. = 22.83 AC.
TARGET SITE = 13.52 AC.
RETENTION POND 'A' = 2.4 AC.
RETENTION POND 'B' = 1.3 AC.
ROADWAY COMMON AREA = 1.06 AC.
TOTAL (TMS) DEVELOPMENT = 18.35 AC.
- FUTURE DEVELOPMENT
OUTLOT NO. 1 = 1.25 AC.
OUTLOT NO. 2 = 1.23 AC.
OUTLOT NO. 3 = 1.46 AC.
- NEW TARGET BUILDINGS: 134,535 S.F.
MAIN STORE = 123,735 S.F.
GARDEN CENTER = 10,800 S.F.
- PROPOSED ZONING CLASSIFICATION: C-3 (COMMERCIAL)
- BUILDING SETBACKS:
S/L 500 (L.S. 440) = 50'
SPRING HARBOR BLVD. = 25'
SOUTH P/L = 50'
EAST P/L = 50'

6. BUILDING HEIGHT - 35' MAXIMUM

7. OPEN SPACE (REQUIRED) = 35%
REQUIRED (08.03 AC. DEVELOPMENT):
785,386 X .35 = 274,885 S.F.
SHOWING:
SITE (LESS OUTPARCELS) = 280,795 S.F.
GEO. GRID PARKING AREAS = 22,332 S.F.
TOTAL OPEN SPACE = 303,127 S.F. (13.6222 AC.)
F.D.O.T. SURVEY DISC
STAMPED "BM 296"
ELEV. = 107.004'



ZONING: PD

SCALE: 1" = 50'

U.S. HIGHWAY 441

ZONING: C-3

ZONING: R-3

ZONING: R-1

CURVE DATA
R=2964.93'
Δ=0°58'42"
L=409.87'
CB=N79°11'33"E

CURVE DATA
R=2964.93'
Δ=0°57'51"
L=101.64'
CB=N74°15'01"E

OUTLOT #3
1.46 AC. +/-

OUTLOT #2
1.23 AC. +/-

OUTLOT #1
1.25 AC. +/-

NOTE:
1. UTILITIES WITHIN SPRING HARBOR BOULEVARD SHALL BE DEDICATED TO CITY OF MOUNT DORA.
2. ON-SITE UTILITIES WILL REMAIN PRIVATE.

RETENTION BASIN 'A'

NOTE:
1. DRAINAGE FROM SPRING HARBOR BOULEVARD TO RETENTION BASIN 'A' WILL BE VIA DRAINAGE EASEMENT.
2. MAINTENANCE OF BASIN 'A' SHALL BE THE RESPONSIBILITY OF THE OWNER / DEVELOPER.

PARKING RECAP:

- PROPOSED TARGET = 134,535 S.F.
- REQUIRED PARKING (PER CITY OF MT. DORA) (14 SPACES PER 1,000 S.F. BLDG.)
134,535 S.F. / 1,000 S.F. X 14 = 538 SPACES
- REQUIRED PARKING (PER TARGET DEVELOPMENT) (15 SPACES PER 1,000 S.F. BLDG.)
134,535 S.F. / 1,000 S.F. X 15 = 612 SPACES
- PARKING PROVIDED:
REGULAR (10'X20') HARD SURFACE = 527 SPACES
HANDICAP (2'X20') HARD SURFACE = 12 SPACES
REGULAR (10'X20') PAVED SURFACE = 400 SPACES
TOTAL = 939 SPACES

- PARKING RATIO = 4.80 SPACES PER 1,000 S.F.
- LANDSCAPE PLAN PER CITY OF MOUNT DORA REQUIREMENTS.
- REMOVE EXISTING DRIVEWAY AND LANDSCAPE AS PER PLAN - MOUNT DORA.
- CREATE RIGHT TURN IN ONLY FOR PERKINS RESTAURANT AS SHOWN.
- TARGET DIRECTIONAL SIGNS AS SHOWN ON PLANS.

TARGET
P (SIDE STOCK)
MAIN STORE 123,735 S.F.
GARDEN CENTER 10,800 S.F.
134,535 S.F.

ZONING: A-1

TARGET

Development Manager	Reviewed	Reviewed By
Project Architect	Not Reviewed	Approved as Noted
Project Engineer (R)	Not Reviewed	Approved as Noted
Project Engineer (E)	Not Reviewed	Approved as Noted
Project Engineer (S)	Not Reviewed	Approved as Noted
Project Engineer (D)	Not Reviewed	Approved as Noted
Project Engineer (C)	Not Reviewed	Approved as Noted

Approved only for conformance of the site construction documents to Target Developer Guide, Edition 2.5 and the Target Building documents. Consultant is solely responsible for completeness, accuracy and dimensions on the site construction documents.

LOCHRANE

CONSULTING ENGINEERS & SURVEYORS

201 SOUTH BUMBY AVENUE
ORLANDO, FLORIDA 32803
FAX: (407) 896-9167
PH: (407) 896-3317
WWW.LOCHRANE.COM

CERTIFICATE OF AUTHORIZATION NUMBER 2856

PROJECT ENGINEER

THOMAS G. LOCHRANE, P.E.
FL LIC.# 20111

TARGET

AT
Mount Dora

U.S. HIGHWAY 441

FOR

TARGET CORPORATION

LOCHRANE PROJECT # 03103

MASTER SITE PLAN

INITIAL ISSUE DATE -
ISSUED FOR CONSTRUCTION -

NO.	DATE	REVISIONS
1	05-25-05	REMOVE DRIVEWAY

RECORD DRAWING

THIS IS TO CERTIFY THAT THE PROJECT HAS BEEN SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE _____ DATE _____

SHEET 8 OF 31

RECEIVED
By Whitney Scott at 10:14 am, Nov 13, 2023



MOUNT DORA, FL - TARGET (T2062)

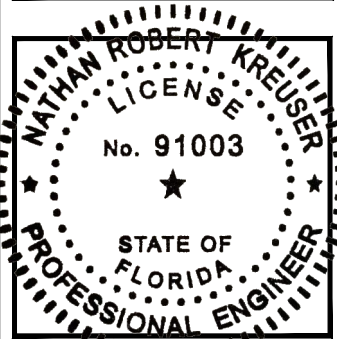
TRT ID: 410455
SITE ADDRESS:
17450 US-441
MOUNT DORA, FL 32757



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
FLORIDA C.O.A. #8794



SITE INFORMATION	APPLICABLE CODES	PROJECT DESCRIPTION	STRUCTURAL DESIGN CRITERIA	DRAWING INDEX																																	
PROPOSED TESLA EV SITE ADDRESS: 17450 US-441 MOUNT DORA, FL 32757 PROPERTY OWNER: TARGET CORPORATION TARGET, PO BOX 9456 MINNEAPOLIS, MN 55440-9456 PARCEL ID: PARCEL ID: 24192626000000100 POWER COMPANY: DUKE ENERGY CONTACT: ALVIN ETHEREDGE PHONE: (336) 854-4856 EMAIL: ALVIN.ETHEREDGE@DUKE-ENERGY.COM WORK ORDER: TBD COUNTY: LAKE COUNTY LATITUDE*: 28° 49' 12.9" N LONGITUDE*: 81° 40' 07.3" W *BASED ON GOOGLE EARTH CONTACT ENGINEER: NATHAN R. KREUSER, P.E. DEWBERRY ENGINEERS INC. (321) 354-9755 nkreuser@Dewberry.com	ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: FLORIDA STATE UNIFORM BUILDING & ENERGY CODES, CONSISTENT WITH THE FOLLOWING CODES: 2020 FBC-BUILDING, 7TH EDITION – (IBC 2018 WITH AMENDMENTS). 2020 FBC-ENERGY CONSERVATION, 7TH EDITION (IECC 2018 WITH AMENDMENTS). 2017 NATIONAL ELECTRIC CODE (NEC) WITH AMENDMENTS. 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE. IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.	- INSTALL PAD MOUNTED UTILITY TRANSFORMER (SIZED BY UTILITY) - INSTALL (1) 2000A 277/480V SWITCHGEAR - INSTALL (4) TESLA SUPERCHARGER CABINETS - INSTALL (16) TESLA STANDALONE CHARGE POSTS - INSTALL (2) 20' LIGHT POST	WIND DESIGN DATA: • ULTIMATE WIND SPEED = 124 MPH (PER ASCE 7-16) • RISK CATEGORY: I • WIND IMPORTANCE FACTOR: I = 1.0 • WIND EXPOSURE CATEGORY: C SEISMIC DESIGN DATA: • RISK CATEGORY: I • SEISMIC IMPORTANCE FACTOR: I = 1.0 • SITE CLASS: D (ASSUMED) • MAPPED SPECTRAL RESPONSE COEFFICIENTS: S_s = 0.065 S₁ = 0.035 • DESIGN SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 0.069 S_{D1} = 0.056 • SEISMIC DESIGN CATEGORY: A ASSUMED SOIL PROPERTIES: • ALLOWABLE BEARING PRESSURE: 1,500 PSF • ALLOWABLE LATERAL BEARING PRESSURE: 100 PSF/FT	<table><tr><th>SHT. NO.</th><th>SHEET TITLE</th></tr><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>GN-1</td><td>GENERAL NOTES I</td></tr><tr><td>GN-2</td><td>GENERAL NOTES II</td></tr><tr><td>C-1</td><td>DETAILED SITE PLAN</td></tr><tr><td>C-2</td><td>EXISTING CONDITIONS PLAN</td></tr><tr><td>C-3</td><td>EQUIPMENT/PARKING PLAN</td></tr><tr><td>C-4</td><td>CONSTRUCTION DETAILS I</td></tr><tr><td>C-5</td><td>CONSTRUCTION DETAILS II</td></tr><tr><td>C-6</td><td>CONSTRUCTION DETAILS III</td></tr><tr><td>C-7</td><td>CONSTRUCTION DETAILS IV</td></tr><tr><td>E-1</td><td>ELECTRICAL ONE-LINE DIAGRAM</td></tr><tr><td>E-2</td><td>ELECTRICAL & PANEL SCHEDULE</td></tr><tr><td>E-3</td><td>ELECTRICAL & UTILITY DETAILS</td></tr><tr><td>E-4</td><td>ARC FLASH LABELS</td></tr><tr><td>G-1</td><td>GROUNDING SCHEMATIC & DETAILS</td></tr></table>	SHT. NO.	SHEET TITLE	T-1	TITLE SHEET	GN-1	GENERAL NOTES I	GN-2	GENERAL NOTES II	C-1	DETAILED SITE PLAN	C-2	EXISTING CONDITIONS PLAN	C-3	EQUIPMENT/PARKING PLAN	C-4	CONSTRUCTION DETAILS I	C-5	CONSTRUCTION DETAILS II	C-6	CONSTRUCTION DETAILS III	C-7	CONSTRUCTION DETAILS IV	E-1	ELECTRICAL ONE-LINE DIAGRAM	E-2	ELECTRICAL & PANEL SCHEDULE	E-3	ELECTRICAL & UTILITY DETAILS	E-4	ARC FLASH LABELS	G-1	GROUNDING SCHEMATIC & DETAILS	
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ZONING INFORMATION PERMITTING JURISDICTION: CITY OF MOUNT DORA APN: 24192626000000100	AERIAL MAP		LOCATION MAP																																		
CONTRACTOR NOTE CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.			BEFORE SCALING CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE TESLA REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. CALL BEFORE YOU DIG  SUNSHINE 811 811 OR (813) 223-0800																																		

DRAWN BY: SL/VL

CHECKED BY: DER

APPROVED BY: NRK

PROJECT #: 50123704

JOB #: 50167608

SUBMITTALS		
REV.	DATE	DESCRIPTION
0	11/09/23	ISSUED FOR S&S

SITE NAME:
MOUNT DORA, FL – TARGET
(T2062)
(TRT ID: 410455)

SITE ADDRESS:
17450 US-441
MOUNT DORA, FL 32757

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR(S) OR SUB-CONTRACTOR(S) – CIVIL CONTRACTOR AND/OR ELECTRICIAN CONTRACTOR
PROJECT OWNER/CONSTRUCTION MANAGER – TESLA
PROJECT HOST – LEGAL PROPERTY OWNER
ENGINEER – DEWBERRY ENGINEERS INC.
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF PROJECT OWNER PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE INSTALLATION AS INDICATED ON THE DRAWINGS FOR A FULLY FUNCTIONAL CHARGING STATION AND COMPLETE PROJECT.
6. THE SUB-CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON DRAWINGS, THE GENERAL CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE PROJECT ENGINEER. ONLY WRITTEN APPROVALS SHALL BE DEEMED TO CONFIRM ANY SUCH CHANGES AS BEING APPROVED.
8. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT UNIQUE JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK.
9. THE GENERAL CONTRACTOR SHALL REVIEW ROUTING OF CONDUIT, POWER AND GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING PLAN DRAWING. THE GENERAL CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONSTRUCTION MANAGER AND PROJECT HOST.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE PROJECT HOST. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF GENERAL CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
12. APPLICABLE BUILDING CODES:
THE GENERAL CONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
THE GENERAL CONTRACTOR WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
13. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S).
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE PROJECT HOST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
22. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10-B-C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
23. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE PROJECT OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
24. GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES AND ALL SPECIFIED CLOSE-OUT DOCUMENTATION TO THE PROJECT OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
25. THE GENERAL CONTRACTOR SHALL LEAVE THE WORK AREA AND SURROUNDING PREMISES IN A CLEAN CONDITION.
26. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
27. NO TRASH CORRAL/SOLID WASTE STORAGE AREA IS TO BE INSTALLED AS PART OF PROJECT.

SITE WORK NOTES:

PART 1 – GENERAL

- 1.1 REFERENCES:
- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION--CURRENT EDITION).
 - B. AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS)
 - C. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
 - D. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING:
- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
 - B. ALL WORK SHALL BE INSPECTED AND VERIFIED FOR CONFORMANCE AND RELEASED BY THE ENGINEER WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE GENERAL CONTRACTOR(S) RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:
- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.
 - B. AVOID DAMAGE AND TAKE PROTECTIVE MEASURES TO THE SITE AND TO EXISTING FACILITIES, IMPROVEMENTS, STRUCTURES, PAVEMENTS, CURBS, AND LANDSCAPING DESIGNATED TO REMAIN. ANY DAMAGED PART SHALL BE REPAIRED AT SUB-CONTRACTOR(S) EXPENSE TO THE SATISFACTION OF THE PROJECT HOST.
 - C. KEEP SITE FREE OF ALL PONDING OR STANDING WATER.
 - D. PROVIDE EROSION CONTROL MEASURES, IF REQUIRED, SHALL BE IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.
 - E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
 - F. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUB-CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE GENERAL CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
 - G. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE PROJECT OWNER AND/OR LOCAL UTILITIES.
 - H. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE PROJECT HOST OR OTHERWISE, EXCEPT WHEN PERMITTED IN WRITING BY THE PROJECT HOST AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
 - I. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE PROJECT HOST AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.
 - J. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
 - K. THE GENERAL CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS, RUBBISH, DEBRIS, STUMPS, STICKS, AND STONES.
 - L. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH DEBRIS FROM THE SITE ON A DAILY BASIS.
 - M. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT TREES, VEGETATION, AND ROOT SYSTEMS DURING CONSTRUCTION.
 - N. CONTRACTOR TO COORDINATE POST CONSTRUCTION LANDSCAPING FINISHES WITH OWNER AND TESLA.

PART 2 – PRODUCTS

2.1 GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2 INCH	100
1 INCH	75 TO 100
3/4 INCH	80 TO 100
3/8 INCH	35 TO 75
NO. 4	30 TO 60
NO. 30	7 TO 30
NO. 200	3 TO 15

2.2 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).

2.3 ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS SHALL BE SELECT STRUCTURAL FILL MEETING THE GRADATION AND SOUNDNESS REQUIREMENTS IN ACCORDANCE WITH THE FOLLOWING:

SIEVE SIZE	TOTAL PERCENT PASSING
4 INCH	100
NO. 40	0 TO 70
NO. 200	0 TO 40

2.4 MATERIALS SHALL BE SUBSTANTIALLY FREE OF SHALE OR OTHER SOFT, POOR DURABILITY PARTICLES. IF TESTING IS ELECTED BY PROJECT OWNER, MATERIAL WITH A MAGNESIUM SULFATE SOUNDNESS LOSS EXCEEDING 30% WILL BE REJECTED.

2.5 COARSE AGGREGATE FOR SUBBASE COURSE SHALL CONFORM TO ASTM D2940.

2.6 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45); MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE ENGINEER. TYPICALLY THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.

PART 3 – EXECUTION

- 3.1 GENERAL:
- A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF A RAIN EVENT, NO SEDIMENT WILL LEAVE THE WORK SITE.
 - B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
 - C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
 - D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.
 - E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR UNDESIRABLE MATERIALS.

- F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH GRANULAR FILL.
- G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
- H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE ENGINEER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- J. DURING EXCAVATION, THE SUB-CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.
- K. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH SPECIFIED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
- B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
- C. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- D. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 12-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN LOOSE DEPTH AND COMPACTED.
- E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- F. WHENEVER THE DENSITY TESTING INDICATES THAT THE SUB-CONTRACTOR(S) HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE SUB-CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.
- G. THE SUB-CONTRACTOR SHALL OBTAIN GRAB SAMPLES OF SUFFICIENT QUANTITY TO PROVIDE TO LAB FOR PURPOSES OF DETERMINING MAX DRY DENSITY. ALL LOOSE AND/OR ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PREPARATION OF THE AREA FOR PLACEMENT OF STRUCTURAL BACKFILL. OVERALL PLAN AREA OF WORK SHALL EXTEND 3'-0" MINIMUM BEYOND THE FINAL DIMENSIONS.
- H. SCARIFY THE EXISTING SOILS TO A DEPTH OF 6" AND RE-COMPACT USING A VIBRATING PLATE OR TAMPER, ANY SOFT AREAS SHALL BE OVEREXCAVATED 12" AND BACKFILLED WITH MATERIALS AND COMPACTION REQUIREMENTS SHOWN ON THE DRAWINGS.
- I. PLACEMENT AND COMPACTION OF STRUCTURAL BACKFILL AND SUBBASE SHALL BE IN 12" LIFTS. EXCAVATE FOR THE FOOTING EDGE AS SHOWN ON THE DRAWINGS.

3.3 TRENCHING EXCAVATION:

- J. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
- K. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
- L. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR MATERIAL.

3.4 TRENCHING BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
- B. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF BACKFILLING.
- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
- D. PLACE GRANULAR BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS AND HAUNCHES.
- E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- H. PER LOCAL REGULATORY AUTHORITY AND AS APPLICABLE, ALL TRENCHES IN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

3.5 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL MATCH SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE GRANULAR FILL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
- C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL OR BETTER CONDITION.
- D. AREAS OF THE PROJECT HOST'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR PARKING/DRIVING AREAS SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION.

3.6 ASPHALT PAVING ROAD:

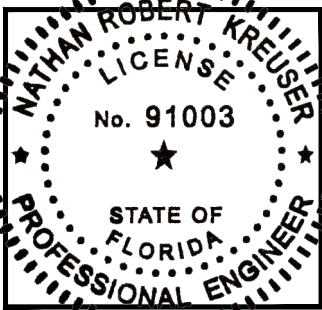
- A. AASHTO
- B. STATE
- C. THE SUB-CONTRACTOR IS RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING, UNLESS OTHERWISE SPECIFIED.



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.643.5120
FAX: 407.649.8664
FLORIDA C.O.A. #8794



DRAWN BY:	SL/VL
CHECKED BY:	DER
APPROVED BY:	NRK
PROJECT #:	50123704
JOB #:	50167608

SUBMITTALS		
REV.	DATE	DESCRIPTION
0	11/09/23	ISSUED FOR S&S

SITE NAME:
**MOUNT DORA, FL – TARGET
(T2062)
(TRT ID: 410455)**

SITE ADDRESS:
**17450 US-441
MOUNT DORA, FL 32757**

SHEET TITLE

GENERAL NOTES I

SHEET NUMBER

GN-1

ELECTRICAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS. ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, SUB-CONTRACTOR SHALL NOTIFY THE PROJECT HOST AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE PROJECT HOST HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

2. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE SUB-CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE THE SUBCONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

UL – UNDERWRITERS LABORATORIES

NEC – NATIONAL ELECTRICAL CODE

NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

SBC – STANDARD BUILDING CODE

NFPA – NATIONAL FIRE PROTECTION ASSOCIATION

4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH ENGINEER ANY SIZES AND LOCATIONS WHEN NEEDED.

5. EXISTING SERVICES: THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE PROJECT HOST.

6. THE GENERAL CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE GENERAL CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.

7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER OR BY PROJECT DEVELOPER.

8. THE GENERAL CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE PROJECT HOST'S CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9. CONDUCTORS: THE CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.

10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. SUB-CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.

13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL SUB-CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY THE CONSTRUCTION MANGER.

14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15. THE GENERAL CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

19. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

20. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE CONTRACTOR(S) RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.

21. THE SUBCONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.

22. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

23. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED ALUMINUM & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.

24. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL UNLESS SPECIFIED OTHERWISE. RACEWAYS: ALL CONDUITS SHALL BE SCHEDULE 40 EMT MEETING OR EXCEEDING NEMA TC2 – 1990 UNLESS SPECIFIED OTHERWISE. THE SUB-CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. EMT CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
25. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

26. CONNECTORS FOR POWER CONDUCTORS: SUB-CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TULGS FOR NO. 8 AWG AND LARGER.

27. THE SUB-CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC".

28. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

29. ALL BOLTS SHALL BE STAINLESS STEEL.

30. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE SUBCONTRACTOR SHOULD BE NEW AND UNUSED.

31. PER NEC 625.22 – THE USER INTERFACE (CHARGE POST) IS CONTROLLED BY THE ELECTRICAL EQUIPMENT (SUPERCHARGER CABINET) AND THE FOLLOWING PRECAUTIONS HAVE BEEN TAKEN TO ENSURE THE SAFETY OF CUSTOMERS AND THOSE AROUND THE EQUIPMENT. BEFORE ANY VOLTAGE OR CURRENT IS APPLIED TO THE CHARGE POST, THE CABINET MUST COMMUNICATE WITH THE TESLA VEHICLE. THERE IS A 'HANDSHAKE' BETWEEN THE CAR AND THE CABINET CONFIRMING THAT THE VEHICLE IS ACTUALLY A TESLA AND THAT THE VEHICLE CAN HANDLE THE SUPERCHARGING. VOLTAGE IS THEN APPLIED TO THE POWER SOCKETS IN THE CHARGE POST AND ONCE THE VOLTAGE READING FROM THE CAR IS VERIFIED AS THE SAME IN THE CHARGING CABINET, THEN CURRENT BEGINS TO FLOW. IF AT ANY POINT IN THIS PROCESS A FAULT IS DETECTED, THE CHARGING WILL STOP IMMEDIATELY. WITHIN A MATTER OF MILLISECONDS, DURING THE NORMAL CHARGING CYCLE, IF ANY FAULT OR IRREGULARITY IS DETECTED, THE CHARGING WILL AGAIN STOP WITHIN MILLISECOND OF DETECTION. BEYOND THIS LOGIC PROTECTION, THERE IS PHYSICAL PROTECTION FROM OVER-CURRENT OR OVER-VOLTAGE WITHIN EACH OF THE CHARGERS. BEYOND THAT, FAST ACTING FUSES ALSO PROTECT THE VEHICLE OUTPUTS FROM OUTPUTTING TOO HIGH OF A CURRENT.
- REINFORCED CONCRETE NOTES:
1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

2. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOB SITE. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.

3. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS (UNLESS OTHERWISE NOTED). ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

4. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

5. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:

ASTM C 150, TYPE I

REINFORCEMENT:

ASTM A 615, GRADE 60

NORMAL WEIGHT AGGREGATE:

ASTM C 33

WATER:

DRINKABLE

ADMIXTURES:

NON-CHLORIDE CONTAINING

6. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH "DETAILING MANUAL-2004 PUBLICATION SP-66" AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-318-08.

7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B"; ALL HOOKS SHALL BE STANDARD, UNO.

8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH:

3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER

2 IN.

#5 AND SMALLER & WWF

1-1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

SLAB AND WALL

3/4 IN.

BEAMS AND COLUMNS

1-1/2 IN.

9. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

10. INSTALLATION OF CONCRETE ANCHOR, SHALL BE PER MANUFACTURERS WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.

11. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.

12. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.

13. DO NOT WELD OR TACKWELD REINFORCING STEEL.

14. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.

15. LOCATE ADDITIONAL EXPANSION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.

16. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.

17. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.

18. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.

19. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.

20. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 50 DEGREES AND 90 DEGREES FAHRENHEIT. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.

21. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.

22. PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING.
- TRAFFIC MANAGEMENT NOTES:
1. ALL TEMPORARY CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS, UNLESS SUPERCEDED BY THESE PLANS.

2. ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.

4. TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.

5. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, CHANNELIZING DEVICES, BARRIERS, AND CRASH ATTENUATORS MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES" AND/OR "MANUAL FOR ASSESSING SAFETY HARDWARE" (MASH).

6. CONTRACTORS SHALL NOTIFY THE OWNER AND ALL TENANTS OF THIS PROPERTY AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT, AND SIMILAR OPERATIONS.

7. THE FIRST FIVE PLASTIC DRUMS OF A TAPER SHALL BE MOUNTED WITH TYPE A LIGHTS.

8. MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH.

9. MINIMUM LANE WIDTH IS TO BE 11 FEET (3.3m) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.

10. EXISTING PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES THROUGH A COMBINATION OF PEDESTRIAN DETOURS OR PROTECTED SAFE ROUTES. ALL PEDESTRIAN ROUTES SHALL MEET APPLICABLE ACCESSIBILITY REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AT THIS LOCATION. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC SIGNS, DRUMS, CONES, OR OTHER TRAFFIC CONTROL DEVICES TO DIRECT VEHICLES AND PEDESTRIANS AROUND THE WORK ZONE.
- HORIZONTAL DIRECT DRILLING NOTES:
1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING AND INSTALLING UNDERGROUND UTILITIES USING THE DIRECTIONAL BORING (HORIZONTAL DIRECTIONAL DRILLING, HDD) METHOD OF INSTALLATION, ALSO COMMONLY REFERRED TO AS GUIDED HORIZONTAL BORING. THIS WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR THE COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.

2. WORK PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MUST SUBMIT TO THE ENGINEER A GENERAL WORK PLAN OUTLINING THE PROCEDURE AND SCHEDULE TO BE USED TO EXECUTE THE PROJECT. PLAN SHOULD DOCUMENT THE THOUGHTFUL PLANNING REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.

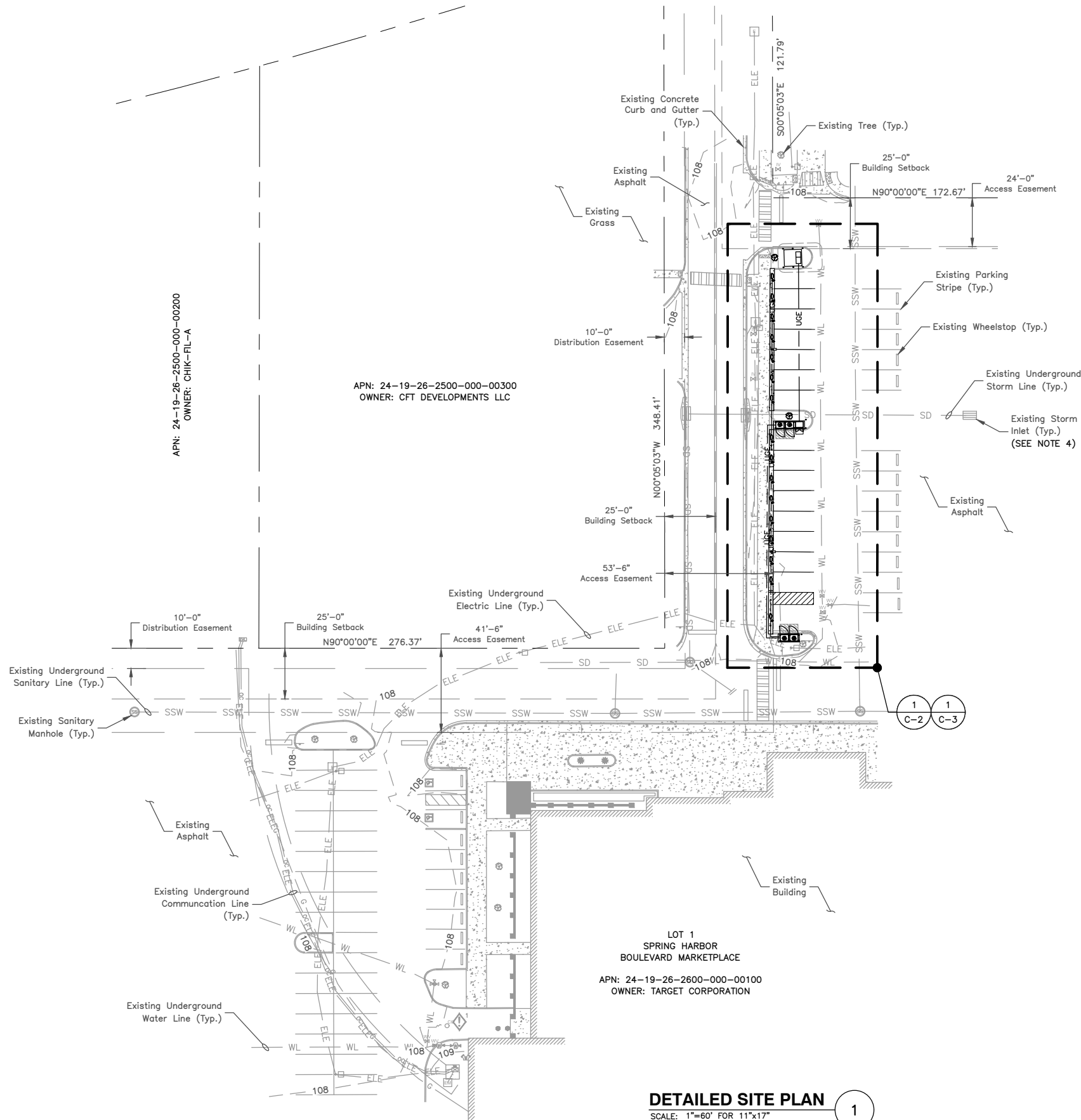
3. ENVIRONMENTAL PROTECTION: CONTRACTOR SHALL PLACE SILT FENCE BETWEEN ALL BORING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED FOR SUCH PROTECTION BY CONTRACT DOCUMENTS, STATE, FEDERAL AND LOCAL REGULATIONS. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR BORING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, LINERS, TURBIDITY CURTAINS AND OTHER MEASURES. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS. FUEL OR OIL MAY NOT BE STORED IN BULK CONTAINERS WITHIN 200' OF ANY WATER-BODY OR WET-LAND.

