



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
March 20, 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 removal of Land Development Code Amendment; Donnelly Street Setback Requirement.**
 - 1. Swearing in of witnesses by City Attorney
 - 2. Staff/Applicant presentation
 - 3. Public Input
 - 4. Commission deliberation and action
 - B. Request for Minor Site Plan (TABLED); 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 Site Plan (TABLED); Wash City-Mount Dora (Project Name); 18200 US 441 (Site Address); 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

D. Request for Final Plan / Final Plat; Nathan's Corner (Project Name); Fearon Avenue (Location); West Family Trust (Owner); West Construction Services, Inc. (Applicant); Wicks Engineering Services, Inc. (Engineer). Project No. PR23-03Minor.

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

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: April 17, 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 352-735-7126, ext. 1111, or by email at clerk@mounddora.gov.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

February 21, 2024

I. Call to Order

Having been duly advertised as required by law Chairman, Miles Beach called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, February 21, 2024.

II. Roll Call with Determination of Quorum

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

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

Presenters: David Breeding, *Farmer Development*; Al Morales, *My Place Self Storage*; Michael Rankin, *LPG LLC*; Patricia Ortiz, *Aspire Engineering*

III. Approval of Minutes

Mr. Homich motioned to approve the meeting minutes dated January 17, 2024. The board members seconded the motion and the minutes were approved unanimously with a 7 - 0 vote.

IV. Public participation/hearing for non-agenda items

None

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

Ms. Janiszewski provided a brief summary of the proposed application and stated that 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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

February 21, 2024

to satisfactorily addressing outstanding DRC comments and items provided in the attached City correspondence dated January 22, 2024.

Discussion on unobtainable/clear cut trees and required buffer.

Ms. Janiszewski stated that there is ten- foot landscape buffer on the Northern side and a twenty-foot buffer on the Eastern and Southern. The Western side is showing a thirty -foot buffer but looks to be averaging at twenty also.

Applicant representative Ms. Ortiz, stated the site has many trees but the majority are located within the center of the site, where development is proposed to occur.

Ms. Ortiz clarified that their unsure of the caliber/health of the trees located within the Eastern/Western buffer areas. Landscaping plans meet criteria for required buffers and there will be more canopy trees, across the Southside of the property.

Conversation regarding adding trees to Southern buffer if possible.

Mr. Sandersfeld stated existing trees are mature, save grouping of trees could potentially be a problem to the development.

Discussion on applicant contributing to tree bank.

Board discussed tabling application for staff/applicant to re-evaluate buffer, sound mitigation, saving existing trees, tree bank and etc.

Ms. Ortiz and board discussed other options for doing retention, in an effort to maintain a larger buffer at the Southern end.

Ms. Ortiz stated that there will be a vaulted storm water system underground. Not economically feasible to have an entirely vaulted system. The landscaping that they are providing is what is required by the City's code.

Conversation on buffer vs. tree replacement.

Ms. Ortiz clarified that they are proposing to mitigate for the trees on site, paying into the tree bank fund and planting new trees.

Discussion on making retaining wall more decorative, by adding fence on top to widen buffer for additional canopy trees.

Conversation on using funds put into tree bank by applicant, for the City to plant in the right-of- away for additional buffer.

Mr. Sandersfeld stated that its private property, the City doesn't have control over land.

Discussion on health concerns due to stagnate ponds. Ms. Ortiz stated the ponds are dry, seasonally wet. They will hold water but not daily. There is a forty foot right-of- way between developments.



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February 21, 2024

On a motion by Mr. Dring, seconded by Ms. Haukoos, the board voted to table the application; requesting that the applicant retain some of the trees on the property and provide a tree plan including more canopy trees.

FOR: Coombes, Dring, Haukoos, Homich, Tietmeyer and Turner

AGAINST: Beach

VOTE: 6-1

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

Ms. Janiszewski provided a brief summary of the proposed application and stated that 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.

Applicant, Mr. Morales stated that he would like to table their application in an effort to re-evaluate/redesign tree layout.

Mr. Sandersfeld clarified that if the applicant proposes to shift the lots, it will be out of compliance with the Land Development Code and staff would have to recommend in-favorable recommendation.

Applicant agreed to work with staff to re-evaluate.

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

Conversation regarding permitted trees /specimen types for applications. Mr. Sandersfeld stated that staff verifies compliance, using Land Development Code list.



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February 21, 2024

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

Ms. Janiszewski provided a brief summary of the proposed application and stated that 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.

Clarification on removing parking spaces vs. allocating as electric car charging stations.

Ms. Janiszewski stated that there will be a mixture of both. Applicant will be starting off with seventeen regular parking spaces and coming back with sixteen charging stations. There will be a net loss of one parking space.

Mr. Sandersfeld clarified that the City has no regulations pertaining to electric vehicles and cannot prohibit non-electric cars parking in charging stations. This can be characterized as a conversion.

Discussion on potential necessity for the code to be changed, to accommodate electric vehicles/charging stations.

Ms. Janiszewski stated it's possible. ADA is required federally, staff is always monitoring planning trends but there is nothing currently.

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



CITY OF MOUNT DORA, FLORIDA
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February 21, 2024

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

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced request and forward the same to City Council.

Ms. Janiszewski clarified that this is the same PUD that was presented in 2022, it's just an extension and includes a minor revision of parking spaces.

Conversation regarding what is being reviewed by the board. Mr. Sandersfeld stated that the board is approving/denying the project again with the amendment/extension.

Discussion on why development hasn't been completed within the allotted twelve months.

Mr. Sandersfeld stated applicant has been working towards a credit for transportation with Lake County.

Applicant Representative Mr. Rankin, clarified that they are asking for a time extension to work on the language and finalize the Niles Road extension. Currently waiting on the county to move forward.

Mr. Sandersfeld expressed that this is a multiple phase and four years for this type of development is a reasonable time frame. Site plans and Final construction plans will need to be reviewed by the board at a later date.

Discussion on possibly reducing the number of parking spaces.

Ms. Janiszewski clarified the City's code for required parking spaces. The City originally approved seven-hundred parking spaces, the applicant is providing six-hundred and ninety four.

Board expressed their concerns regarding length of extension and Niles Road not following the alignment being presented.



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February 21, 2024

Mr. Sandersfeld stated that the extension is beneficial to preserve the land for Niles Road. If the PUD expires and the land is donated to the City, we could be responsible for building the road at tax payer's expense.

Mr. Sandersfeld clarified that the applicant hasn't submitted an extension request, they requested an amendment.

Ms. Janiszewski further reiterated that the amendment is extending the PUD and clarifying the same concept plan, no parking spaces have changed. It's establishing where the parking reduction came from/four year extension.

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to approve the 1st PUD Master Plan Amendment and the four year extension.

FOR: Beach, Coombes, Dring, Haukoos, Tietmeyer, Turner,

AGAINST: Homich

VOTE: 6-1

VI. Other Business

City Attorney Mr. Hand stated that most PUD's usually have a five to six year range. One year is generally not enough time for proper infrastructure.

Mr. Sandersfeld and Ms. Janiszewski agreed and stated when considering, it's a case by case scenario.

VII. Announcement of next scheduled meeting date

Next regularly scheduled meeting date: March 20, 2024

VIII. Adjournment

On a motion by Ms. Haukoos, seconded by Mr. Dring, the meeting was adjourned at 11:36 a.m.

Whitney Scott,
Administrative Coordinator

Miles Beach,
Commission Chair



CITY OF MOUNT DORA

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

DATE: March 20, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Michele Janiszewski, AICP, Senior Planner

RE: Land Development Code Amendment to Section 3.5.2

Recommendation:

Staff recommends approval of the attached Ordinance to amend Land Development Code (LDC) Section 3.5.2 to remove the additional setback imposed on Donnelly Street between 5th Avenue and Limit Avenue.

Background:

Section 3.5.2 of the City's Land Development Code has a general setback requirement for future road widening. This increased setback may be required to ensure proper setbacks from a planned right-of-way on any road or street that is programmed for widening. This code section states building setback should be 100 feet from the centerline along Donnelly Street. In order to remove any confusion that Donnelly Street has a "planned" setback of 100 feet, staff recommends this requirement be removed altogether from the future road widening setback list. There are no city plans to increase travel lanes or expand Donnelly Street. Also, numerous buildings are already within 100 feet setback area. This code change removes any possible misinterpretations of these setback requirements for a redevelopment corridor along Donnelly Street.

Every zoning district has setbacks established between buildings and the road and property lines. The setbacks vary between each zoning district to serve and protect the public health, safety, and welfare. Setbacks are necessary for numerous reasons including, but not limited to, mitigating the impact of stormwater on abutting property owners; ensuring the view of motorists is not obstructed for the safety of pedestrians and other vehicles; protecting natural bodies of water and other sensitive habitats; and providing adequate space for future development.

In addition to the setbacks established within the zoning districts, LDC Section 3.5.2 establishes increased setbacks to ensure proper setbacks from the planned right-of-way on any road or street that is programmed for widening under:

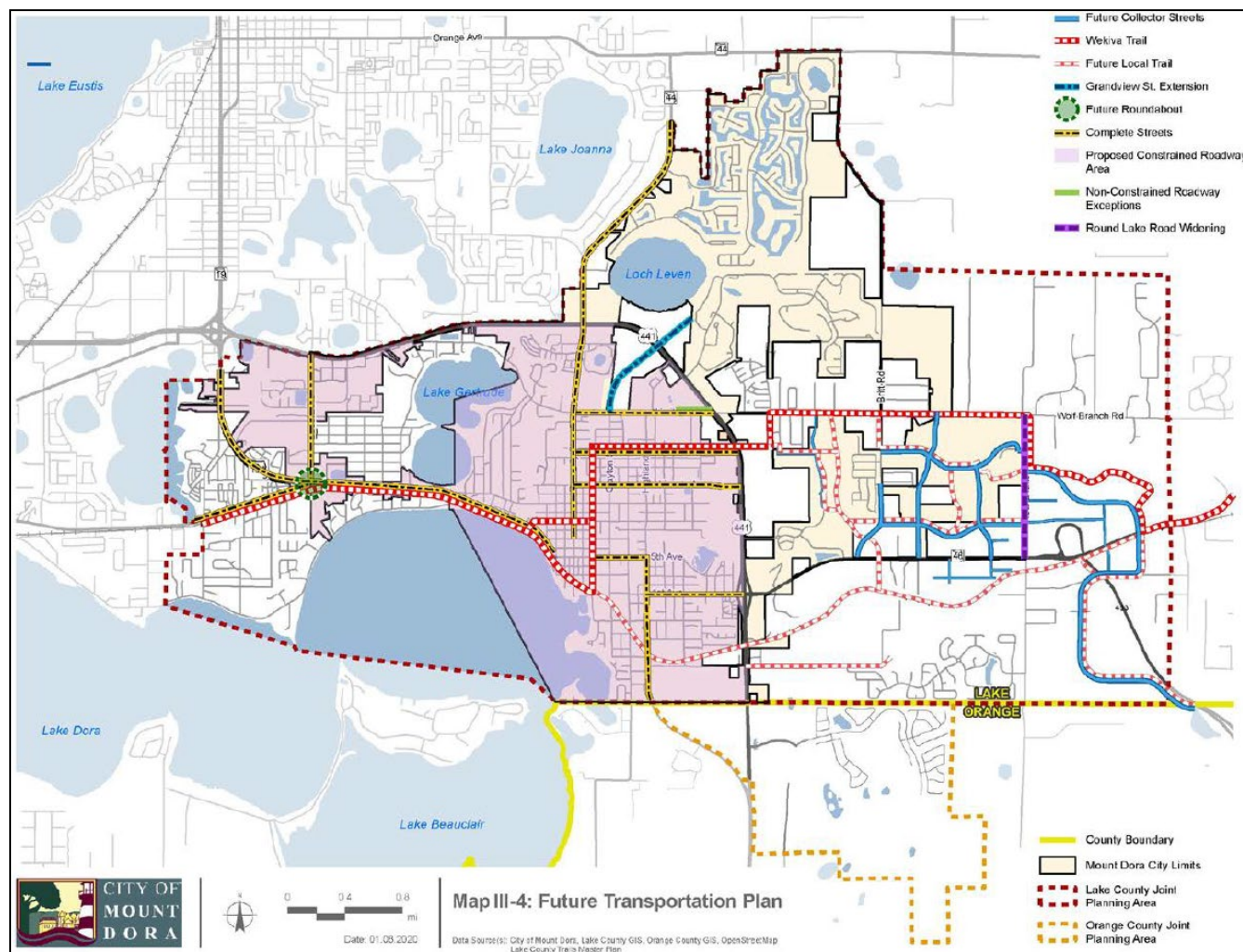
1. The traffic circulation element of the comprehensive plan;
2. The current capital improvements program; or
3. The officially adopted Florida State Department of Transportation Five Year Work Program.

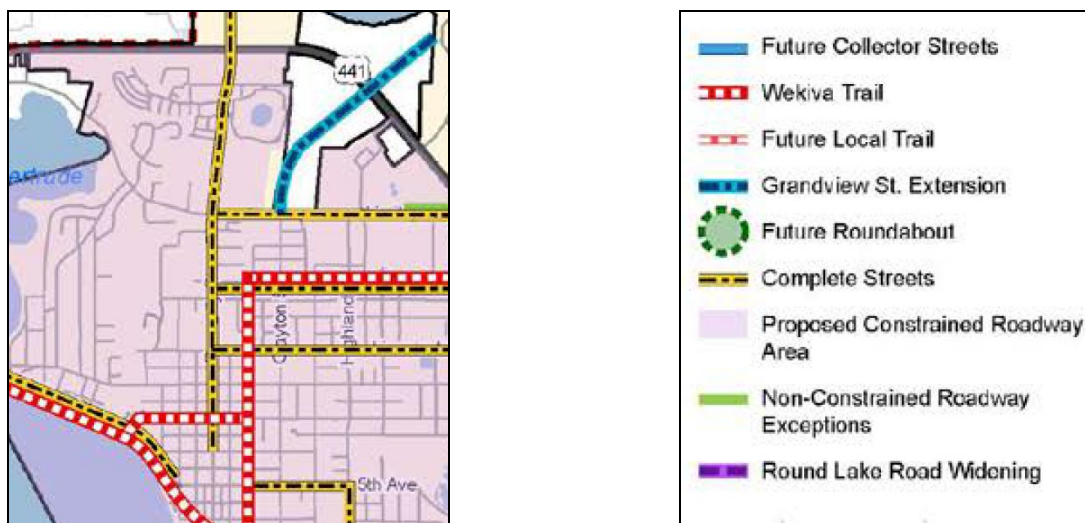
This Section of the Code establishes additional setbacks from Donnelly Street between 5th Avenue and Limit Avenue as shown below:

Street	From	To	Current Number of Lanes	Planned Right-of-Way Line (from Centerline)	Building Setback (from Centerline)
Donnelly Street	5th Avenue	Limit Avenue	2	50 Feet	100 Feet

Currently, there are no plans to widen Donnelly Street so this additional setback to accommodate future right-of-way widening is not needed.

Map III-4: Future Transportation Plan, City of Mount Dora 2045 Comprehensive Plan, does not show any future widening of Donnelly Street between 5th Avenue and Limit Avenue. It only shows that it is planned to be redeveloped into a complete street (below).



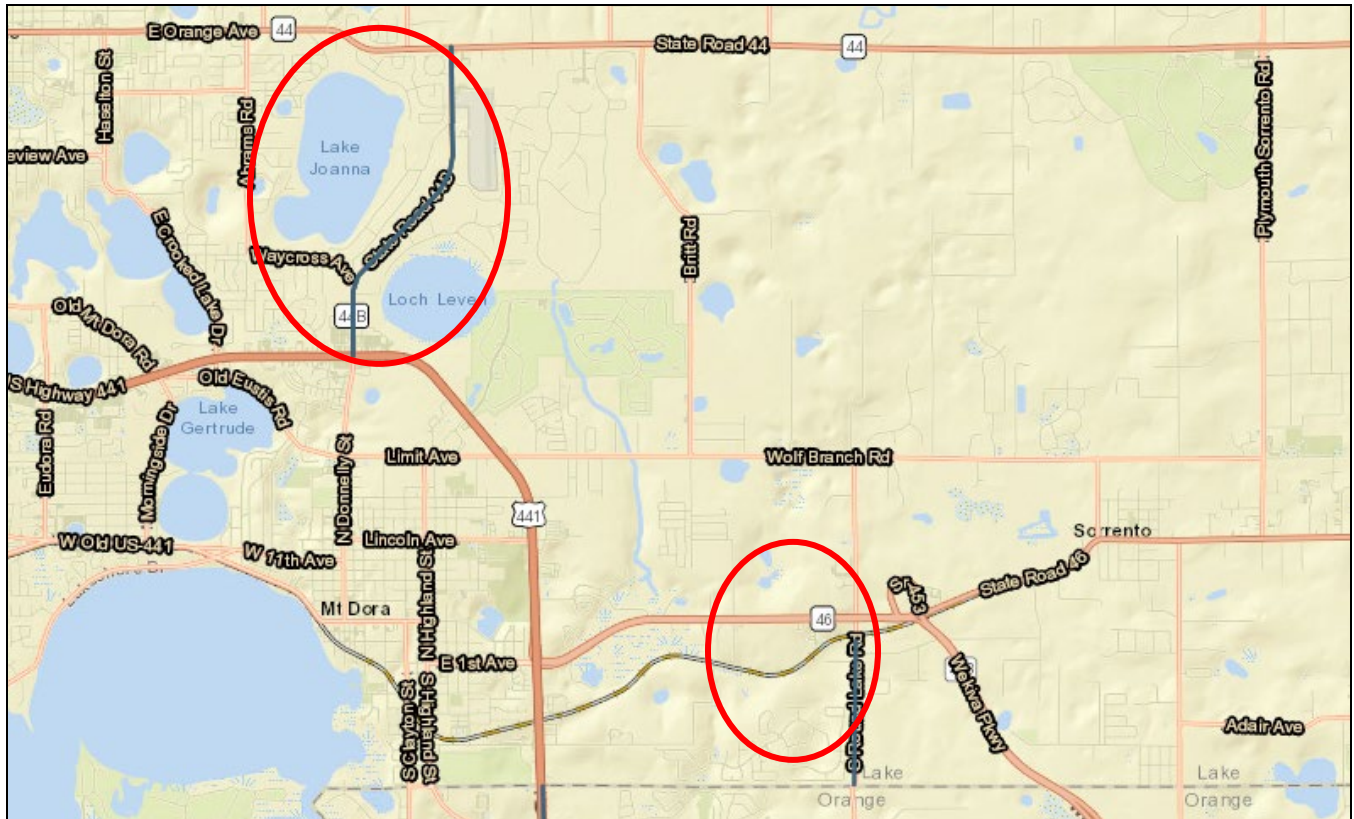


Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Instead of widening right-of-ways, current planning trends seek to accomplish complete streets by utilizing road diets or roadway reconfiguration to improve safety, calm traffic, provide better mobility and access for all road users. As such, additional setbacks to accommodate an unplanned widening are not necessary.

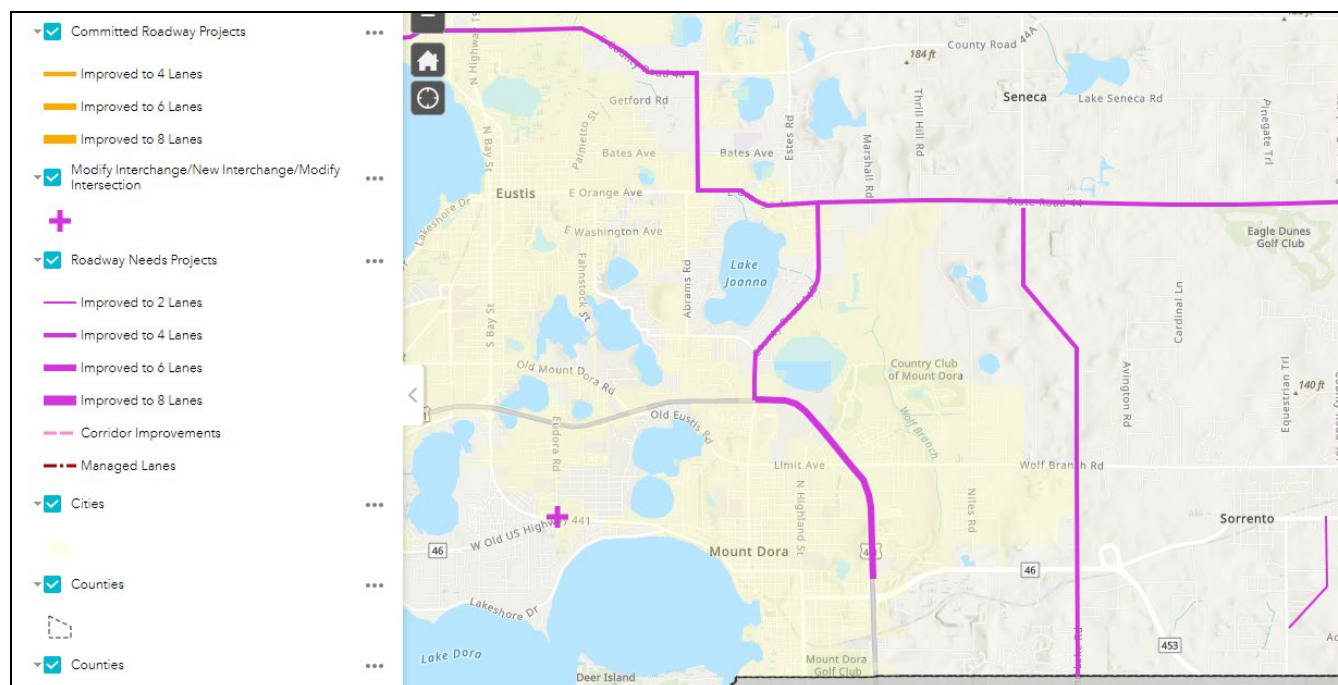
Table IX-I entitled ‘Projected Capital Improvements,’ City of Mount Dora 2045 Comprehensive Plan, does not include any projects pertaining to the widening of Donnelly Street.

The Lake-Sumter MPO Transportation Improvement Program for 2024-2028 does not include any proposed improvements to Donnelly Street.

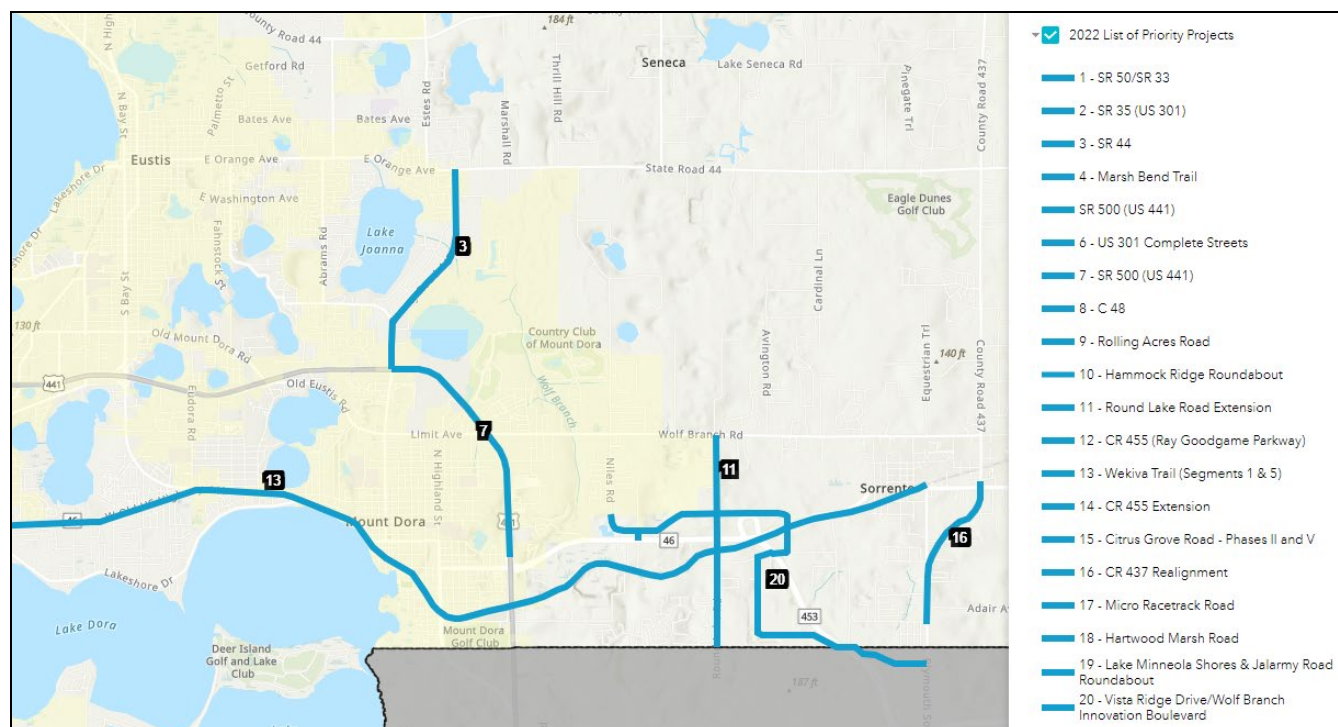
The FDOT Tentative Work Program for Fiscal Year 2023 to Fiscal year 2027 for Lake County does not include any proposed improvements to Donnelly Street. The only two projects within the Work Plan within Mount Dora are the widening and resurfacing of Round Lake Road between Wolf Branch Road to the Orange County Line and pavement resurfacing of State Toad 44 from U.S. Highway 441 to State Road 44 / Orange Avenue (below).



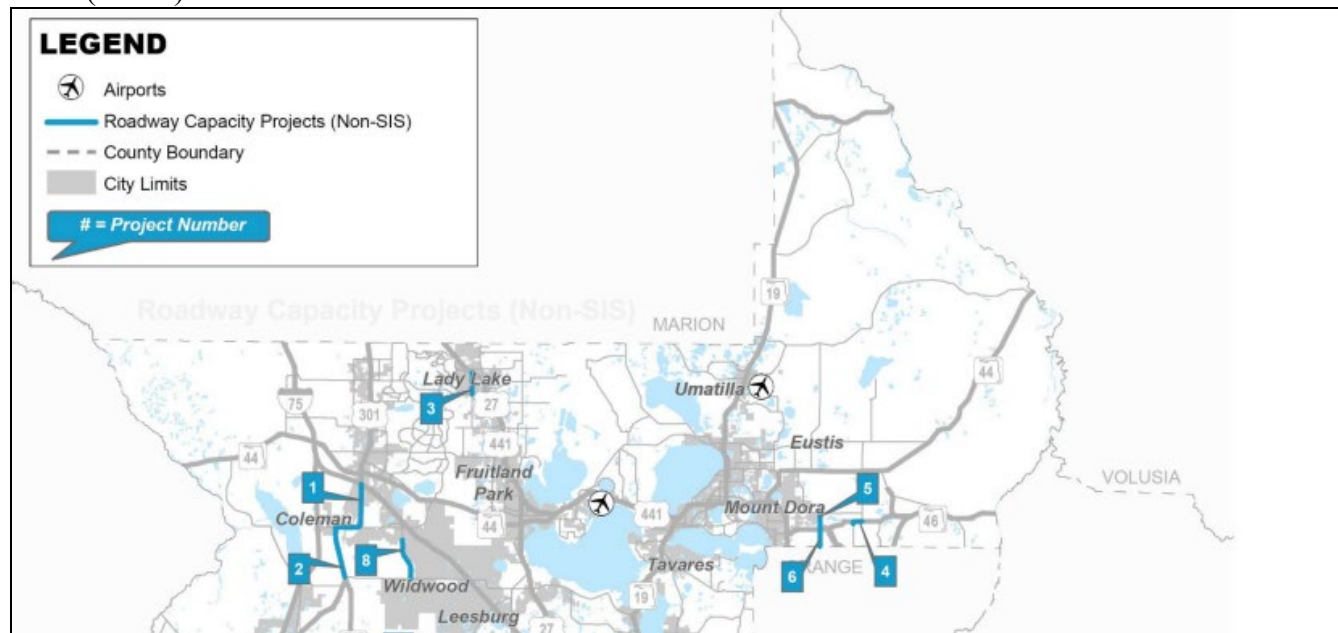
The Land-Range Transportation Plan (LRTP) adopted by the Lake-Sumter MPO does not include any projects for Donnelly Street but includes the widening of U.S. Highway 441, Round Lake Road, and State Road 44, and modifications to the intersection of Eudora Road and 19A (below).



The 2022 List of Priority Projects (LOPP) adopted by the Lake-Sumter MPO does not include any projects for Donnelly Street but includes the previously named projects and Segments 1 & 5 of the Wekiva Trail and Vista Ridge Drive (below).



The Lake-Sumter MPO Transportation Improvement Program (TIP) for 2024-2028 does not include any projects for Donnelly Street. No Aviation; Bike / Pedestrian Sidewalk; Planning Studies; Safety / Operation / TSMPO; Strategic Intermodal System; Trail; Transit and Transportation Disadvantage; nor Complete Streets Projects within the Mount Dora JPA are included within the TIP for 2024-2028. Two Roadway Capacity Projects are located within the Mount Dora JPA for new road construction from County Road 437 to State Road 46 and Round Lake Road from the Orange County Line to Wolf Branch Road (below).



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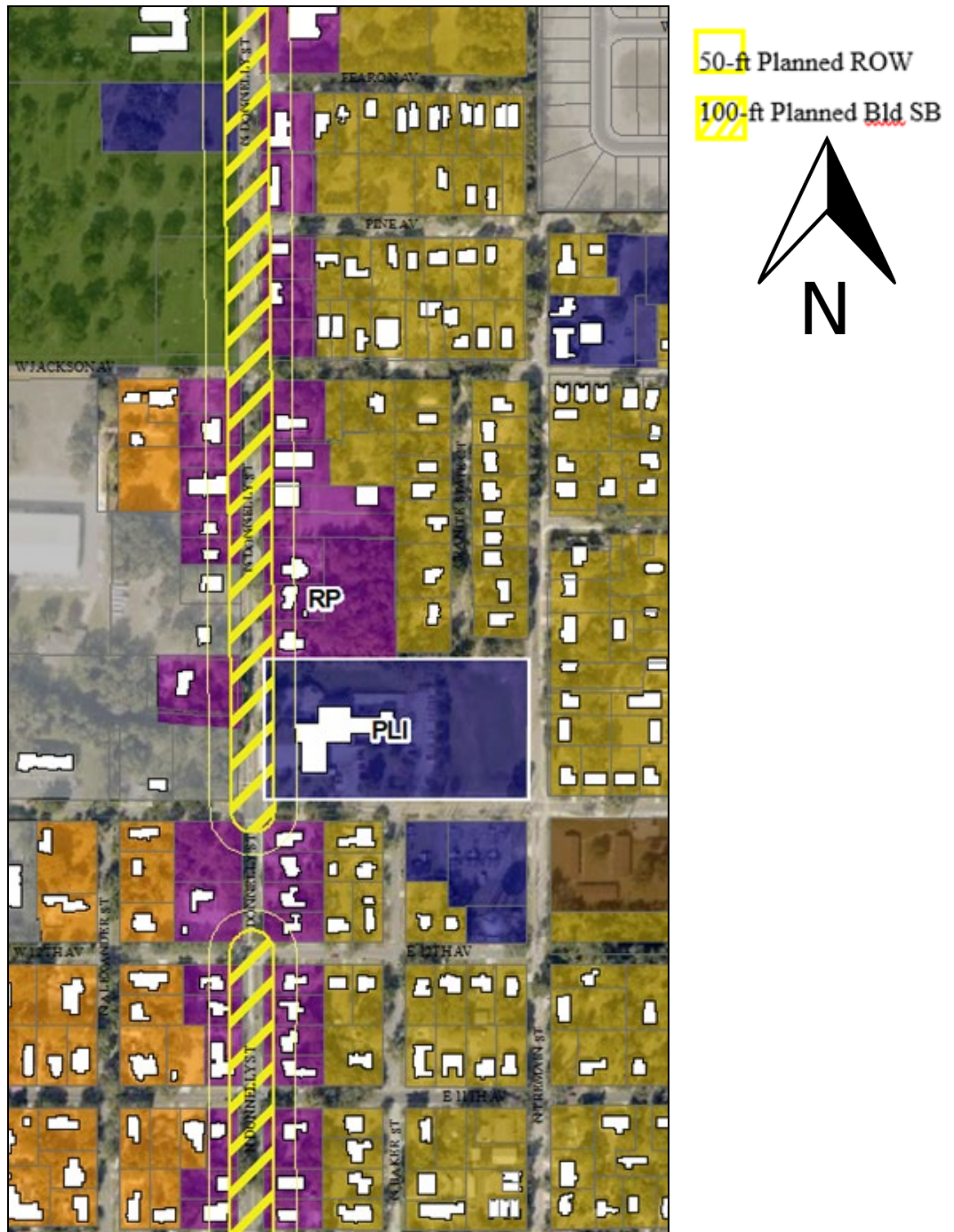
Project Description:		ROUND LAKE ROAD FROM LAKE/ORANGE COUNTY LINE TO WOLF BRANCH ROAD					FM#	Funding Source(s):	Local, State 100%
Work Description:		NEW ROAD CONSTRUCTION					4417102		
CMP Status:		-					LRTP Page:	Pg. 4-12	
Phase	<2024	2024	2025	2026	2027	2028	>2028	Amount Funded	
PDE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROW	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000
LAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RRU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000
Responsible Agency:					NOT AVAILABLE		County:		LAKE
Total Project Cost:								\$	9,000,000

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Top 20

Project Description:		CR 437 FROM CENTRAL AVE TO SR 46				FM#		Funding Source(s): Local, State 100%	
Work Description:		NEW ROAD CONSTRUCTION				4413931			
CMP Status:		-				LRTP Page:		Pg. 2-3	
Phase	<2024	2024	2025	2026	2027	2028	>2028	Amount Funded	
PDE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROW	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
LAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RRU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
Responsible Agency: NOT AVAILABLE							County: LAKE		Total Project Cost: \$ 2,500,000

Staff also finds that the existing twenty-five (25) foot setback from Donnelly Street should be sufficient. The map below shows that most development is built up to the planned right-of-way setback.



Future Actions:

First Reading City Council: April 2, 2024

Second Reading and Adoption City Council: April 16, 2024

Attachments:

Draft Ordinance amending the LDC

ORDINANCE NO: 2024-08

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE RELATED TO SETBACK REQUIREMENTS FOR FUTURE ROAD WIDENING WITHIN THE CITY'S MAJOR ROADWAY SYSTEM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER III, ZONING REGULATIONS, SECTION 3.5, SUPPLEMENTAL REGULATIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of land development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its land development regulations; and

WHEREAS, the City finds that the amendments to its Land Development Code, as set forth herein, are consistent with all applicable policies of the City of Mount Dora Comprehensive Plan; and

WHEREAS, the City has determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety, and welfare of the citizens of the City of Mount Dora.

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER III, ZONING REGULATIONS, SECTION 3.5, SUPPLEMENTAL REGULATIONS. The City of Mount Dora Land Development Code,

Chapter III, Zoning Regulations, Section 3.5, Supplemental Regulations is hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~striketrough~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

Section 3.5. - Supplemental regulations.

Section 3.5.2. *Setbacks for future road widening.* In addition to the setback requirements contained in the specific zoning districts, increased setbacks may be required to ensure proper setbacks from the planned right-of-way on any road or street that is programmed for widening under: (1) the traffic circulation element of the comprehensive plan; (2) the current capital improvements program; or (3) the officially adopted Florida State Department of Transportation Five Year Work Program. Required setbacks are listed in Table III-I which follows:

TABLE III-1
Major Roadway System
Mount Dora Planning Area
Setback Requirements

CITY SYSTEM

STREET	FROM	TO	CURRENT NUMBER OF LANES	PLANNED RIGHT-OF- WAY LINE (FROM CENTERLINE) (FEET)	BUILDING SETBACK (FROM CENTERLINE) (FEET)
Highland Street	Pine Avenue	5th Avenue	2	40	65
Donnelly Street	5th Avenue	Limit Avenue	2	50	100
Pine Avenue	Donnelly Street	Highland Street	2	40	65
11th Avenue	Virginia Avenue	Highland Street	2	40	70
Lincoln Avenue	Donnelly Street	U.S. 441	2	65	65
Robie Avenue	Grandview Street	City limits	2	40	65

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS. The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. 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 prudent.

SECTION 4. CODIFICATION AND SCRIVENER’S ERRORS.

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 3 above shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Land Development Code.

C. 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 with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. SAVINGS CLAUSE. All prior actions of the City pertaining to the amendments to the City of Mount Dora Land Development Code, as well as any and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING: _____

SECOND READING: _____

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED this ____ day of _____, 2024.

CRISSY STILE, MAYOR
CITY OF MOUNT DORA

ATTEST:

Jeanann Hand, City Clerk
City of Mount Dora

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

Patrick Brackins, City Attorney
City of Mount Dora



CITY OF MOUNT DORA

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

DATE: March 20, 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 included additional 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.

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 Applicant provided 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 as the subject property does not contain any trees; 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 is accessed from U.S. Highway 411 via an asphalt apron and forty (40) foot ingress and egress easement, and this access will not be modified as part of this application. As would be required from a new development, a “Type A” landscaped buffer is required along the northern property boundary which is currently utilized as an 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.

The Applicant proposes the following buffers to meet the requirements established in Land Development Code Section 6.6.2(4) *Landscape Buffer Requirements*. The Applicant proposes to plant at least twenty (20) canopy trees, twenty-eight (28) understory trees, and seventy (70) shrubs within the required landscape buffer.

Location	Buffer Type / Width (Required)	Landscaping Buffer Requirements (per 100 linear feet)	Landscaping Buffer Proposal (entire buffer)	Applicant Proposal (final)
North	Type B 30-ft	- Four (4) Canopy - Five (5) Understory - Shrubby or hedge.	- Eleven (11) Canopy - Thirteen (13) Understory - Hedge	<i>Applicant proposes to relocate buffer to Southern Buffer, or request an alternative performance standard to accommodate the required planting(s).</i>
South	Type A 25-ft	- Three (3) Canopy - Five (5) Understory - Shrubby or hedge.	- Seven (7) Canopy - Eleven (11) Understory - Hedge	- Seven (7) Canopy - Eleven (11) Understory - Hedge
East	N/A	No buffer required.	N/A	N/A
West	Type A 25-ft	- Three (3) Canopy - Five (5) Understory - Shrubby or hedge.	- Ten (10) Canopy - Seventeen (17) Understory - Hedge	- Ten (10) Canopy (17) Understory - Hedge

In meeting with the Staff, the Applicant expressed concerned for the intensity of the plantings along the southern buffer due to the relocation of the Northern landscape planting. Staff recommended to implement performance standards found within the Land Development Code Section 6.6.5(6), *Performance Standards* which include the below:

- a. *Clustering*: In order to provide a more interesting and aesthetically pleasing effect, landscaping may be clustered along perimeter buffers. Cluster landscape plans shall be approved at the discretion of the Planning and Zoning Commission.
- b. *Substitutions*: Six cabbage palm trees may be substituted for each canopy tree for up to 25 percent of the total number of canopy trees. These trees must be clustered at a maximum six foot on center and have a minimum height of 12 feet.
- c. *Shifting*: Canopy trees may be shifted within the perimeter buffers provided a minimum of three canopy trees per 100 linear feet be maintained in any one buffer.
- d. *Off-site donation*: If the applicant finds it difficult to provide the necessary landscape materials to meet minimum code requirements, the planning and zoning commission may consider donation of materials for off-site landscaping. Such landscaping may be located along public rights-of-way and on publicly owned property.

The Applicant submitted a letter requesting relief from providing the northern, Type-A landscape buffer due to limited space. To meet the intent of the code, the Applicant is seeking to utilize a combination of on-site mitigation and payment to the tree bank. The total trees required along the northern boundary is eleven (11) canopy trees and thirteen (13) understory trees. Eight (8) canopy trees and eight (8) understory trees are proposed to be planted within the proposed expansion site or the existing developed site. The remaining three (3) canopy trees and five (5) understory trees would be mitigated with a donation into the tree bank. The Applicant stated that they are able to add three additional trees for on-site mitigation within the buffer along the southern boundary. However, they are concerned that adding any more additional trees within the eastern or southern buffers will cause overcrowding causing their growth to be stunted and the understory trees to eventually be overtaken. Payment to the Tree Bank fund is contingent on approval from the Planning & Zoning Commission.

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.

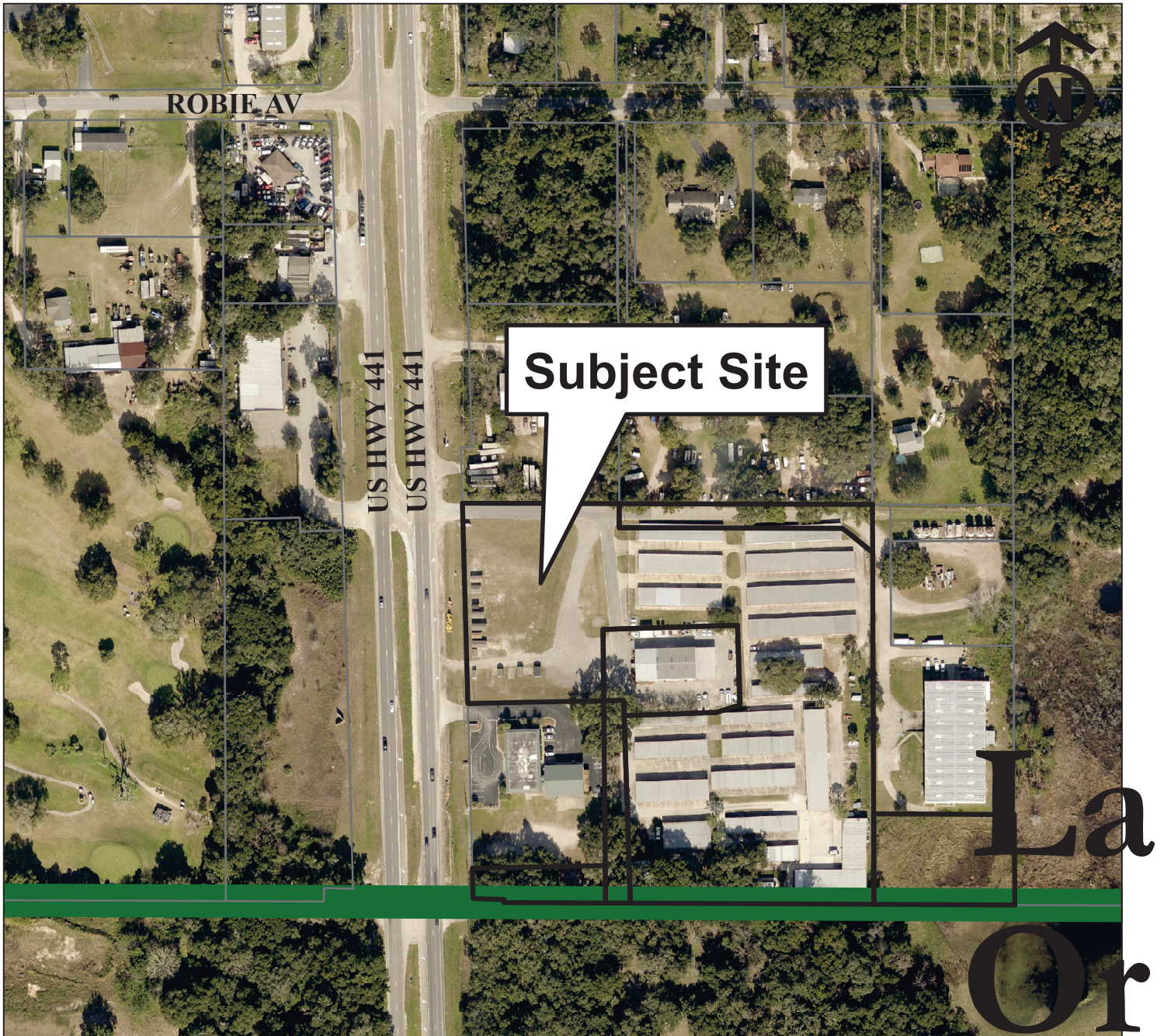
ATTACHMENTS:

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



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

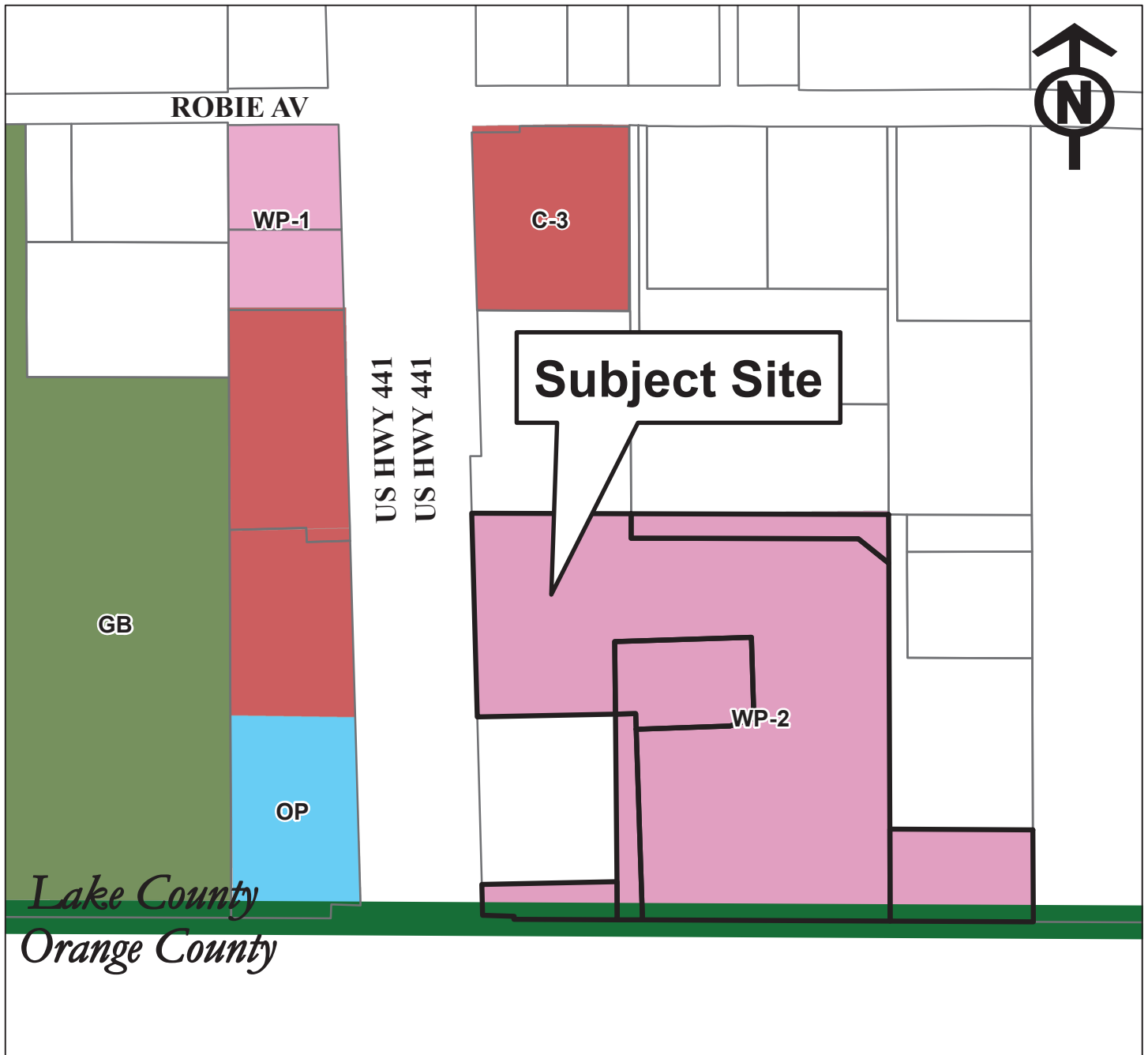
Request:

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

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:

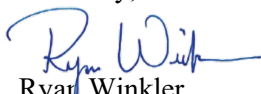
Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the Wash City Site Plan Set for project referenced above, and additional information is needed to complete our review. The Site Plan request has been placed on the Planning and Zoning Commission 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

Allen C. Lane, Jr.

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

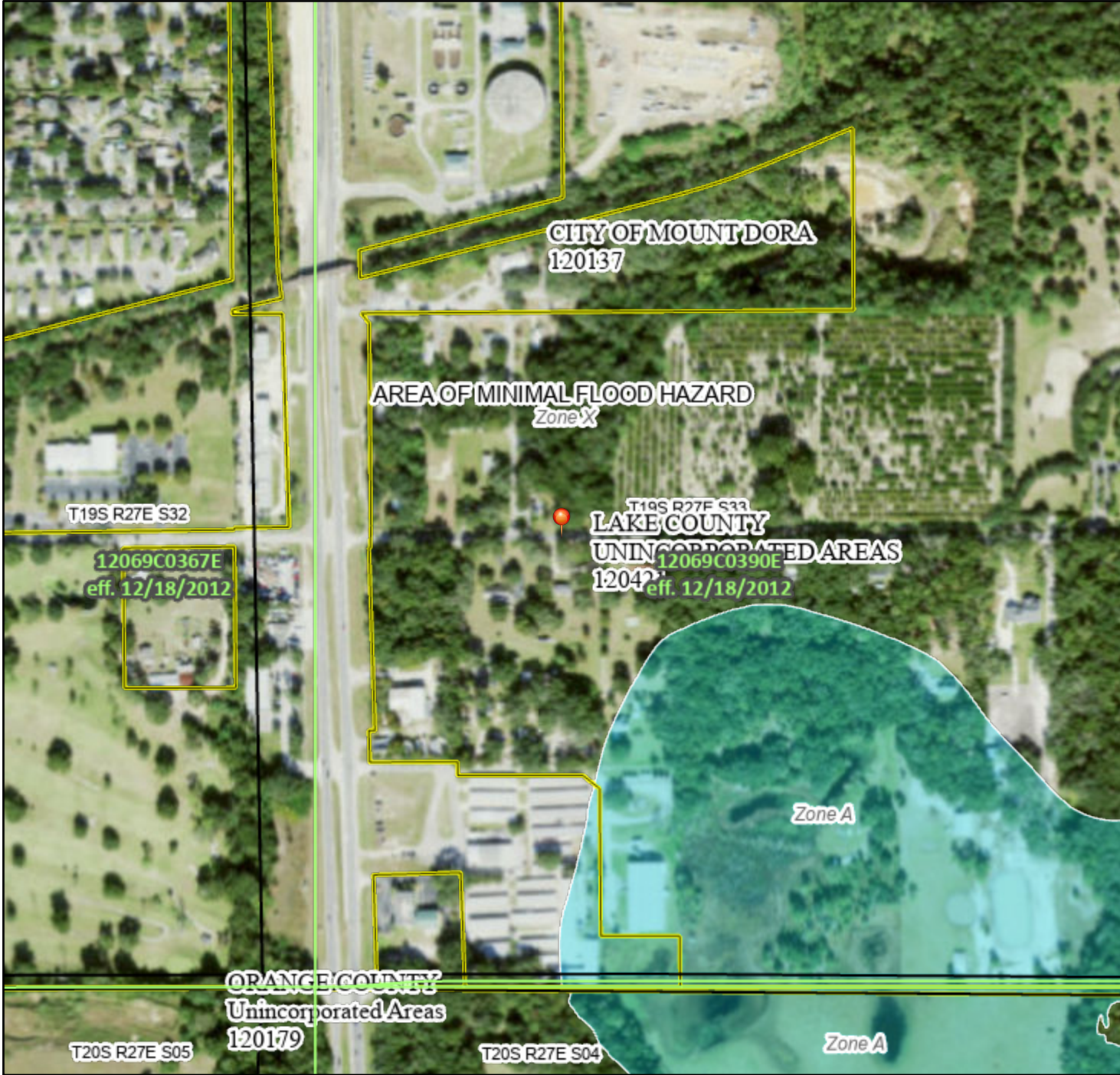
CC: Kiersten U. Cavender
Gabriela Caron, E.I.
David A. Wheeler, P.E.

J:\M7000.01\z-Orlando\Civil\City Plan Review\201.00M7000.620_SAF NOB US 441 LLC (My Place Mount Dora Expansion)\Letter\Second Review\CPH Comments - My Place Mount Dora - Second Review.docx

National Flood Hazard Layer FIRMette



81°37'40"W 28°47'38"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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
Surveyors

Engineers
Landscape Architects
Planners
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5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Memo

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CITY OF MOUNT DORA

SP23-15 Minor

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

MINOR SITE PLAN APPLICATION

Date: 11/28/2023 Project Name: MyPlace Mount Dora Expansion

1. Site Address: 21901 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: unknown
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 ☒ 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

Updated 5/13/2021



March 11, 2024

RE: My Place Self Storage, Mt. Dora, FL

Planning and Zoning Commission
City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

To Members of the Mt. Dora Planning Commission,

The owner of the property located at 21885 U.S. Hwy 441 is requesting relief from planting the required buffer along the northern boundary due to limited space. Space is limited due to an existing 40' ingress/egress easement with an existing access road. Instead of planting the required trees along the northern boundary, we are requesting to use a combination of on-site mitigation and payment to the tree bank.

The total trees required along the northern boundary is eleven (11) canopy trees and thirteen (13) understory trees. Eight (8) canopy trees and eight (8) understory trees are proposed to be planted within the proposed expansion site or the existing developed site. The remaining three (3) canopy trees and five (5) understory trees would be mitigated with a donation into the tree bank.

The need for the tree bank donation is due to limited space on site because of other required buffers and the stormwater pond. We were able to add three additional trees for on-site mitigation within the buffer along the southern boundary. However we are concerned that adding any more additional trees within the eastern or southern buffers will cause overcrowding causing their growth to be stunted and the understory trees to eventually be overtaken.

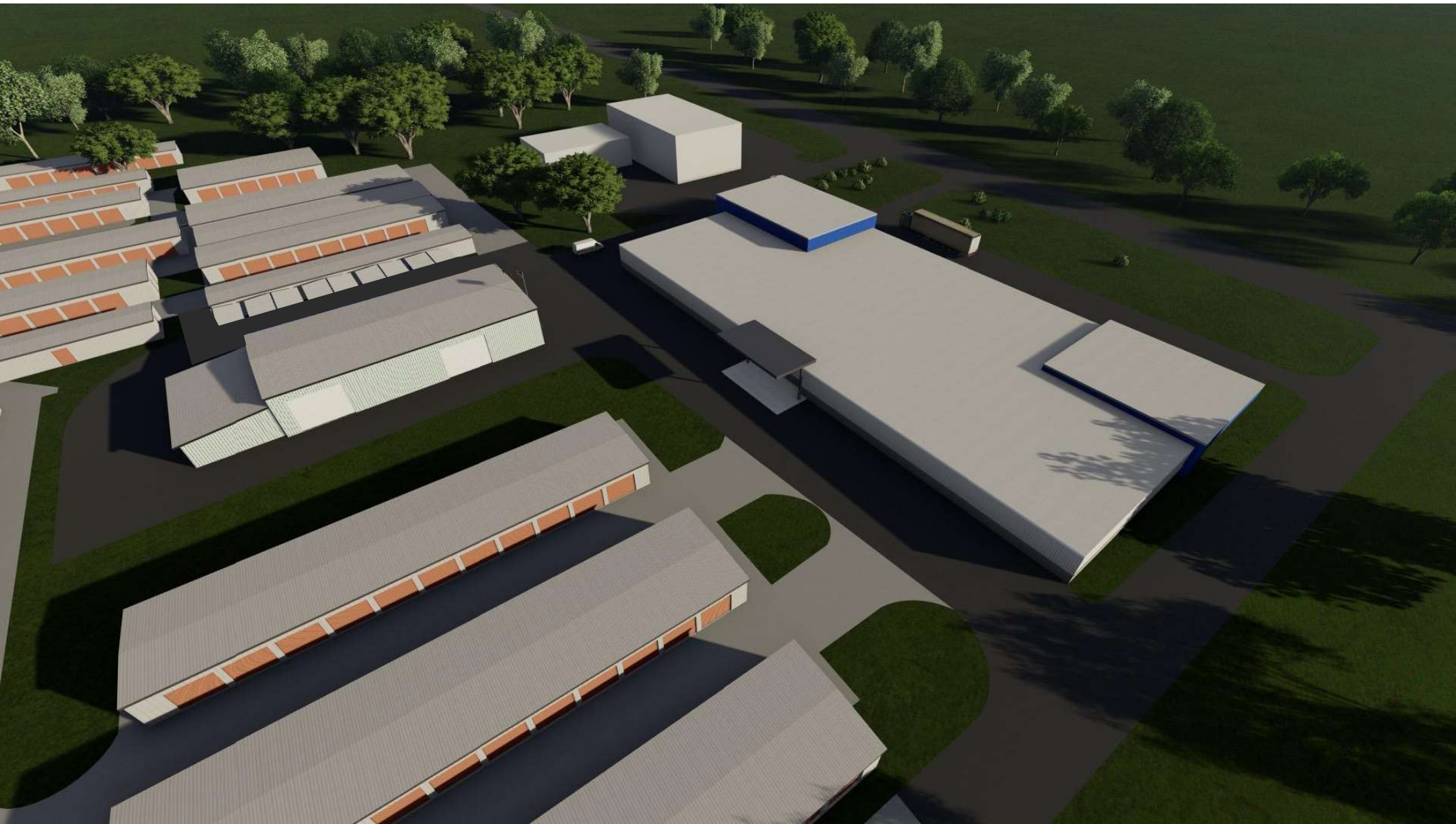
We are also requesting to cluster the required trees along US Hwy 441 frontage. The trees will be clustered due to multiple items on the northern portion of the property that would cause conflict with tree plantings. These includes the access sidewalk, visibility to the monument sign / front entrance of the building, and the utility lines including the water line and the sanitary sewer line.

In order to avoid damage to the sidewalk and utility lines as well as maintaining visibility to the front entrance and monument sign, we have shown the trees clustered in the middle and southern end of the property. Our proposed landscape plan, sheet L-1.0, is reflective of this for your consideration.

