



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

Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

November 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 Site Plan;** Fifth Third Bank (Project Name) (**TABLED**) SEC US 441 & JW Simpson way (Site Address); BDG Architects LLP(Applicant); One Oak MD Groves, LLC (Property Owner); Infinity Engineering Group, LLC (Engineer); Infinity Engineering Group, LLC (Architect); Infinity Engineering Group, LLC (Landscape Architect). Project No. SP-2408.
 - B. **Staff Presentation:** DRC 101
- VI. Announcement of next scheduled meeting date
 - A. **Next regularly scheduled meeting date: December 18, 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@cityofmountdora.com.

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
October 16, 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 10:01 a.m. on Wednesday, October 16, 2024.

II. Roll Call with Determination of Quorum

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

Absent:

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

Presenters: Michele Janiszewski, *Senior Planner*; Chuck Hiott, *Halff*; Mark Miller, *City Urban Forester*

III. Approval of Minutes

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board motioned to approve the meeting minutes dated September 18, 2024, unanimously with a 6- 0 vote.

IV. Public participation/hearing for non-agenda items

None

Ms. Haukoos arrived to the meeting at 10:03 a.m.

V. New Business

- A. Request for Site Plan;** Fifth Third Bank (Project Name) SEC US Hwy 441 & JW Simpson Way (Site Address); BDG Architects LLP (Applicant); One Oak MD Groves, LLC (Property Owner); Infinity Engineering Group, LLC (Engineer); Infinity Engineering Group, LLC (Architect); Infinity Engineering Group, LLC (Landscape Architect). Project No. SP-2408.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced Site Plan request, subject to modification of proposed bicycle racks.

Discussion on proposed projects on the right side of the property.



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Ms. Janiszewski stated the first lot is Texas Roadhouse, the second is First Watch, which staff hasn't seen a site plan for. The third is a three unit commercial development with a dentist office, Mission Barbecue and an undetermined retailer. Lot 6 is Chick fil la, which is currently under Site Plan review.

Ms. Janiszewski clarified lot one is under contract with a gas station, no submittal has been received at this time. Lot 7 is a storm water retention pond and staff said it should be a tract, not a lot. Lot 8 is undetermined. There will be a traffic light at Fiddler and it will be in place prior to the businesses opening. One of the developers will be installing

Discussion on a Master's Development Agreement.

Conversation on landscape plan. Ms. Janiszewski clarified landscaping will be held to city requirements. Lots three, four and five are approved pursuant to the county standards.

Ms. Janiszewski stated that proposed are seven live oaks, four mark oak, five canopy, six understory and a continuous hedge.

Further clarification of proposed landscaping plan for lots approved by county vs. city.

Applicant stated that the overall development did not include the landscaping for their lot, landscaping plan for this Site Plan is based on the city's code.

Discussion on tabling/approving with conditions, pending board members and staff review of the landscape plan.

Conversation on irrigation well/reclaimed water. Ms. Janiszewski stated she will check with Public Works/Utilities.

Discussion regarding if all DRC comments have been resolved. Ms. Janiszewski stated they have been.

Ms. Janiszewski acknowledged board member concerns, regarding bicycle racks not being up to city standards. Board members proposed that we stick with the standard.

Board members asked for applicant to point out where the six sable palms are going to be in the landscaping plan.

Discussion on stipulations regarding ten/twelve feet plantings being in compliance. Ms. Janiszewski stated staff will review.

Board members and Ms. Janiszewski discussed being mindful of verbiage on staff reports and etc., which state "staff reviewed the application and finds it generally consistent vs. consistent/not consistent".



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Ms. Janiszewski stated staff will review and notate approval with conditions/etc.

Conversation on adding handicap space, next to existing. Board members stated that they understand that is not a requirement, just a suggestion.

Applicant stated that they will take into consideration, as well as making sure that the landscaping meets the city's expectations.

On a motion by Ms. Haukoos, seconded by Mr. during, the board voted to table the Site Plan application with a 6-0 vote.

B. Request for Site Plan; 1518 Donnelly New Building (Project Name); 1518 Donnelly New Building (Project Name); (33 MD, LLC (Owner); (33 MD, LLC (Applicant); Gooden Designs (Architect). Project No, SP24-05Minor.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above reference request, subject to Development Review Committee (DRC) and engineering comments.

Board members inquired with staff about outstanding DRC comments that haven't been resolved.

Discussion on impact fees. Ms. Janiszewski stated impact fees will have to be paid, when applying for the building permit.

Discussion on concerns regarding different paving materials.

Mr. Chuck Hiott from Halff, stated they are working with CPH to try and resolve. They are seeking the least expensive resolution, by using what's already existing.

Board stated that they would like to see it asphalt all the way through.

Conversation on asphalt milling being pervious vs. impervious.

Mr. Hiott stated it would be impervious. If it was changed to full asphalt, it would still meet the requirements for pervious/impervious.

Discussion on swale. Board members asked if there is anything the developer can do to avoid possibly damaging utility lines.

Mr. Hiott stated that the swale is six inches deep. He can have the contractor put in at forty-eight inches, giving a minimum of three feet.

Discussion on property to the east of the lots shown on aerial map. Ms. Janiszewski stated that it's a vacant residential lot, that isn't being developed.



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Conversation on detailing comments in the motion for approval.

Ms. Janiszewski clarified that the Site Plans don't go before City Council. Any outstanding comments would have to be addressed before receiving the Site Development Permit.

On a motion by Mr. Beach, seconded by Mr. Coombes, the board voted to approve pending all outstanding comments from DRC and CPH dated on October 4, 2024 be resolved; as well as changing the portion of drive aisle from asphalt millings to asphalt paving's.

Mr. Hand stated for the record, that the conditions are included in the Development Order.

Ms. Janiszewski clarified that generally these are public record.

C. LDC Amendment: Landscaping (Discussion Only)

Ms. Janiszewski provided updates/changes to the Landscaping Amendment. She clarified that staff has not met with other departments to review and they haven't been advertised.

Discussion on pruning, preservation/mitigation and tree removal.

Conversation regarding buffers in various developments. Board members asked staff to amend, to distinguish between infill and new development.

Discussion on which width options are applicable. Ms. Janiszewski stated it's up to the applicant, the city doesn't have a requirement.

Board members stated they want to maintain more green space in areas, instead of brick walls. In addition to removing/editing provisions on buffer types with five foot options, which include walls to reduce the buffer. Suggested possibly changing to fifteen /twenty- five.

Conversation on proposed changes and how it changes what the buffer would be, compared to the current regulations vs. the proposed.

Ms. Janiszewski stated that she can provide that information in the future.

Ms. Janiszewski provided clarification on the seventy-five percent transparent fence/wall. She stated it will still need to meet our design standards.

Board members shared their concerns regarding the five foot buffer requirements.

Ms. Janiszewski stated she mirrored the recommended buffer code from the city of Apopka but she can remove the five foot width option.

Board members recommended a wider buffer and a fence in these circumstances. They also proposed removing five foot option.



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Mr. Hand stated options are good if there is a reason and there is criteria for a particular waiver/performance standard, which the developer is meeting. It is important to make sure that the criteria is clear, can provide conditions on enhanced buffer reverse. Potential legal challenges can arise when code is too strict or vague.

Board recommend providing multiple options that are stringent and a waiver process. Reiterated that the five foot buffer is too little.

Discussion on ordinances/laws that require maintenance of landscaping and enforcement.

Conversation on irrigation requirement. The city does not require every single family dwelling unit to have an irrigation system.

Board recommended differentiating buffer requirements between commercial construction vs. residential.

Board members stated that they would like a special section for residential, to maintain the city's special character. They are seeking a better retention of existing foliage, as well as wider/denser buffers.

Discussion on adding hardship provisions.

Further discussion on dead, dying, deceased trees and arborist certification.

Ms. Janiszewski stated staff will have to look into. There currently is a Florida statute that preempts tree removal from a residential lot, if they have a letter from an arborist. Staff would need to incorporate in. In others cases, the intent would be provided on a sealed tree survey.

Conversation on emergency tree removal process and what is required for the letter.

Mr. Miller stated the homeowner needs a letter from a landscape architect or certified arborist.

Mr. Miller stated that the individual who gives the letter, should do a tree assessment of all three. The letter should indicate that the owner has a high risk tree based on the assessments, giving the owner the decision to choose how they want to proceed. Letter should also include logo, landscape architect's/certified arborist certification number, and a physical signature.

Mr. Miller explained that there is a caveat assessment, with three phases. He offers assessment one and a partial assessment two. Does not offer assessment three because it puts the liability back on him and the city.

Mr. Miller clarified permit to remove a tree is not required if the owner has this letter, this supersedes the permit. All of this information is available on the city website.



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Mr. Hand left the meeting at 11:30 a.m.