4. UTILITY LOCATES: CONTRACTOR SHALL NOTIFY ALL COMPANIES WITH UNDERGROUND UTILITIES IN THE WORK AREA VIA THE STATE OR LOCAL "ONE-CALL" TO OBTAIN UTILITY LOCATES. ONCE THE UTILITIES HAVE BEEN LOCATED CONTRACTOR SHALL PHYSICALLY IDENTIFY THE EXACT LOCATION OF THE UTILITIES BY VACUUM OR HAND EXCAVATION, WHEN POSSIBLE, IN ORDER TO DETERMINE THE ACTUAL LOCATION AND PATH OF ANY UNDERGROUND UTILITIES WHICH MIGHT BE WITHIN 20 FEET OF THE BORE PATH. CONTRACTOR SHALL NOT COMMENCE BORING OPERATIONS UNTIL THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE WORK AREA HAVE BEEN VERIFIED.

5. SAFETY: CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STATE, FEDERAL AND LOCAL SAFETY REGULATIONS AND ALL OPERATIONS SHALL BE CONDUCTED IN A SAFE MANNER. SAFETY MEETINGS SHALL BE CONDUCTED AT LEAST WEEKLY WITH A WRITTEN RECORD OF ATTENDANCE AND TOPIC SUBMITTED TO ENGINEER.

6. SITE RESTORATION: FOLLOWING BORING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK-SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY. LANDSCAPING WILL BE RESTORED TO ORIGINAL.

7. RECORD KEEPING: CONTRACTOR SHALL MAINTAIN A DAILY PROJECT LOG OF BORING OPERATIONS AND A GUIDANCE SYSTEM LOG WITH A COPY GIVEN TO ENGINEER AT COMPLETION OF PROJECT. AS-BUILT DRAWINGS SHALL BE CERTIFIED AS TO ACCURACY BY CONTRACTOR.
-
- 3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000
-
- Dewberry Engineers Inc.
- 800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
FLORIDA C.O.A. #8794
-
- DRAWN BY: SL/VL
- CHECKED BY: DER
- APPROVED BY: NRK
- PROJECT #: 50123704
- JOB #: 50167608
- SUBMITTALS
- | REV. | DATE | DESCRIPTION |
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| 0 | 11/09/23 | ISSUED FOR S&S |
- SITE NAME:
- MOUNT DORA, FL – TARGET
(T2062)
(TRT ID: 410455)
- SITE ADDRESS:
- 17450 US-441
MOUNT DORA, FL 32757
- SHEET TITLE
- GENERAL NOTES II
- SHEET NUMBER
- GN-2



LEGEND

- SITE BENCHMARK
- SANITARY MANHOLE
- CLEANOUT
- STORM MANHOLE
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- BACK FLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC VAULT
- UNKNOWN TERMINUS
- HANDICAP PARKING
- DECIDUOUS TREE W/ DRIP LINES
- PALM TREE W/ DRIP LINES
- LANDSCAPED AREA
- BOLLARD
- SOIL
- SD STORM LINE (UNDERGROUND)
- SSW SANITARY LINE (UNDERGROUND)
- WL WATER LINE (UNDERGROUND)
- ELE GAS LINE (UNDERGROUND)
- ELE ELECTRIC LINE (UNDERGROUND)
- COM COMMUNICATION LINE (OVERHEAD)
- SHRUB LINE
- TRUNCATED DOMES
- CONCRETE AREA
- ENCUMBRANCE NUMBER
- AREA OF CONCERN

EQUIPMENT SHIPPED BY TESLA

EQUIPMENT	QTY
GRAY STANDARD OFFSET EV FLEX REBOUNDING BOLLARD	15
GRAY SIGN POST OFFSET EV FLEX REBOUNDING BOLLARD	1
GRAY 4" STANDARD DEEP MOUNT CRASHCORE	3
V3.5 CABINET (4 POST)	4
DISABLED ACCESS, USE LAST SIGN	1
VAN ACCESSIBLE SIGN	1
STAR CENTER KIT	1
CRADLEPOINT ENCLOSURE	2
ARUBA ACCESS POINT KIT	2
V3/V4 POST	16
CABINET FUSE	4
4" SUPERFLEX CONDUIT (FT)	1382
4" SUPERFLEX STRAIGHT COUPLER	10
4" DURALINE CONDUIT (FT)	1144
4" ADAPTER - DURALINE TO PVC	32
4" COUPLER - DURALINE TO DURALINE	10
1.25" DURALINE CONDUIT (FT)	1144
1.25" ADAPTER - DURALINE TO PVC	32
1.25" COUPLER - DURALINE TO DURALINE	10

NOTES:

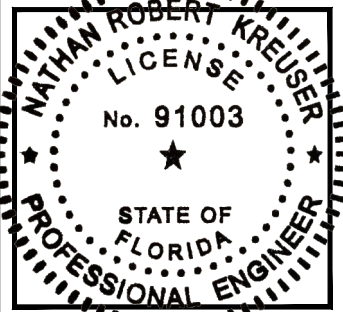
- SITE PLAN BASED ON ENGINEERING DESIGN SURVEY: A PORTION OF THE SW1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 26 EAST, TALLAHASSEE MERIDIAN, CITY OF MOUNT DORA, LAKE COUNTY, STATE OF FLORIDA BY CLARK LAND SURVEYING, INC. DATED 09/06/2023.
- UTILITY CONNECTION TO BE MADE UNDER DUKE ENERGY UTILITIES STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, DUKE ENERGY WORK ORDER TBD.
- EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
- EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM ADA/ACCESSIBLE STRIPING & ASSOCIATED STALLS HAVE <2% GRADE IN ALL DIRECTIONS.



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
FLORIDA C.O.A. #8794



DRAWN BY: SL/VL

CHECKED BY: DER

APPROVED BY: NRK

PROJECT #: 50123704

JOB #: 50167608

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(T2062)
(TRT ID: 410455)

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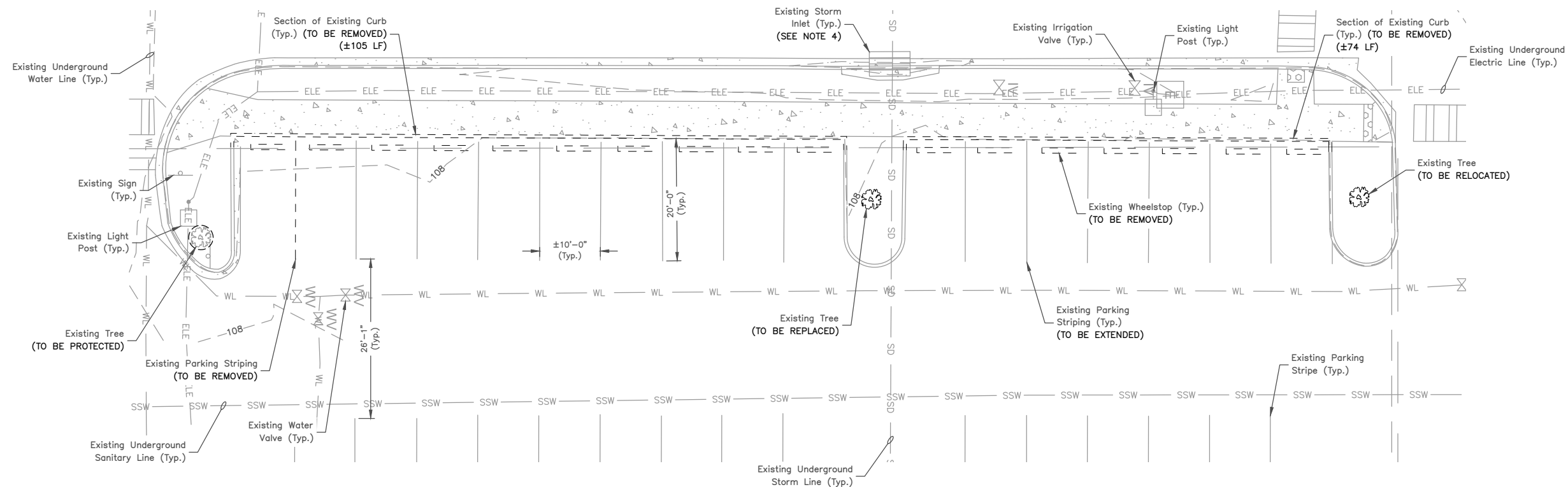
17450 US-441
MOUNT DORA, FL 32757

SHEET TITLE

DETAILED SITE PLAN

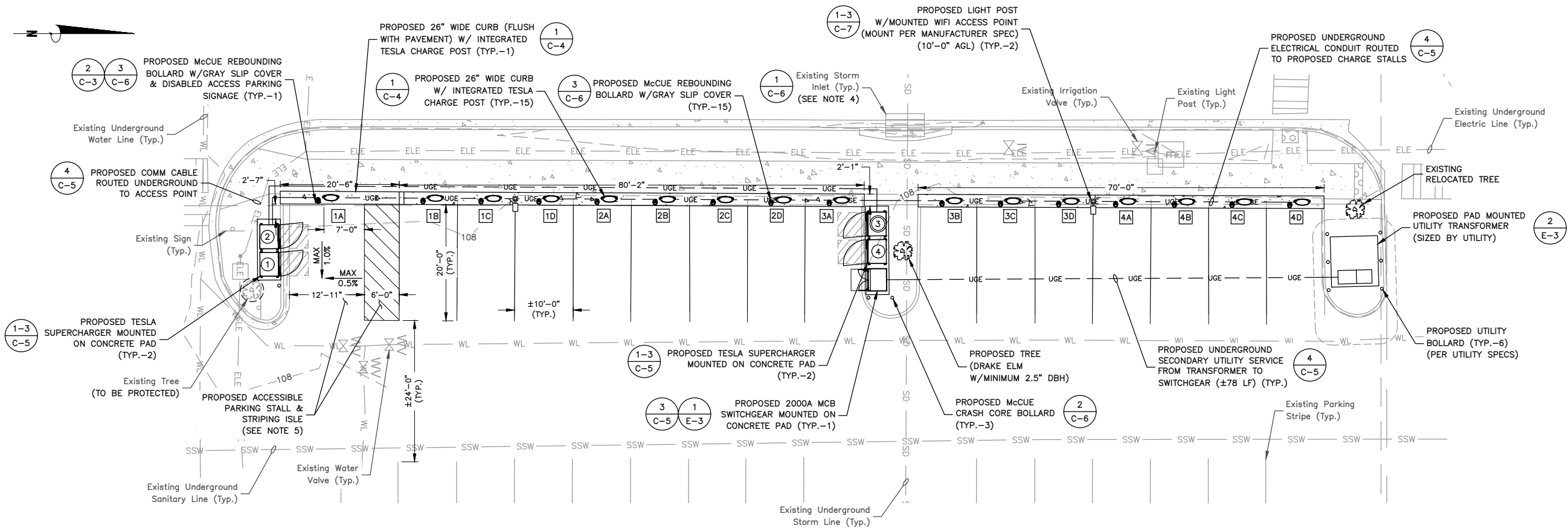
SHEET NUMBER

C-1



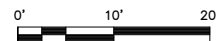
SHEET TITLE

EXISTING CONDITIONS
PLAN



EQUIPMENT/PARKING PLAN

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



1



ADA VAN



DISABLED ACCESS SIGN

SCALE: N.T.S.

2

LEGEND	
Ⓢ	TESLA 'STAR-POINT' SUPERCHARGER #
Ⓢ	TESLA 'STAR-CENTER' SUPERCHARGER #
1A	TESLA CHARGE POST

PARKING STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALLS (TO BE MODIFIED)	17
PROPOSED TESLA STALLS	16
NET PARKING STALL CHANGE	-1

NOTES:

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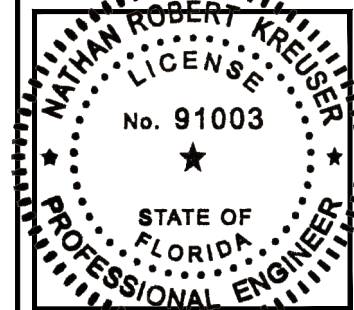


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PALO ALTO, CA 94304
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Dewberry Engineers Inc.

800 NORTH MAGNOLIA AVE.
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ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
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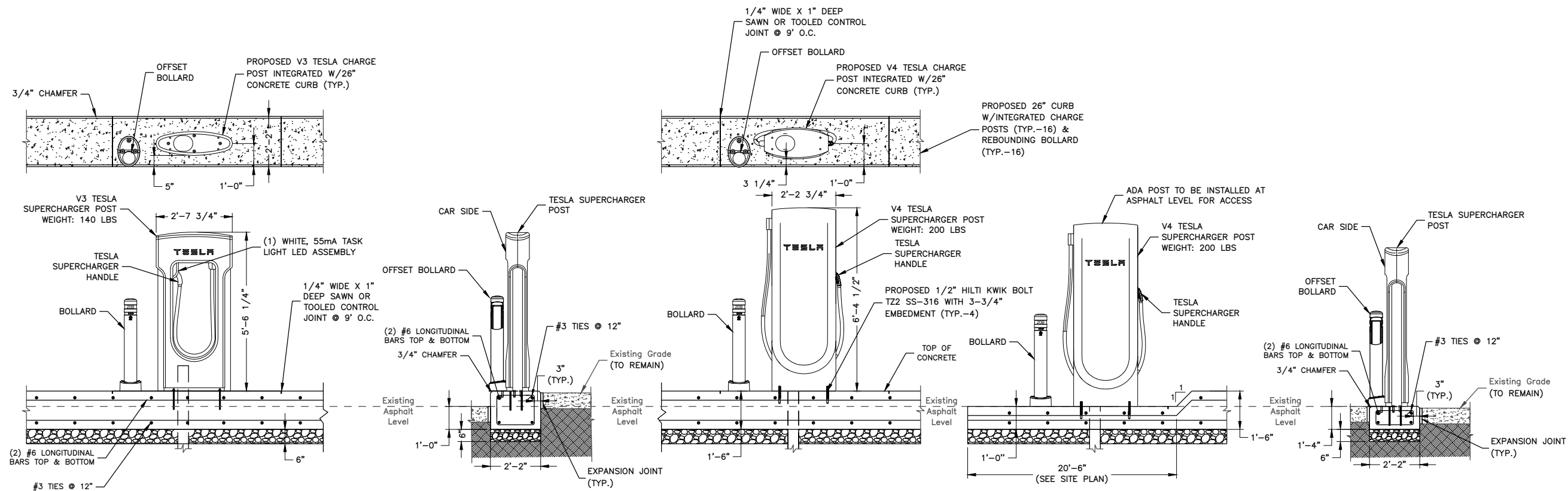
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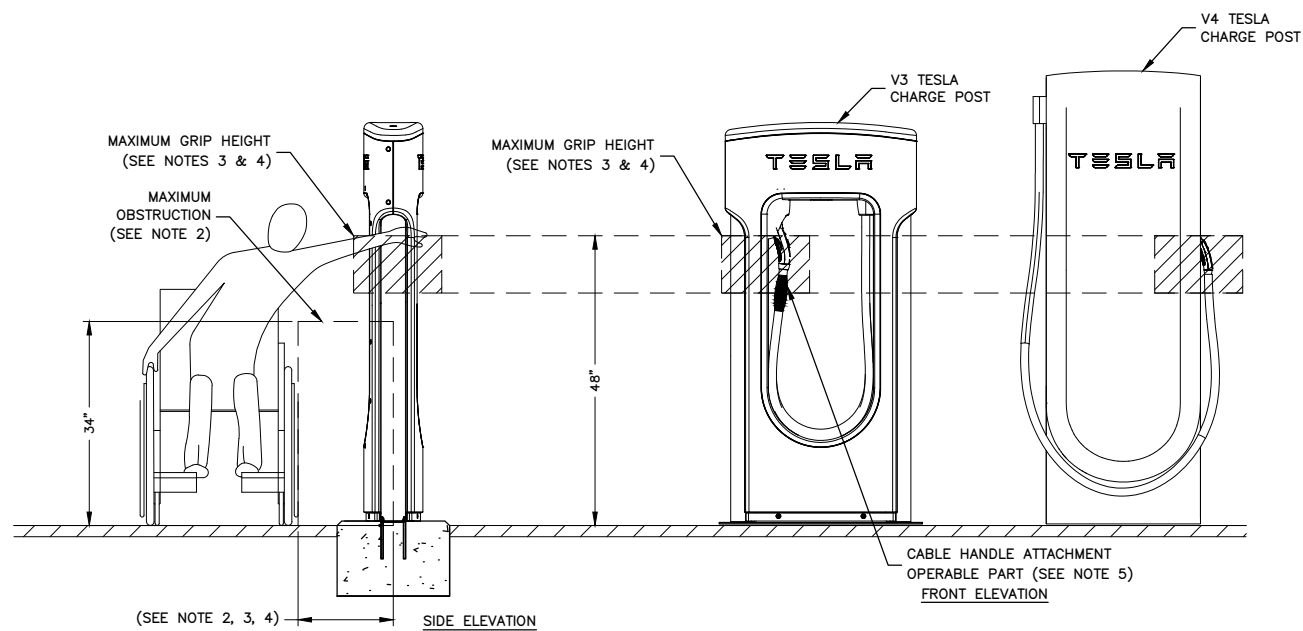
SHEET TITLE
EQUIPMENT/PARKING
PLAN

SHEET NUMBER
C-3



TESLA CHARGE POST & CURB DETAIL - WITH CURB
SCALE: N.T.S.

1



GRAB HEIGHT DETAIL
SCALE: N.T.S.

2

NOTES:

1. DETAIL IS IN REFERENCE TO 2010 ADA STANDARDS OF ACCESSIBLE DESIGN.
2. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, MAXIMUM OBSTRUCTION TO BE NO LARGER THAN 24 INCHES IN WIDTH AND 34 INCHES IN HEIGHT.
3. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, THE HIGH SIDE REACH SHALL NOT EXCEED 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM.
4. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.1 & 308.3.2, WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL NOT EXCEED 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM.
5. OPERABLE PART OF CABLE HANDLE COMPLIES WITH REACH RANGES PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 309.
6. PER 2010 ADA STANDARDS OF ACCESSIBLE DESIGN SECTION 308.3.2, EXCEPTIONS 2, OPERABLE PARTS OF CABLE HANDLE SHALL BE PERMITTED TO BE 54 INCHES MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE CABLE HANDLES ARE INSTALLED ON EXISTING CURBS.

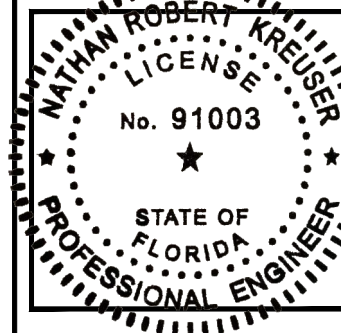


3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.

800 NORTH MAGNOLIA AVE.
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PHONE: 407.843.5120
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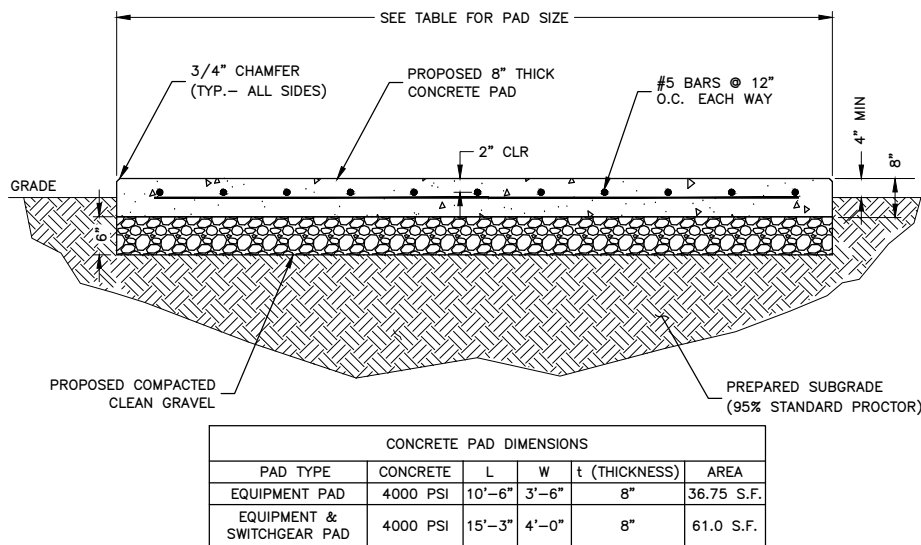
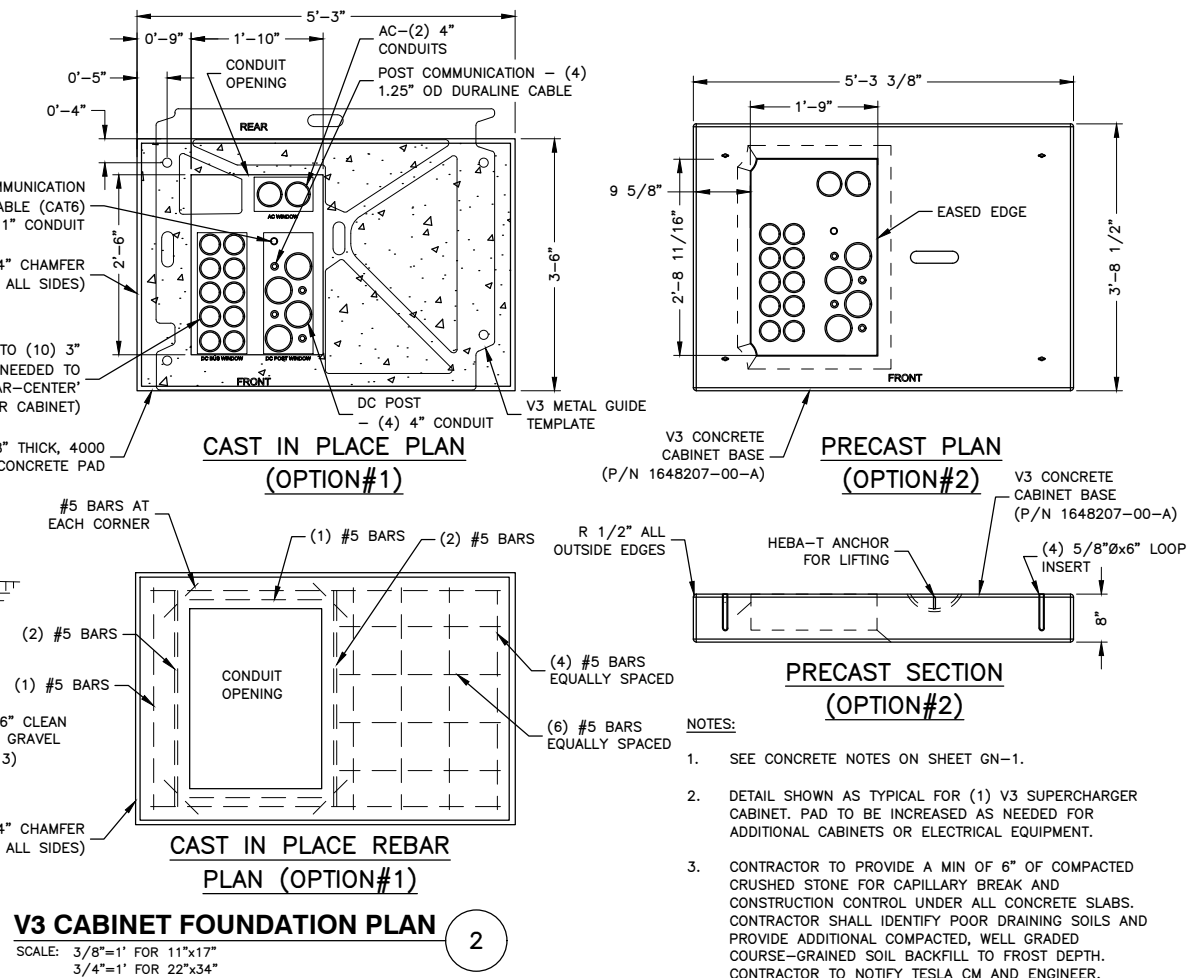
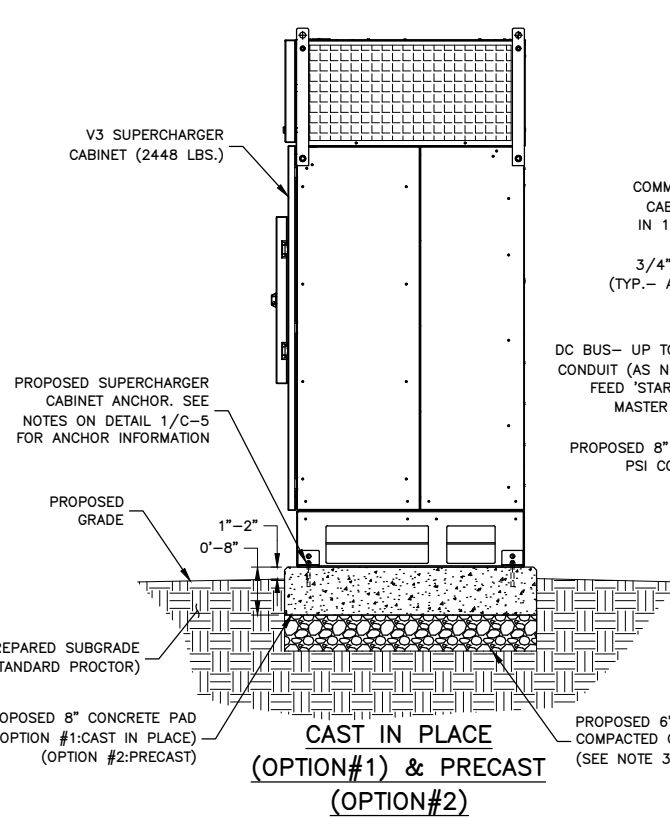
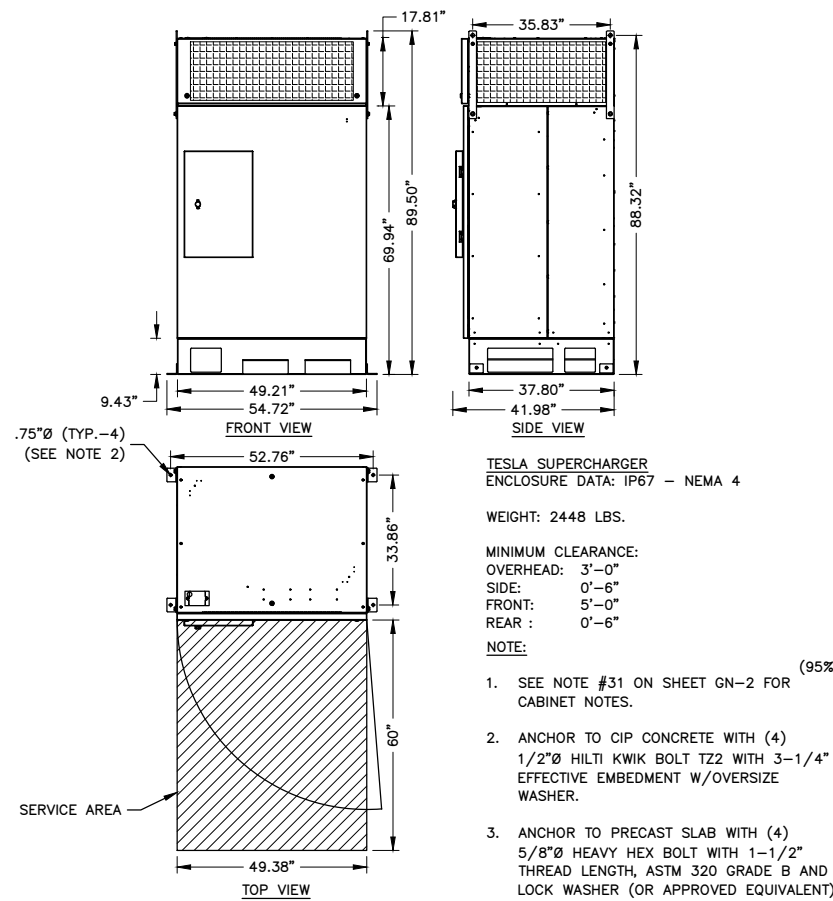
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SHEET TITLE
**CONSTRUCTION
DETAILS I**

SHEET NUMBER
C-4



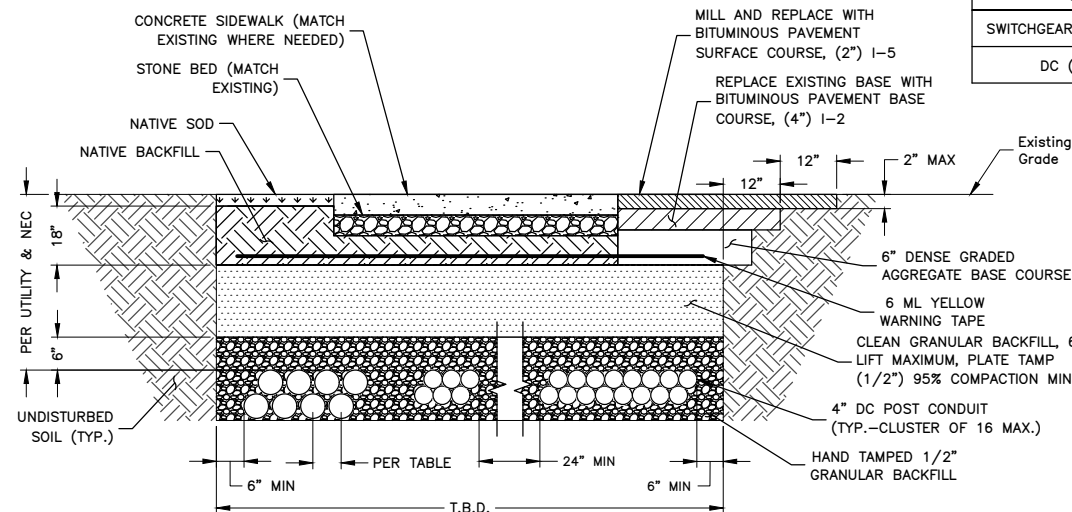
* REFER TO DETAIL 2/C-5 FOR SUPERCHARGER CABINET CONCRETE PAD REINFORCEMENT.