Thank you,

Glen L. Craig, RLA
FL LA0001443







 SELF-STORAGE

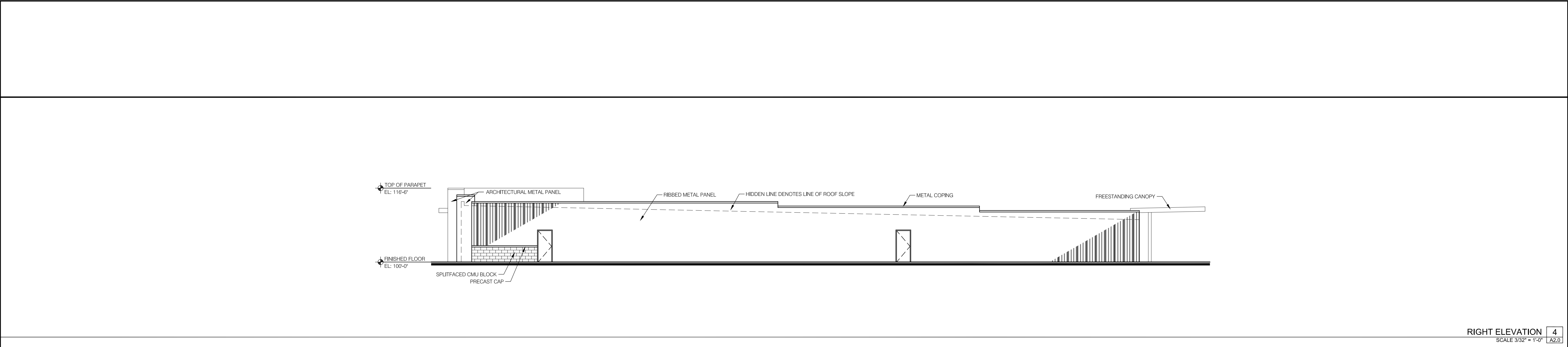


SELF-STORAGE

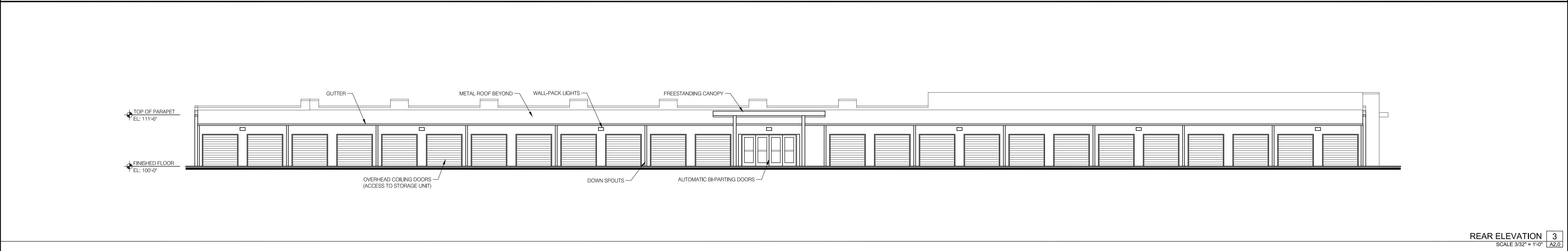
 **MyPlace**
SELF-STORAGE



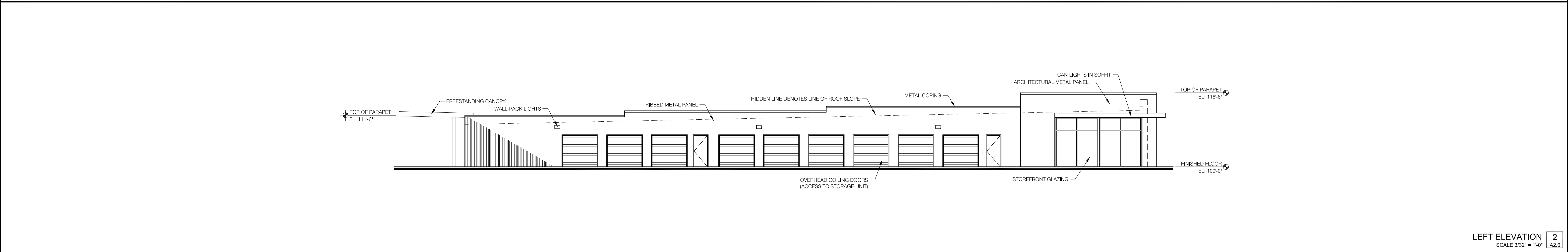




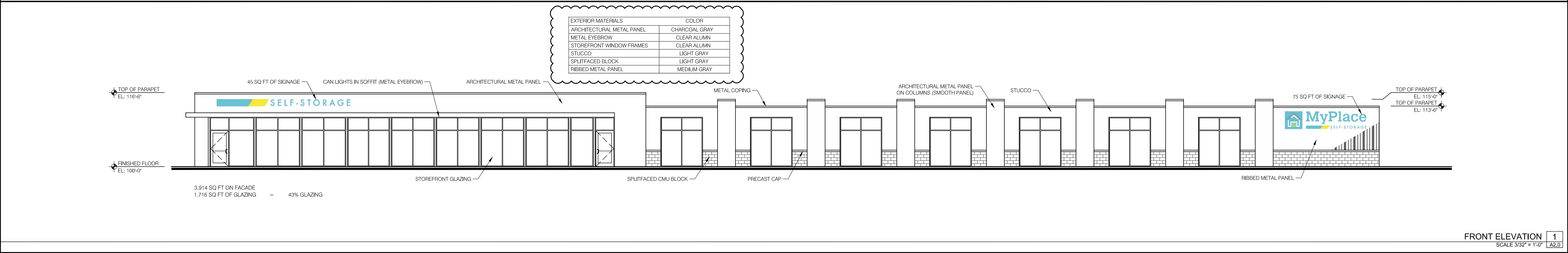
RIGHT ELEVATION 4
SCALE 3/32" = 1'-0" A2.0



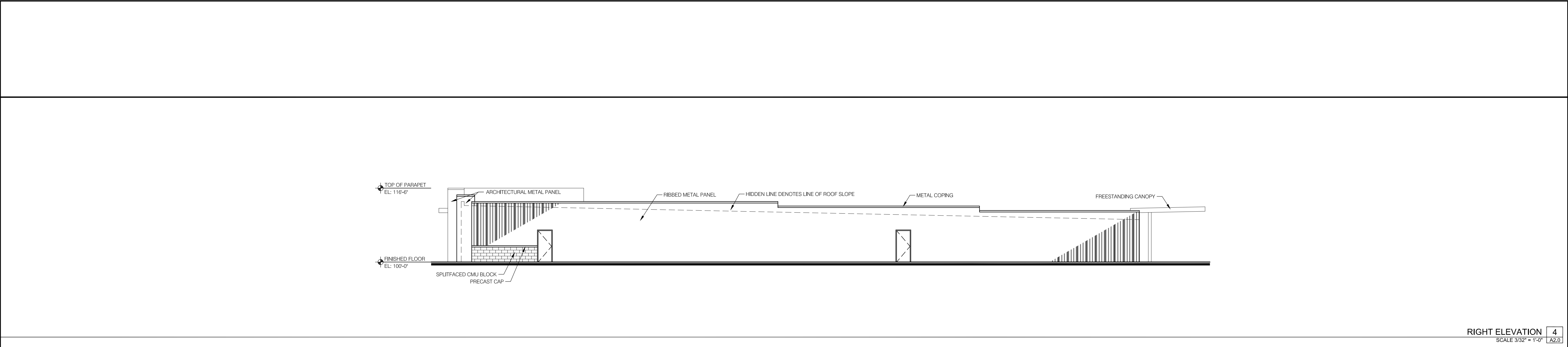
REAR ELEVATION 3
SCALE 3/32" = 1'-0" A2.0



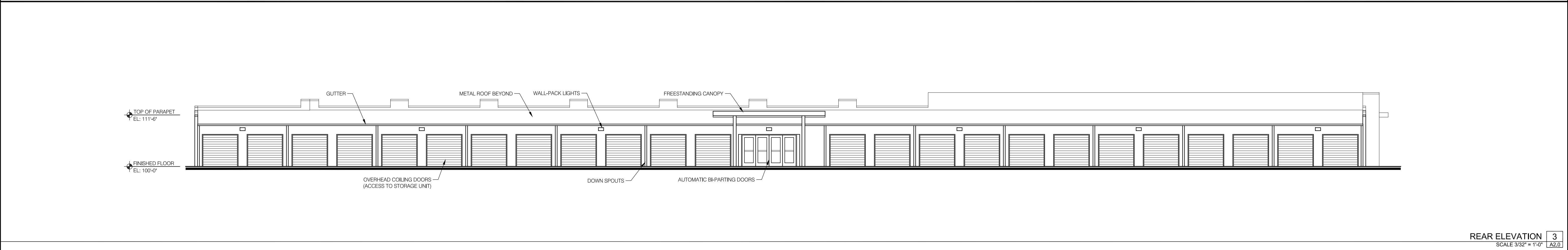
LEFT ELEVATION 2
SCALE 3/32" = 1'-0" A2.0



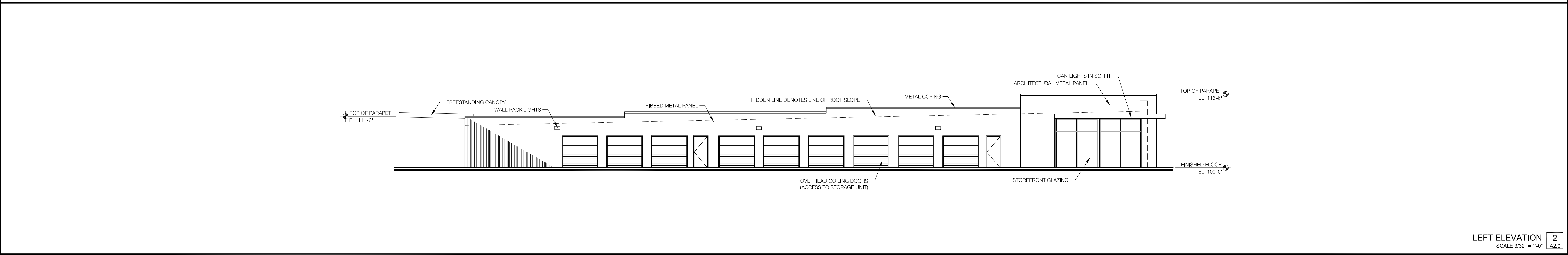
FRONT ELEVATION 1
SCALE 3/32" = 1'-0" A2.0



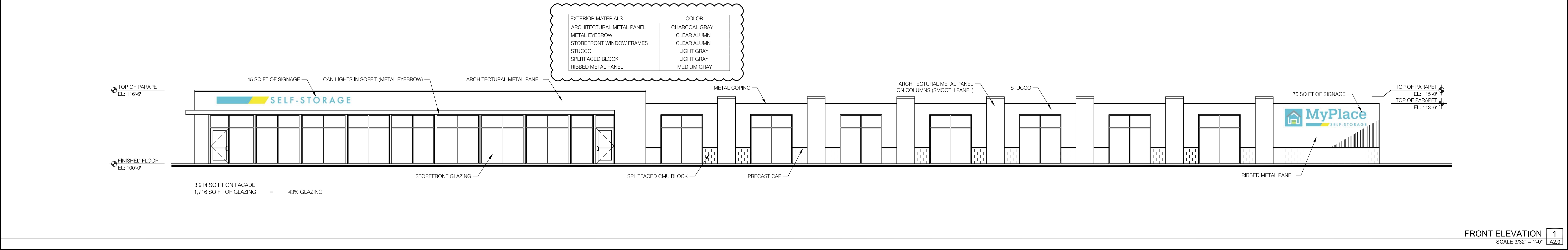
RIGHT ELEVATION 4
SCALE 3/32" = 1'-0" A2.0



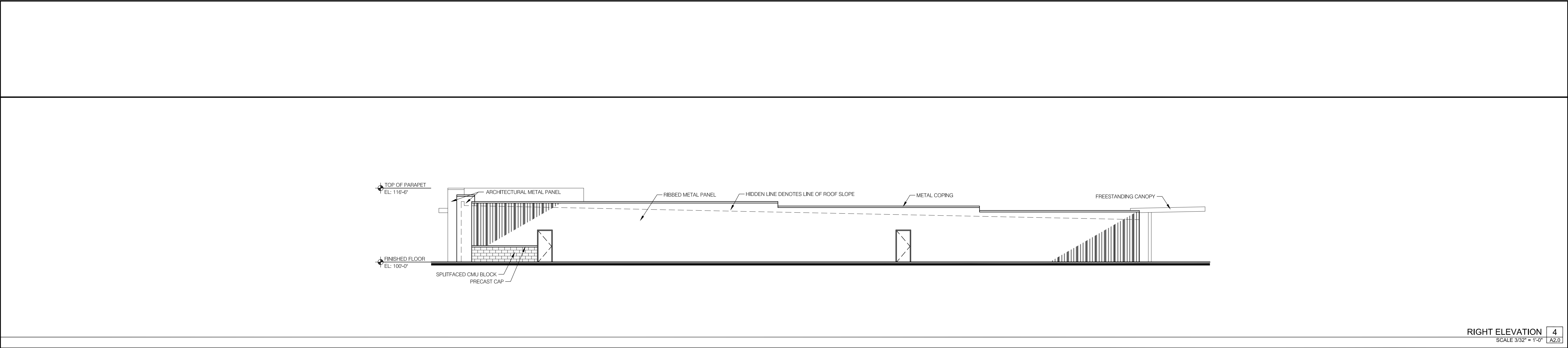
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SCALE 3/32" = 1'-0" A2.0



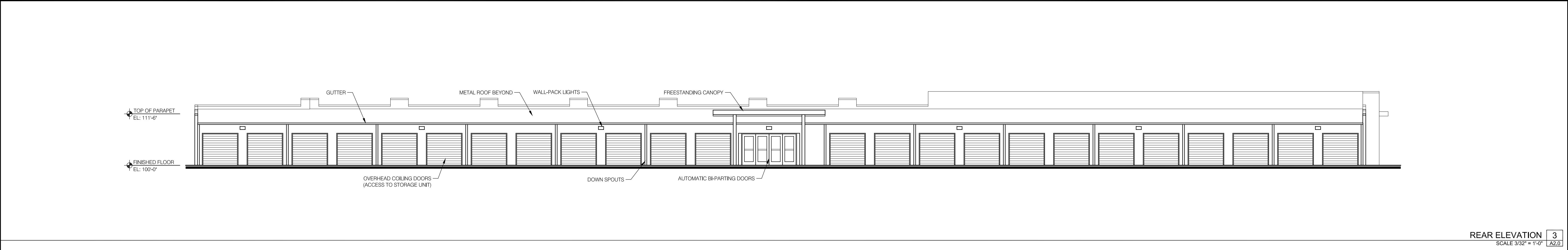
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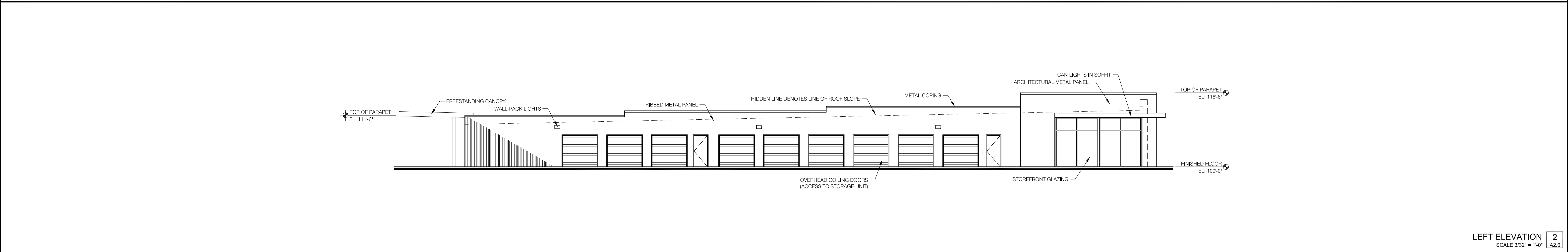
FRONT ELEVATION 1
SCALE 3/32" = 1'-0" A2.0



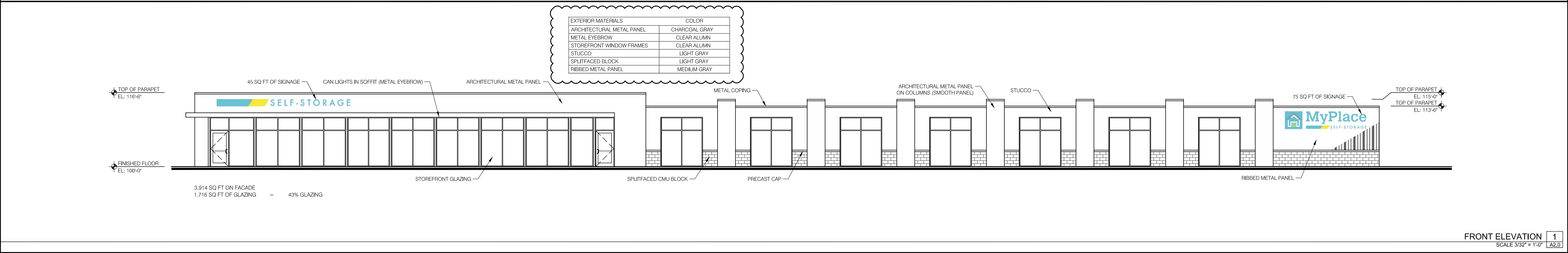
RIGHT ELEVATION 4
SCALE 3/32" = 1'-0" A2.0



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



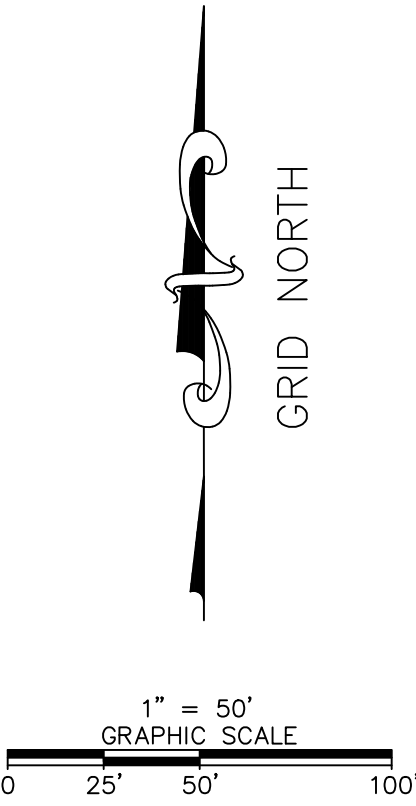
JOHN S. ODOM, ARCHITECT
FLORIDA LICENSE NUMBER:
AR98016
THIS SEAL IS FOR ARCHITECTURAL
INFORMATION ONLY

SPECIAL NOTICES
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes. Copyright © 2024 by JSO Services, LLC. All rights reserved. No part of this drawing may be reproduced by photocopying or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the Architect.

Drawn: JSO Date: 01/25/24

A2.0
BUILDING ELEVATIONS

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



Legend of Symbols & Abbreviations

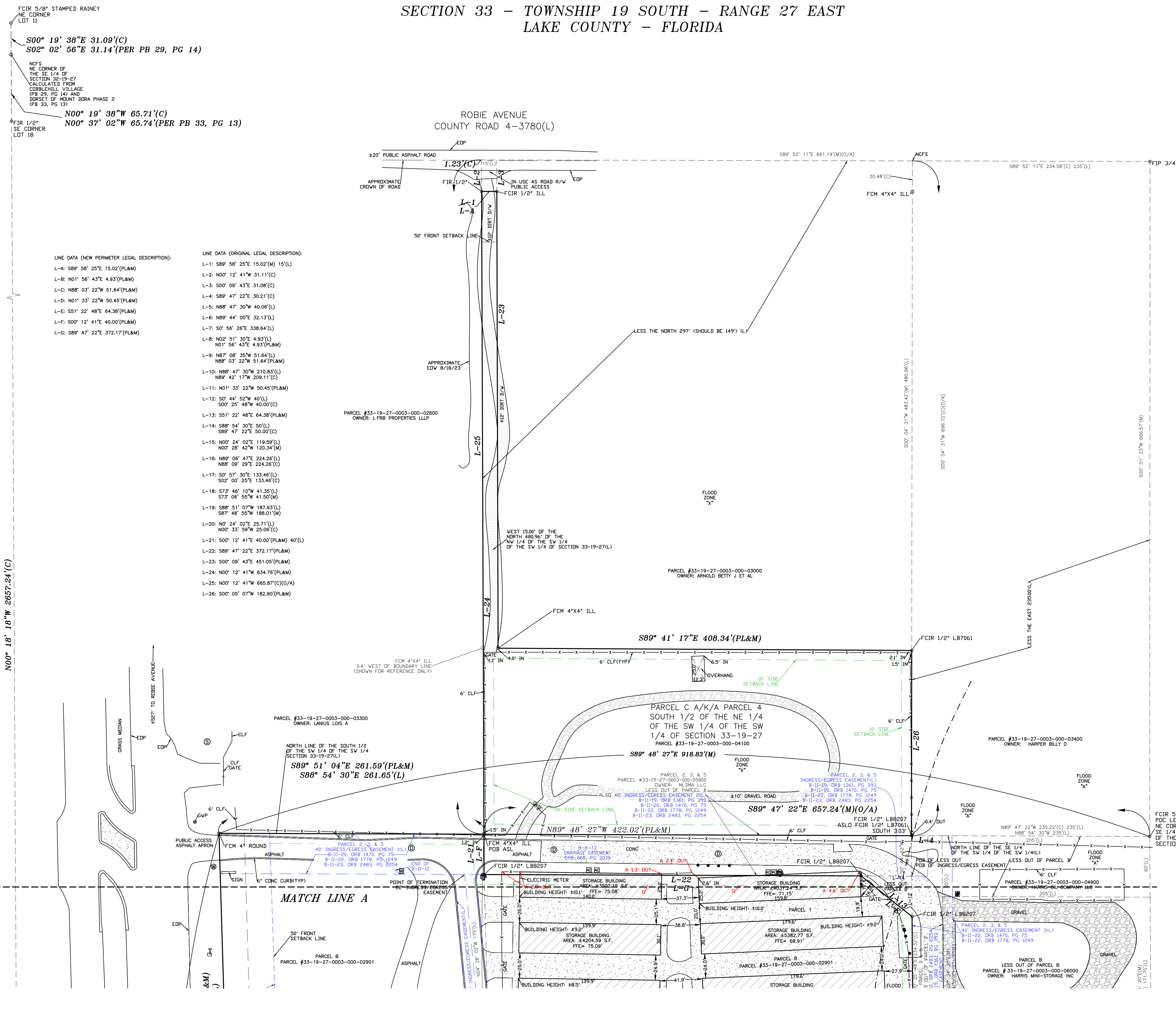
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	BARBED WIRE FENCE		CENTER LINE
	BENCH MARK		CLEARCUT
	BOUNDARY		COVERED AREA
	CENTER LINE		DRAINAGE MANHOLE
	CLEARCUT		ELECTRIC BOX
	COVERED AREA		FIRE DEPARTMENT CONNECTION
	DRAINAGE MANHOLE		FIRE HYDRANT
	ELECTRIC BOX		GAS PUMP
	FIRE DEPARTMENT CONNECTION		GAS VALVE
	FIRE HYDRANT		GUY ANCHOR
	GAS PUMP		GRATE INLET
	GAS VALVE		HANDICAP PARKING
	GUY ANCHOR		LIGHT POLE
	GRATE INLET		LID (METAL)
	HANDICAP PARKING		MITERED END SECTION
	LIGHT POLE		MONITORING WELL
	LID (METAL)		PAINT MARK
	MITERED END SECTION		RECLAIMED WATER METER
	MONITORING WELL		RECLAIMED WATER VALVE
	PAINT MARK		SEWER VALVE
	RECLAIMED WATER METER		SHANTY MANHOLE
	RECLAIMED WATER VALVE		SIGN
	SEWER VALVE		SPOT ELEVATION
	SHANTY MANHOLE		STREET LIGHT BOX
	SIGN		TELEPHONE BOX
	SPOT ELEVATION		TRAFFIC SIGNAL BOX
	STREET LIGHT BOX		TRANSFORMER
	TELEPHONE BOX		UTILITY POLE
	TRAFFIC SIGNAL BOX		VERSION BOX
	TRANSFORMER		WATER METER
	UTILITY POLE		WATER VALVE
	VERSION BOX		WELL
	WATER METER		YARD DRAIN
	WATER VALVE		YARD LIGHT
	WELL		NOT TO SCALE
	YARD DRAIN		
	YARD LIGHT		
	NOT TO SCALE		

ALTA\NSPS LAND TITLE SURVEY

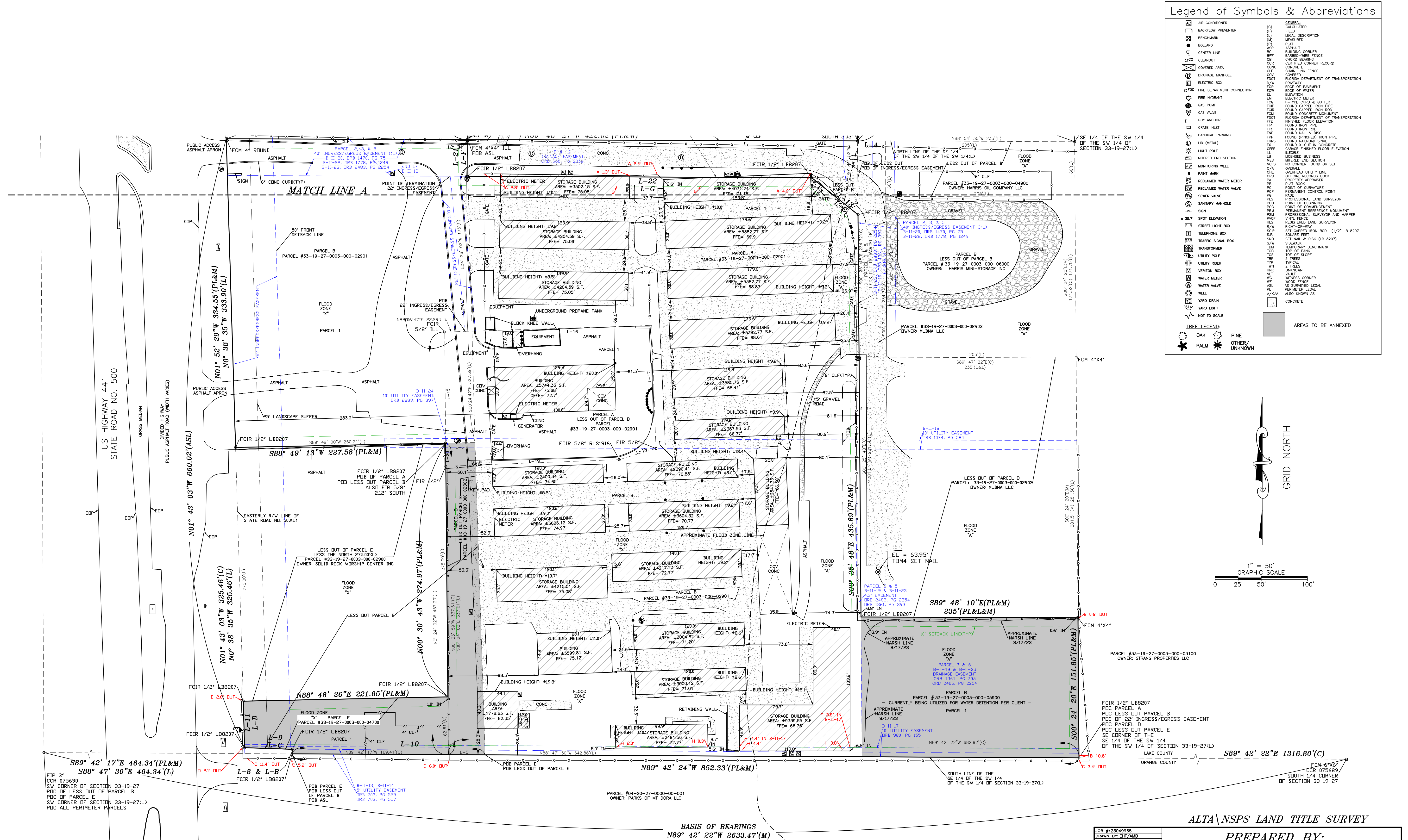
PREPARED BY:



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Tampa, Florida 33619
(813) 681-4481
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FrontDesk@TeamTerminus.com
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SECTION 33 - TOWNSHIP 19 SOUTH - RANGE 27 EAST
LAKE COUNTY - FLORIDA



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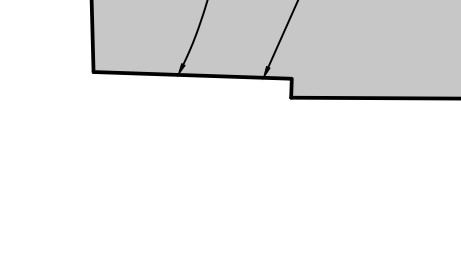
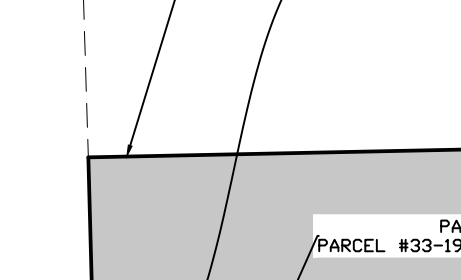
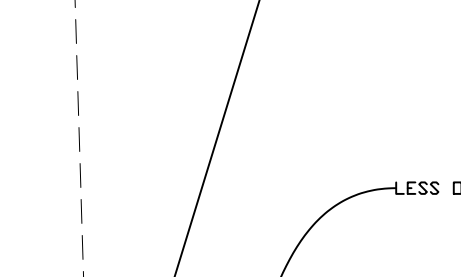
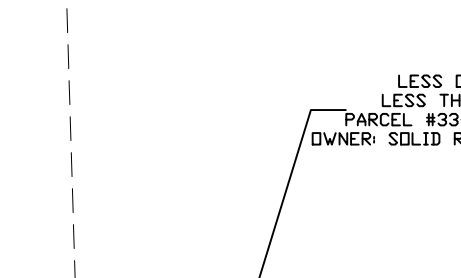
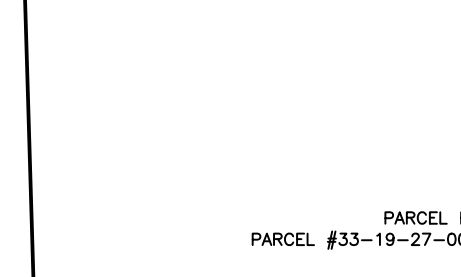
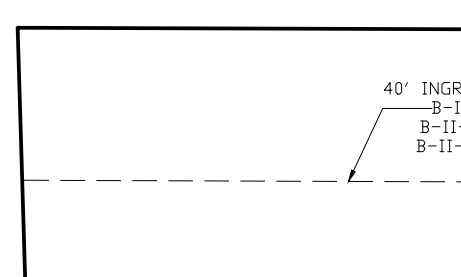
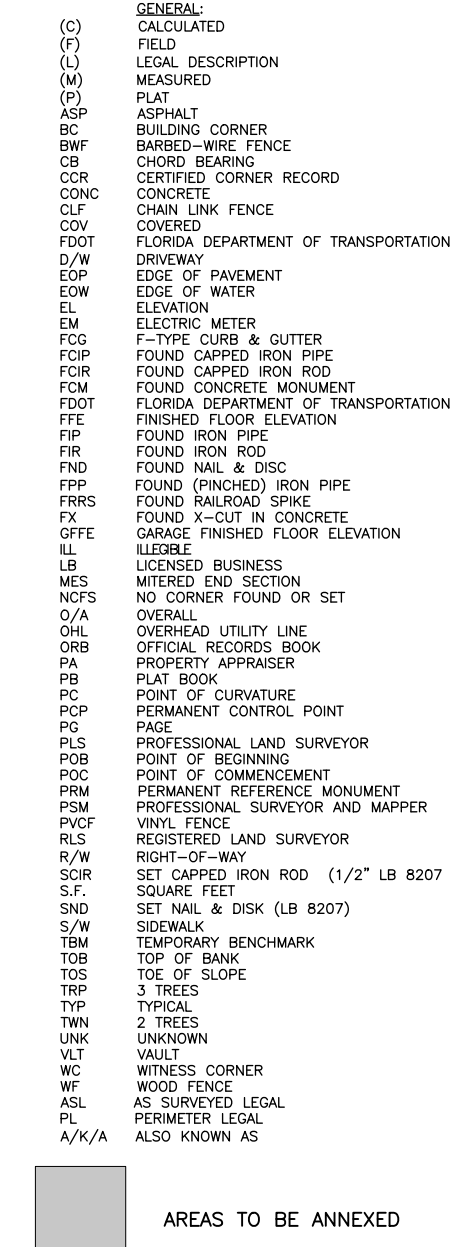
-DETAIL OF PARCELS-



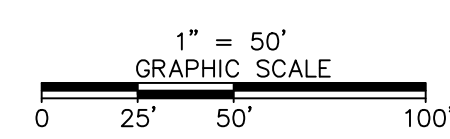
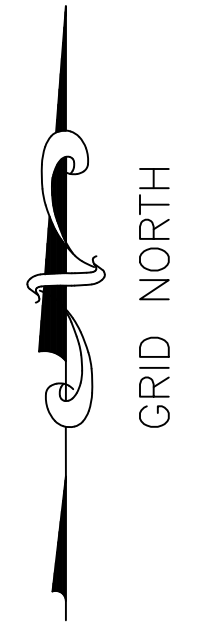
1" = 50'
GRAPHIC SCALE



A horizontal scale bar with tick marks at 0, 25', 50', and 100'. The bar is divided into four equal segments, each representing 25 feet.



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



Legend of Symbols & Abbreviations

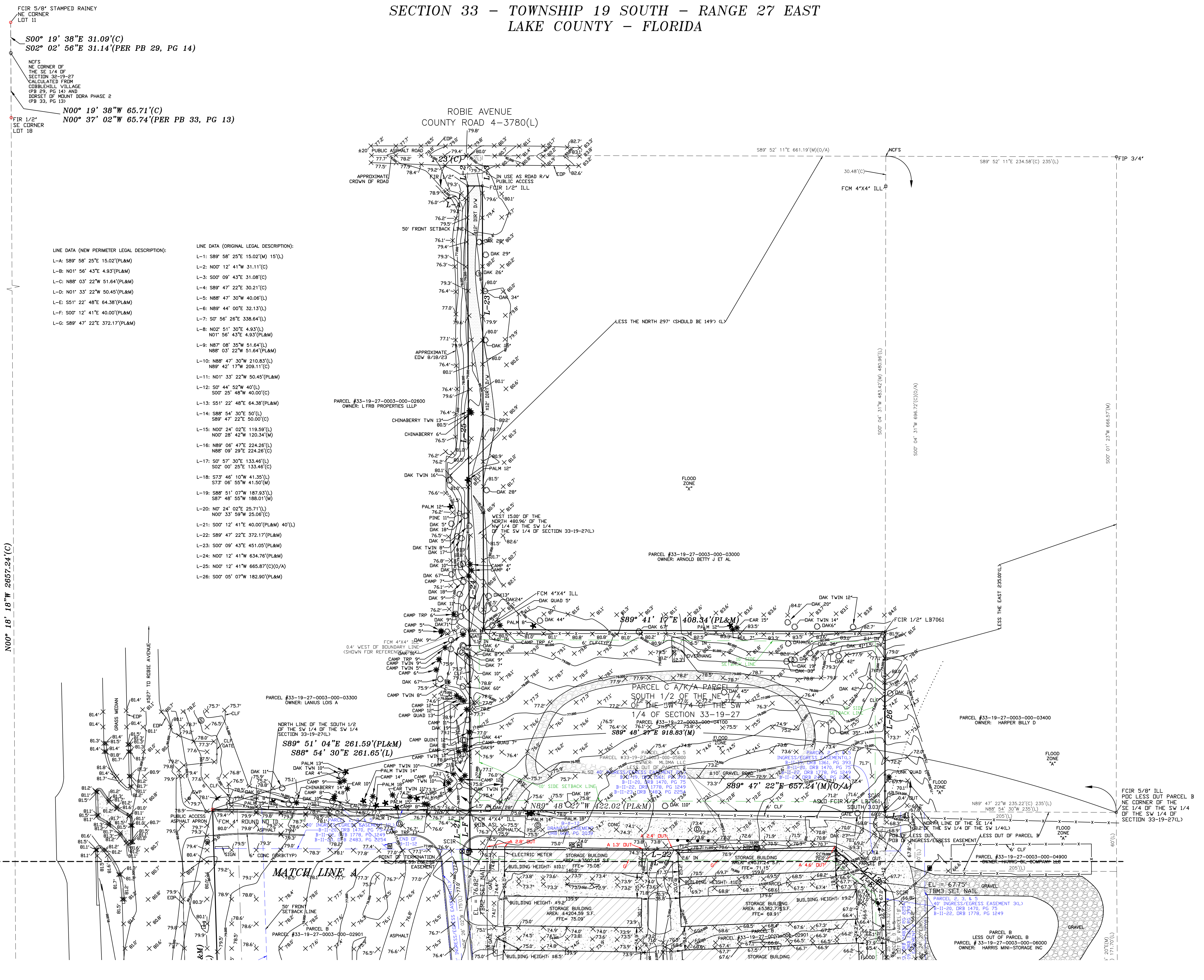
	AIR CONDITIONER		CALCULATED FIELD
	BAR/FLOW PREVENTER		LEGAL DESCRIPTION
	BENCHMARK		MEASURED
	BOLLARD		PL&M
	CENTER LINE		RIGHT-OF-WAY
	CLEANOUT		CHORD BEARING
	COVERED AREA		CERTIFIED CORNER RECORD
	DRAINAGE MANHOLE		CONCRETE CHAIN LINK FENCE
	ELECTRIC BOX		COVERED
	FIRE DEPARTMENT CONNECTION		FLORIDA 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
	VERSION 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
	CONCRETE		VAULT
			WOOD FENCE
			AS SURVEYED LEGAL
			ALSO KNOWN AS
			CONCRETE

ALTA\NSPS LAND TITLE SURVEY

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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	(CONC)	CONCRETE
	ELECTRIC BOX	(CONC)	CONCRETE
	FIRE DEPARTMENT CONNECTION	(CONC)	CONCRETE
	FIRE HYDRANT	(CONC)	CONCRETE
	GAS PUMP	(CONC)	CONCRETE
	GAS VALVE	(CONC)	CONCRETE
	GUY ANCHOR	(CONC)	CONCRETE
	INLET DRAIN	(CONC)	CONCRETE
	HANDICAP PARKING	(CONC)	CONCRETE
	LIGHT POLE	(CONC)	CONCRETE
	METERED END SECTION	(CONC)	CONCRETE
	MONITORING WELL	(CONC)	CONCRETE
	PAINT MARK	(CONC)	CONCRETE
	RECLAIMED WATER METER	(CONC)	CONCRETE
	SANITARY MANHOLE	(CONC)	CONCRETE
	SIGN	(CONC)	CONCRETE
	SPOT ELEVATION	(CONC)	CONCRETE
	STREET LIGHT BOX	(CONC)	CONCRETE
	TELEPHONE BOX	(CONC)	CONCRETE
	TRANSFORMER	(CONC)	CONCRETE
	UTILITY POLE	(CONC)	CONCRETE
	UTILITY RISER	(CONC)	CONCRETE
	WATER METER	(CONC)	CONCRETE
	WATER VALVE	(CONC)	CONCRETE
	WELL	(CONC)	CONCRETE
	YARD DRAIN	(CONC)	CONCRETE
	NOT TO SCALE	(CONC)	CONCRETE

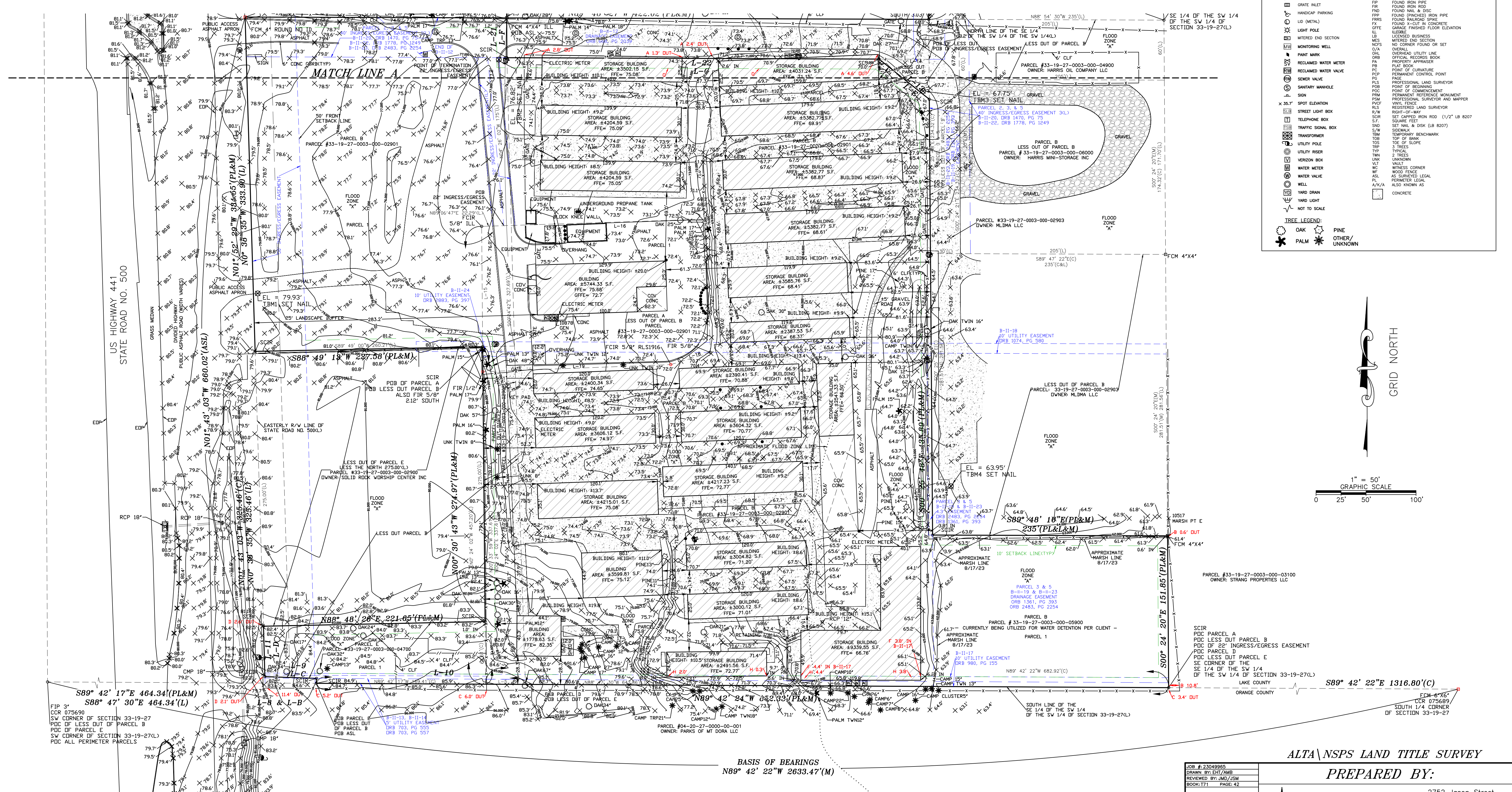
	OAK		PINE
	PALM		OTHER/UNKNOWN

TREE LEGEND:

1" = 50'

GRAPHIC SCALE

0 25' 50' 100'



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LIB: #2304995
DRAWN BY: EHT/AMB
REVIEWED BY: JMD/JSM
BOOK: 171 - PAGE: 42



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

C000	COVER SHEET
C001	CIVIL CONSTRUCTION NOTES
C100	EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	CIVIL SITE PLAN & HORIZONTAL CONTROL
C300	GRADING PLAN
C400	STORMWATER DRAINAGE AND UTILITY PLAN
C500	SEDIMENT AND EROSION CONTROL PLAN
C600-C603	CONSTRUCTION DETAILS

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.

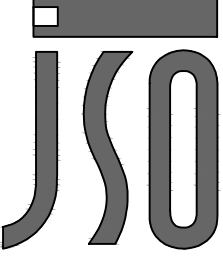
SITE LIGHTING NOTE:

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

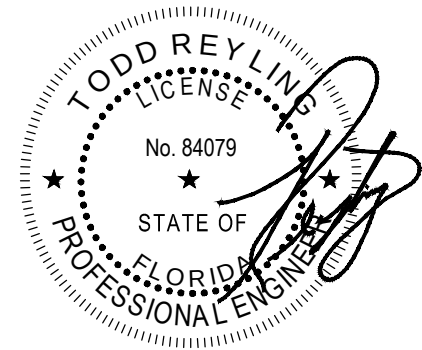
Civil Engineer:



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 SILTATION 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 SWEEP 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.

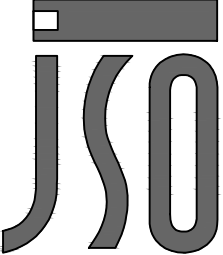
BEVELED SPOOT ENDS MUST HAVE A MINIMUM BEVEL OF 8 DEGREES TO A MAXIMUM BEVEL OF 15 DEGREES. THE VERTICAL FACE OF THE SPOOT END MAY NOT EXCEED 75% OF PIPE WALL THICKNESS AND THE HORIZONTAL LENGTH OF THE BEVEL SHALL NOT EXCEED 1.25 INCHES. FIELD BEVELED SPOOT END SHALL BE MADE PER MANUFACTURERS RECOMMENDATION 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 #1K-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:



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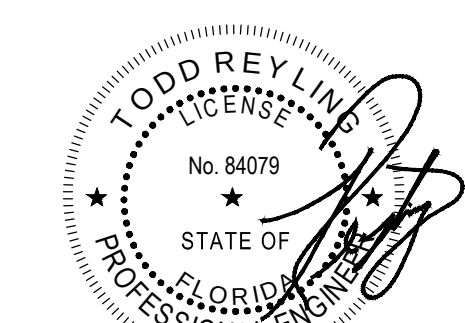
Civil Engineer:



REYLING DESIGN & CONSULTING

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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:

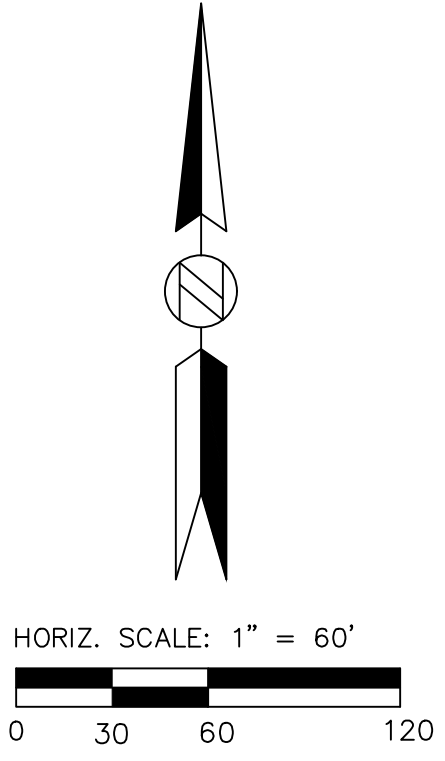
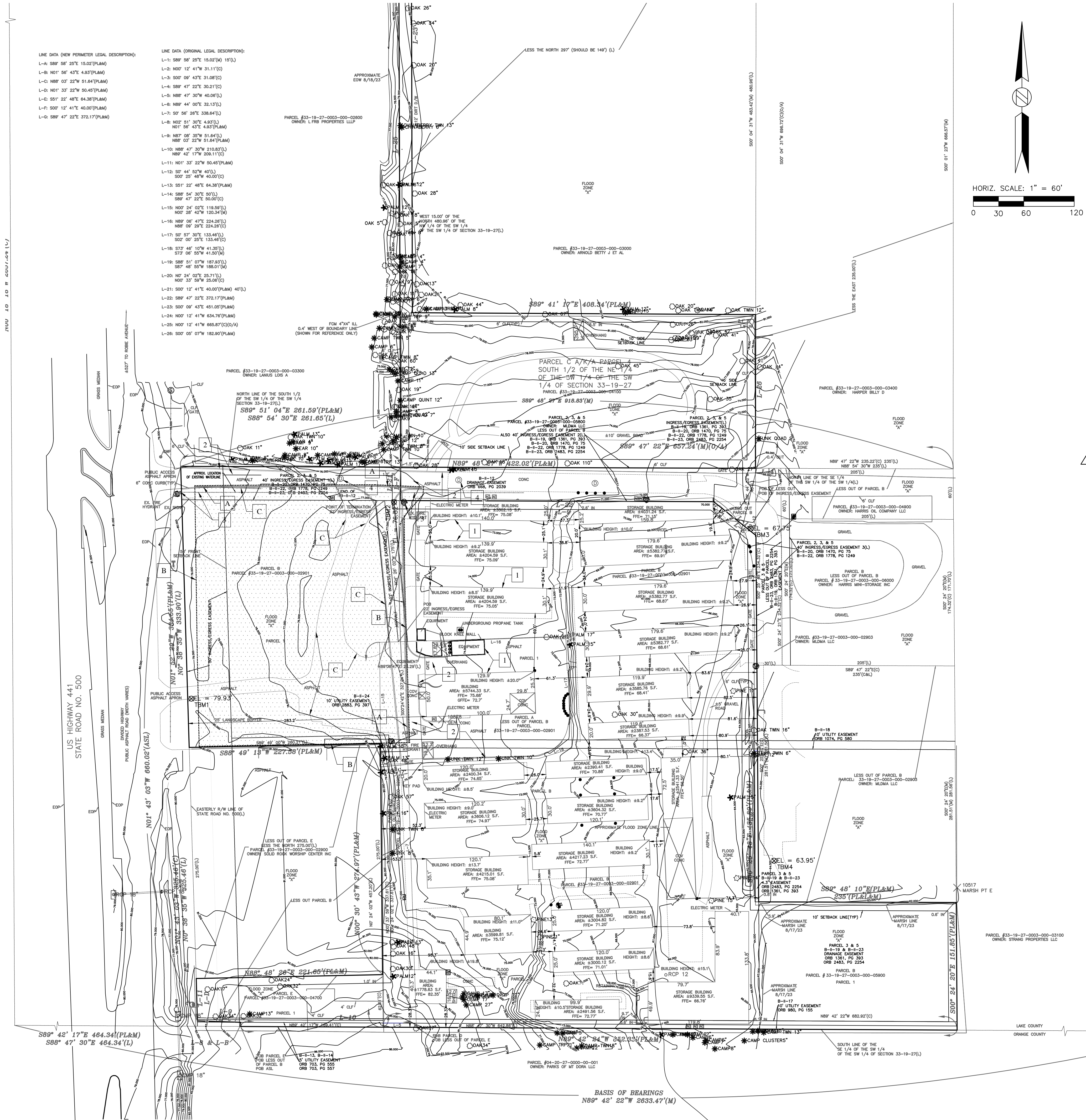
IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

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



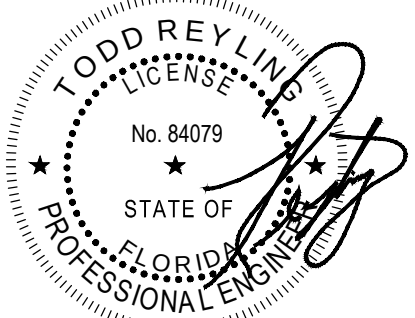
Architect:

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Florida PE # 84079

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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

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.

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

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.

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.

SITE INFORMATION

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

ZONING: WP-2, WORKPLACE

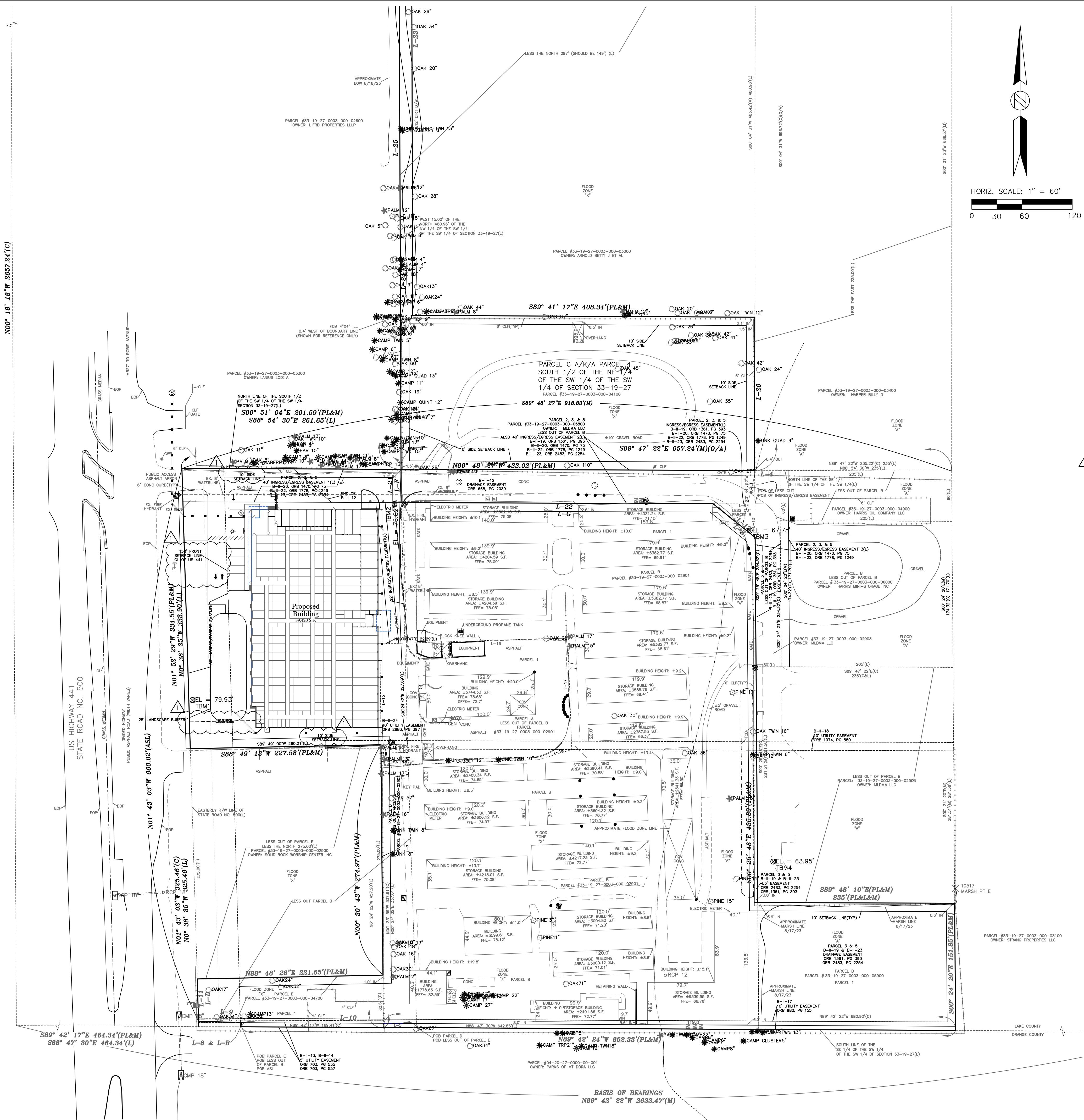
TOTAL AREA OF LOT: 406,547 S.F. (9.33 ACRES)
AREA OF PROPOSED IMPROVEMENTS: 77,375 S.F. (1.78 ACRES)

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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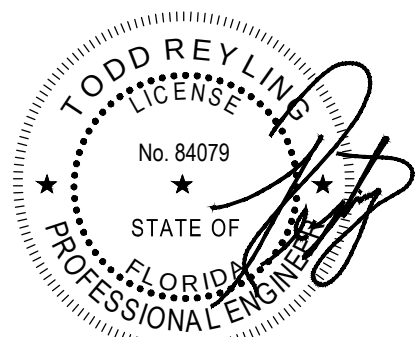
Civil Engineer:

RDC

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PROJECT NUMBER: 23-139

My Place Self Storage Expansion

New Ground Up Building:

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.

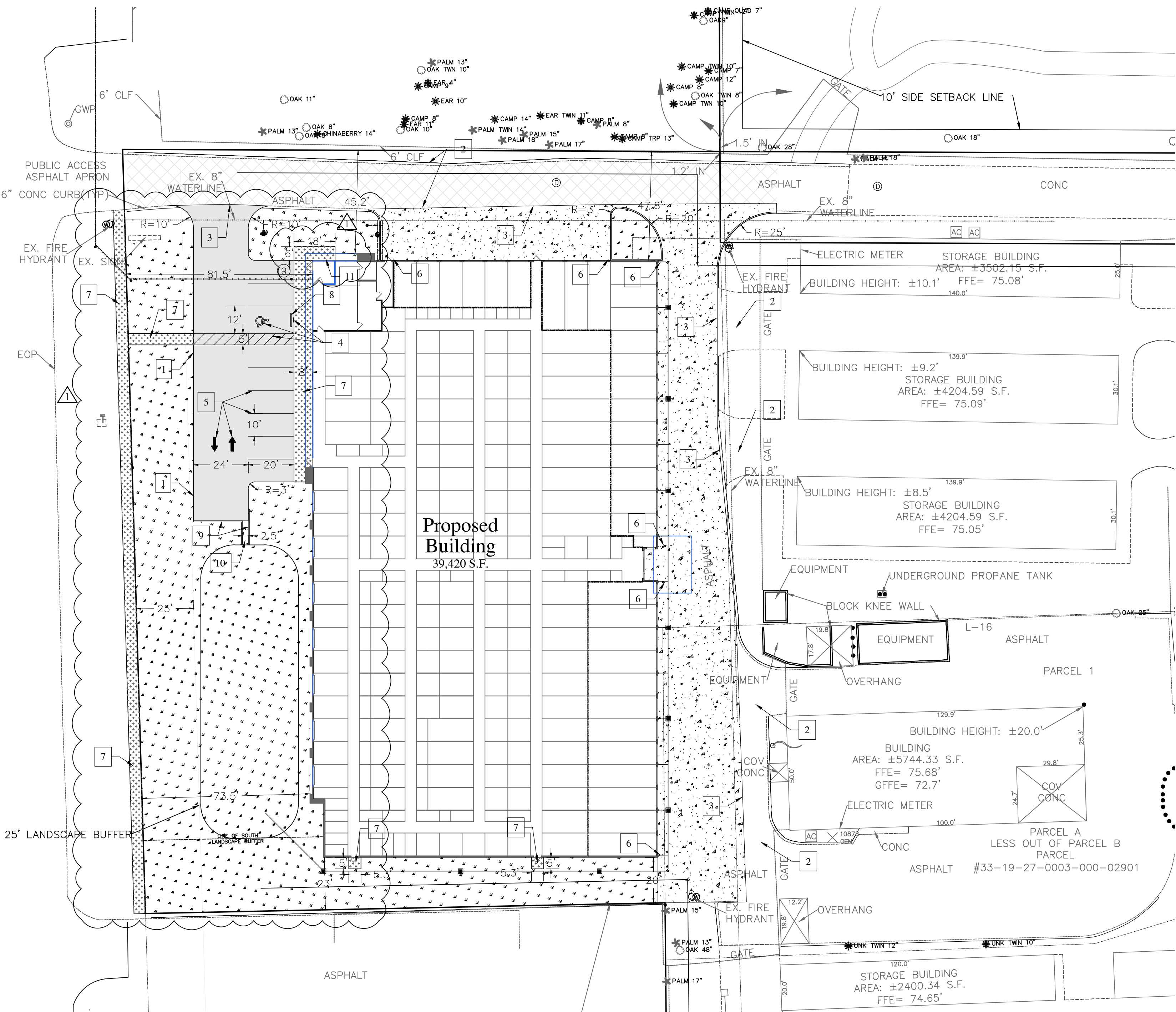
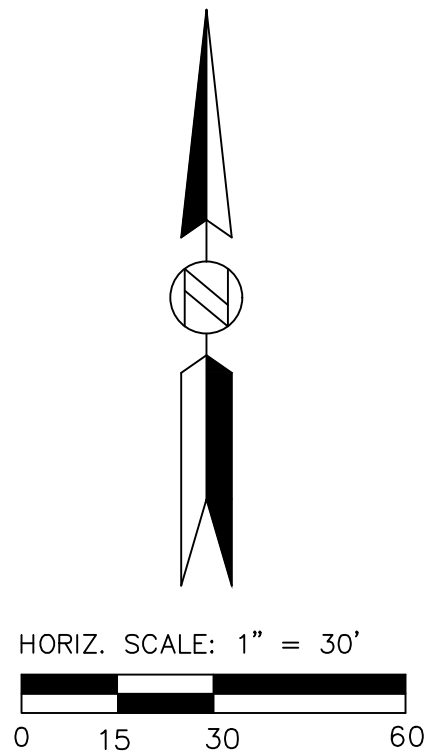


TABLE 4
TRIP GENERATION CALCULATIONS - BUILD CONDITIONS

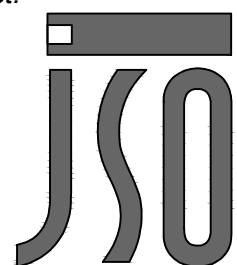
MINI-WAREHOUSE
Land Use Code 151
T = Number of Vehicle Trip Ends
Number of Storage Units (100's) = X = 9.99 (999 Units)

TIME PERIOD	TOTAL TRIP GENERATION HOURLY	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

Architect:



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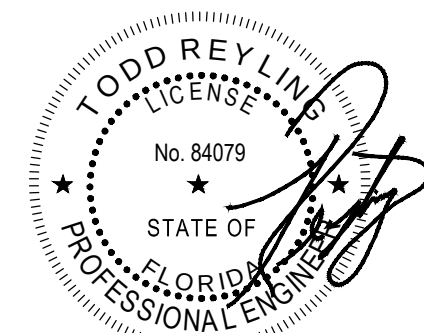
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21885 US 441
Mount Dora, FL 32757
Lake County

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.