Discussion on clear cutting on previous projects, regarding verifying the developer's arborists.

Ms. Janiszewski stated we rely on the information that is provided to staff on the site and review it based on that.

Conversation on modifying landscaping plan to include, identifying specimen trees that are going to be preserved and taking due-diligence to review trees proposed for removal.

Ms. Janiszewski stated that the two definitions.

Discussion on tree species list.

Ms. Janiszewski stated how the code defines protected trees.

Conversation on changing verbiage in section D: 6.6.5, regarding offsite donations. The board stated that the City should make standards when contributions to tree bank can be made, making it more difficult for this to be viable option.

Discussion on tree bank contribution amount. Board members expressed that we should take into consideration the caliper, type of tree, installation, two years of maintenance on the tree and an environmental penalty of a flat rate.

The Board elaborated that the criteria to determine the cost of the tree bank contribution should be set out and not a dollar amount, due to inflation. It should not be left up to applicant to determine whether or not they can meet the standard.

Ms. Janiszewski stated that this provision isn't really used for off-site donations, essentially utilized as the tree bank. It's the verbiage that was included because we don't accept donations for offsite, we refer to the tree bank.

Ms. Janiszewski clarified the existing verbiage. She stated in the past we've required a letter from their landscape architect stating based on the tree sizes and buffers, that it would be healthy to add additional trees into the buffer.

Ms. Janiszewski stated that staff has reviewed and it would be more efficient to have a fee that incorporates one standard fee. It would be adopted into the yearly fee schedule.

Discussion on adding a requirement for independent architect, who isn't associated to the project to provide an assessment. Board members also inquired about having Mr. Miller, to assist as a third party review.



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Mr. Miller stated the importance of implementing defensible and appeasable numbers for caliper inch.

Conversation on language pertaining to buffer zone requirements. Board members agree “generally: should be replaced with “must be”.

Discussion on pruning and building codes not being accessible. Mr. Miller stated we can make it accessible online.

Discussion on not requiring irrigation, implementing xeriscape irrigation.

D. LDC Amendment: Minor Edits (Discussion Only)

Ms. Janiszewski stated she still needs to meet with the Utility and Public Works department for their input on some of the highlighted sections.

Ms. Janiszewski stated as of lately, DRC has not held in-person meetings but may meet in person in the future, as required.

Discussion on as-built’ s. Staff is looking to establish as-built section of code or to apply a standard definition.

Conversation on ESV forms and process. Ms. Janiszewski clarified the process and stated it applies to commercial and residential, is completed before the slab is poured.

Discussion on accessory structures and front porch screening.

Ms. Janiszewski clarified the intention for not having permanent screening. She stated that screening would be okay but the intent is, we don’t want it enclosed to be made a part of the house. If it’s encroaching in the front setback, public safety can be affected due to obstructing vehicular light of sight.

Ms. Janiszewski stated staff is contemplating allowing screening.

Discussion on porch screening in historic district. Ms. Janiszewski clarified the process of what’s required for existing vs. new installations.

Conversation on setbacks extending eight feet.

Ms. Janiszewski stated that staff can increase the provision and make it a ten foot setback and change the verbiage.

Discussion on accessory units complying with the architecture of the existing buildings. Board members stated that it should be, as long as it can’t be seen from the street, it can vary.



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Conversation on off-street parking requirements. Board members stated that they would like to see unused parking utilized as landscaping.

Ms. Janiszewski stated that we can apply the provision that, providing parking spaces more than the minimum required must be previous.

Discussion on compact parking spaces. Board stated that we don't need additional compact spaces and should eliminate.

Ms. Janiszewski defined Accessory Dwelling Unit.

Ms. Janiszewski clarified the difference between an Accessory Dwelling vs. Cottage apartment.

Board expressed their concerns eliminating R-1 zoning. Discussed establishing standards on duplexes being under separate owners vs. single owners.

Conversation on providing the definition of kitchen. Ms. Janiszewski stated we currently do not define, but we can add.

Board members suggested calling it cooking facility.

Discussion on kitchen/cooking facilities regarding, Accessory Dwelling Units.

Ms. Janiszewski stated she will look up common definitions.

Conversation on requiring less square footage in the main dwelling unit.

Ms. Janiszewski stated a recorded signed affidavit would be required, stating that the dwellings units can't be separated. The property appraisers would continue to tax as one property.

Board members inquired about adding a provision that ADU's not be used as an Airbnb's.

Ms. Janiszewski stated we can't regulate the length of time something is being utilized, she will have to check with legal.

Ms. Janiszewski elaborated on accessory dwelling units. She stated that the property will not be allowed to be separated and staff is purposing a recorded affidavit, stating that the property owner will either reside in the principal dwelling unit or the accessory dwelling unit.

Discussion on parking and HOA/ Deed restrictions.

Conversation on houses being required to have a garage.



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Ms. Janiszewski stated that garages are required. If the garage is converted, another must be provided.

Ms. Janiszewski stated in the historic district, it would have to go to the Historic Preservation Board.

Discussion on how this could effect Next Gen housing.

Ms. Janiszewski and the board, discussed whether an existing duplex can be redefined as a primary with an ADU.

Ms. Janiszewski stated it will be reviewed at the staff level.

Board members recommended continuing discussion at a “special meeting”.

Mr. Homich stated that due to him running for Mayor and the upcoming election, this may be his last meeting. Mr. Homich thanked the board and staff for his time served.

E. Staff Presentation: DRC 101

Board and staff decided to table, to discuss at future meeting.

VI. Announcement of next scheduled meeting date

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

VII. Adjournment

On a motion by Mr. Turner, seconded by Mr. Coombes, the meeting was adjourned at 12:37p.m.

Miles Beach
Commission Chair

Whitney Scott
Administrative Coordinator



CITY OF MOUNT DORA

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

DATE: November 20, 2024

TO: Planning and Zoning Commission

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

RE: **Application for a Minor Site Plan: Fifth Third Bank, Mount Dora Groves South PUD (Project Name)**, 19160 US Highway 441, Mount Dora (Site Address); Andrew J. Hupp, One Oak MD Groves, LLC (Property Owner) Angelina Makwoski, BDG Architects LLP(Applicant); Nisit Sapparkhao, Infinity Engineering Group, LLC (Engineer); Patrick D. Cunningham, Infinity Engineering Group, LLC (Landscape Architect); Jack Marshall, BDG Architects, LLP (Architect).
Project No. SP24-08

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Site Plan application.

REFERENCES/SUPPORT:

Section 5.1, Site Plan Regulations, Land Development Code, City of Mount Dora, Florida
Section 6.1, Design Standards, Land Development Code, City of Mount Dora, Florida

SITE SUMMARY:

Owners	OneOak MD Groves
Applicant	BDG Architects LLP
Address	19160 US Highway 441, Mount Dora, FL
Parcel ID(s)	20-19-27-0002-000-01000
Alternate Key Nos.	1445710
Zoning District:	County Planned Unit Development (PUD)
Future Land Use Category:	County Planned Unit Development (PUD)
Overlays:	N/A
Overall Site Area:	+/- 1.3 acres (56,639 sf)
Existing Use:	Vacant
Proposed Use:	Commercial (Bank with drive thru)
Proposed Building Height	19'-4"
Maximum Building Height	35-ft
Proposed Impervious Surface Ratio (ISR)	0.55
Maximum Impervious Surface Ratio (ISR)	0.70

SURROUNDING PROPERTY LIST

DIRECTION	JURISDICTION	FLU / ZONING	EXISTING USES(S)
North	County	County PUD	Mount Dora Groves North PUD
South	City	County PUD	Yardly (under development)
East	City	County PUD	One Oak Commercial Lot 3 Texas Roadhouse
West	City	County PUD	One Oak Commercial Lot 1, Vacant

NOVEMBER UPDATE:

The application was presented to the Planning and Zoning Commission (PZC) on October 16, 2024. The PZC decided to table to application to have sufficient time to review the landscaping plans; have the plans updated to include the bike rack detail; and clarify the size of the proposed palm trees. The PZC also requested that the Applicant consider adding an additional ADA parking space.

The Applicant submitted revised plans which included an additional ADA parking space; inverted U bike racks; and provided colored landscaping plans.

LDC Section 6.6.5 (6)(b), allows six (6) cabbage palm (also known as sabal palms) 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. Sheet LP01.01 of the landscaping plans show the Sabal Palmettos to be 10'-12' C.T. and 12' C.T. The landscaping plans show that C.T. stands for 'clear trunk' which is the point above the rootball along the vertical trunk of a tree or palm at which lateral branching or fronds begin. As such, Sabal Palmettos sized 10' C.T. may still meet Land Development Code's requirements that the sabal palmettos have an overall height of 12' when being substituted for canopy trees.