- NOTES:**
- SEE CONCRETE NOTES ON SHEET GN-2.
 - SWITCHGEAR ANCHORS SHALL BE: 1/2"Ø HILTI KWIK BOLT TZ2 SS W/ 2-1/2" EFFECTIVE (3" NOMINAL) EMBEDMENT (OR APPROVED EQUIVALENT) (TYP.-4)

CONCRETE PAD DETAIL

SCALE: N.T.S.

3



TYP. BURIED CONDUIT TRENCH DETAILS

SCALE: N.T.S.

4

MINIMUM CENTER TO CENTER CONDUIT SPACING	
SWITCHGEAR TO CABINETS	7.5" O.C.
DC (BUSS)	7.5" O.C.

- NOTES:**
- IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
 - IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
 - CONCRETE ENCASE CONDUIT WHEN TRENCHING UNDER SITE ACCESS ROAD.
 - ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
 - MAINTAIN 12" SEPARATION MIN. BETWEEN AC OR DC CONDUCTORS AND COMMUNICATION CABLES.
 - MAINTAIN 2" SEPARATION MINIMUM BETWEEN OUTER WALLS OF CONDUITS.
 - CONFIRM ALL DEPTHS W/UTILITY & NEC PRIOR TO CONSTRUCTION.

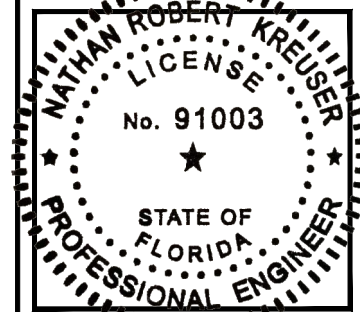


3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.

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SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
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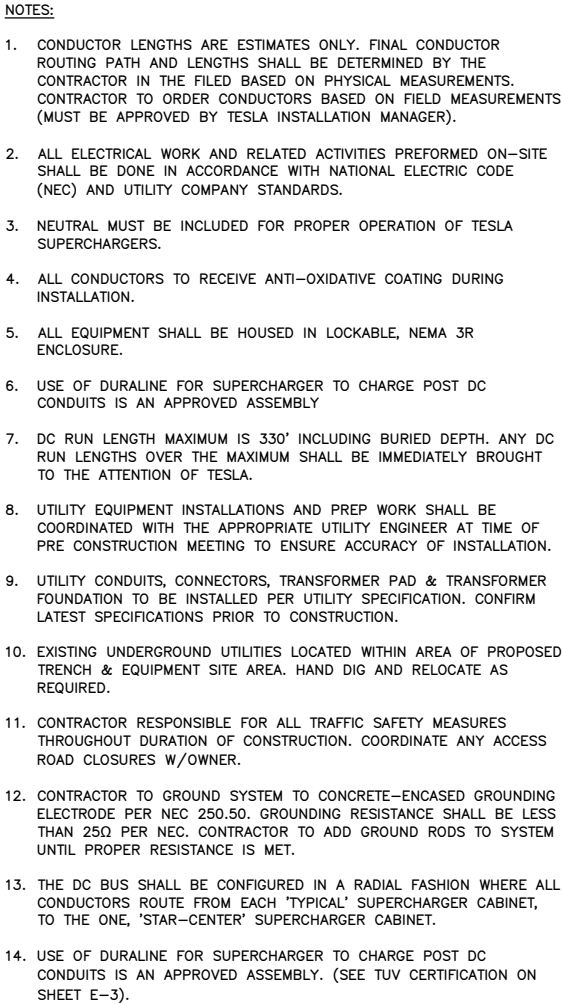
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(TRT ID: 410455)

SITE ADDRESS:
17450 US-441
MOUNT DORA, FL 32757

SHEET TITLE
CONSTRUCTION
DETAILS II

SHEET NUMBER
C-5

C-7



SYSTEM ONE-LINE DIAGRAM

BREAKER TRIP SETTINGS

NOTE:

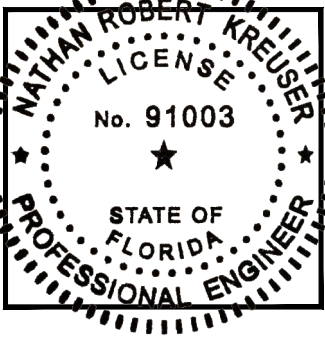
1. CONTRACTOR TO CONFIRM BREAKER MODEL AND CORRECT BREAKER SETTINGS AT TIME OF INSTALLATION.



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800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
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SHEET TITLE

**ELECTRICAL
ONE-LINE DIAGRAM**

SHEET NUMBER
E-1

AC SUPERCHARGER LENGTHS		
SUPERCHARGER	LINEAR LENGTH SWITCHGEAR TO SUPERCHARGER	ESTIMATED LENGTH*
1	131'	156'
LENGTH OF AC AL WIRE PER CONDUIT**:		624'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE ***:		1248'
2	126'	151'
LENGTH OF AC AL WIRE PER CONDUIT**:		604'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE****:		1208'
3	10'	35'
LENGTH OF AC AL WIRE PER CONDUIT**:		140'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE****:		280'
4	5'	30'
LENGTH OF AC AL WIRE PER CONDUIT**:		120'
TOTAL NUMBER OF CONDUITS:		2
LENGTH OF AC AL WIRE****:		240'
TOTAL LENGTH OF AC AL WIRE****:		2976'
TOTAL LENGTH OF EGC*****:		744'

- NOTES:
- * AC CONDUCTORS: 25 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS.
 - ** ESTIMATED LENGTH OF AI WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SUPERCHARGER
 - *** LENGTH = LENGTH OF AC AL WIRE PER CONDUIT X # OF CONDUITS
 - **** TOTAL LENGTH = SUM OF AC LENGTHS
 - ***** TOTAL LENGTH OF EGC = LENGTH X # SETS

DC CHARGING POST LENGTHS			
SUPERCHARGER	CHARGE POST	LINEAR LENGTH	ESTIMATED DC WIRE LENGTH*
1	1A	16'	38'
	1B	34'	56'
	1C	44'	66'
	1D	54'	76'
2	2A	59'	81'
	2B	69'	91'
	2C	79'	101'
	2D	89'	111'
3	3A	13'	35'
	3B	20'	42'
	3C	30'	52'
	3D	41'	63'
4	4A	46'	68'
	4B	56'	78'
	4C	66'	88'
	4D	76'	98'
CONDUIT LENGTH:			1144'
TOTAL CONDUCTOR LENGTH**:			4576'
TOTAL LENGTH OF EGC & COMM CABLE:			1144'

- NOTES:
- ANY DC RUN OVER 320' SHALL BE BROUGHT TO THE ATTENTION OF TESLA CM.
- 22 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS.
 - ESTIMATED LENGTH OF DC Cu WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SUPERCHARGER

SECONDARY SERVICE LENGTHS		
TRANSFORMER TO SWITCHGEAR*:	80'	105'
TOTAL LENGTH OF AC AL WIRE**:		420'
NUMBER OF WIRE SETS:		6
TOTAL LENGTH OF AL WIRE***:		2520'

- NOTES:
- AC CONDUCTORS: 25 FT IS ADDED TO THE HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH & TRANSITIONS.
 - ESTIMATED LENGTH OF AI WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER SET
 - LENGTH OF AL WIRE PER DISCONNECT = ESTIMATED TOTAL LENGTH OF AL WIRE X # WIRE SETS

CONDUCTOR LENGTH TABLES

SCALE: N.T.S.

1

SERVICE SWITCHBOARD 'SS-TESLA' LOAD SCHEDULE											
CKT NO.	TRIP AMPS	DESCRIPTION	KVA			KVA			DESCRIPTION	TRIP AMPS	CKT NO.
			A	B	C	A	B	C			
1	600A	SUPERCHARGER #1	129.00	—	—	129.00	—	—	SUPERCHARGER #2	600A	2
3			—	129.00	—	—	129.00	—			4
5			—	—	129.00	—	—	129.00			6
7	600A	SUPERCHARGER #3	129.00	—	—	129.00	—	—	SUPERCHARGER #4	600A	8
9			—	129.00	—	—	129.00	—			10
11			—	—	129.00	—	—	129.00			12
13	15A	SITE CONTROLLER	0.05	—	—	—	—	0.75	SITE LIGHTING	15A	14
15			—	0.05	—	—	—	0.25	CRADLEPOINT WIFI	15A	16
TOTALS		PHASE	A	B	C	TOTAL					
		APPARENT POWER	516.05 KVA	516.05 KVA	517 KVA	1549.1 KVA					
		CURRENT	1863.3 A	1863.3 A	1863.3 A						

SERVICE LOAD SCHEDULE

SCALE: N.T.S.

2

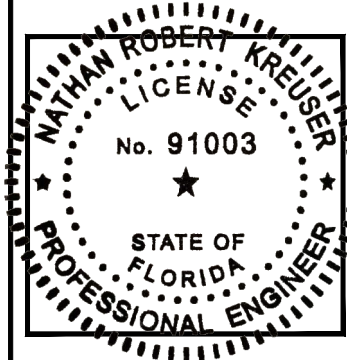


3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.

800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
FLORIDA C.O.A. #8794



DRAWN BY: SL/VL

CHECKED BY: DER

APPROVED BY: NRK

PROJECT #: 50123704

JOB #: 50167608

SUBMITTALS		
REV.	DATE	DESCRIPTION
0	11/09/23	ISSUED FOR S&S

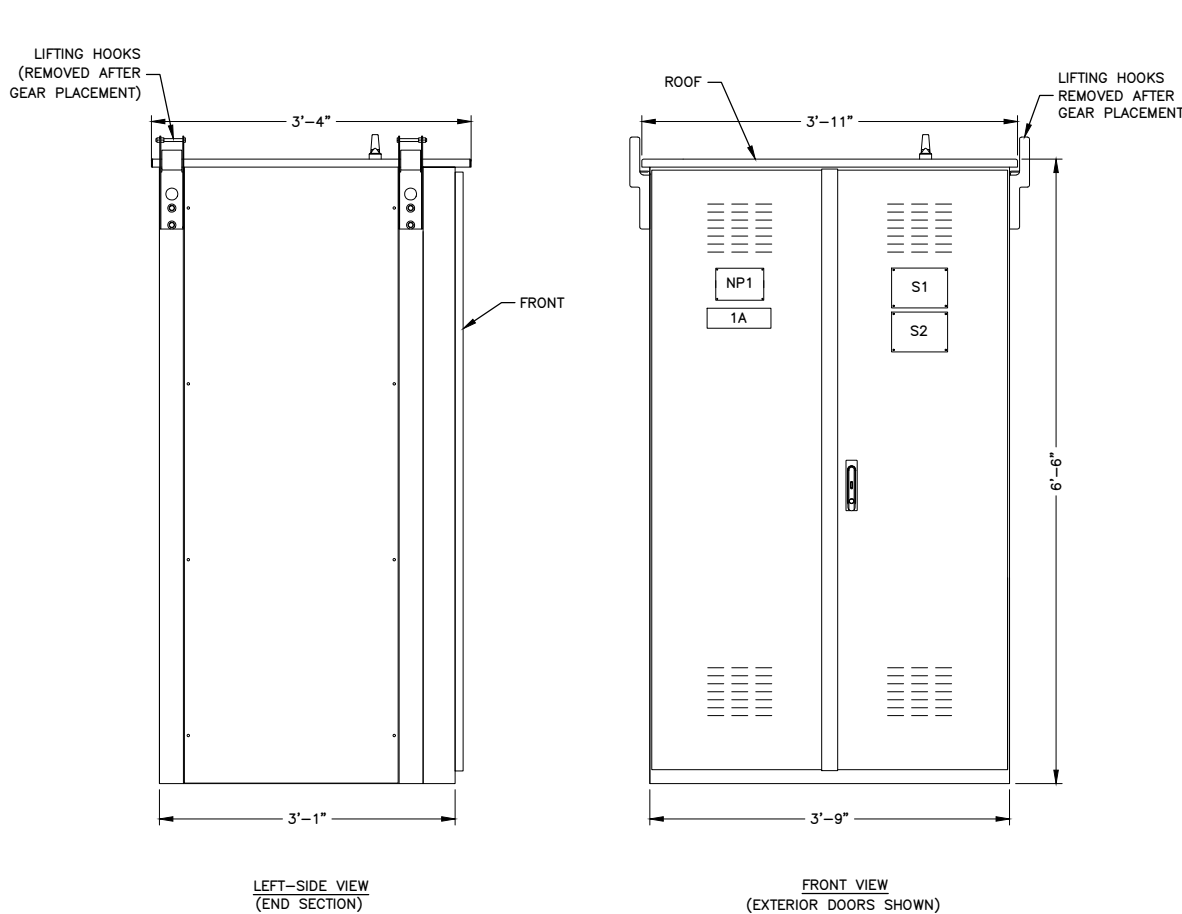
SITE NAME:
MOUNT DORA, FL — TARGET
(T2062)
(TRT ID: 410455)

SITE ADDRESS:
17450 US-441
MOUNT DORA, FL 32757

SHEET TITLE
ELECTRICAL & PANEL
SCHEDULE

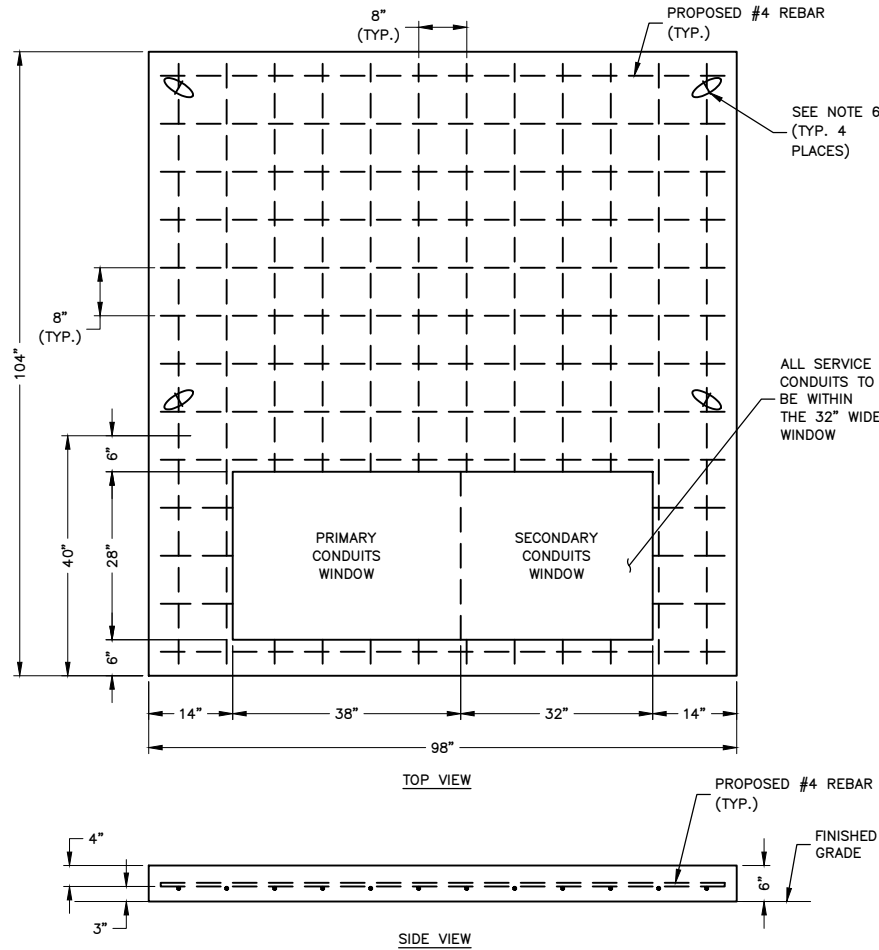
SHEET NUMBER

E-2



EV-2 2000A MCB SWITCHBOARD

SCALE: 1/2"=1' FOR 11"x17"
1"=1' FOR 22"x34"



TRANSFORMER PAD

SCALE: 3/8"=1' FOR 11"x17"
3/4"=1' FOR 22"x34"



UTILITY NOTES:

1. MAINTAIN 2 IN. OF CLEAR CONCRETE BETWEEN REBAR AND ALL OUTER SURFACES.
2. REINFORCE WITH No 4 REBARS WITH 8"x8" GRID, 3-1/2 IN. BELOW TOP OF PAD EXCEPT AS SHOWN ABOVE.
3. CONCRETE SHALL HAVE A MINIMUM ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI, PAD SHALL BE CURED NOT LESS THAN 72 HOURS.
4. MAXIMUM WEIGHT OF PAD IS 4,370 POUNDS.
5. MOUNTING SURFACE SHALL BE LEVEL, SMOOTH AND UNIFORM WITH MINIMAL IRREGULARITIES.
6. PRECAST PAD SUPPLIERS ARE REQUIRED TO PROVIDE THE PAD WITH RECESSED "A/V" ANCHORS, TO BE USED FOR LIFTING THE PAD.

NOTES:

1. SPECIFICATION BASED ON DUKE ENERGY LARGE FLAT PAD FOR THREE-PHASE PAD MOUNTED TRANSFORMERS, DATED FEBRUARY 2020.
2. CONTRACTOR TO VERIFY APPROVED VENDORS W/ UTILITY IF ORDERING PRECAST FOUNDATION.
3. CONTRACTOR TO CONFIRM LATEST SPECIFICATIONS W/ UTILITY PRIOR TO CONSTRUCTION OR ORDERING.

NOTES:

1. PRECAST OR POURED IN PLACE CONCRETE PAD FOR 3 PHASE PAD-MOUNTED TRANSFORMER, 12 KV THRU 25 KV PRIMARY VOLTAGE, 500 KVA TO 2500 KVA RADIAL STEP-UP/DOWN, 500-3750 KVA LOOP FEED.
2. SPECIFICATION BASED ON DUKE ENERGY THREE-PHASE PAD-MOUNTED TRANSFORMER CONCRETE FOUNDATION SPECIFICATIONS, DATED FEBRUARY 2020. CONTRACTOR TO CONFIRM FINAL SPECIFICATION WITH UTILITY PRIOR TO CONSTRUCTION.



TUV Rheinland of North America, Inc.
295 Foster St. #100
Littleton, MA 01460, USA
www.tuv.com

11/19/2021

Report No. 32185766.001
Project No. 234176170

Mr. Mark Edwards
Tesla, Inc.
3500 Deer Creek Rd
Palo Alto, CA 94304, USA

Tel: (678) 438 9475
Email: Markedwards@tesla.com

Subject: Duraline Conduits 2", 3" and 4" Testing

Dear Mr. Mark Edwards:

This letter report is to present the results of testing results of Duraline flexible conduit for Tesla supercharger station installation in accordance with the following standards:

- ANSI/CAN/UL1660 Liquid-tight Flexible Nonmetallic Conduit, 6th Ed. dated 01/30/2019
- UL 651A Schedule 40 and 80 High Density Polyethylene (HDPE) Conduit, 5th Ed. dated 03/10/2017
- UL 1990 Nonmetallic Underground Conduit with Conductors, 3rd Ed. dated 01/20/2017

The project was authorized by the signed PO #4900294467, dated 08/07/2021 for the project proposal # 234041515, the following tests have been completed by 11/02/2021 in the Duraline lab on Knoxville TN.

The following table lists completed tests in accordance with the standards UL 1990, UL 651A and UL 1660.

No.	UL 1990 Clause	UL 651A Clause	UL 1660 Clause	Test description	Test Result
1	10	11.3	--	Water absorption test	Pass
2	11	9.3	--	Low temperature handling test	Pass
3	--	--	5.6	Tension	Pass
4	--	--	5.5	Deflection test	Pass
5	--	--	5.4	Cold Impact	Pass
6	15	11.2	5.11	Moisture penetration	Pass
8	17	--	5.16	Direct burial crush test	Note

Note

- As discussed with Duraline engineers, conduit stiffness varies with wall thickness per Table 5 in the standard ASTM F2100 - 15 Solid Wall High Density Polyethylene (HDPE) Conduit based on Controlled Outside Diameter (OD). The stiffness calculated for conduit 2", 3" and 4" are 1014/22 psi, 924/2 psi

M50009514 Attachment 1

Page 1 of 2

Rev. 0



TUV Rheinland of North America, Inc.
295 Foster St. #100
Littleton, MA 01460, USA
www.tuv.com

and 614/-2 psi. The test has been performed per ASTM 2412 as required by both UL 1990 and UL 1660. All samples were visually inspected and no any cracks observed on samples after the test. Those stiffness test data are reference for Tesla engineers to determine conduit burial depth for Tesla supercharger station installation.

The Duraline conduit test report is enclosed.

The above Duraline conduits can be used in the field installation of charge post CS-350-A2 per NEC with adequate depth calculation.

If there are any questions regarding the results contained in this report, or any of the other services offered by TUV Rheinland of North America, Inc., please do not hesitate to contact the undersigned.

Please note, this letter report does not represent authorization for the use of any TUV Rheinland certification marks.

Evaluated by:

Zhiyong Hu
Principal Test Engineer
Email: zhu@us.tuv.com

Reviewed by:

Howard Liu
Manager, Power Electronics Segment - Americas
Email: hliu@us.tuv.com

DURALINE CONDUIT TUV CERTIFICATION

SCALE: N.T.S.

SPECIALTY SMOOTH-COR FLEX

- Flexible: Reduces/eliminates the need for sweeps and bends
- Crush resistant: Equivalent to Schedule 40 PVC
- Lightweight: Easier installation, 40% lighter than PVC
- Compatibility: Easily adapts to other conduit materials
- Glueless coupling: Safe, quick assembly
- Gasketed: Air and watertight
- Low COF: Longer cable pulls with lower cable stress

INSTALLATION TYPES AVAILABLE
Underground
Direct Bury
Concrete Encasement

SEE RANGE AVAILABLE
2.0"
3.0"
4.0"

STANDARD COLORS
Outer Wall: ■
Inner Wall: ■

STANDARD
DETAILS Manufactured from flexible HDPE (High Density Polyethylene)

SPECIFICATIONS All Smooth-Cor Flex dimensions meet or exceed one or more of the following: ASTM D-3350, ASTM D-638, ASTM D-792, ASTM D-1238, ASTM D-1693

CONDUIT MARKINGS Permanent marking along conduit includes: material, relevant standards, production info, and sequential feet or meter markings.

CO-EXTRUDED LINING Corrugated exterior with a smooth, co-extruded inner layer

PRE-INSTALLED TAPE Factory pre-installed Bull-Line™ 1250lb Pull Tape comes standard in Smooth-Cor Flex on steel reels. Smooth-Cor Flex coils are only available as empty.

OPTIONS

PACKAGING Available on steel reels or 250' coils

dura-line +1 800 847 7641 WWW.DURALINE.COM TUV9060 orbis

NOTES:

1. DURALINE SMOOTH-COR FLEX CONDUIT HAS BEEN CERTIFIED AS A CRITICAL COMPONENT OF THE SUPERCHARGER POST BY TUV.
2. PRODUCT WILL BE USED TO CONNECT THE SUPERCHARGER CABINET TO SUPERCHARGER POST.
3. DURALINE SMOOTH-COR FLEX CONDUIT SHALL NOT BE INSTALLED WITHIN SUPERCHARGER CABINETS OR POST. CONTRACTOR SHALL TRANSITION SMOOTH-COR FLEXIBLE CONDUIT TO PVC CONDUIT AND SWEEP PVC CONDUIT INTO THE SUPERCHARGER CABINETS OR POST.

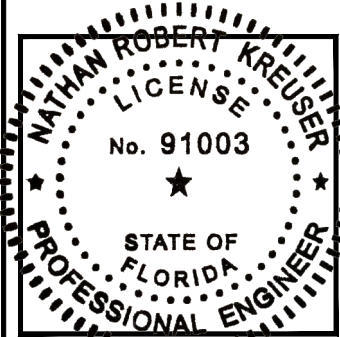


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Dewberry Engineers Inc.