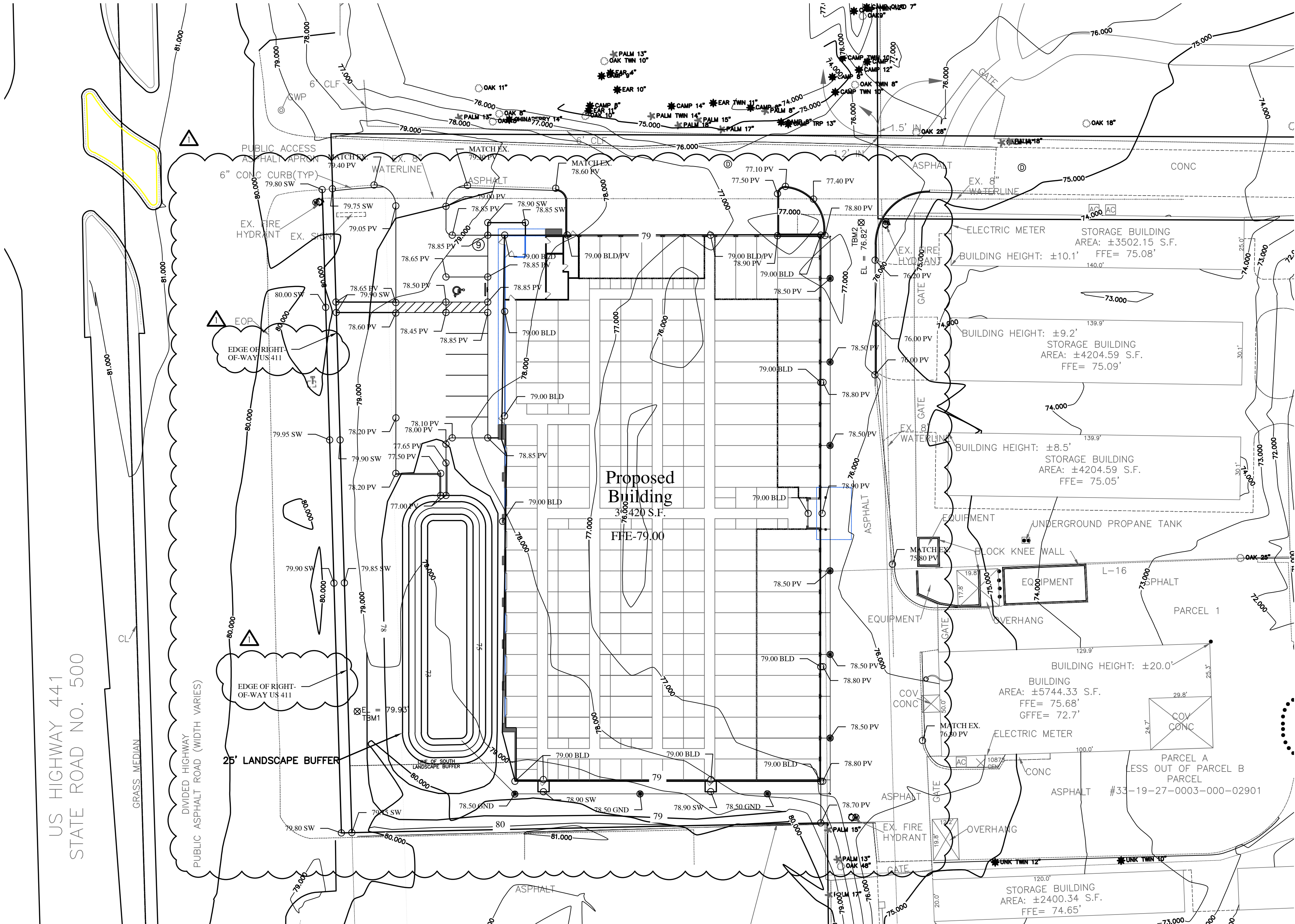
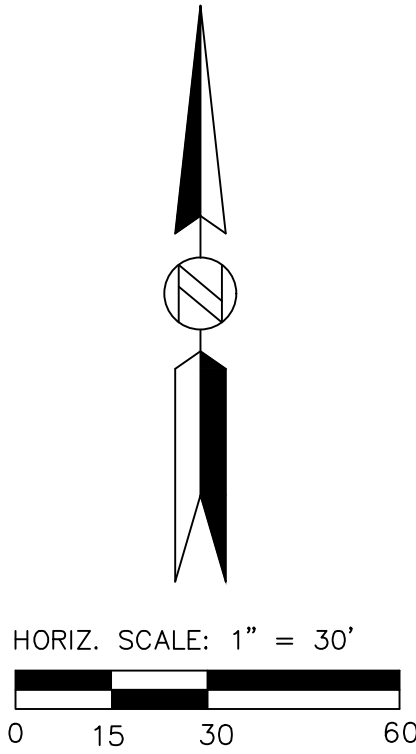
GRADING LEGEND/KEYNOTES:

ALL GRADES ARE PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED

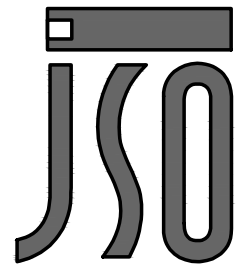
- XXX.XX MATCH EX. MATCH EXISTING GRADE
- XXX.XX PV PROPOSED SPOT GRADE AT PAVEMENT
- XXX.XX BC PROPOSED SPOT GRADE AT BACK OF CURB
- XXX.XX SW PROPOSED SPOT GRADE AT SIDEWALK
- XXX.XX GND PROPOSED SPOT GRADE GROUND ELEVATION
- XXX EXISTING 1-FT CONTOUR LINE
- XXX EXISTING 5-FT CONTOUR LINE
- XXX PROPOSED 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:



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21885 US 441
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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

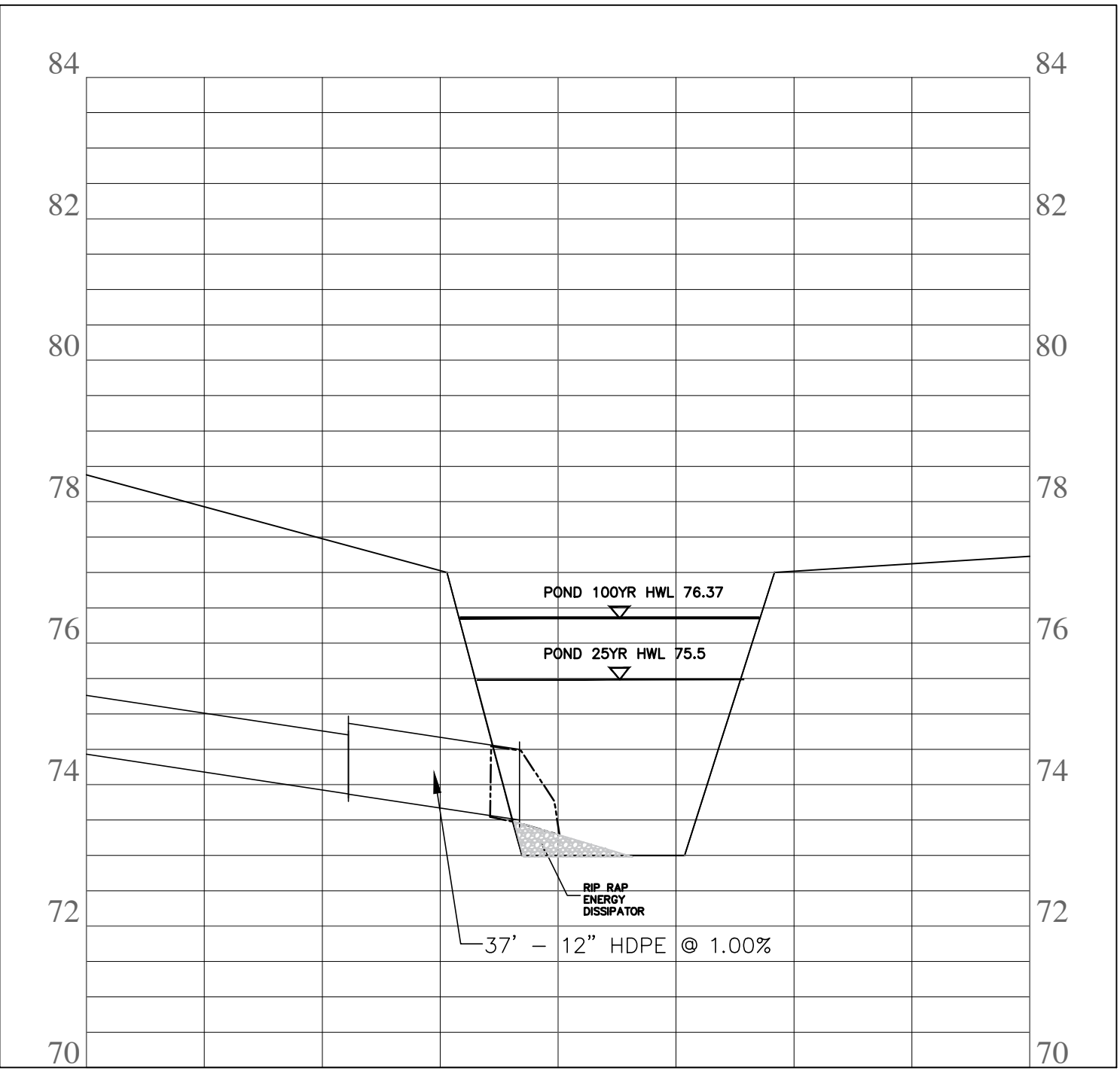
UTILITY INFORMATION:

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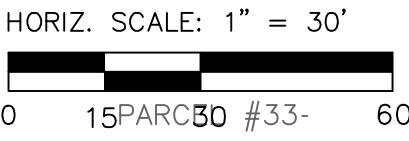
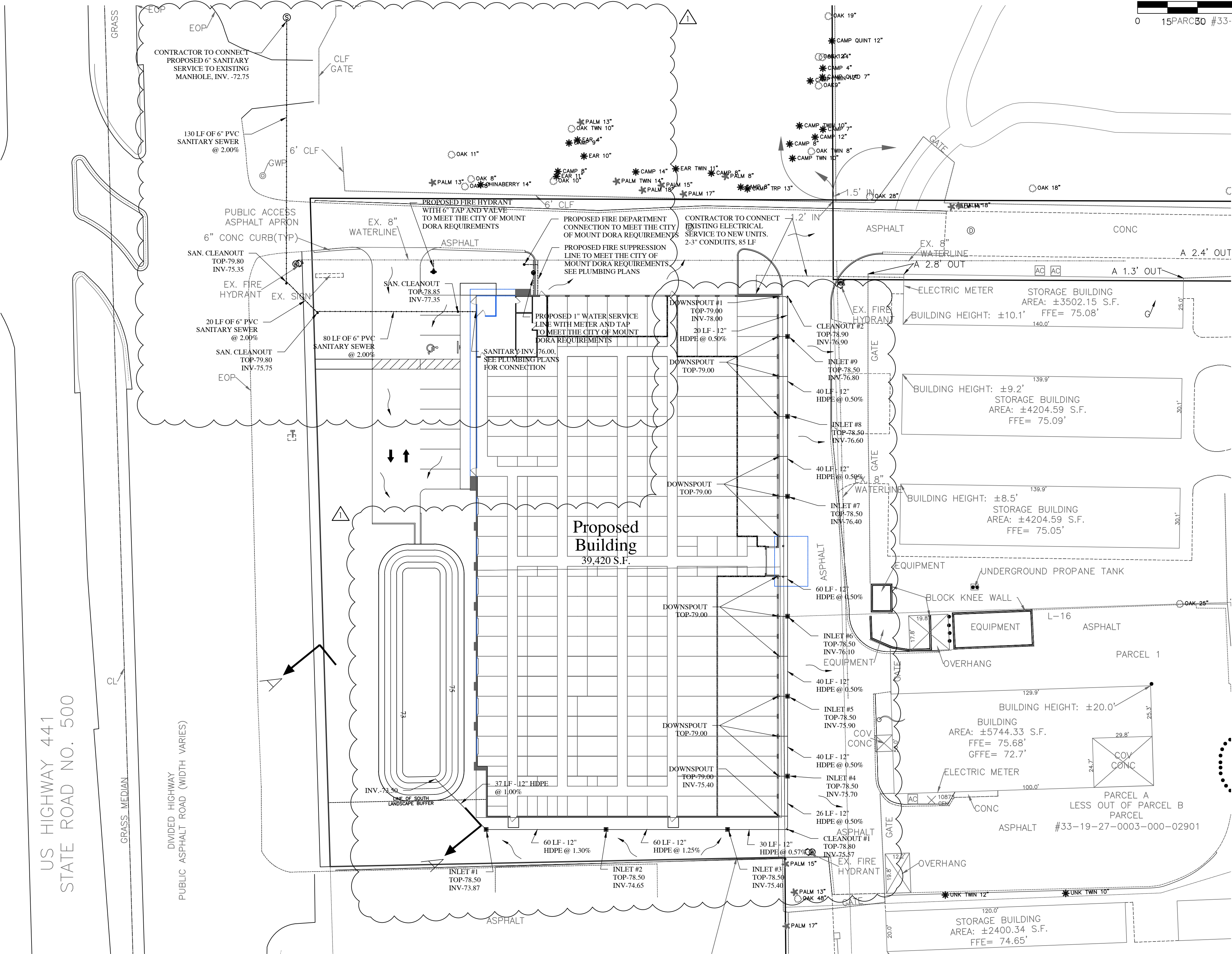
FLORIDA UTILITY LOCATE SERVICES
PHONE: 800-432-4770 OR WWW.SUNSHINE811.ORG

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



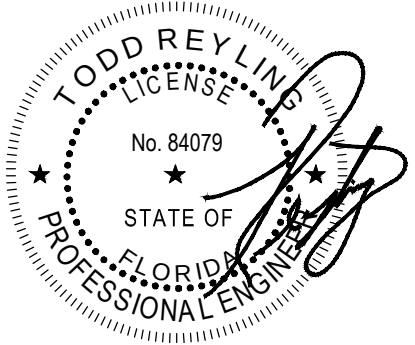
Architect:



Civil Engineer:



Florida Firm License: M17000010654



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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:

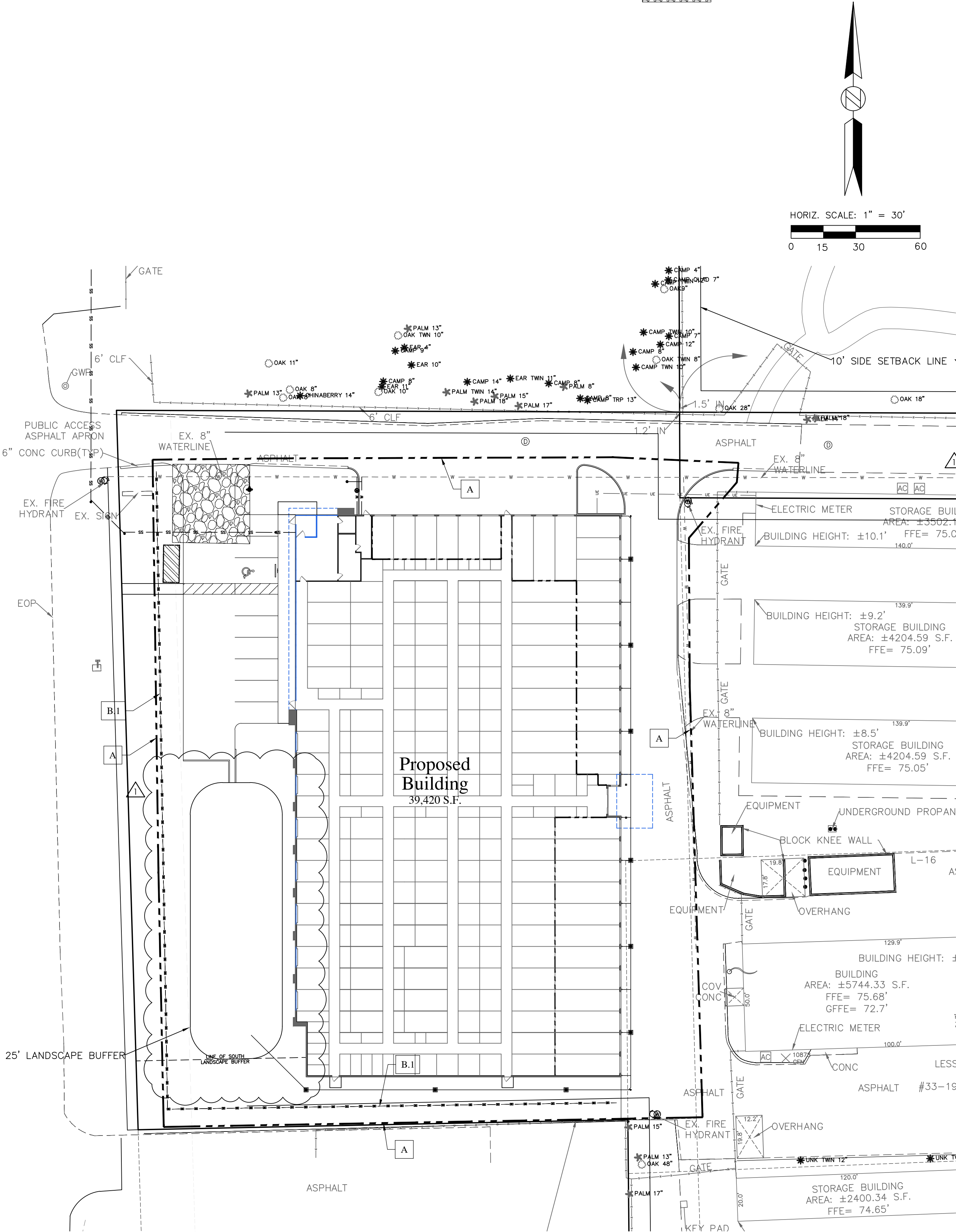
CONTRACTOR SHALL SWEEP/REMOVE ALL SEDIMENT AND DEBRIS WITHIN THE ROADWAY AT THE END OF EACH DAY

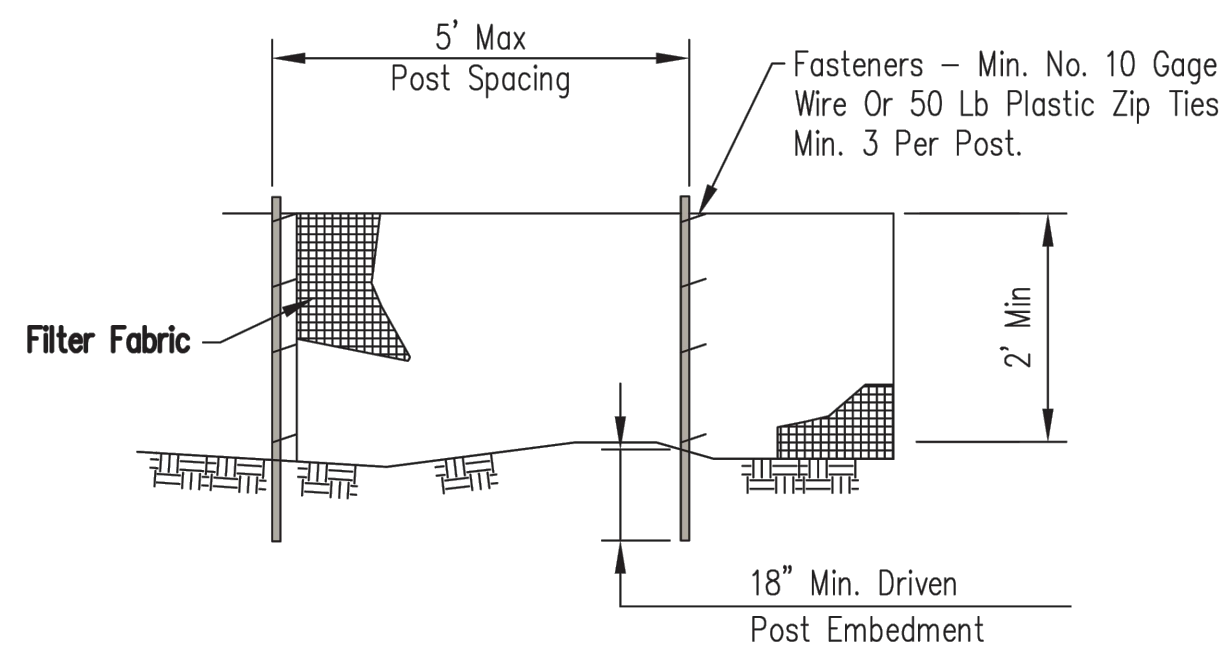
EROSION AND SEDIMENT CONTROL KEY NOTES:

- A

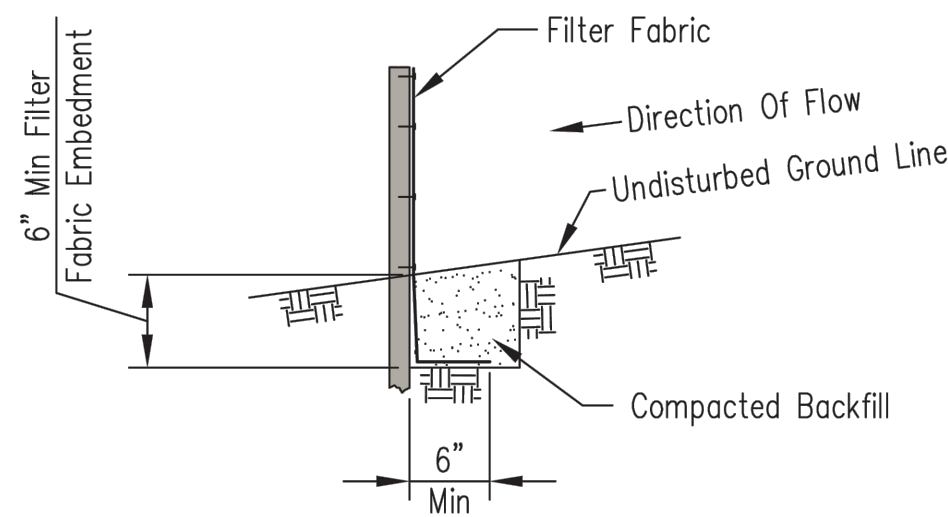
LIMITS OF CONSTRUCTION
- B.X

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





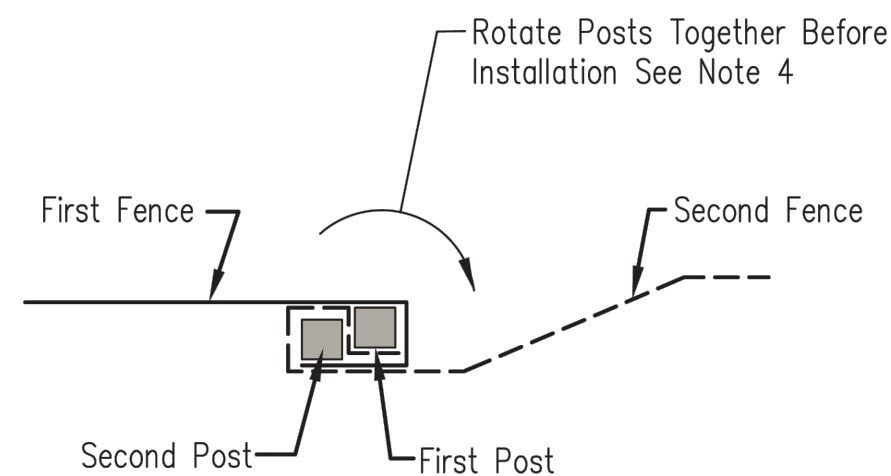
ELEVATION



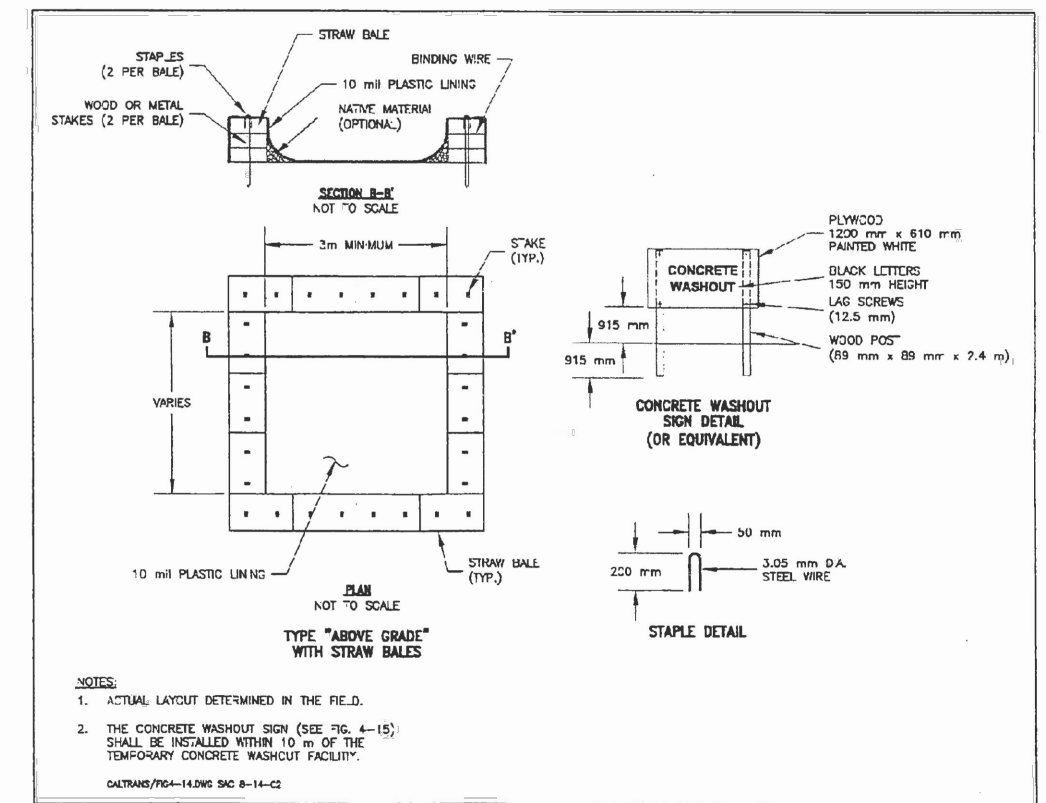
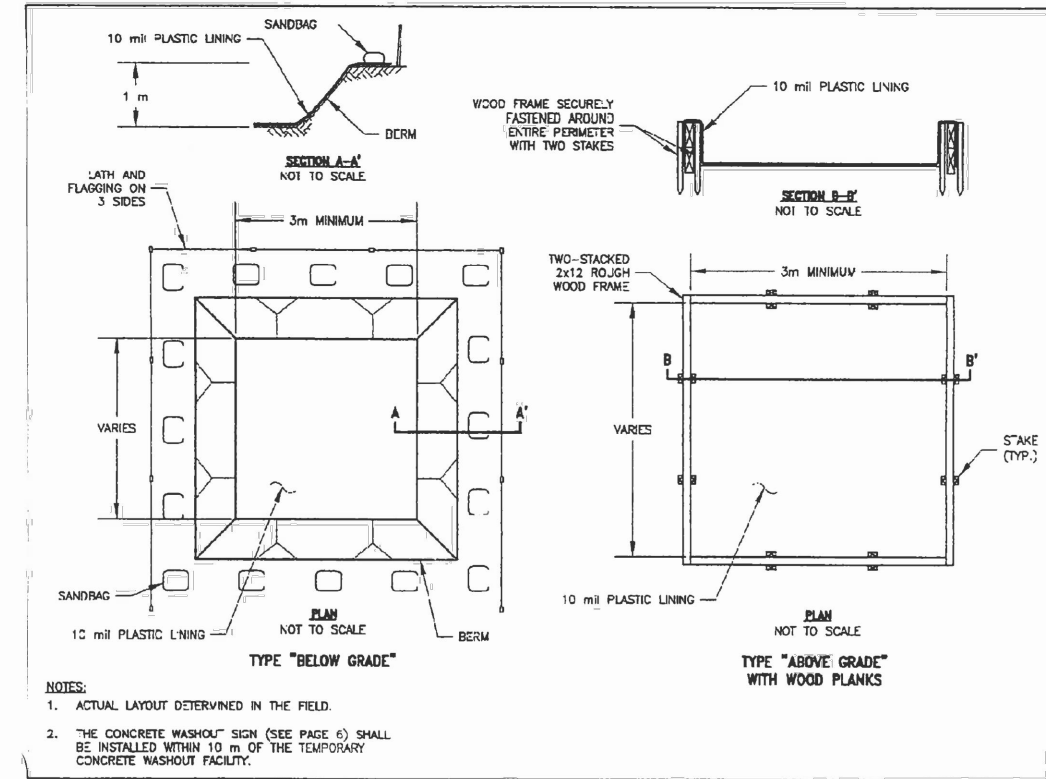
FABRIC ANCHOR DETAIL

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.

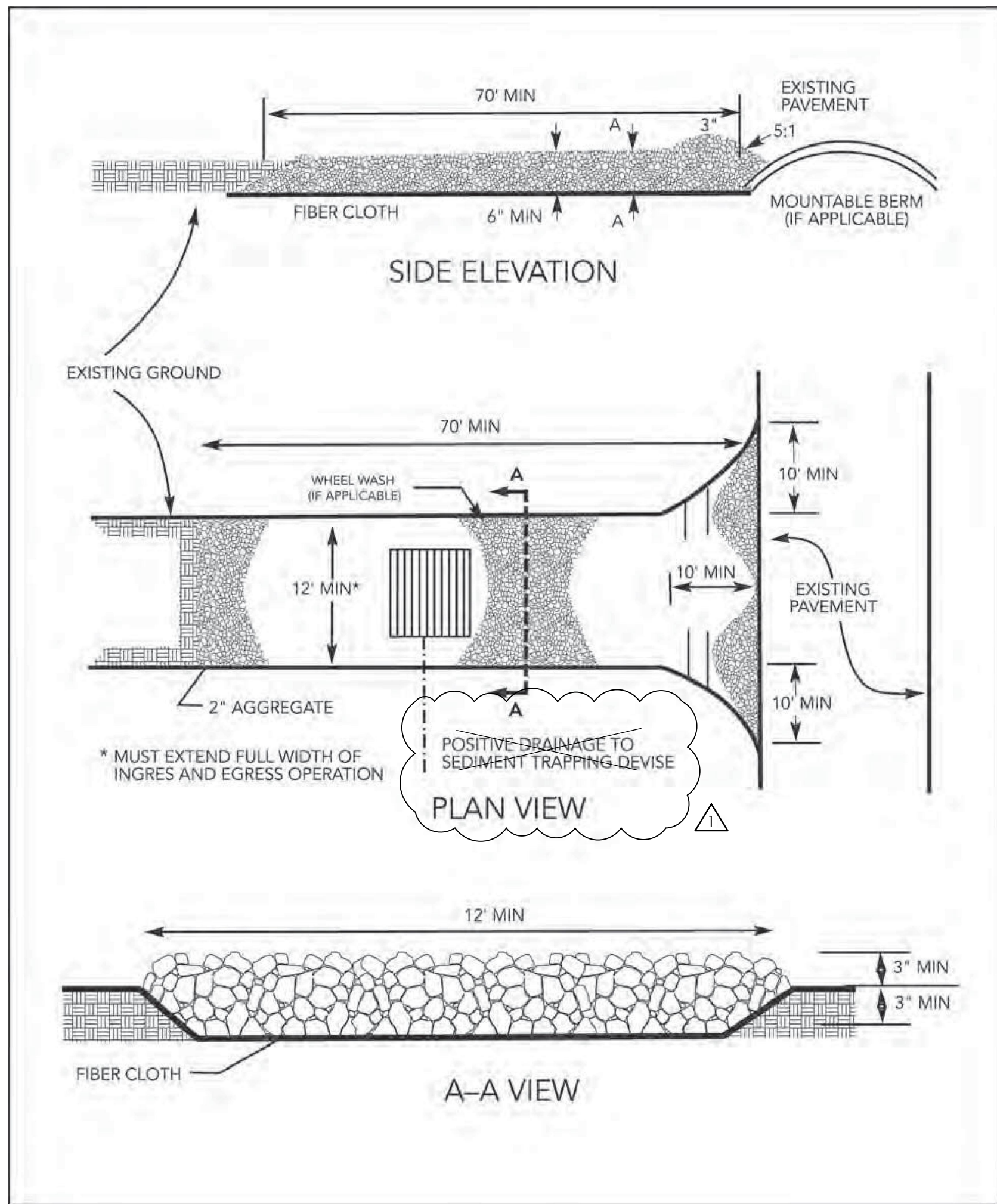


SPLICE DETAIL-PLAN VIEW



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.



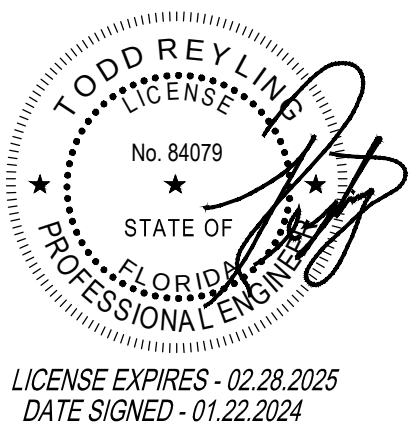
Architect:



Civil Engineer:



Florida Firm License: M17000010654



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

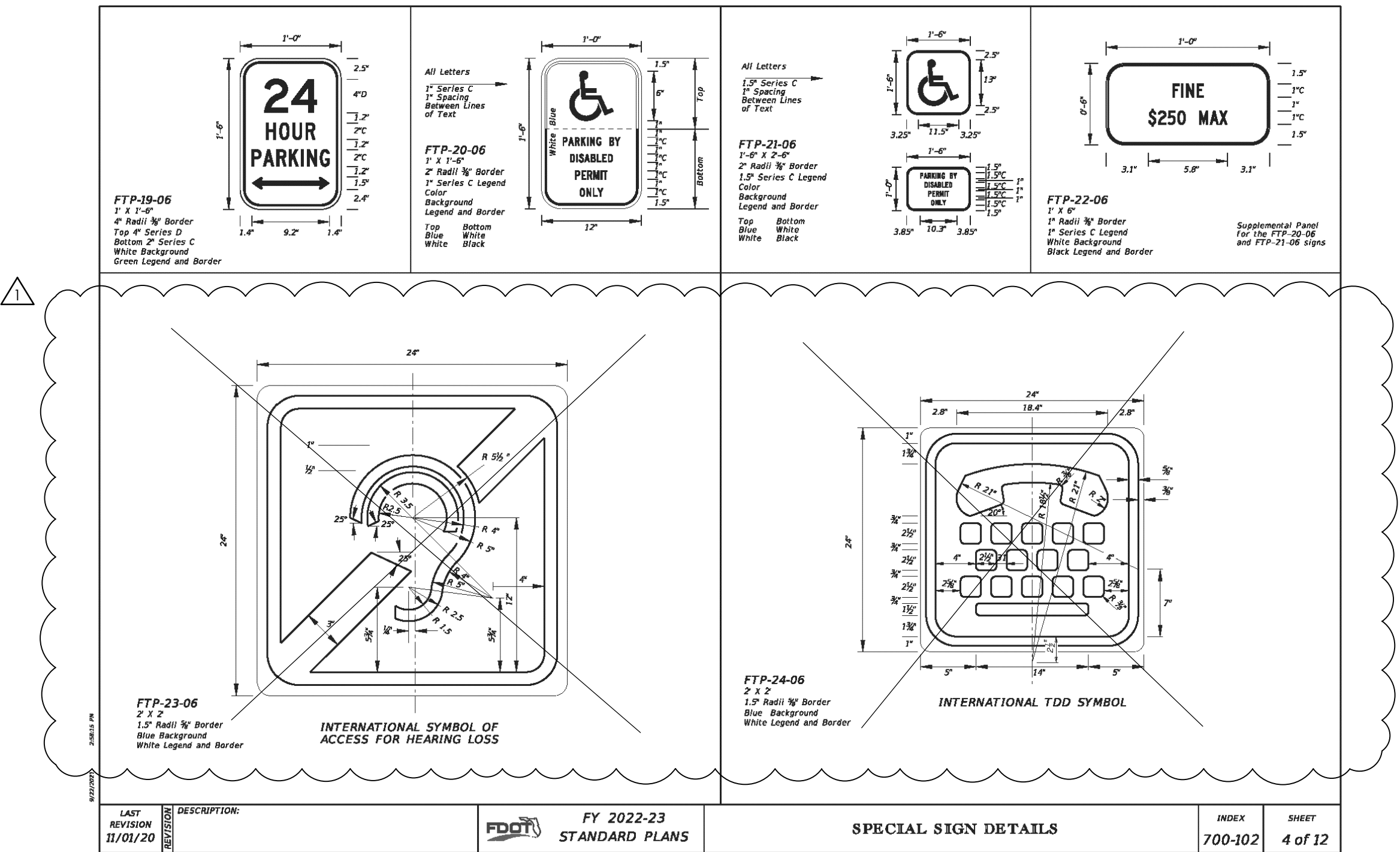
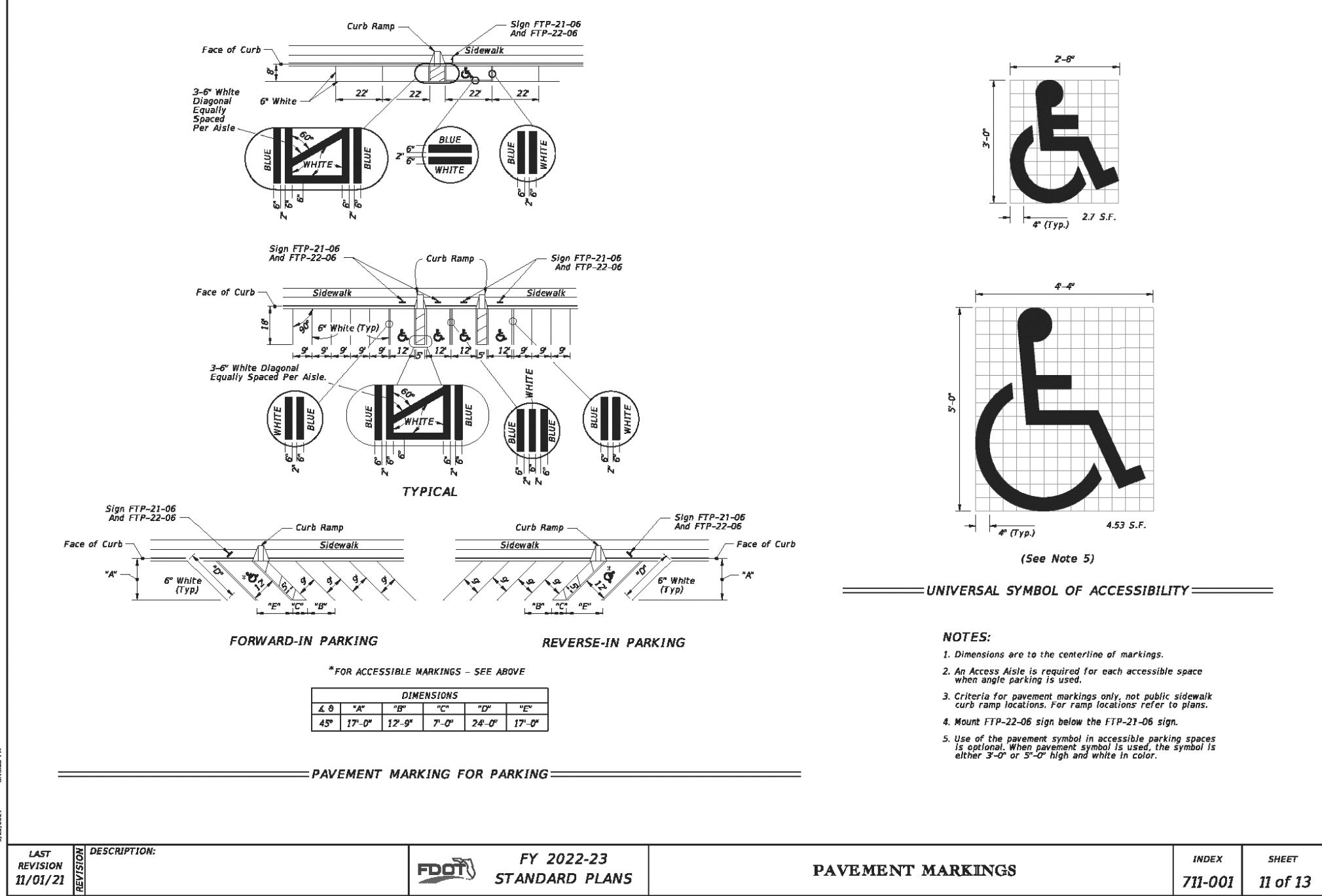
ISSUED / REVISED	DATE
ISSUED FOR REVIEW	11.29.2023
REVISED PER CITY REVIEW	01.22.2024

PROJECT NUMBER: 23-139

My Place Self Storage Expansion

21885 US 441
Mount Dora, FL 32757
Lake County

Construction
Details
C600



Architect:

JSO

JOHN S. ODOM, ARCHITECT
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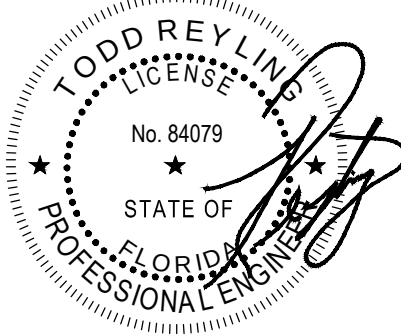
Civil Engineer:

RDC

REYLING DESIGN & CONSULTING

4516 Boardwalk | Smithton, IL | 62285
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Florida Firm License: M17000010654



LICENSE EXPIRES - 02.28.2025
DATE SIGNED - 01.22.2024

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

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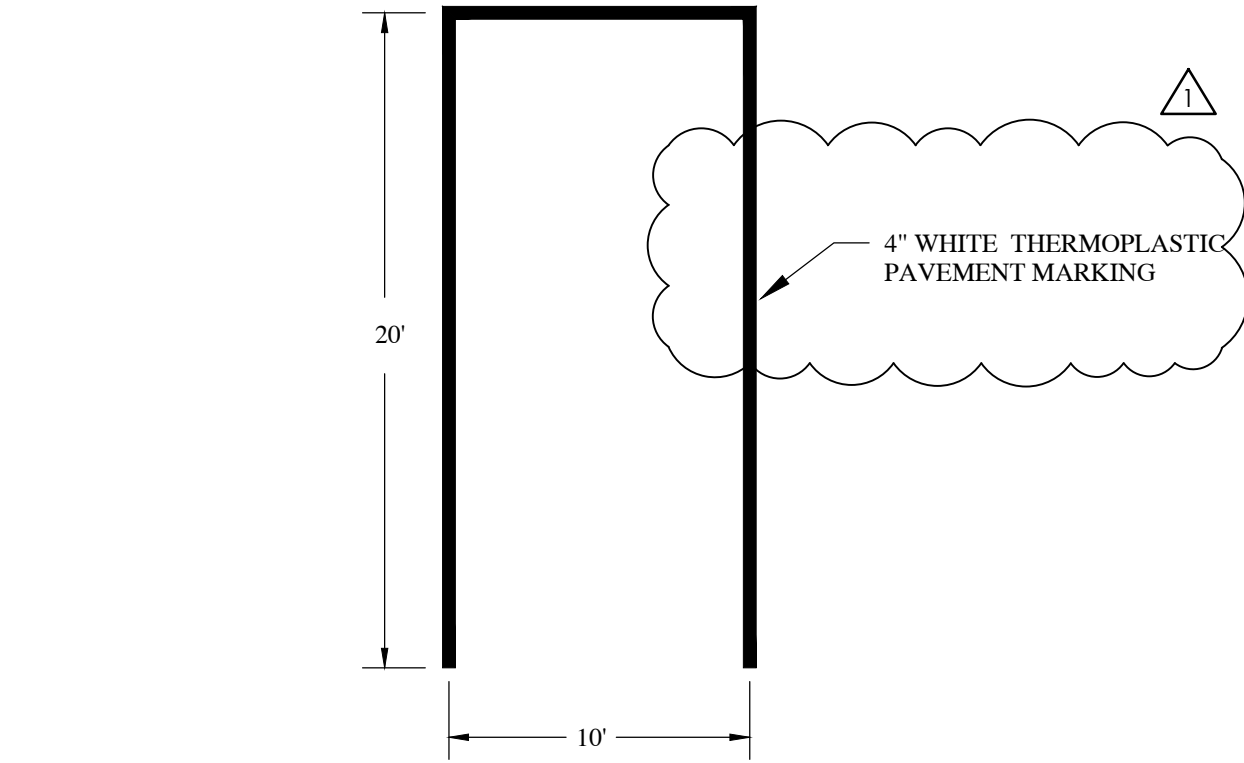
PROJECT NUMBER: 23-139

New Ground Up Building:

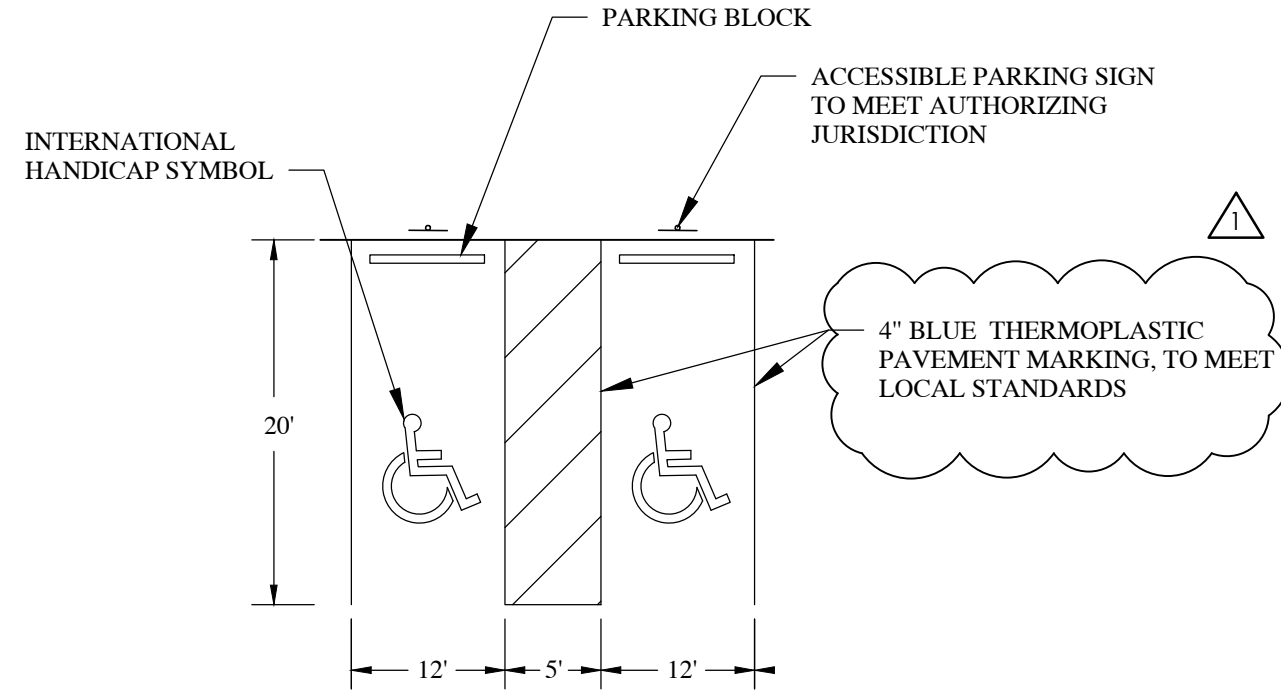
My Place Self Storage Expansion

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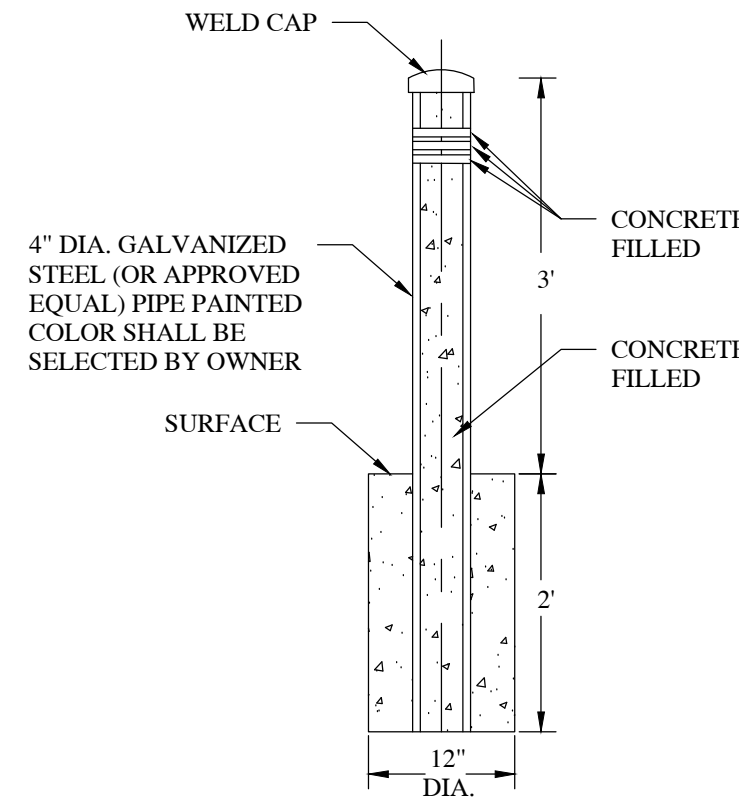
Construction
Details
C601



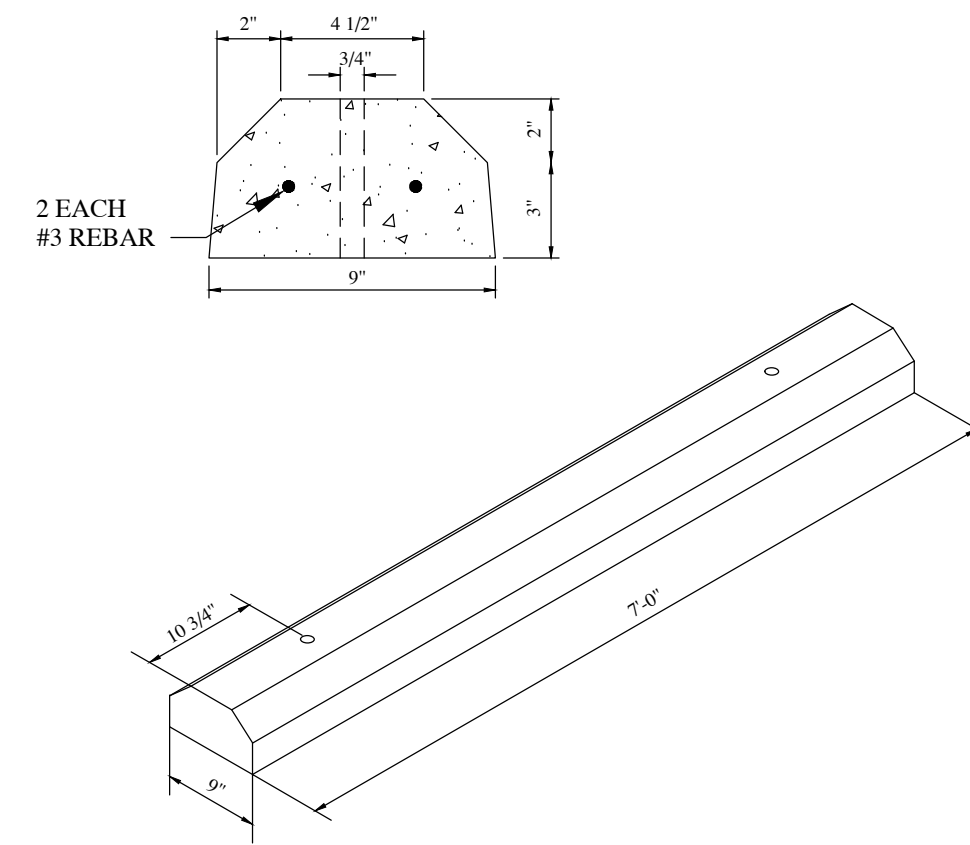
PARKING SPACE DETAIL
NOT TO SCALE



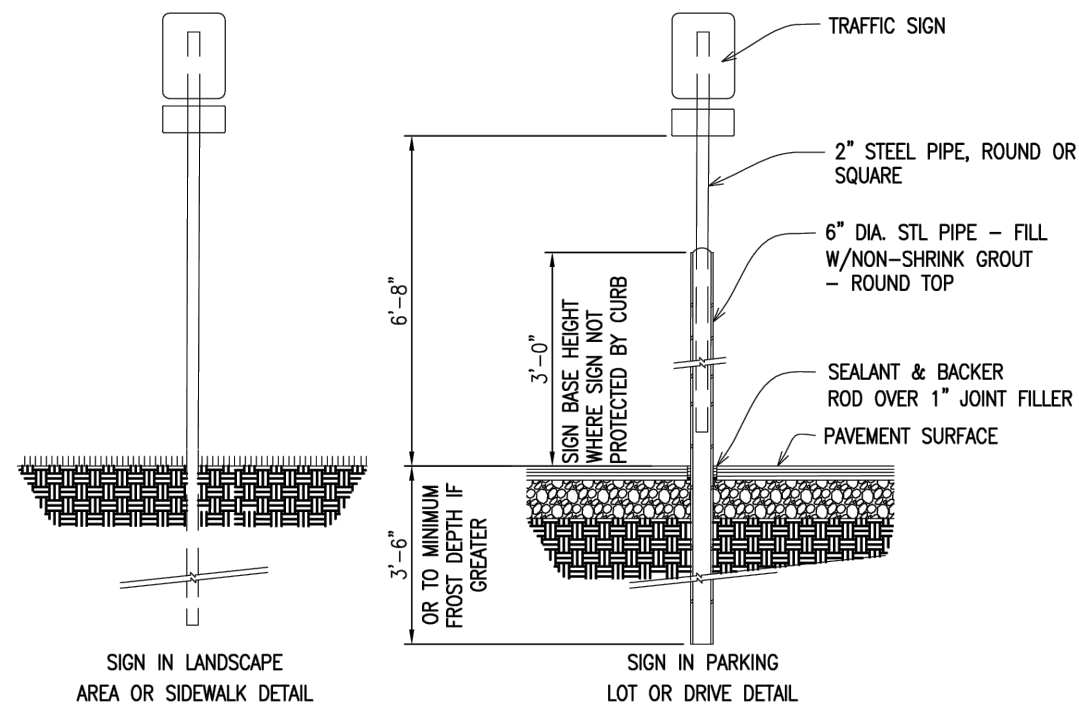
ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



PIPE BOLLARD DETAIL
NOT TO SCALE



PARKING BLOCK DETAIL
NOT TO SCALE



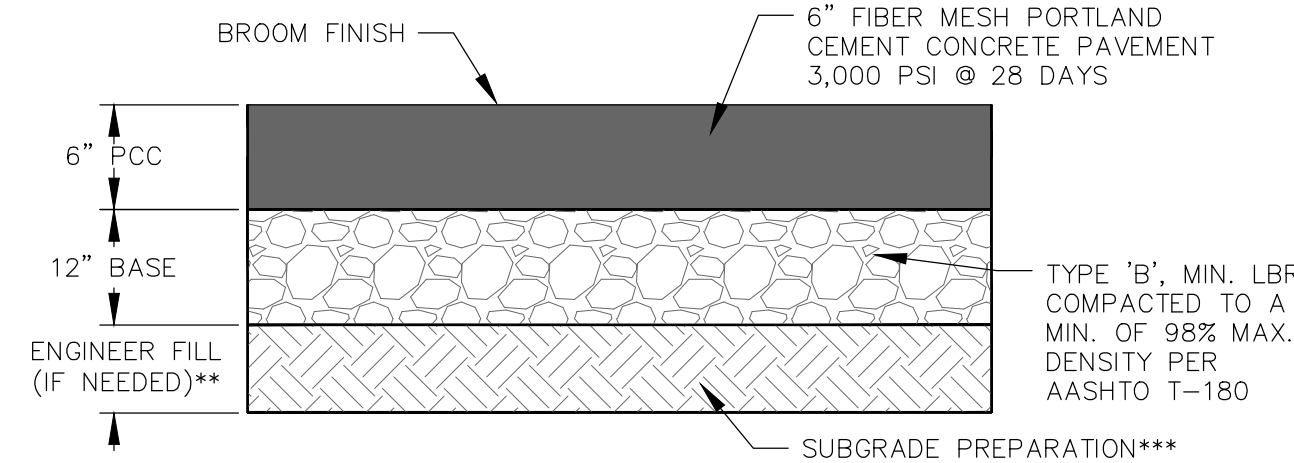
SIGN POST DETAIL
NOT TO SCALE

- 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.



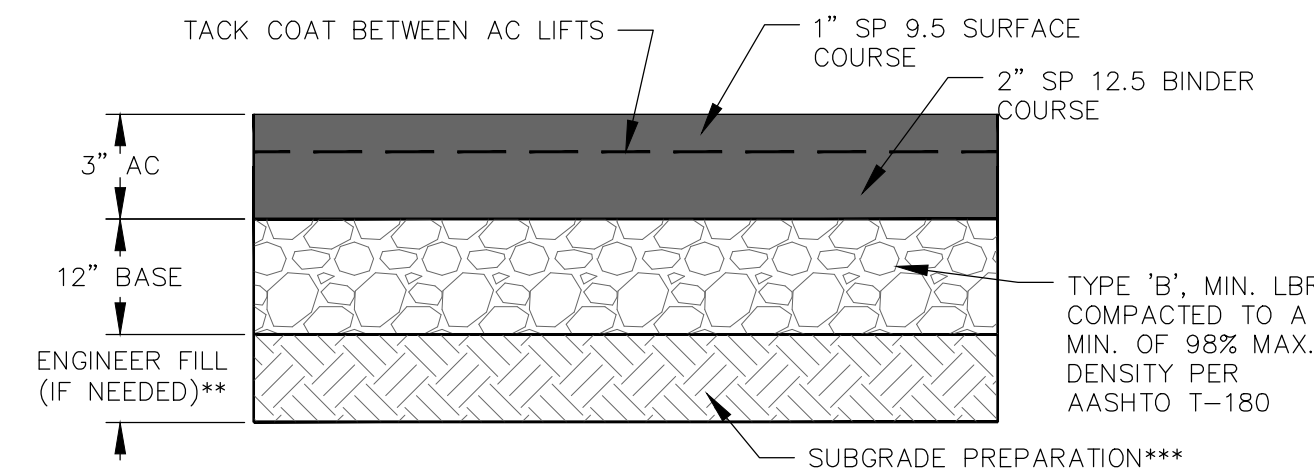
*AGGREGATE BASE COURSE SHOULD BE COMPACTED PER FDOT SPECS AND SOILS ENGINEER.

**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.

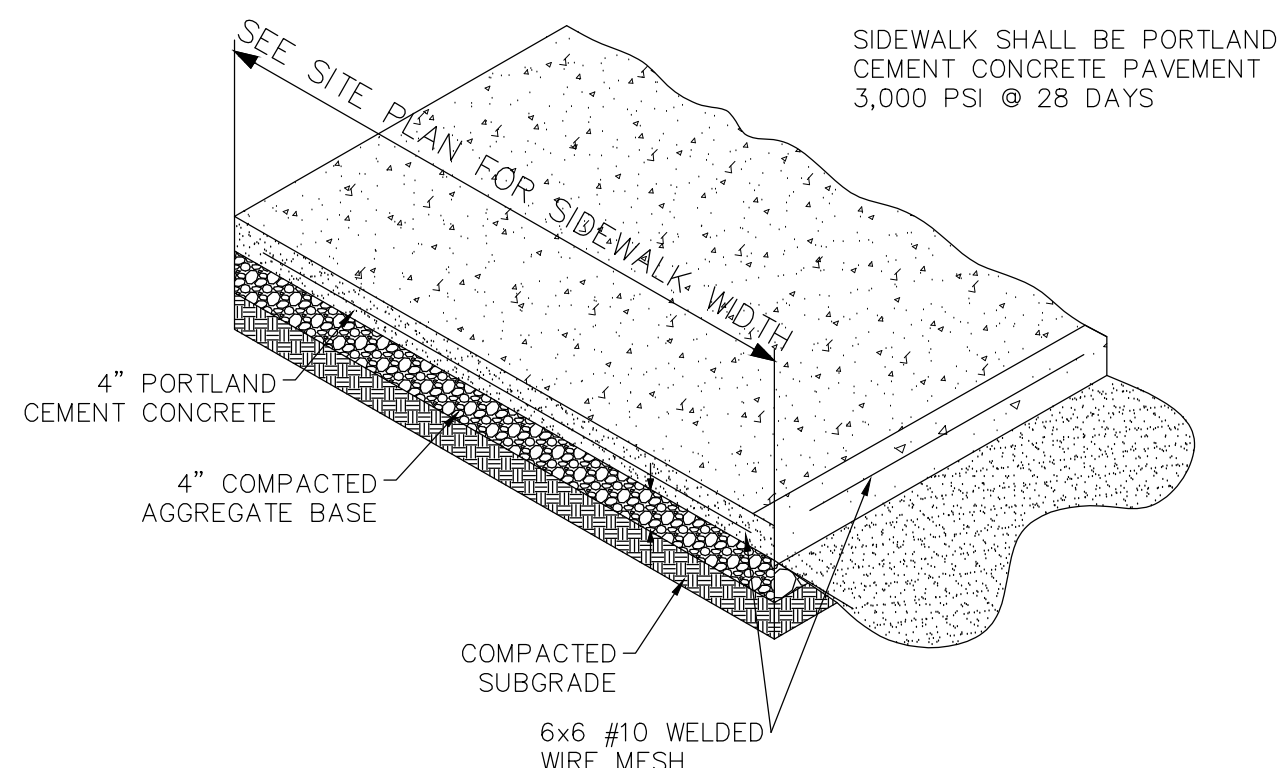


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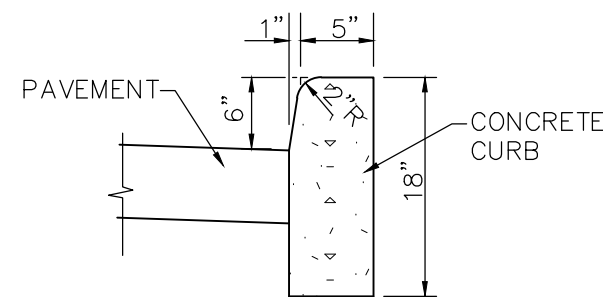
***THE PREPARED SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO 98% OF THE MAX DRY DENSITY (ASTM D698). CONTRACTOR SHALL PREPARE AND/OR REPLACE SOILS AS NECESSARY TO PROVIDE A STABLE SUBGRADE. SEE SOILS REPORT FOR DETAILS.

ASPHALT PAVEMENT (LIGHT DUTY)
NOT TO SCALE



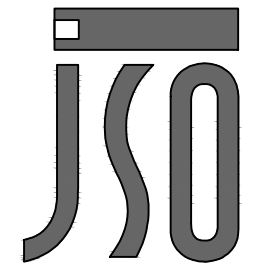
- NOTES:
- JOINT SPACING 5'-0" CENTER TO CENTER OR WIDTH OF SIDEWALK.
 - INSTALL EXPANSION JOINT MATERIAL WHERE SIDEWALK ABUTS JUNCTION OF EXISTING SIDEWALK, CONCRETE CURB, DRIVEWAYS AND SIMILAR STRUCTURES, AND AT 250' CENTERS MAX.

TYPICAL SIDEWALK DETAIL
NOT TO SCALE



CONCRETE BARRIER CURB DETAIL
NOT TO SCALE

Architect:



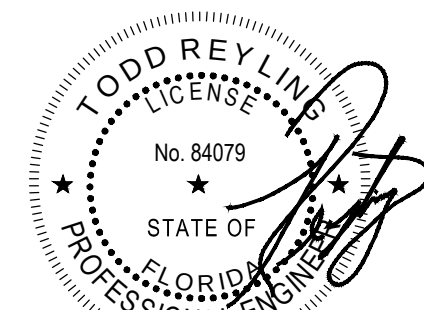
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LICENSE EXPIRES - 02.28.2025
DATE SIGNED - 01.22.2024

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

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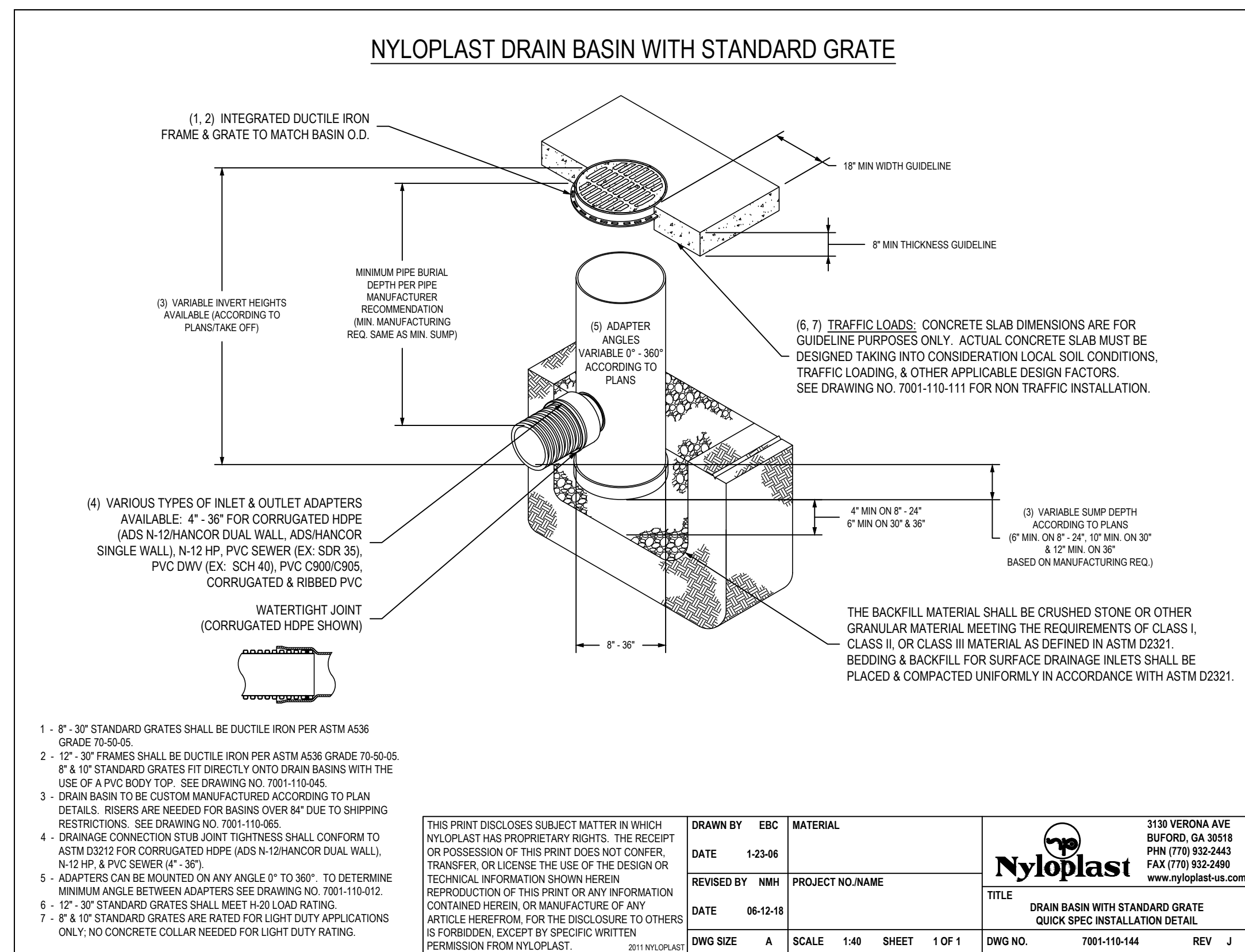
PROJECT NUMBER: 23-139

New Ground Up Building:
My Place Self Storage Expansion

21885 US 441
Mount Dora, FL 32757
Lake County

Construction
Details

C602



NYLOPLAST TURF TRAFFIC INSTALLATION

12" - 36" DRAIN BASIN

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

12" - 30" INLINE DRAIN

1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30' PEDESTRIAN & 12" - 30" STANDARD & SOLID

2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATE SO THAT HAZARDS DO NOT FORM.