Plant List			
	SYM	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD (MINIMUMS)
CANOPY TREES	AR	ACER RUBRUM 'FLORIDA FLAME' RED MAPLE	8' HT. 4' SPR.
	MG	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	8' HT. 4' SPR.
	PE	PINUS ELLIOTTII SLASH PINE	8' HT. 4' SPR.
	QS	QUERCUS SHUMARDII SHUMARD OAK	8' HT. 4' SPR.
	QV	QUERCUS VIRGINIANA LIVE OAK	8' HT. 4' SPR.
	SP	SABAL PALMETTO SABAL PALM	10'-12' CT.
	SPR	SABAL PALMETTO SABAL PALM	12' CT.

MOUNT DORA GROVES SOUTH

The Mount Dora Groves South (MDGS) property consists of approximately 80 acres located south of U.S. Highway 441, north of Limit Avenue, east of the new Public Works complex, and west of Bristol Lakes Apartments. The property was zoned Planned Unit Development (PUD) by Ordinance 2022-57 and was approved by Lake County.

The City and the Developer of Mount Dora Groves South and Mount Dora Groves North entered into a Pre-annexation agreement in August of 2023 which established:

1. Any and all County Approvals obtained by the Developer will be accepted “as is” and without modification by the City. All County Approvals shall be honored by the City after annexation and cannot be modified without the Developer’s sole consent.
2. Reserved 347,400 gallons per day (“gpd”) in the City’s Sewer Facilities and 400,300 gpd in the City’s Water Facilities.
3. City will accept and maintain North Grandview Street, Fiddler Drive, the North Property and South Property frontage roads and the North Property golf cart trail.

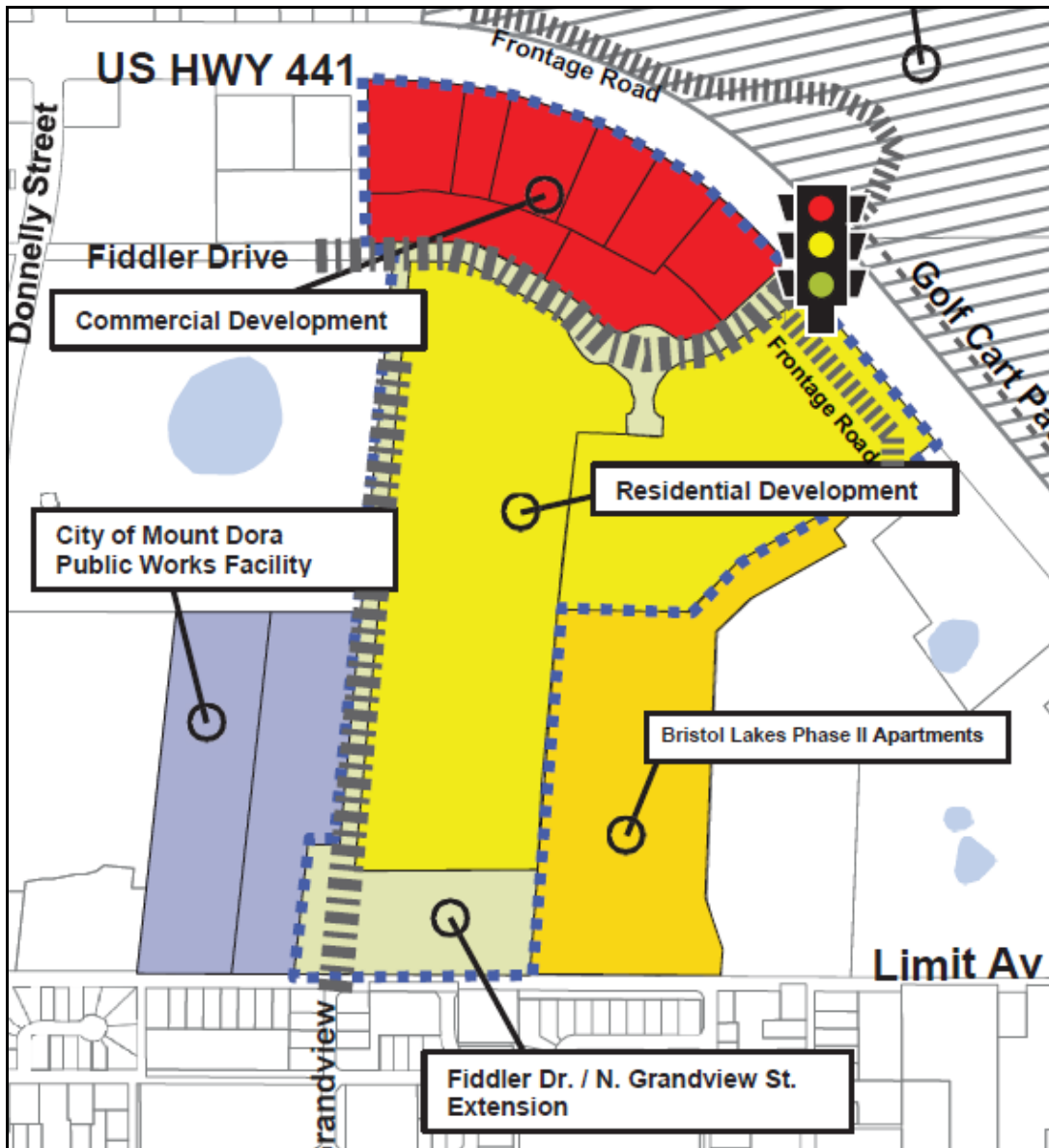
The MDGS property was annexed into the City on March 19, 2023. The project contains multiple developments, some of which were approved by Lake County. The site plans approved within the County are utilized to obtain the site development permits through the City.

All building permits will be obtained through the City which will require the Applicants to pay City impact fees.

JURISDICTION OF APPROVALS		
Project	Site Plan	Site Development Permit
Mass Grading and Infrastructure (Grandview and Fiddler)	County (Approved)	Under Construction
One Oak Commercial Lots	Infrastructure	Issued
	Texas Road House	
	Multi-Tenant Building	
	First Watch	
Chick-Fil-A	City (Seeking Approval)	Pending
Fifth Third Bank	City (Seeking Approval)	Pending
Lot 1 - TBD	City (Future Submittal)	Pending
Lot 8 - TBD	City (Future Submittal)	Pending
The Yardery	County (Approved)	Under Construction
MDGS Condos	County (Approved)	Pending Application

The One Oak Commercial Lots are currently undergoing the platting process in the City utilizing the County-approved site plan as their construction plans. The plat will be approved by the City and recorded in the Public Records of Lake County, Florida after the infrastructure is completed and accepted by the City. Once recorded, the lots will be able to be sold.

Below is a map of the MDGS project. The One Oak Commercial Lots are shown in red and the yellow, residential area is comprised of the Yardery and MDGS Condos project. The map also shows the extension of Grandview and Fiddler Drive; the location of the new stop light; and its location to the Mount Dora Public Works Facility and the Bristol Lakes Apartments.



ANALYSIS:

This application is a request for approval of a site plan for a new bank (Fifth Third). The subject 1.3 +/- acre property is located at 19160 US Highway 441. The property is identified as Lot 2 of the One Oak Commercial Development, the commercial portion of the Mount Dora Groves South PUD, which is currently going through DRC review.

The property is presently zoned with a Lake County Planned Unit Development (PUD) in accordance with Ordinance #2022-57 and is designated with a Lake County PUD Future Land Use Classification per Ordinance #2022-56. The City's full Commercial Development Standards (LDC 6.13, Commercial Architectural and Site Design Requirements) are embedded in PUD Ordinance #2022-57.

The applicant is seeking to develop the property with a 2,137-sf bank with a detached accessory drive-through structure with two (2) drive queues, dumpster enclosure, parking, and site lighting. The applicant provided colored elevations to demonstrate consistency with the LDC Section 6.13, Commercial Architectural and Site Design Requirements.

Stormwater and Drainage

The One Oak commercial development proposes a master storm water pond on Lot 7, south of the Lot 2. Storm water drainage grates are proposed around the east and west property boundaries that are to drain to Lot 7 to the south.

Access

The property will provide vehicular access via an internal access drive along the southern property line which connects JW Simpson Way and the Fiddler Drive. Stub outs are proposed along the northern property line that will connect Lot 1 (vacant) to the west and Lot 3 (Texas Roadhouse) to the east.

Pedestrian access will provided from the sidewalk along US Highway 441. Additional pedestrian connectivity to the adjoining lots 1 and 3 will be provided. The Site Plan does not propose and pedestrian connectivity from the South, which may be of concern for pedestrians accessing the lot from the south, where residential exists (Waterman Village) and is proposed (Yardly and Mount Dora Groves Condominiums).

Pursuant to LDC 6.13.3(8) and Lake County PUD Ordinance #2022-57, pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian ways may be incorporated within a required landscape perimeter buffer, provided said buffer is not less than ten feet in width on average.