800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
FAX: 407.649.8664
FLORIDA C.O.A. #8794



DRAWN BY: SL/VL

CHECKED BY: DER

APPROVED BY: NRK

PROJECT #: 50123704

JOB #: 50167608

SUBMITTALS

REV.	DATE	DESCRIPTION
0	11/09/23	ISSUED FOR S&S

SITE NAME:

MOUNT DORA, FL - TARGET
(T2062)
(TRT ID: 410455)

SITE ADDRESS:

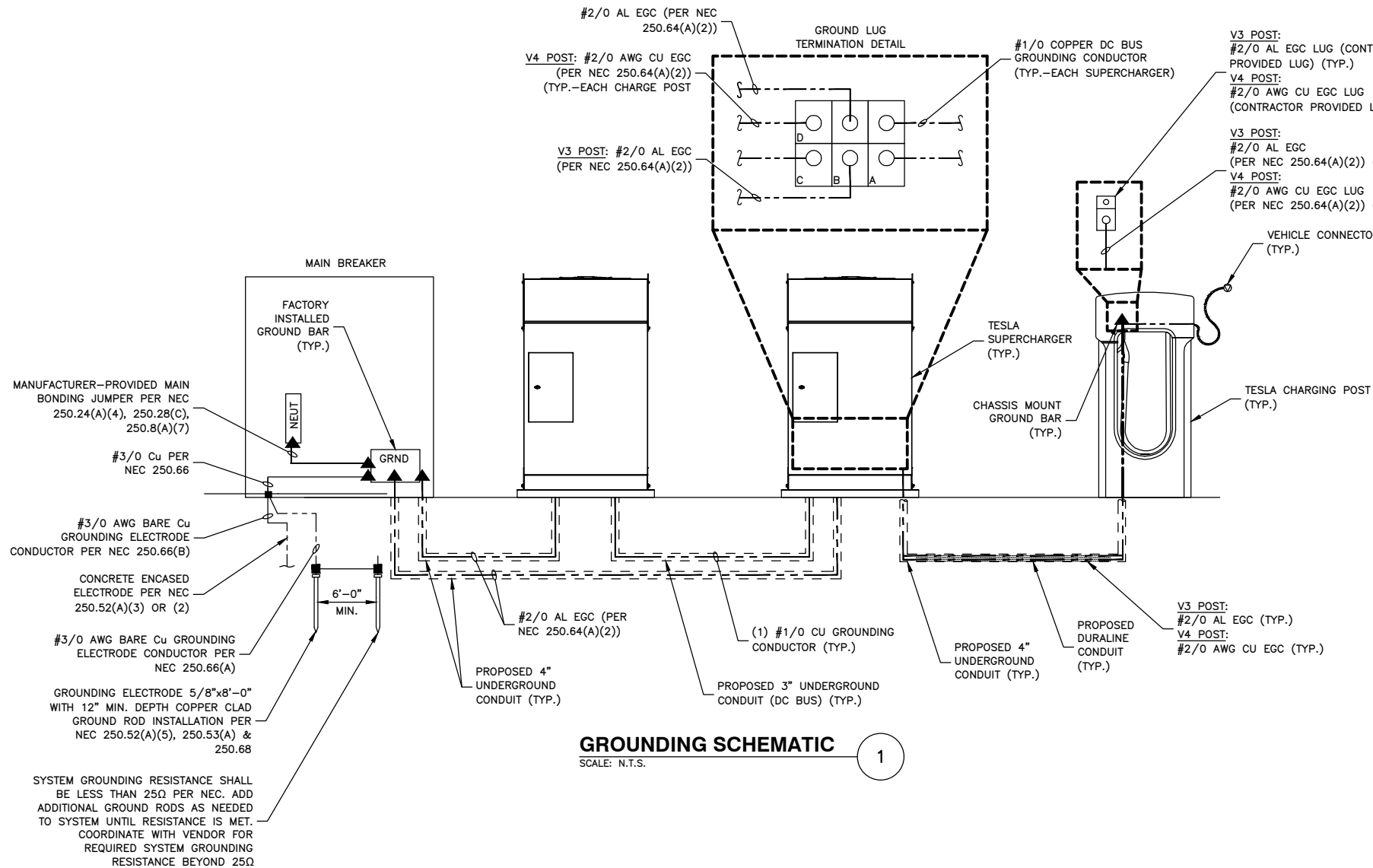
17450 US-441
MOUNT DORA, FL 32757

SHEET TITLE

ELECTRICAL & UTILITY
DETAILS

SHEET NUMBER

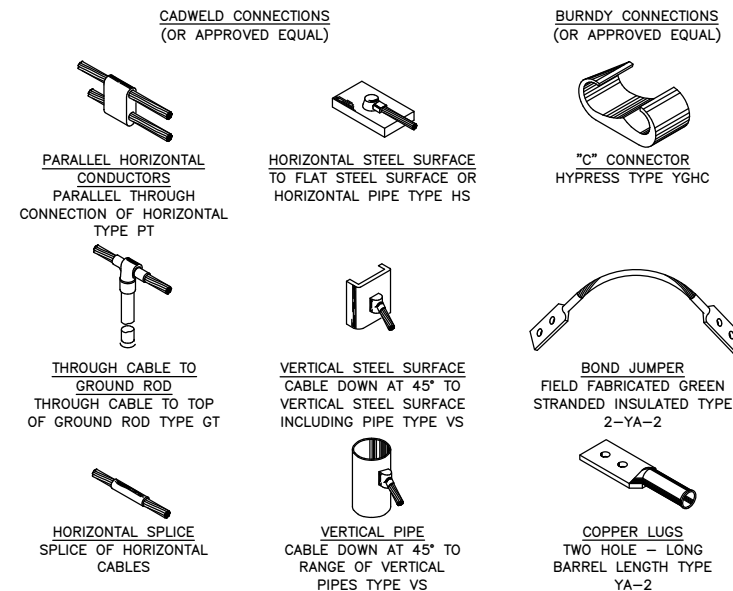
E-3



GROUNDING SCHEMATIC

SCALE: N.T.S.

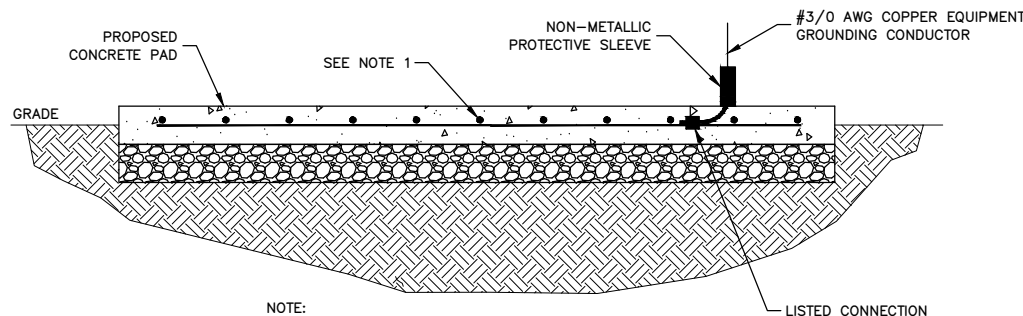
1



GROUND CONNECTION DETAILS

SCALE: N.T.S.

2



CONCRETE ENCASED ELECTRODE DETAIL

SCALE: N.T.S.

3

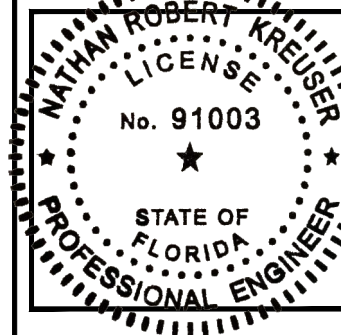


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DRAWN BY: SL/VL

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PROJECT #: 50123704

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SUBMITTALS

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SITE NAME:
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(T2062)
(TRT ID: 410455)

SITE ADDRESS:
17450 US-441
MOUNT DORA, FL 32757

SHEET TITLE
**GROUNDING
SCHEMATIC & DETAILS**

SHEET NUMBER
G-1



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE: February 21, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **Request for Planned Unit Development (PUD) Amendment**
Vista Hills (formerly Route 46 Properties, LLC) (Project Name); 33.68 Acres
(Site Area); located north of State Road 46 and west side of Norton Lane
(Location); David A Croson, Route 46 Properties, LLC (Owner); Michael Rankin,
LPG Urban and Regional Planner, Inc (Applicant), Chuck Hiott, P.E, Halff
Engineering (Engineer)
Project No. PUD23-01AD

Recommendation:

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

Reference/Support:

Sections 3.4.5 of the City's *Land Development Code*
Ordinance 2022-20, *Vista Hills (fka Route 46 Properties, LLC)*

Background / Site Summary:

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

Residential: 45 feet

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County/City	Res Low	Ag/ R-1	Nursery/ Wekiva Ridge
South	County	Res Low	R-2	SFR
East	City	Res Low	R-1	Wekiva Ridge
East	City	Office	OP	Vacant Land
West	City	PLI	PLI	Vacant Land

Staff Analysis

The Applicant is requesting a PUD Amendment to allow for an extension of the approval of a parking reduction and for a four (4) year (48-month) extension of the PUD. The Applicant requests an extension of the PUD to allow for sufficient time for the City of Mount Dora and Lake County to finalize the agreement regarding the Niles Road extension, finalize the agreement regarding shared storm water for the roadway, and prepare construction plans.

A preliminary master plan for the rezoning of the subject properties to Planned Unit Development (PUD) was approved by the City of Mount Dora via Ordinance #2022-44 on November 21, 2021. The Final PUD master plan for the subject properties was approved by City Council on December 20, 2022 via Ordinance #2022-20.

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

Pursuant to LDC Section 3.4.5, *Planned Unit Developments*, actual construction must be within the planned unit development within twelve (12) months of approval of the final master plan. If actual construction has not begun, the final master plan approval and any vesting which may be claimed thereby shall be void. The Applicant may request a six (6) month extension by to the Development Review Committee (DRC). The Applicant has requested a four (4) year extension to allow for sufficient time of additional entitlements and agreements to be finalized before a site development permit is submitted for the projects. A four (4) year extension of the project would require a site development permit to be applied for no later than February 21, 2028.

In addition to the extension of approval for the final PUD, the Applicant is requesting a waiver from the parking requirement to establish a new parking calculation based on a parking study provided by the Applicant. The original parking was to be provided consistent with the requirements established by LDC Section 6.5, *Parking and Loading Areas*, which requires at least two (2) parking spaces for each dwelling unit, and for multi-family developments to provide at least one additional space per three units for visitors, resulting in a total of 1,031 required parking spaces. The Applicant believes the parking supply required by the LDC is higher than the demand the development is expected, and requests to reduce the parking calculation to allow 1.52 spaces per unit including visitor parking, resulting in 672

required parking spaces for the multi-family development. The Applicant provided a breakdown of the parking required with the new calculations within the PUD.

Parking	
Required Residential Parking (1.52/unit) based on parking study	672 spaces
Provided Residential Parking	694 spaces
Overflow Parking	22 spaces
Provided Commercial Parking (1 / 140 sf)	391 spaces

Notifications:

Non-Legal Notice to Property Owners: February 9, 2024

Legal Notice of Proposed Enactment: March 8, 2024

Attachments:

Vicinity Map

Aerial Map

FLU Map

Zoning Map

Parking Study

Legal Advertisement and Notification

Survey

PUD First Amendment - Master Plan

PUD Amendment – Application

1st Amendment PUD Ordinance No. 2024-05

N

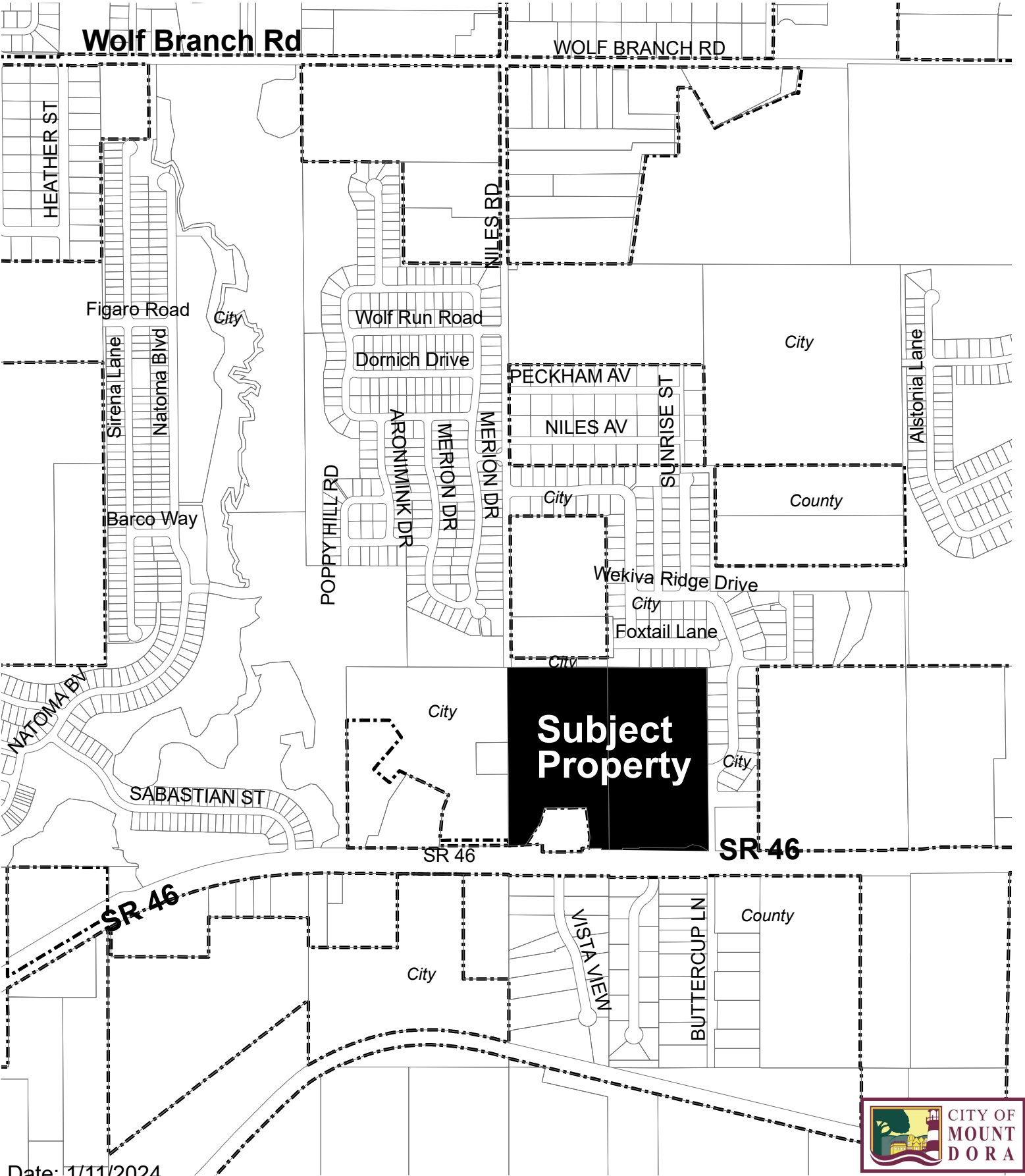


N.T.S.

Route 46 Properties, LLC Vista Hills PUD 1st Amendment

Legend

-  Subject Property
-  City Limits



Date: 1/11/2024

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

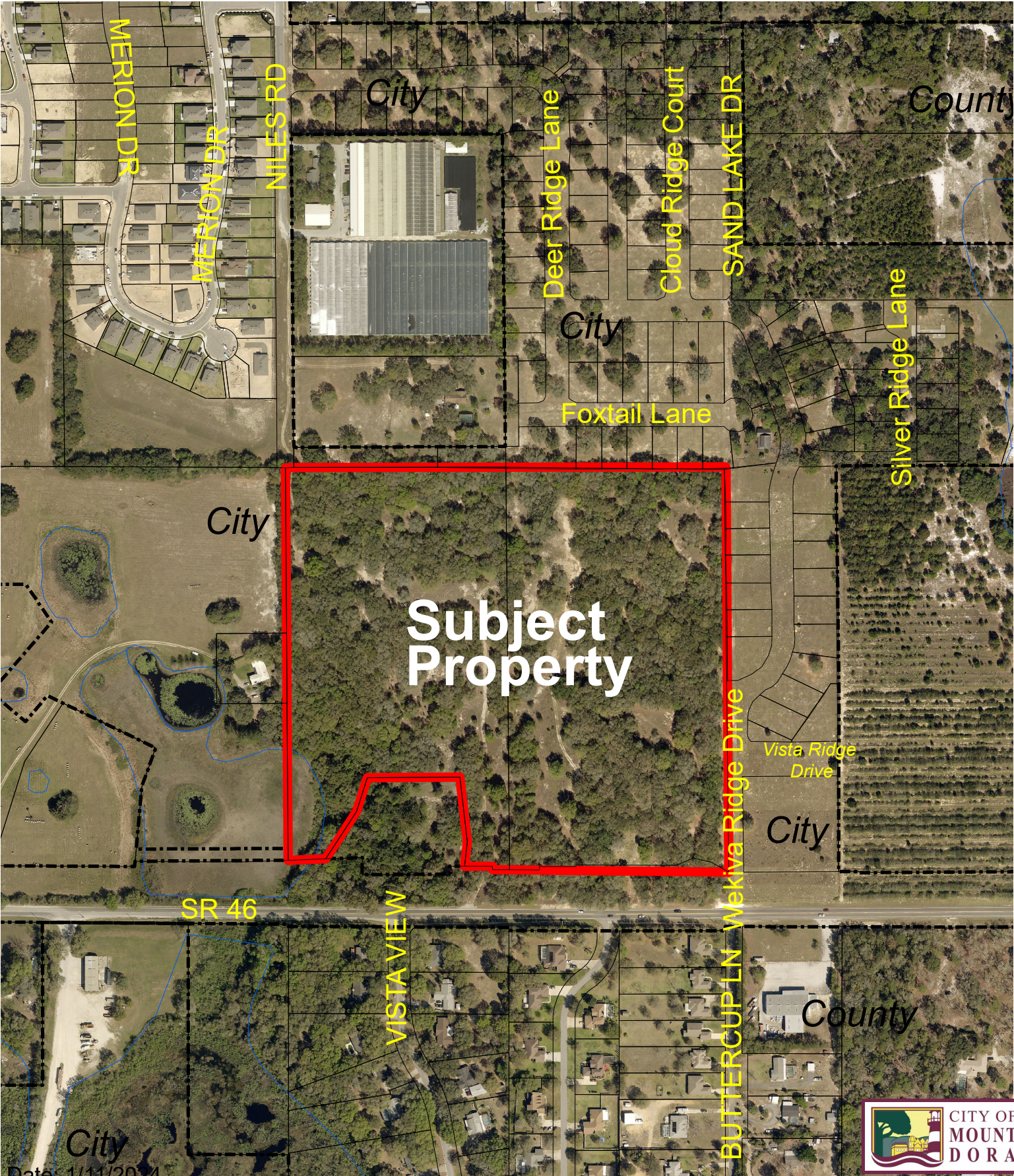


Vista Hills PUD
Route 46 Properties, LLC
Aerial Map



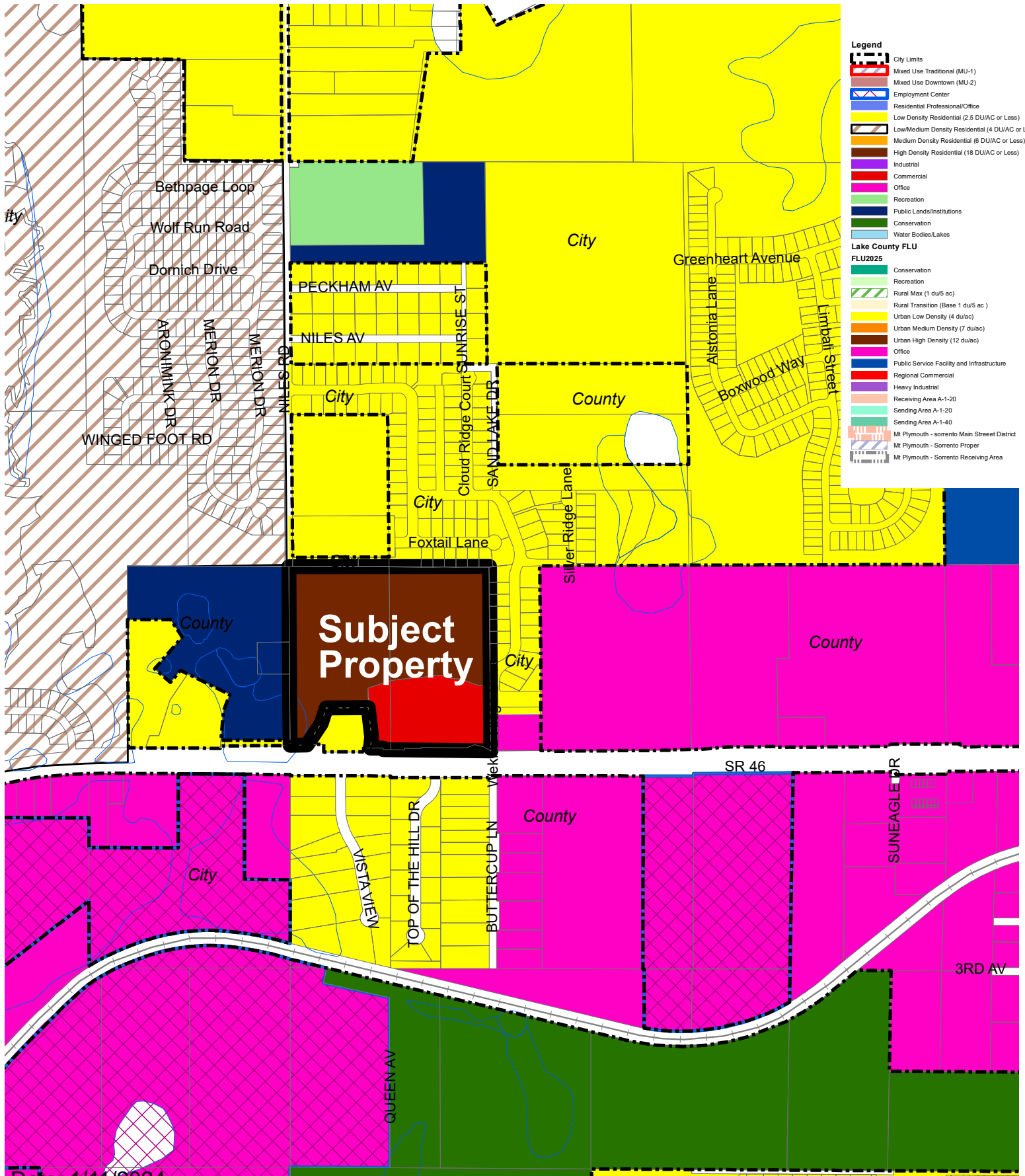
Legend

-  Subject Property
-  City Limits





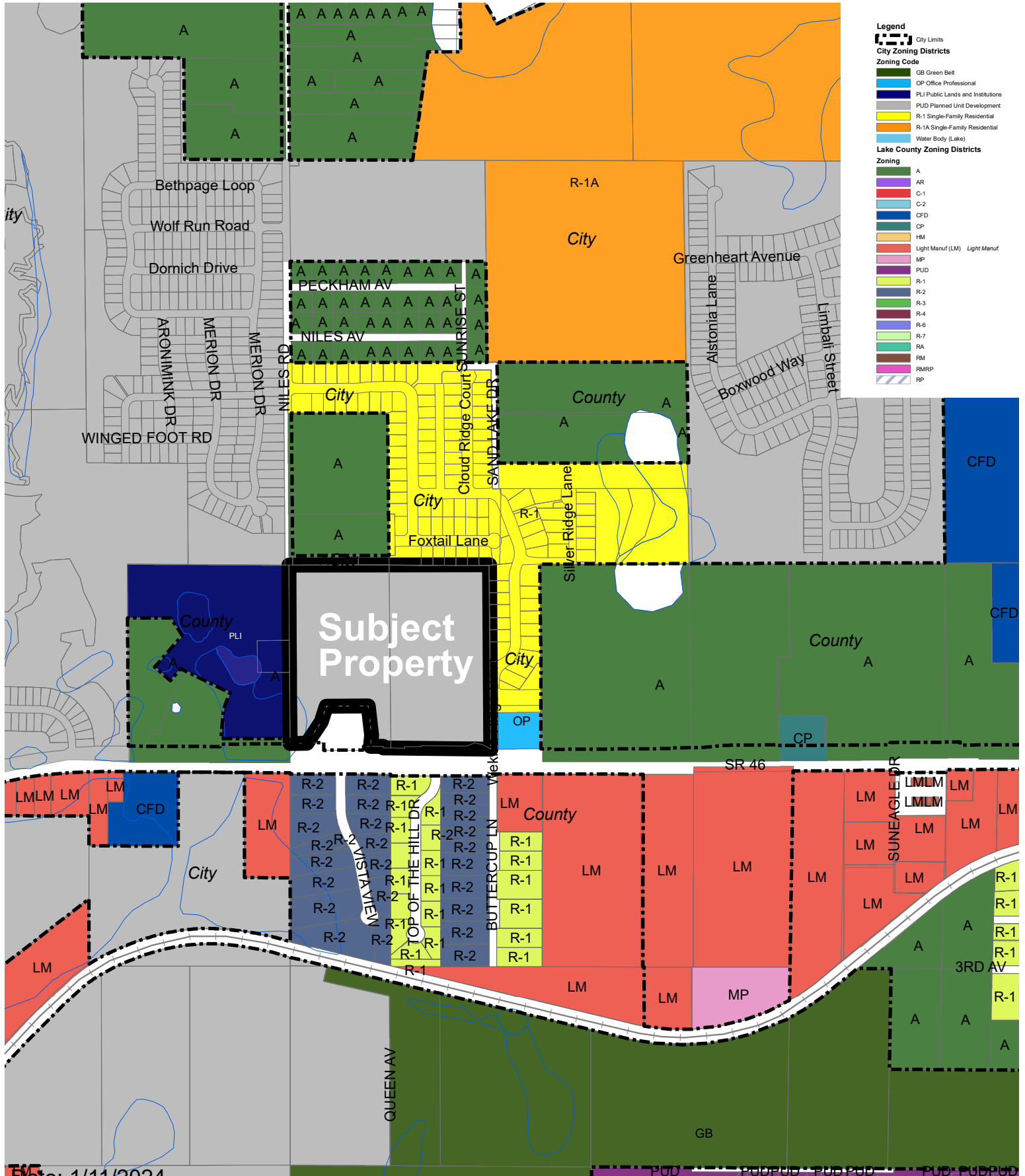
Futue Land Use Composite City-County Map Route 46 Properties, LLC Vista Hills PUD 1st Amendment



Date: 1/11/2024

Zoning Composite City-County Map

Route 46 Properties, LLC Vista Hills PUD 1st Amendment



Vista Hills

Final PUD Master Plan

Legal Description:

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

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

THAT PART OF:

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

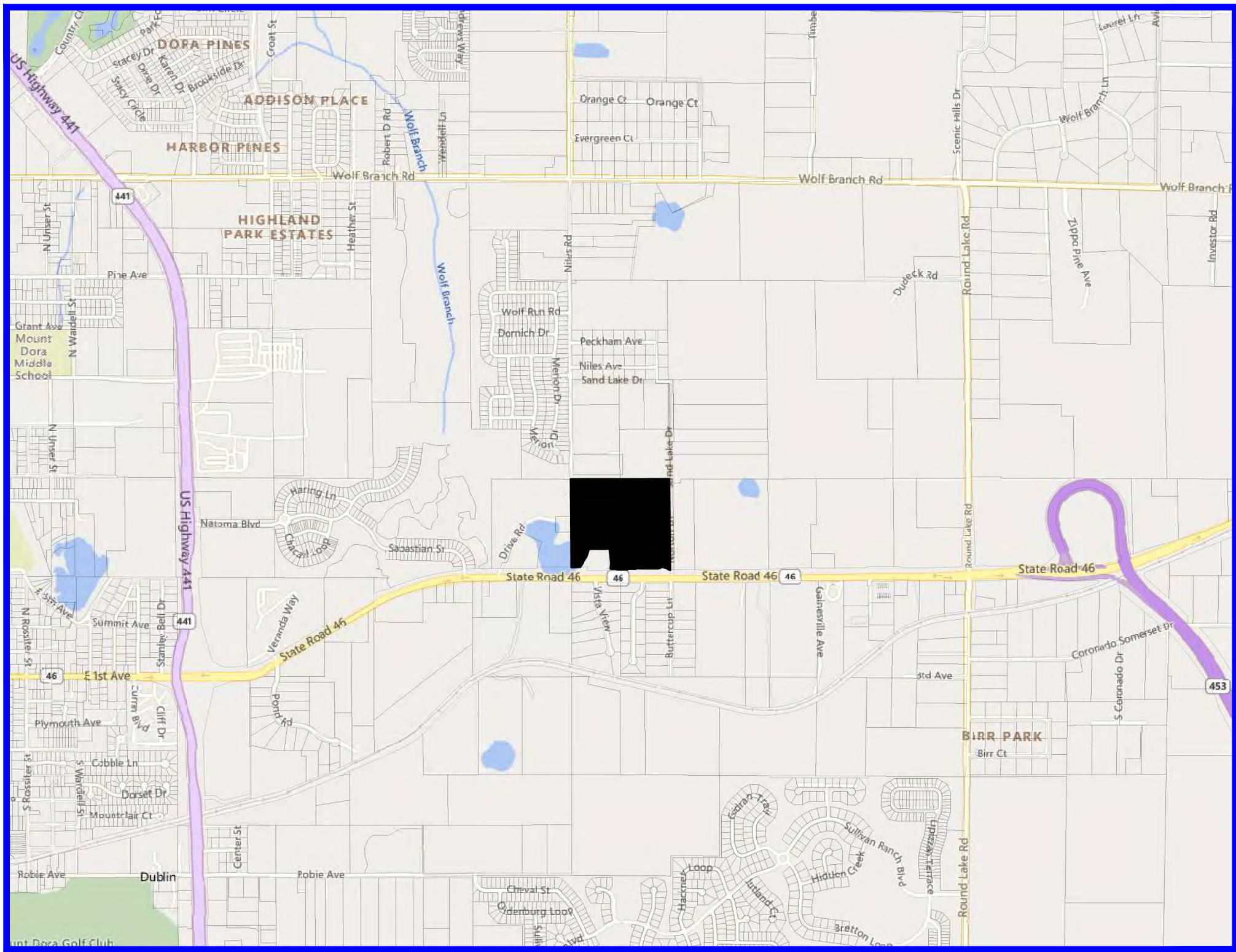
(BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3775, PAGE 1785 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA)

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

DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2"x3" CONCRETE MONUMENT WITH A DRILL HOLE IN THE CENTER MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP238275-2; THENCE S89°40'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2639.92 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28, SAID CORNER BEING LOCATED N00°01'01"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, 3.12 FEET FROM THE CENTERLINE OF SURVEY OF STATE ROAD 46 AT STATION 89+57.36 AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE N00°24'36"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 26.96 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE N00°24'36"W ALONG SAID EAST LINE 128.07 FEET; THENCE DEPARTING SAID EAST LINE N87°56'31"E 112.08 FEET; THENCE N33°16'03"E 168.56 FEET; THENCE N17°38'35"E 106.59 FEET; THENCE N89°35'46"E 276.87 FEET; THENCE S06°36'12"E 195.38 FEET; THENCE S06°36'48"W 72.85 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 83.69 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°11'52"W 10.00 FEET TO A POINT ON A LINE 132.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 139.99 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 10.00 FEET TO A POINT ON A LINE 142.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 110.01 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°11'52"E 5.00 FEET TO A POINT ON A LINE 147.00 FEET LEFT OF AND PARALLEL TO SAID CENTERLINE; THENCE S89°48'08"E ALONG SAID PARALLEL LINE 87.19 FEET TO A POINT ON A LINE LOCATED N00°00'19"W 147.00 FEET FROM A NON CURVE POINT OF INTERSECTION ON SAID CENTERLINE AT STATION 99+04.88; THENCE DEPARTING SAID PARALLEL LINE S89°40'11"E 212.81 FEET; THENCE DEPARTING SAID PARALLEL LINE N66°36'04"E 54.60 FEET; THENCE S77°22'47"E 56.30 FEET; THENCE S59°50'50"E 59.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S00°36'38"E ALONG SAID EAST LINE 84.57 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES, S89°48'32"W 255.18 FEET; THENCE S00°12'29"E 7.50 FEET; THENCE S89°47'31"W 114.93 FEET; THENCE N89°55'07"W 947.70 FEET TO THE POINT OF BEGINNING.