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2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	 Nyloplast www.nyloplast-us.com	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490
DATE	01-05-09			
REVISED BY	NMH	PROJECT NO. NAME		
DATE	06-12-18			
DWG. SIZE	A	SCALE	1:25 SHEET	1 OF 1
			DWG. NO.	7001-110-340
			REV. VAW	

NYLOPLAST 12" DRAIN BASIN: 2812AG __ X

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.

2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-068.

4. DRAINAGE CONNECTION SUB-JOINT TIGHTNESS SHALL CONFORM TO ASTM D3272 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER).

5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-042.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTAL	MEETS H-10	1296CSP	7001-110-202
STANDARD	MEETS H-20	1296CSG	7001-110-203
SOLID COVER	MEETS H-20	1296CSG	7001-110-204
PEDESTAL BRONZE	N/A	1296CPB	7001-110-205
ECME	N/A	1296CSD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201G	7001-110-021

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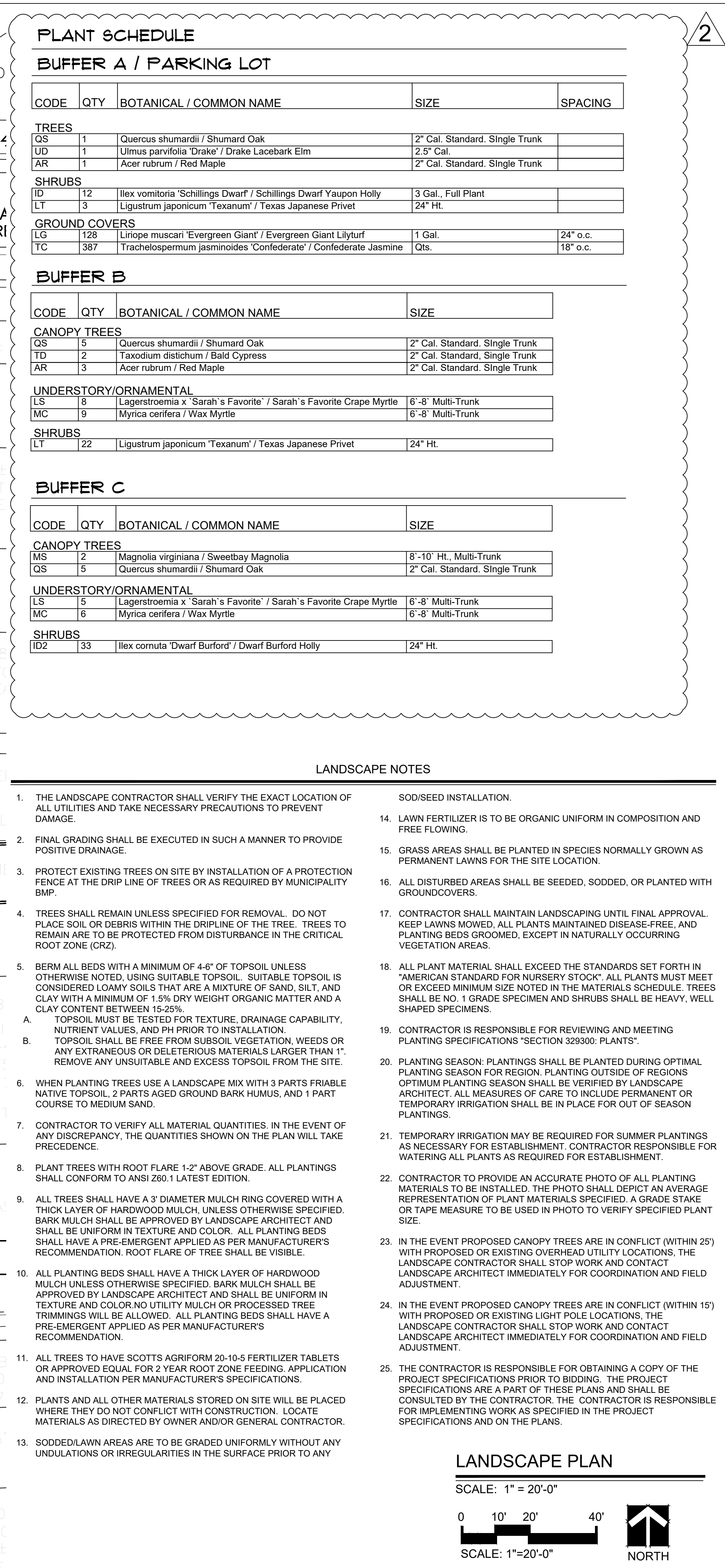
NYLOPLAST
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

Diagram illustrating a cleanout detail. The vertical pipe section is labeled "FINISHED GRADE" at the top. The horizontal section is labeled "COMPACTED BACKFILL". The horizontal section is labeled "TO CONNECTION" and "FROM BUILDING". Dimensions 2, 4, and 6 are indicated for the vertical section.

NOT TO SCALE

C603



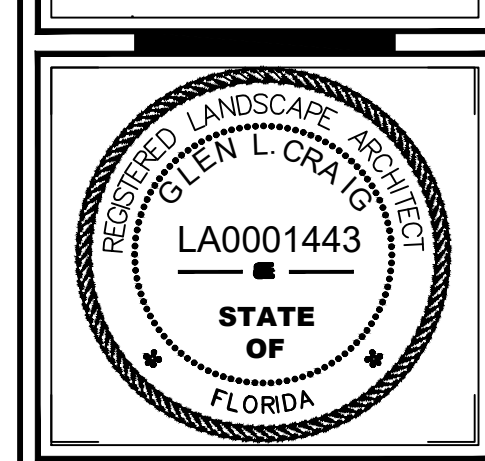
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1.	Revision 1	01-24-24
2.	Revision 2	03-08-24
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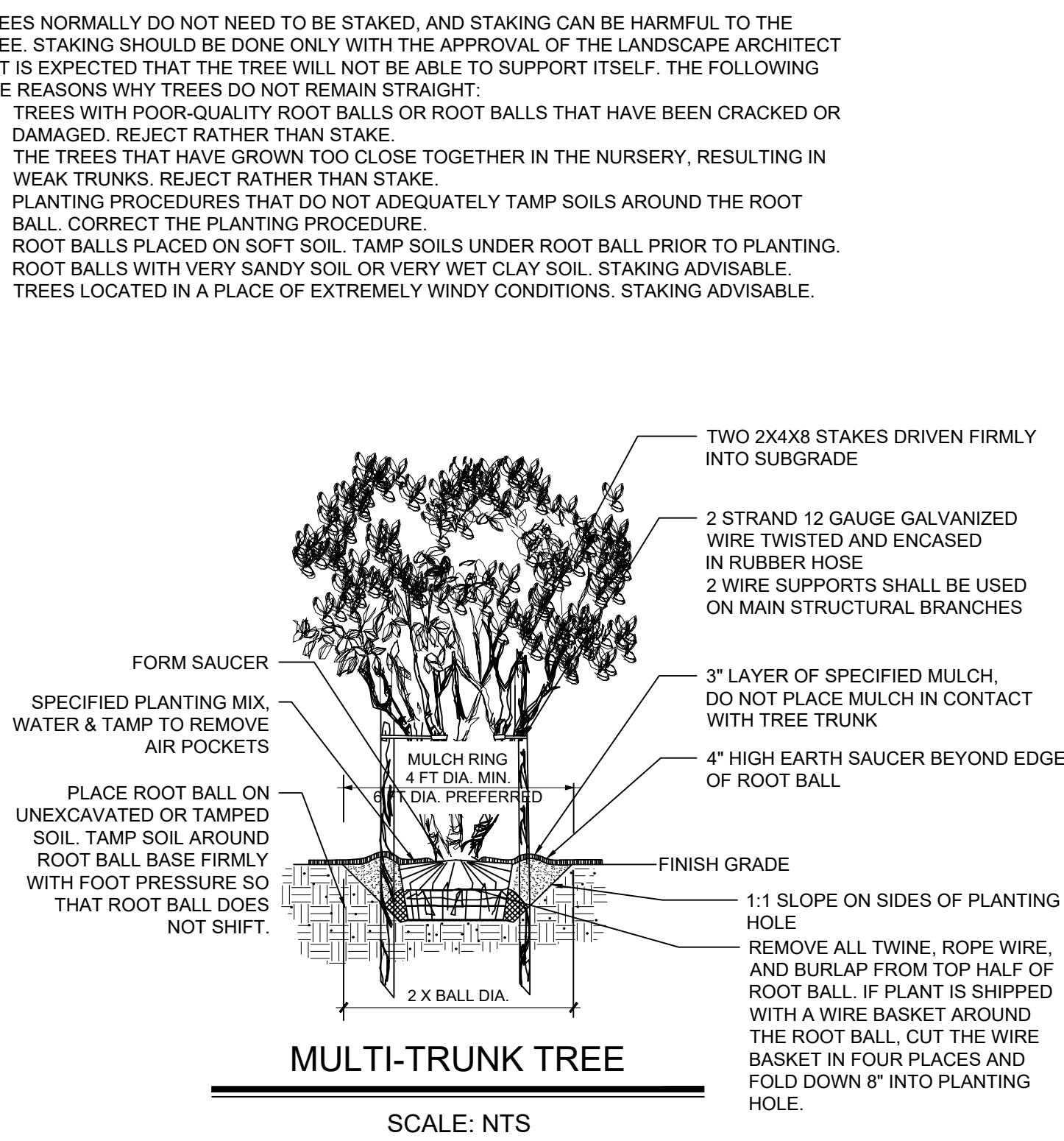
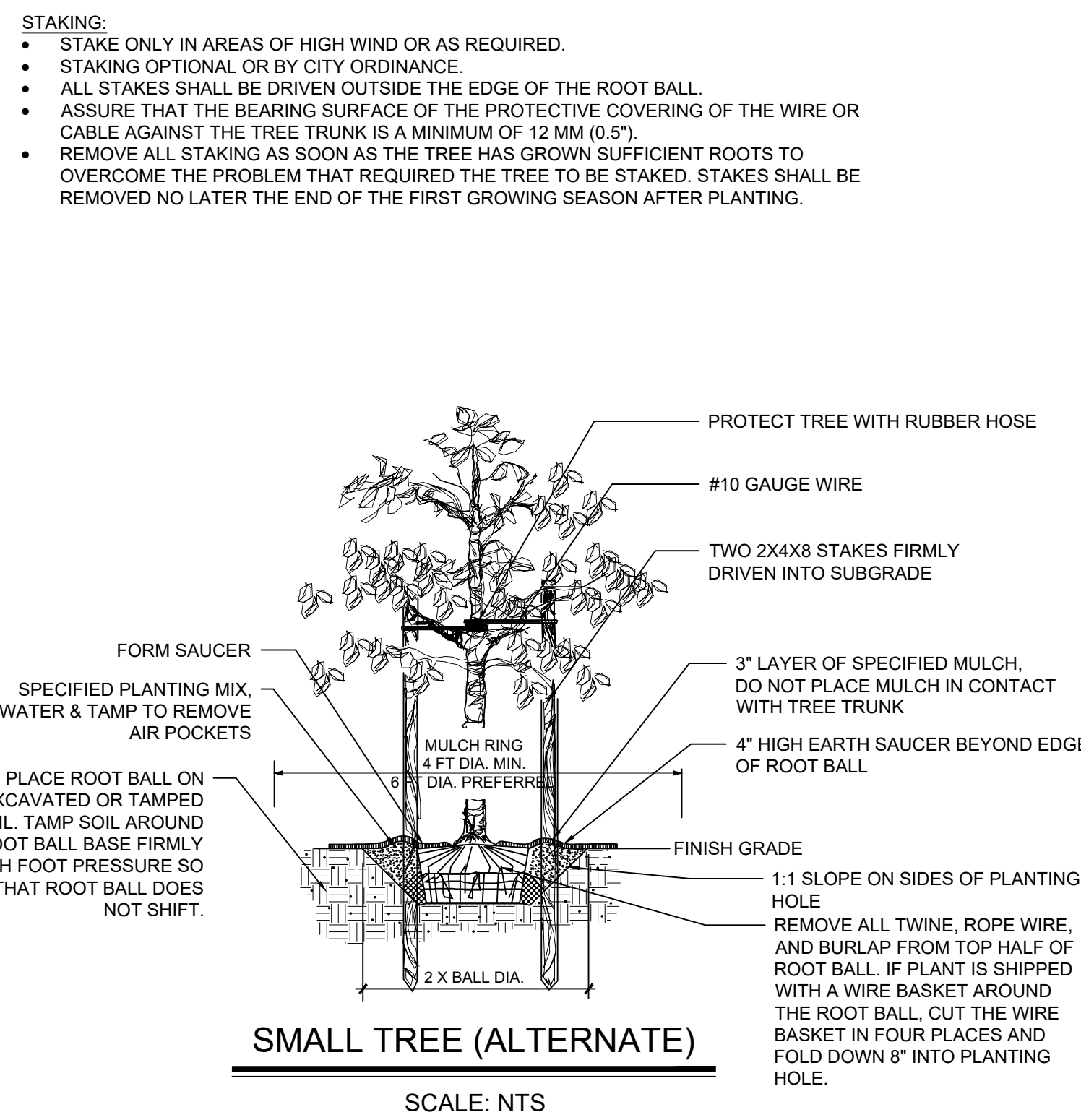
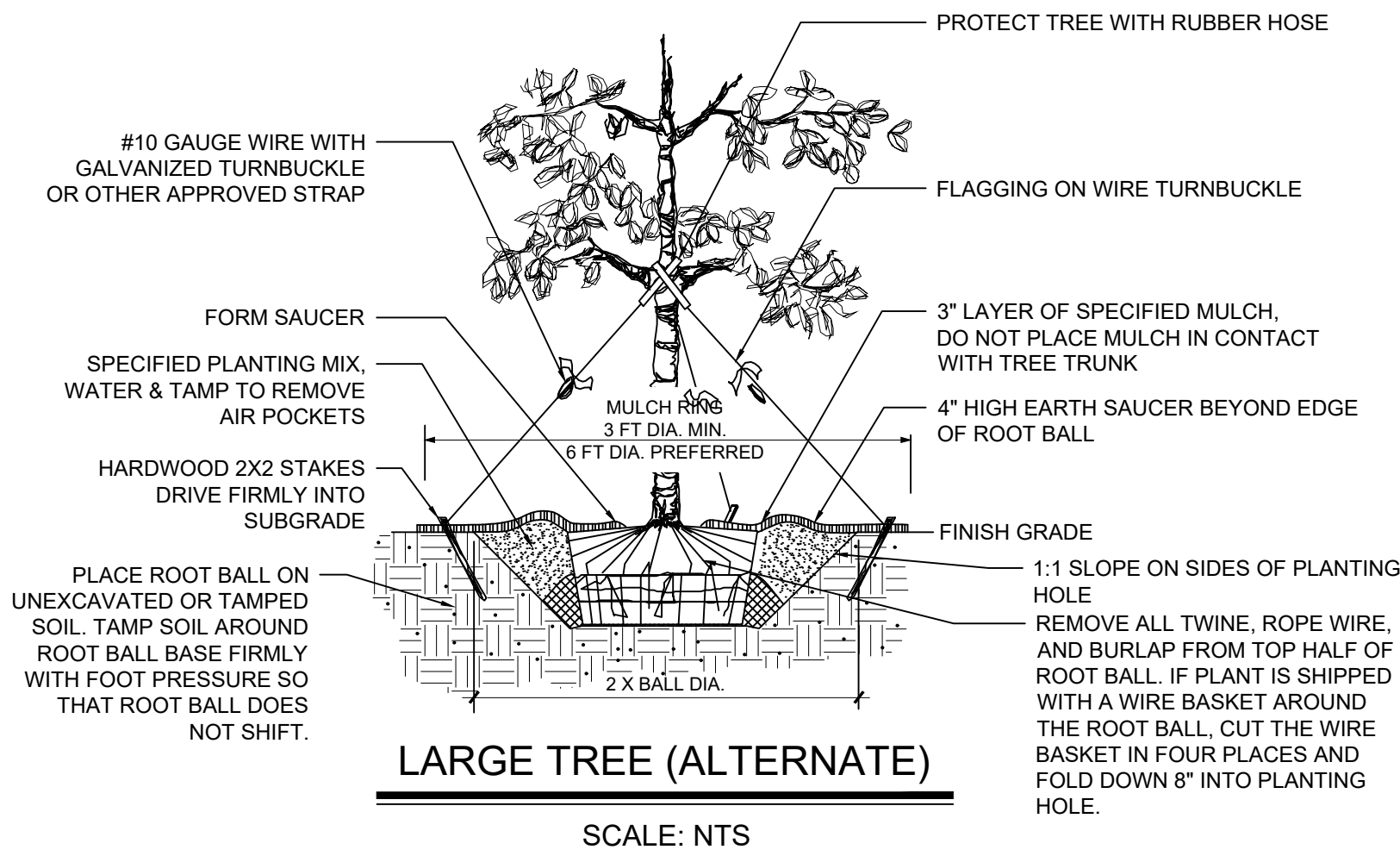
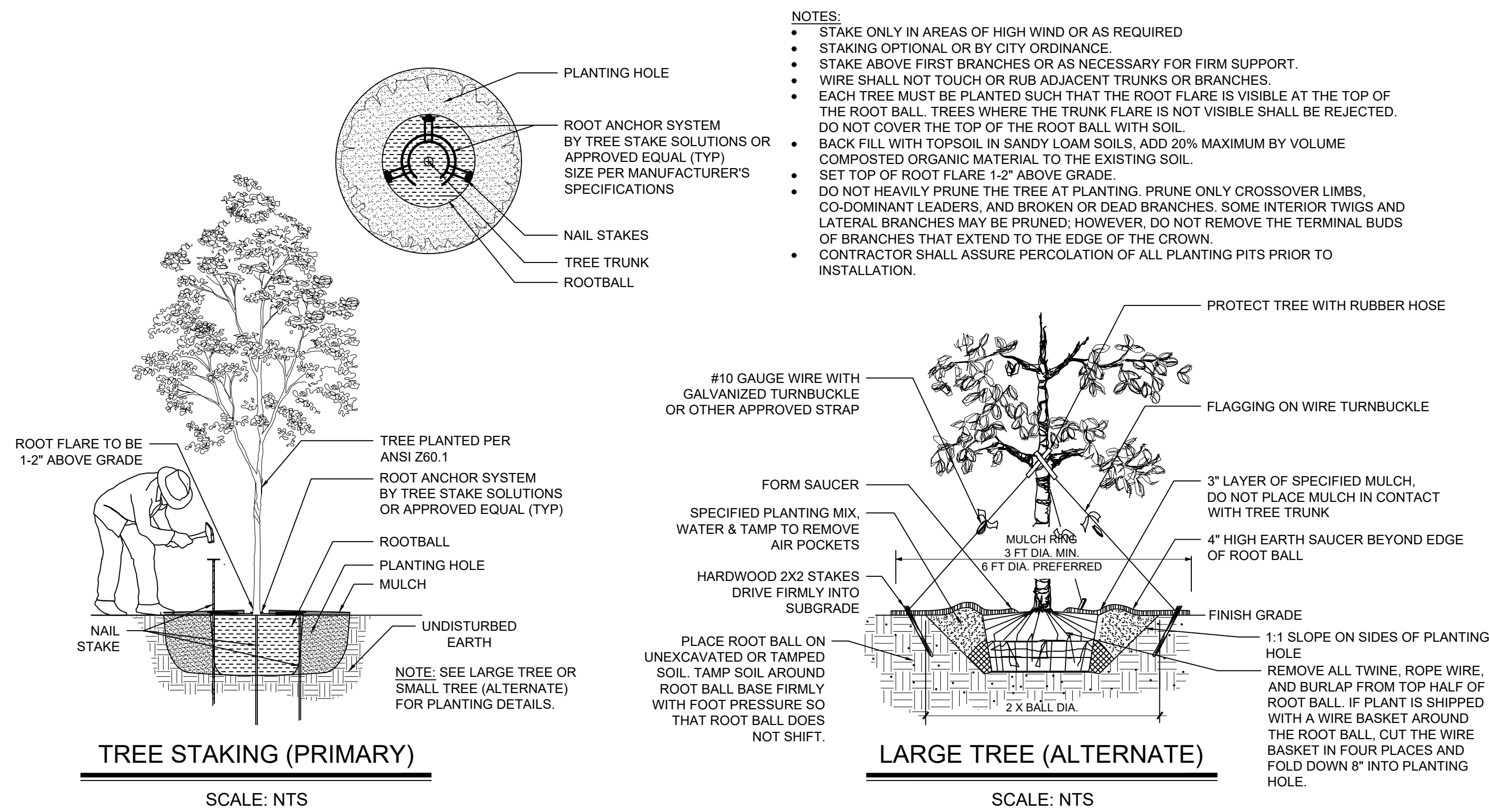
The logo for Craig Design Group is presented within a square frame. It features the lowercase letters "cdg" in a large, elegant serif font. To the right of "cdg" is a vertical line, followed by the words "CRAIG DESIGN GROUP" in a smaller, all-caps, sans-serif font, stacked vertically. Below this, the word "LANDSCAPE" is written in a medium-sized, all-caps, sans-serif font, followed by "ARCHITECTURE" in a smaller, all-caps, sans-serif font.

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PROJECT: MY PLACE SELF STORAGE EXPANSION
21885 U.S. HIGHWAY 441
MT. DORA, FL 32757



JOB #:	23-067
DATE:	03-05-2024
DRAWN:	GLC
CHK:	GLC
Sheet Title: LANDSCAPE PLAN	
Sheet No: L-1.0	



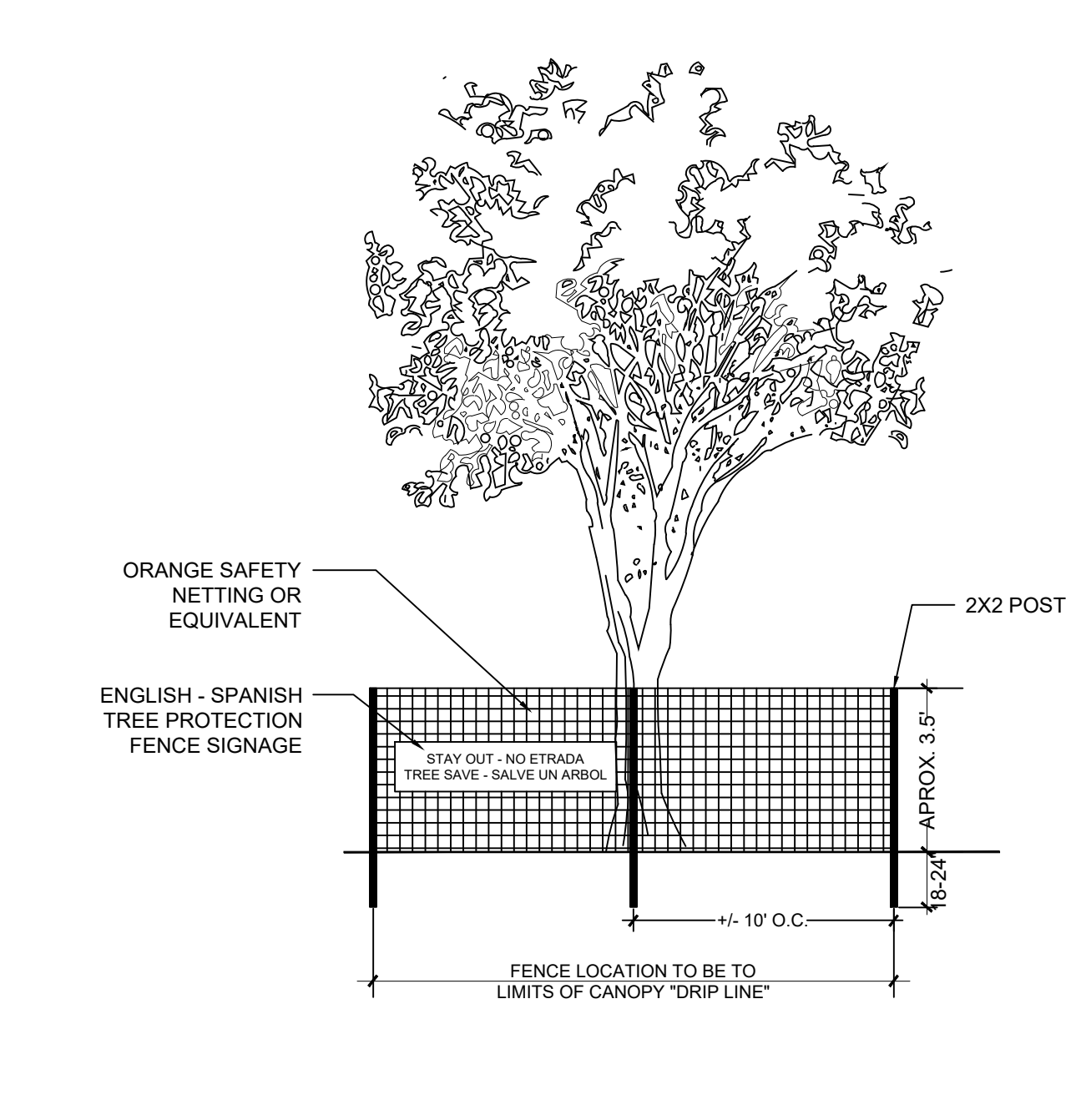
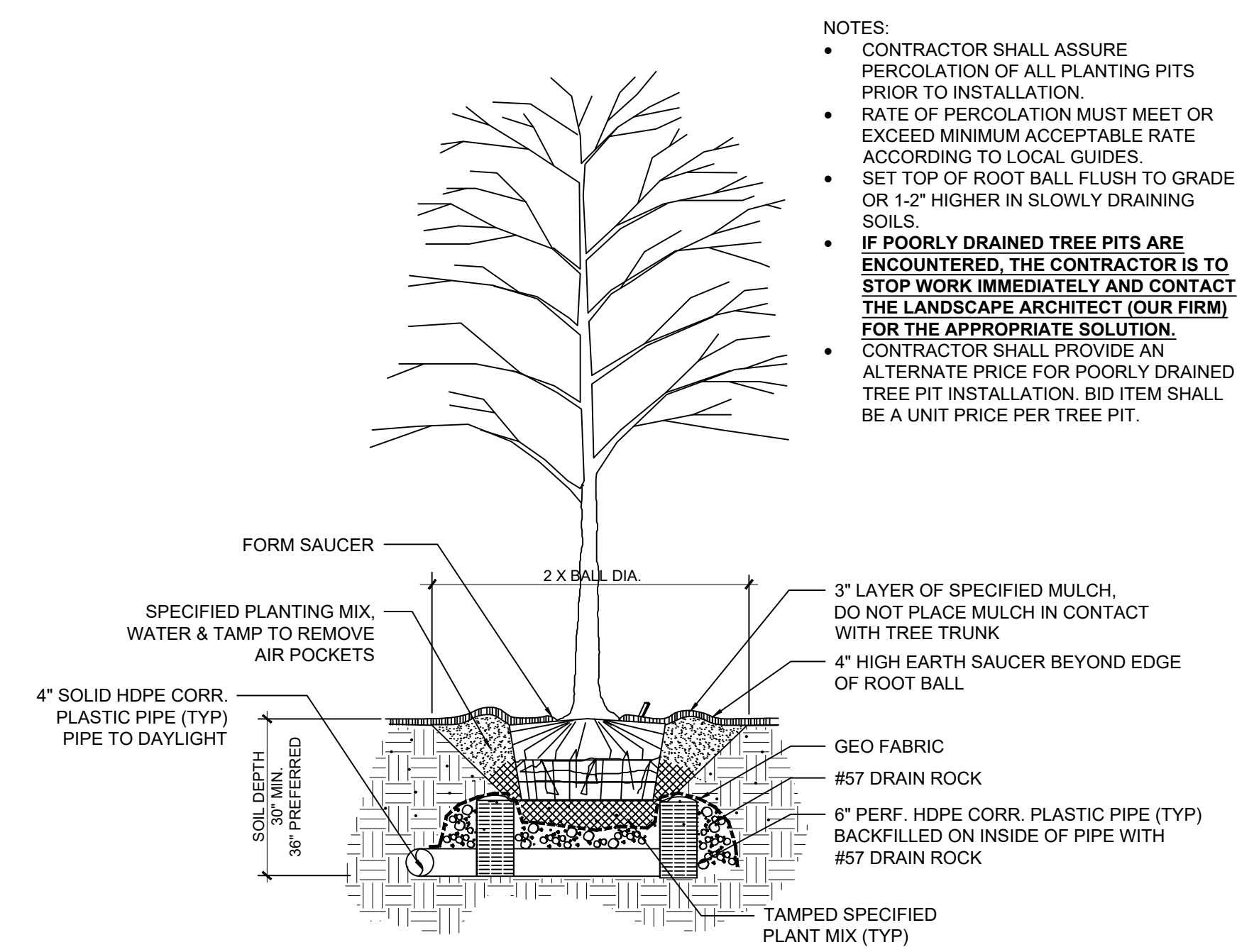
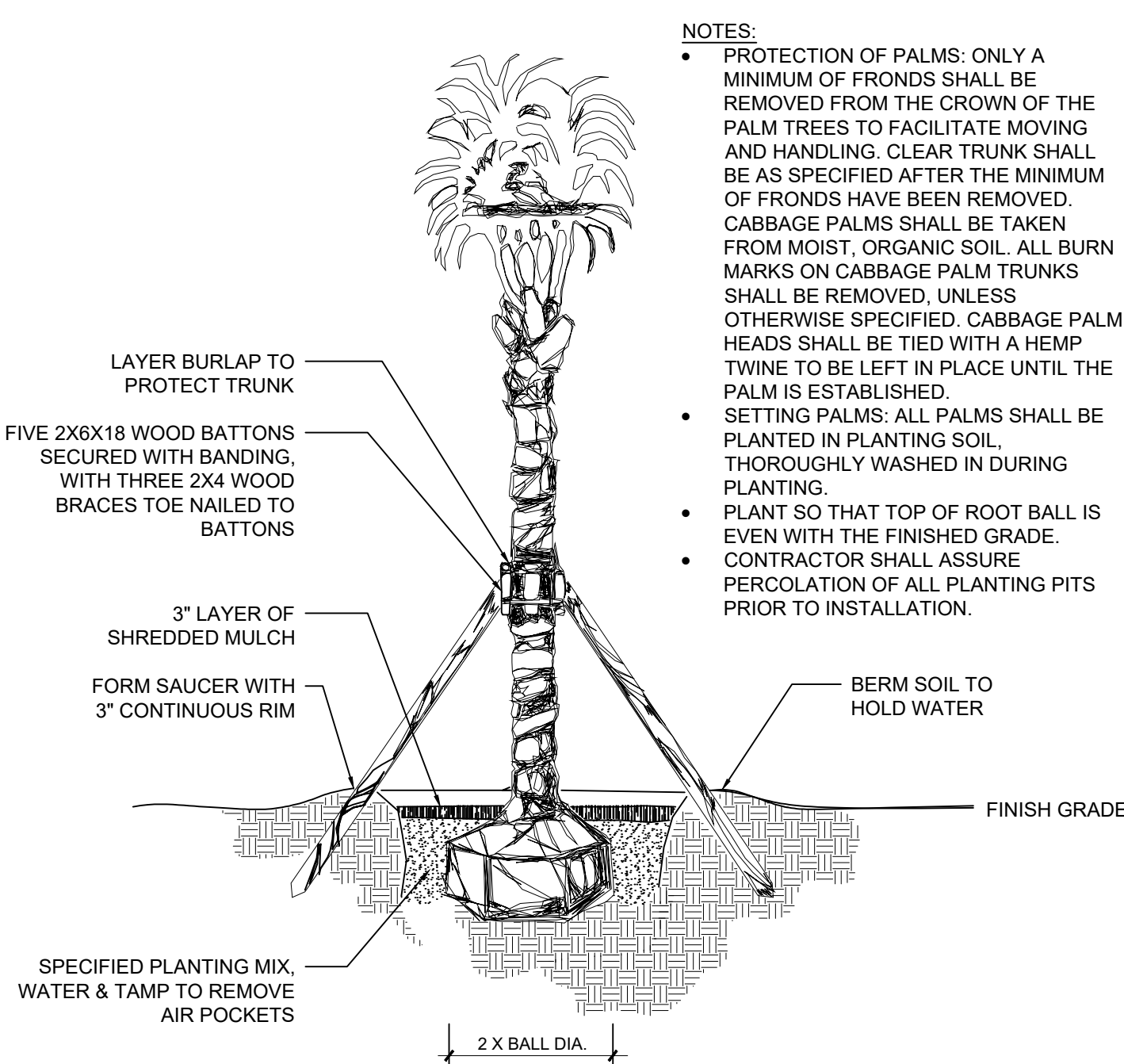
The diagram shows two trees side-by-side, illustrating two different methods for trunk protection. Both trees are shown with a trunk, branches, and a root system. A horizontal line at the base of the trunks is labeled 'FINISH GRADE'.

OPTION 1 (Two-Walled Plastic Sheeting): This method involves applying a two-walled plastic sheeting or tree shelter material around the trunk. The material is applied from the trunk flare to the first branch. Biodegradable plastic tape is used to secure the material.

OPTION 2 (Breathable Fabric Tree Wrap): This method involves applying a breathable fabric tree wrap around the trunk. The wrap is applied from the trunk flare to the first branch. The wrap is applied from the bottom up with sufficient overlap to cover all bark. Biodegradable plastic tape is used to secure the wrap.

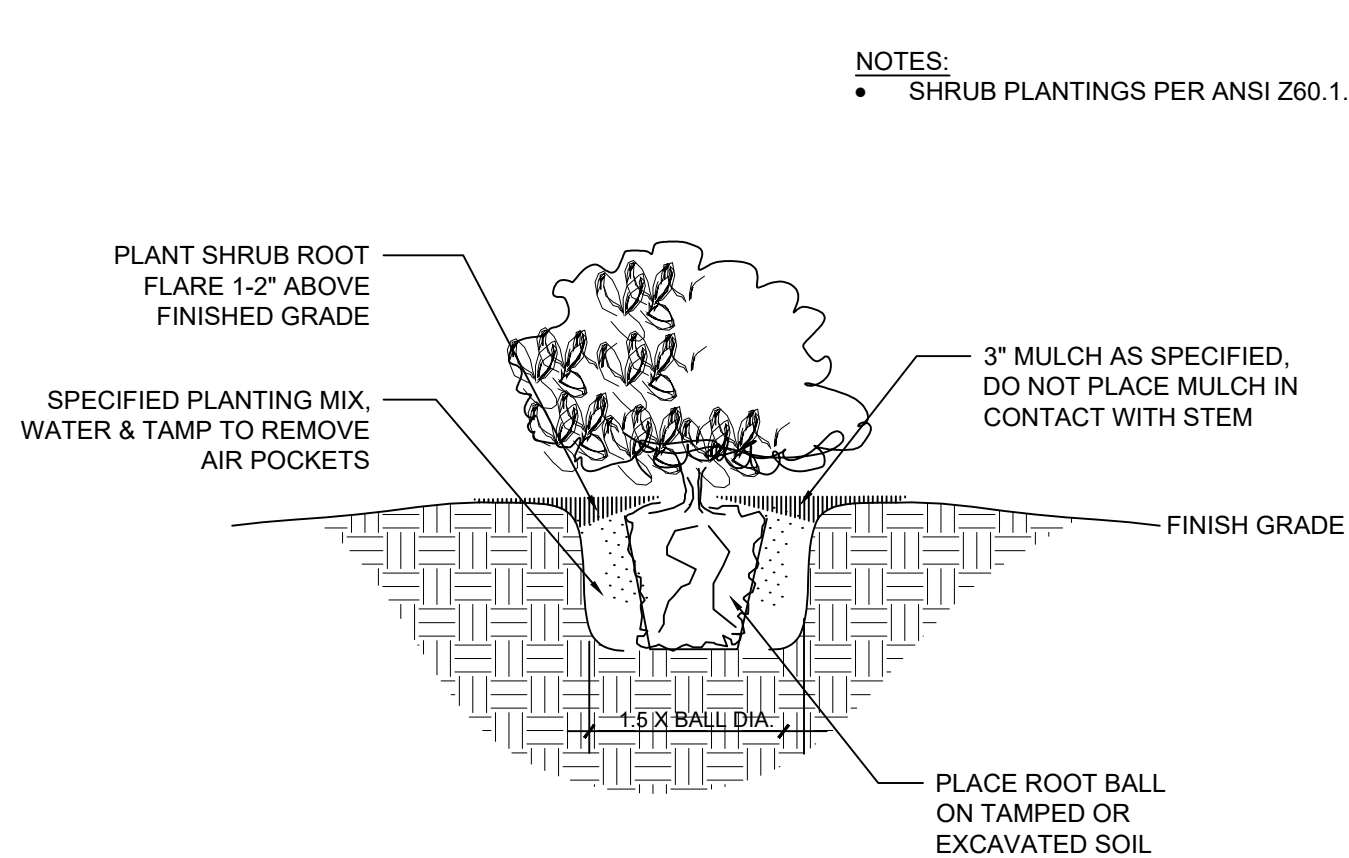
NOTES:

- APPLY THE PLASTIC SHEETING LOOSELY AROUND THE TRUNK TO LEAVE A 12 MM (0.5") GAP BETWEEN THE TRUNK AND THE SHEETING.
- TREE WRAP SHOULD BE INSTALLED AT TIME OF PLANTING AND BE REMOVED WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, BUT NO LATER THAN 12 MONTHS AFTER PLANTING.
- TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED EXCEPT TREES WITH VERY THIN BARK, SUCH AS RED MAPLE.



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.



The diagram illustrates the process of groundcover planting in three distinct layers, each with a corresponding label and leader line:

- PLANT SPACING AS PER PLAN**: The top layer shows several groundcover plants with leaves and roots, spaced out horizontally.
- 2" MULCH INSTALLED BEFORE PLANTING**: The middle layer consists of a uniform layer of vertical lines, representing mulch, installed beneath the plants.
- PREPARE BED AS PER WRITTEN SPECIFICATION**: The bottom layer shows a cross-hatched pattern, representing the prepared bed or substrate.

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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.
- 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)
 - 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.
 - 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.
 - 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.
 - 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
- 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.
 - 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%
 - 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
- 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.
 - Existing topsoil shall not be stripped, transported, or graded if moisture content exceeds field capacity or if the soil is frozen.
 - 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.
 - 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
- 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.
 - 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 1/4 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:
- 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.
 - 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 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:
- Diameter - Trees: 18" greater than diameter of root ball or spread of roots.
 - Diameter - Shrubs: 6" greater than diameter of root ball, container, or spread of roots.
 - Depth - Trees and Shrubs: equal to depth of root ball or container size so as not to allow settling.
 - 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 1/2" 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 1/4" 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.

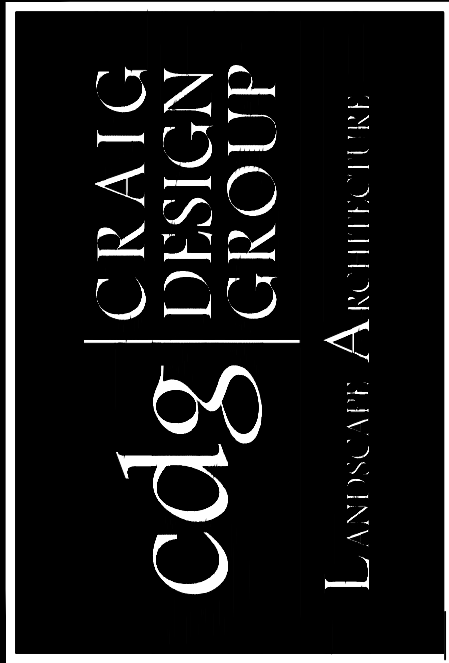
9.01 TRANSPLANTING OPERATIONS

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
- Root prune one third of ball at a time a minimum of six weeks before removal.
 - Thin out interior crown of dicots in a manner to compensate for root loss, leaving the shape of the canopy intact.
 - Leave monocot leaves alone allowing plant to balance itself. Protect growing point as necessary.
 - 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.
 - 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 Untill Replanting: See Area Designated on Plans or Provide Off Site Temporary Storage.
- Provide temporary irrigation for this holding area. Mulch to reduce weeds, discourage foot traffic and its compaction effect, conserve moisture and minimize temperature fluctuations.
 - Brace trunks and leave in place until trees are wind firm.
 - Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Retain this protection through the cold season.
 - Feed with diluted solution of NPK in soluble form with a soil needle providing water, air, nutrients and a breaking up of clods.
 - Where foliage is retarded spray it with one of the soluble area types of foliar feeders.
 - 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.
 - 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.	

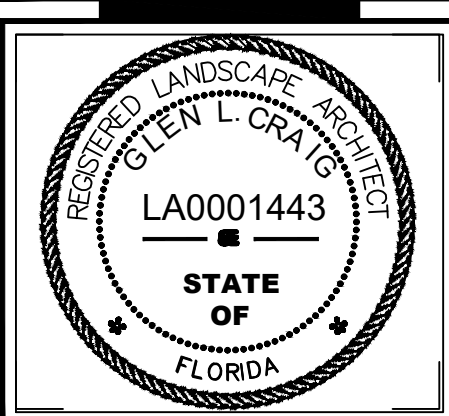


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PROJECT:

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:	03-05-2024
DRAWN:	GLC
CHECK:	GLC
Sheet Title:	LANDSCAPE SPECIFICATIONS
Sheet No:	L-1.2



CITY OF MOUNT DORA

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

DATE: March 20, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

THROUGH: Ryan Winkler, Senior Planner

RE: **[TABLED] 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	0.05
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 may be difficult to plant interior to the project site. 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.

1. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE 1.	
3	TREE REMOVAL AND REPLCEMENT CALCULATIONS:
	a. Total existing number of trees sized 6"-23.99": 198
	b. Total existing number of trees sized 6"-23.99" removed: 182
	c. Total existing number of trees sized 24" or greater: 26
	d. Total existing number of tree sized 24" or greater removed: 26
8"	e. Total number of trees replaced at ratio 1:1 for trees removed 6'-23.99": 18
	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 = $(26*6) + 182 - (18*3.5) - (\text{REPLACEMENT TREES}) = 275$
	total dollar amount of contribution funds: $\$450*(275/3.5) = \$35,357.14$

The site plan request was presented to the Planning and Zoning Commission on Wednesday, February 21st, 2024. The Commission voted 6-1 to table the request for the Applicant to 1) relocate the proposed fence along the southern buffer to on-top of the retaining wall to allow for more existing canopy trees to be preserved in said buffer, and 2) for the applicant to plant more canopy trees within the project site. The Applicant provided revised landscape plans to demonstrate consistency with the Commission's request.

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 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 dated January 22, 2024
Elevations
Site Plan

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: _____



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



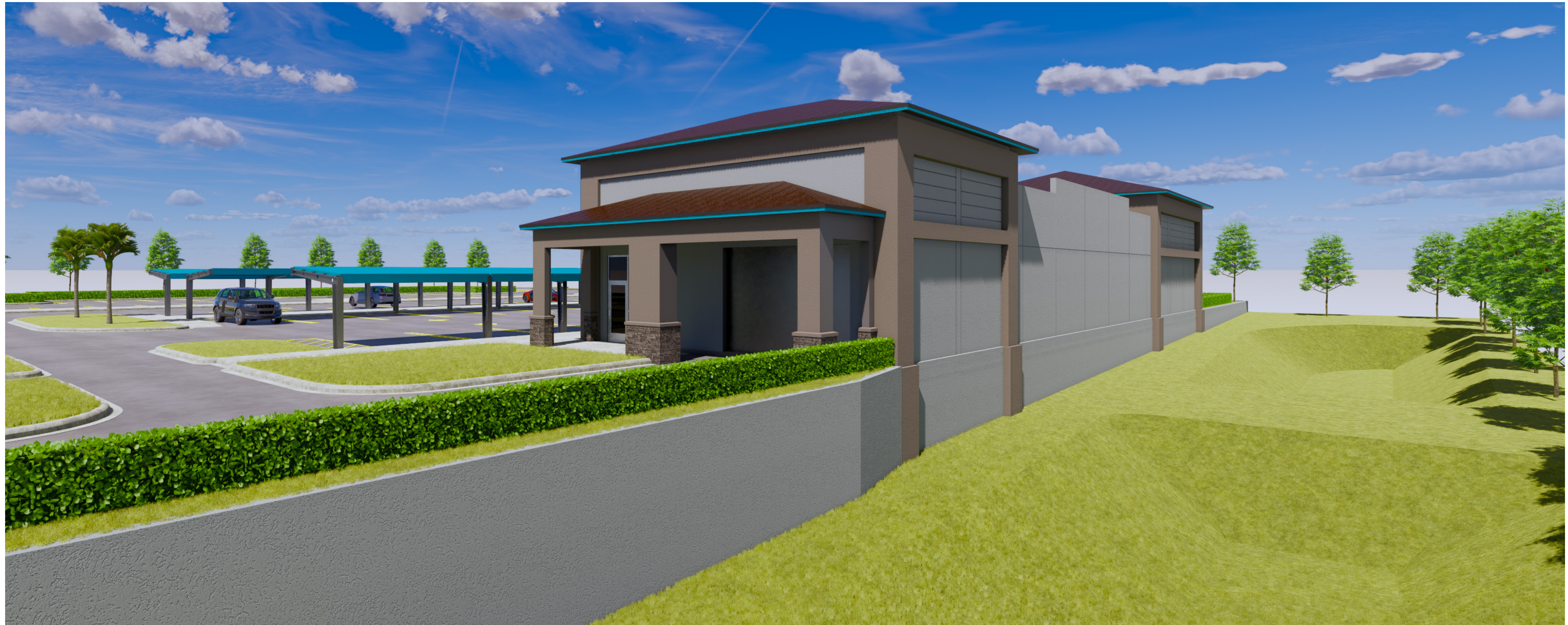


MT. DORA, FL





MT. DORA, FL



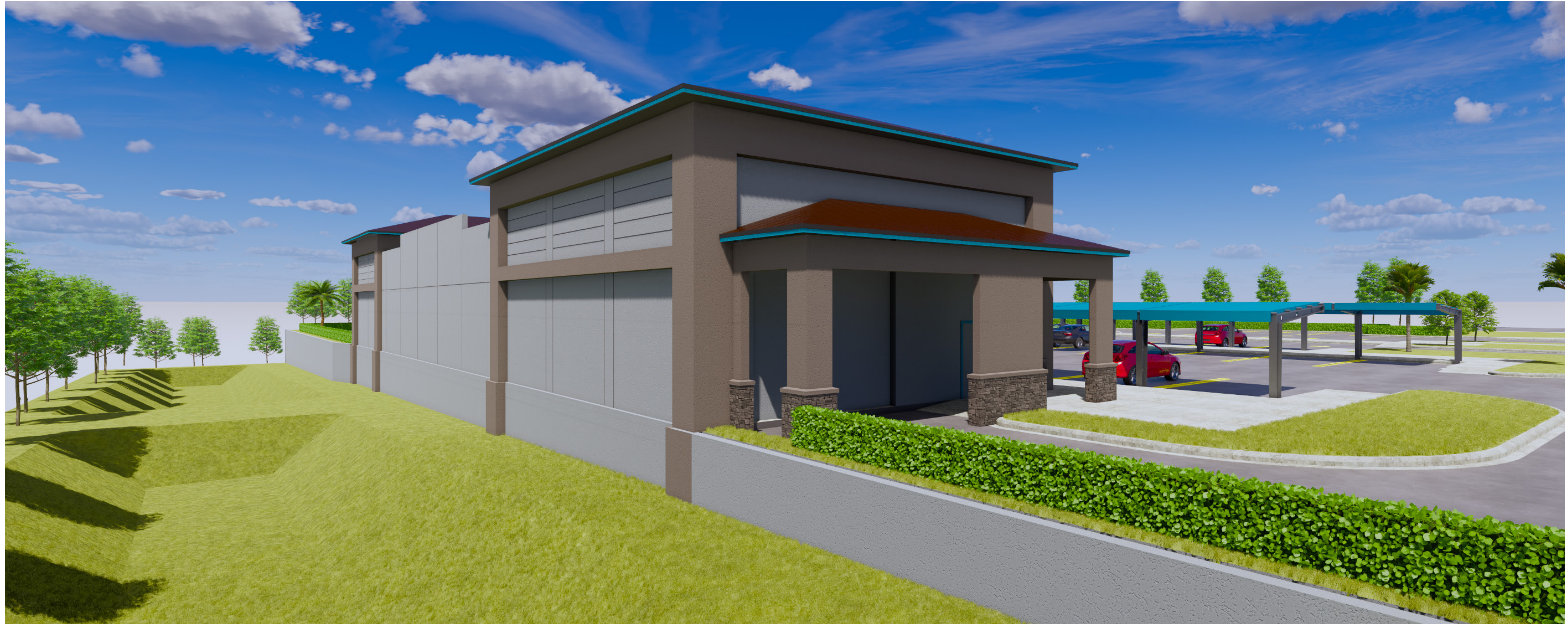


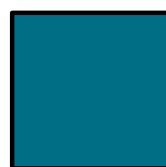
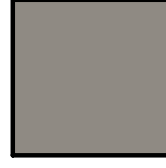
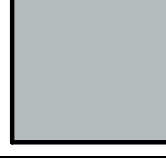
MT. DORA, FL





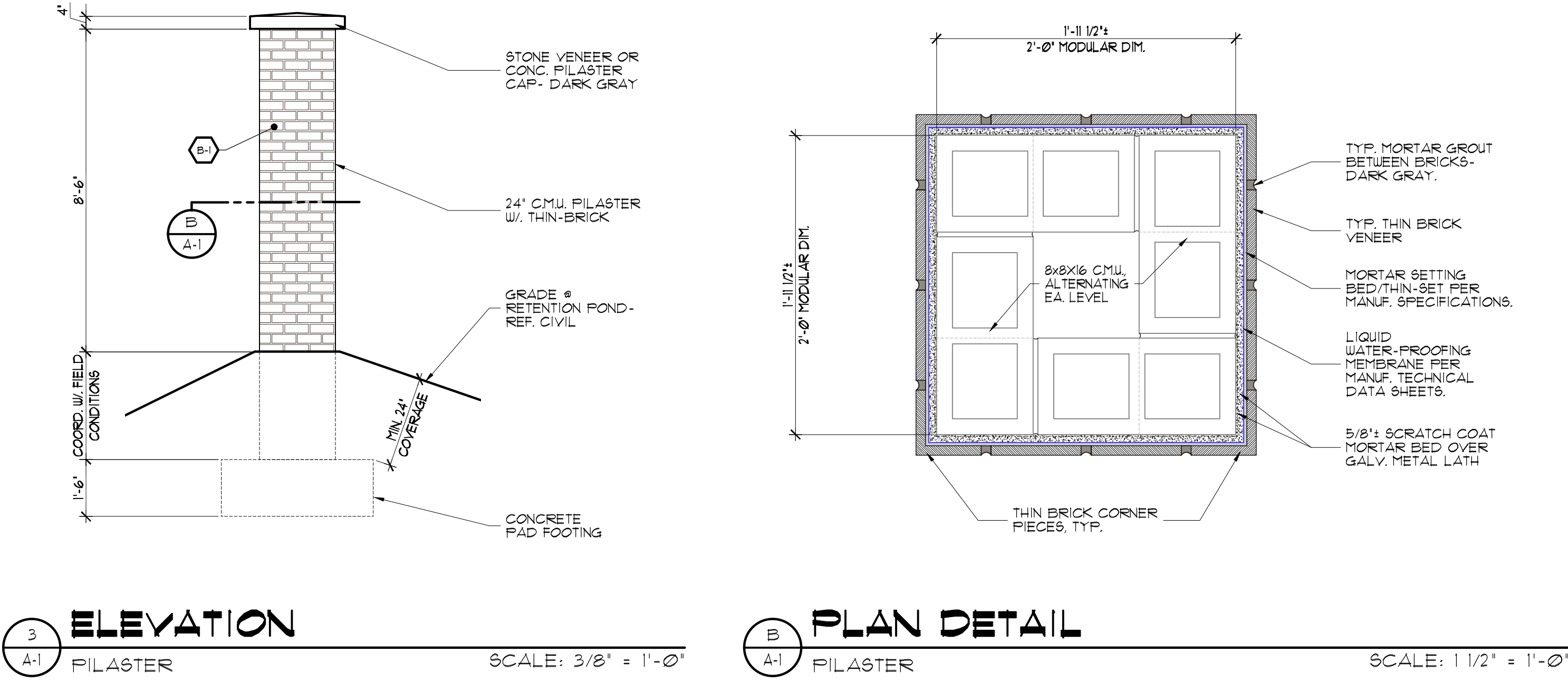
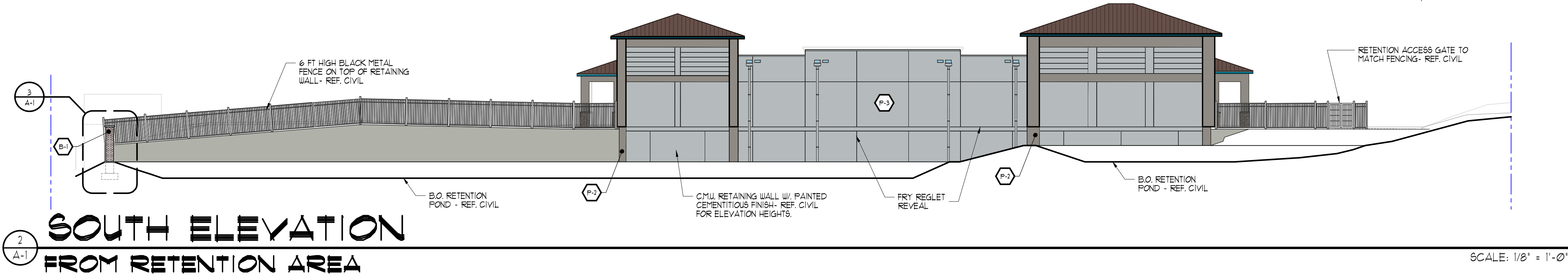
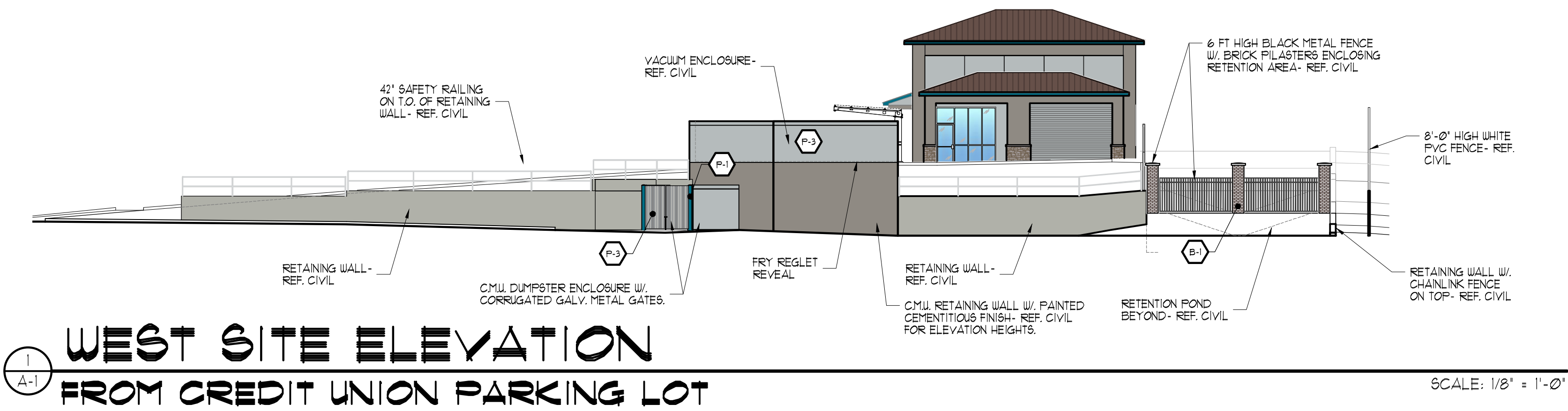
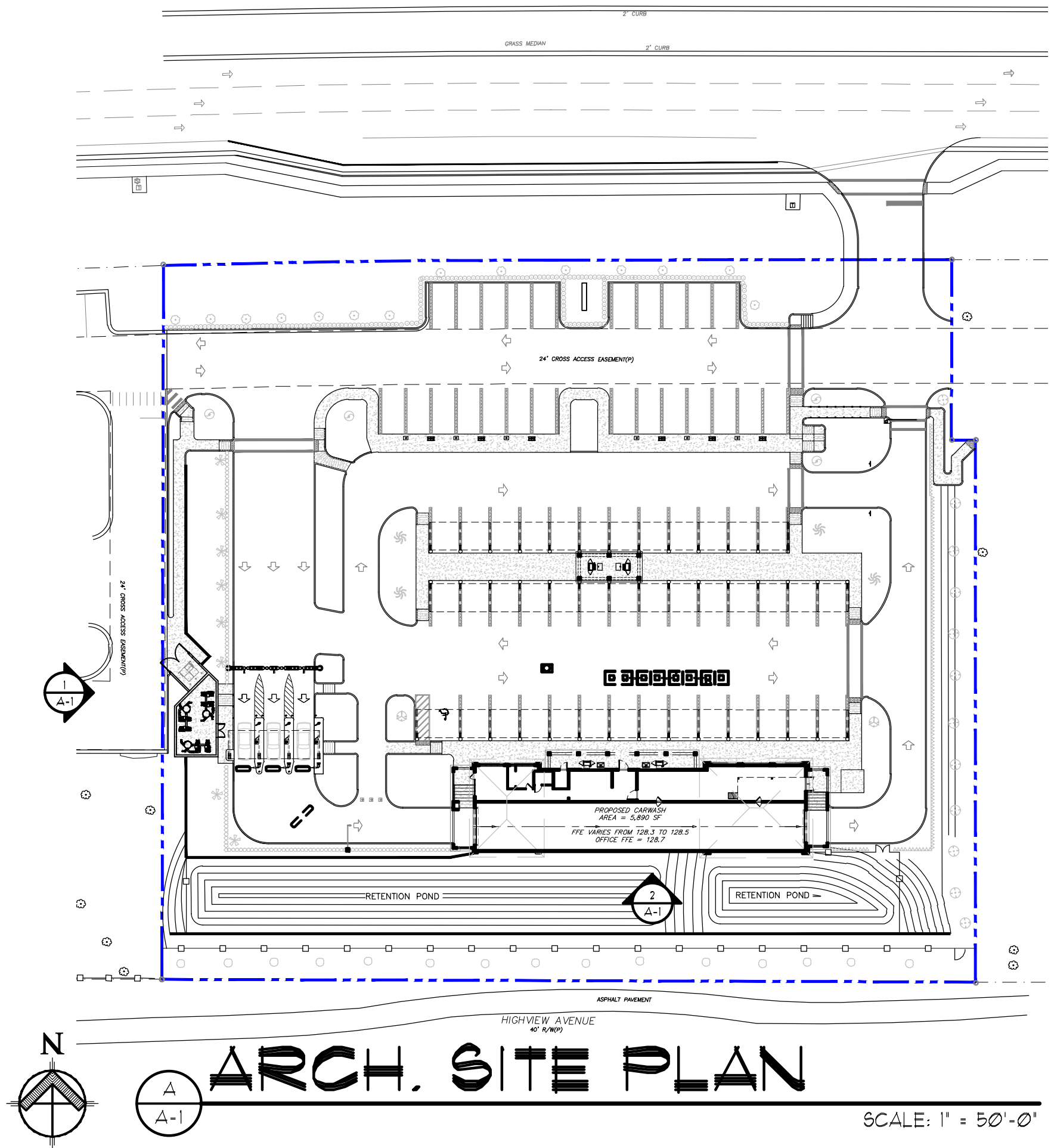
MT. DORA, FL



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

WASH CITY
NEW CAR WASH

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

SITE CONSTRUCTION PLANS

for:

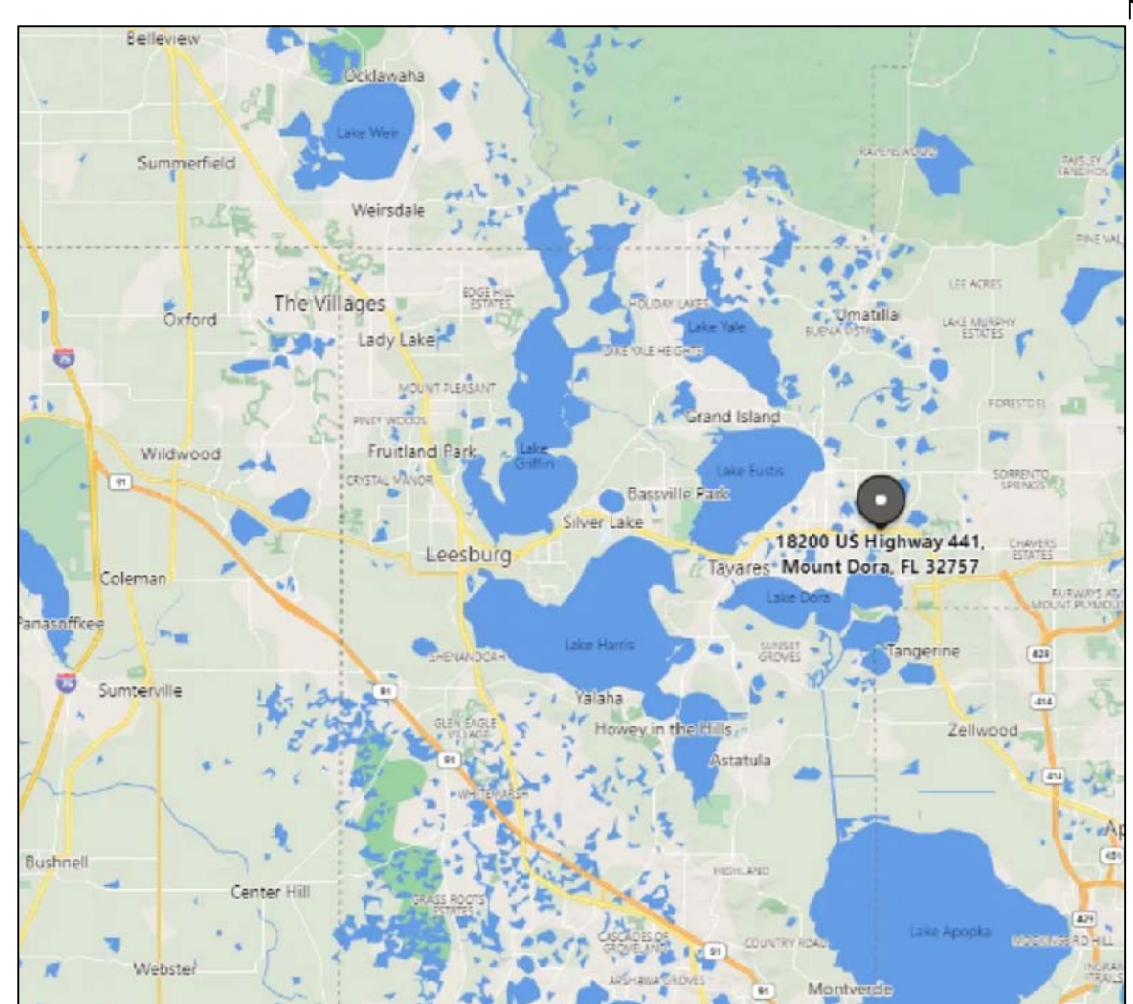
WASH CITY -MOUNT DORA

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	PROPOSED
TOTAL BUILDING AREA	5,890 SF (5.3%)
TOTAL ASPHALT/CONCRETE AREA	65,100 SF (58.8%)
TOTAL IMPERVIOUS AREA	70,900 SF (64.1%)
TOTAL GREEN AREA	39,856 SF (35.9%)
TOTAL SITE AREA	110,756 SF (2.54 ACRES)

EARL 5,890/110,756= 0.053

ZONING: C-3 (HIGHWAY COMMERCIAL) PROPOSED USE: CARWASH WITH VACUUMS
FUTURE LAND USE: COMMERCIAL

SETBACK:	REQUIRED	PROPOSED
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 SPACE 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

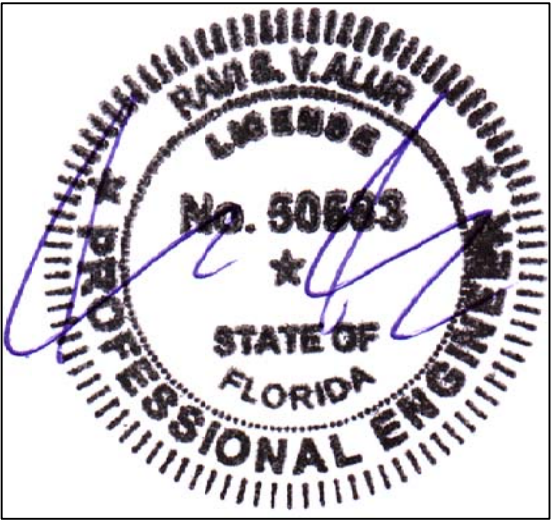
UTILITY PROVIDERS

POTABLE WATER - CITY OF MOUNT DORA
SANITARY SEWER - Joshua P Kramm
AND RECLAIMED WATER 900 North Donnelly Street, Mount Dora, FL
PHONE: (352) 735-7151
E-MAIL: krammj@cityofmountdora.com

FIRE SERVICE - CITY OF MOUNT DORA FIRE DEPARTMENT
1300 N Donnelly St, Mt Dora, FL 32757
PHONE: (352) 735-7140

ELECTRIC SERVICE - FLORIDA POWER AND LIGHT
420 State Rte 415, Dsteen, FL 32764
PHONE: (800) 226-3545

TELEPHONE SERVICE - SPECTRUM NETWORKS
30432 SR 54, WESLEY CHAPEL, FL 33543
CONTACT: MIKE KIKER
PHONE: 813-962-0522
E-MAIL: michael.kiker@nybrighthouse.com



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

DATE:

C-1

LAST REVISED FEBRUARY 24, 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.