Parking & Loading Areas

Parking for Lot 2 of the One Oak commercial development shall be in accordance with the City of Mount Dora Land Development Code and Lake County PUD Ordinance, which requires one (1) space for each 250 square feet of gross floor area, which equals to 9 spaces required for a 2,137 square foot commercial building. The Applicant proposes a total of sixteen (16) standard parking spaces and two (2) accessible parking space, totaling eighteen (18) parking spaces. A drive through queue is proposed along the rear of the commercial building, which provides five (5) spaces for an ATM lane and five (5) spaces for a teller lane.

The Site Plan provided states bicycle parking will be provided. Pursuant to LDC Section 6.5, all bicycle racks must be the "Inverted U" type and each inverted U provided will count as two bicycle parking space. The Applicant provided the specs for the proposed bike racks in their latest submittal and they are consistent with the LDC.

Landscaping and Buffering

Landscaping for Lot 2 of the One Oak commercial development shall be in accordance with the City of Mount Dora Land Development Code, Section 6.6. The applicant provided a landscape plan to demonstrate consistency with the City Code. The applicant proposes to install a Type “a” 10-ft wide landscape buffer along the southern, eastern, and western property lines consisting of (a) three (3) canopy tree and (b) five (5) understory trees per 100 linear feet, and a continuous hedge to be fully planted by time of CO.

The applicant proposes to install six (6) Sabal Palms on site. Palm trees may be counted as a canopy tree at ratio of six (6) clustered palms equals one (1) canopy tree. Pursuant to LDC Table VI-3, six (6) cabbage palm (also known as sabal palms) 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.

Landscaping onsite will be irrigated utilizing an irrigation well, according to the provided landscaping plans.

Utilities (Water, Sewer, and Reclaim)

The property will receive City of Mount Dora utilities. The commercial use anticipates to collectively consume 320 GPD of water consumption. The subject property will be connected to Wastewater Treatment Plant II.

The development proposes to utilize an irrigation well. A connection point to the City’s reclaim system is proposed to be located at the southwestern portion of the property in a utility easement dedicated to the City. Public Works stated that a connection to reclaim is not required, but recommended, and has no objection to the request to obtain a well for irrigation. Should the development connect to the City’s reclaim system, a commercial irrigation permit shall be obtained the City of Mount Dora Building Department.

Traffic

The applicant provided a Traffic Trip Generation Letter indicating the proposed use of the property will generate less than 25-peak trips per day. Pursuant to the 2008 Transportation Impact Study Guidelines, a project qualifies for a Tier 1 Traffic Impact Study (TIS). The applicant submitted a traffic statement demonstrating the proposed uses will generate 12 weekday daily trips and 1 AM and PM weekday peak hour trips.

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

ATTACHMENTS:

Site Plan
Architectural Elevations
Landscape Plans
Application (*Deed, Survey, Stormwater Statement, etc.*)

CONSTRUCTION PLANS FOR:



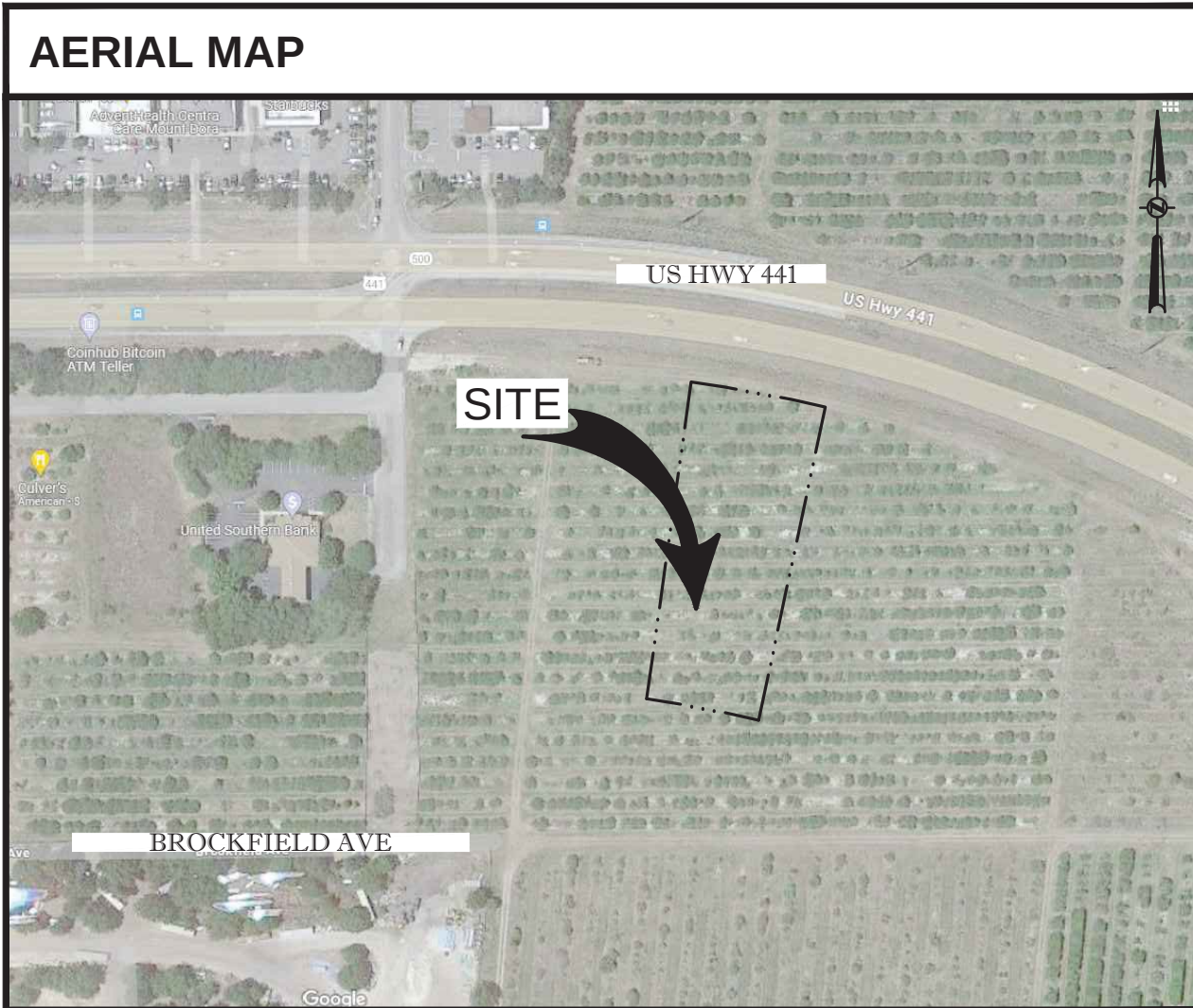
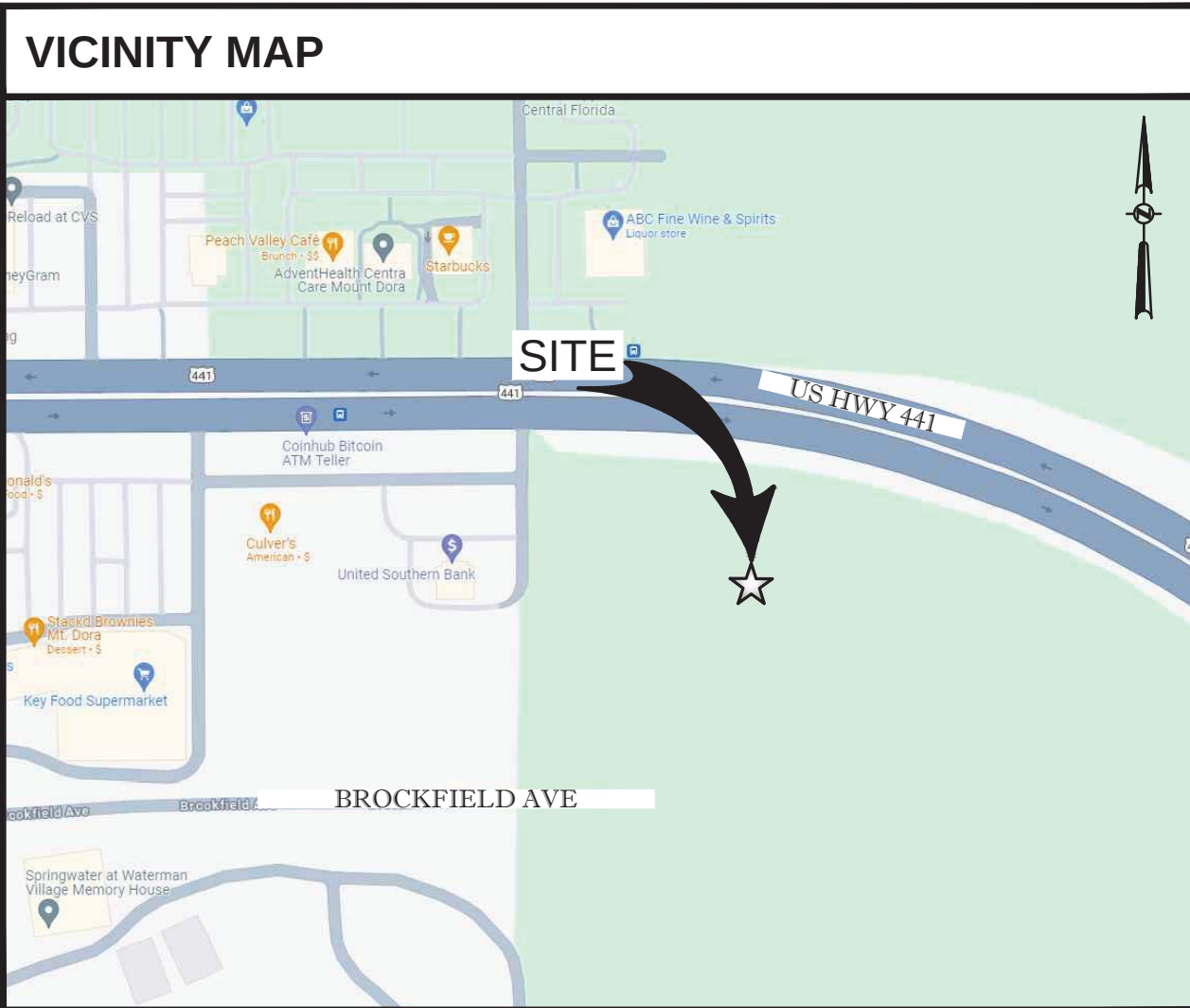
MOUNT DORA