AltKeys: 1446392, 3636163



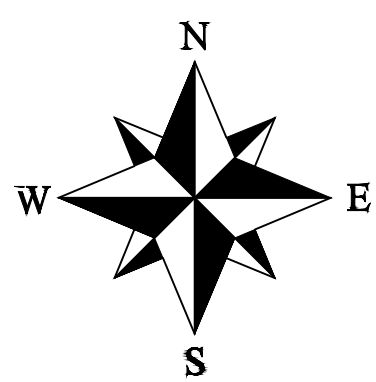
Location Map

Project Overview:

Total Acres: 33.98 Acres+
Wetlands: .8 Acres+
Usable Acres: 33.9 Acres+
Open Space: 8.55 Acres+

Proposed Use: Multi-Family With
Apartments/Commercial

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



Vista Hills

Final PUD Master Plan
Location & Adjacent Road Network
Mt. Dora, FL

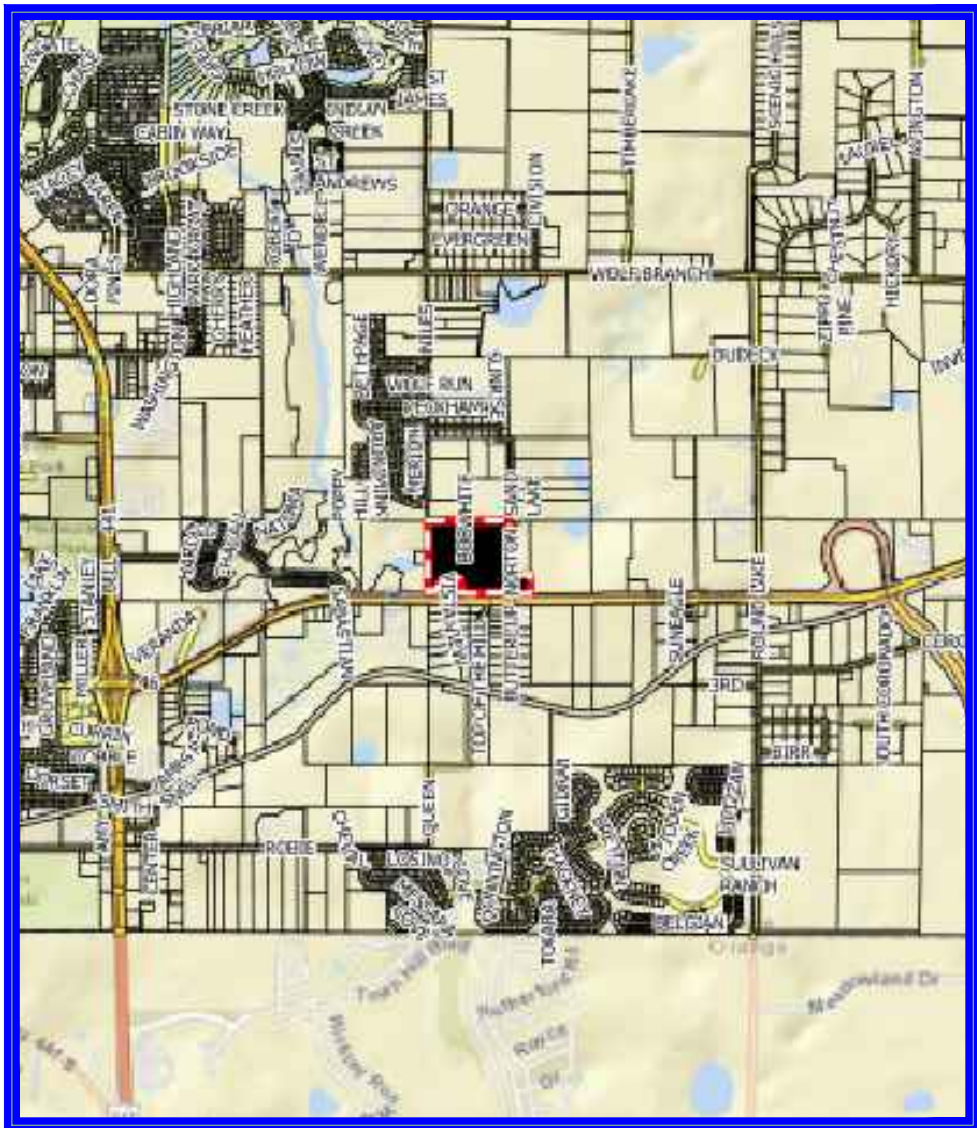
URP
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1875-1
October 31st, 2022

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

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

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

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



Total acreage:	33.38 Acres+ (1,454,033 sf)
Total developable acreage:	32.58 Acres+ (1,419,185 sf)
Residential	24.91
Commercial	8.07 Acres
Existing zoning of parcel:	PUD
Proposed use:	Multi-Family With Proposed Apartments/Commercial
Density:	Up to 18 Units/Acre
Max Units:	442
Minimum Living Area:	Multi-Family - 760 sf

Existing Land Use: Urban Low Density
100 year flood elevation: Zone AE E1 81.9 (1.84 Acres/80201sf)
Wetland /open water .8 acres (34,848 sf)
Maximum Commercial Buildings: 55,000 sf
Maximum Commercial Building Height: 35'
Maximum Residential Building Height: 45' as measured from finished grade to mean roof height
Maximum Commercial ISR - .80
Proposed Commercial ISR - .52
(2.96 acres pavement commercial + 1.26 acres commercial buildings) / 8.07 acres commercial area of site
4.23 acres impervious commercial / 8.07 acres commercial area of site = .52
Maximum Residential ISR - .68
Proposed Residential ISR - .45
(7.45 acres pavement residential + 4.6 acres residential buildings / 24.96 acres residential area of site
12.05 acres impervious residential / 24.96 acres residential area of site .48 ISR
Maximum Commercial FAR .25
open space required - 25% per PUD
Open space provided- 25%
Maximum Gross density:
33.83 acres (Total site) - .8 acres (Wetlands) = 33.03 acres (Gross
442 Units / 33.03 acres (Gross) = 13.38 units per acre
Maximum Net density:
33.83 acres (Total site) - .8 acres (Wetlands) - 8.07 acres (Commercial) = 24.96
442 Units / 24.96 acres (Total Site) = 17.71 units per acre
Proposed Site ISR (Excluding Niles):
(12.05 acres impervious residential + 4.23 acres impervious commercial / (33.83 acreage total)
(16.28 acres impervious entire site) / (33.83 acreage without Niles Road) = .48 ISR

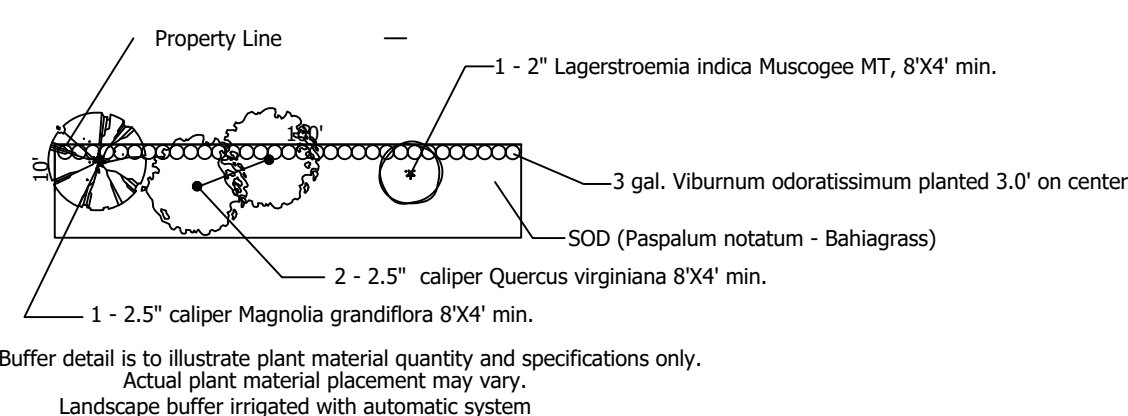
Rear setback - 35' from property line
Front setback - 25' from property line
Side setback - 25' from property line
Setback between structures - 15'

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

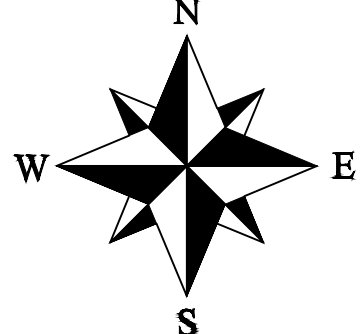
North- 10' Landscape Buffer "a"
South- 10' Landscape Buffer "a"
East- 25' Landscape Buffer "a"

Approved 70' ROW Total Acree 3.63 Acres
All features shown are subject to engineering.
Fire truck and turn around to be addressed at site plan submittal.
Police and fire protection will be provided by City of Mount Dora
Potable and reclaimed water provided by City of Mount Dora
Sewer service from the City of Mount Dora
The site will meet all applicable stormwater rules and regulations.
Existing vegetation to be utilized in landscape buffers wherever possible.
Any fencing must be decorative type.
Street lighting poles and fixtures shall be decorative type. All parking and street lighting shall be consistent with dark sky standards.
PUD shall follow time frame expiration of 48 months in accordance with the preliminary plan/construction plan submittal
PUD Shall follow R-3 zoning unless otherwise dictated on master plan
Common area landscaping will be under single entity maintenance, not cared for by homeowners.
All roads, retention areas, parking areas are private and under single ownership and control.
Project will be constructed in multiple phases.
Walking trail to be hard surfaced (see detail)
No impacts to wetlands proposed.
All signage to meet R-3 and C-2 requirements.
Property owners association will own and maintain all roads internally, stormwater pipes and stormwater system.
Electric provided by Duke, Natural gas provided by TECO
*Plans are conceptual in nature and are subject to engineering and other outside influences.
*Applicant will not need to mitigate trees within Niles Road as road is being constructed and dedicated for the City of Mount Dora.
*Applicant will utilize City owned parcel granted from FDOT for water retention storage

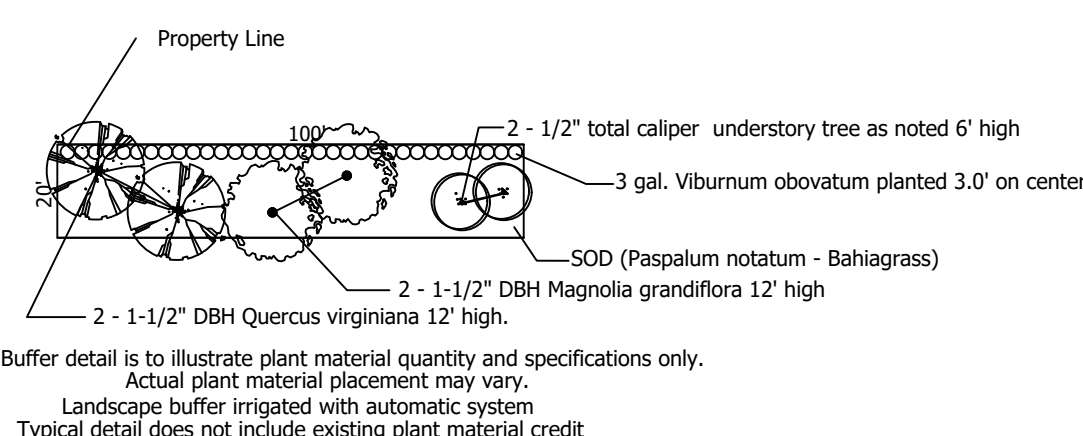
Parking	
Required Residential Parking (1.52/unit) based on parking study	672 spaces
Provided Residential Parking	694 spaces
Overflow Parking	22 spaces
Provided Commercial Parking (1 / 140 sf)	391 spaces



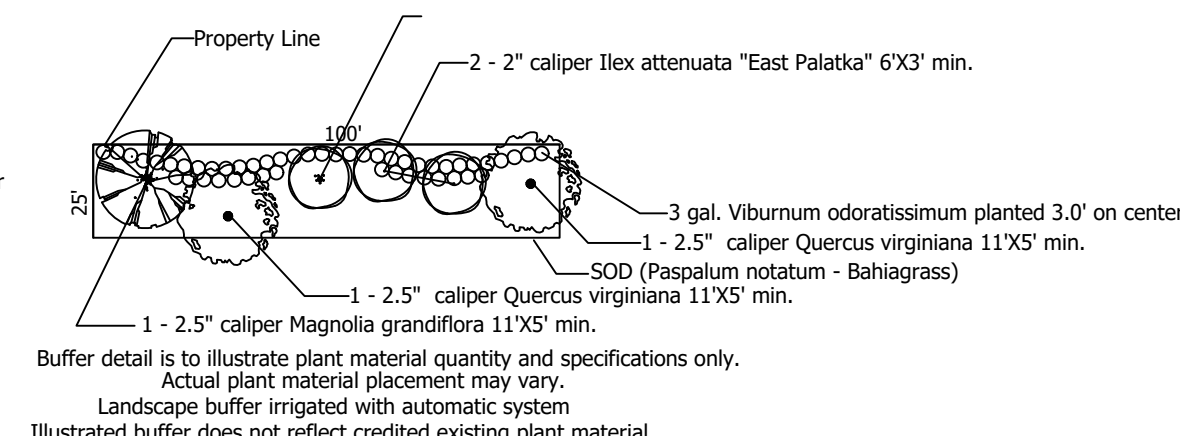
100 Feet of
Typical 10' Landscape Buffer "a"



Scale 1:120



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



100 Feet of
Typical 25' Landscape Buffer "a"

Vista Hills

Master Plan

Mt. Dora, FL

*Plans are conceptual in nature and are subject to engineering and other outside influences.



1875-1
December 19th, 2023

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

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

THAT PART OF:

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

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

LESS RIGHT OF WAY FOR STATE ROAD NO. 46 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130-FP 238275;

DESCRIBED AS FOLLOWS:

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ALL THE ABOVE CONTAINING 33.83 ACRES, MORE OR LESS.

SURVEY NOTES

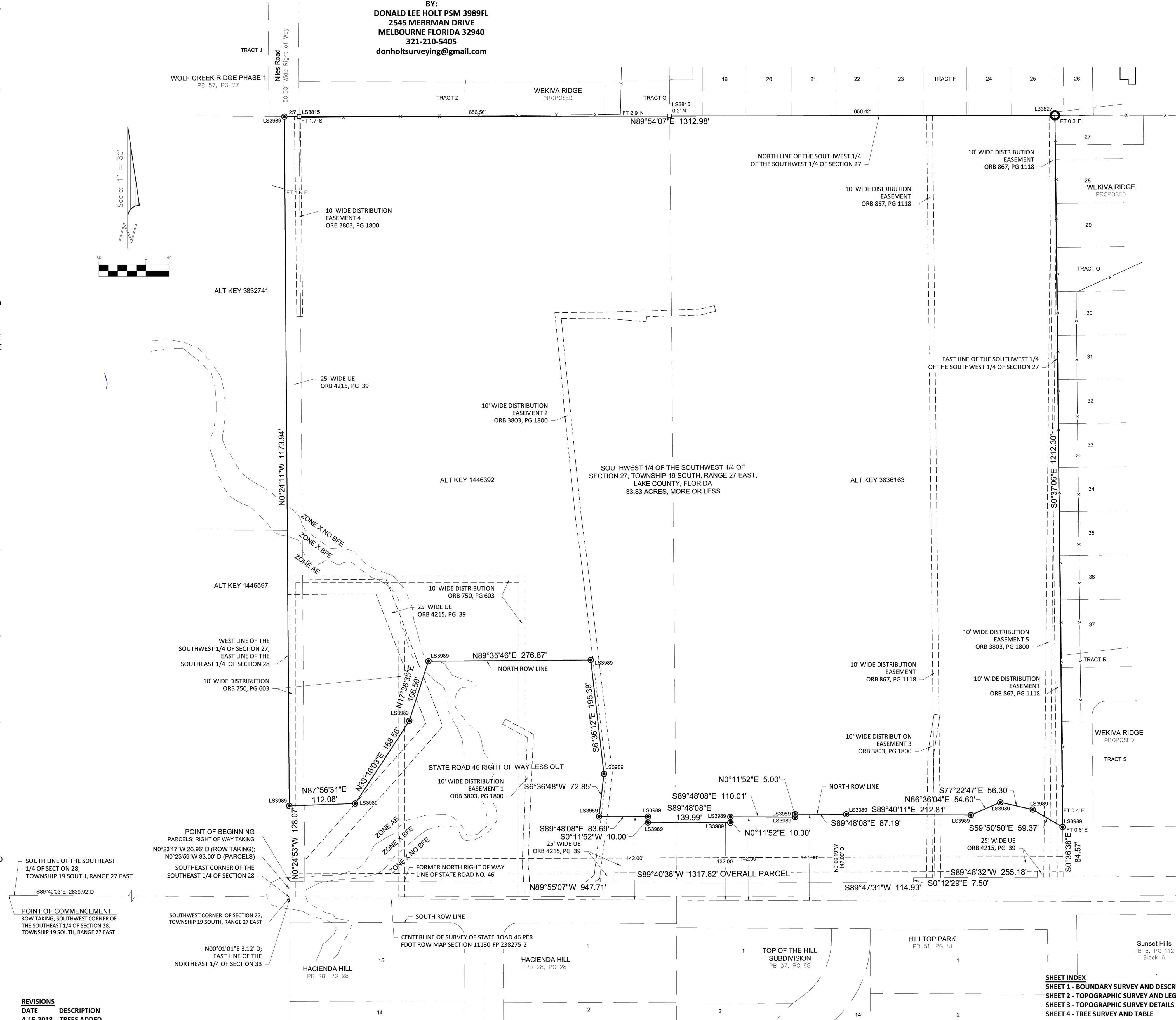
- LAKE COUNTY PROPERTY APPRAISERS AND CLERK OF COURT OFFICES PROVIDED PROPERTY ALT KEY NUMBERS; CURRENT DEED DESCRIPTION AND ADJOINING PLAT INFORMATION.
- CURRENT RIGHT OF WAY INFORMATION, BEARING BASIS, NORTH ARROW, COORDINATE STRUCTURE, FIELD SURVEY ELEVATIONS AND APPROXIMATE LOCATION OF EASEMENTS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION. ELEVATIONS ARE BASED ON TIES TO CONTROL POINTS 1033 AND 1034 SITUATED ON THE SOUTH SIDE OF STATE ROAD 46 AS SHOWN, ORLANDO - ORANGE COUNTY EXPRESSWAY AUTHORITY PROJECT NETWORK CONTROL SURVEY FOR WEKIVA PARKWAY AND STATE ROAD 46 REALIGNMENT PREPARED BY WANTMAN GROUP INC IN 2011.
- THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF ATTORNEY'S TITLE INSURANCE FUND, INC TITLE COMMITMENT POLICY NUMBER C-3243141 DATED FEBRUARY 17, 2009 FOR EASEMENT AN DEED DESCRIPTION MATTERS. THIS SITE IS SUBJECT TO THREE FPC DISTRIBUTION EASEMENTS AS CITED IN SCHEDULE B-II ITEM FOUR. SUBSEQUENT TO TITLE COMMITMENT PROVIDED BY SURVEYOR AN ADDITIONAL FPC DISTRIBUTION EASEMENT WAS RECORDED IN OFFICIAL RECORDS BOOK 3803, PAGE 1800 AND A PERPETUAL UTILITY EASEMENT, 25' IN WIDTH, WAS DEDICATED TO THE CITY OF MOUNT DORA PUBLIC WORKS IN OFFICIAL RECORDS BOOK 4215, PAGE 39 ON SEPTEMBER 6, 2012; BOTH NEW EASEMENTS ARE SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 12069C0390 E, LAST REVISED DECEMBER 18, 2012, PORTIONS OF THIS SUBJECT SITE LIE WITHIN ZONE AE (EL 81.9), (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), BASED FLOOD ELEVATIONS DETERMINED, PORTIONS LIE WITHIN ZONE X, (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD) AND PORTIONS LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FEMA MAP IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AND PROVIDED BY FEMA WEBSITE.
- THIS SITE IS VACANT AND CONTAINS NO IMPROVEMENTS. THE BOUNDARY SURVEY WAS PERFORMED ON MARCH 3, 2019.
- THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

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

REVISIONS	DATE	DESCRIPTION
4-15-2018	TREES ADDED	

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



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

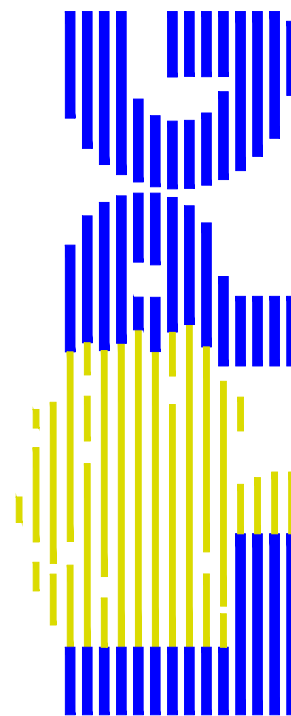
BOUNDARY SURVEY
ALT KEY 1446392 AND ALT KEY 3636163