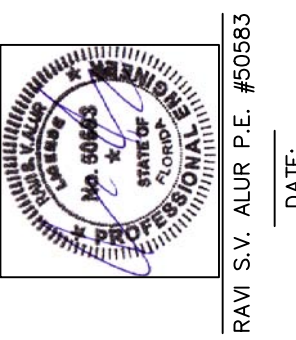
NAME	TITLE	COMPANY NAME, ADDRESS, PHONE NO. AND E-MAIL ADDRESS	DATE

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

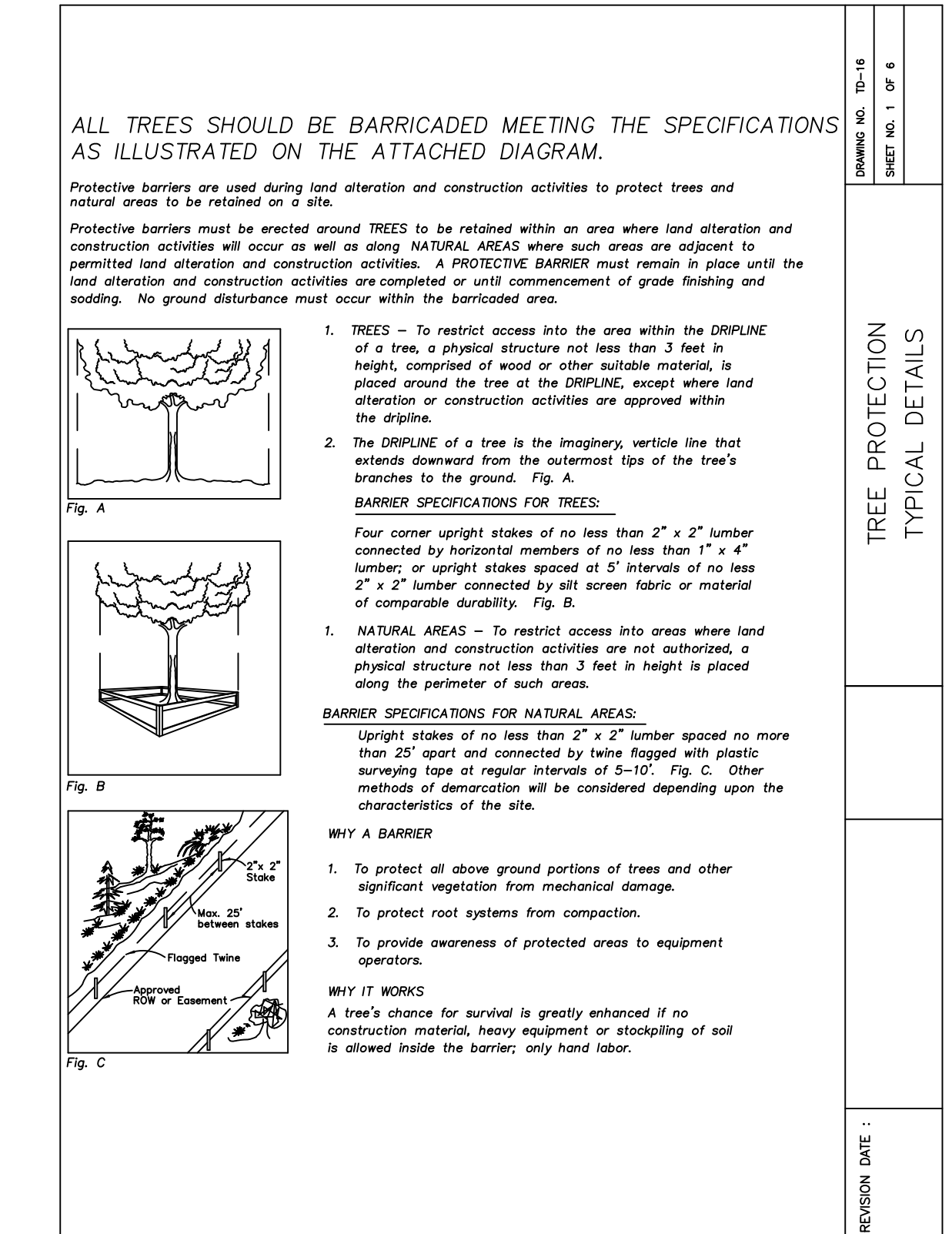
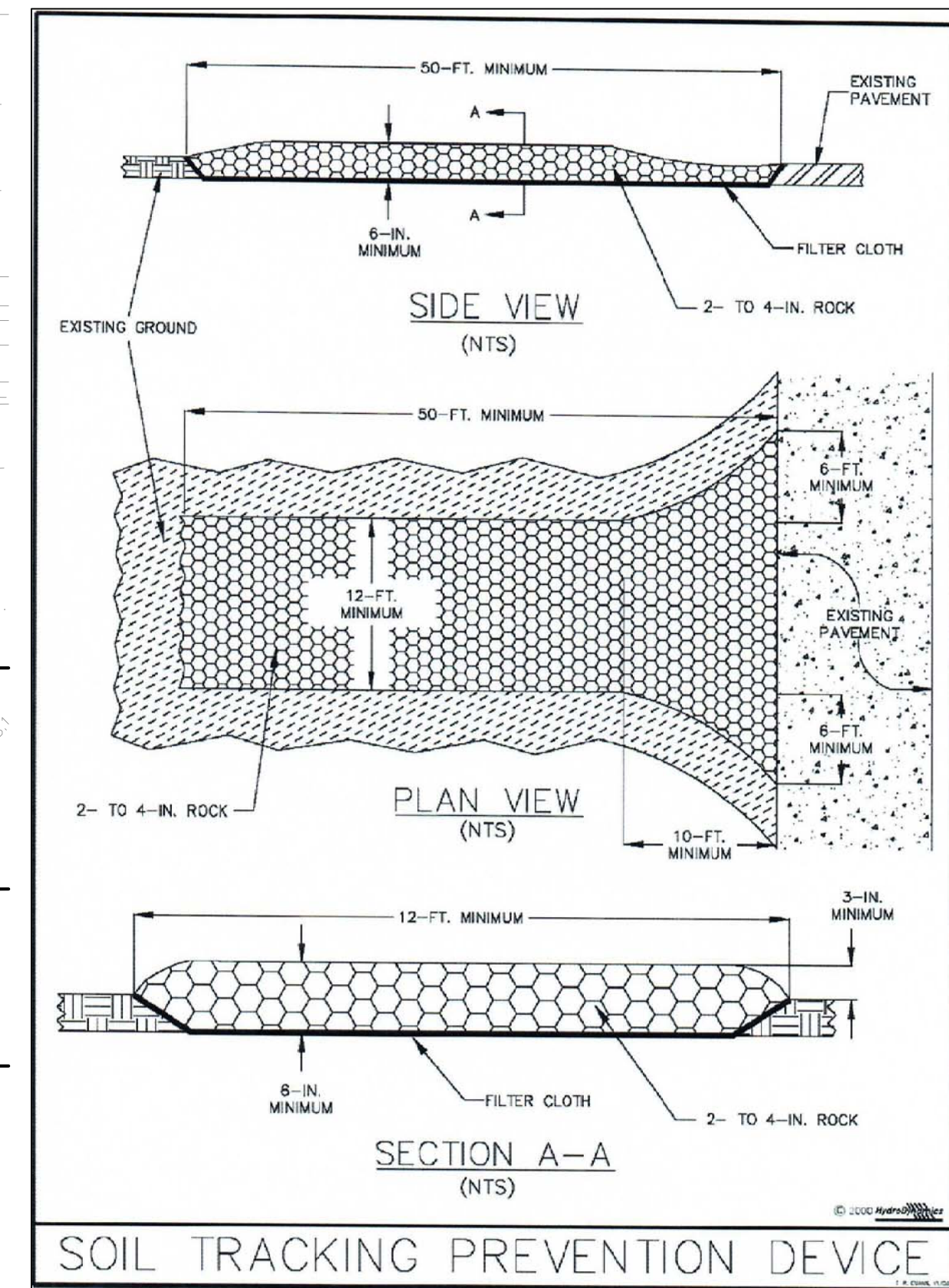
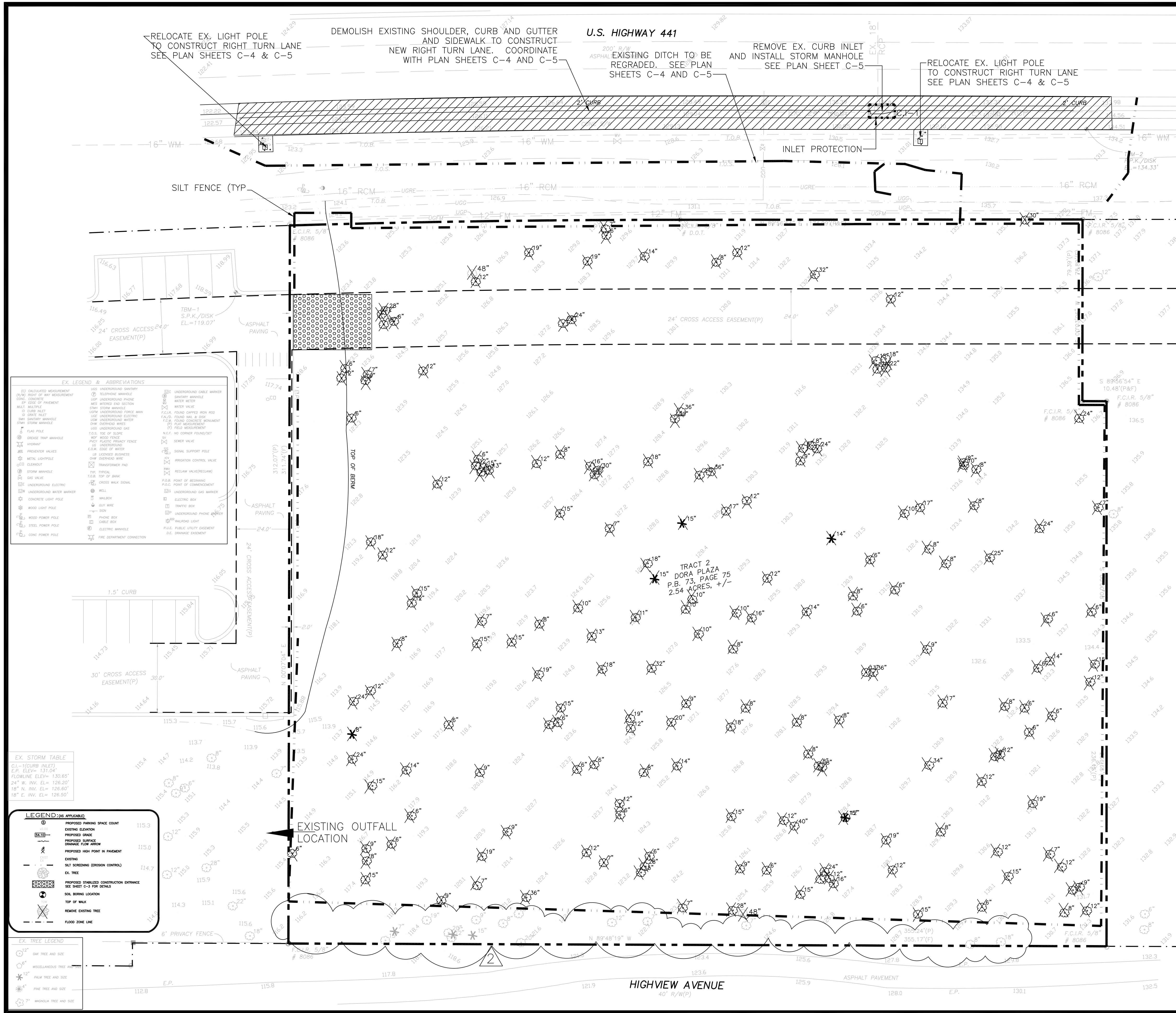
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DATE: 02/25/2023

DESIGNED BY: RA

DRAWN BY: RA

CHECKED BY: RA

FILE NAME: 23003SITE

PROJECT #: 23-003

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WASH CITY
-MOUNT DORA-

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

EXISTING
CONDITIONS

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

DATE: 4/10/23

NO. REVISIONS

1. SUBMIT TO CITY, FDOT & FDEP

2. REV PER DRC TO SAVE TREES

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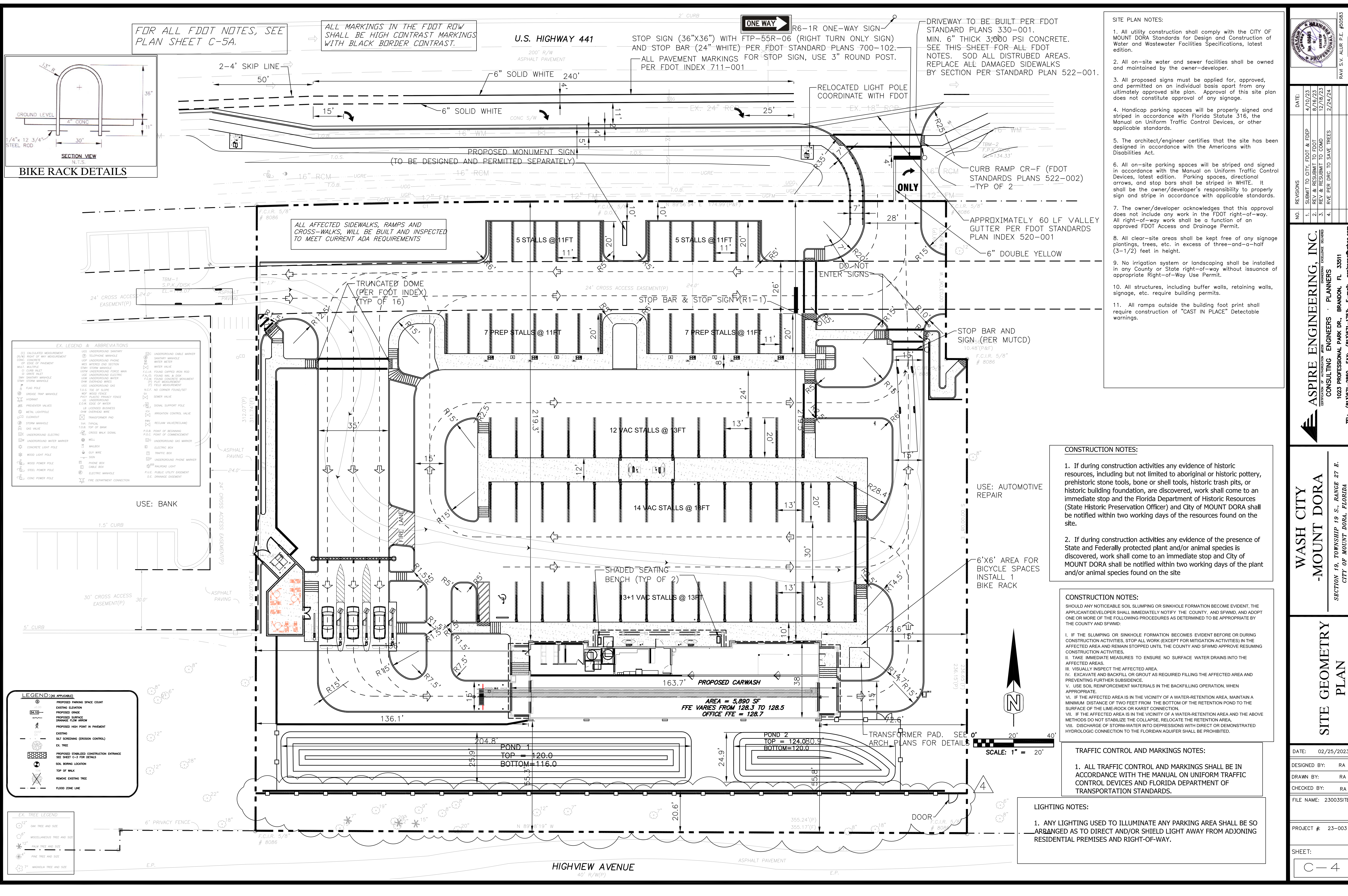
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FOR ALL FDOT NOTES, SEE PLAN SHEET C-5A.

ALL MARKINGS IN THE FDOT ROW SHALL BE HIGH CONTRAST MARKINGS WITH BLACK BORDER CONTRAST.

U.S. HIGHWAY 441

STOP SIGN (36"x36") WITH FTP-55R-06 (RIGHT TURN ONLY SIGN) AND STOP BAR (24" WHITE) PER FDOT STANDARD PLANS 700-102. ALL PAVEMENT MARKINGS FOR STOP SIGN, USE 3" ROUND POST. PER FDOT INDEX 711-001

DRIVEWAY TO BE BUILT PER FDOT STANDARD PLANS 330-001. MIN. 6" THICK 3,000 PSI CONCRETE. SEE THIS SHEET FOR ALL FDOT NOTES. SOD ALL DISTURBED AREAS. REPLACE ALL DAMAGED SIDEWALKS BY SECTION PER STANDARD PLAN 522-001.

- SITE PLAN NOTES:**
1. All utility construction shall comply with the CITY OF MOUNT DORA Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.
 2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.
 3. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.
 4. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.
 5. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.
 6. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.
 7. The owner/developer acknowledges that this approval does not include any work in the FDOT right-of-way. All right-of-way work shall be a function of an approved FDOT Access and Drainage Permit.
 8. All clear-site areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.
 9. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.
 10. All structures, including buffer walls, retaining walls, signage, etc. require building permits.
 11. All ramps outside the building foot print shall require construction of "CAST IN PLACE" Detectable warnings.

- CONSTRUCTION NOTES:**
1. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and City of MOUNT DORA shall be notified within two working days of the resources found on the site.
 2. If during construction activities any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and City of MOUNT DORA shall be notified within two working days of the plant and/or animal species found on the site

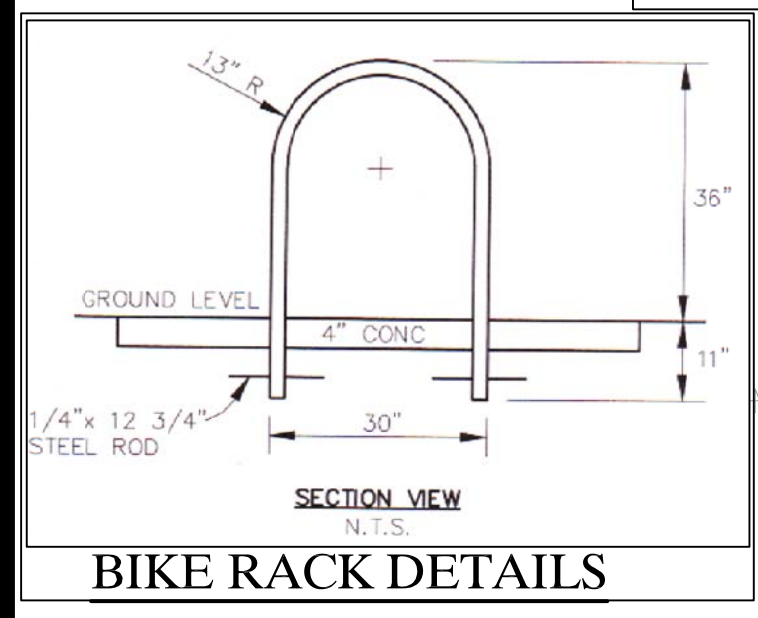
- CONSTRUCTION NOTES:**
- SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY, AND SFWMD, AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SFWMD:
- I. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
 - II. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
 - III. VISUALLY INSPECT THE AFFECTED AREA.
 - IV. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED FILLING THE AFFECTED AREA AND PREVENTING FURTHER SUBSIDENCE.
 - V. USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION, WHEN APPROPRIATE.
 - VI. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIME-ROCK OR KARST CONNECTION.
 - VII. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA.
 - VIII. DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDIAN AQUIFER SHALL BE PROHIBITED.

TRAFFIC CONTROL AND MARKINGS NOTES:

1. ALL TRAFFIC CONTROL AND MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

LIGHTING NOTES:

1. ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL DEVELOPERS AND RIGHT-OF-WAY.



- EX. LEGEND & ABBREVIATIONS**
- | | | |
|----------------------------|----------------------------|--------------------------------|
| (C) CALCULATED MEASUREMENT | USE UNDERGROUND SANITARY | UNDERGROUND CABLE MARKER |
| POINT OF BEGINNING | UNDERGROUND PHONE | SANITARY MANHOLE |
| CONCRETE | NEED MITRED END SECTION | WATER METER |
| EDGE OF PAVEMENT | STORM MANHOLE | WATER VALVE |
| WHEEL | UNDERGROUND FORCE MAIN | F.C.M. FOUND CARRIED IRON ROD |
| 1/2" CURB INLET | UNDERGROUND ELECTRIC | FAULTY FOUND HALL & CORK |
| 1/4" SANITARY MANHOLE | UNDERGROUND WATER | F.C.M. FOUND CONCRETE MANHOLE |
| 1/4" STORM MANHOLE | UNDERGROUND WIRE | F.C.M. FIELD MEASUREMENT |
| FLAG POLE | USE UNDERGROUND GAS | FIELD MEASUREMENT |
| GREASE TRAP MANHOLE | T.O.B. TOP OF SLOPE | N.C.F. NO CORNER FOUND/SET |
| HYDRANT | NOT WOOD FENCE | NOT WOOD FENCE |
| PREVENTER VALVES | NOT PLASTIC FENCE | SEWER VALVE |
| METAL LIGHTPOLE | NO UNDERGROUND | SIGNAL SUPPORT POLE |
| CLEANOUT | EDGE OF WHITE | IRRIGATION CONTROL VALVE |
| STORM MANHOLE | 1/8" LICENSED BUSINESS | RECLAIM VALVE/RECLAIM |
| GAS VALVE | T.O.B. TOP OF BANK | P.O.B. POINT OF BEGINNING |
| UNDERGROUND ELECTRIC | T.O.B. TOP OF BANK | P.O.C. POINT OF COMMENCEMENT |
| UNDERGROUND WATER MANHOLE | UNDERGROUND GAS SIGNAL | UNDERGROUND GAS MARKER |
| CONCRETE LIGHT POLE | WELL | ELECTRIC BOX |
| WOOD LIGHT POLE | MAILBOX | TRAFFIC LIGHT |
| WOOD POWER POLE | SON | UNDERGROUND PHONE MARKER |
| STEEL POWER POLE | PHONE BOX | P.O.C. PUBLIC UTILITY EASEMENT |
| CONC. POWER POLE | CABLE BOX | E.C. DRAINAGE EASEMENT |
| | ELECTRIC MANHOLE | |
| | FIRE DEPARTMENT CONNECTION | |

- LEGEND (AS APPLICABLE)**
- | | |
|---------------------------------|--------------------------------------|
| PROPOSED PARKING SPACE COUNT | EXISTING ELEVATION |
| PROPOSED GRADE | PROPOSED SURFACE DRAINAGE FLOW ARROW |
| PROPOSED HIGH POINT IN PAVEMENT | EXISTING |
| EXISTING | SOIL BORING LOCATION |
| SOIL BORING LOCATION | TOP OF WALK |
| TOP OF WALK | REMOVE EXISTING TREE |
| REMOVE EXISTING TREE | FLOOD ZONE LINE |

- EX. TREE LEGEND**
- | | |
|------------------|-----------------------------|
| OW TREE AND SIZE | MISCELLANEOUS TREE AND SIZE |
| OW TREE AND SIZE | OW TREE AND SIZE |
| OW TREE AND SIZE | OW TREE AND SIZE |
| OW TREE AND SIZE | OW TREE AND SIZE |

DATE: 02/25/2023

DESIGNED BY: RA

DRAWN BY: RA

CHECKED BY: RA

FILE NAME: 23003SITE

PROJECT #: 23-003

SHEET: C-4

WASH CITY

-MOUNT DORA-

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

CITY OF MOUNT DORA, FLORIDA

SITE GEOMETRY

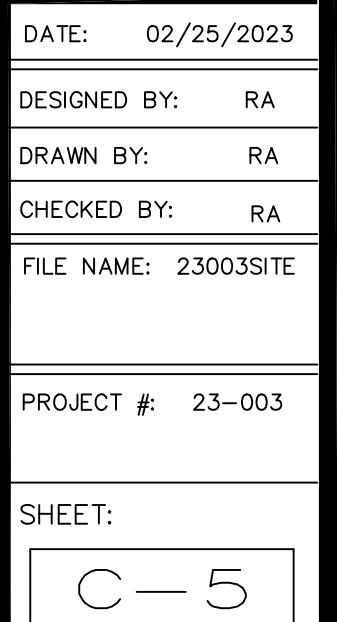
PLAN

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



STRUCTURE #	TOP ELE.	INVERT ELE.	LE
S-1	120.5	118.5	30 LF NEEDHAM R-#996-C TYPE A GRATE WITH 12" ENDP. INSTAL. 2-CLEANOUTS
S-2	121.5 (E)	120.0 (W)	30 LF NEEDHAM R-#996-C TYPE A GRATE WITH 12" ENDP. INSTAL. 2-CLEANOUTS
S-3	126.0	116.1(W)	STRUCT. 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/W FLETER FABRIC
S-5	128.4	126.4	15 LF NEEDHAM R-#996-C TYPE A GRATE WITH 12" ENDP. INSTAL. 2-CLEANOUTS
S-6	116.0	116.0	STRUCT. MANHOLE (FOOT INDEX 425-001) RP-RP -50# ROD, 1" C/W FLETER 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	STRUCT. 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/W FLETER FABRIC
S-12	118.04	119.04	MES; PER FOOT INDEX 425-001; W/2X2 SUMP RP-RP -50# ROD, 1" C/W FLETER FABRIC
S-13			OVERFLOW STRUCTURE SEE DETAILS THIS SHEET
S-14			OVERFLOW STRUCTURE SEE DETAILS THIS SHEET
S-15	131.0	126.2 EX, 24" RP -N	STRUCT. MANHOLE 126.5 EX, 18" RP -N 126.6 EX, 18" RP -N 126.9 -PROOF, 18" RP -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/W FLETER FABRIC
S-18		130.0	MES; PER FOOT INDEX 425-001; W/2X2 SUMP RP-RP -50# ROD, 1" C/W FLETER FABRIC

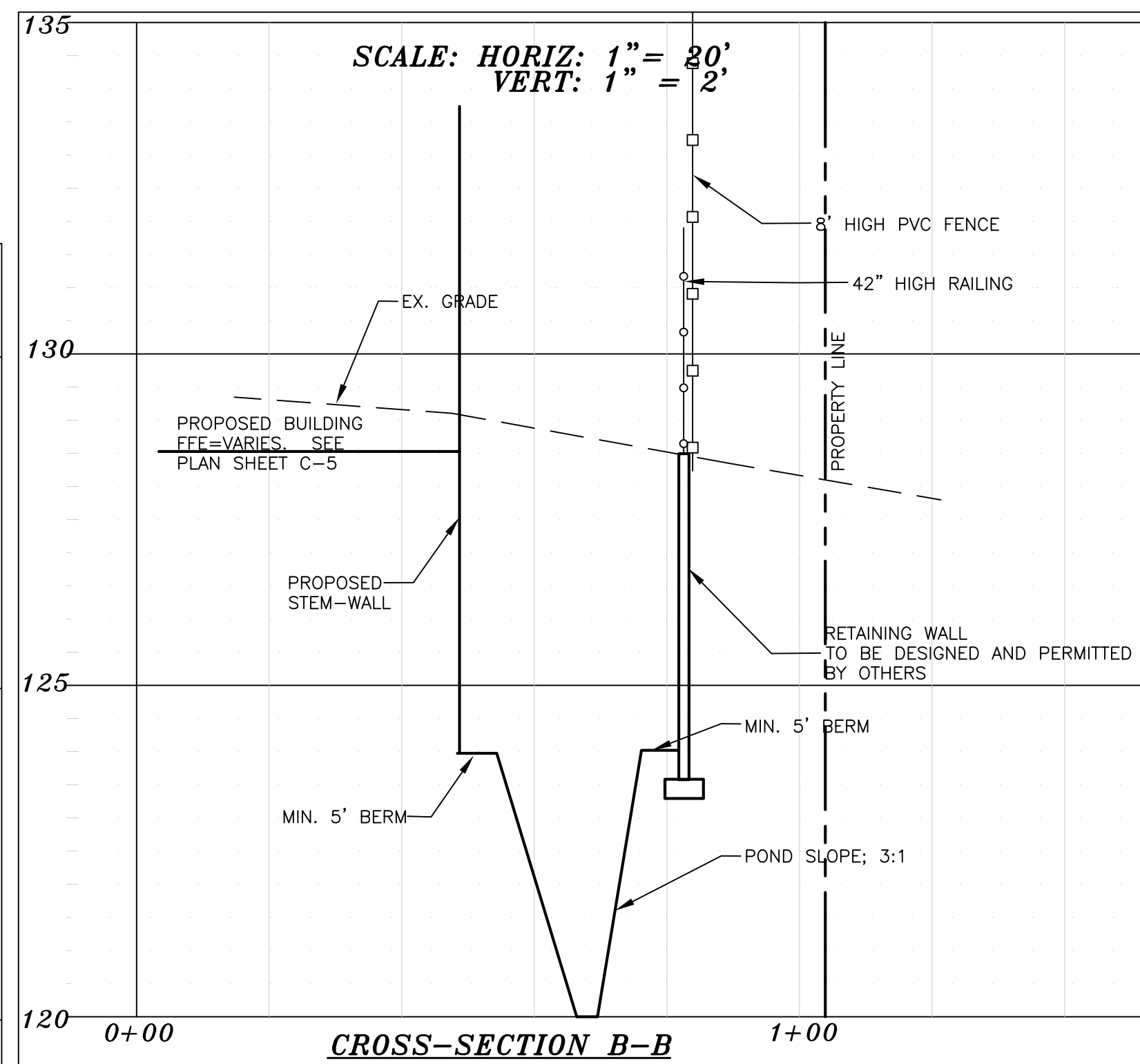
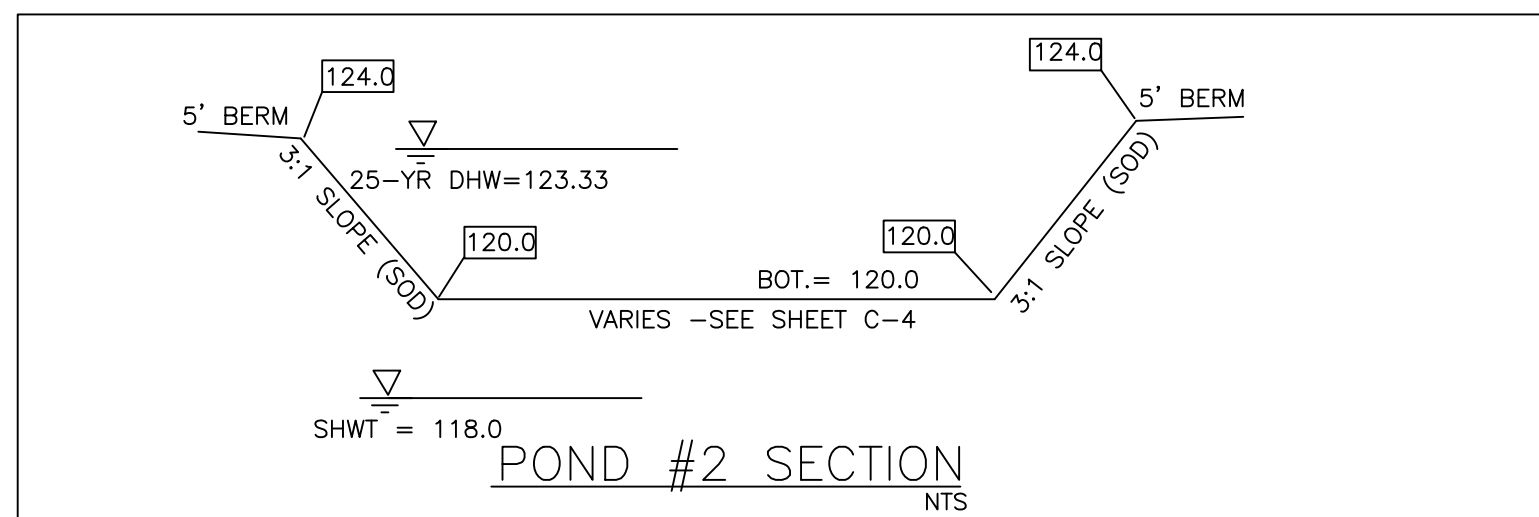
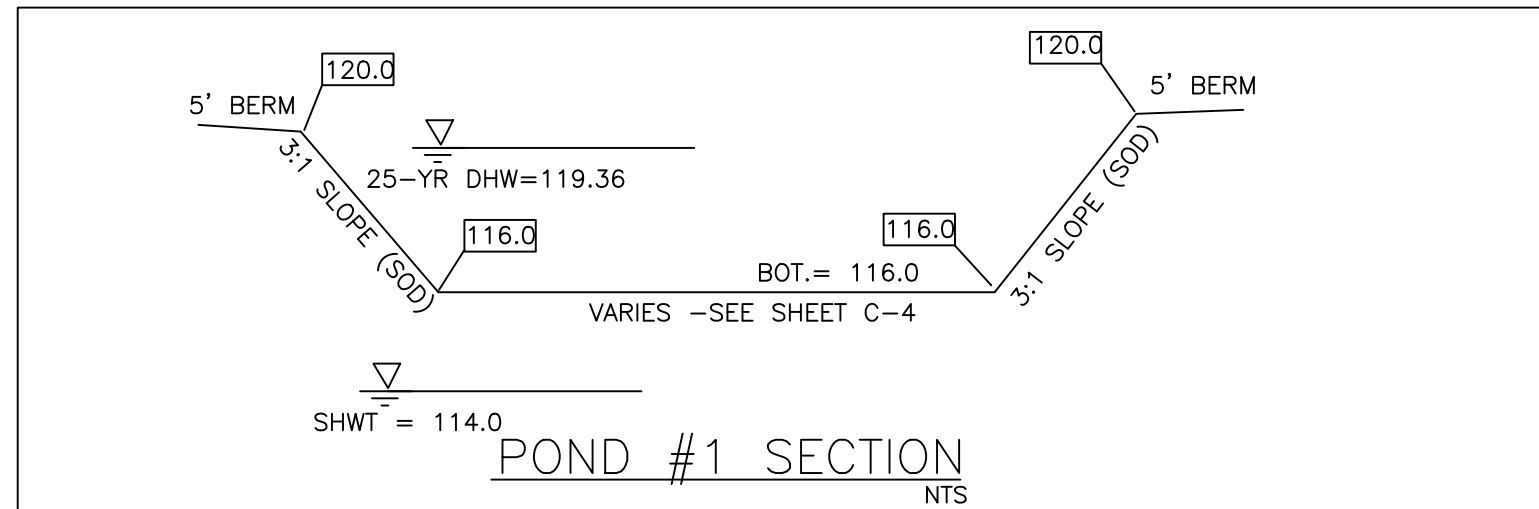
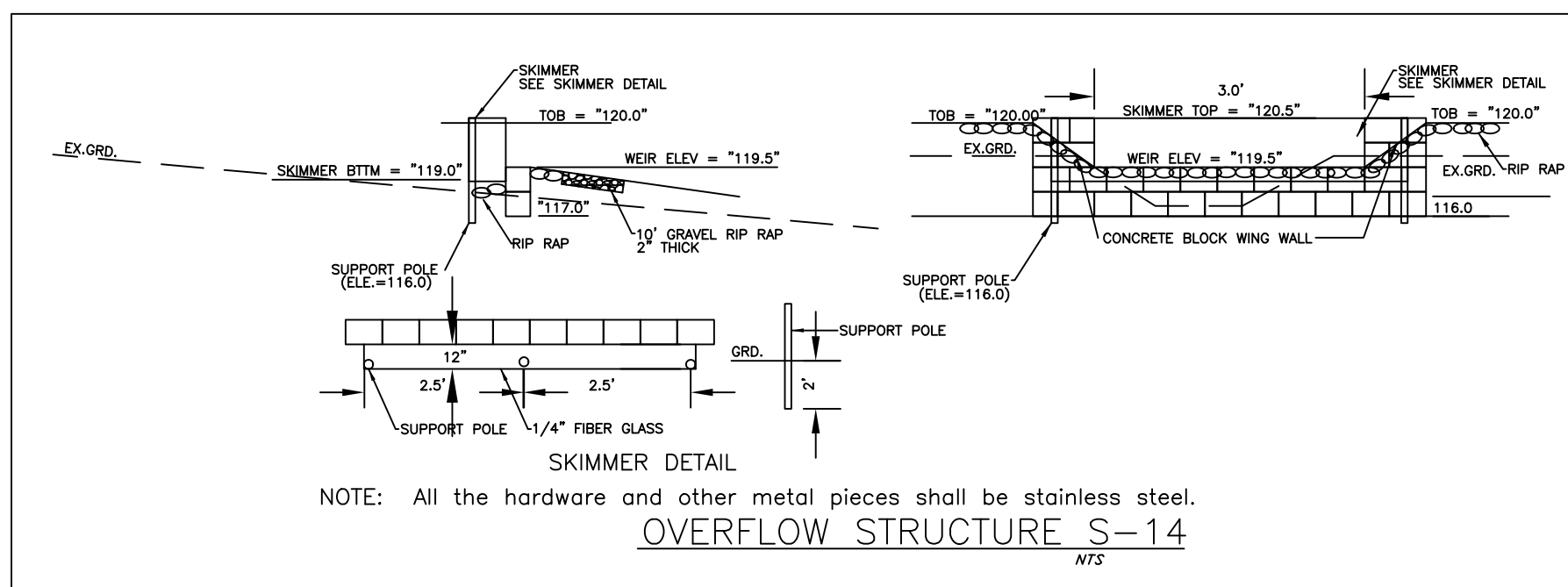
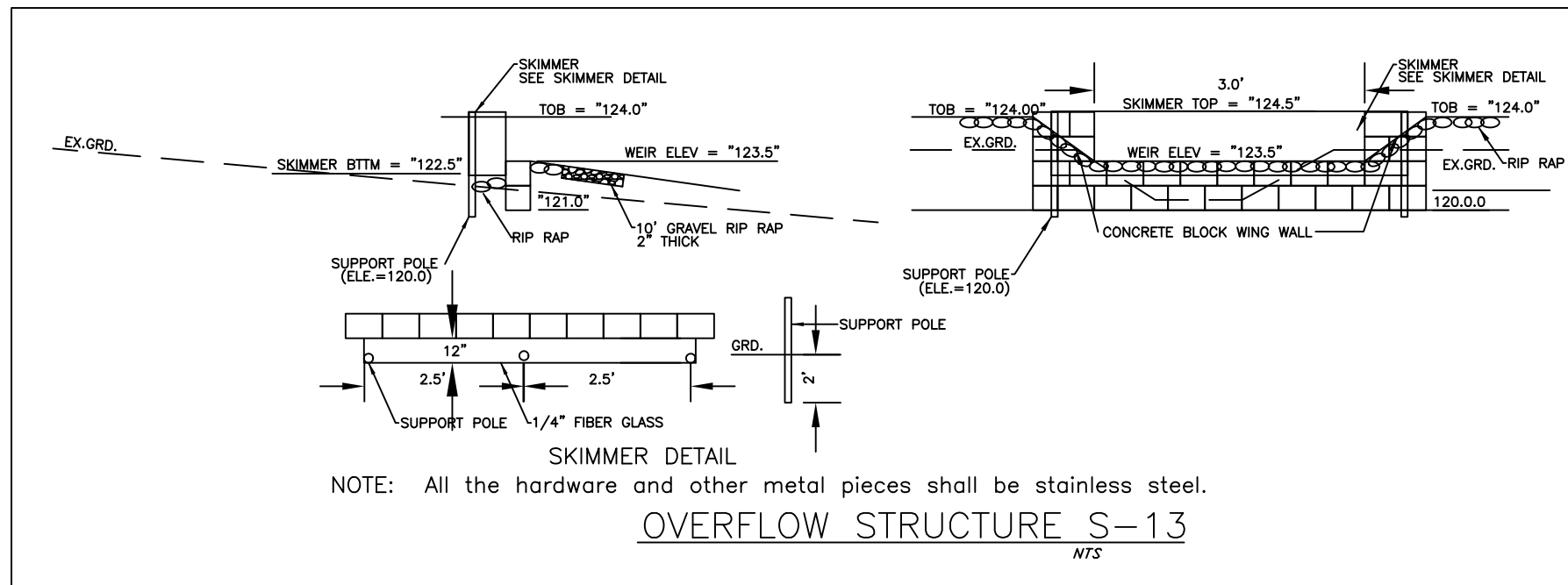
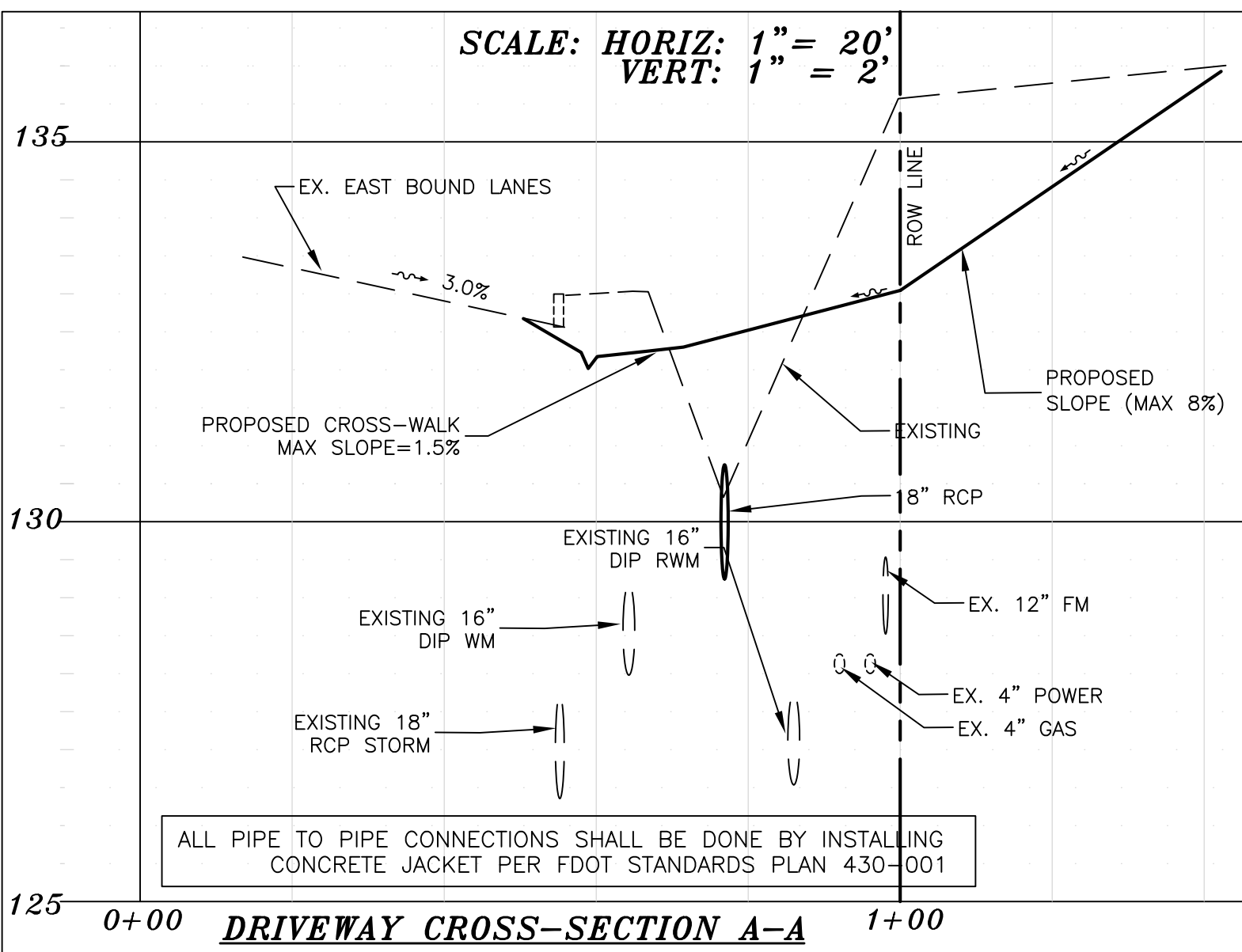
PIPE #	LENGTH (FT)	SLOPE (%)	TYPE AND SIZE OF PIPE
P-1	20	7.5	12" ADS-HP
P-2	12	4.2	12" ADS-HP
P-3	130	0.15	18" ADS-HP
P-3A	5	2.0	18" ADS-HP
P-4	30	3.6	8" PVC
P-5	5	2.0	18" ADS-HP
P-5A	40	0.0	18" ADS-HP
P-6	60	0.0	18" ADS-HP
P-7	55	0.0	18" ADS-HP
P-8	110	0.0	18" ADS-HP
P-9	114	0.4	
P-9A	30	0.4	12" PVC 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 OR ADDITIONAL TO THE EXISTING 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. POINTS BASED ON THE FOLLOWING UP TO 10% OF SUCH QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE PONDS SHALL BE ADDRESSED TO THE SJRWMD DISTRICT'S SURFACE WATER REGULATION MANAGER.

ENTIRE COLLECTION SYSTEM, INCLUDING BUT NOT LIMITED TO PIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED VISUAL 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.

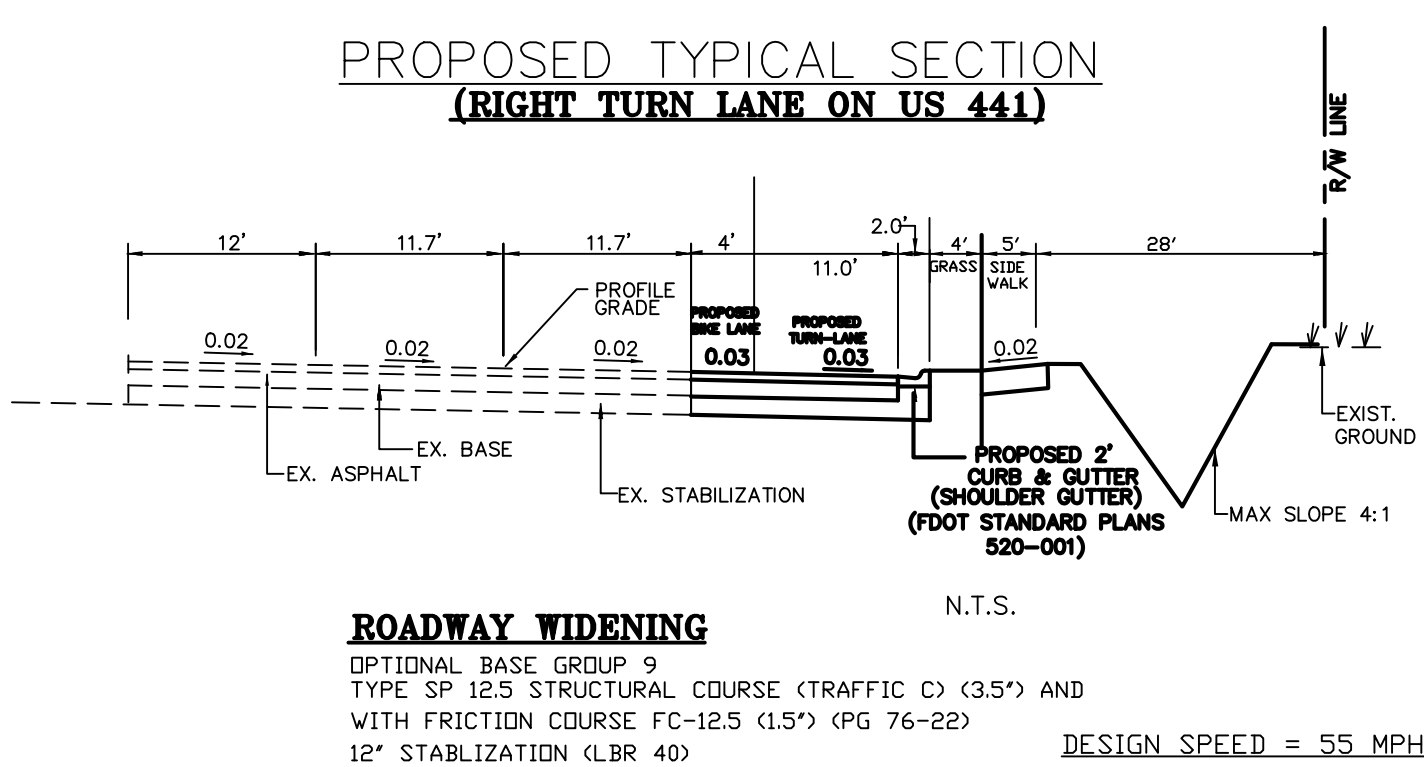
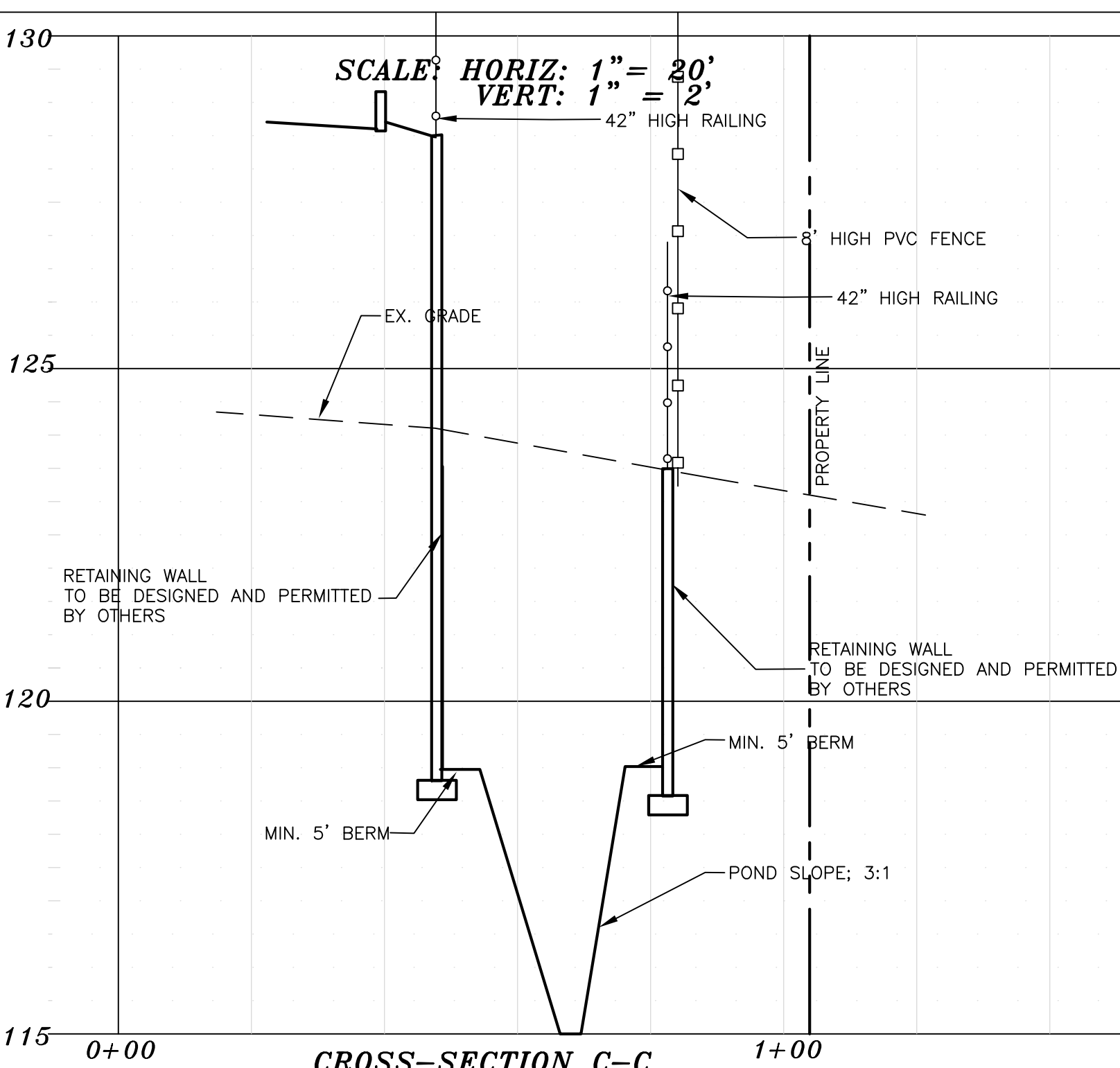
(1) EXCAVATION OF RETENTION AREAS PRIOR TO CONSTRUCTION
AND TO BE RECLAIMED AFTER CONSTRUCTION

- ALL OTHERS RELATED AFTER CONSTRUCTION.
- (2) RETENTION AREA: ALL SLOPES SHALL BE SODDED.
- AND ALL OTHER EXCAVATIONS OR GRADING WORK SHALL BE GRASSED AS SOON AS POSSIBLE AFTER GRADING.
- (3) EROSION CONTROL: WHERE POSSIBLE, SHALL BE MADE TO CONTROL EROSION AND SEDIMENT TRANSPORT BOTH ON AND OFFSITE.
- (4) STAKED HAYBALES OF FILTER FABRIC SILL FENCE SHALL BE CONSTRUCTED PER THE SPECIFICATIONS FOR EROSION CONTROL TO EXCAVATING OR GRADING; TO REMAIN UNTIL VEGETATION ESTABLISHES.
- (5) EXCAVATE THE RETENTION AREAS IN TWO (2) PHASES. PHASE ONE IS EXCAVATE TO ITS FINAL DEPTH TO THE PERIMETER OF THE PROPOSED PHASE TWO EXCAVATION TO ITS FINAL DEPTH AFTER FINAL CONSTRUCTION.
- (6) PLACE HAYBALES OR FILTER FABRIC AROUND THE PERIMETER OF ALL NEW AND EXISTING EXCAVATIONS, PIPES AND DRAINAGE STRUCTURES; TO REMAIN UNTIL VEGETATION ESTABLISHES.



1. CALL FDOT TO SCHEDULE A PRE-CONSTRUCTION MEETING.

1. THE PERMIT FEE CHAPTER 14-96.007(5)(C)6, 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.
 2. THE DEPARTMENT REQUIRES DOCUMENTATION OF SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL PLAN. THE APPLICANT OR THE APPLICANT'S CONTRACTOR EMPLOYEES(IES) INSTALLING AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN. DOCUMENTATION IS TO BE FURNISHED TO THE DEPARTMENT AT THE PRE-CONSTRUCTION MEETING OR BEFORE OCCUPANCY OF THE STATE RIGHT OF WAY. ALL LANE CLOSURES MUST BE APPROVED IN ADVANCE BY FOOT.
 3. A COPY OF THE APPROVED PLAN AND DRAWINGS MUST BE ON THE JOBSITE FOR WORK TO BEGIN IN THE FOOT RIGHT OF WAY.
 4. ANY SIDEWALK DISTURBED MUST BE REPLACED, BY SECTION, TO FOOT SPECIFICATIONS.
 5. ALL PORTIONS OF FOOT RIGHT OF WAY DISTURBED MUST BE SODDED.
 6. NEW SIDEWALK PERMITTED SHALL INCORPORATE HANDICAP RAMPS WHERE SIDEWALK INTERSECTS ROADS AND STREETS.
 7. IN ACCORDANCE WITH FLORIDA STATUTE 335.1825 (2), "THE PERMITTEE, HOWEVER, SHALL BEAR THE COST OF THE CONSTRUCTION OF ANY CONNECTION WHICH IS REQUIRED BY THE DEPARTMENT DUE TO INCREASED OR ALTERED TRAFFIC FLOWS GENERATED BY CHANGES IN THE FACILITIES OR NATURE OF BUSINESS CONDUCTED AT THE LOCATION SPECIFIED IN THE PERMIT, IF THE DEPARTMENT ESTABLISHES THE NEED FOR SUCH ALTERATION."
 8. ALL CONSTRUCTION AND/OR MAINTENANCE IN THE FOOT R/W SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE DEPARTMENT'S ROADWAY AND TRAFFIC DESIGN STANDARDS, AND A STATE OF FLORIDA SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 9. IF, CONSTRUCTION, RECONSTRUCTION, REPAIR OR MAINTENANCE ACTIVITY NECESSITATES THE CLOSING OF ONE OR MORE TRAVEL LANES OF ANY ROAD ON THE STATE, PRIMARY, COUNTY ROAD OR CITY STREET SYSTEM, FOR A PERIOD OF TIME 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.
 10. OPEN CUTTING OF ROADWAY FOR INSTALLATION OF UTILITY OR DRAINAGE FACILITIES WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM FOOT. ANY PROPOSED OPEN CUTS MUST BE CLEARLY NOTED ON THE PLANS AND A STOP SIGN MUST BE PLACED AT EACH END OF THE CUT.
 11. NOTE THAT SIDEWALK SHALL BE CONSTRUCTED PER FOOT INDEX 522--001 AND 522--002. DETECTABLE WARNING STRIPS, A.K.A. TRUNCATED DUMES, FOR DISTRICT 3 CONSTRUCTION AND MAINTENANCE SHOULD BE EITHER INSET CERAMIC TILES OR THERMOPLASTIC DETECTABLE WARNING STRIPS. THESE WARNING SURFACES SHALL BE IN ACCORDANCE WITH THE DETECTABLE WARNING STRIP SPECIFICATIONS DEVELOPED BY THE ENGINEER.
 12. 1. INLINE TRUNCATED DOME EZ TILE SUPPLIED BY PROFESSIONAL PAVEMENT PRODUCTS
2. TOPMARK SUPPLIED BY FLINT TRADING
3. VANGUARD TRUNCATED DOME SUPPLIED BY VANGUARD
 13. NOTE THAT DRIVEWAYS ARE TO BE CONSTRUCTED PER FOOT 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 FOOT RIGHT OF WAY AT 1.5% TO LOW CONSTRUCTION VARIANCES.
 14. NOTE THAT TRAFFIC SIGNALS ARE TO REMAIN IN ACTUATION DURING CONSTRUCTION.
- ALL WORK PERFORMED WITHIN THE FOOT R/W SHALL CONFORM TO:
15. FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION). (A.K.A. STANDARD--SPES).
 16. FOOT 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 THE 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 PERMIT PLANS. THE EOR IS RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS SUBMITTED FOR PERMITTING.