19160 US HIGHWAY 441
MOUNT DORA, FLORIDA 32757



PROJECT TEAM	
PROPERTY OWNER ONE OAK MD GROVES, LLC 907 S. FT HARRISON AVE SUITE 103 CLEARWATER, FL 33756 PH: (727) 210-1900 EMAIL: AHAWKINS@ONEOAKDEV.COM	GEOTECHNICAL: INTERTEK PSI 1748 33RD STREET, ORLANDO, FL 32839 PH: (407) 304-5560 CONTACT: ROBERT A. TROMPKE
DEVELOPER: FIFTH THIRD BANK MD 10ATL CORP FAC 38 FOUNTAIN SQUARE PLAZA CINCINNATI, OHIO 45202-3102 PH: (513)579-5203 EMAIL: TAMMALA.BROOKS@53.COM	CIVIL ENGINEER: INFINITY ENGINEERING GROUP, LLC 1208 EAST KENNEDY BOULEVARD SUITE 230 TAMPA, FLORIDA 33602 PH: (813) 434-4770 CONTACT: NISIT SAPPARKHAO
SURVEYORS: EBI SURVEYING 8415 SUNSTATE STREET TAMPA, FLORIDA 33634 PH: (813) 886-6081 EMAIL: DANIEL@EBISURVEY.COM	ARCHITECT: BDG ARCHITECTS 400 NORTH ASHLEY DRIVE SUITE 600 TAMPA, FLORIDA 33602 PH: (813) 323-9233 CONTACT: PHILLIP KENNEDY

LEGAL DESCRIPTION
<u>LEGAL DESCRIPTION</u> A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N89°32'15"E, 59.93 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N00°21'47"W, 564.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE ALONG SAID SOUTH RIGHT OF WAY, S89°56'48"E, 71.96 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY; THENCE 255.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 08°05'04" AND A CHORD BEARING AND DISTANCE OF S86°01'10"E, 255.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, 162.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 05°07'53" AND A CHORD BEARING AND DISTANCE OF S79°24'41"E, 162.05 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S11°59'07"W, 380.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 135.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1429.58 FEET, A CENTRAL ANGLE OF 05°26'01" AND A CHORD BEARING AND DISTANCE OF N79°15'05"W, 135.52 FEET; THENCE N07°59'28"E, 380.50 FEET TO THE POINT OF BEGINNING. CONTAINING 1.300 ACRES OR 56,639 SQUARE FEET MORE OR LESS.



PARCEL ID: 20-19-27-0002-000-01000
LAKE COUNTY, FL



INFINITY ENGINEERING
GROUP, LLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.ieggroup.net
FL Cert. of Auth. No. 27889

IEG JOB NO. 15-308.00

NISIT SAPPARKHAO, P.E. FL REG. NO. 64085
DATE THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (NISIT SAPPARKHAO, PE) ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE AUTHORITY ON ANY ELECTRONIC COPY FAC 61G15-23.004

DRAWING INDEX	
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C00.01	CIVIL SPECIFICATIONS
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C02.01	SITE PLAN
C03.01	GRADING PLAN
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C05.03	CITY OF MT. DORA DETAILS
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1 OF 1	ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY



Know what's below.
Call before you dig.

GENERAL NOTE

- ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS. ANY REVISIONS AND/OR DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND MAY RESULT IN ADDITIONAL PERMITTING EFFORTS THROUGH THE RELATED PERMITTING AGENCY. THE CONTRACTOR SHALL ACKNOWLEDGE THAT REVISIONS AND/OR DEVIATIONS MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS AND POSSIBLY AFFECT SCHEDULING OF WORK.

- UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF MOUNT DORA, THE LOCALLY ADOPTED BUILDING CODE, AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.

- PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
- THIS PARCEL OF LAND MAY BE SUBJECT TO ANY AND ALL RECORDED (AND POSSIBLY UNRECORDED) EASEMENTS, RESTRICTIONS, AND COVENANTS.

- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.

- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN A TIMELY MANNER.

- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.

- THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.

- NO BLASTING OR BURNING IS ALLOWED ON THE PROJECT, UNLESS OTHERWISE DIRECTED OR NOTED BY THE ENGINEER.

- IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. HOWEVER IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ENGINEER AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

REGULATORY STANDARDS AND REQUIREMENTS

- COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF THE CITY OF MOUNT DORA.
- COMPLY WITH ANSI A10.6, "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION."
- COMPLY WITH NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS."

DEMOLITION AND CLEARING

- DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS RELATING TO ENVIRONMENTAL REQUIREMENTS DISPOSAL OF DEBRIS, BURNINGS OF DEBRIS ON SITE, AND USE OF HERBICIDES.
- DEMOLITION WASTE SHALL BE DISPOSED OF IN A LEGAL MANNER. REMOVED DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO THE CITY OF MOUNT DORA. DO NOT BURY OR BURN DEMOLITION WASTE ON-SITE.
- HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS, INCLUDING, BUT NOT LIMITED TO CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OF VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.
- ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S ON-SITE OPERATIONS OR OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.
- CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND THE CITY OF MOUNT DORA.
- AUTHORITY FOR PERFORMING SITE CLEARING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY MUST BE OBTAINED BY OWNER PRIOR TO COMMENCEMENT OF CLEARING. DO NOT PROCEED WITH WORK ON ADJOINING PROPERTY UNTIL DIRECTED BY ENGINEER.

- PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS:
 - VERIFY THAT HAZARDOUS MATERIALS, IF PRESENT, HAVE BEEN REMEDIATED.
 - REVIEW PROJECT RECORD DRAWINGS OF EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS.
 - INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED. TAKE DIGITAL PHOTOGRAPHS OR VIDEO OF PROJECT SITE AND SURROUNDING PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS, RECORD CONDITIONS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SALVAGE OPERATIONS.
 - CLEAN, PACK, IDENTIFY, AND TRANSPORT SALVAGED ITEMS TO STORAGE AREA DESIGNATED BY OWNER.
 - REMOVE REFRIGERANT FROM THE MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF THE CITY OF MOUNT DORA.
 - COORDINATE ANY ADDITIONAL REQUIREMENTS FOR DEMOLISHING OR RELOCATING SITE MECHANICAL AND ELECTRICAL ITEMS WITH OWNER AND OTHER THE CITY OF MOUNT DORA.
 - ASSURE THAT ANY REQUIRED INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND IN WORKING ORDER.
 - LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF EXISTING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. CUT AND REMOVE PIPE OR CONDUIT A MINIMUM OF 24 INCHES BELOW GRADE. CAP, VALVE, PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT.
 - DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTION AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.

- PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS, VERIFY THE FOLLOWING:
 - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER.
 - THE UTILITY LOCATOR SERVICE HAS DETERMINED AND FLAGGED THE LOCATION OF UNDERGROUND UTILITIES.
 - EXISTING SITE IMPROVEMENTS AND UTILITIES TO REMAIN HAVE BEEN PROTECTED.
 - BENCHMARKS AND SURVEY CONTROL POINTS HAVE BEEN PROTECTED FROM DISTURBANCE.
 - TREES AND VEGETATION TO REMAIN (OR TO BE RELOCATED) HAVE BEEN LOCATED AND CLEARLY FLAGGED IN ACCORDANCE WITH TREE PROTECTION AND TRIMMING REQUIREMENTS.

- COORDINATE UTILITY DEMOLITION AND ABANDONMENT WITH UTILITY COMPANY AND THE CITY OF MOUNT DORA.

- IN THE EVENT BUILDINGS IMMEDIATELY ADJACENT TO THE DEMOLITION AREA

WILL BE OCCUPIED, CONDUCT SITE DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE INTERRUPTED. MAINTAIN ACCESS TO AND FROM EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.

- PROTECT EXISTING FACILITIES AND ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS.
- ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, AS NECESSARY, AND AS REQUIRED BY THE CITY OF MOUNT DORA. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.

- PROTECT EXISTING UTILITIES FROM DAMAGE DURING DEMOLITION OPERATIONS. MAINTAIN OPERATION OF UTILITY SERVICES TO REMAIN. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED.

- IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, MAINTAIN CONTINUITY OF SERVICE TO ADJACENT BUILDINGS BY PROVIDING TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED. TEMPORARY BYPASS SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY OR THE CITY OF MOUNT DORA.

- TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF EXISTING IMPROVEMENTS BEING DEMOLISHED. ALL SHORING OPERATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PER OSHA REQUIREMENTS.

- DEMOLITION OF STRUCTURAL FRAMING MEMBERS SHALL PROCEED SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL. REMOVE DEBRIS FROM ELEVATED PORTIONS OF THE BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.

- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.

- CLEARING AND GRUBBING:
 - REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
 - CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER AND ONLY WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
 - CLEAR UNDERGROWTH AND DEADWOOD WITHOUT DISTURBING SUBSOIL.
 - GRIND STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH BELOW EXPOSED SUBGRADE AS FOLLOWS:
 - FOOTINGS, SLABS ON GRADE AND BOTTOM SLABS OF STRUCTURES: 36 INCHES.
 - ROADS AND PAVEMENT AREAS: 18 INCHES.
 - AREAS TO BE GRASSED OR LANDSCAPED: 8 INCHES.
 - AREAS TO BE FILLED: 12 INCHES.
 - USE ONLY HAND METHODS FOR GRUBBING WITHIN TREE PROTECTION ZONES.
 - CHIP REMOVED TREE BRANCHES AND DISPOSE OF OFF-SITE.
 - UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED, FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

- TOPSOIL STRIPPING:
 - REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
 - STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
 - STOCKPILE TOPSOIL MATERIALS AROUND EDGE OF EXCAVATIONS WITHOUT INTERMINGLING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDLOWN DUST. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES. DO NOT STOCKPILE TOPSOIL WITHIN TREE PROTECTION ZONES. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RESPREADING DEEPER TOPSOIL.

- SITE IMPROVEMENTS:
 - REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
 - UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAWCUT ALL FACES VERTICALLY.
 - PAINT CUT ENDS OF STEEL REINFORCEMENT IN CONCRETE TO REMAIN TO PREVENT CORROSION.

- DISPOSAL:
 - REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
 - COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
 - SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NON-RECYCLABLE STORE OR STOCKPILE WITHOUT INTERMINGLING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

TREE PROTECTION AND TRIMMING

- INSTALL TEMPORARY FENCING AROUND TREE PROTECTION ZONES TO PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN FROM CONSTRUCTION DAMAGE. MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES. AND REMOVE WHEN CONSTRUCTION IS COMPLETE.
- KEEP TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONE, OR PERMIT VEHICLES OR POND TRAFFIC WITHIN TREE PROTECTION ZONE, OR ALLOW FIRES WITHIN TREE PROTECTION ZONE.

- PROTECT TREE ROOT SYSTEMS FROM THE FOLLOWING:
 - DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS;
 - DAMAGE CAUSED BY PONDING, ERODING, OR EXCESSIVE WETTING FROM DEWATERING OPERATIONS.
- UNLESS OTHERWISE INDICATED, DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES. WHERE EXCAVATION FOR NEW CONSTRUCTION IS UNAVOIDABLE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.

- WHERE UTILITY TRENCHES ARE UNAVOIDABLE WITHIN TREE PROTECTION ZONES, TUNNEL UNDER OR AROUND ROOTS BY DRILLING, AUGER BORING, PIPE JACKING, OR DIGGING BY HAND. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS.

- PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24

HOURS. TREAT DAMAGED TRUNKS, LIMBS, AND ROOTS ACCORDING TO ARBORIST'S WRITTEN INSTRUCTIONS.

- TREE PRUNING: PRUNE TREES ACCORDING TO ANSI A300 (PART 1), "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING)."

EROSION AND SEDIMENTATION CONTROL

- PRIOR TO COMMENCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER.

- PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES BEYOND THOSE SHOWN WITHIN THESE PLANS MAY BE NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.

- THE CONTRACTOR IS REQUIRED TO ADJUST THE EROSION AND SEDIMENT CONTROL AS NECESSARY AND AS SHOWN ON THE DRAWINGS; AND ADD ADDITIONAL CONTROL MEASURES AS REQUIRED TO INSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

- ALL BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY OPERATIONS; OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.

- ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

EARTHWORK

- IN THE EVENT OF ANY UNFORESEEN CONDITIONS THAT ARE ENCOUNTERED AND NOT COVERED BY THESE NOTES DURING GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND RELATED OFF-SITE WORK SO AS TO ESTABLISH THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SPECIFIED WITHIN THE PLANS.

- ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION. ALL SHORING AND ASSOCIATED TEMPORARY STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PURSUANT TO OSHA REQUIREMENTS.

SOIL MATERIALS:

- UNSATISFACTORY SOILS CONSIST OF SOIL CLASSIFICATION GROUPS ML, OL, CH, MH, OH, AND PT, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

- SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS AS IDENTIFIED ON THE DRAWINGS, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATERIAL.

SUBGRADE INSPECTION:

- PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
 - COMPLETELY PROOF-ROLL SUBGRADE IN TWO DIRECTIONS, REPEATING PROOF ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH.
 - PROOF-ROLL WITH A LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS.
 - EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.

- RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER, WITHOUT ADDITIONAL COMPENSATION.

BACKFILL:

- THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT BEFORE COMPLETING THE FOLLOWING:
 - CONSTRUCTION BELOW FINISH GRADE DISPOSED, WHERE APPLICABLE, SUBDRAINAGE, DAMPPROOFING, WATERPROOFING, AND PERIMETER INSULATION.
 - SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DRAWINGS.
 - TESTING AND INSPECTING UNDERGROUND UTILITIES.
 - REMOVING CONCRETE FORMWORK.
 - REMOVING TRASH AND DEBRIS.
 - REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
 - INSTALLING PERMANENT OR TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.

COMPACTION OF SOIL BACKFILLS AND FILLS:

- CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT; AND NOT MORE THAN 4-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

- PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.

- COMPACT SOIL MATERIALS TO NOT LESS THAN THE PLAN SPECIFIED PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 OR ASTM D 1557. (SEE CIVIL DETAILS FOR SUMMARY OF TRENCH BACKFILL AND BEDDING MATERIALS AND PLACEMENT SPECIFICATIONS).

GRADING:

- GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE. FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO DETAILED/INDICATED CROSS-SECTIONS. LINES, AND ELEVATIONS INDICATED IN PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.

- SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - LAWN OR UNPAVED AREAS: PLUS OR MINUS ONE (1) INCH.
 - WALKS: PLUS OR MINUS ONE (1) INCH.
 - PAVEMENTS: PLUS OR MINUS ONE-HALF (1/2) INCH.

- GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ONE-HALF (1/2) INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

- SUBBASE AND BASE COURSES:

- PLACE SUBBASE AND BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
- PLACE SUBBASE AND BASE COURSE 6 INCHES OR LESS IN COMPACTED THICKNESS IN A SINGLE LAYER.
- PLACE SUBBASE AND BASE COURSE EXCEEDING 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES.

- COMPACT SUBBASE AND BASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS ACCORDING TO ASTM D 698 OR ASTM D 1557, AS INDICATED ON THE DRAWING DETAILS.

FIELD QUALITY CONTROL:

- THE TESTING AGENCY WILL INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. CONTRACTOR SHALL PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.

- FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.

- THE TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 10,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
 - FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
 - TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN 2 TESTS.

- IF THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- ALL FIELD QUALITY CONTROL TESTS THAT FAIL TO MEET THE SPECIFIED COMPACTION DENSITY SHALL BE REPORTED TO THE ENGINEER.