Donald Lee Holt

2545 Merrman Drive
Melbourne, FL 32940
Phone: 321-210-5405
Donald Lee Holt PSM #3989

Sheet

1 of 4



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

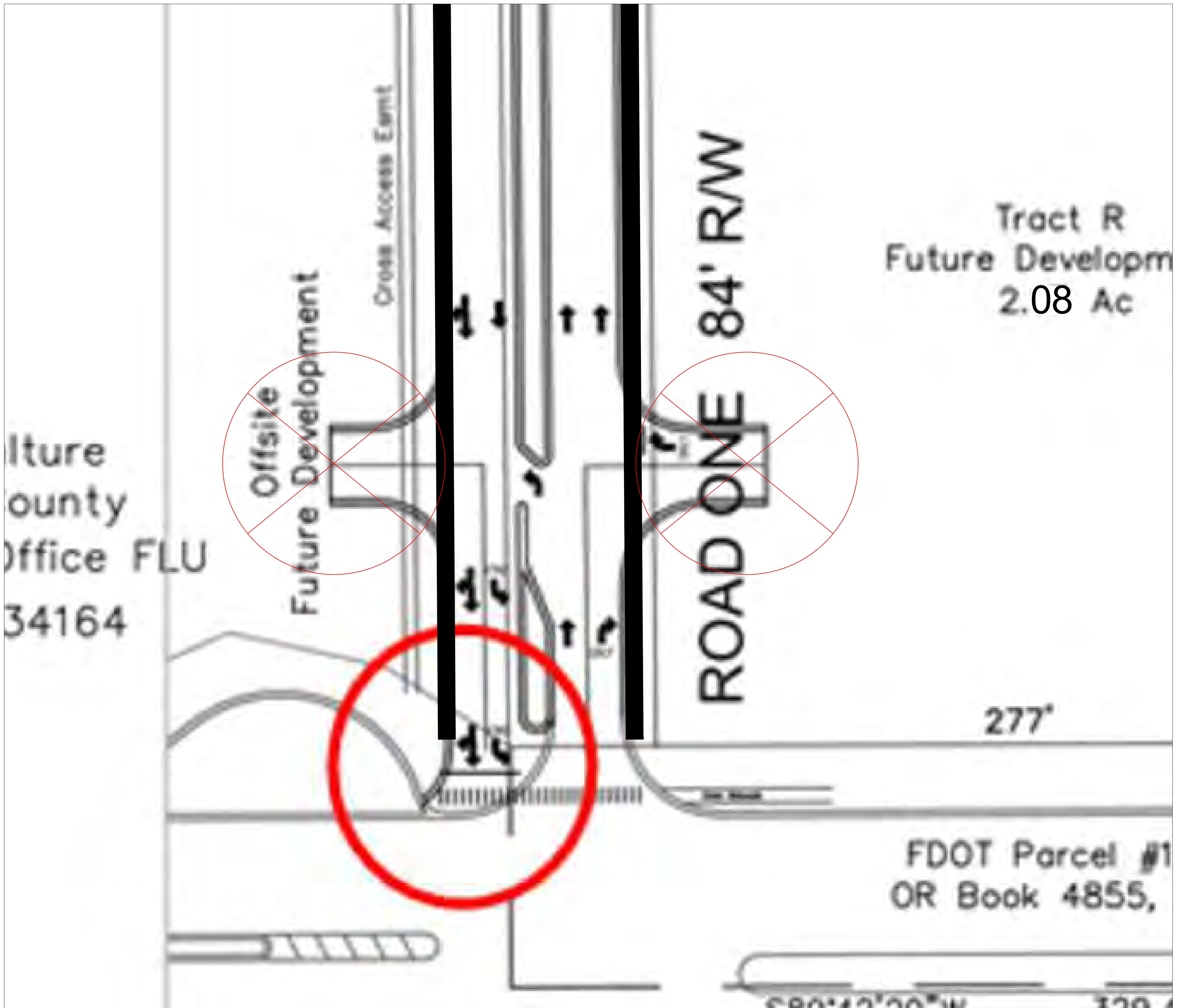
PROJ. - 1875-1
OCTOBER 15th, 2022

Vista Hills

Final PUD Master Plan
Survey

Mt. Dora, FL

4 of 23

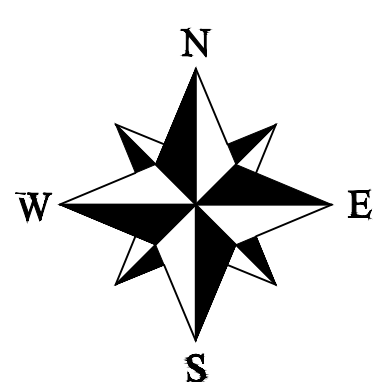


Monticello Street Lights



25' Poles

100' on Center or Required Illumination



Vista Hills

Final PUD Master Plan
Utility Plan
Mt. Dora, FL



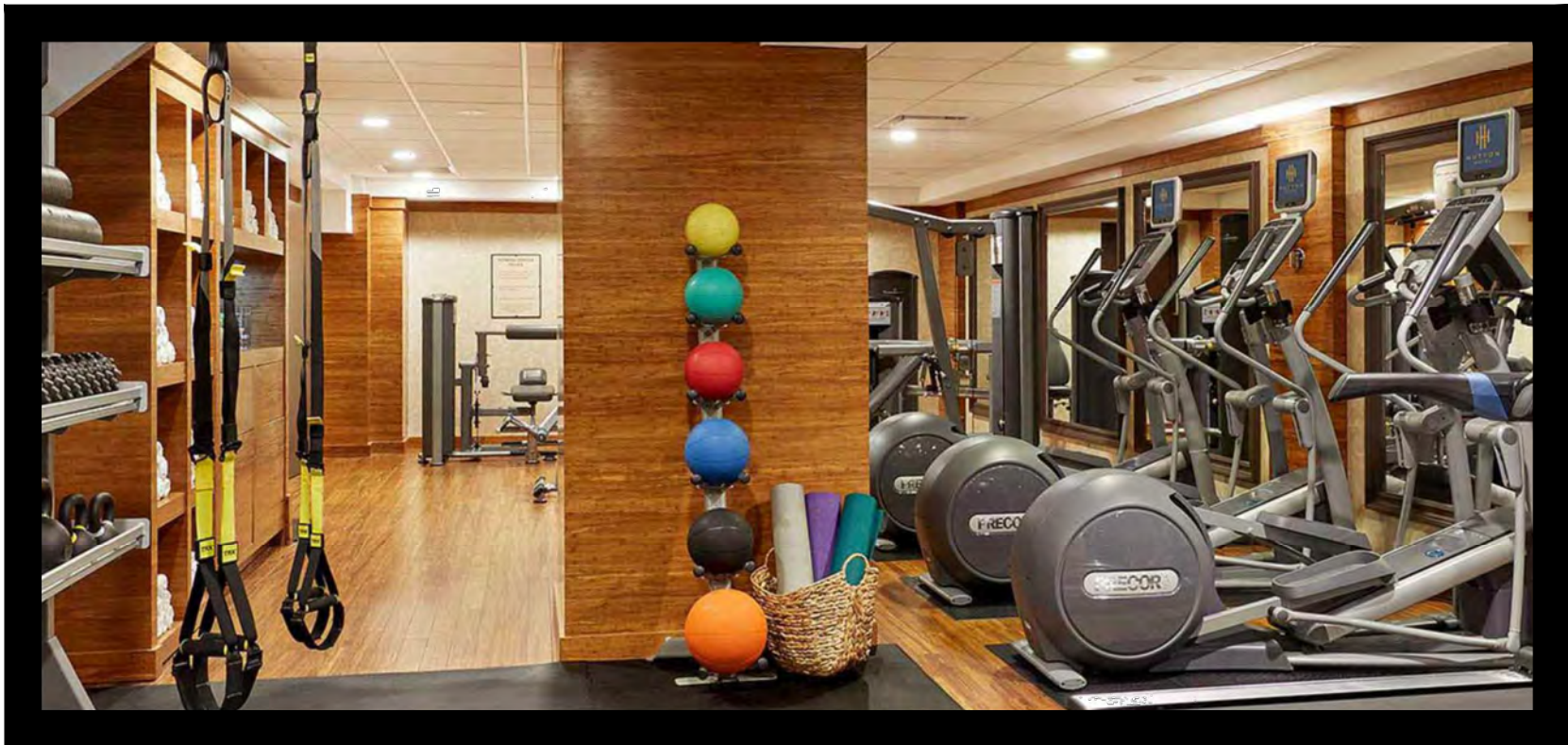
Community Trails



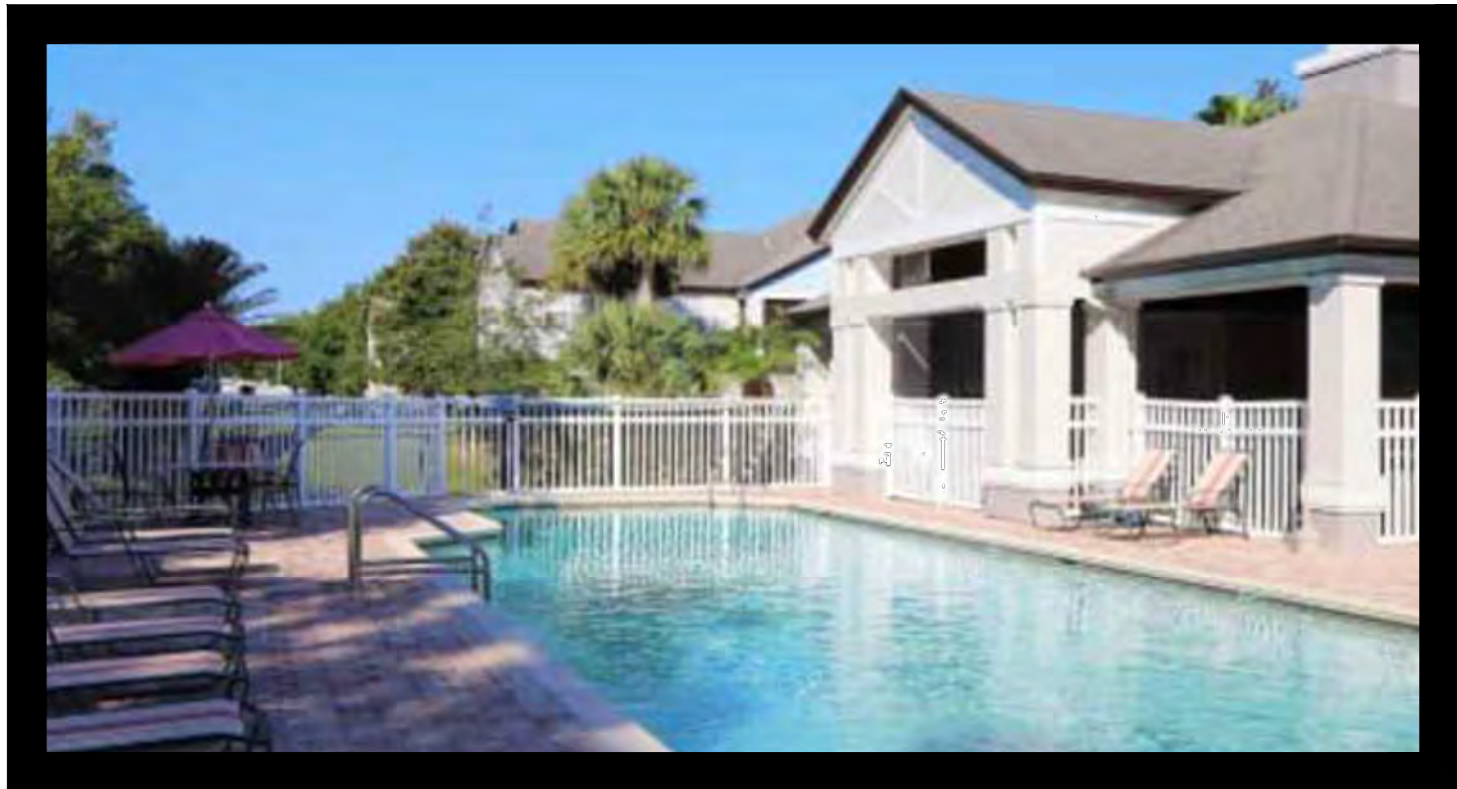
Grill



Pickleball



Fitness Center



Fitness Center



Tennis



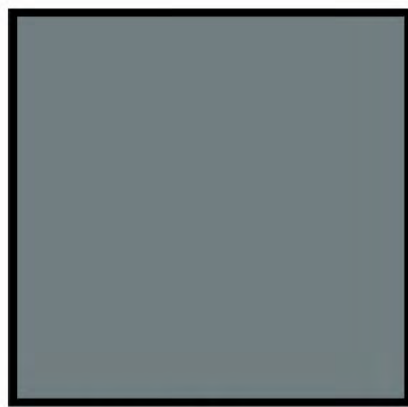
Playground



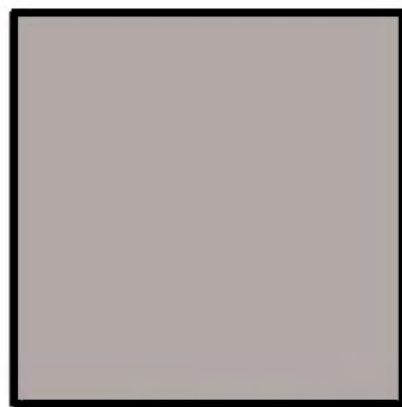
Dog Park



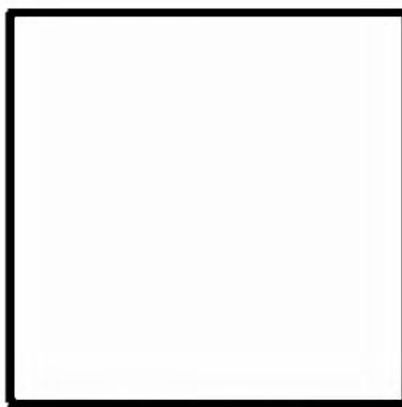
EXTERIOR ELEVATION



SW 6235
FOGGY DAY



SW 7017
DORIAN GRAY



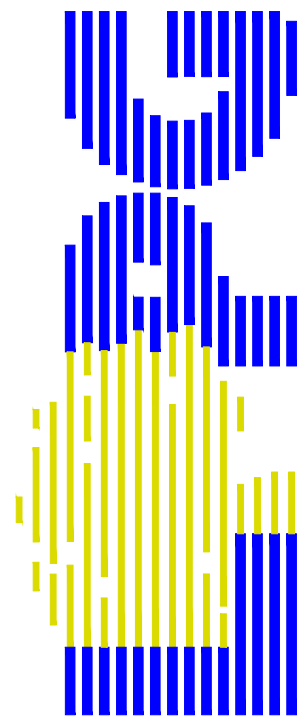
SW 7757
HIGH REF. WHITE



SW 7069
IRON ORE

CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
22-028

8.24.22

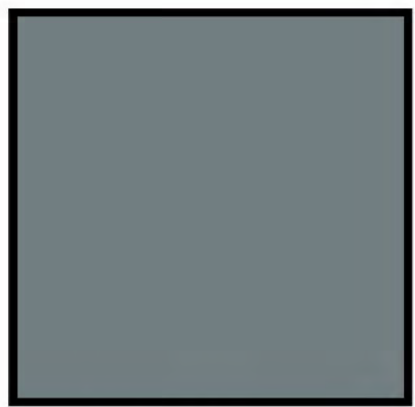
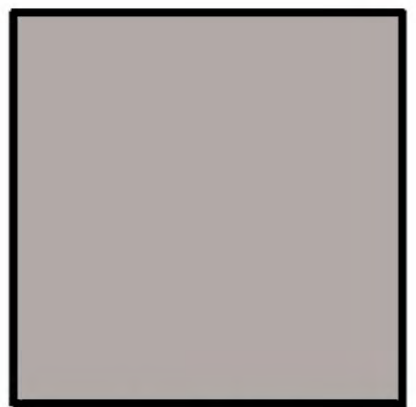
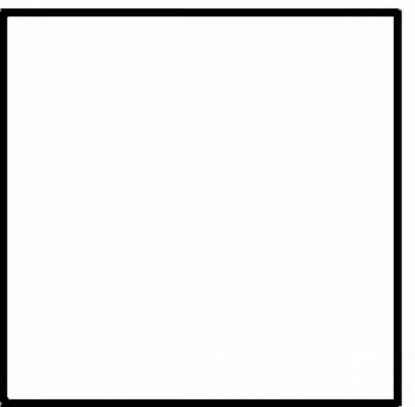


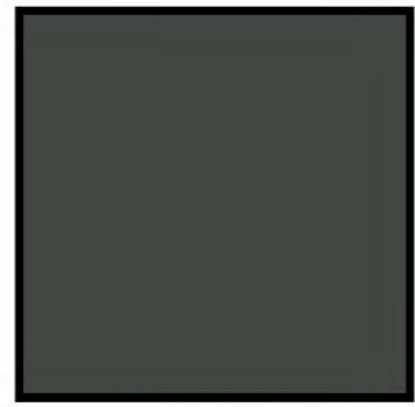
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October 31st, 2022

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



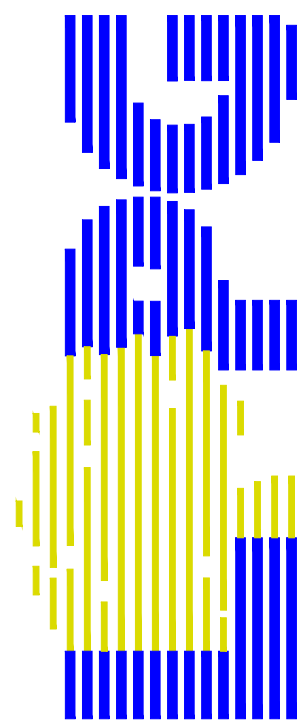
COMMERCIAL ELEVATION

			
SW 6235 FOGGY DAY	SW 7017 DORIAN GRAY	SW 7757 HIGH REF. WHITE	SW 9684 AZURE TIDE


SW 7069 IRON ORE

CONCEPTUAL ELEVATION
WEKIVA HILLS APARTMENTS
 22-028

8.24.22

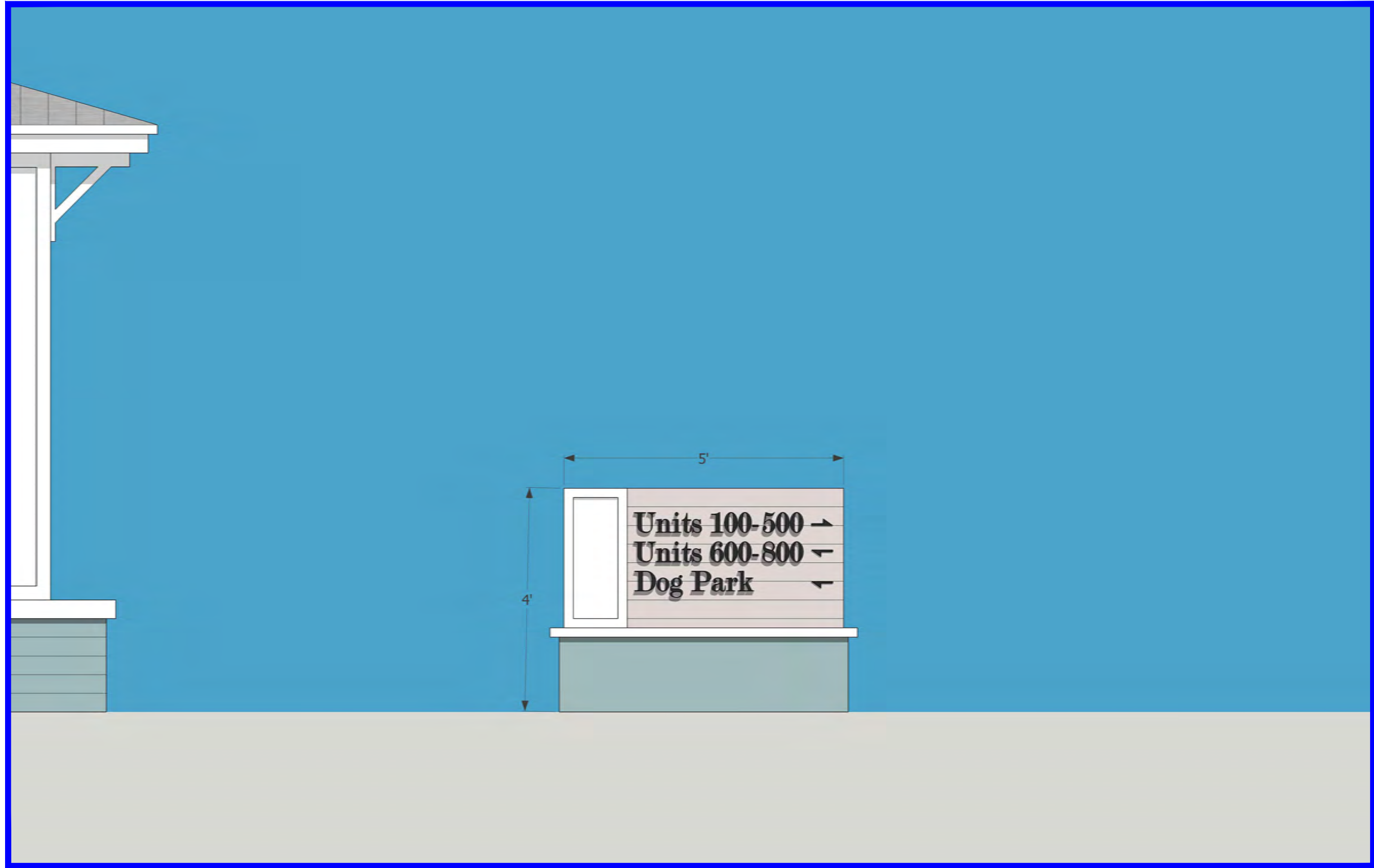
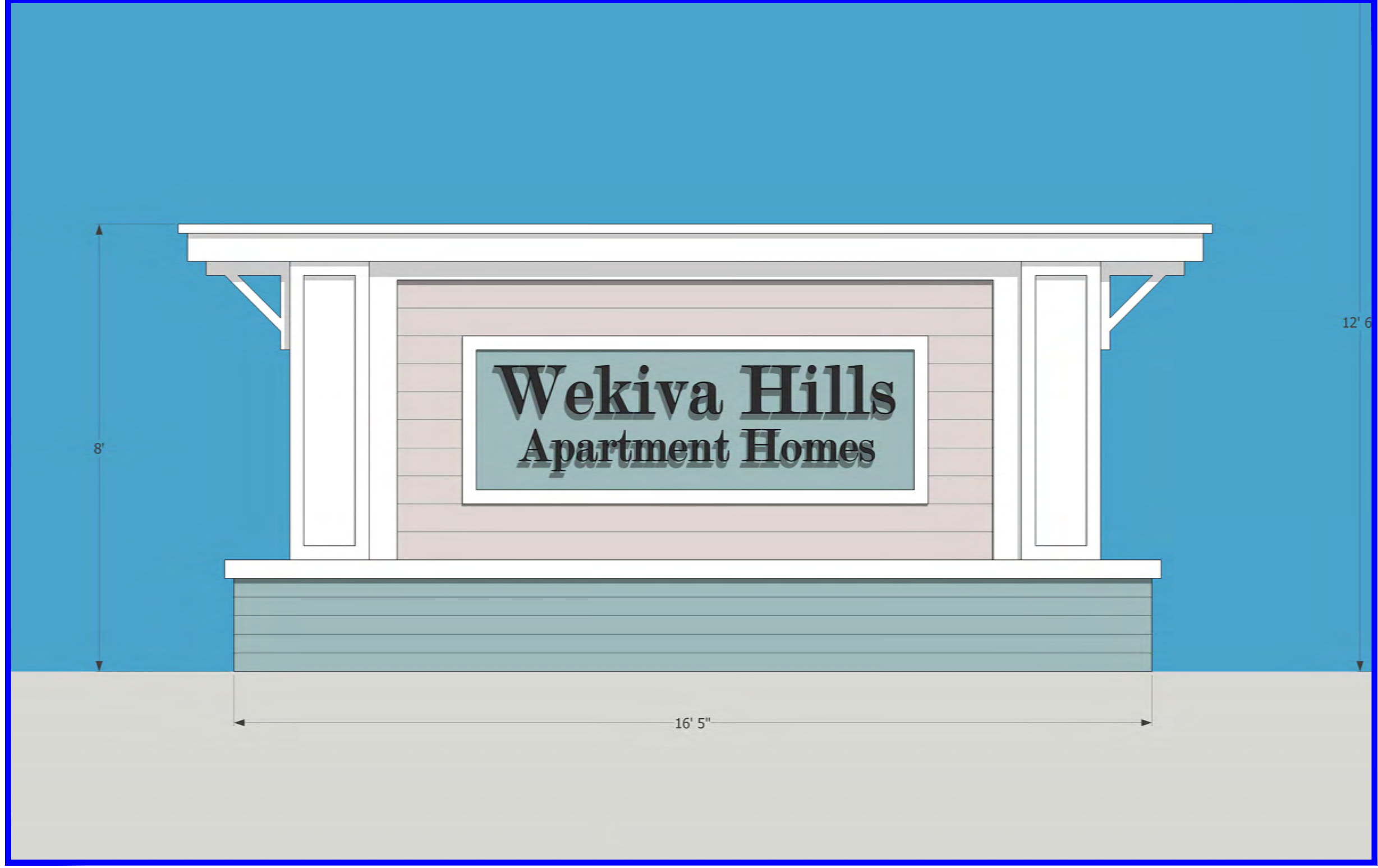


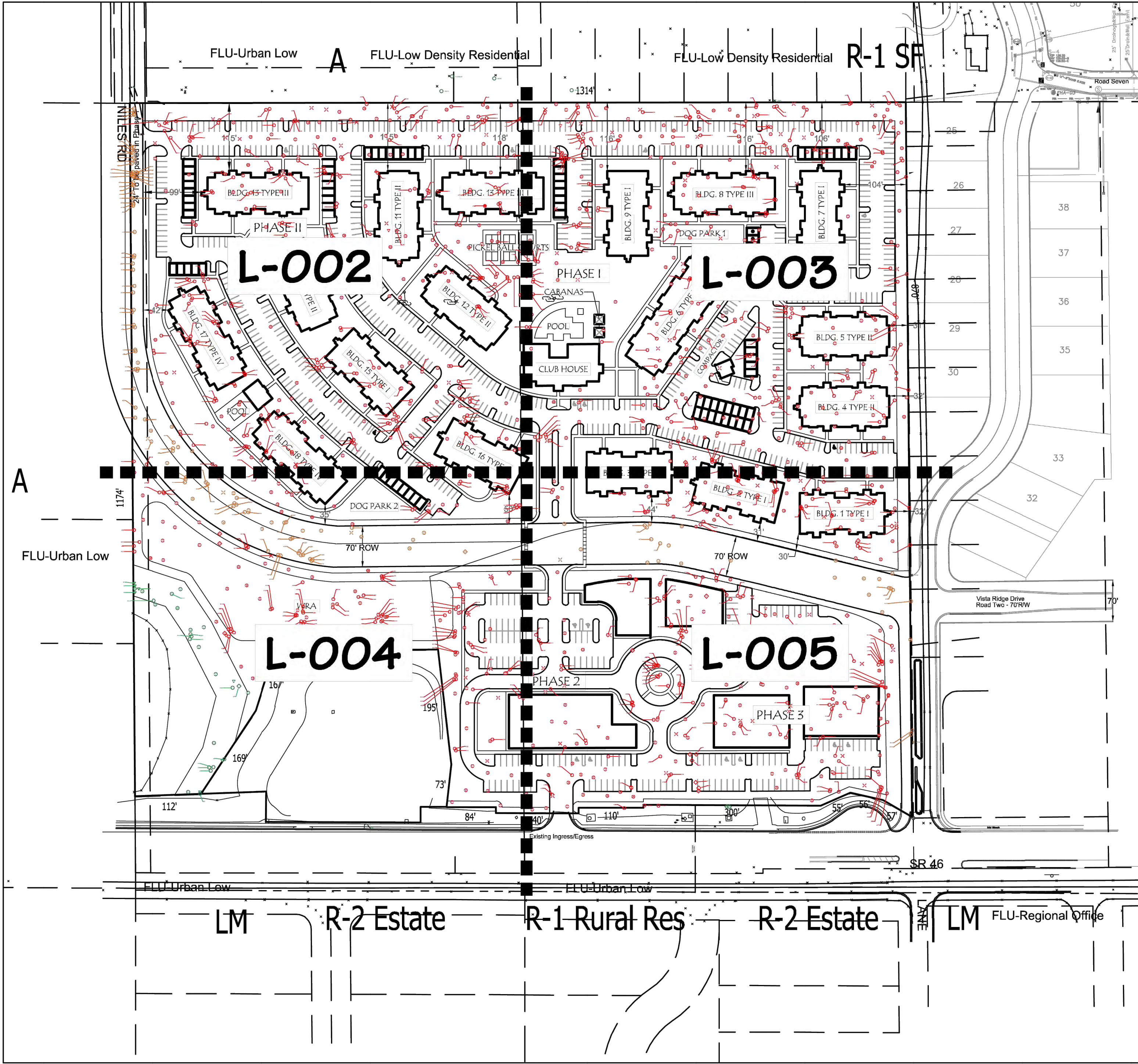
Urban & Regional Planners, Inc.
 1162 CAMP AVENUE - MT. DORA, FL 32757
 (352) 385-1940 / FAX (352) 383-4824
 PRCJL-1875-1
 October 31st, 2022

Vista Hills

Final PUD Master Plan
 Commercial Elevations

Mt. Dora, FL





REFER TO SHEET L-006 FOR TREE
REMOVAL CHARTS

REFER TO SHEETS L-300 THRU 306 FOR
REMOVAL LOCATIONS



VERLANDER
LANDSCAPE
ARCHITECTURE

9880 Monclair Circle
Apogee, FL 33703
steven@verlanderla.com
407.834.4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

REVISIONS	
DATE	DESCRIPTION
xxx	xxxx



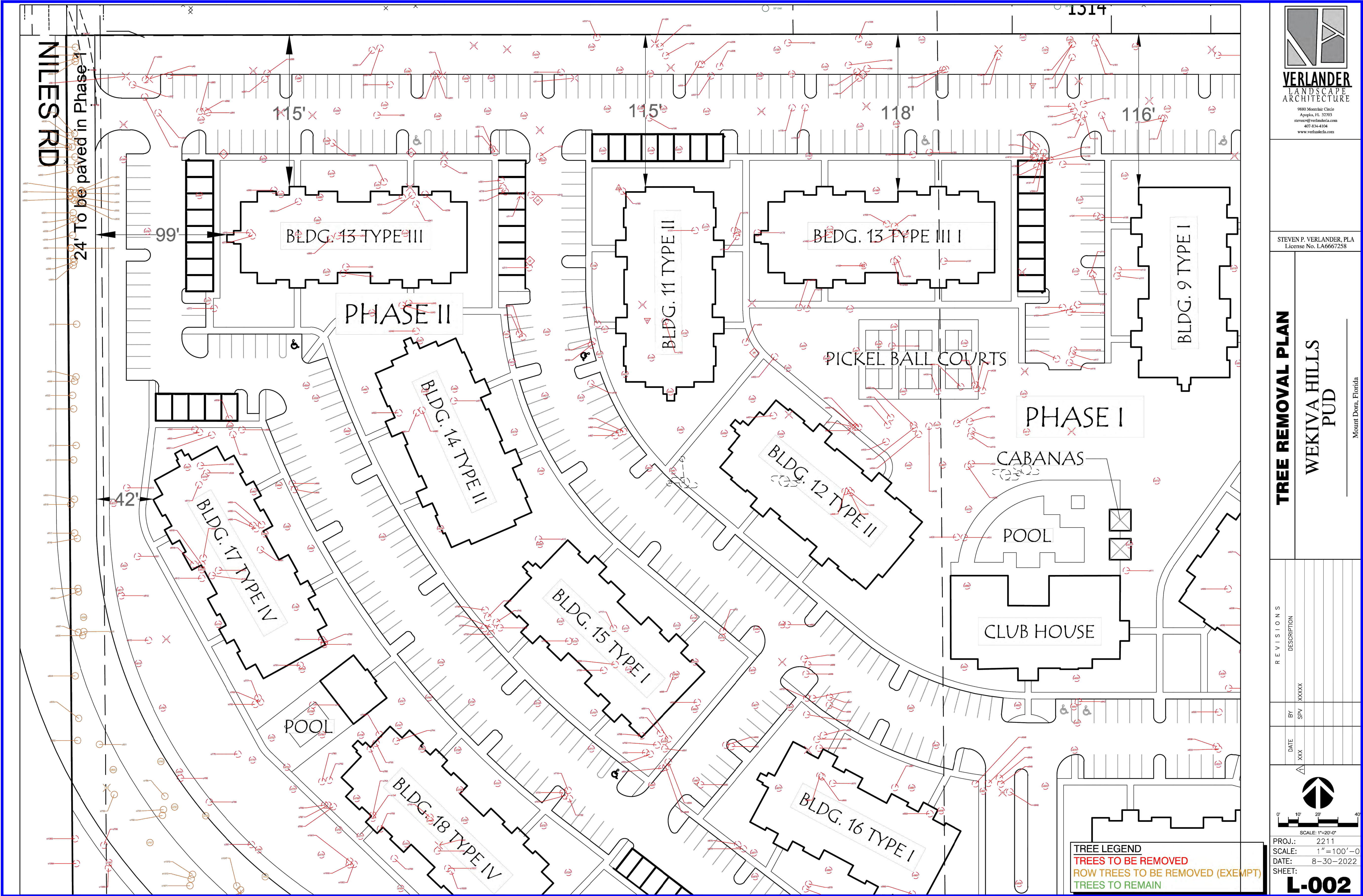
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SCALE: 1"=100'-0"

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

Vista Hills

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



STEVEN P. VERLANDER, PLA
License No. LA6667258

TREE REMOVAL PLAN

**WEKIVA HILLS
PUD**

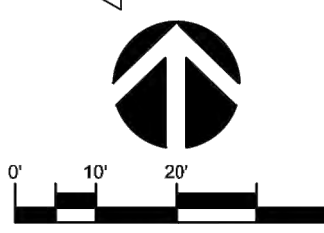
Mount Dora, Florida

REVISIONS

DESCRIPTION

BY: SPW XXXX

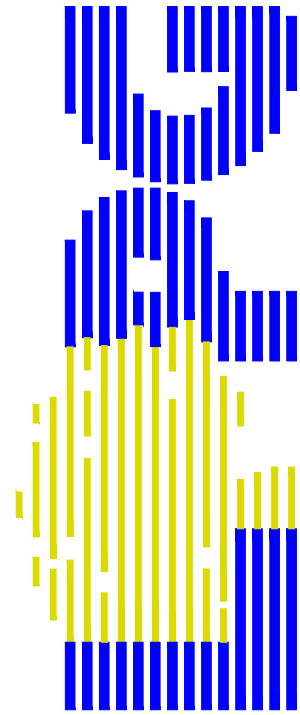
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DATE: 8-30-2022
SHEET:

L-002

TREE LEGEND
TREES TO BE REMOVED
ROW TREES TO BE REMOVED (EXEMPT)
TREES TO REMAIN



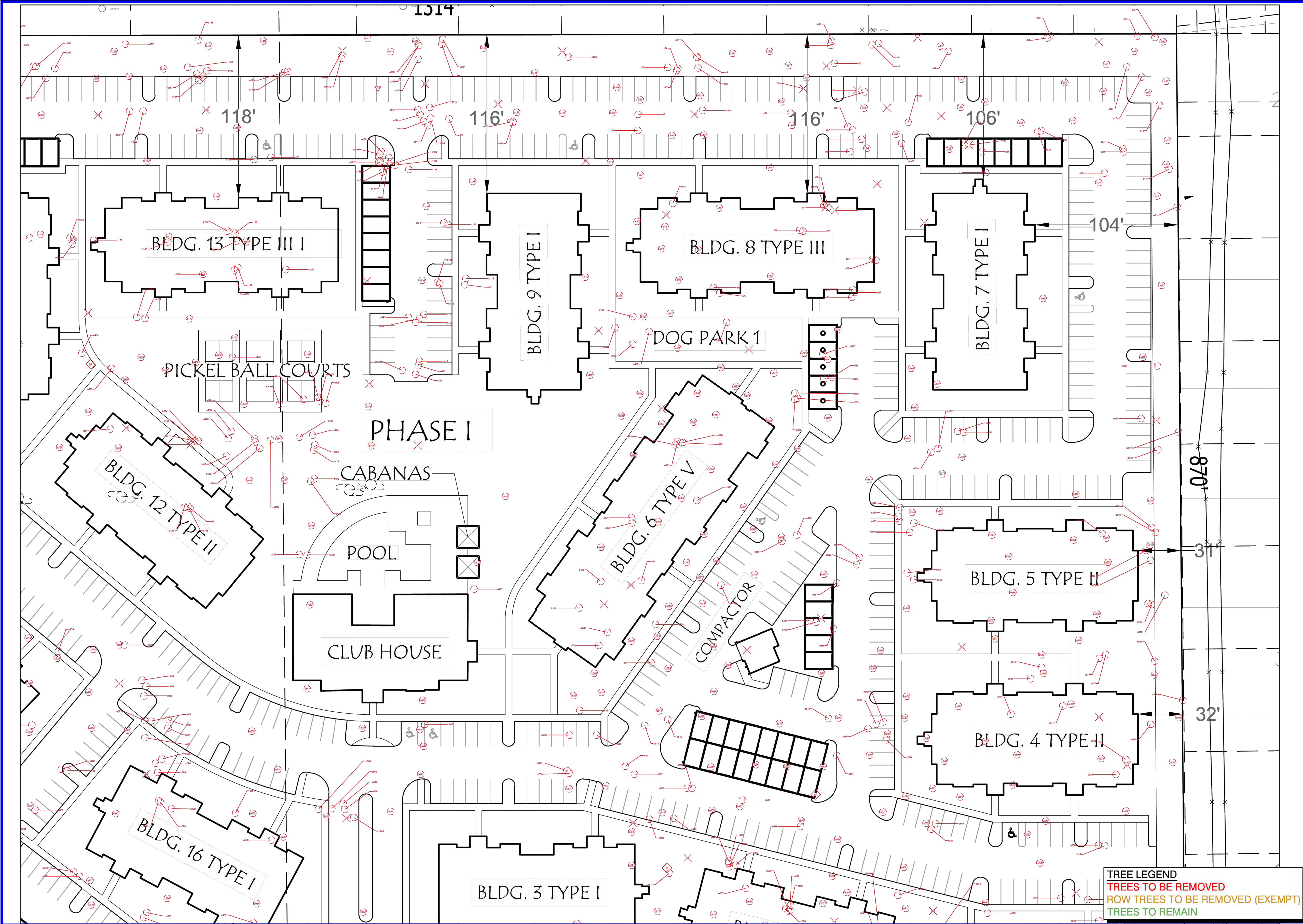
Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352) 385-1940 / FAX (352) 383-4824

PROJ.: 1875-1
OCTOBER 31ST, 2022

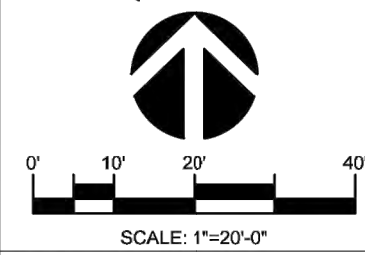
Vista Hills

Final PUD Master Plan
Tree Removal: Northwest Multifamily Parcel

Mt. Dora, FL



TREE LEGEND
TREES TO BE REMOVED
ROW TREES TO BE REMOVED (EXEMPT)
TREES TO REMAIN



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

L-003

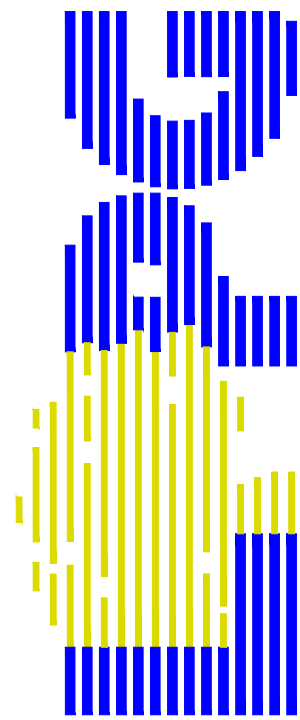
TREE REMOVAL PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

STEVEN P. VERLANDER, PLA
License No. LA6667258

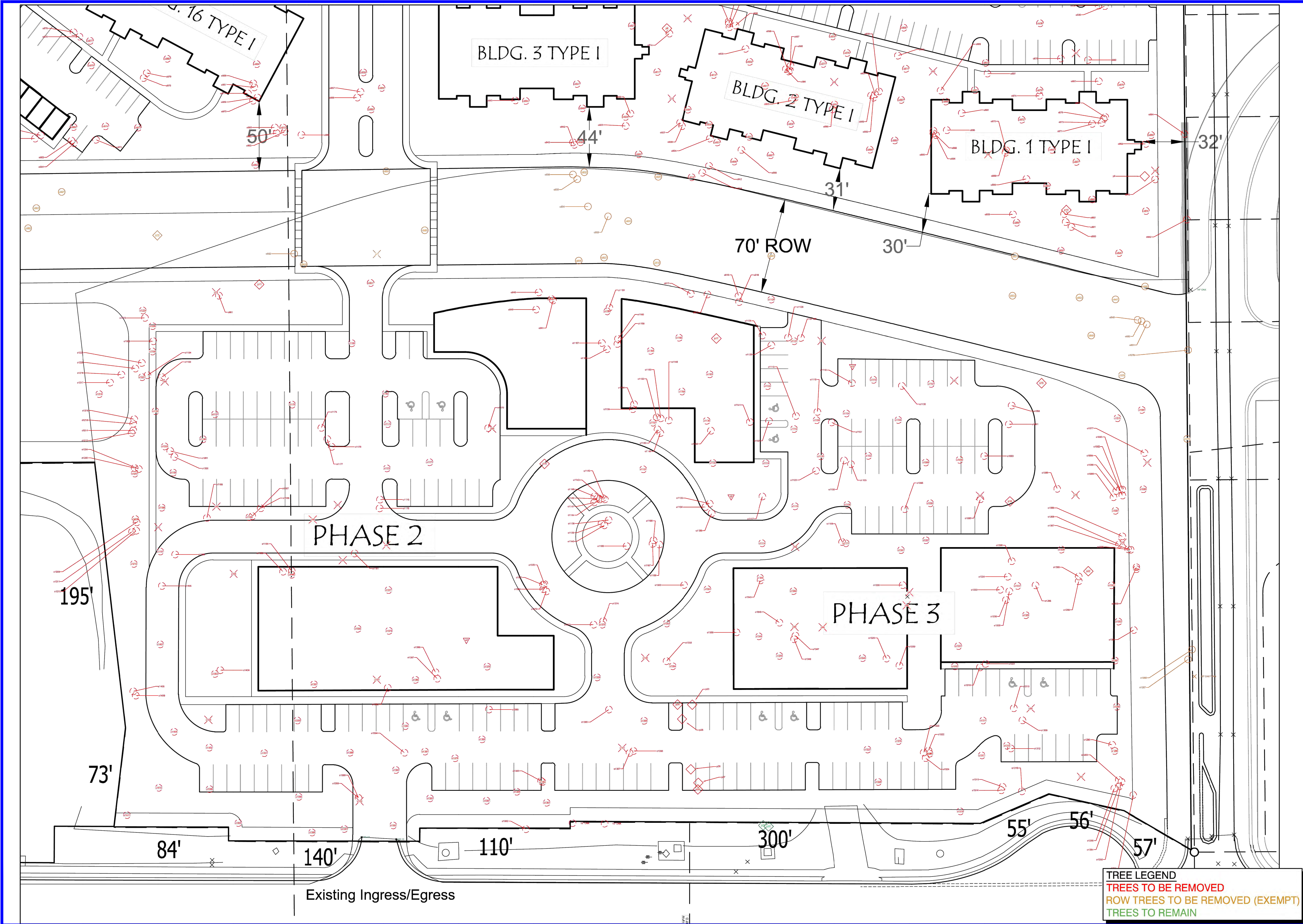
VERLANDER
LANDSCAPE
ARCHITECTURE
9880 Montclair Circle
Apopka, FL 32703
sverlander@verlanderla.com
407-834-4104
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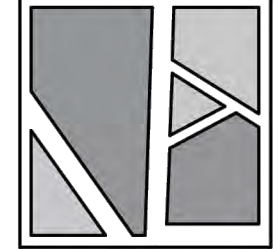


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(352)385-1940 / FAX (352)383-4824
PROJ.: 1875-1
October 31st, 2022

Vista Hills

Final PUD Master Plan
Tree Removal: Northeast Multifamily Parcel
Mt. Dora, FL





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9880 Montclair Circle
Apogee, FL 32703
steven@verlanderla.com
407-834-4104
www.verlanderla.com

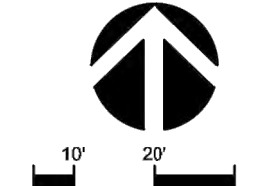
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License No. LA6667258

TREE REMOVAL PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

REVISIONS	DESCRIPTION
BY	SPV
DATE	XXX



SCALE: 1"=20'-0"

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

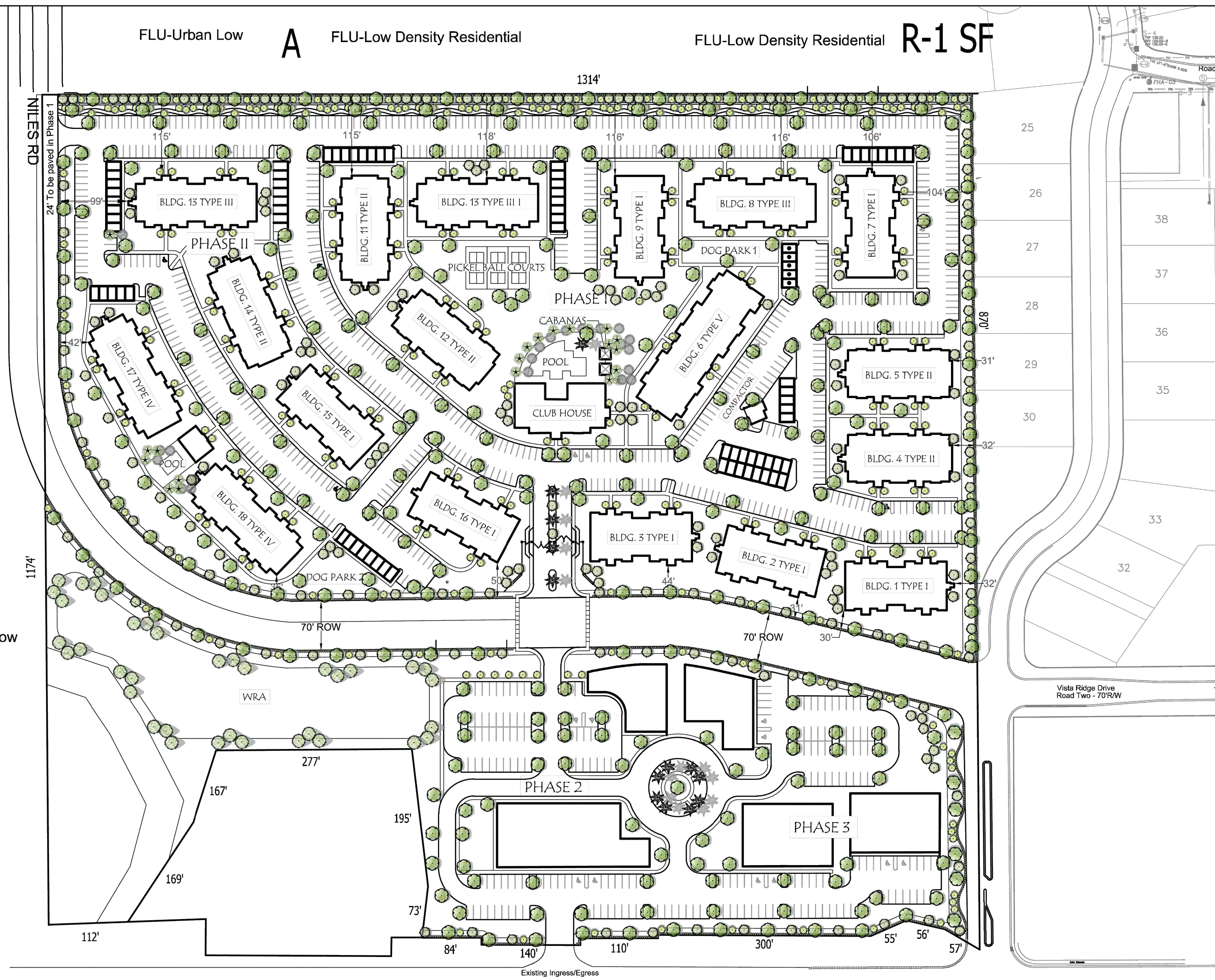
Vista Hills

Final PUD Master Plan
Tree Removal: Excel Chart

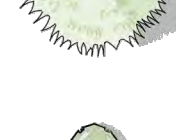
Mt. Dora, FL

Tree Removal Chart

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CONCEPT PLANT SCHEDULE

	CANOPY TREE Quercus shumardii / Shumard Red Oak Quercus virginiana / Southern Live Oak Ulmus alata / Winged Elm	333
	SECONDARY CANOPY TREE Juniperus silicicola / Southern Red Cedar Magnolia grandiflora D.D. Blandhard / Southern Magnolia Pinus elliotii / Slash Pine	222
	UNDERSTORY TREE Elaeagnus argentea / Japanese Blueberry Tree Ilex vomitoria pendula / Weeping Holly Lagerstroemia indica / Crape Myrtle	331
	FEATURE PALM Phoenix dactylifera / Medjool Date Palm	13
	POND TREE Elaeagnus argentea / Japanese Blueberry Tree Ilex vomitoria pendula / Weeping Holly Lagerstroemia indica / Crape Myrtle	21
	BUFFER HEDGE Forsythia segregata / Florida Privet Ilicium floridanum / Purple Anise Viburnum odoratissimum / Sweet Viburnum	36
	BUFFER HEDGE Forsythia segregata / Florida Privet Ilicium floridanum / Purple Anise Viburnum odoratissimum / Sweet Viburnum	2,155

GENERAL NOTES

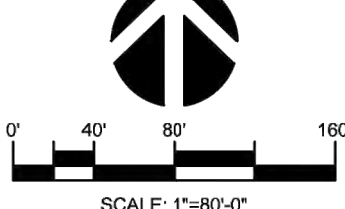
1. ADDITIONAL TREES MAY BE REQUIRED TO MEET MITIGATION REQUIREMENTS
2. REFER TO SHEET L-001 AND L-002 FOR TREE REMOVAL PLAN AND CHARTS
3. REFER TO SHEET L-301 FOR BUFFER DETAILS/REQUIREMENTS



STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN
WEKIVA HILLS PUD
MOUNT DORA, FLORIDA

REVISIONS	
DESCRIPTION	DATE
XXXXX	SPV
XXX	XXX

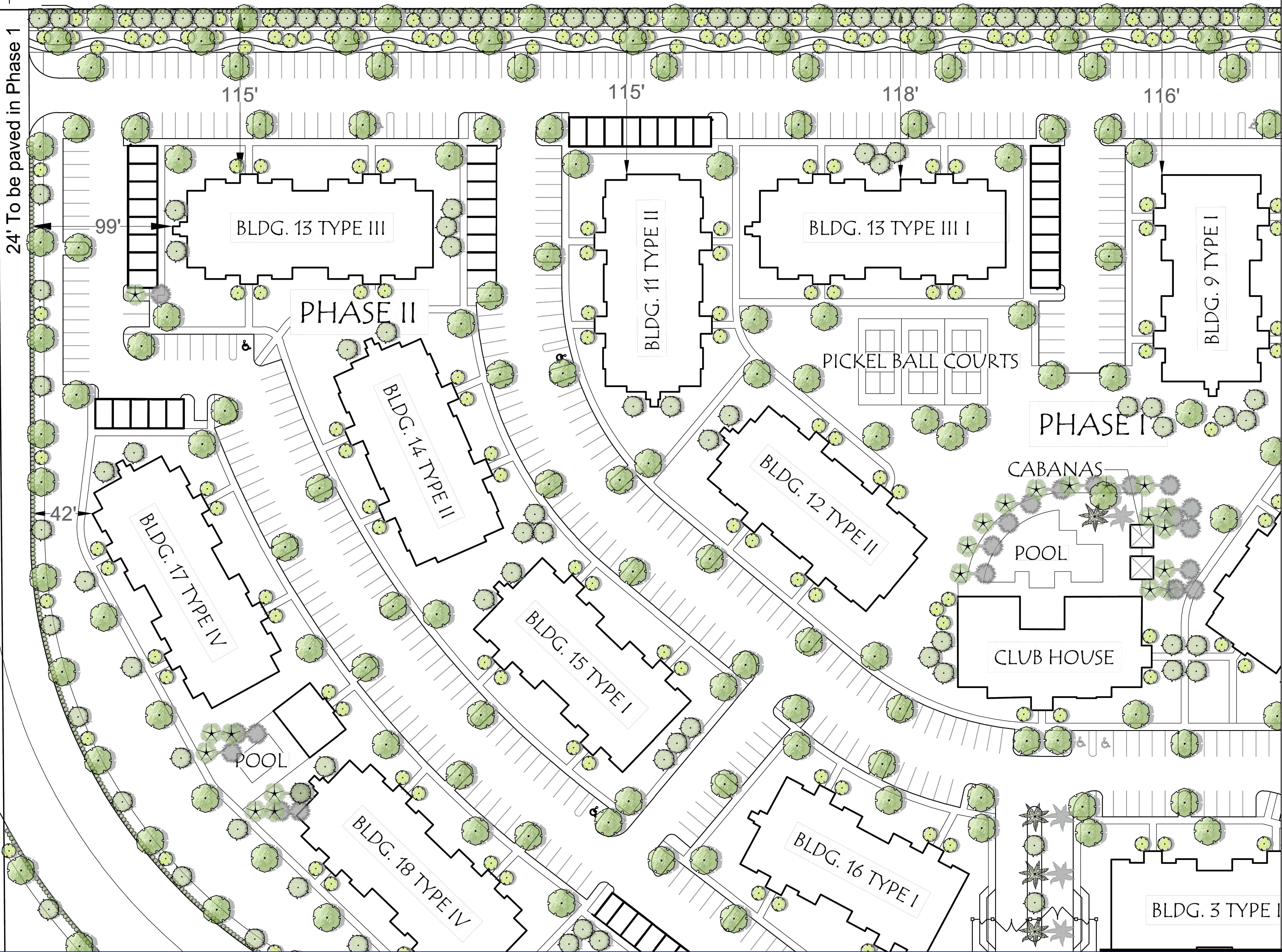


PROJ.: 2211
SCALE: 1"=80'-0"
DATE: 8-16-2022
SHEET:

L-300

NILES RD

24' To be paved in Phase 1



STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

WEKIVA HILLS
PUD

Mount Dora, Florida

REVISIONS

DESCRIPTION

BY

SPV

DATE

XXX

Δ

0'

10'

20'

40'

SCALE: 1"=20'-0"

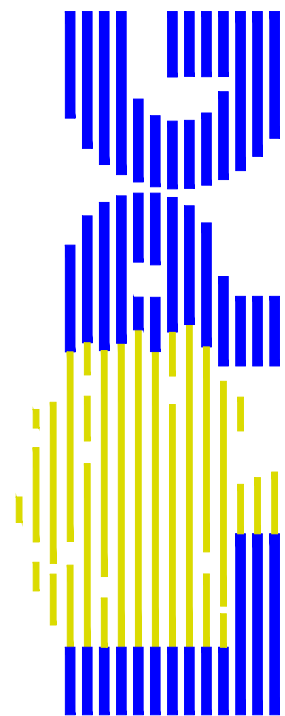
PROJ.: 2211

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DATE: 8-30-2022

SHEET:

L-302



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

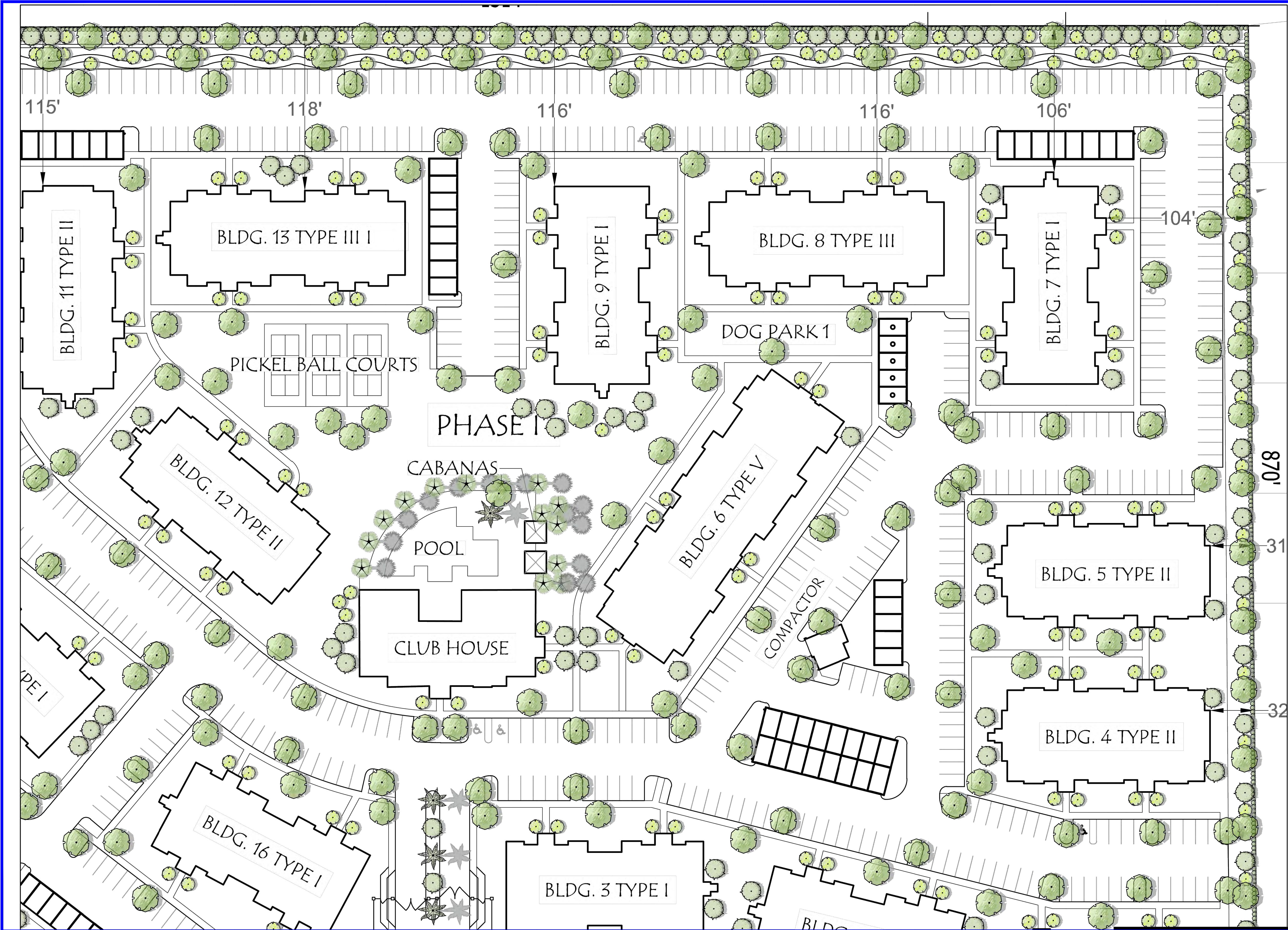
Vista Hills

Final PUD Master Plan

Landscape Plan: Northwest

Mt. Dora, FL

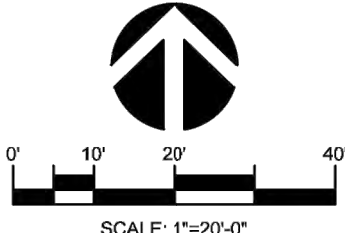
20 of 23



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License No. LA6667258

LANDSCAPE PLAN
WEKIVA HILLS
PUD

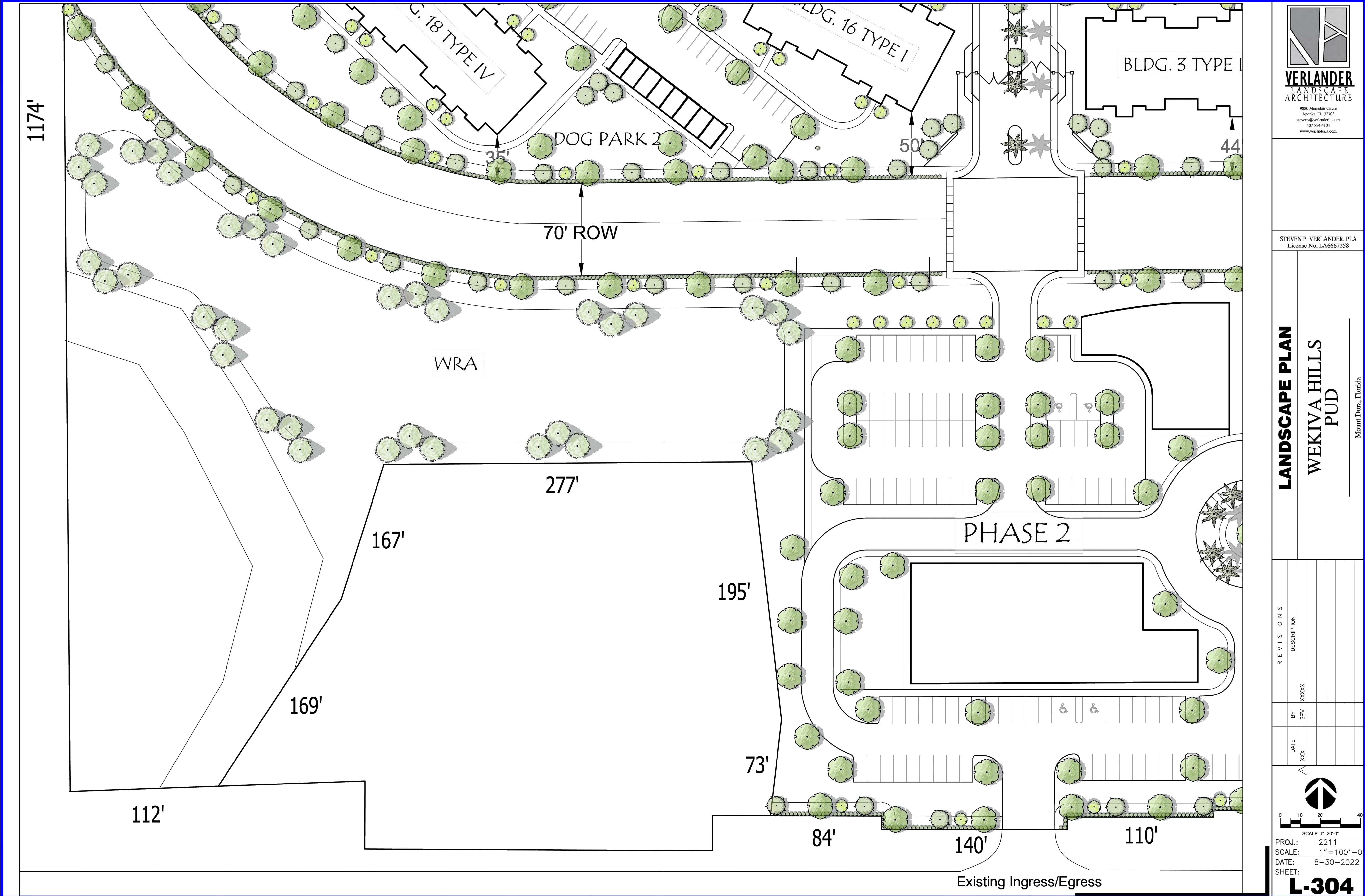
REVISIONS	DESCRIPTION	DATE	BY
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4			
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9			
10			