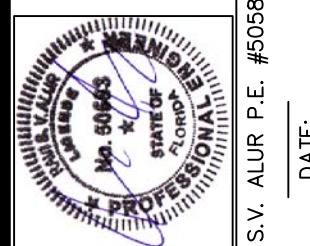
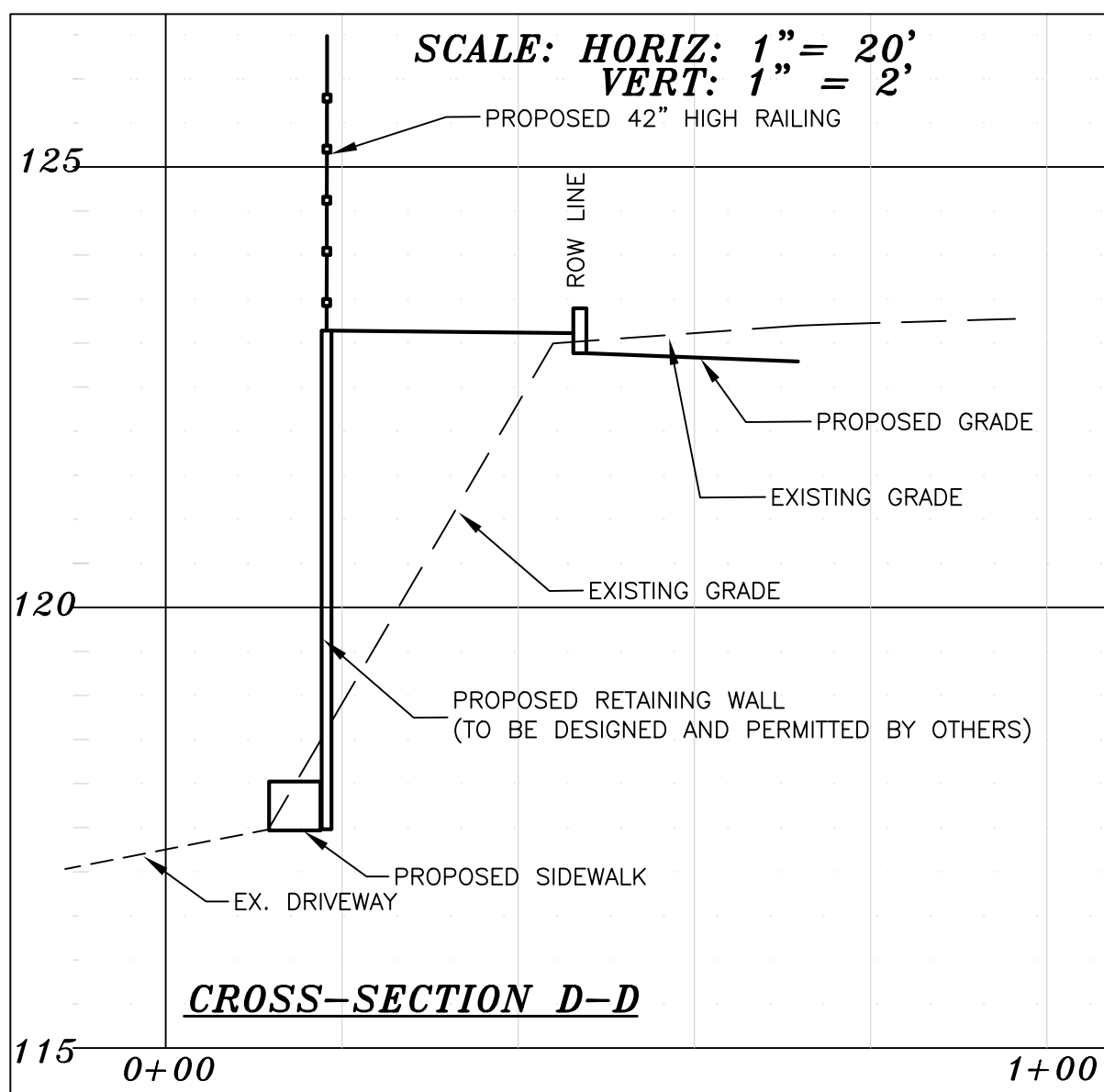
OPTIONAL BASE GROUP 9
TYPE SP 12.5 STRUCTURAL COURSE (TRAFFIC C) (3.5') AND
WITH FRICTION COURSE FC-12.5 (1.5') (PG 76-22)
12' STABILIZATION (LBR 40) D

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.

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 DEPTH/ELEVATION. 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. SURWMDO MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS, IN THE ABSENCE OF A CONFINING LAYER. IF UNDISTURBED SOIL MUST BE LEFT ABOVE THE LIMESTONE.

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.
CERTIFICATION OF AUTHORIZATION #026 ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS • PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813) 9571-2850, FAX: (813) 9571-1753; 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



NO.		REVISIONS	DATE:
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CONSULTING ENGINEERS

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WASH CITY
-MOUNT DORA

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

SECTIONS, NOTES AND
DRAINAGE DETAILS

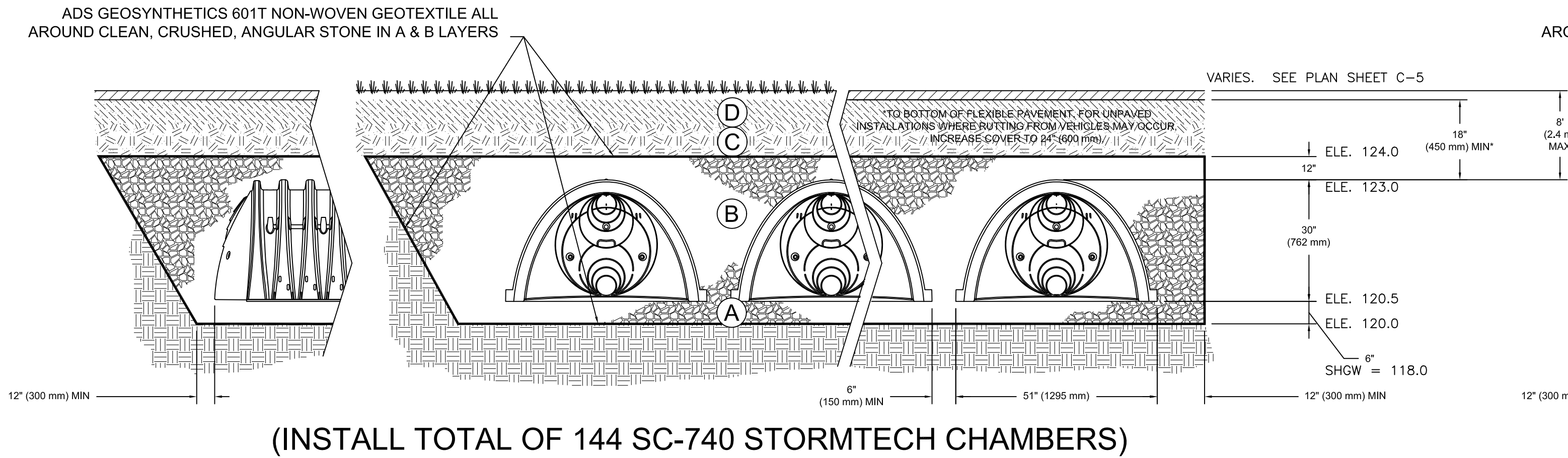
DATE:	02/25/2023
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003SITE
PROJECT #:	23-003
SHEET:	C-5B

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}

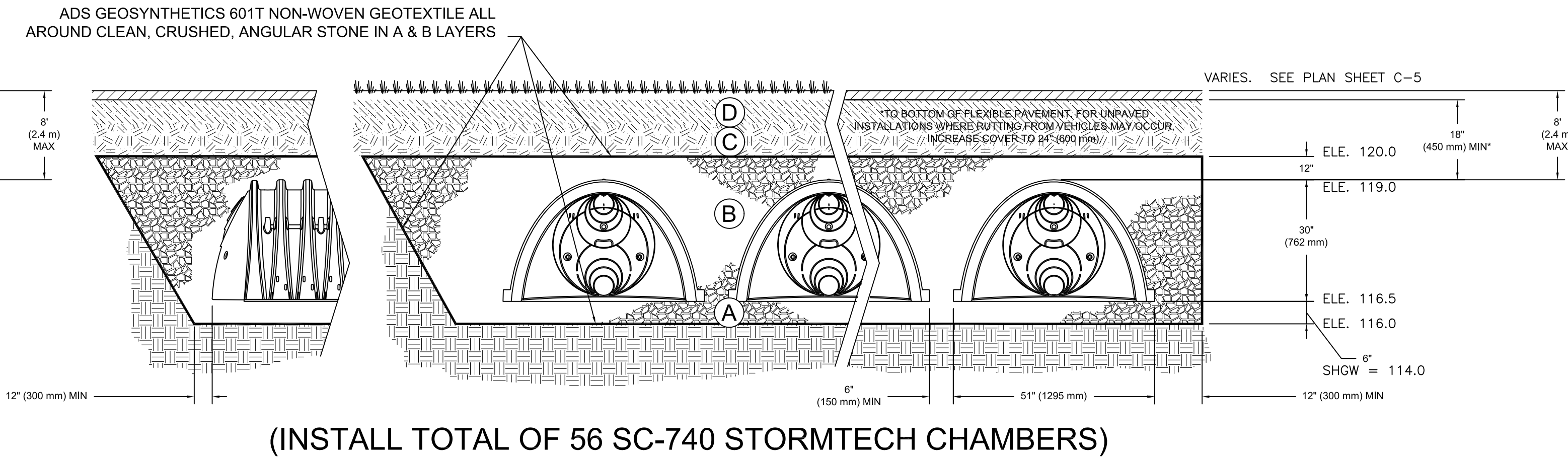
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN 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.

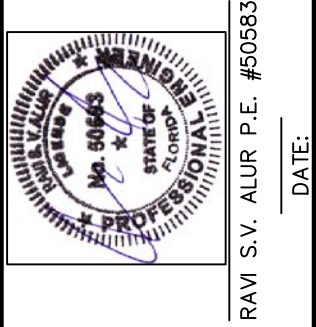
STORMTECH CHAMBERS #2 DETAILS



**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.



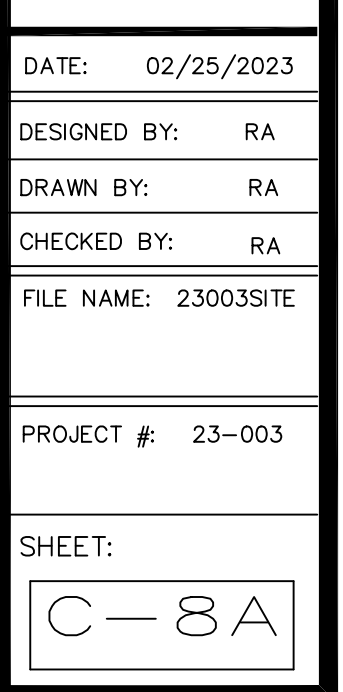
NO.	REVISIONS	DATE:
1.	SUBMIT TO CITY, FDOT & FDEP	4/10/23

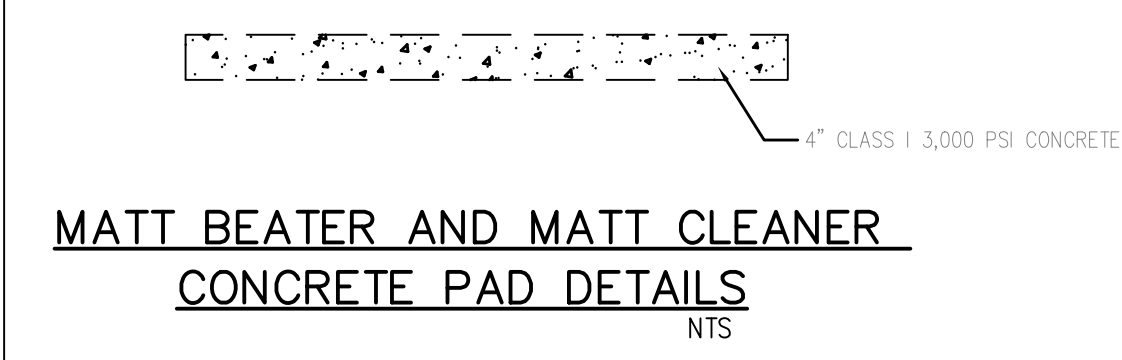
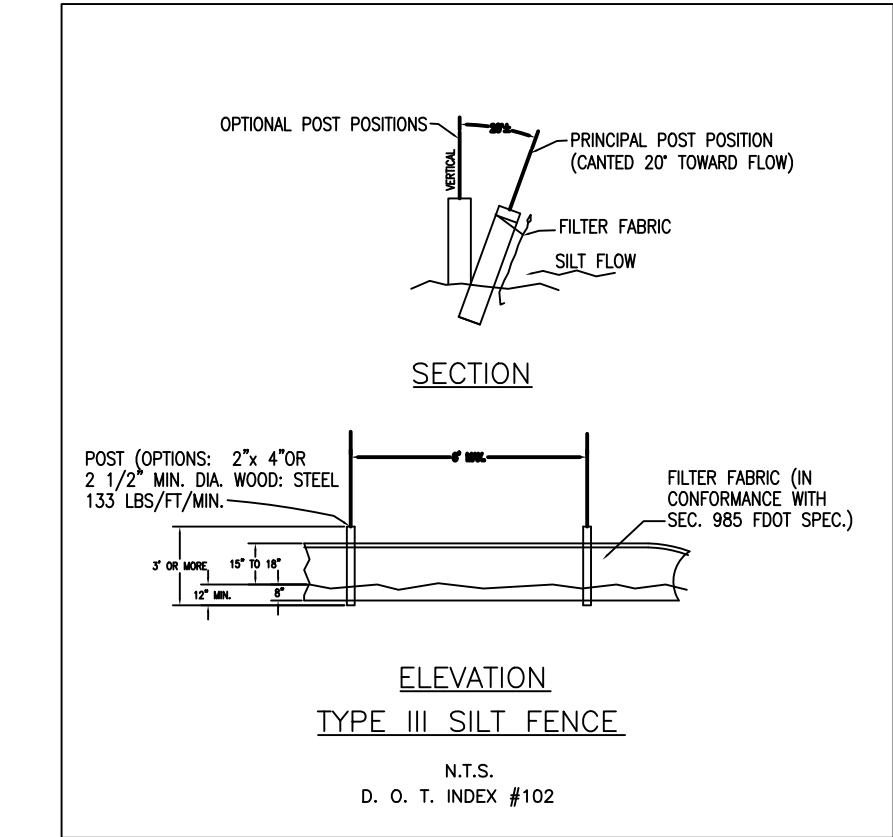
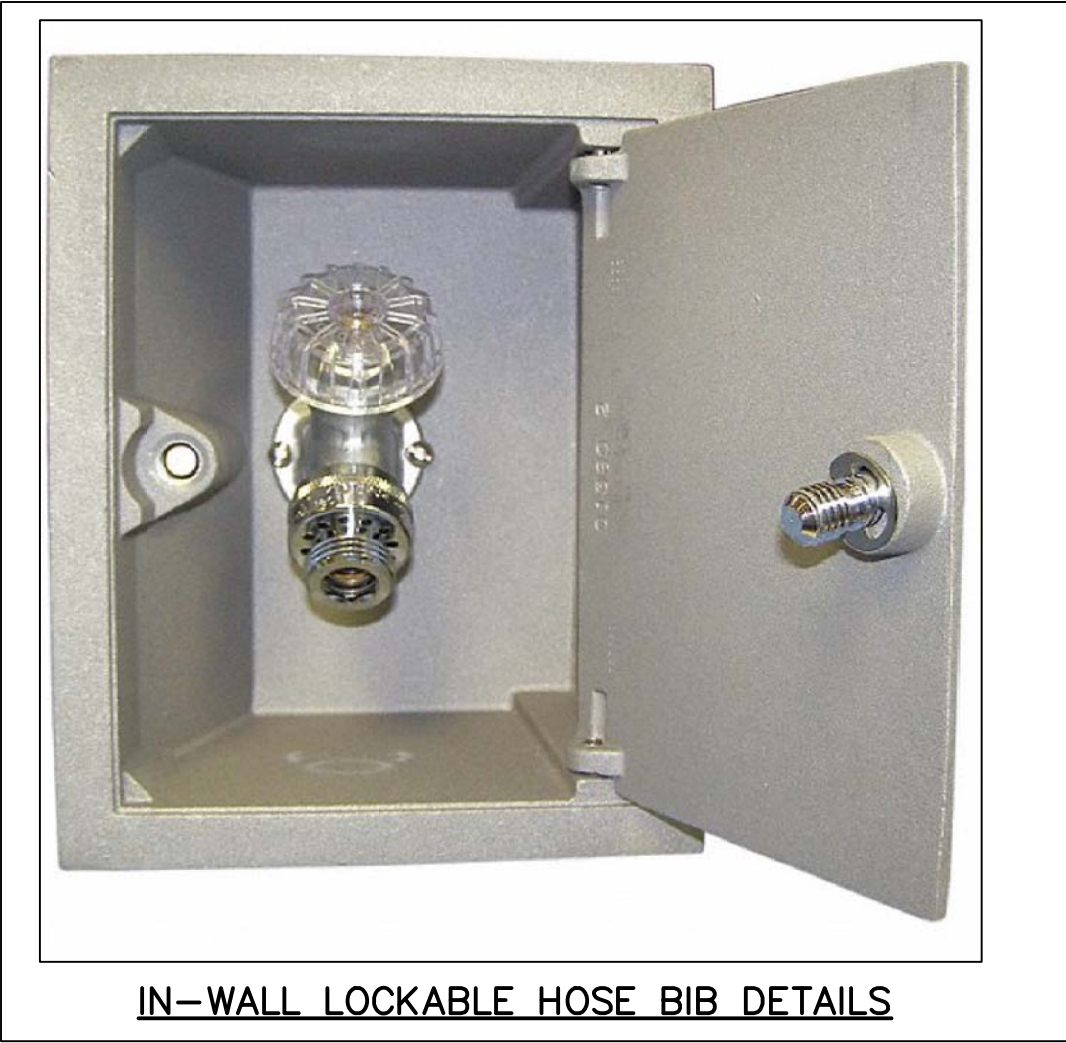
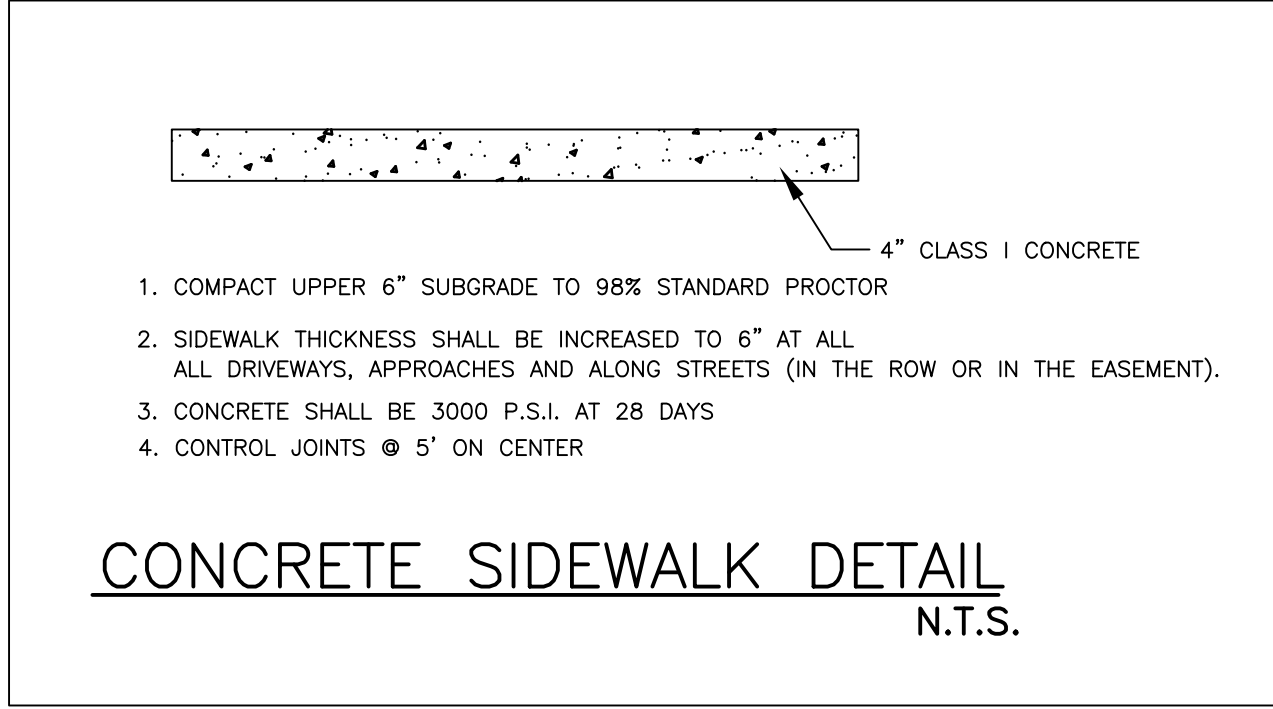
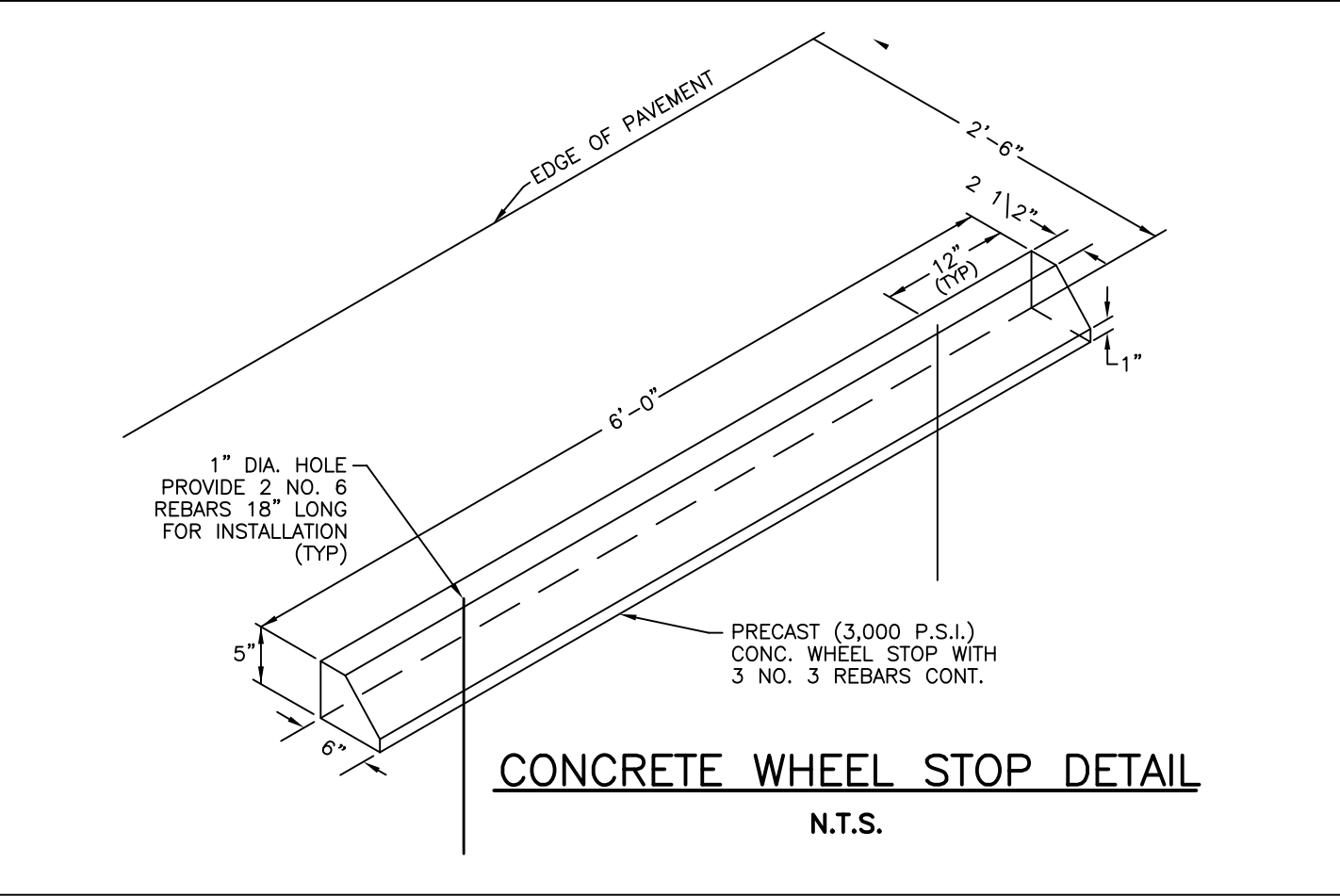
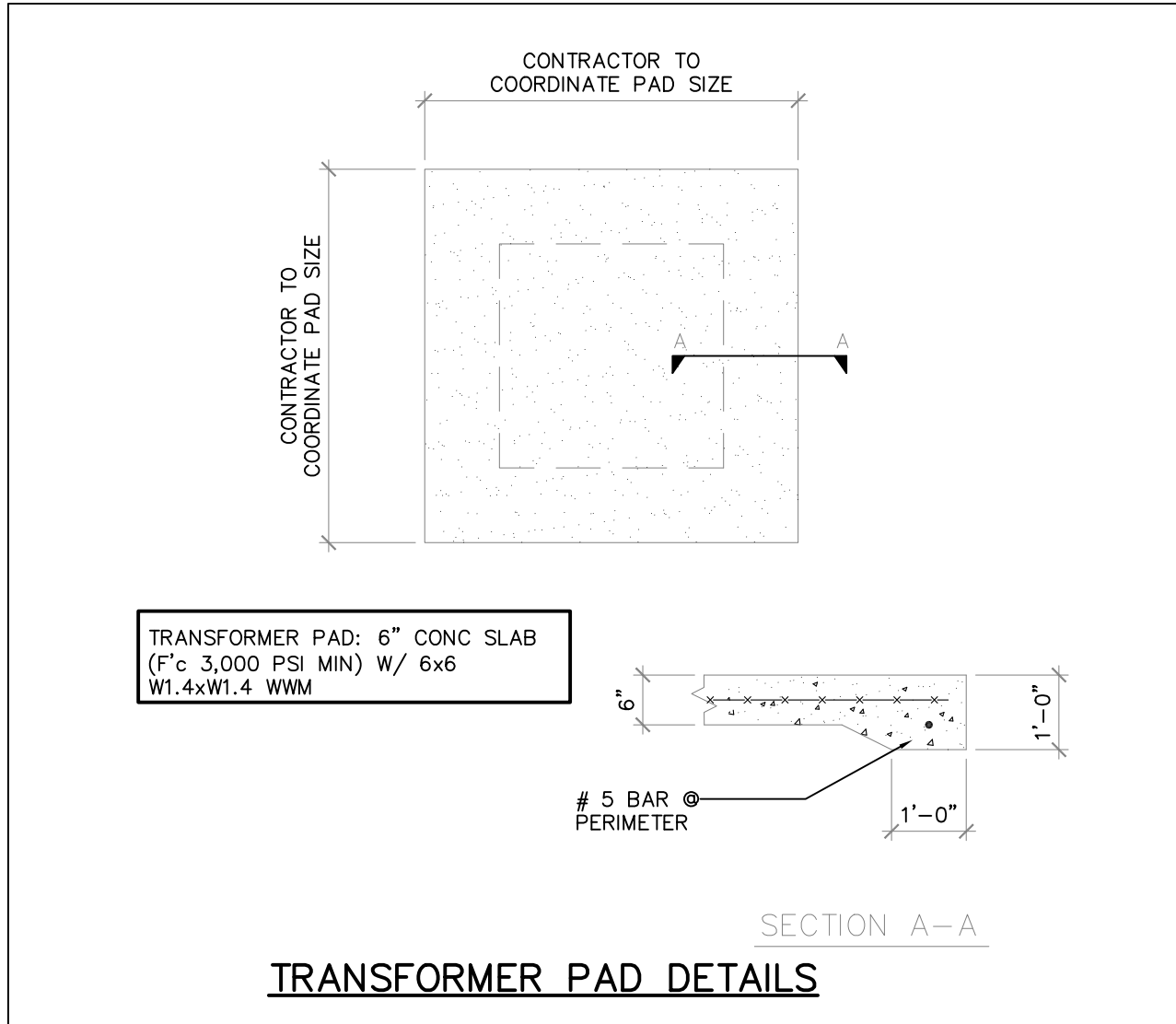
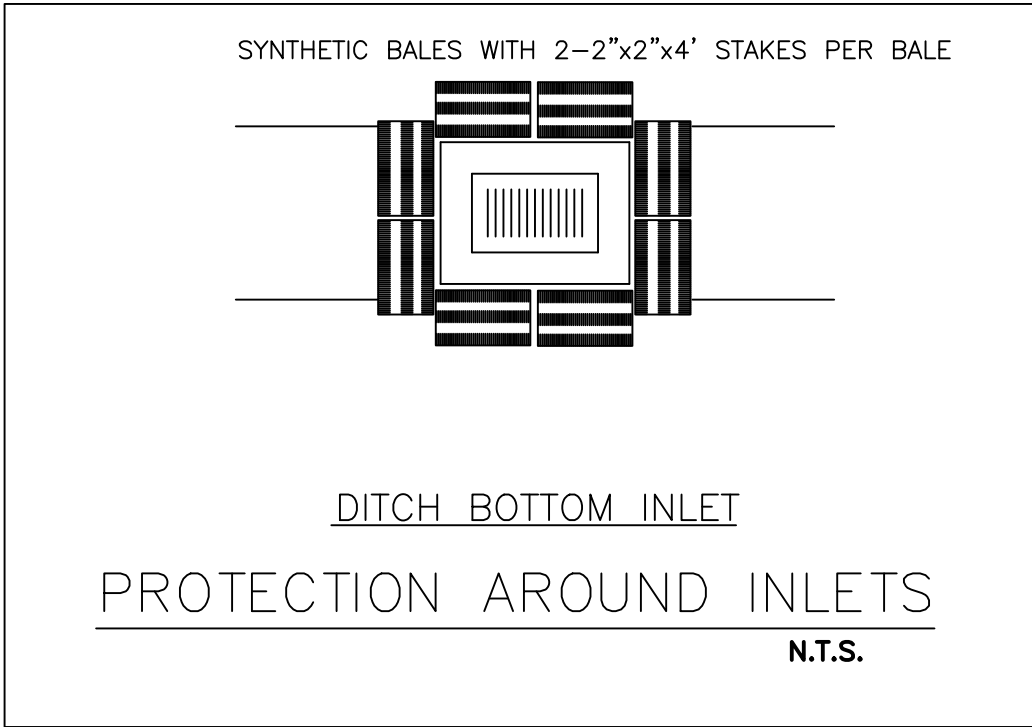
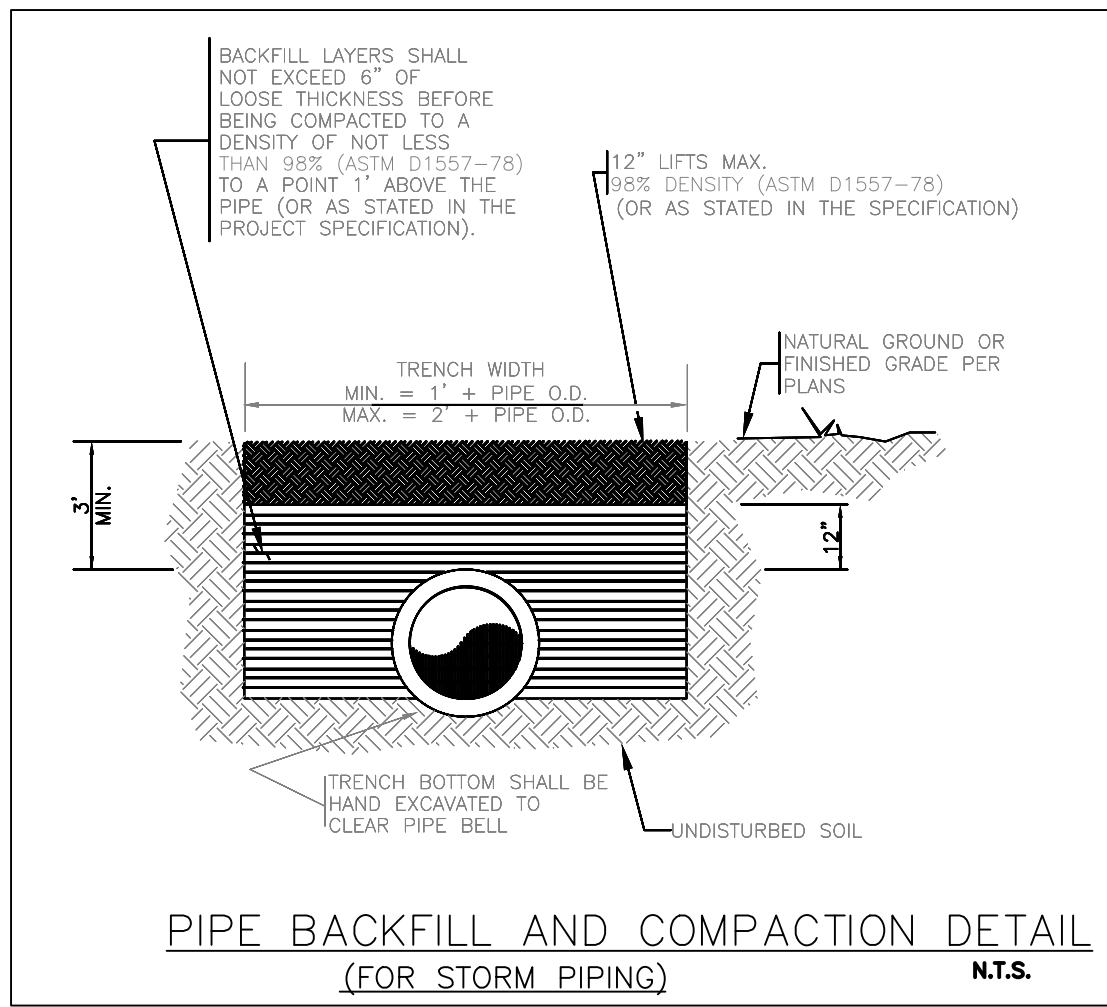
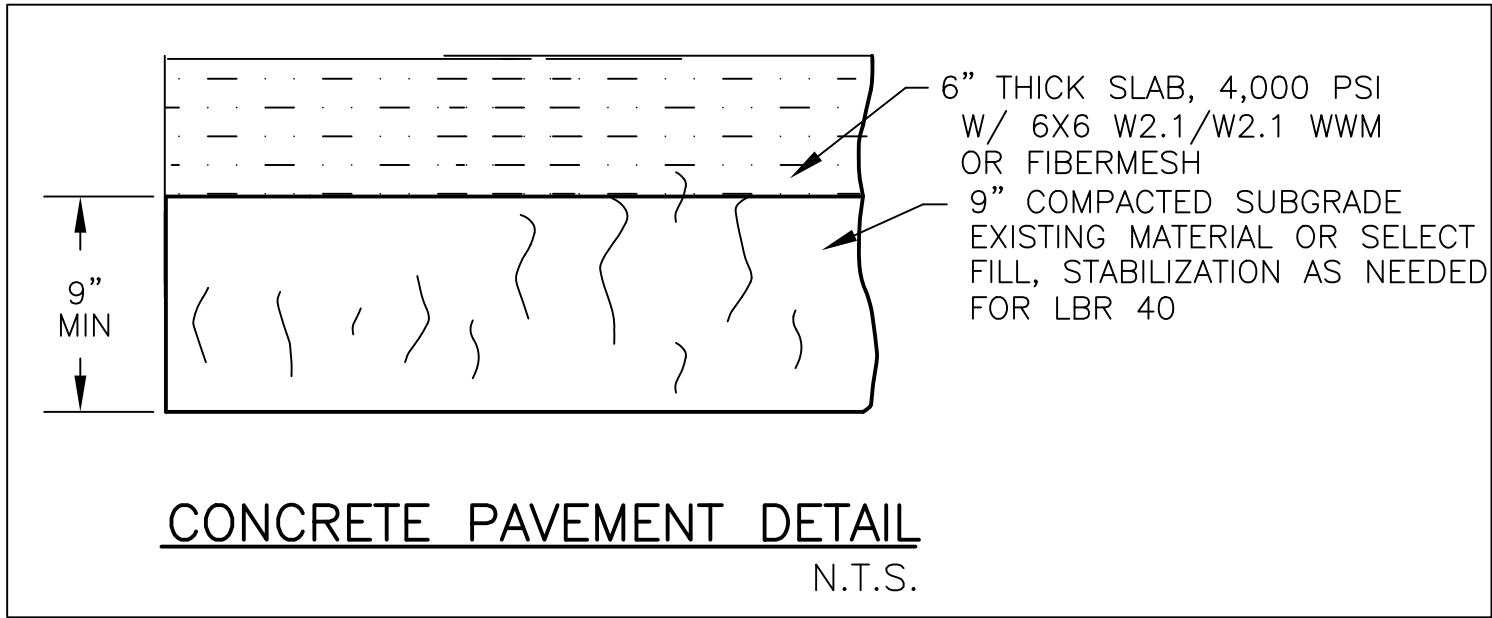
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WASH CITY
-MOUNT DORA-
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

STORMTECH CHAMBER
DETAILS

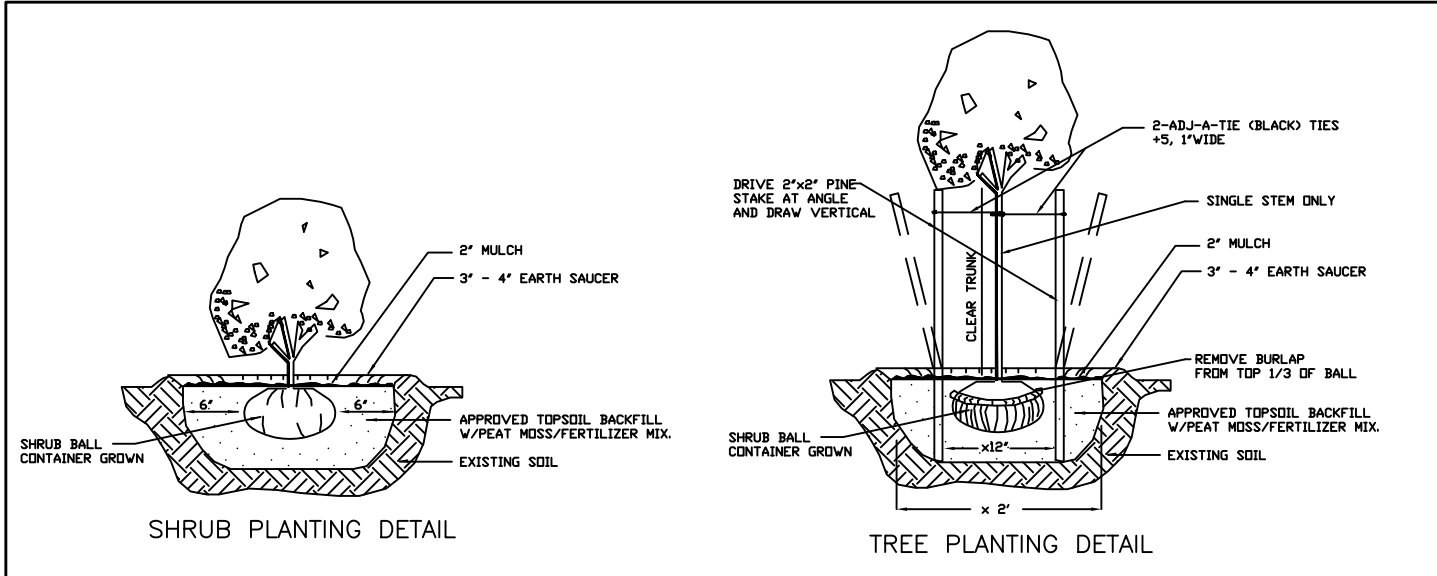
DATE:	02/25/2023
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003SITE
PROJECT #:	23-003
SHEET:	C-5C





CITY OF MOUNT DORA LANDSCAPE NOTES:

1. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, WITHIN THE DRIPLINE OF A TREE REMAINING ON SITE, UNLESS OTHERWISE APPROVED BY THE ADMINISTRATOR, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION, EXCEPT BY HAND, BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON SITE.
3. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BATTLE, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
4. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION PRONE SOIL ARE WHERE SLOPES ARE GREATER THAN 5:1.
5. NO FILLING, EXCAVATION, OR CONSTRUCTION OF PERMANENT STRUCTURES OR OTHER IMPERVIOUS SURFACES MAY OCCUR WITHIN THE WETLAND CONSERVATION AREA OR 30 FOOT SETBACK EXCEPT AS SPECIFIED IN THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE.
6. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
7. MINOR PRUNING: THE PRUNING OF A TREE BY THE REMOVING BRANCHES MEASURED NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND IN ACCORDANCE TO THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

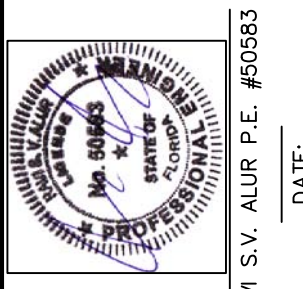


GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS.
2. FLORIDA LAW (F.S. 556); UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (OR: 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 REMOVAL TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER BEFORE MAKING ANY AND ALL INTERPRETATIONS OF THE PLANS. THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
4. CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, ETC. WITH THE SAME TYPE OF MATERIAL REMOVED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE PLANS. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ALL SURVEY CONTROLS DISTURBED AND/OR REMOVED DURING CONSTRUCTION WILL BE REPLACED BY A REGISTERED SURVEYOR, COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
5. ALL EROSION CONTROL MEASURES MUST BE COMPLETE BEFORE CONSTRUCTION ACTIVITIES CAN BEGIN.
6. EROSION/SEDIMENTATION CONTROL: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAINS). IF REQUIRED, TO PREVENT SILTATION OF THE ADJACENT PROPERTY, STREET, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND AS REQUIRED, IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF SITE, EITHER BY NATURAL DRAINAGE OR VEHICLE TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER LOCAL AUTHORITIES.
7. CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS AND/OR RIGHTS-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO ANY WORK IN OR OVER THESE AREAS.
8. UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER, EXCAVATIONS AND EMBANKMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF FDOT SECTION 120, TO ACHIEVE THE PLAN ELEVATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
10. PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
11. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH OR AS NOTED ON THE LANDSCAPE PLAN. DISTURBED AREAS WITHIN 5' W SHALL BE SODDED.
12. SEE GRADING AND DRAINAGE PLAN FOR PAVING GRADING & UTILITY NOTES.
13. ANY TREE NOT DESIGNATED FOR REMOVAL FROM THE SITE AND IS REMOVED BY THE CONTRACTOR WILL RESULT IN THE CONTRACTOR HAVING TO EITHER COMPENSATE THE OWNER FOR SIMILAR REPLACEMENT OF TREE(S) DESTROYED, OR REPLACEMENT OF IDENTICAL SIZE AND SPECIES OF TREE REMOVED. FURTHER, ANY ADDITIONAL REQUIREMENTS BY REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH MATTERS WILL BE INCURRED BY THE CONTRACTOR. COMPENSATORY DAMAGES AGAINST THE CONTRACTOR ARE NOT LIMITED IN THIS SITUATION.

LANDSCAPE NOTES:

1. Represents existing trees to be barricaded and saved. Barricades shall consist of new or used chain link fence (min. 5' high) located at the tree drip line.
2. All plants must be healthy, vigorous material, free of pests and disease.
3. All plants shall be Florida Grade No. 1 or better.
4. All plants must be container-grown or balled and burlap as indicated in the plant list.
5. All plants shall be trianguletely spaced.
6. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for replacing any and all damage to utilities, structures, site improvements, etc., which occurs as a result of the landscape contractor.
7. All trees must be guyed and staked as shown in the details.
8. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
9. All planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant bed and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting and adequate maintenance until acceptance by the owner.
10. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: watering, spraying, mulching, fertilizing, etc.) or planting areas and lawns until the work is accepted in total by the landscape architect and the owner. The Owner of the property will be responsible from there on.
11. All plants shall be guaranteed for 90 days from final inspection and acceptance. All trees shall be guaranteed an additional 180 days.
12. All plants are subject to approval by the owner or owner's representative. Prior to planting, all trees must be approved by the owner or owner's representative.
13. All plants and planting areas must be completely mulched as specified with three (3) inches of Cypress Mulch.
14. Standards set forth in "American Standards for Nursery Stock" represent guideline specifications only and shall constitute MINIMUM quality requirements for plant material.
15. All landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibs within 50 feet of all required landscaping plant material.
16. The irrigation system shall be designed to minimize root disturbance to existing trees and other vegetation to be retained. No irrigation is required within these areas.
17. All EXISTING shrubs shall be of sufficient height so that they are a minimum of 24" above the finished pavement elevation of the parking area adjacent to said shrub.
18. All tree roots existing within approved improvement areas and originating from a protected tree shall be severed clean at the limits of the preserved area. Pruning shall be done using a "DOSKO" Root Pruner or approved equal. An inspection of pruning activities shall be arranged with the CITY OF MOUNT DORA Department of Natural Resources.
19. All trees to remain must be protected by tree protection barricades meeting the minimum standards shown on the attached diagram (i.e. Silt Fence). Protective barricades shall remain in place until land alteration and construction activities are complete.
20. Any tree not designated for removal from the site and is removed by the contractor will result in the contractor having to either compensate the owner for similar replacement of tree(s) destroyed, or replacement of identical size and species of tree removed. Further, any additional requirements by regulatory agencies having jurisdiction over such matters will be incurred by the contractor. Compensatory damages against the contractor are not limited in this situation.
21. A MAXIMUM OF 50% OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DRAUGHT TOLERANT.
22. Stabilization shall be done by using vegetative ground cover.
23. ALL NEWLY DEVELOPED AND REDEVELOPED ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, INCLUDING PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES ETC., SHALL BE SCREENED PER CITY OF MOUNT DORA LDC.



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

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

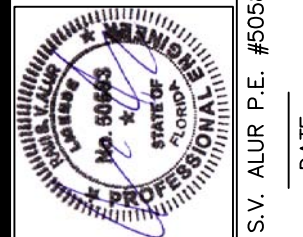
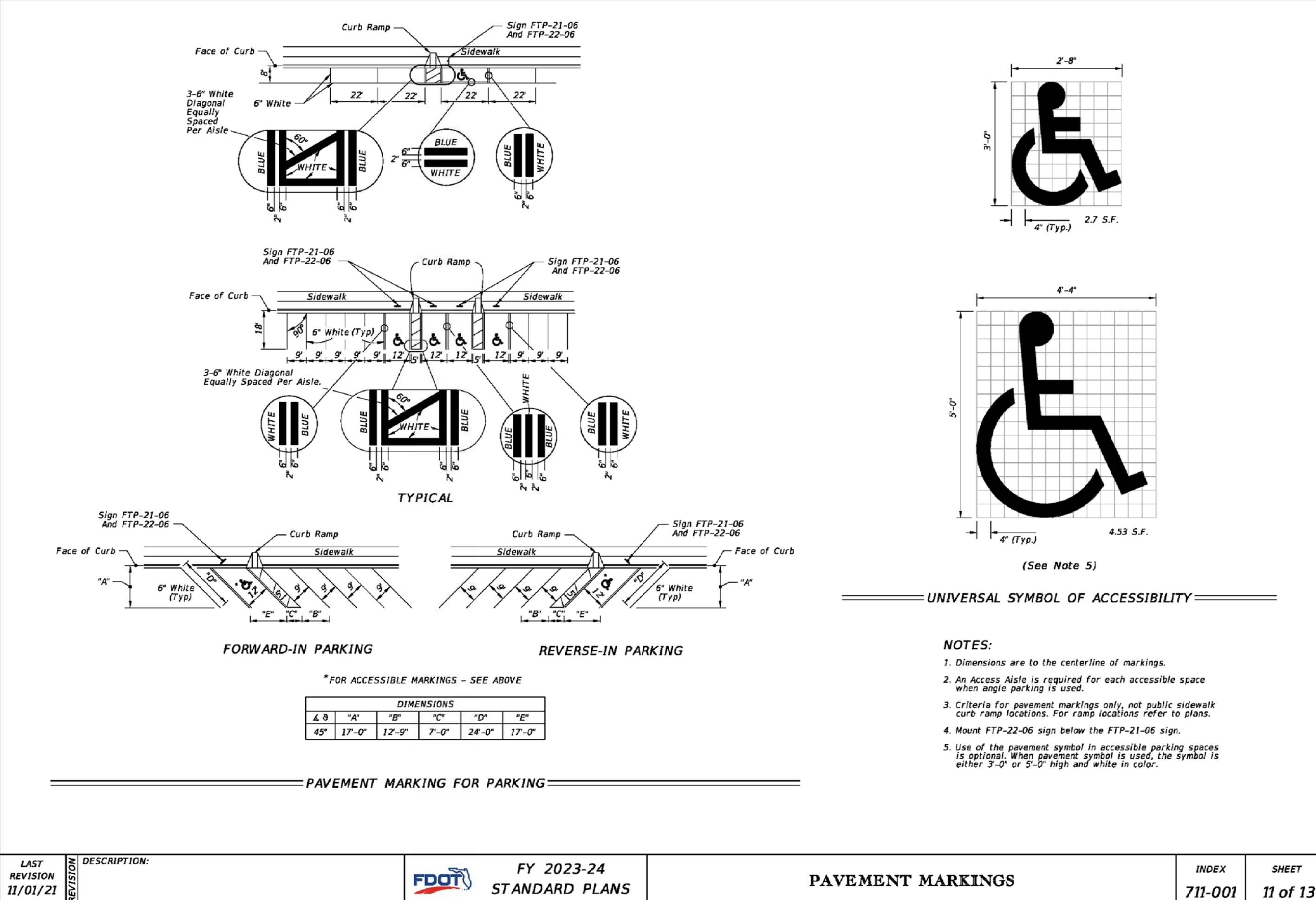
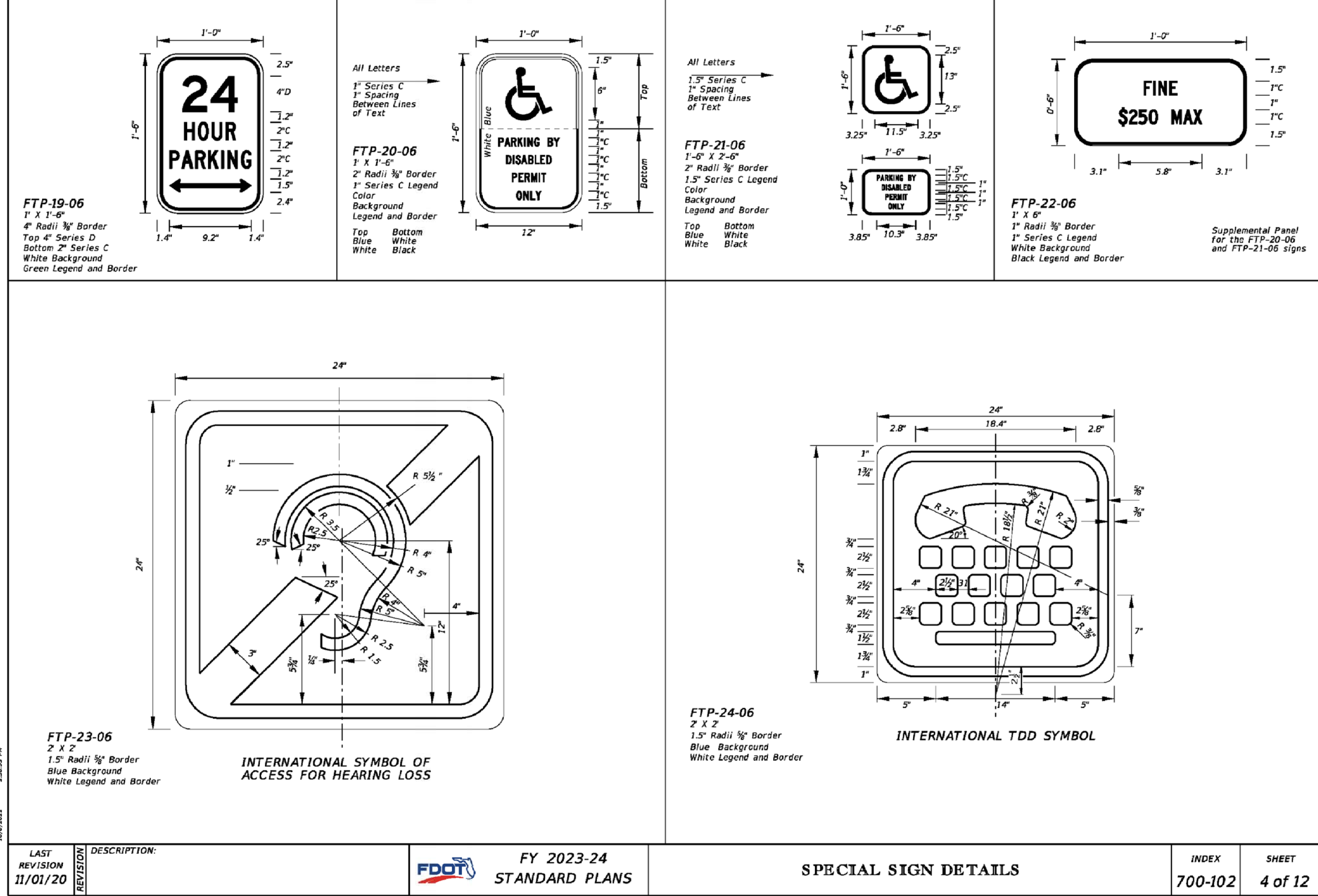
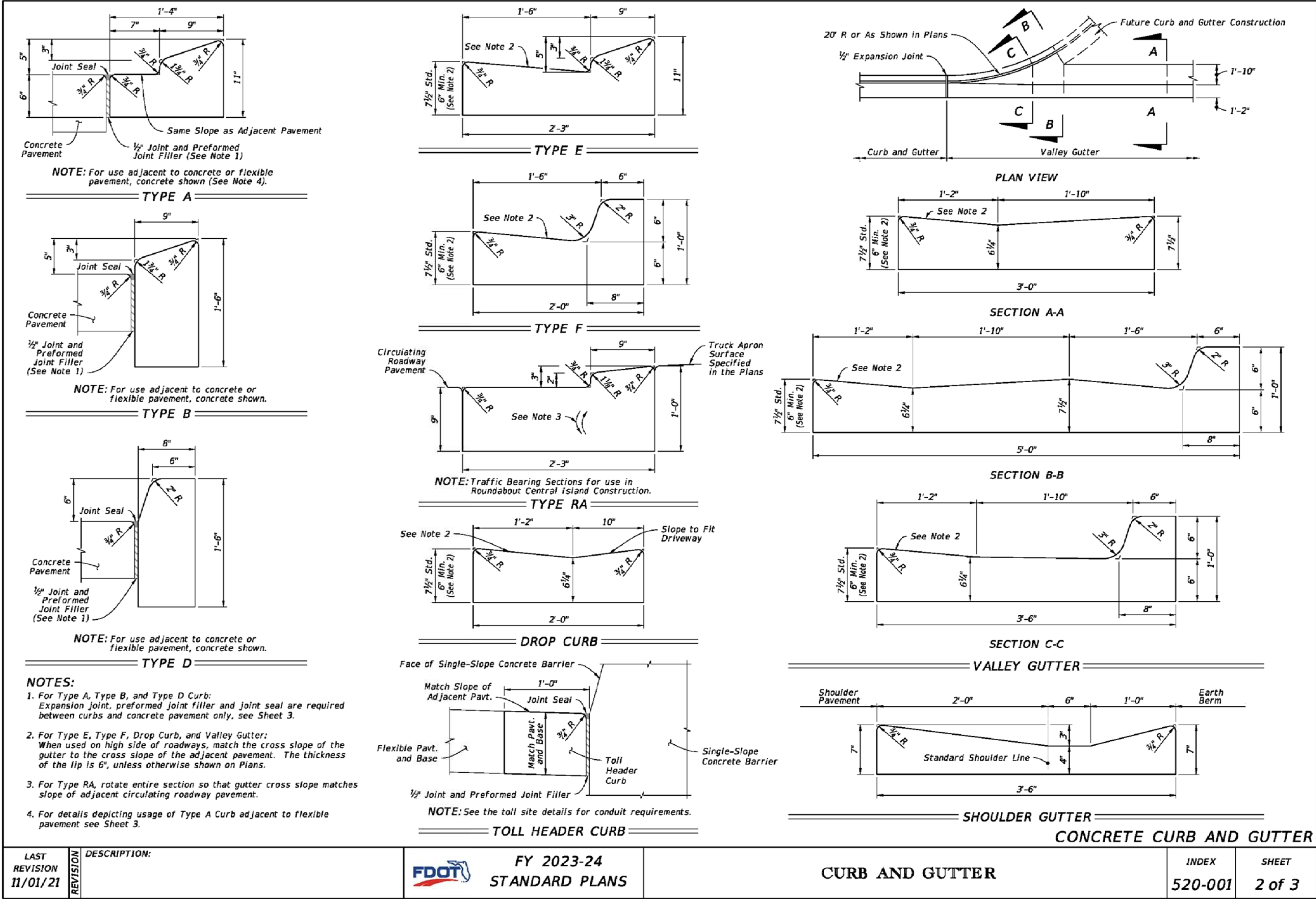
WASH CITY
-MOUNT DORA-
SECTION 19, TOWNSHIP 19 S., RANGE 27 E.
CITY OF MOUNT DORA, FLORIDA

SITE DETAILS

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

PROJECT #: 23-003

SHEET:
C-9



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

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS · PLANNERS
1025 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1733, E-mail: aspireeng@choo.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-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.

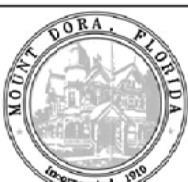
(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer, Wastewater Force Main, or pipeline 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: --

ROADWAY
BRASS CAP

NON-ROADWAY
PVC CAP

SCH 80 PVC PIPE

12 GA. SOLID COPPER

PROVIDE ONE CONTINUOUS LOOP OF TRACING WIRE WITH 24" OF EXCESS AND COIL EXCESS TRACING WIRE IN PVC PIPE

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"

#4 BARS ALL AROUND

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

ANCHORS

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 (INCH)	PVC D1			PVC D2			PVC D3			PVC D4			PVC D5			PVC D6			PVC D7			PVC D8			PVC D9			PVC D10		
	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"	5 1/2"	6"	6 1/2"	7"	7 1/2"	8"	8 1/2"	9"	9 1/2"	10"	10 1/2"	11"	11 1/2"	12"	12 1/2"	13"		
4	27	18	8	7	4	3	2	2	13	12	40	28	6	4	3	2	2	13	12	40	28	6	4	3	2	2	13	12		
6	27	18	12	10	8	6	4	3	7	53	31	63	40	28	16	12	10	8	6	4	3	2	2	13	12	40	28	6		
8	34	22	13	12	10	8	6	4	7	53	31	63	40	28	16	12	10	8	6	4	3	2	2	13	12	40	28	6		
10	47	34	16	14	12	10	8	6	7	68	42	88	53	40	28	16	12	10	8	6	4	3	2	2	13	12	40	28		
12	50	40	21	17	15	12	10	8	7	68	42	88	53	40	28	16	12	10	8	6	4	3	2	2	13	12	40	28		
14	62	51	26	21	17	15	12	10	8	7	106	54	106	54	40	28	16	12	10	8	6	4	3	2	2	13	12	40		
16	76	62	29	24	19	16	14	11	7	131	62	131	62	40	28	16	12	10	8	6	4	3	2	2	13	12	40	28		
18	76	62	29	24	19	16	14	11	7	131	62	131	62	40	28	16	12	10	8	6	4	3	2	2	13	12	40	28		
20	76	62	29	24	19	16	14	11	7	131	62	131	62	40	28	16	12	10	8	6	4	3	2	2	13	12	40	28		
24	88	72	34	28	22	17	14	11	9	7	131	116	207	132	88	62	40	28	16	12	10	8	6	4	3	2	2	13		

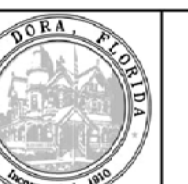
THRUST RESTRAINT DESIGN NOTES

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.)

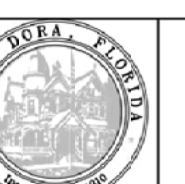
NOT TO SCALE

NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.

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

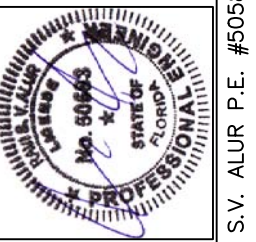
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.