GENERAL UTILITY NOTES

- FLOUIDA LAW (F.S. 356) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.

- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

- THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.

- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.

- EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.

- WHERE APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.

- PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHO SHOW THE CONSTRUCTED CONDITIONS OF ALL WORK INSTALLED. SEE "AS-BUILT" REQUIREMENTS FOR ADDITIONAL INFORMATION.

- ALL VALVE BOXES, METER BOXES, VAULTS, CLEANOUTS, HOLE COVERS, FIRE HYDRANTS AND OTHER APPURTENANCES THAT ARE TO REMAIN IN SERVICE WITHIN THE PROJECT AREA SHALL BE ADJUSTED TO CONFORM TO FINISHED GRADE.

- ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED AS REQUIRED PRIOR TO BASE AND SURFACE CONSTRUCTION.

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

- ALL UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING SHOULD BE CONTACTED BY THE CONTRACTOR:

- GAS
- TELEPHONE
- CABLE
- POWER
- CITY/COUNTY WATER AND SEWER
- CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWIRE TRAFFIC SIGNAL, INTERCONNECT)
- RECLAIMED WATER

- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS ACCURACY, UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE OF THESE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

- COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

- WHITE - PROPOSED EXCAVATION. PINK - TEMPORARY SURVEY MARKINGS.
- RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES.
- YELLOW - GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS.
- ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT.
- BLUE - POTABLE WATER. PURPLE - RECLAIMED WATER, IRRIGATION AND SLURRY LINES.
- GREEN - SEWERS AND DRAIN LINES.

- ALL UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MOUNT DORA DETAILS ON SHEETS C05.03 THROUGH C05.04.

WATER SYSTEM NOTES

- A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE NO. 1 BELOW.

- A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

- ALL WATER SYSTEM WORK SHALL CONFORM WITH CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS.

- CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.

- ALL BURIED DUCTILE IRON PIPE SHALL BE CLASS 53 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).

- ALL BURIED FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.

- CONTRACTOR TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.

- THRUST BLOCKING AND/OR RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.

- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241, AND COLOR CODED BLUE.

- ALL FITTINGS 2" AND SMALLER SHALL BE CLASS 160 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.

- ALL WATER MAINS AND WATER SERVICES TO BE INSTALLED UNDER ROAD UNDERDRAIN SHALL MAINTAIN 18" SEPARATION.

- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY DEPARTMENT OF PUBLIC UTILITIES.

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT AND AWWA SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.

- CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

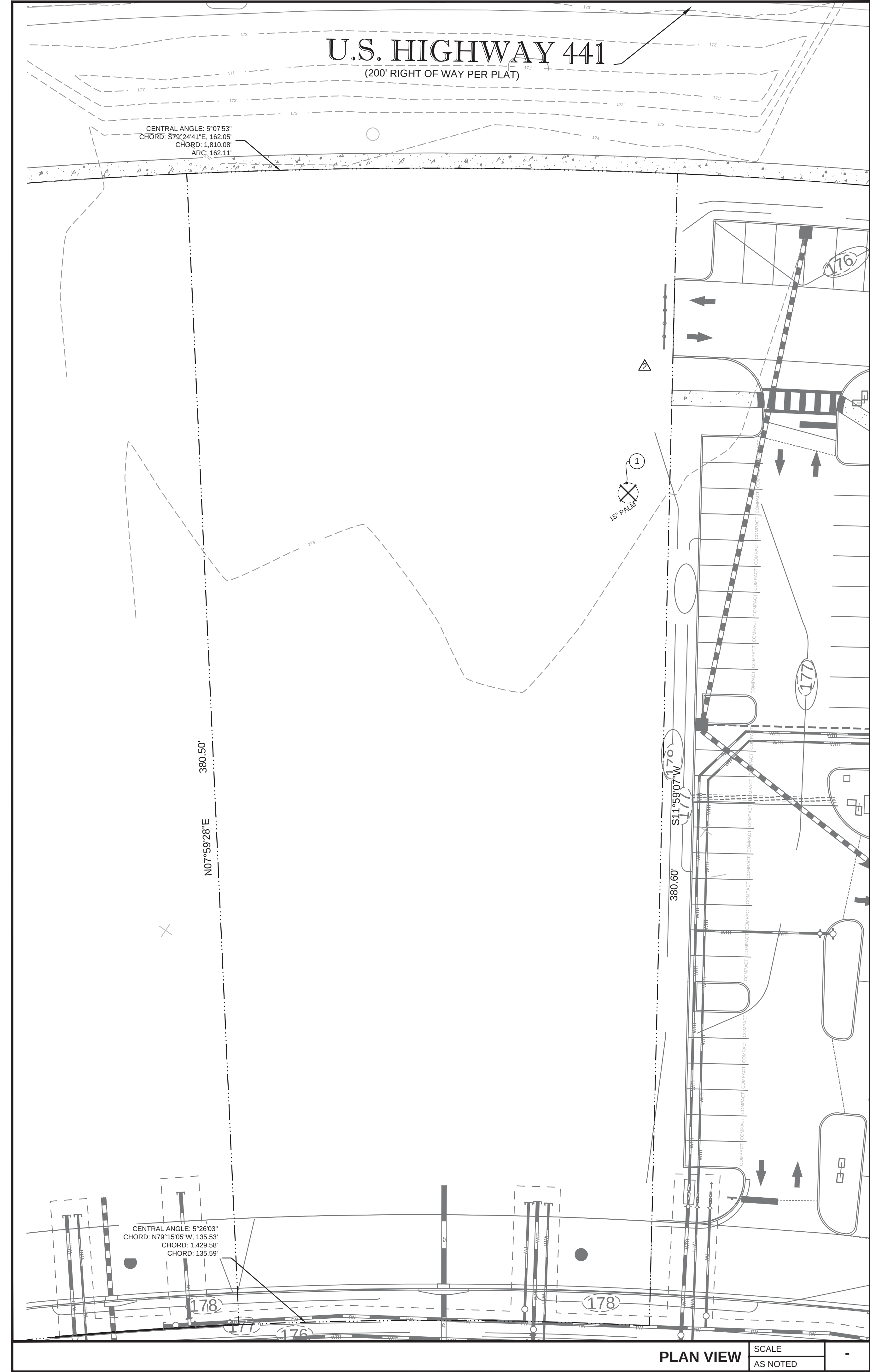
- DESIGN AND CONSTRUCTION OF THE UTILITIES WILL FULLY COMPLY WITH THE CITY OF MOUNT DORA STANDARDS AND DETAILS. ALL UTILITY SHOP DRAWINGS RELATED TO THE CONNECTION TO THE CITY INFRASTRUCTURE MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE WATER SUPPLIER SHOULD BE GIVEN AT LEAST 3 BUSINESS DAYS NOTICE BEFORE CONNECTION.

- DISINFECTION TO BE PERFORMED IN ACCORDANCE WITH ANSIAWWA C651.

SANITARY SEWER NOTES

- A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.

- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE



KEYED NOTES

①	EXISTING TREE TO BE REMOVED.
---	------------------------------

LEGEND

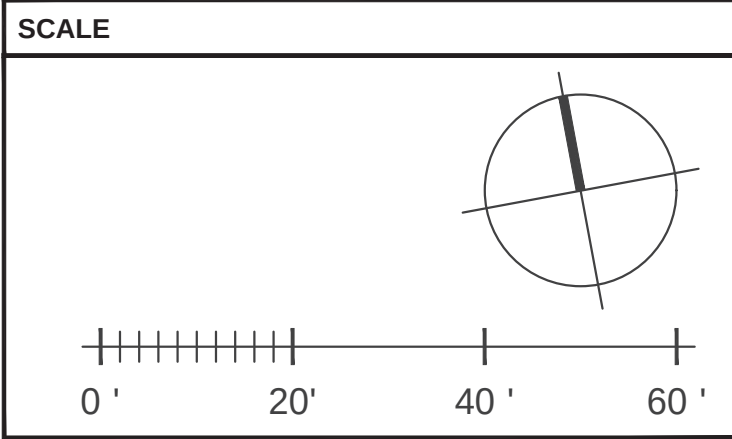
---	PROPERTY LINE
[Pattern]	EXISTING CONCRETE TO REMAIN
[Pattern]	EXISTING TO REMAIN
[Pattern]	EXISTING ASPHALT/CONCRETE TO BE REMOVED
[Pattern]	EXISTING SIDEWALK/CONCRETE TO BE REMOVED
[Pattern]	EXISTING TO BE REMOVED
- - - - -	TREE BARRIER LINE
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	TREE BARRICADE
gas	EXISTING GAS
san	EXISTING SANITARY
tel	EXISTING TELEPHONE
ue	EXISTING UNDERGROUND ELECTRIC
oh	EXISTING OVERHEAD LINE
wm	EXISTING WATER
- - - - -	EXISTING CONTOUR
X 428.33	EXISTING GRADE ELEVATION

DEMOLITION NOTES

- CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
- ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
- UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
- TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
- THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE "EROSION & SEDIMENT CONTROL DETAILS".
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
- ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.