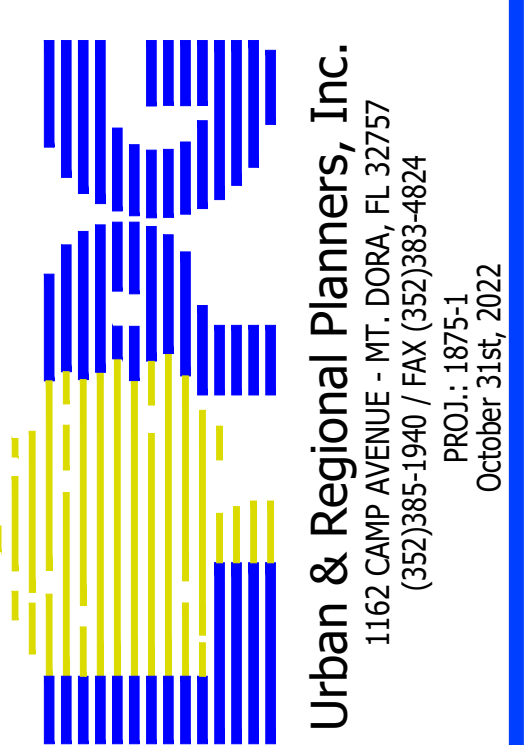
PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET:

L-303

Mount Dora, Florida



STEVEN P. VERLANDER, PLA
License No. LA6667258



Vista Hills

Final PUD Master Plan
Landscape Plan: Niles Road
Mt. Dora, FL



VERLANDER
LANDSCAPE
ARCHITECTURE

9880 Monarch Circle
Apogee, FL 32703
verlander@verlander.com
407.834.4104
www.verlander.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

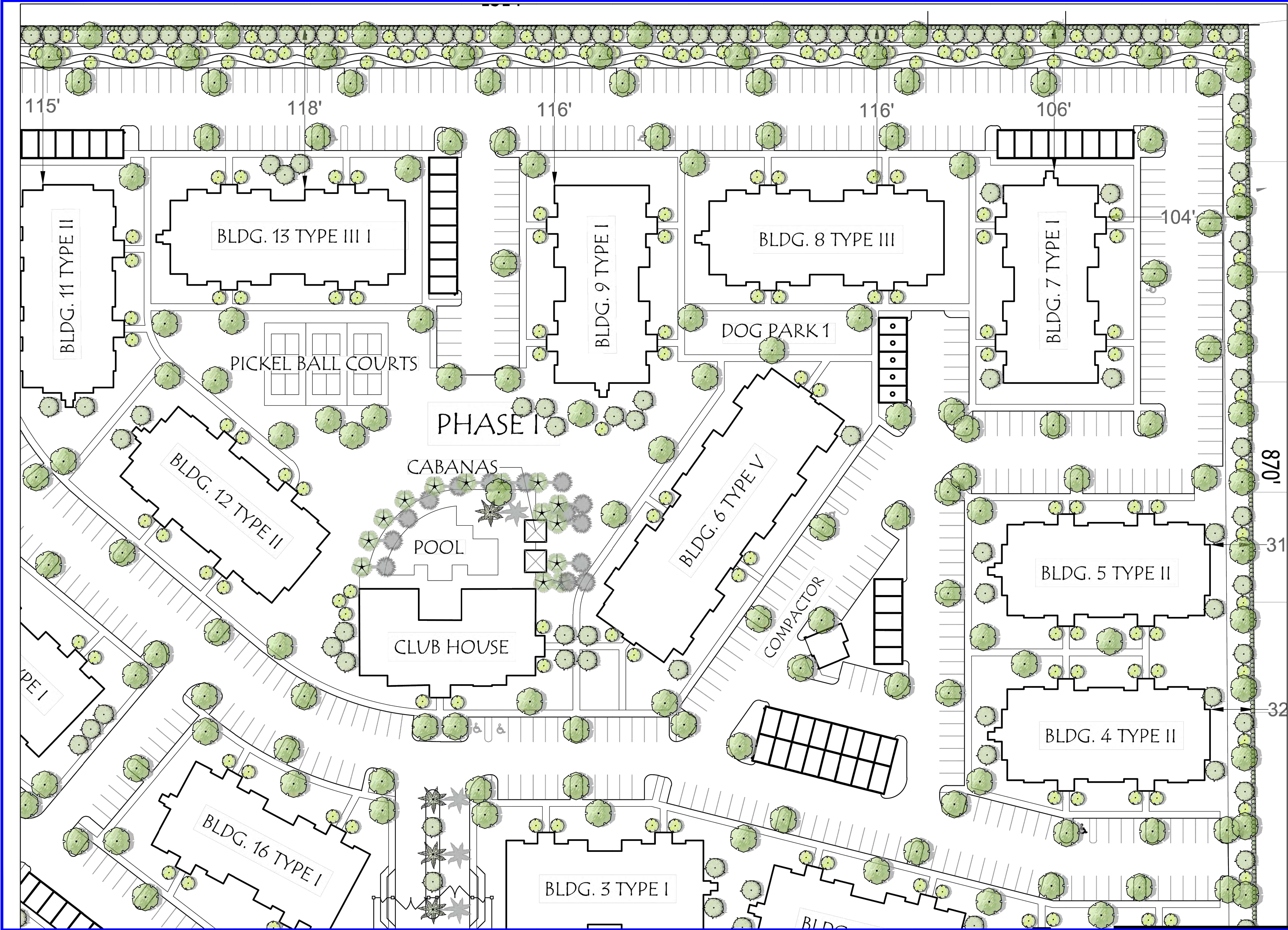
**WEKIVA HILLS
PUD**

Mount Dora, Florida

REVISIONS	
DATE	DESCRIPTION
XXX	SPV XXXXX

SCALE: 1"=20'-0"

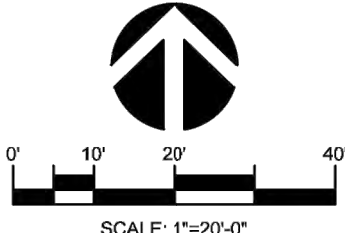
PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET: **L-305**



STEVEN P. VERLANDER, PLA
License No. LA6667258

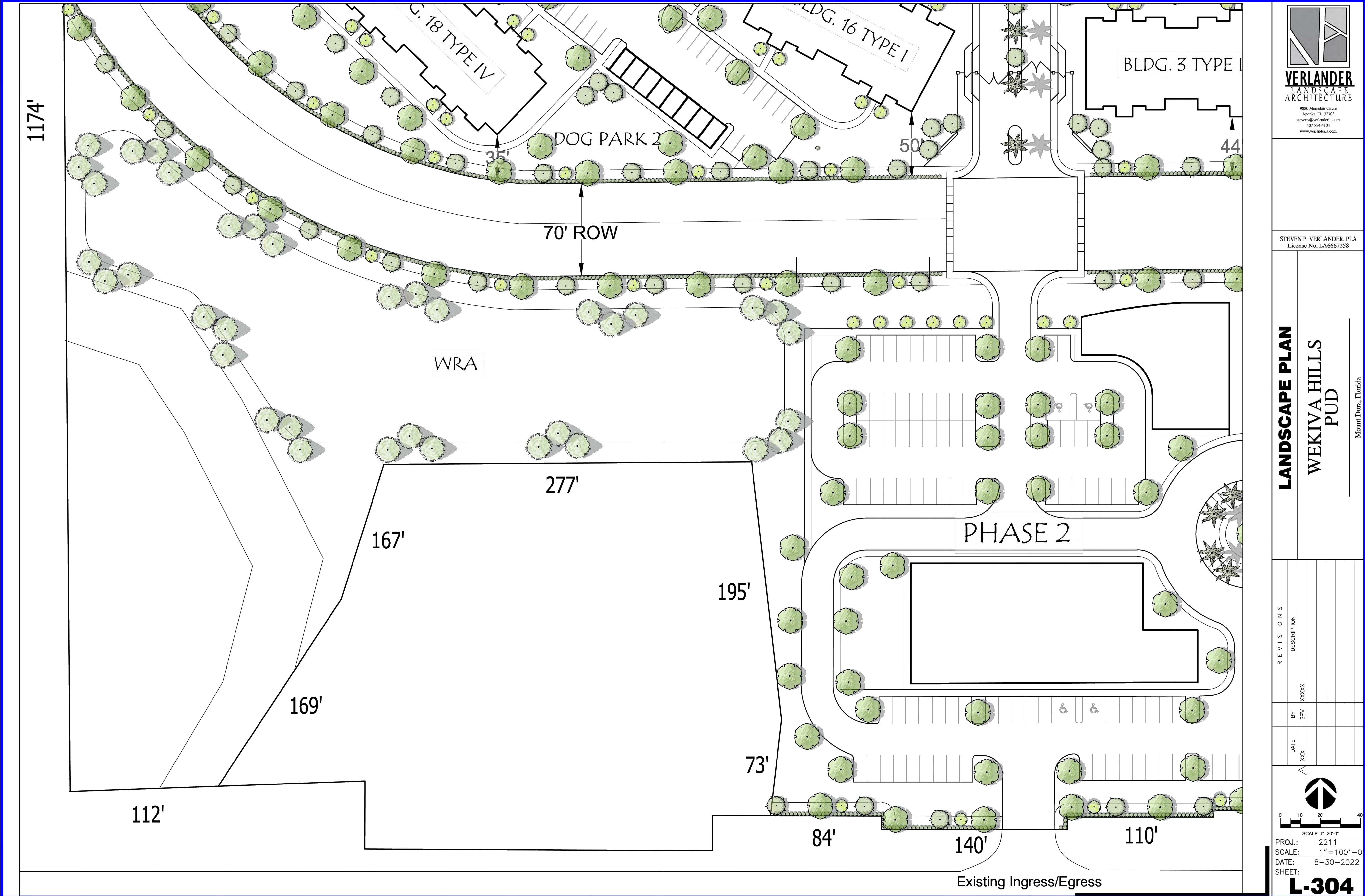
LANDSCAPE PLAN
WEKIVA HILLS
PUD
Mount Dora, Florida

REVISIONS	
DATE	DESCRIPTION
XXX	SPV XXXXX

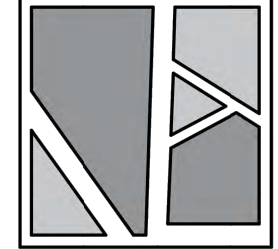


PROJ.: 2211
SCALE: 1"=100'-0"
DATE: 8-30-2022
SHEET:

L-303







VERLANDER
LANDSCAPE
ARCHITECTURE

9880 Monarch Circle
Apogee, FL 32703
verlander@verlanderla.com
407.834.4104
www.verlanderla.com

STEVEN P. VERLANDER, PLA
License No. LA6667258

LANDSCAPE PLAN

**WEKIVA HILLS
PUD**

Mount Dora, Florida

REVISIONS	
DATE	DESCRIPTION
XXX	SPV XXXXX



0' 10' 20' 40'

SCALE: 1"=20'-0"

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

L-305



CITY OF
MOUNT
DORA

RECEIVED
By Whitney Scott at 11:17 am, Dec 20, 2023

PUD 23-01 AD

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

**PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT
APPLICATION**

Date: 12/4/2023 Project Name: Vista Hills PUDAmendment

Amendment: (1st, 2nd, 3rd, 1st)

1. Applicant's Name: Michael Rankin, Manager
Company's Name: LPG Urban and Regional Planners, LLC
Address: 1162 Camp Ave.
City, State & Zip: Mount Dora, FL 32757
Phone: 352-385-1940 E-mail: MichaelR@lpgurp.com
2. Property Owner's Name(s): David A. Croson, Manager
Company's Name: Route 46 Properties, LLC
Address: 1321 Tappie Toorie Circle
City, State & Zip: Lake Mary, FL 32746
Phone: 407-488-7945 E-mail: dave@croson.com
3. Engineer's Name: Chuck Hiott, P.E.
Company's Name: Halff
Address: 902 N. Sinclair Ave.
City, State & Zip: Tavares, FL 32778
Phone: 352-557-9230 E-mail: chiott@halff.com
4. Landscape Architect: Steven Verlander
Company's Name: Verlander Landscape Architect, LLC
Address: 9880 Montclair Circle
City, State & Zip: Apopka, FL 32703
Phone: 407-834-4104 E-mail: Steven@verlanderla.com

5. The property generally located and list adjacent streets: North of SR 46 and east of Norton Lane
6. Size of property in Acres: 33.68 Square Feet: 1,467,100
7. Zoning District: PUD Future Land Use Category: Commercial and High Density Residential
8. Provide description of the proposed use: Request four year extension of final PUD and request reduction of parking spaces based on parking study
9. State the reason for this request (attach written summary if additional space is needed):
Chapter 6, Section 6.5.2 requires 2 spaces per unit and 1 space per 3 units for visitors for multi-family
10. Has an application been filed within the last 12 months (describe, if yes)? Yes, final PUD approval
11. Provide justification (include data, analysis, etc): See attached parking study which provides justification to reduce parking to 1.52 spaces per unit which includes visitor parking

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

13 Dec 2023
Date

Rec'd 12/12/23

December 4, 2023

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

Signed:

David A. Croson

David A. Croson

Manager

STATE OF FLORIDA

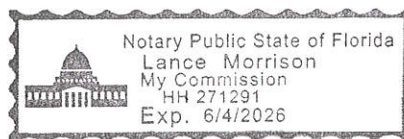
COUNTY OF Seminole

The foregoing instrument was acknowledged before me with 8th day of December, 2023, by David Croson as Manager of Route 46 Properties, LLC on behalf of the corporation. He is personally known to me.

Lance Morrison

Notary Public – State of Florida

Lance Morrison



Print Name

My Commission Expires: 06/04/2026

Commission Number: HH 271291



December 20, 2023

Mr. Vince Sandersfeld
City of Mount Dora
Planning & Development
510 N. Baker Street
Mount Dora, FL 32757

Re: *Route 46 Properties, LLC - (#1845/2A)*
Final PUD Extension and Waiver from required parking

Dear Mr. Sandersfeld:

Please find enclosed a request for a Final PUD extension request including a waiver from Chapter 6, Section 6.5.2 to parking requirements to allow 1.52 spaces per unit which includes visitor parking. The PUD extension is being requested for four years (48 months) to allow sufficient time for the City of Mount Dora and Lake County to finalize the agreement regarding the Niles Road extension, finalize agreement regarding shared stormwater for the roadway, and prepare construction plans. In support of the PUD Extension and waiver request, please find enclosed the following:

- Signed Application
- Owner Authorization
- Application fee in the amount of \$3,000
- Adjacent Property Owners (excel file)
- Final PUD Master Plan (11" x 17")
- Environmental Assessment
- Traffic Impact Analysis
- Geotechnical Report
- Parking Study
- Property Cards
- Deeds
- Location Map
- Boundary Survey
- Electronic version in PDF format of entire submittal

Should you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MR' with a stylized flourish.

Michael Rankin
Managing Member

cc: Charles Croson
David Croson
File

PROPERTY RECORD CARD

General Information

Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	1446392
Mailing Address:	1321 TAPPIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003-000-01000
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BOBWHITE LN MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB-- ORB 3775 PG 1785		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		4.000	Acre	\$216,000.00	\$216,000.00
2	VACANT RESIDENTIAL (0000)	0	0		10.700	Acre	\$577,800.00	\$577,800.00
3	WETLAND (9600)	0	0		3.000	Acre	\$135.00	\$135.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	\$725,000.00
4846 / 2321	06/2008	Quit Claim Deed	Unqualified	Vacant	\$0.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Improved	\$880,000.00
1220 / 2193	03/1993	Warranty Deed	Unqualified	Improved	\$0.00
984 / 1863	10/1988	Quit Claim Deed	Unqualified	Vacant	\$0.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$793,935	\$313,260	\$313,260	5.0364	\$1,577.70
SCHOOL BOARD STATE	\$793,935	\$793,935	\$793,935	3.2080	\$2,546.94
SCHOOL BOARD LOCAL	\$793,935	\$793,935	\$793,935	2.9980	\$2,380.22
LAKE COUNTY WATER AUTHORITY	\$793,935	\$313,260	\$313,260	0.2940	\$92.10
NORTH LAKE HOSPITAL DIST	\$793,935	\$313,260	\$313,260	0.1500	\$46.99
ST JOHNS RIVER FL WATER MGMT DIST	\$793,935	\$313,260	\$313,260	0.1793	\$56.17
CITY OF MOUNT DORA	\$793,935	\$313,260	\$313,260	5.9603	\$1,867.12
LAKE COUNTY MSTU AMBULANCE	\$793,935	\$313,260	\$313,260	0.4629	\$145.01
LAKE COUNTY VOTED DEBT SERVICE	\$793,935	\$313,260	\$313,260	0.0918	\$28.76
				Total: 18.3807	Total: \$8,741.01

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law

Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	ROUTE 46 PROPERTIES LLC	Alternate Key:	3636163
Mailing Address:	1321 TAPPIE TOORIE CIR LAKE MARY, FL 32746 Update Mailing Address	Parcel Number: ⓘ	27-19-27-0003- 000-03700
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	NORTON LN MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 1/2 OF SW 1/4 OF SW 1/4--LESS SR 46 & LESS FROM SW COR OF SE 1/4 OF SEC 28-19-27 RUN S 89-40-03 E 2639.92 FT TO SE COR OF SE 1/4 OF SEC 28, N 0-01-01 E ALONG E LINE OF NE 1/4 OF SEC 33-19-27 THAT IS 3.12 FT FROM CENTERLINE OF SR 46, N 0-24-36 W ALONG E LINE OF SE 1/4 OF SEC 28 A DIST OF 26.96 FT TO A POINT ON EXISTING R/W LINE OF SR 46 FOR POB, THENCE RUN N 0-24-36 W ALONG SAID E LINE 128.07 FT, N 87-56-31 E 112.08 FT, N 33-16-03 E 168.56 FT, N 17-38-35 E 106.59 FT, N 89-35-46 E 276.87 FT, S 06-36-12 E 195.38 FT, S 06-36-48 W 72.85 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 83.69 FT, S 0-11-52 W 10 FT TO A POINT ON A LINE 132 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E ALONG SAID PARALLEL LINE 139.99 FT, N 0-11-52 E 10 FT TO A POINT ON A LINE 142 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 110.01 FT, N 0-11-52 E 5 FT TO A POINT ON A LINE 147 FT LEFT OF & PARALLEL TO SAID CENTERLINE, THENCE S 89-48-08 E 87.19 FT TO A POINT LOCATED N 0-0-19 W 147 FT FROM A NON-CURVE POINT OF INTERSECTION ON SAID CENTERLINE, S 89-40-11 E 212.81 FT, N 66-36-04 E 54.60 FT, S 77-22-47 E 56.30 FT, S 59-50-50 E 59.37 FT TO A POINT ON E LINE OF SW 1/4 OF SW 1/4 OF SEC 27-19-27, S 0-36-38 E ALONG SAID E LINE 84.57 FT TO A POINT ON SAID EXISTING R/W LINE, S 89-48-32 W 255.18 FT, S 0-12-29 E 7.50 FT, S 89-47-31 W 114.93 FT, N 89-55-07 W 947.50 FT TO POB-- ORB 3775 PG 1785		
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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		2.000	Acre		\$108,000.00	\$108,000.00
2	VACANT RESIDENTIAL (0000)	0	0		13.550	Acre		\$731,700.00	\$731,700.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4846 / 2321	06/2016	Quit Claim Deed	Unqualified	Vacant	\$0.00
3775 / 1785	05/2009	Warranty Deed	Unqualified	Vacant	\$725,000.00
3039 / 1460	12/2005	Warranty Deed	Unqualified	Vacant	\$1.00
1428 / 2391	03/1996	Warranty Deed	Unqualified	Improved	\$0.00
1339 / 640	01/1995	Quit Claim Deed	Unqualified	Improved	\$0.00
1220 / 2194	03/1993	Warranty Deed	Unqualified	Improved	\$0.00
Click here to search for mortgages, liens, and other legal documents. 					

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$839,700	\$331,190	\$331,190	5.0364	\$1,668.01
SCHOOL BOARD STATE	\$839,700	\$839,700	\$839,700	3.2080	\$2,693.76
SCHOOL BOARD LOCAL	\$839,700	\$839,700	\$839,700	2.9980	\$2,517.42
LAKE COUNTY WATER AUTHORITY	\$839,700	\$331,190	\$331,190	0.2940	\$97.37
NORTH LAKE HOSPITAL DIST	\$839,700	\$331,190	\$331,190	0.1500	\$49.68
ST JOHNS RIVER FL WATER MGMT DIST	\$839,700	\$331,190	\$331,190	0.1793	\$59.38
CITY OF MOUNT DORA	\$839,700	\$331,190	\$331,190	5.9603	\$1,973.99
LAKE COUNTY MSTU AMBULANCE	\$839,700	\$331,190	\$331,190	0.4629	\$153.31
LAKE COUNTY VOTED DEBT SERVICE	\$839,700	\$331,190	\$331,190	0.0918	\$30.40
				Total: 18.3807	Total: \$9,243.32

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law

Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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Property data updated nightly.
Site Notice

04-QCD01-08/01

June 7, 2016

This instrument prepared by

ROBIN D. DERR

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

TAX EXEMPT
F.S. 337.27

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

PARCEL NO. 117.11

SECTION 11130

F.P. NO. 238275 2

STATE ROAD 46

COUNTY LAKE

QUITCLAIM DEED

THIS QUITCLAIM DEED, Made this 9th day of JUNE, 2016, by WANDA SHAFFER, a single woman, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

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

PARCEL 117

SECTION 11130
F.P. No. 238275-2

That part of:

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

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

Described as follows:

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

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

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

CONTAINING 5.500 acres, more or less.

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

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

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

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



SIGNATURE LINE
PRINT/TYPE NAME: JUDEE BOUARD



SIGNATURE LINE
PRINT/TYPE NAME: Leslie M. Premo



WANDA SHAFFER
aka Wanda Lawson Shaffer

ADDRESS OF GRANTOR:

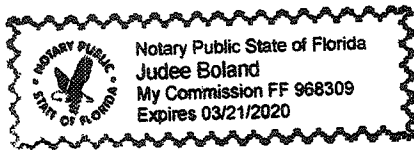
32913 CR 437
Sorrento, FL 32716

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

STATE OF FLORIDA

COUNTY OF LAKE

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



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

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

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

Parcel ID #: AK#1446392 & AK#3636163

Warranty Deed

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

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

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

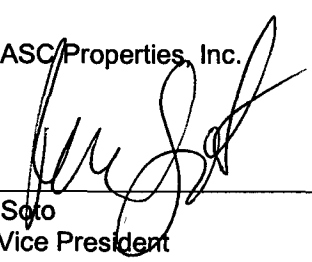
Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.
*Singular and plural are interchangeable as context requires.

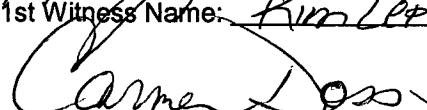
Subject to taxes for the year 2009 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

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

Signed, sealed and delivered
in the presence of:

Grantor: ASC Properties, Inc.

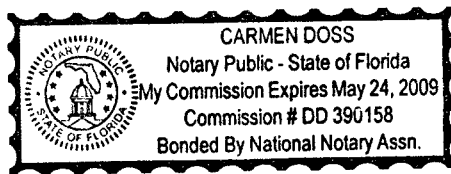
By: 
Rene Soto
As Its Vice President


1st Witness Name: Kim LeBon

2nd Witness Name: Carmen Lee

**Warranty Deed
Page Two**

State of Florida
County of Lake

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





Notary Public
My Commission Expires:

Exhibit "A"
Property Description

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

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L09000018852

Entity Name: ROUTE 46 PROPERTIES LLC

Current Principal Place of Business:

1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746

Current Mailing Address:

1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746 US

FEI Number: 26-4345881

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CROSON, DAVID A
1321 TAPPIE TOORIE CIRCLE
LAKE MARY, FL 32746 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CROSON, DAVID A
Address 1321 TAPPIE TOORIE CIRCLE
City-State-Zip: LAKE MARY FL 32746

Title MGR
Name CROSON, KATHERINE R
Address 1321 TAPPIE TOORIE CIRCLE
City-State-Zip: LAKE MARY FL 32746

Title MGR
Name CROSON, CHARLES
Address 1321 TAPPIE TOORIE CIRCLE
City-State-Zip: LAKE MARY FL 32746

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DAVID A CROSON

MGR

01/28/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ROUTE 46 PROPERTIES LLC

Filing Information

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

Principal Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Mailing Address

1321 Tappie Toorie Circle
Lake Mary, FL 32746

Changed: 01/08/2017

Registered Agent Name & Address

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

Name Changed: 04/06/2011

Address Changed: 01/08/2017

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Title MGR

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

Annual Reports

Report Year	Filed Date
2021	01/10/2021
2022	01/23/2022
2023	01/28/2023

Document Images

01/28/2023 -- ANNUAL REPORT	View image in PDF format
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01/10/2021 -- ANNUAL REPORT	View image in PDF format
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01/29/2019 -- ANNUAL REPORT	View image in PDF format
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01/23/2016 -- ANNUAL REPORT	View image in PDF format
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01/29/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
02/25/2009 -- Florida Limited Liability	View image in PDF format

ORDINANCE NO: 2024-05

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE MASTER PLAN FOR THE VISTA HILLS PLANNED UNIT DEVELOPMENT AS SET FORTH HEREIN; AMENDING ORDINANCE NO. 2022-20 IN BY ADOPTING UPDATED VISTA HILLS PLANNED UNIT DEVELOPMENT MASTER PLAN TERMS AND CONDITIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Route 46 Properties, LLC (Property Owner) is the fee simple owner of that property generally located on the North side of SR 46 and the West side of Norton Lane as more particularly described in **Exhibit "A"** attached hereto (Property) and LPG Urban and Regional Planners, Inc., is the applicant representative (Applicant) acting on behalf of the Property Owner; and

WHEREAS, a preliminary master plan for the rezoning of the Property to Planned Unit Development (PUD) was approved by the City of Mount Dora on November 16, 2021, by way of Resolution 2021-44, for the project entitled "Route 46 Properties, LLC"; and

WHEREAS, on December 20, 2022, the City adopted Ordinance 2022-20, authorizing the rezoning of the Property to PUD and setting forth the development conditions for the Vista Hills PUD Master Plan; and

WHEREAS, Property Owner has requested revisions to the development conditions for the Vista Hills PUD; and

WHEREAS, Property Owner has requested amendment to the development conditions for the Vista Hills PUD for adjustment to the minimum off-street parking residential multiple-family (includes visitor parking) requirements and revise the PUD expiration time-frame for a maximum of four (4) years from the date of this ordinance adoption; and

WHEREAS, the revisions to the terms and conditions to the Vista Hills PUD are consistent with the City's Comprehensive Plan and the underlying Residential High Density (18.0 dwelling units per acre or less) and Commercial Future Land Use designations for the Property; and

WHEREAS, the City of Mount Dora has received public input related to the requested revisions to the Vista Hills PUD; and

WHEREAS, the City of Mount Dora has received a recommendation of approval from City staff and the City’s Planning and Zoning Commission related to the revisions to the Vista Hills PUD; and

WHEREAS, the City of Mount Dora hereby finds that the amendment set forth herein serves a legitimate public purpose and is in the best interest of the health, safety and welfare of the citizens of the City of Mount Dora, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA:

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

SECTION 2. Amending and Replacing Ordinance No.: 2022-20 – Vista Hills Planned Unit Development Terms and Conditions.

- (a) The Vista Hills PUD Master Plan adopted via Ordinance No. 2022-20 is hereby vacated and deleted in its entirety.
- (b) The Vista Hills Final Master Plan attached hereto as Exhibit “B” is hereby adopted. The Property shall be subject to all conditions set forth in the City’s Land Development Code, except for the conditions, zoning performance standards, site designs standards, permitted uses and other components described or graphically depicted on the Vista Hills Master Plan attached hereto which shall be the controlling master plan for the Property.

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

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the revisions to the Vista Hills PUD, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. Non-Codification and Scrivener’s Errors. The provisions of this Ordinance shall not be codified in the, City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

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

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

SECTION 8. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____ 2024.

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

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

Patrick Brackins, City Attorney

EXHIBIT “A”
Property Legal Description

EXHIBIT “B”
Final Planned Unit Development for Vista Hills