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@ahoo.com

DATE: 02/25/2023

DESIGNED BY: RA

DRAWN BY: RA

CHECKED BY: RA

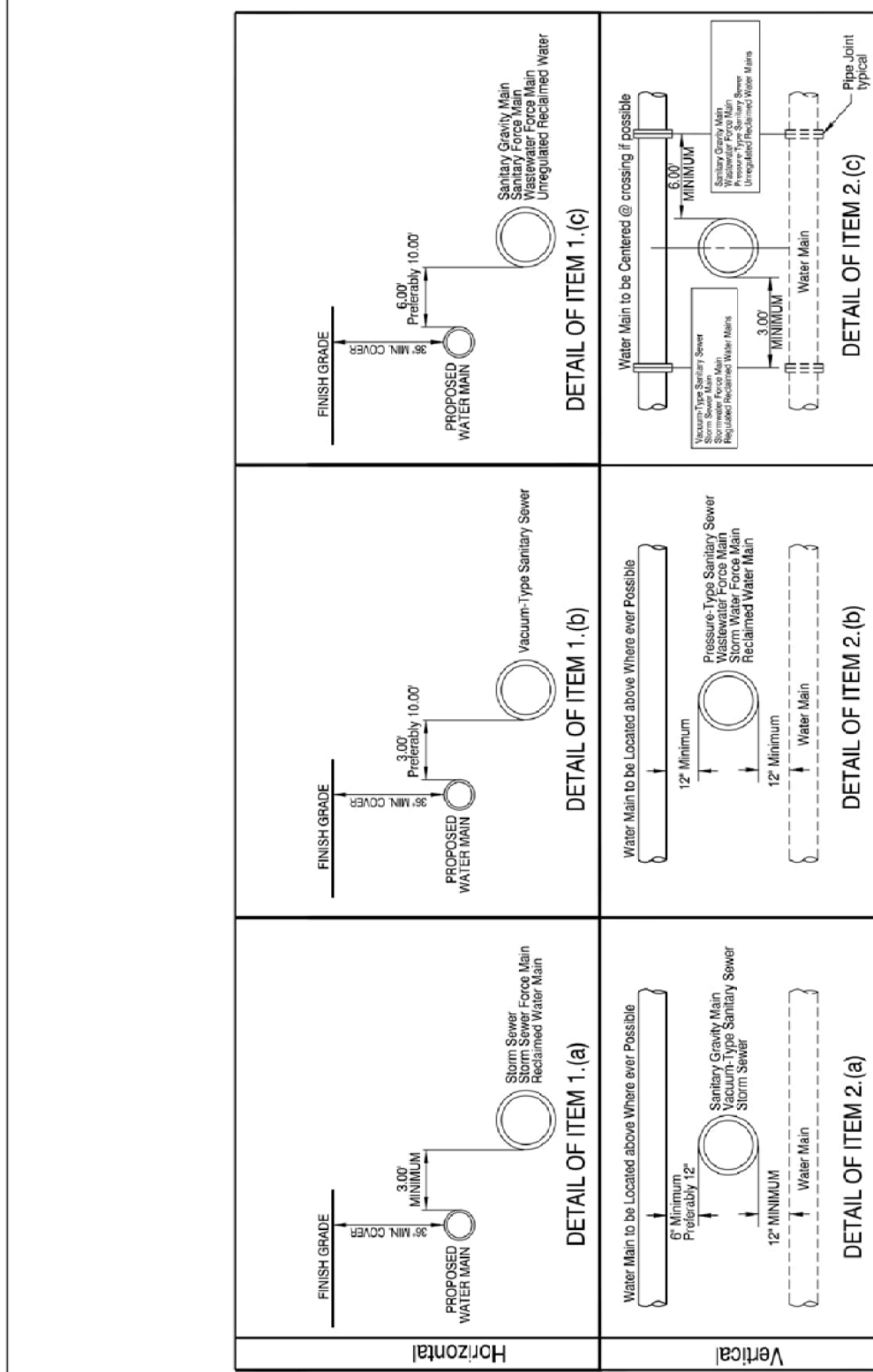
FILE NAME: 23003SITE

PROJECT #: 23-003

SHEET: C-11

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

SITE DETAILS



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.

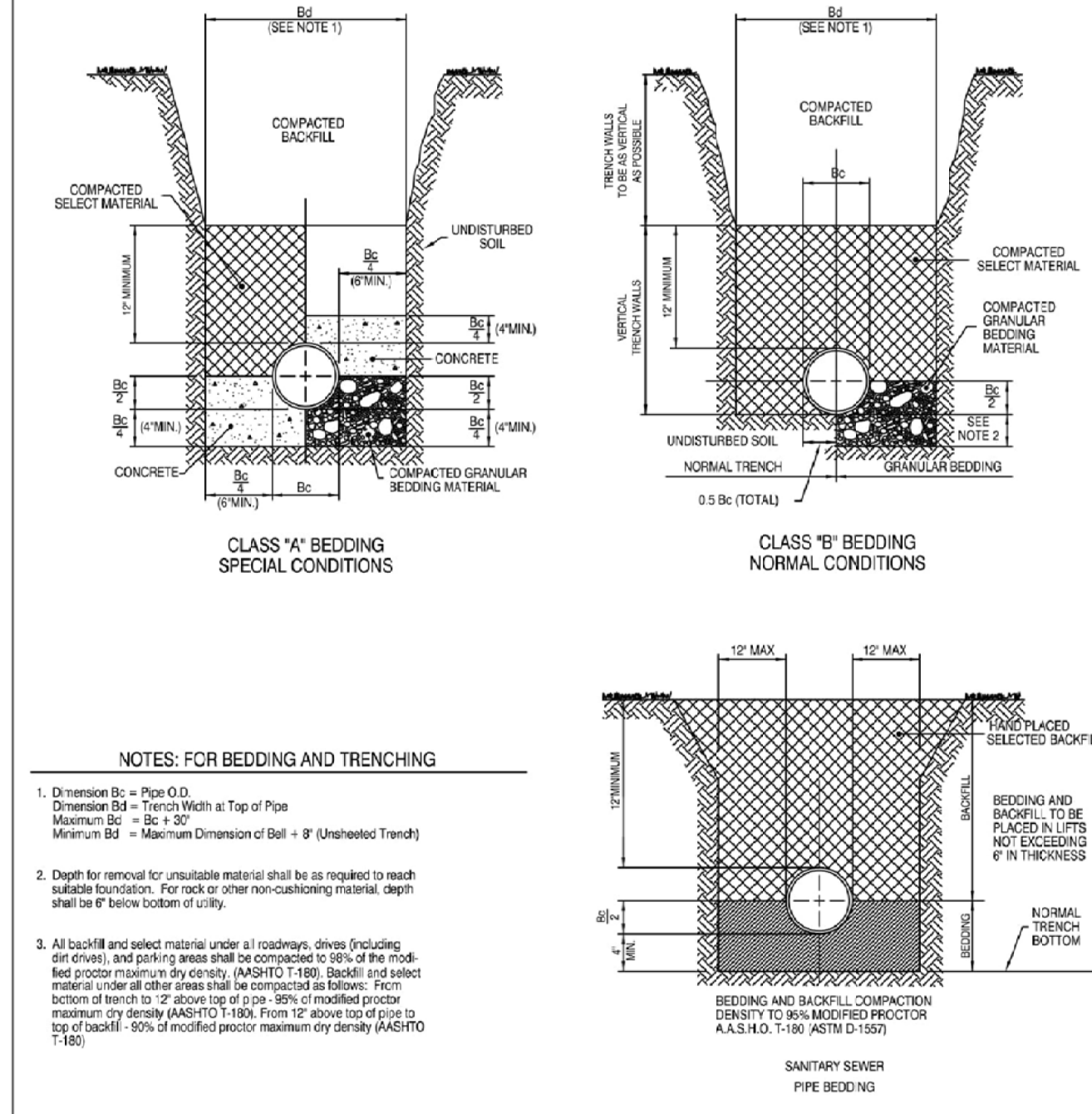
- Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Storm Water Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems:

- 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

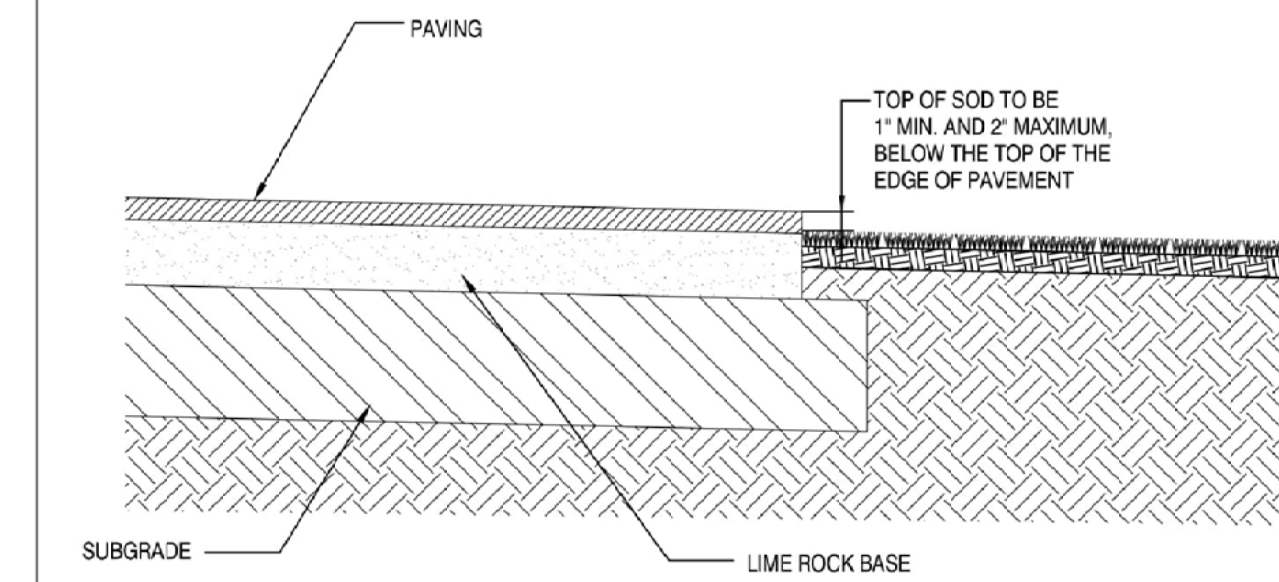
ISSUED: 2017
REVISED: --



BEDDING DETAILS

GU0017-1

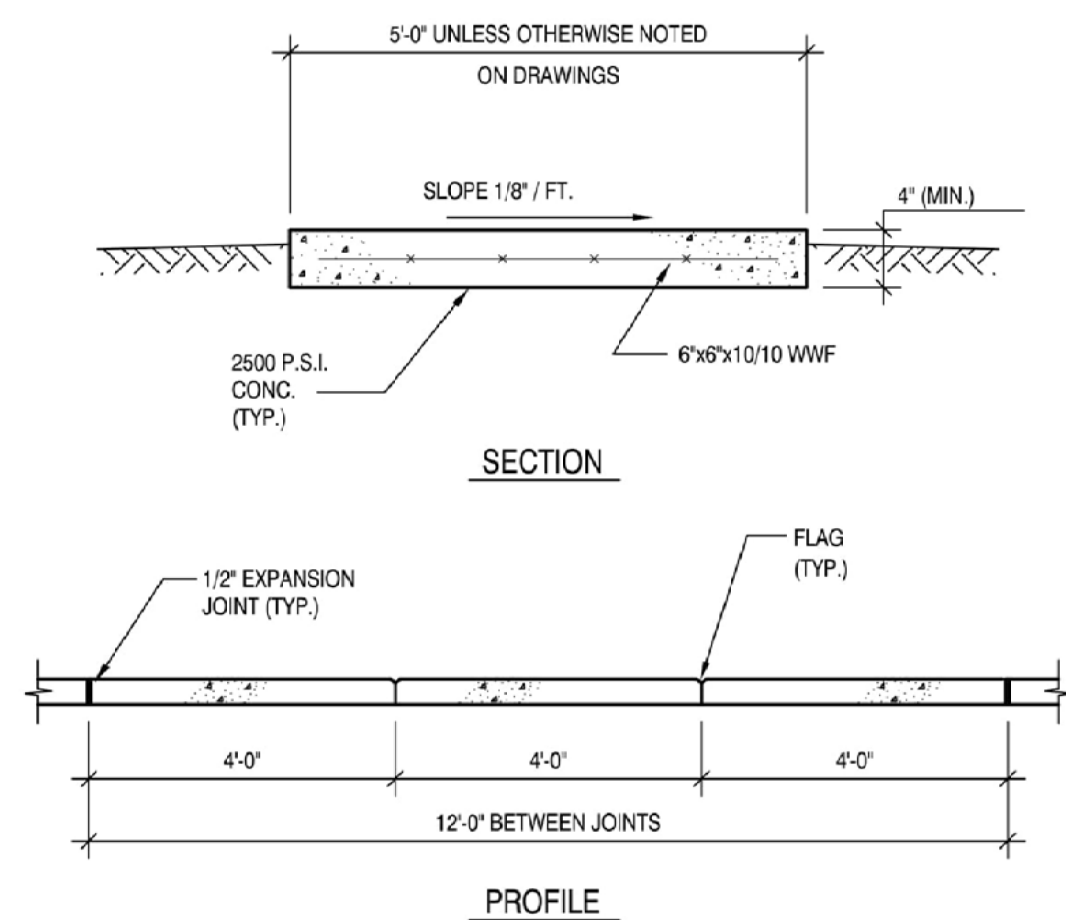
ISSUED: 2017
REVISED: --



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.

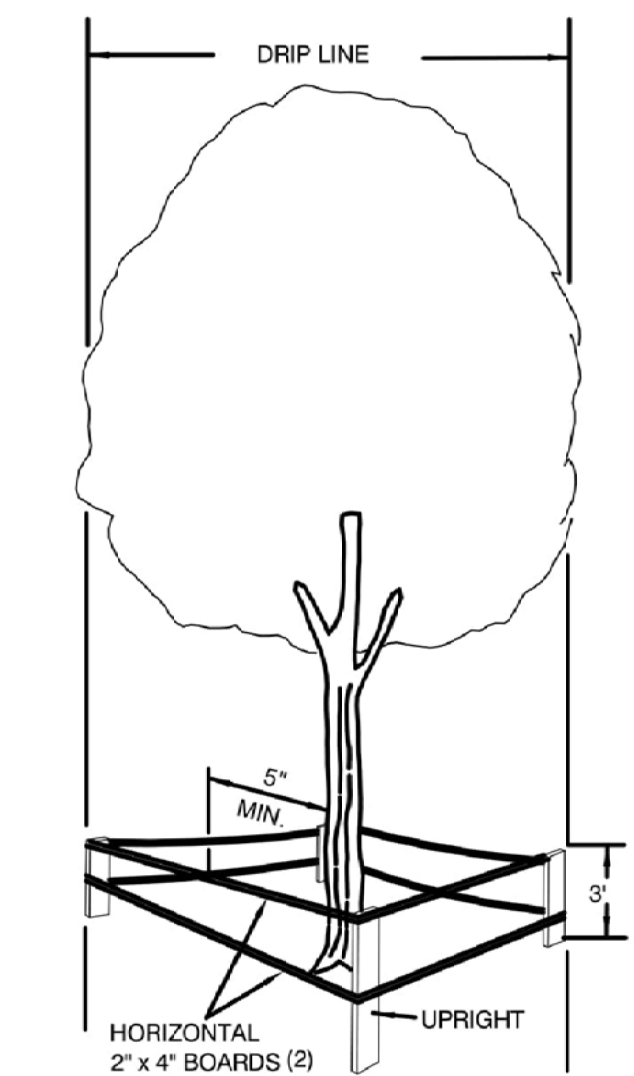
MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

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: --



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

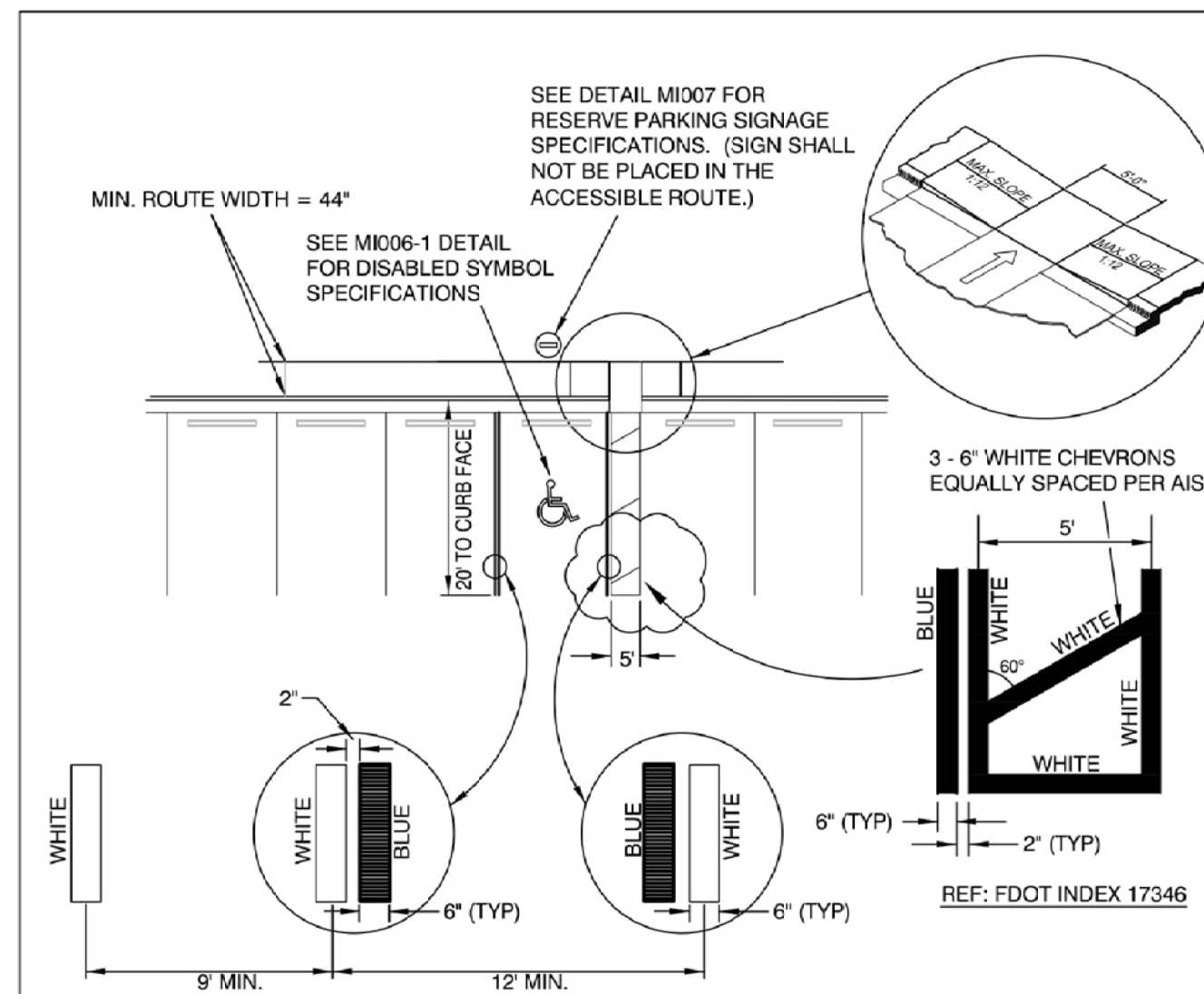
WHY IT WORKS

- 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

ISSUED: 2017
REVISED: --

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-12



DATE: 4/10/23

1. SUBMIT TO CITY, FDOT & FDEP

NO. REVISIONS

1. SUBMIT TO CITY, FDOT & FDEP

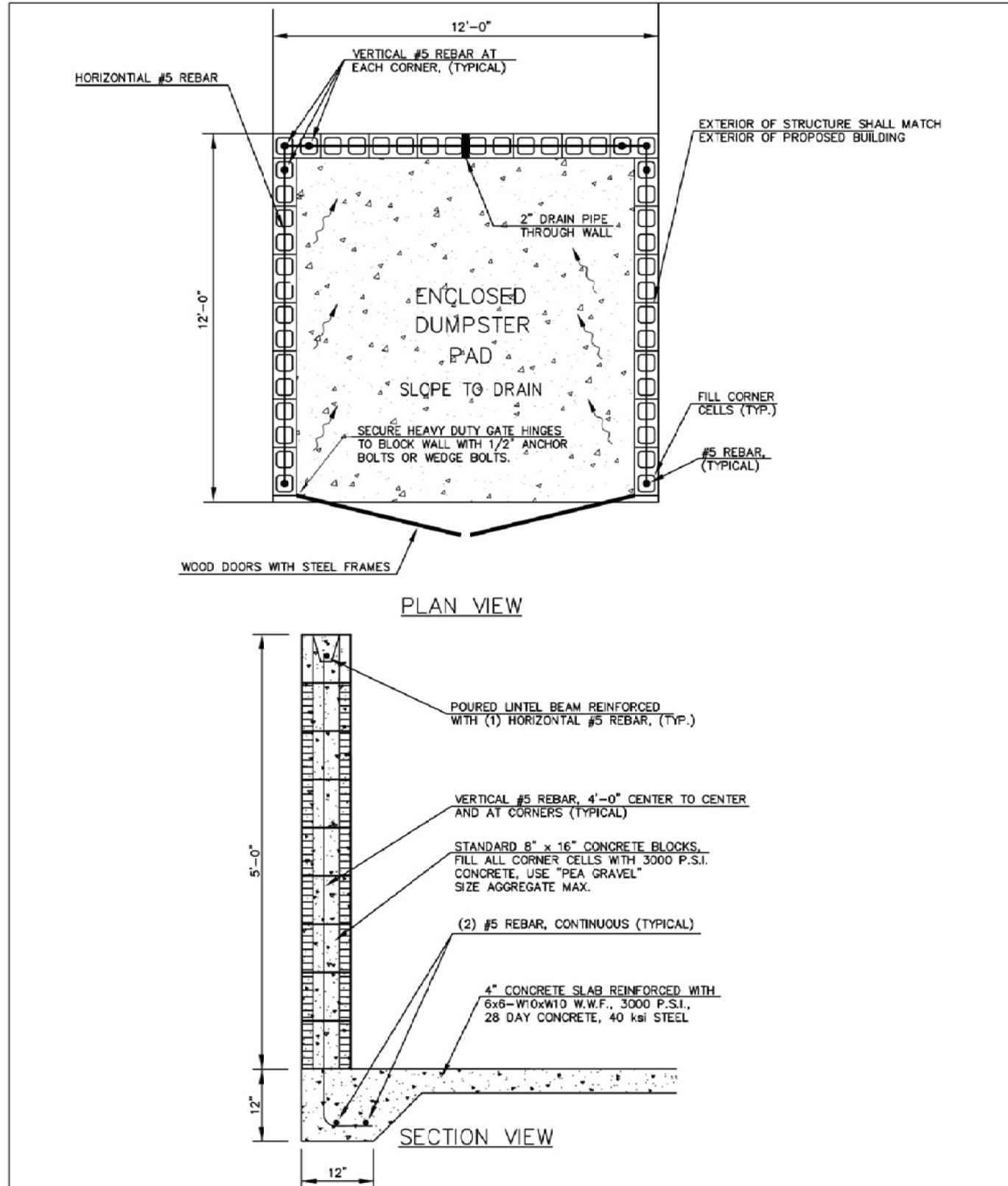
ASPIRE ENGINEERING, INC.

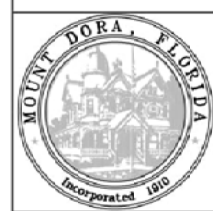
CONSULTING ENGINEERS - PLANNERS

1025 PROFESSIONAL PARK DR., BRANDON, FL 33511

TEL: (813)571-2850, FAX: (813)571-1753, E-mail: aspireeng@yahoo.com

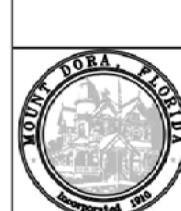
DATE: 4/10/23



	DUMPSTER DETAIL	GU0026-1
	ISSUED: 2017	
	REVISED: --	

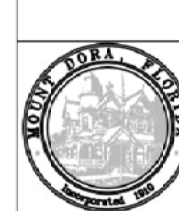
WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN.
3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (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.

	POTABLE WATER GENERAL NOTES	PW001-1A
	ISSUED: 2017	
	REVISED: --	

WATER SYSTEM CONSTRUCTION GENERAL NOTES

11. ALL POTABLE WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
12. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY.
13. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE, AND HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAY BE USED AS APPROVED BY THE CITY AND FDEP.
14. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY 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-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
17. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE AND NFPA 291.
18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B".
19. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION.
20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES NEED TO BE OFFSET, 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.

	POTABLE WATER GENERAL NOTES	PW001-1B
	ISSUED: 2017	
	REVISED: --	

WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

7.13. - WATER DISTRIBUTION SYSTEMS.

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

7.13.2. DESIGN STANDARDS.

1.

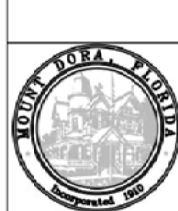
REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, OR PROJECTED. THE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS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

2.

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

A.

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

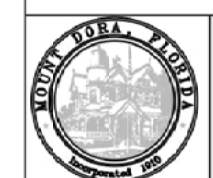
	POTABLE WATER GENERAL NOTES	PW001-1C
	ISSUED: 2017	
	REVISED: --	

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

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

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

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

	POTABLE WATER GENERAL NOTES	PW001-1D
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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.

	POTABLE WATER GENERAL NOTES	PW001-1E
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	REVISED: --	

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

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

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

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

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

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

7.13.4.

TESTING.

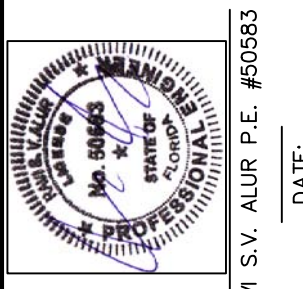
1.

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

2.

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

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



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

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

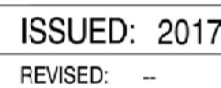
SITE DETAILS

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

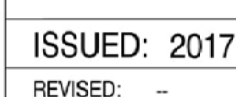
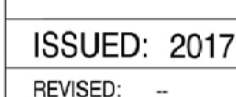
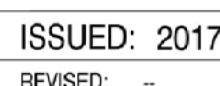
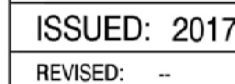
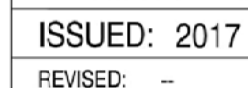
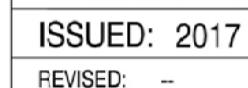
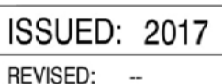
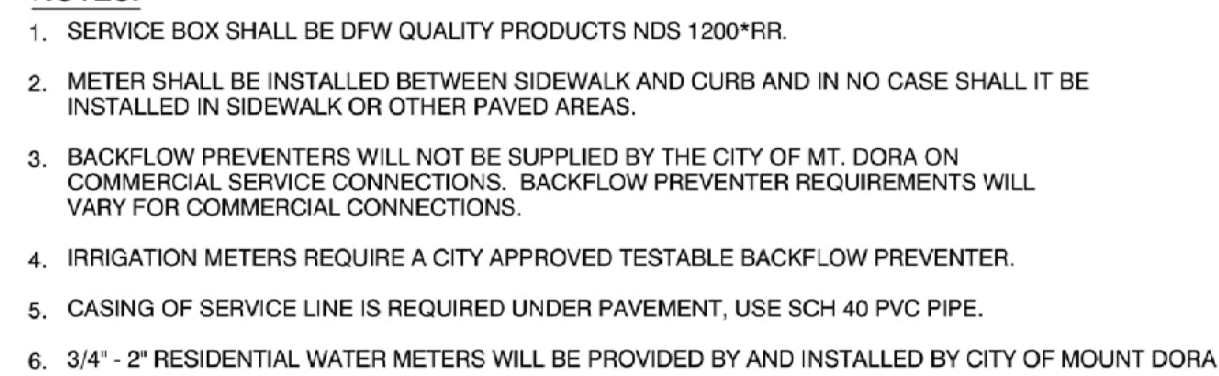
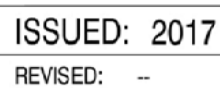
PROJECT #: 23-003

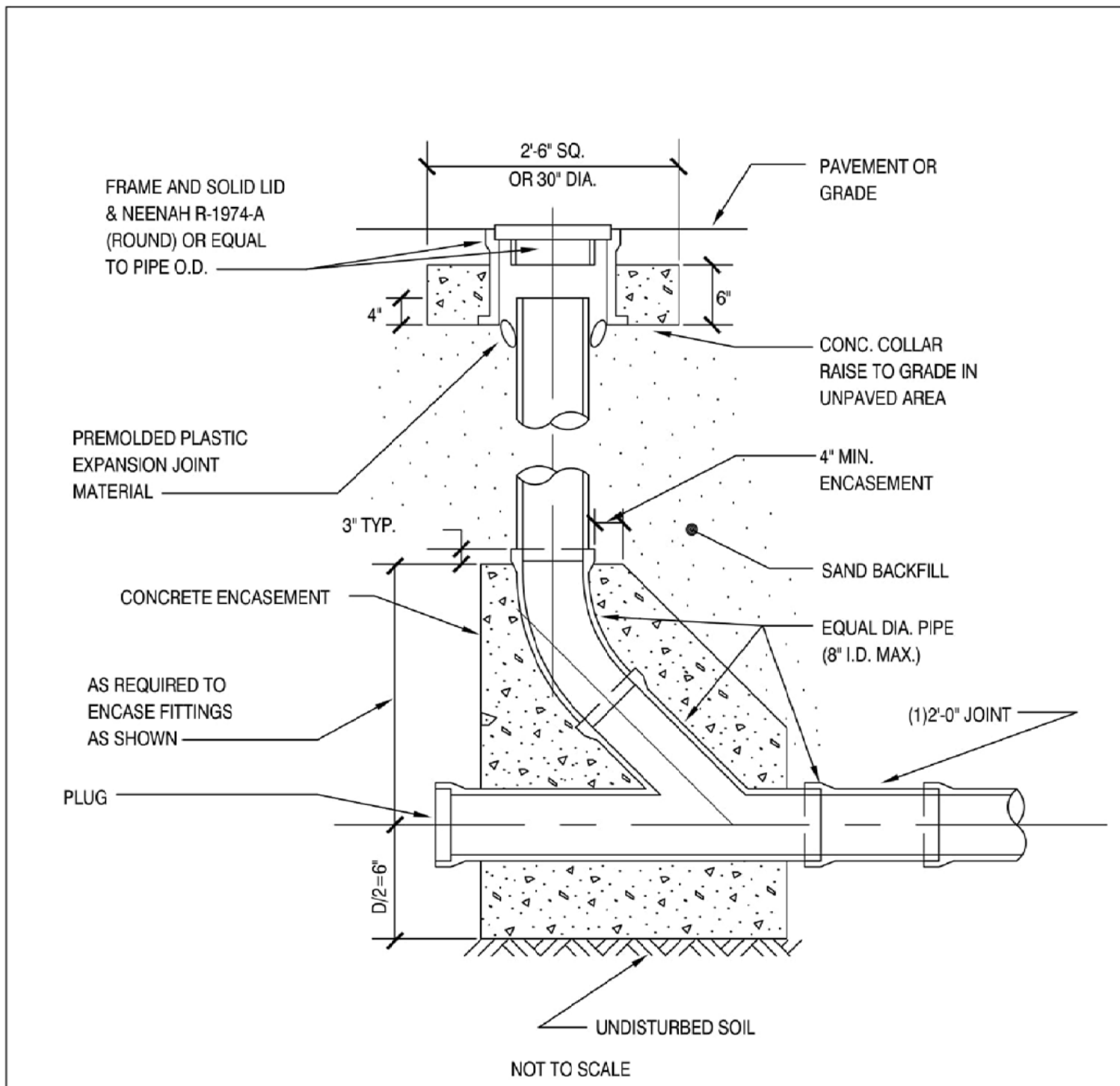
SHEET:

- PIPE SECTIONS TO BE PRESSURE TESTED SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.



- 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.



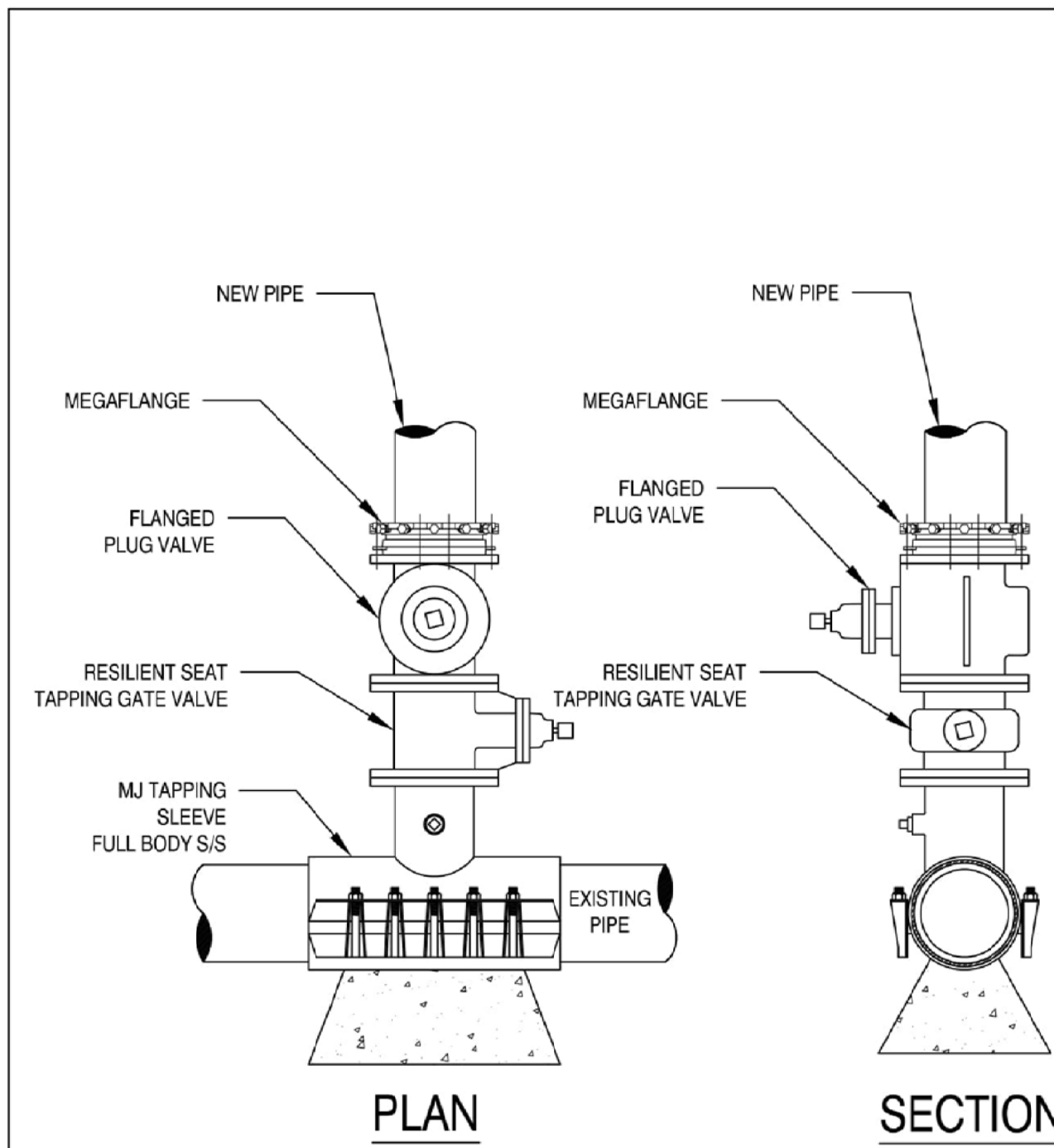


GRAVITY CLEANOUT

SS014-1

ISSUED: 2017

REVISED: --

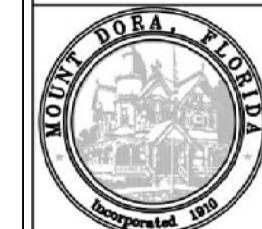
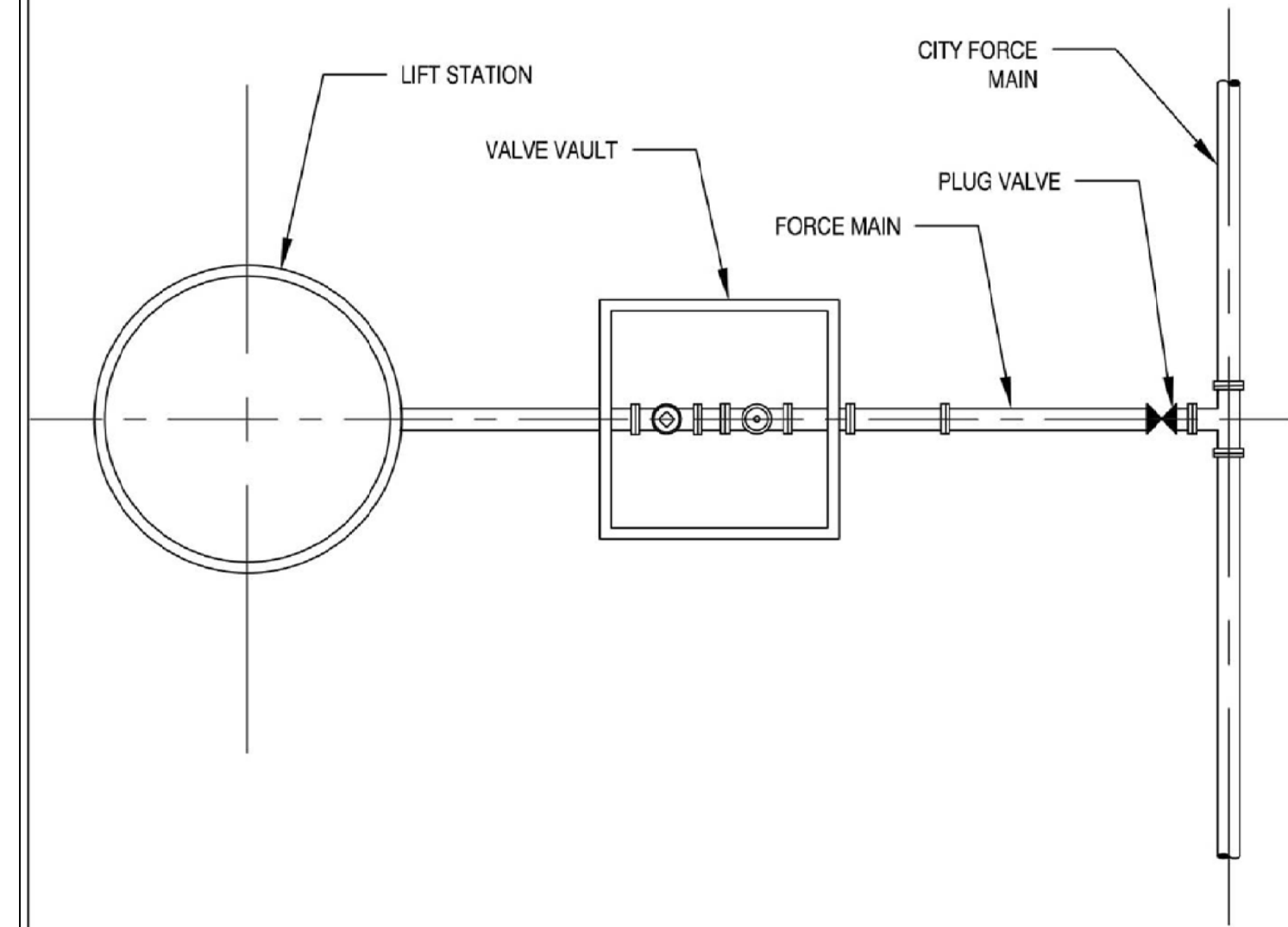


FORCE MAIN TAPPING SLEEVE AND VALVE

SS017-1

ISSUED: 2017

REVISED: --

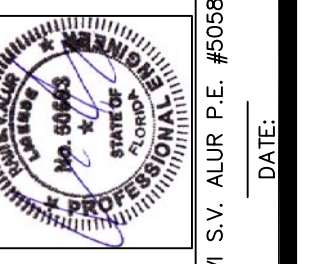


PRIVATE LIFT STATION DETAIL

SS018-1

ISSUED: 2017

REVISED: --



NO.	REVISIONS	DATE:
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)571-1723, 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
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	23003SITE

PROJECT #: 23-003

SHEET:

C-15



MODEL
TSC2-48.3 R21.dwg

SIGN DETAILS

C-16

48" DUPLEX STATION - 2" PIPING, SLIDE RAIL SYSTEM, V.B. W/ DOUBLE DOOR & F.D.E.P. PANEL TSCE2-48.3 R210



CITY OF MOUNT DORA

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

DATE: March 20, 2024

TO: Planning and Zoning Commission

FROM: Ryan Winkler, Senior Planner
Development Review Committee

THROUGH: Vince Sandersfeld, Director, Department of Planning & Development

RE: **Request for Final Plan and Final Plat; Nathan's Corner** (Project Name);
Lou Buigas, West Construction Services, Inc. (Applicant); West Family
Revocable Trust, c/o Dale L. West and Lisa West (Property Owner); Ted Wicks,
Wicks Engineering Services (Engineer); Fulton V. Clinkscales, Jr, P.S.M,
Freeland-Clinkscales and Associates (Surveyor);
PR23-03Minor

Recommendation:

Staff recommends approval of the above-referenced request.

References/Support:

Section 4.1, Land Development Code, City of Mount Dora, Florida
Section 3.4, Land Development Code, City of Mount Dora, Florida
Allen's Corner Plat (PB 63 PG94)
Resolution 2017-129, Harden Estates

Site Summary:

Owners	Dale L. West and Lisa West, West Family Revocable Trust
Applicant, Project Engineer	Lou Buigas, West Construction Services, Inc.
Engineer:	Ted Wicks, Wicks Engineering Services
Surveyor:	Fulton V. Clinkscales, Jr, PSM, Freeland-Clinkscales and Assoc.
Parcel ID Number(s):	30-19-27-1200-000-00200 (Alternate Key #3875696)
Existing Use:	Vacant land
Proposed Use:	Three (3) Single-Family Dwelling Units and Three (3) Duplex Units
Future Land Use:	Medium Density (MD) – 6 du/ac or less
Zoning:	R-2 (Two-Family)
Site Area:	1.5 +/- ac
Gross Density:	9 du/ac
Net Density:	9 du/ac

Surrounding Property Table:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comments
North	City	Medium Density (MD)	R-2	Residential	Single-Family Dwelling Units
South	City	Medium Density (MD)	R-2	Residential	Duplexes
East	City	Medium Density (MD)	PUD	Residential	Dora Landings
West	City	Medium Density (MD)	R-2	Vacant	Lot 1, Allen's Corner

Background

The subject property received City Council approval for replat as the Harden Estates on September 20, 2017 for a six (6) lot residential subdivision for three (3) single-family dwelling units and three (3) duplex units as the Harden Estates subdivision. Pursuant to Land Development Code Section 4.3.12, *Plat Expiration*, a site development permit shall be issued by the City within one (1) year of final plat approval by the City Council or the recorded plat as required by subsection 4.2.5 shall expire and the development order revoked. The Harden Estates replat expired on September 20, 2019.

Analysis

The applicant is requesting final plat approval for the Nathan's Corner residential subdivision. The development project consist of a single tax parcel, 30-19-27-1200-000-00200, containing approximately 1.5 +/- acres located south of E 19th Avenue and north of Fearon Avenue. The subject property is zoned R-2 (Two-Family) and has been designated with a Medium Density (MD) future land use classification in accordance with the City of Mount Dora 2045 Comprehensive Plan.

The subject property is identified as Lot 2 of the Allens' Corner Plat (PB 63 PG 94), originally recorded in the Lake County Clerk of Courts on June 2, 2009.

Lots within the R-2 zoning district must be developed in accordance with the following site standards:

	<u>Single-Family</u>	<u>Duplex</u>
Minimum lot size (sq. ft.):	7,000	10,000
Minimum lot width at building line (ft.)	60	60
Minimum street frontage (ft.)	25	25
Minimum building setbacks (ft.)		
Front	20	20
Side Yard	7	7
Rear Yard	20	20

The development consists of nine (9) residential units: three (3) single-family dwelling units and three (3) duplex units. The Final Plan includes a grading plan and utility plan to demonstrate compliance with the City's adopted Land Development Code. Each lot is platted with a drainage and utility easements along the perimeter of the properties to protect drainage design and utility infrastructure.

The Plat shows each lot will be accessed via existing streets: 19th Avenue and Fearon Avenue, no additional right-of-ways or streets are proposed through this project.

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
Final Plan
Final Plat

Legend

-  Subject Property
-  City Limits

VICINITY MAP



Date: 3/12/2024

Prepared by: Mount Dora Planning and Development Dept 1510 N. Baker Street, Mount Dora, FL 32757 • 352.755.7112



CITY OF
MOUNT
DORA

PR23-03MINOR

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

MINOR SUBDIVISION
APPLICATION

Date: March 13, 2023 Project Name: Nathan's CORNER

1. Applicant's Name: West Construction Services, LLC
Company's Name: West Construction Services, INC
Address: 1004 N. DOWNELLY ST
City, State & Zip: MT DORA, FL 32757
Phone: 352-305-5992 E-mail: louburgas@aol.com

2. Property Owner's Name(s): West Family Trust
Company's Name: _____
Address: 1004 N. DOWNELLY ST
City, State & Zip: MT DORA, FL 32757
Phone: 352 205-5992 E-mail: louburgas@aol.com

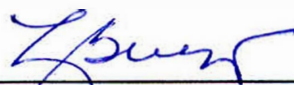
3. Engineer's Name: TED WICKS
Company's Name: WICKS ENGINEERING SCS, INC
Address: 225 W. MAIN ST
City, State & Zip: JAVARES FL 32757
Phone: _____ E-mail: _____

4. Surveyor's Name: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

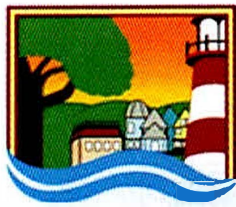
5. Size of Property (Acres): 1.5 +/- Acres
6. Total Units/Lots: 9 units. (3 Duplex + 3 SFH / 6 lots)
7. Zoning District: R-2
8. Future Land Use: Medium Density Residential
9. List Existing Structures: Vacant
10. Provide Explanation/Reason: Re Plat lot 2, to obtain the
Highest + Best Use 3 Duplex lots
3 SFH lots.

CERTIFICATION AND SIGNATURE

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


Owner/Applicant Signature

3/23/23
Date



CITY OF MOUNT DORA

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

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Dale West, Trustee / West Family Revocable Trust, as the

owner(s) of the real property described as follows.

3875696 (Address, Parcel ID or Alternate Key

Number of subject property). do hereby authorize Law Bungas to act

as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request

for Sub Division (Application Type), and to appear on my/our

behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application

described above and to act in all respects as my/our Agent in matters pertaining to the application and City

process.

Dale West

Printed Name of Property Owner

[Signature]

Signature of Property Owner

3-28-2023

Date

Printed Name of Property Owner

Signature of Property Owner

Date

State of Florida

County of LAKE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 28th day of MARCH, 2023, by DALE WEST

Personally known OR Produced Identification

Type of Identification Produced: _____

[Signature]
Notary Signature



Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly authorized herein by the Owner(s).

To Whom it May Concern

Please accept this as a letter of direction for Lou Buigas to act on my behalf.

If you have any questions, please do not hesitate to contact me directly at 352-552-5067.

Thank you,

**Dale West, Trustee
West Family Revocable Trust**



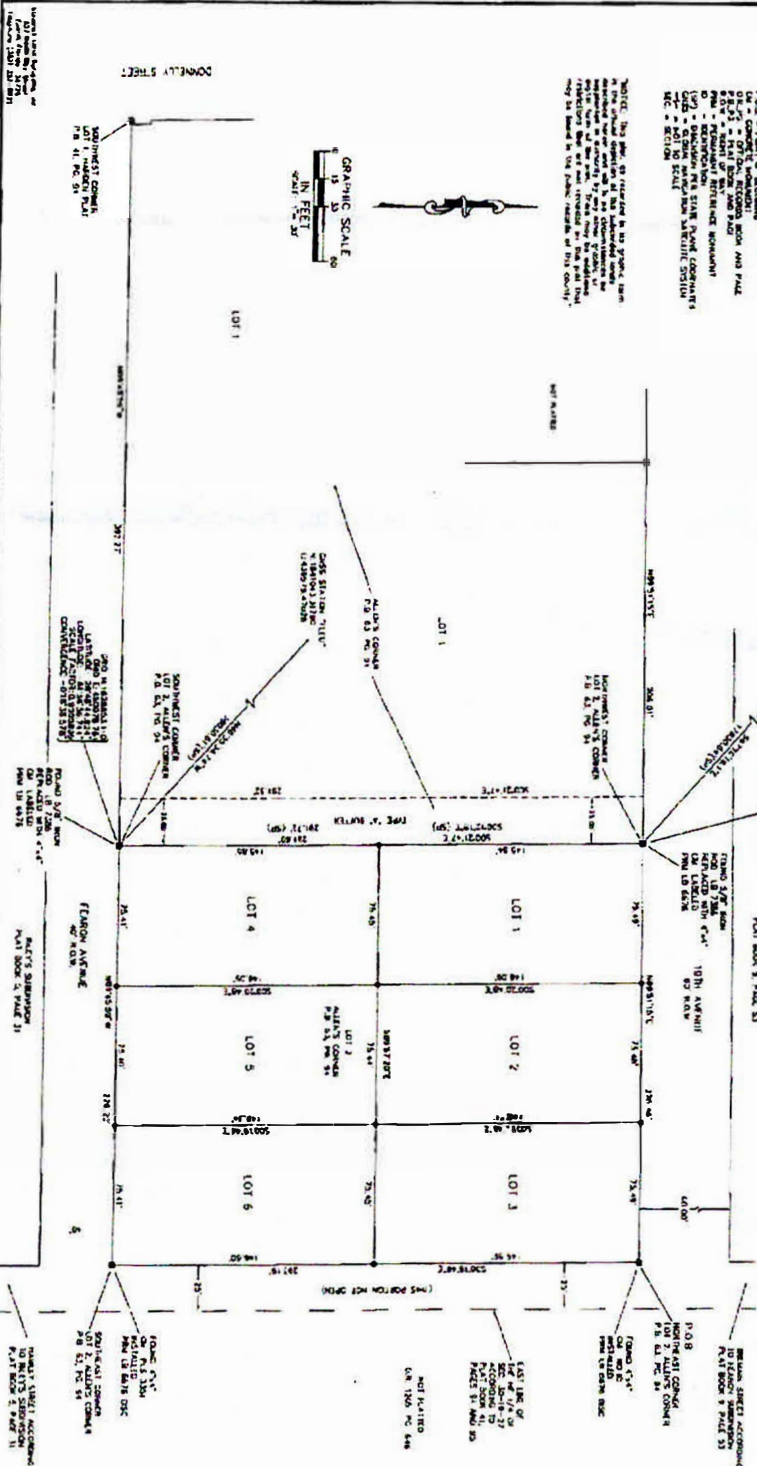
[Signature]
3/24/2023

LOCALITY MAP SCALE 1" = 1500'

[illegible]

NOTE: This plea, as returned in no proper form in the official disposition of this indictment, merely described "murder" and was in no circumstances the signature in accuracy by any other "plead" or "plea" in form of this plea. It was never the additional "reflections" that are not involved in this plea that may be found in the public records of this county.

GRAPHIC SCALE
IN FEET
0 15 30 60



PLAY	BOOK	PAGE
1. The Merchant of Venice	1	1
2. Twelfth Night	2	2
3. A Midsummer Night's Dream	3	3
4. As You Like It	4	4
5. The Taming of the Shrew	5	5
6. The Merry Wives of Windsor	6	6
7. The Tempest	7	7
8. The Winter's Tale	8	8
9. The Comedy of Errors	9	9
10. The Two Gentlemen of Verona	10	10
11. The Love's Labour's Lost	11	11
12. The Measure for Measure	12	12
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14. The Malcontent	14	14
15. The School of Women	15	15
16. The Revenger's Tragedy	16	16
17. The Double Dealer	17	17
18. The Chances	18	18
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20. The Woman of the Wood	20	20
21. The Boy	21	21
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THE UNIVERSITY OF CHICAGO PRESS, 54 EAST LAKE STREET, CHICAGO, ILL. 60607

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1. The first part of the paper is a review of the literature on the topic of the paper.

FROM ALL OVER THE COUNTRY, there are being sent a rush of letters and telegrams. They are all in

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1997 Austin Bay Street

...and had paid her confidentially to Cooper 17? Funds

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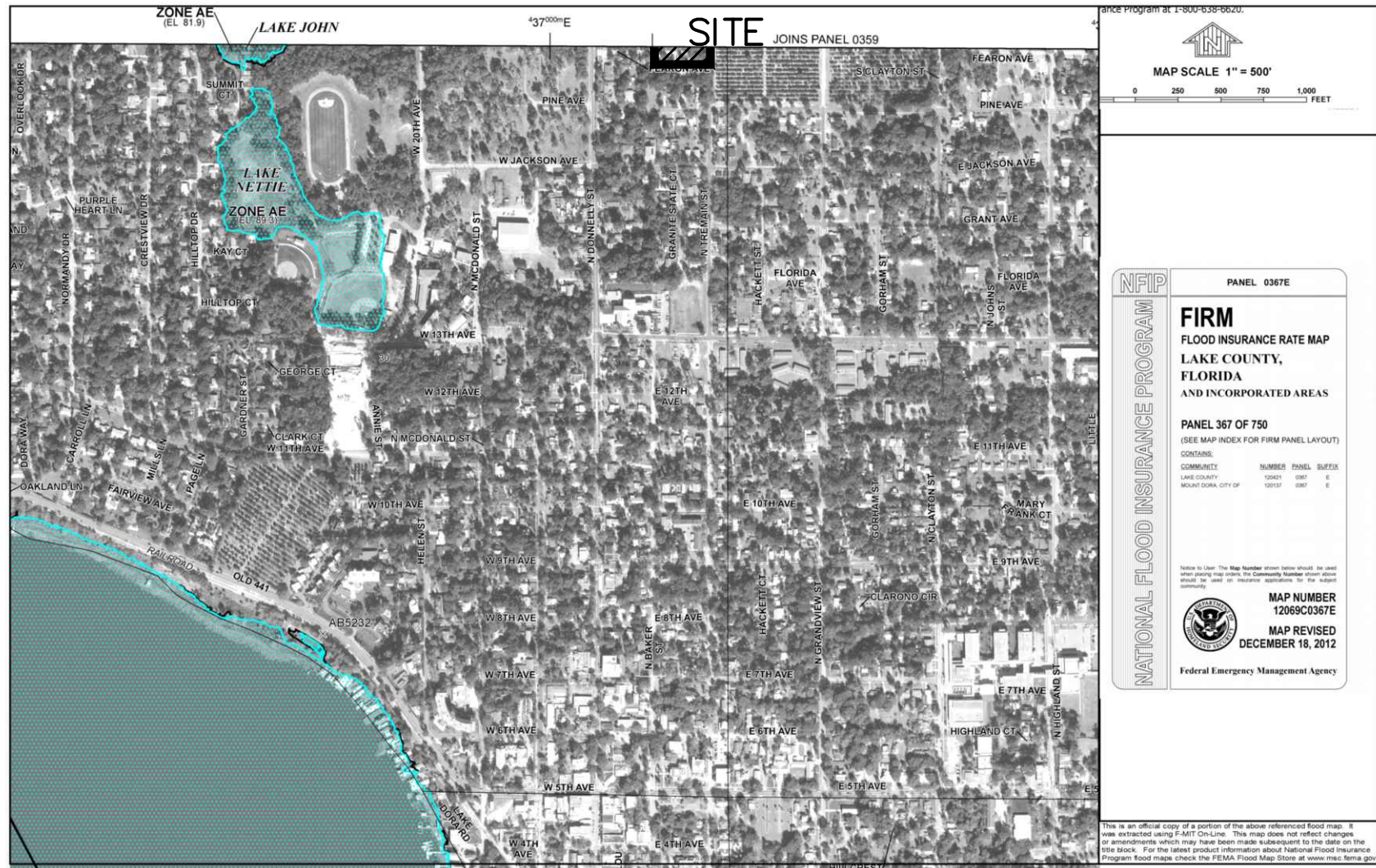
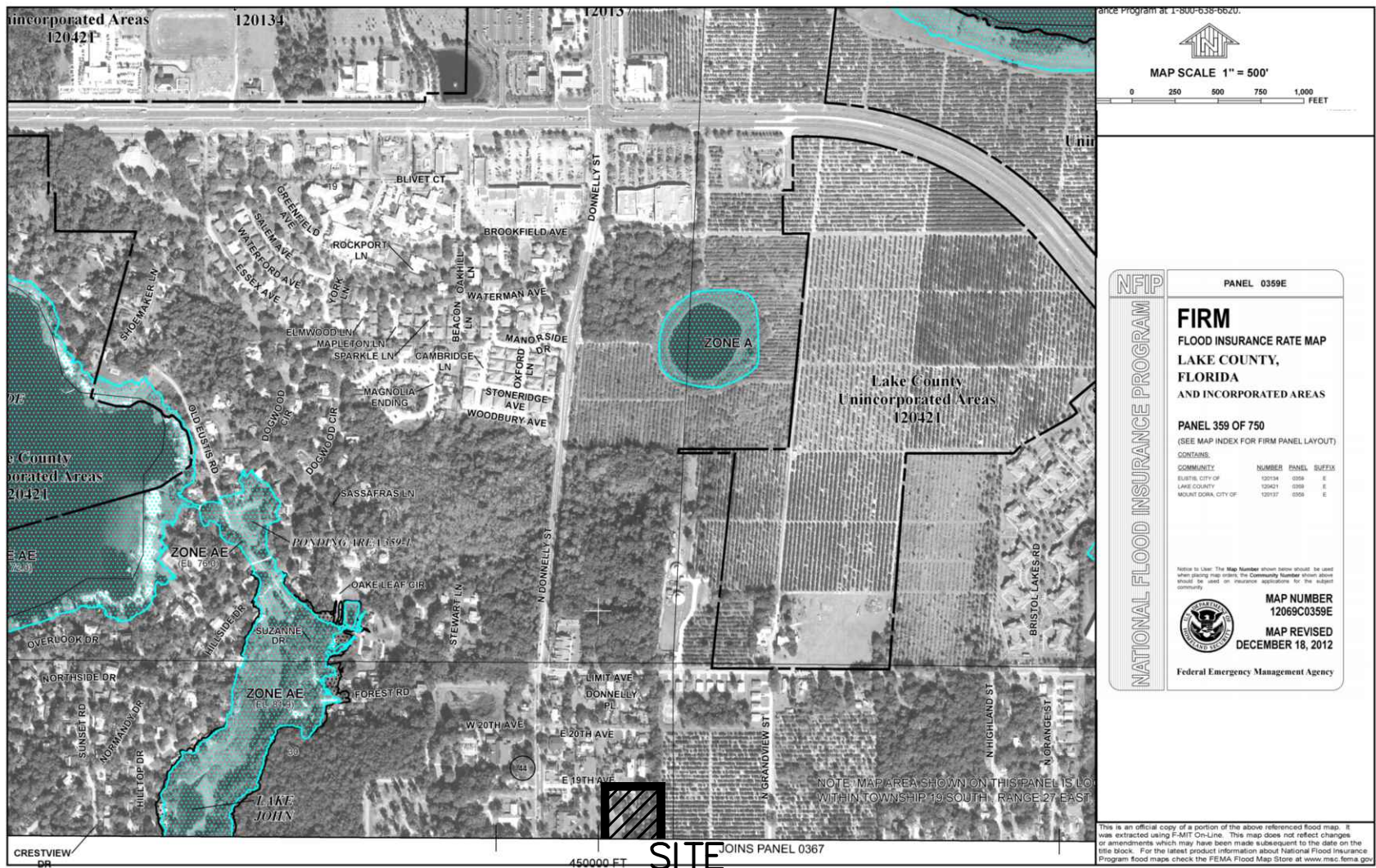
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New Castle, Florida with _____ days from the date of

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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

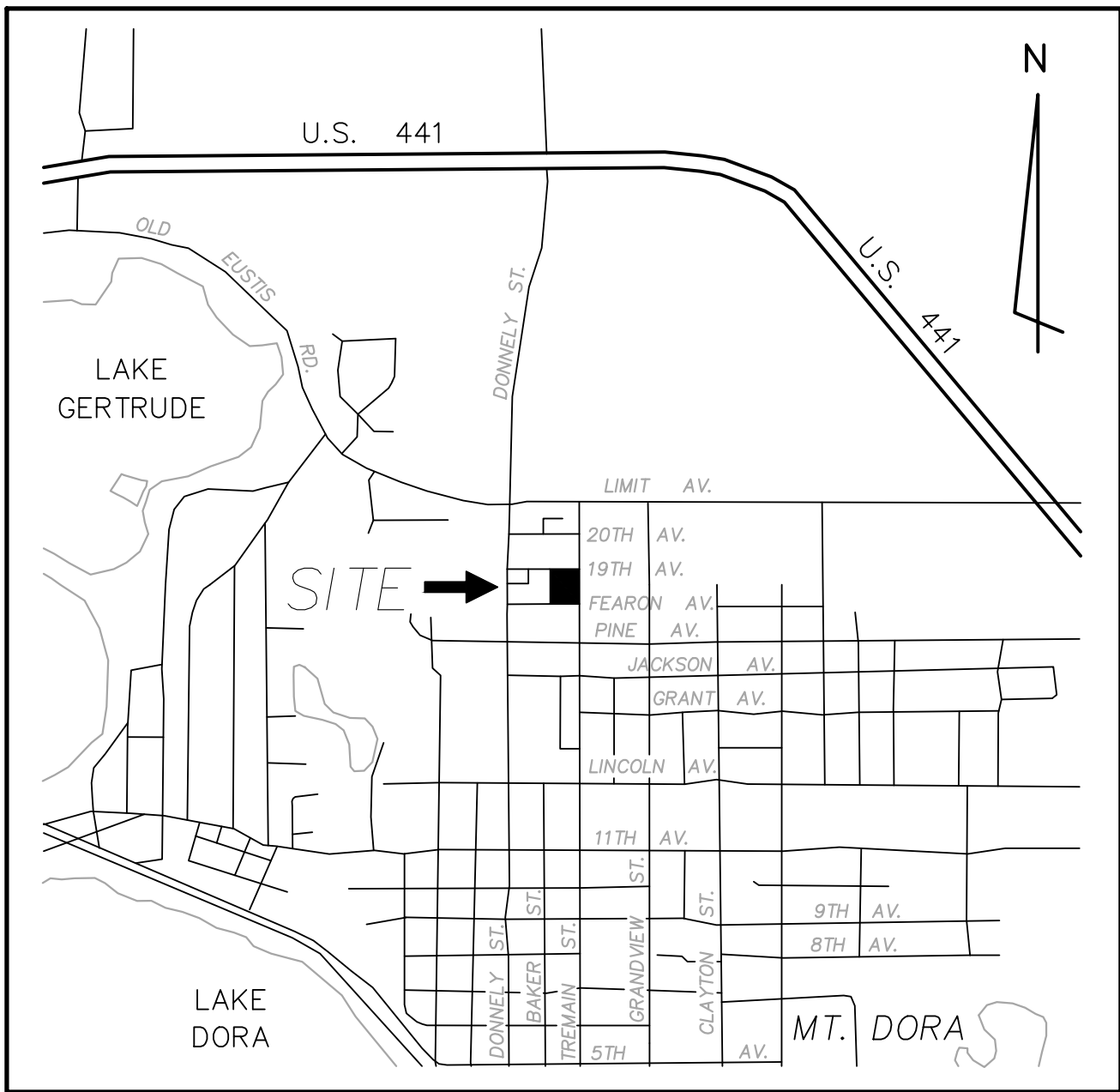
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NATHAN'S CORNER
Section 30, T19S, R27E
Lake County, Florida

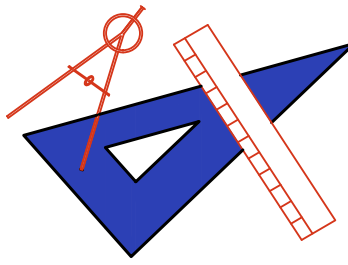


FLOOD MAP
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ALTERNATE KEY: 3875696



LOCATION MAP
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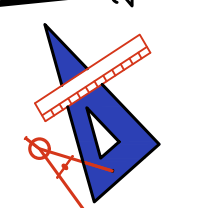
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225 West Main Street, Tavares, Florida 32778
www.wicksengineering.com (352) 343-8667
C.A. #30062



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LAKE COUNTY, FL. GIS
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INDEX OF SHEETS

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| 1 | COVER SHEET |
| 2 | BOUNDARY SURVEY |
| 3 | GRADING PLAN |
| 4 | SUBDIVISION & UTILITY PLAN |
| 5-6 | GENERAL DETAILS |
| 7-9 | UTILITY DETAILS |

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MOUNT DORA, FL 32757

NATHAN'S CORNER
FKA HARDEN ESTATES
COVER SHEET
MOUNT DORA, FLORIDA


KENNETH R. WICKS, P.E. FL. REG. NO. 33274
DATE:

Drawn:	WSR	REVISION:	DATE:
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Date:	10-2-17		
Scale:	AS SHOWN		
File No.:	17115		
Sheet: 1 of 9			

A Boundary and Topographic Survey Description

Lot 2, Allen's Corner, according to the plat thereof as recorded in Plat Book 63, Page 94, Public Records of Lake County, Florida.

Also described as:
Begin at the Northeast corner of Lot 2, Allen's Corner, according to the plat thereof as recorded in Plat Book 63, Page 94, Public Records of Lake County, Florida, run thence South 00°18'46" East, along the East line of said Lot 2 (said East line also being the West right of way line of Tremain Street), a distance of 293.19 feet to the Southeast corner of said Lot 2; thence North 89°45'59" West, along the South line of said Lot 2 (said South line also being the North right of way line of Fearon Avenue), a distance of 226.22 feet to the Southwest corner of said Lot 2; thence North 00°21'47" West, along the West line of said Lot 2, a distance of 291.69 feet to the Northwest corner of said Lot 2 being on the South right of way line of 19th Avenue; thence North 89°51'15" East, along the South line of said 19th Avenue (also being the North line of said Lot 2), a distance of 226.46 feet to the Point of Beginning.

Certified to:

Legend & Standard Abbreviations

C	= Centerline	R/C	= Set 5/8" Rebar, LB #6676
R.O.W.	= Right of Way	PRM	= Permanent Reference Monument
CM	= Concrete Monument	N/D	= Set Nail and Disc, LB #6676
LS	= Land Surveyor	PSM	= Professional Surveyor and Mapper
LB	= Licensed Business	RLS	= Registered Land Surveyor
PCP	= Permanent Control Point	ohp	= Overhead Utility Lines
P.O.B.	= Point of Beginning	PC	= Point of Curvature
P.O.C.	= Point of Commencement	PB_pg	= Plat Book, Page
F.I.R.M.	= Flood Insurance Rate Map	EP	= Edge of Pavement
O.R., PG	= Official Record Book, Page	BOC	= Back of Curb
W.U. or P.P.	= Wood Utility or Power Pole	□	= Utility Box
PT	= Point of Tangency	SEC.	= Section
PI	= Point of Intersection	(F)	= Dimension per Field Measurement
ID	= Identification	(P)	= Dimension per Plat
TYP.	= Typical	(D)	= Dimension per Description
— —	= Not to Scale	(C)	= Dimension per Calculation

Land Surveyor's Notes

- Bearing Basis is a plat bearing of N 89°45'59" W along the North right of way line of Fearon Avenue as indicated.
- Subject to easements and restrictions of Record.
- All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12069C 0359 E dated Dec. 18, 2012.
- This Survey is based on the Description provided, Plat information, Found Monumentation and other data acquired by this firm.
- Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- This is not a certificate of title, zoning or freedom of encumbrances.
- This survey map has limitations and conditions regarding its use. The surveyor must be consulted regarding these limitations and conditions before using and relying on this survey map for any purpose other than noted on the survey.
- This survey has been performed according to the standard of care to achieve the following accuracy's for the following feature: Suburban: Linear: 1 foot in 7,500 feet.
- All distances and elevations shown are in accord with the United States standard using feet and decimals thereof.
- All directional measurements (angles, bearings, azimuths, etc.) shown are shown using the format of degrees, minutes, seconds.
- This map, report or copies thereof are Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- The scope of this survey does not address environmental matters, jurisdictional boundaries and hazardous waste concerns should any of the foregoing exist.
- Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.
- Date of the field survey was 06-01-2017, drawn by S.B.
- The expected use of this survey is: subdivision platting
- This is Drawing File: Allen's Corner lot2 B&T.dwg

Stevenot Land Surveying, Inc.



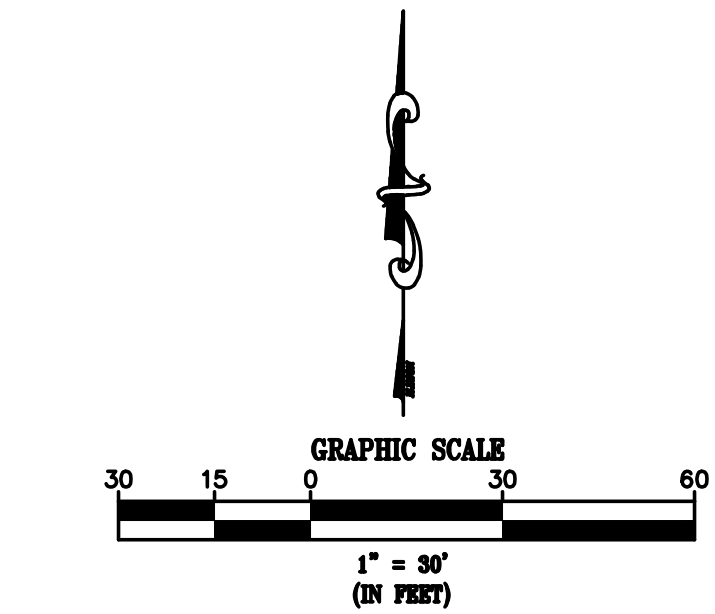
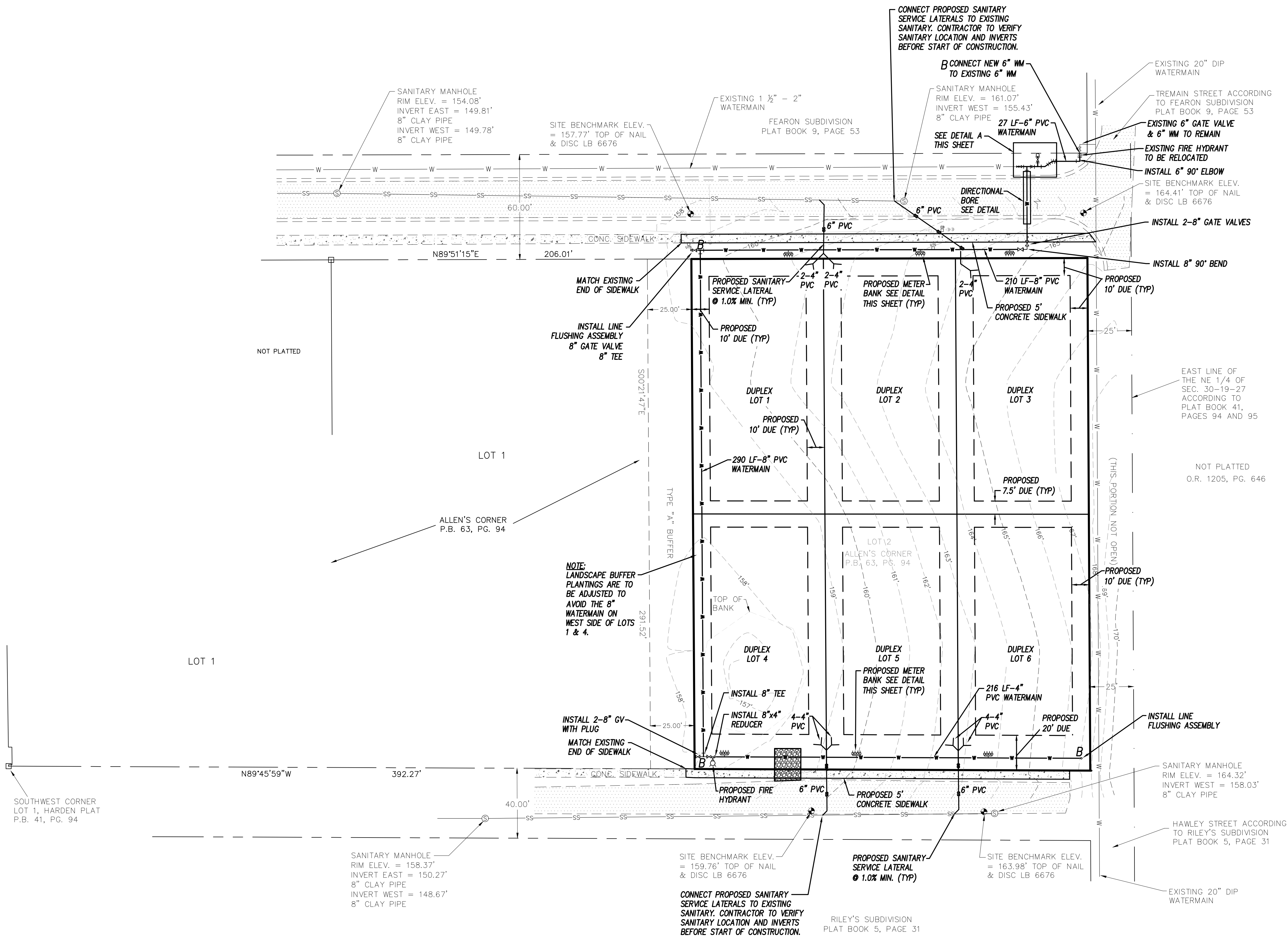
827 North Bay Street
Eustis, Florida 32726
Telephone (352) 357-9922



LB #6676

Ronald R. Stevenot, Jr.
Certificate #5940

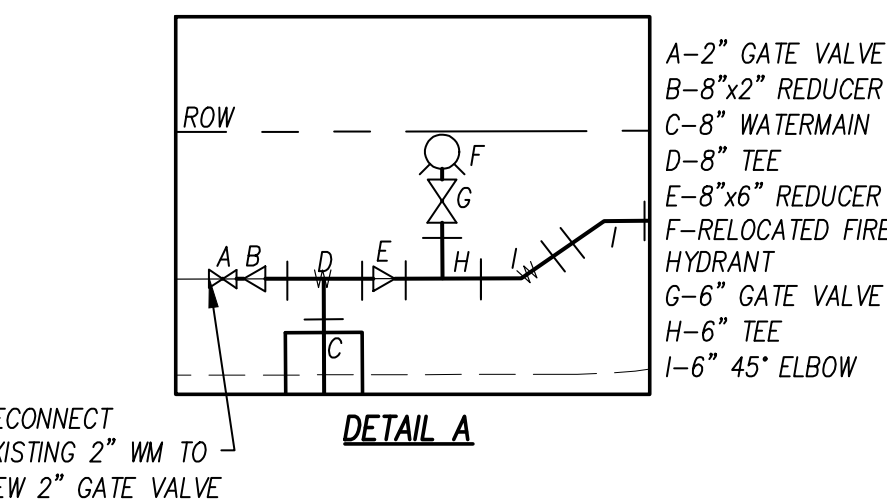
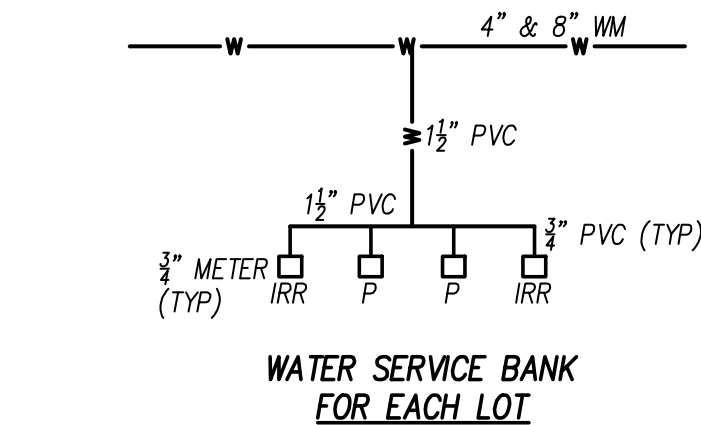
54-17.051(3)(b)(15) HAS NOT BEEN MET
(CLOSED TRAVERSE). CORNERS AS
CALCULATED FROM THE DESCRIPTION HAVE
BEEN FOUND IN PLACE WITHIN ACCEPTABLE
TOLERANCES.



SITE DATA:
TOTAL ACRES: 1.5± ACRES (65,340 SF)
CURRENT USE: VACANT
PROPOSED USE: RESIDENTIAL SUBDIVISION
ZONING: R-2
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL (6 DU/ACRE)
NUMBER OF LOTS: 6 LOTS
NUMBER OF UNITS: 9 TOTAL UNITS (3 SFR AND 3 DUPLEX UNITS)
WATER/SEWER: CITY OF MOUNT DORA
MINIMUM LOT SIZE: SINGLE-FAMILY RESIDENTIAL
DUPLEX: 10,000 SF
PROVIDED FOR EACH LOT: 10,875 SF

- NOTES:**
- RECOMMENDED FF ELEVATION BASED UPON EXISTING TOPOGRAPHY.
 - RECOMMENDED TYPE A LOT GRADING FOR ALL LOTS.
 - LOT LANDSCAPE IRRIGATION WILL BE CONNECTED TO THE DOUBLE SERVICE POTABLE CONNECTION WITH METER & RPZ.

B BACTERIOLOGICAL SAMPLING POINT



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C.A. #30062

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REVOCABLE TRUST
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MOUNT DORA, FL 32757

**NATHAN'S CORNER
FKA HARDEN ESTATES
SUBDIVISION & UTILITY PLAN
MOUNT DORA, FLORIDA**

SEAL OF KENNETH R. WICKS, P.E.
No. 33274
STATE OF FLORIDA
PROFESSIONAL ENGINEER
KENNETH R. WICKS, P.E. FL. REG. NO. 33274
DATE:

Drawn:	WSR	REVISION:	DATE:
Checked:	KRW	FFE & FLOW ARROWS	5-02-23
Date:	10-2-17		
Scale:	AS SHOWN		
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Sheet: 4 of 9

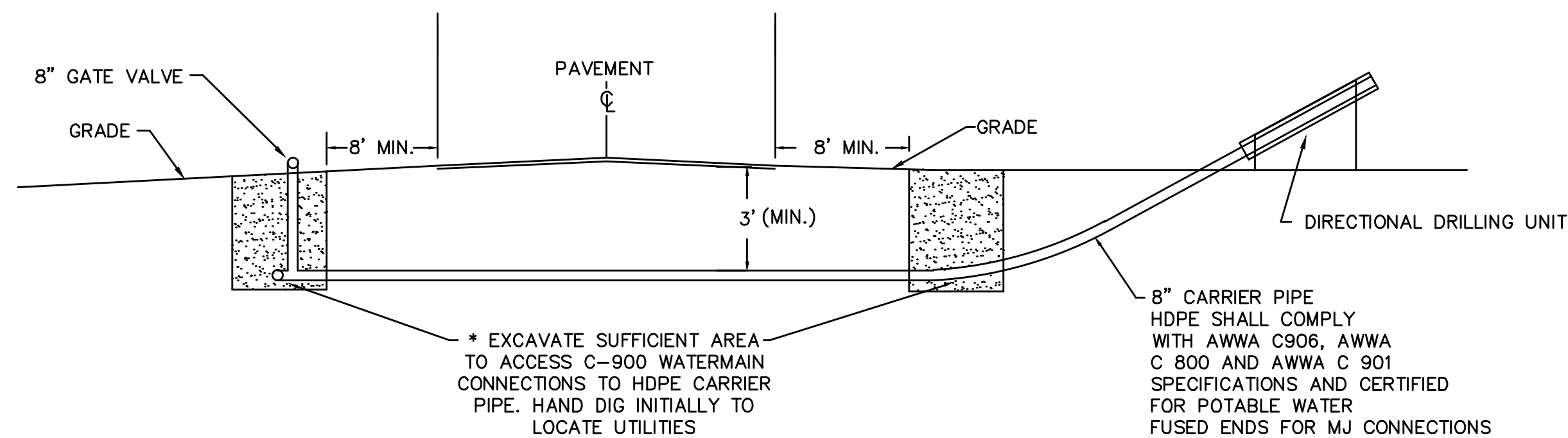
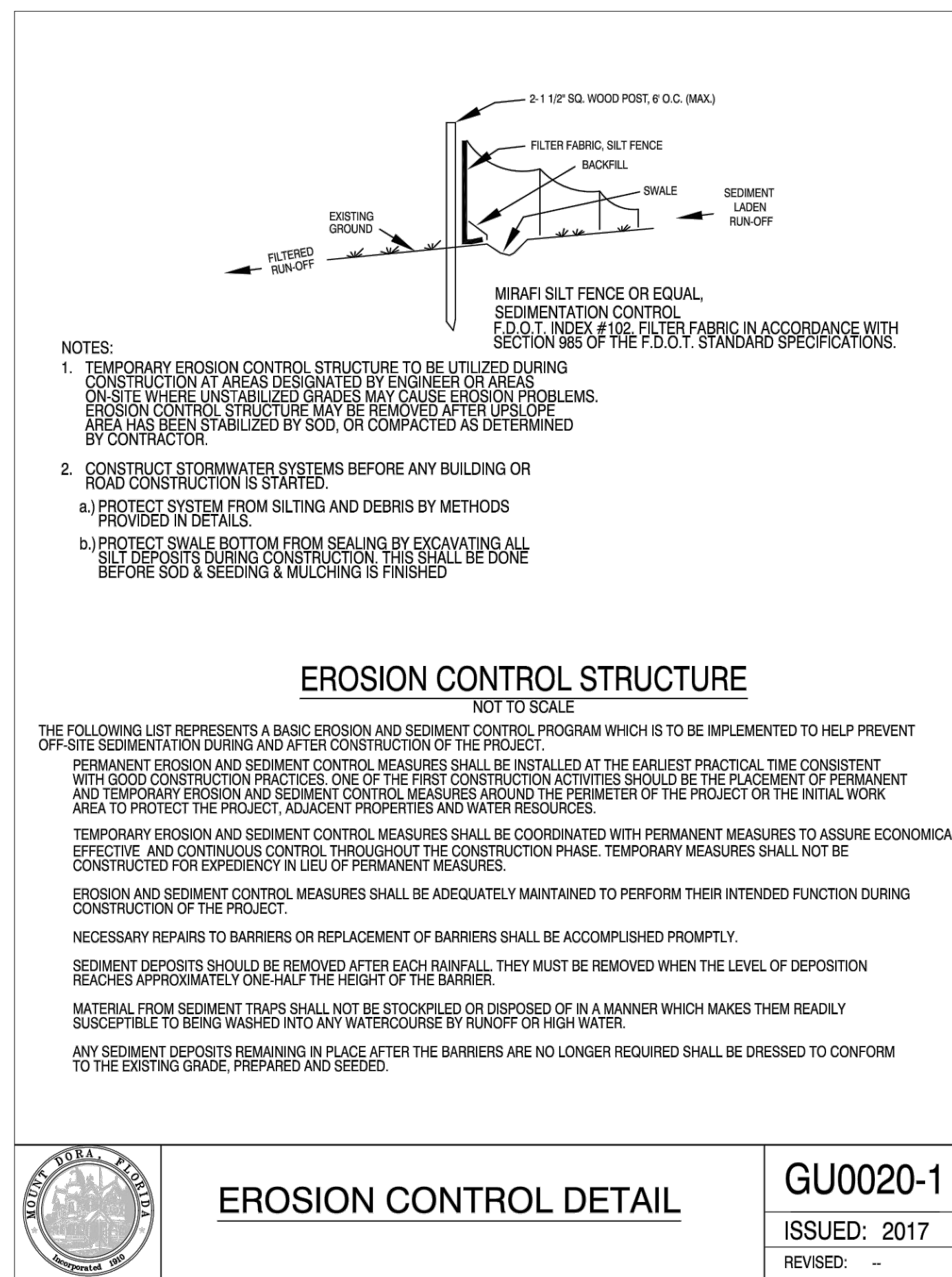
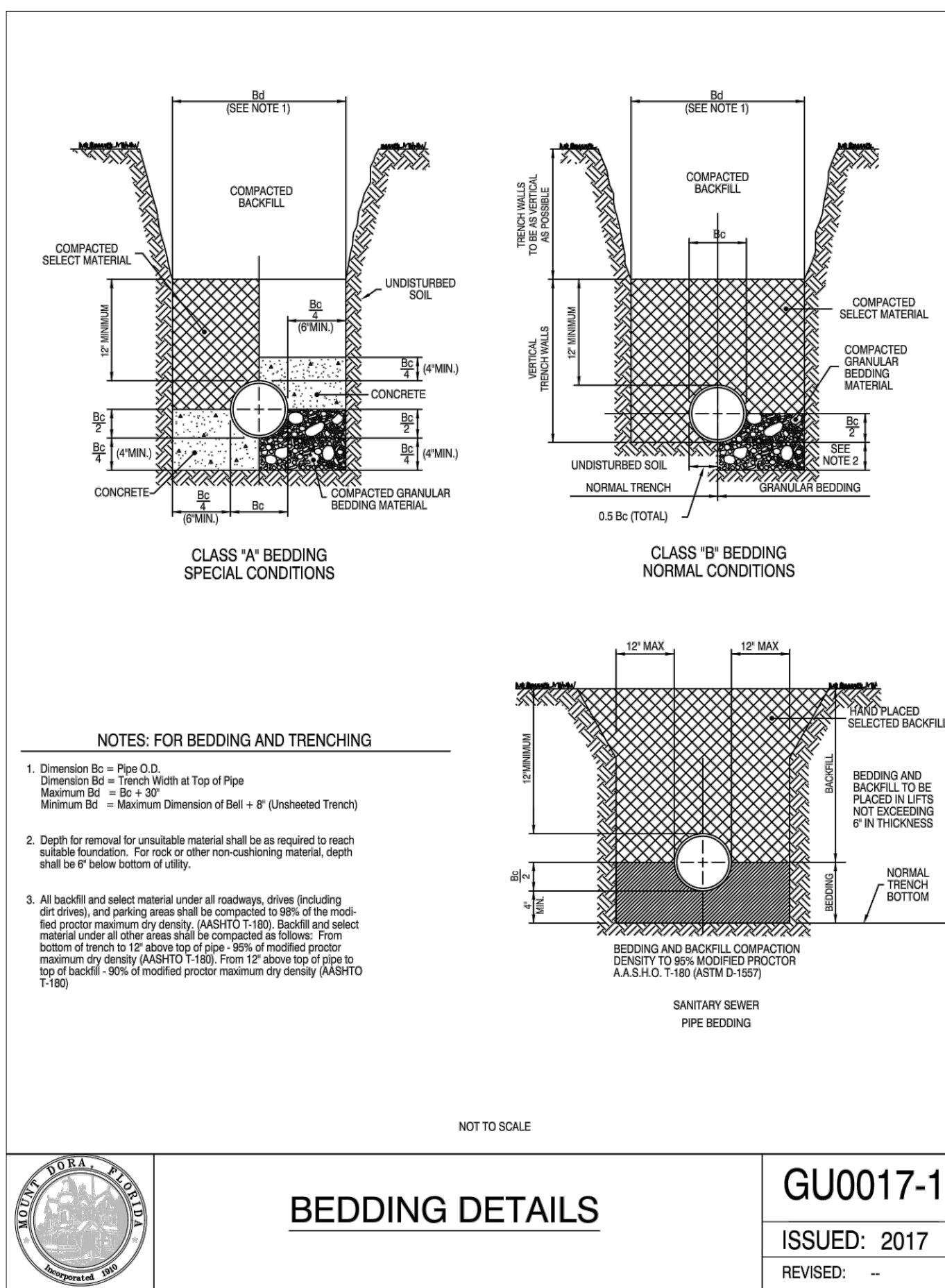
WEST FAMILY
REVOCABLE TRUST
1004 N. DONNELLY STREET
MOUNT DORA, FL 32757

NATHAN'S CORNER
FKA HARDEN ESTATES
GENERAL DETAILS
MOUNT DORA, FLORIDA



KENNETH R. WICKS, P.E. FL. REG. N
DATE: 332

Drawn: WSR	REVISION:	DATE:
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Date: 10-2-17		
Scale: AS SHOWN		
File No.: 17115		
Sheet: 6 of 9		



DIRECTIONAL BORE

WATER SYSTEM CONSTRUCTION GENERAL NOTES		
1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION. 2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN. 3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL. 4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS. 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET. 6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES. 7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED. 8. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION. 9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE, 500' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL. AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES. 10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING: A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER. B. STANDARD GATE VALVES 2" AND LARGER DIAMETER, RESILIENT WEDGE GATE VALVES (AWWA C-509) C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.		
	POTABLE WATER GENERAL NOTES	PW001-1A ISSUED: 2017 REVISED: --

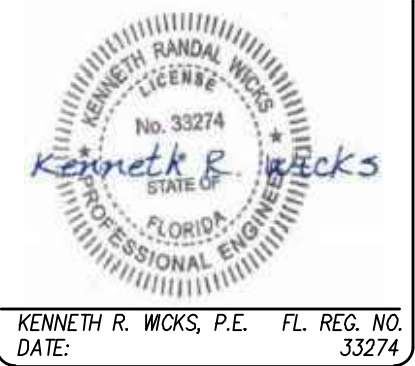
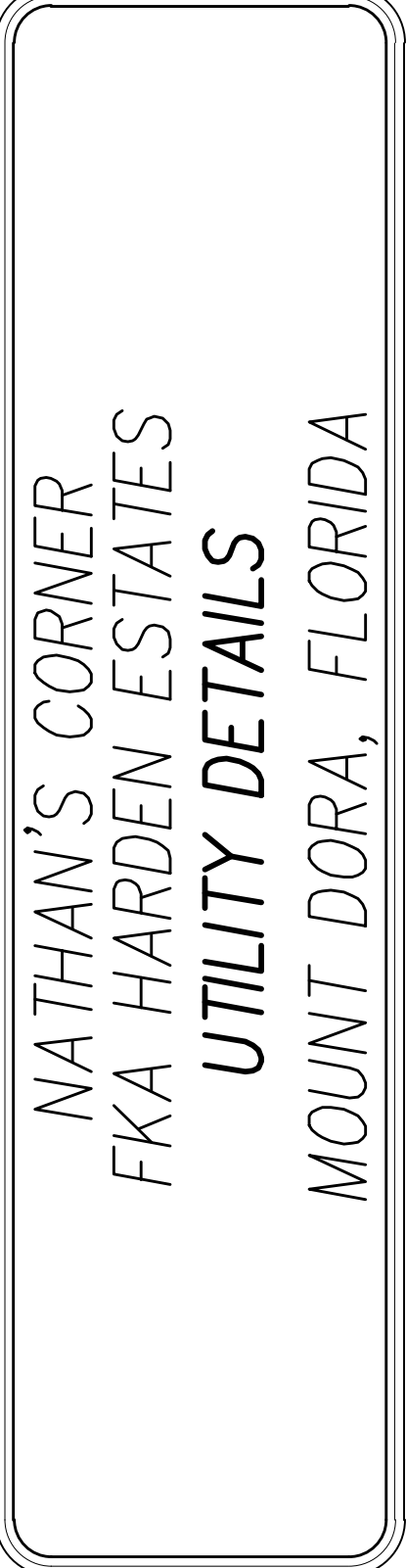
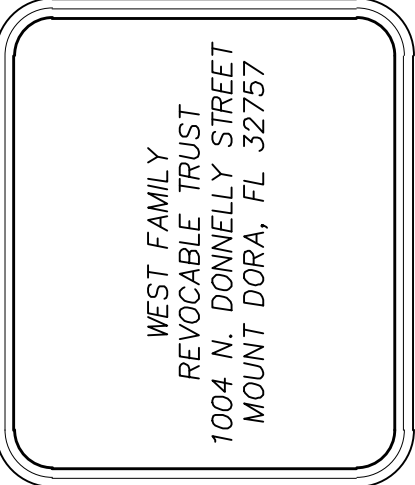
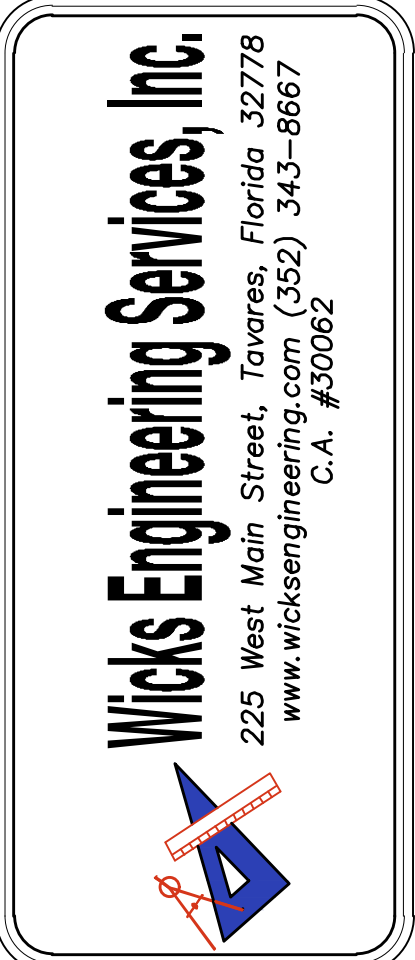
B. FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INDUSTRIAL AREAS AND APARTMENT OR MULTITUNT COMPLEXES, SHALL PROVIDE A MINIMUM OF 1,500 GPM AT A 20 PSI RESIDUAL PRESSURE. LARGER COMMERCIAL/INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT. C. FIRE HYDRANTS: DISTANCE FROM OR SPACING OF FIRE HYDRANTS SHALL BE A MINIMUM OF 600 FEET FROM THE FURTHERMOST POINT OF ANY RESIDENTIAL STRUCTURE AND 300 FEET FROM THE FURTHERMOST POINT OF ANY COMMERCIAL STRUCTURE. AS THE FIRE DEPARTMENT WOULD LAY HOSE OR AS OTHERWISE SPECIFIED BY THE FIRE DEPARTMENT TO MEET DETERMINED WATER FLOW REQUIREMENTS FOR FIRE PROTECTION AND/OR INCREASE FIRE PROTECTION EFFECTIVENESS. FIRE HYDRANTS SHALL BE CONNECTED TO WATER MAINS OF EIGHT-INCH MAINS IN ALL AREAS. CONNECTION TO DEAD END STUBS ARE ACCEPTABLE, PROVIDED THAT SAID STUBBED WATER MAIN IS NOT LESS THAN EIGHT INCHES AND WILL PROVIDE ACCEPTABLE FLOW. D. SYSTEM SIZE COMPUTATION: THE MINIMUM DESIGN FOR WATER DISTRIBUTION SYSTEMS SHALL PROVIDE FOR AT LEAST 100 PERCENT OF THE COMBINED MAXIMUM DAY-DEMAND RATE AND REQUIRED FIRE FLOW FOR SAID RATE, WITH SPECIAL PROVISIONS FOR PEAK FLOWS IN EXCESS THEREOF. THE ALLOWABLE MINIMUM SERVICE PRESSURE UNDER SAID DESIGN CONDITION SHALL NOT BE LESS THAN 20 POUNDS PER SQUARE INCH. DESIGN COMPUTATION SHALL BE BY THE "HARDY CROSS" PROCEDURE, OR OTHER APPLICABLE METHODS, AS DICTATED BY THE SYSTEM CONFIGURATION. DESIGN FLOWS AND METHOD OF COMPUTATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY. E. VALVE LOCATIONS: VALVES SHALL BE PROVIDED FOR ALL BRANCH CONNECTIONS, LOOP ENDS, FIRE HYDRANT STUBS, OR OTHER LOCATIONS, AS REQUIRED TO PROVIDE AN OPERABLE, EASILY MAINTAINED, AND REPAIRED WATER DISTRIBUTION SYSTEM. VALVES ARE TO BE PLACED SO THAT THE MAXIMUM ALLOWABLE LENGTH OF WATER MAIN REQUIRED TO BE SHUT DOWN FOR REPAIR WORK SHALL BE 500 FEET IN COMMERCIAL, INDUSTRIAL OR HIGH-DENSITY RESIDENTIAL DISTRICTS, OR 1,000 FEET IN OTHER AREAS.		
	POTABLE WATER GENERAL NOTES	PW001-1D ISSUED: 2017 REVISED: --

WATER SYSTEM CONSTRUCTION GENERAL NOTES		
11. ALL POTABLE WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE. 12. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE RECLAIMED WATER LINES OR AS APPROVED BY THE CITY. 13. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE, AND HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PIPE OR ENCASEMENT MAY BE USED AS APPROVED BY THE CITY AND FDEP. 14. ALL WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANSED FOR SERVICE, IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. 15. WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE IRON PIPE PRESSURE RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY. 16. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM. 17. WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE CITY'S FIRE (WATER) FLOW CODE AND NFPA 291. 18. ALL WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "W" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR WATER SHALL BE MARKED BY A "V" OR METAL TABS SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED WITH A "B". 19. BLUE REFLECTORS SHALL BE SECURELY AFFIXED TO ROADWAY (CENTER LINE OF ROAD) ADJACENT TO HYDRANT LOCATION. 20. WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH RECLAIMED WATER SERVICE LOCATIONS. IN INSTANCES WHERE WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET. 21. OUT-OF-SERVICE FIRE HYDRANTS MUST BE CLEARLY MARKED (RED RING ON NOZZLE, LABELED DISK ON NOZZLE) FACING ROADWAY. ALL LABELS AND DISK PROVIDED BY THE CITY OR BLACK BAGGED - NOTIFY THE FIRE DEPT. THAT THE HYDRANT IS OUT OF SERVICE. 22. PRIOR TO TAKING ANY WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL. 23. WATER SYSTEMS WILL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. PRIVATE WATER SYSTEMS SUPPLYING FIRE HYDRANTS OR FIRE SPRINKLER SYSTEMS SHALL BE TESTED AT 200 PSI FOR 2 HOURS IN ACCORDANCE WITH NFPA 13. NOTIFY FIRE AND BUILDING DEPARTMENTS PRIOR TO TESTING.		
	POTABLE WATER GENERAL NOTES	PW001-1B ISSUED: 2017 REVISED: --

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 1/4 INCHES IN DIAMETER AND TWO HOSE NOZZLES 2 1/4 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 1/4 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.		
	POTABLE WATER GENERAL NOTES	PW001-1E ISSUED: 2017 REVISED: --

WATER SYSTEM CONSTRUCTION GENERAL NOTES		
24. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS, MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES. 25. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM. 26. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18" - 22" ABOVE FINAL GRADE. 27. HYDRANT LOCATION AND SPACING SHALL BE AS PER ARTICLE 7.13.2 OF THE LAND DEVELOPMENT CODE.		
7.13. - WATER DISTRIBUTION SYSTEMS.		
7.13.1. GENERAL. THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FOR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVICE.		
7.13.2. DESIGN STANDARDS.		
1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, OR PROJECTED. THE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1.0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER DWELLING UNIT FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. FLOW DEMANDS FOR COMMERCIAL, INDUSTRIAL OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROJECTIONS, USING THE BEST AVAILABLE DATA. 2. WATER DISTRIBUTION SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERVICES OFFICE (NATIONAL BOARD OF FIRE UNDERWRITERS), AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING: A. FIRE FLOWS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL PROVIDE A MINIMUM OF 600 GPM AT A 20 PSI RESIDUAL PRESSURE.		
	POTABLE WATER GENERAL NOTES	PW001-1C ISSUED: 2017 REVISED: --

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 1/4 INCHES IN DIAMETER AND TWO HOSE NOZZLES 2 1/4 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 1/4 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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7.13.5. DISINFECTING. FOLLOWING THE PRESSURE TESTING: THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURES START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS. COMPUTATION OF THE AMOUNTS OF CHLORINE TO BE USED FOR DISINFECTION SHOULD BE APPROVED BY THE CITY OR ITS ENGINEER CONSULTANT.

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

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

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

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



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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.



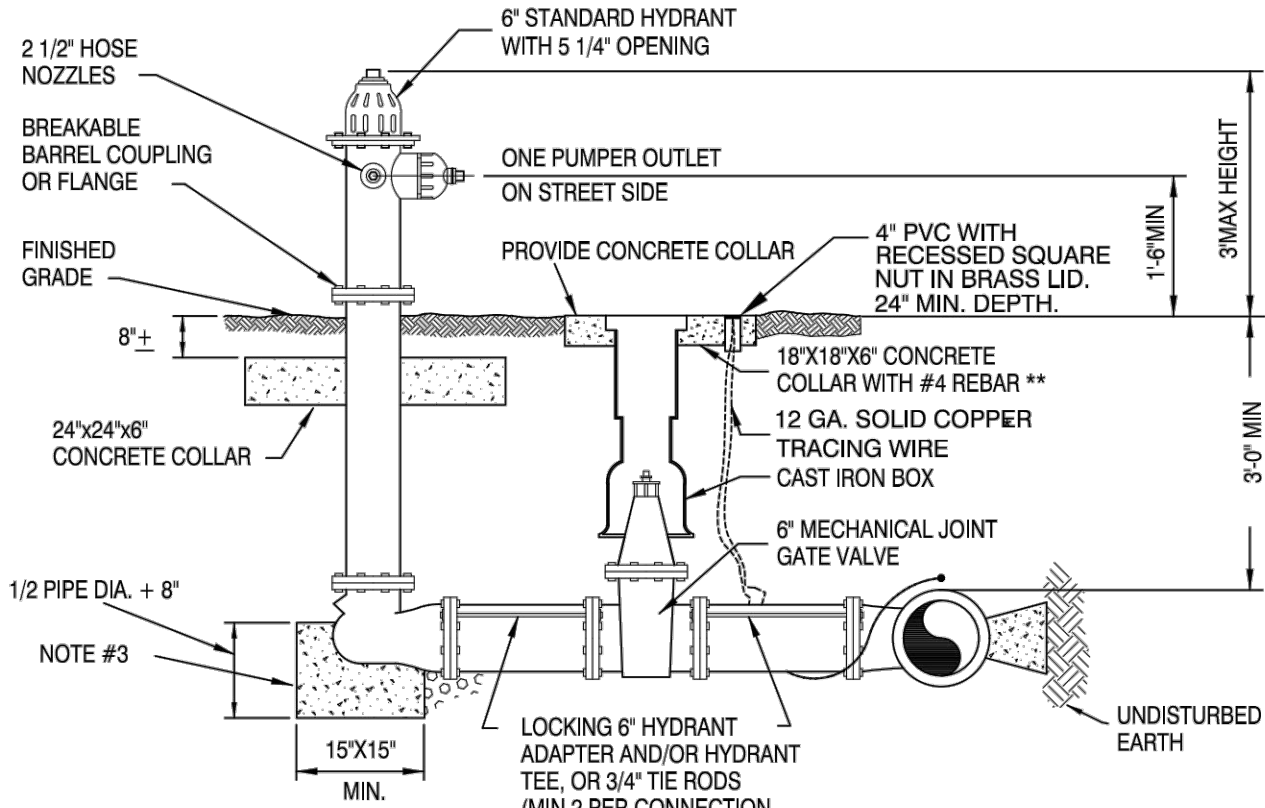
STANDARD FIRE HYDRANT

ASSEMBLY

PW002-1

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2 1/2" HOSE NOZZLES

BREAKABLE BARREL COUPLING OR FLANGE

FINISHED GRADE

24"x24"x6" CONCRETE COLLAR

1/2 PIPE DIA. + 8"

NOTE #3

15'X15" MIN.

6" STANDARD HYDRANT WITH 5 1/4" OPENING

ONE PUMPER OUTLET ON STREET SIDE

PROVIDE CONCRETE COLLAR

4" PVC WITH RECESSED SQUARE NUT IN BRASS LID. 24" MIN. DEPTH.

18"X18"X6" CONCRETE COLLAR WITH #4 REBAR **

12 GA. SOLID COPPER TRACING WIRE

CAST IRON BOX

6" MECHANICAL JOINT GATE VALVE

LOCKING 6" HYDRANT ADAPTER AND/OR HYDRANT TEE, OR 3/4" TIE RODS (MIN 2 PER CONNECTION PIECE)

UNDISTURBED EARTH

3" MAX HEIGHT

1'-6" MIN.

3'-0" MIN.

NOTES:

1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING B84B, MUELLER A-423, OR CLOW MEDALLION.

2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS.

3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE WILL EXTEND ABOVE MID LINE OF PIPE

4. WEEP HOLES TO BE PLUGGED.

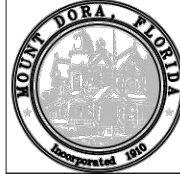
5. A VERTICAL CLEARANCE OF 1'-6" SHALL BE MAINTAINED FOR A HORIZONTAL DISTANCE OF 4 FEET IN ALL DIRECTIONS AROUND ALL HYDRANTS.

6. PRIVATELY-OWNED WATER SYSTEM HYDRANTS SHALL BE MAINTAINED BY OWNERS.

7. ANNUAL MAINTENANCE RECORDS FOR PRIVATE HYDRANTS SHALL BE SUBMITTED TO CITY FIRE DEPARTMENT.

* COIL EXCESS TRACING WIRE IN PVC TUBE FOR LOCATING.

** A 16" DIAMETER X 6" THICK CIRCULAR COLLAR MAY BE SUBSTITUTED FOR THE 18"X18"X6" COLLAR.



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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 $L = NDP \frac{1}{2}$

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

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

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

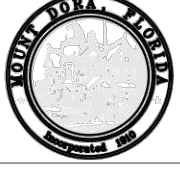
D = NOMINAL DIAMETER OF THE PIPE IN INCHES

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 SUBJECT TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.



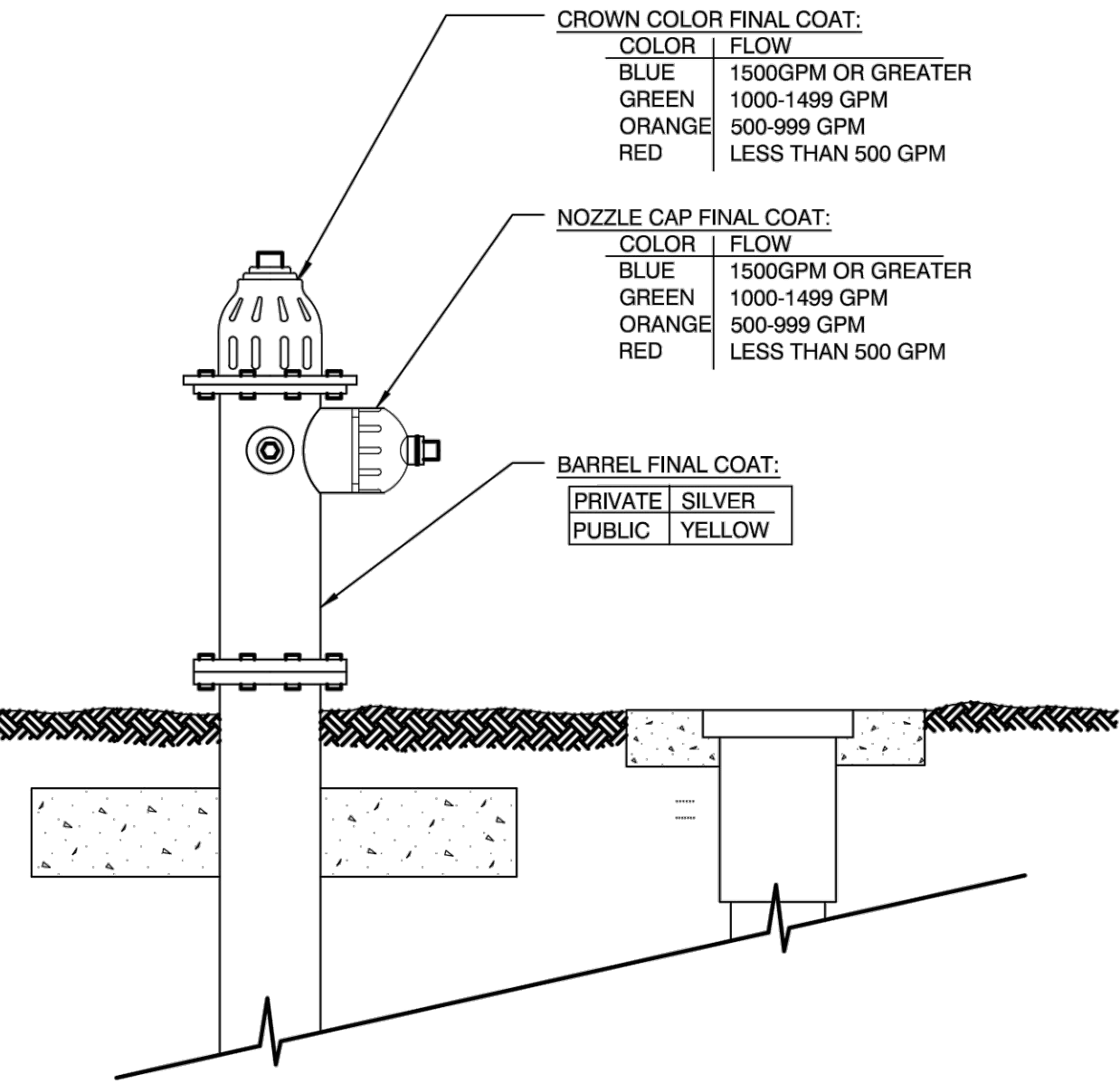
FIRE HYDRANT

COLOR IDENTIFICATION

PW003-1

ISSUED: 2017

REVISED: JAN 2020



CROWN COLOR FINAL COAT:

COLOR	FLOW
BLUE	1500GPM OR GREATER
GREEN	1000-1499 GPM
ORANGE	500-999 GPM
RED	LESS THAN 500 GPM

NOZZLE CAP FINAL COAT:

COLOR	FLOW
BLUE	1500GPM OR GREATER
GREEN	1000-1499 GPM
ORANGE	500-999 GPM
RED	LESS THAN 500 GPM

BARREL FINAL COAT:

PRIVATE	SILVER
PUBLIC	YELLOW

NOTE:

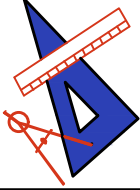
1. PAINT SHALL BE PORTER PAINTS (SAFETY) DTM ACRYLIC GLOSS ENAMEL #2912 OR EQUAL.

Wicks Engineering Services, Inc.

225 West Main Street, Tavares, Florida 32778

www.wicksengineering.com (352) 343-8667

C.A. #30062



WEST FAMILY

REVOCABLE TRUST

1004 N. WHEELER STREET

MT. DORA, FL 32757

NATHAN'S CORNER

FKA HARDEN ESTATES

UTILITY DETAILS

MOUNT DORA, FLORIDA



Kenneth R. Wicks, P.E.

FL. REG. NO. 33274

Drawn: WSR

Checked: KRW

Date: 10-2-17

Scale: AS SHOWN

File No.: 17115

DATE:

REVISION:

Sheet: 8 of 9

LOT 2, ALLEN'S CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ALSO DESCRIBED AS:
COMMENCE AT A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA AND RUN SOUTH 0018'46" EAST ALONG THE EAST LINE OF SECTION 30 A DISTANCE OF 332.58 FEET TO A 3/4 INCH PIPE AT THE SOUTHEAST CORNER OF DONNELLY VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 73, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 0018'46" EAST ALONG THE EAST LINE OF SECTION 30 A DISTANCE OF 364.84 FEET; THENCE SOUTH 89'51" WEST 25.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM LB 6676) BEING THE POINT OF BEGINNING; THENCE SOUTH 0018'46" EAST ALONG THE WEST RIGHT OF WAY LINE OF FREAMT STREET, PARALLEL TO THE EAST LINE OF SECTION 30, A DISTANCE OF 293.19 FEET TO A 4"x4" CONCRETE MONUMENT (PRM LB 6676) ON THE NORTH RIGHT OF WAY OF FEARON AVENUE; THENCE NORTH 89'45 '59" WEST ALONG THE NORTH RIGHT OF WAY OF FEARON AVENUE 226.22 FEET TO THE SOUTHWEST CORNER OF LOT 2, ALLEN'S CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE NORTH 00'21'47" WEST, ALONG THE WEST LINE OF SAID LOT 2, ALLEN'S CORNER, A DISTANCE OF 291.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ALLEN'S CORNER, AND THE SOUTH RIGHT OF WAY LINE OF 19TH AVENUE; THENCE NORTH 89'51"51" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 19TH AVENUE A DISTANCE OF 226.46 FEET TO THE POINT OF BEGINNING.

- 1) Bearing basis is a plat bearing of N 89°45'59" W along the North right of way line of Fearon Avenue as indicated.
- 2) Subject to easements and restrictions of Record.
- 3) All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12069C 0359 E, dated December 18, 2012.
- 4) This Survey is based on the Description provided, Plat information, Found Monumentation and other data acquired by this firm.
- 5) Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- 6) Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.

Located in Section 30, Township 19 South, Range 27 East

TREMAIN STREET ACCORDING
TO FEARON SUBDIVISION
PLAT BOOK 9, PAGE 53

FOUND 3/4" PIPE NO ID.
SE CORNER OF DONNELLY
VILLAGE SUBDIVISION
P.B. 28, PG. 73

P.O.B.
NORTHEAST CORNER
LOT 2, ALLEN'S CORNER
P.B. 63, PG. 94

N89°51'15"E
25.00'(F)(D)

NO ID.
LB 6676 DISC

EAST LINE OF
- THE NE 1/4 OF
SEC. 30-19-27
ACCORDING TO
PLAT BOOK 41,
PAGES 94 AND 95

DORA LANDINGS
P.B. 72, PGS. 78-80

PRM
FOUND 4"x4" CM
PRM PLS 3351

SOUTHEAST CORNER
- LOT 2, ALLEN'S CORNER
P.B. 63, PG. 94

FOUND 4"x4"
CM LABELED
PRM LB 6676

RILEY'S SUBDIVISION
PLAT BOOK 5, PAGE 31

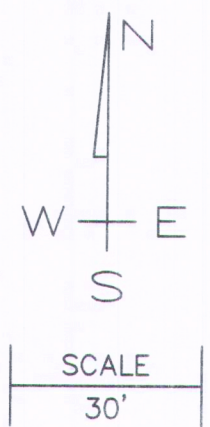
DOWNEY STREET

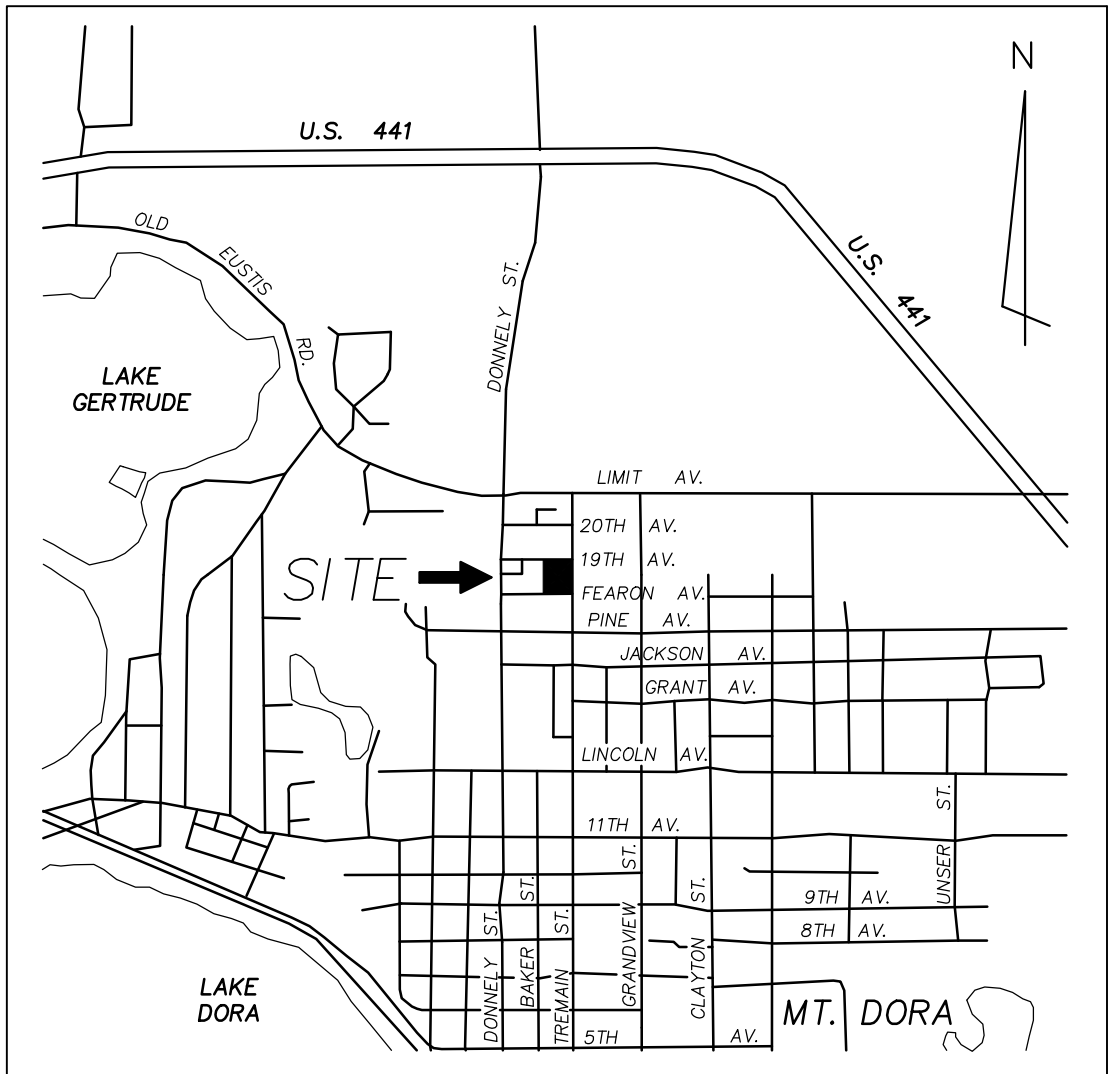
PRM
FOUND 4"x4"
CM PLS 3351

SOUTHWEST CORNER
LOT 1, HARDEN PLAT
P.B. 41, PG. 94

LEGEND:

SPS	IRON PEN SET (1/2" REBAR W/ CAP)
IPF	IRON PEN FOUND
CP	CONCRETE POINT ONLY
CM	CONCRETE MONUMENT
	POWER POLE
	LIGHT POLE
	WATER VALVE
	GAS VALVE
	WELL
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	CATWY (BASH
	CLEANOUT
	CURB UTILITY
	TRANSFORMER
	OVERHEAD UTILITY
	FENCE LINE
	FIELD MEASURED
(R)	RECORD RECORDED OR PLAT
(O)	OFFICIAL RECORD BOOK
L.D.	IDENTIFICATION
P.B.	PLAT BOOK
P	PAGE
N	NUMBER
IP	IRON PEN
SC	SECTION
F.C.	FENCE CORNER
R/W	RIGHT-OF-WAY
E	EDGE OF PAVEMENT
(F)	FOUN
(D)	DESCRIPTION





LOCATION MAP

NATHAN'S CORNER

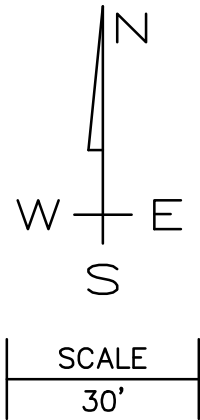
being a replat of Lot 2 of Allen's Corner,
Plat Book 63, Page 94,
Section 30, Township 19 South, Range 27 East,
City of Mount Dora, Lake County, Florida.

DESCRIPTION:

Lot 2, Allen's Corner, according to the plat thereof as recorded in Plat Book 63, Page 94, Public Records of Lake County, Florida.

Also described as:

Begin at the Northeast corner of Lot 2, Allen's Corner, according to the plat thereof as recorded in Plat Book 63, Page 94, Public Records of Lake County, Florida, run thence South 00°18'46" East, along the East line of said Lot 2 (said East line also being the West right of way line of Tremain Street), a distance of 293.19 feet to the Southeast corner of said Lot 2; thence North 89°45'59" West, along the South line of said Lot 2 (said South line also being the North right of way line of Fearon Avenue), a distance of 226.22 feet to the Southwest corner of said Lot 2; thence North 00°21'47" West, along the West line of said Lot 2, a distance of 291.69 feet to Northwest corner of said Lot 2 being on the South right of way line of 19th Avenue; thence North 89°51'15" East, along the South line of said 19th Avenue (also being the North line of said Lot 2), a distance of 226.46 feet to the Point of Beginning.



GNSS STATION "FLEU"
N:1641043.31790
E:436979.47028

GRID N:1628944.828
GRID E:450077.716
LATITUDE: 28°48'47.712"
LONGITUDE: -81°38'36.774"
SCALE FACTOR:0.9999899
CONVERGENCE:-0°18'36.621"

FEARON SUBDIVISION
PLAT BOOK 9, PAGE 53

TREMAIN STREET ACCORDING
TO FEARON SUBDIVISION
PLAT BOOK 9, PAGE 53

P.O.B.
NORTHEAST CORNER
LOT 2, ALLEN'S CORNER
P.B. 63, PG. 94

EAST LINE OF
THE NE 1/4 OF
SEC. 30-19-27
ACCORDING TO
PLAT BOOK 41,
PAGES 94 AND 95

DORA LANDINGS
P.B. 72, PGS. 78-80

SOUTHEAST CORNER
LOT 2, ALLEN'S CORNER
P.B. 63, PG. 94

HAWLEY STREET ACCORDING
TO RILEY'S SUBDIVISION
PLAT BOOK 5, PAGE 31

FREELAND-CLINKSCALES & ASSOC. OF N.C.
1220 HUFFSTETLER DRIVE UNIT 1
EUSTIS, FLORIDA 32726
Telephone (352) 609-2830
DWG # F43130

PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on _____

BY: _____
PLANNING AND ZONING CHAIRMAN

DATE: _____

PLAT BOOK
AND PAGE

DEDICATION
NATHAN'S CORNER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned individual(s), being the owner(s) in fee simple of the lands described herein do hereby dedicate and convey the said lands and plat for the purposes thereon expressed, subject to the general notes contained herein.

IN WITNESS WHEREOF, The undersigned owner(s) have executed this Dedication in the manner provided by law on _____ Signed, sealed and delivered in our presence as witnesses:

WITNESSES: _____ OWNER(S): _____
PRINTED NAME _____ Dale L. West
1) SIGNATURE _____

2) PRINTED NAME _____
SIGNATURE _____
2) _____

STATE OF FLORIDA
COUNTY OF LAKE
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____, by _____, of _____, a _____ corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Signature of person taking acknowledgment

Name typed, printed or stamped

Title or rank

Serial number, if any

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his direction and supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes, Part 1, Platting.

Fulton V. Clinkscales, Jr. Registration P.S.M. #4986
Freeland-Clinkscales & Assoc.
1220 Huffstetler Drive, Unit 1
Eustis, Florida 32726 L.B. #7064

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Name: JENNINGS E. GRIFFIN, PLS #4486

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the City of Mount Dora, Lake County, Florida, and approved by said City of Mount Dora for record, and the dedication of purposes of said city on _____ is accepted for municipal purposes of said city on _____, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within _____ days from the date of approval by said City of Mount Dora.

CITY OF MOUNT DORA, FLORIDA

CITY CLERK JEANANN HAND MAYOR CRISSY STILE

PRINTED NAME PRINTED NAME

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 _____ at _____ File No. _____

Clerk of the Circuit Court
in and for Lake County, Florida

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

LEGEND:

■ FOUND 4"x4" C.M. L.B. 6676
□ FOUND 5/8" REBAR LB 6676
PRM FOUND 4" x 4" CONCRETE MONUMENT RLS 1916
RLS PERMANENT REFERENCE MARKER
N REGISTERED LAND SURVEYOR
E NORTHING
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
SEC. SECTION
P.B. PLAT BOOK

R.O.W. RIGHT OF WAY
LB LICENSED BUSINESS
Pgs. PAGES
C.M. CONCRETE MONUMENT

————— PROPERTY BOUNDARY LINE
- - - - - BUILDING SETBACK LINE
- - - - - ROAD RIGHT OF WAY LINE
- - - - - EASEMENT LINE

NOTES:

- BEARING BASIS IS A PLAT BEARING OF NORTH 89°45'59" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF FEARON AVENUE, ACCORDING TO THE PLAT OF ALLEN'S CORNER, PLAT BOOK 63, PAGE 94, PUBLIC RECORDS, LAKE COUNTY, FLORIDA.
- DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- LOT CORNERS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- RIGHT OF WAYS AS SHOWN HEREON ARE BASED ON THE HARDEN PLAT, ACCORDING TO PLAT BOOK 41, PAGE 94, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- STATE PLAN COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATE EAST ZONE (NORTH AMERICAN DATUM OF 1983) AND BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM STATION "FLEU", AS PER CITY OF MOUNT DORA LAND DEVELOPMENT CODE 4.3.4 "REQUIRED SUBMITTALS FOR FINAL PLAT" 2p(4).
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.