TREE NOTE:

CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.



bdg
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com

FIFTH THIRD BANK
MT. DORA

19160 US HIGHWAY 441
MT. DORA, FL 32757

INFINITY
ENGINEERING
GROUP, PLLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.jegroup.net
FL Cert. of Auth. No. 27889
IEG JOB NO. 15-308.00

SEAL

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

DATE

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
△		06.21.24	ADDENDUM 2
△		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK

JOB # 230632

DATE: 03.01.24

DRAWN BY: SP

CHECKED BY: SJ

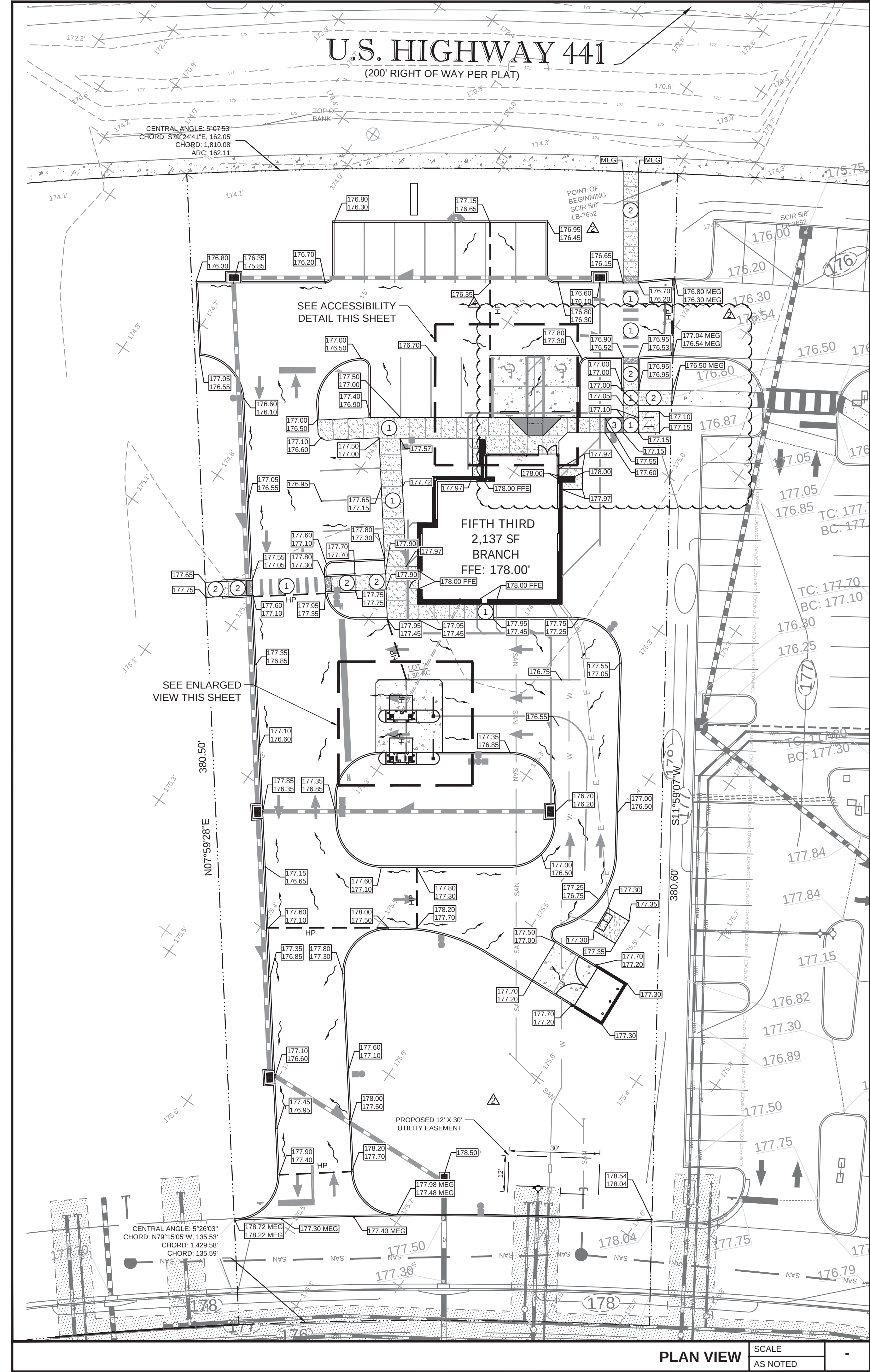
SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C01.01

C02.01

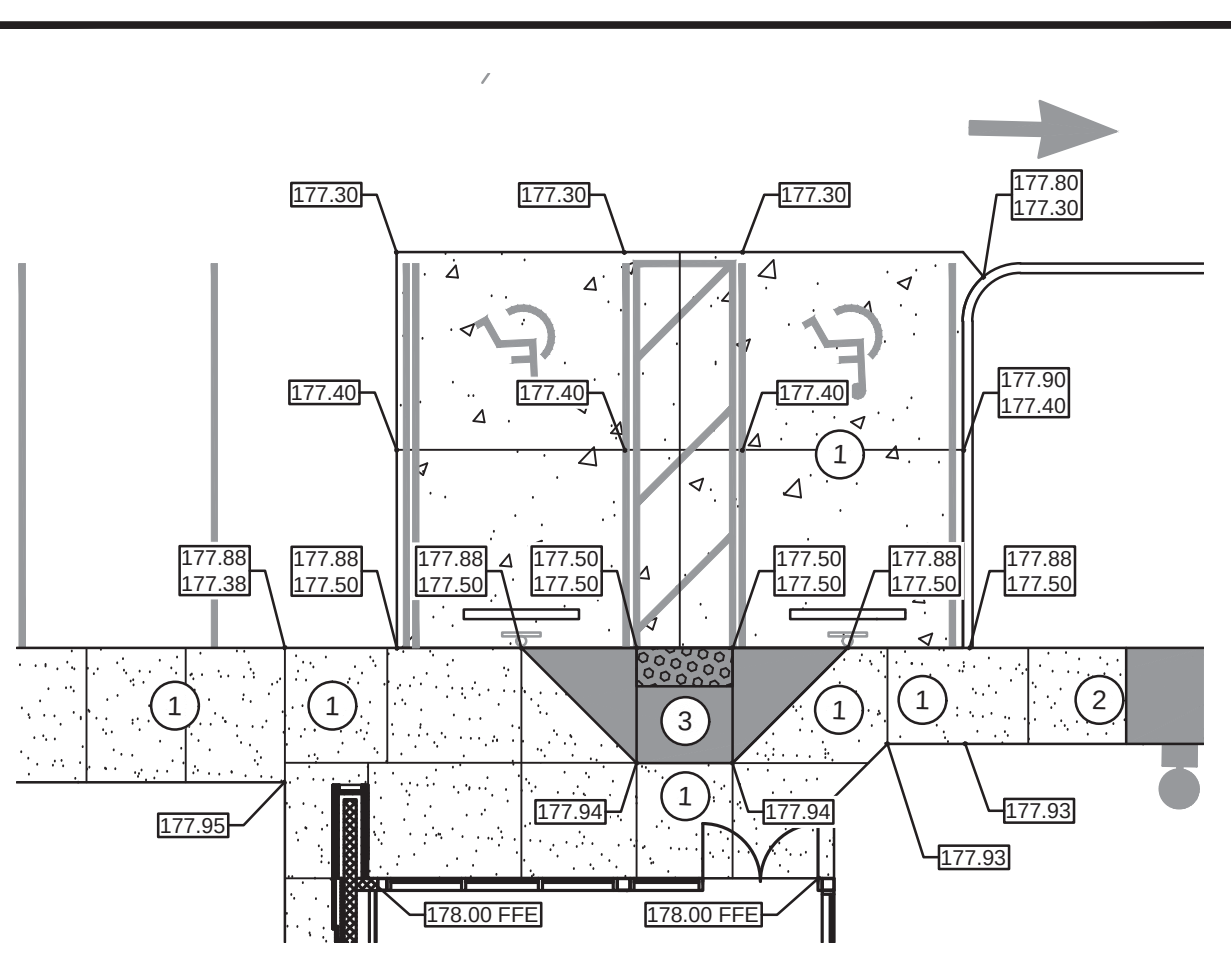


KEYED NOTES:

- 1 SURFACE SLOPES NOT TO EXCEED 1:48 IN ALL DIRECTIONS.
- 2 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:20 RUNNING.
- 3 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:12 RUNNING.

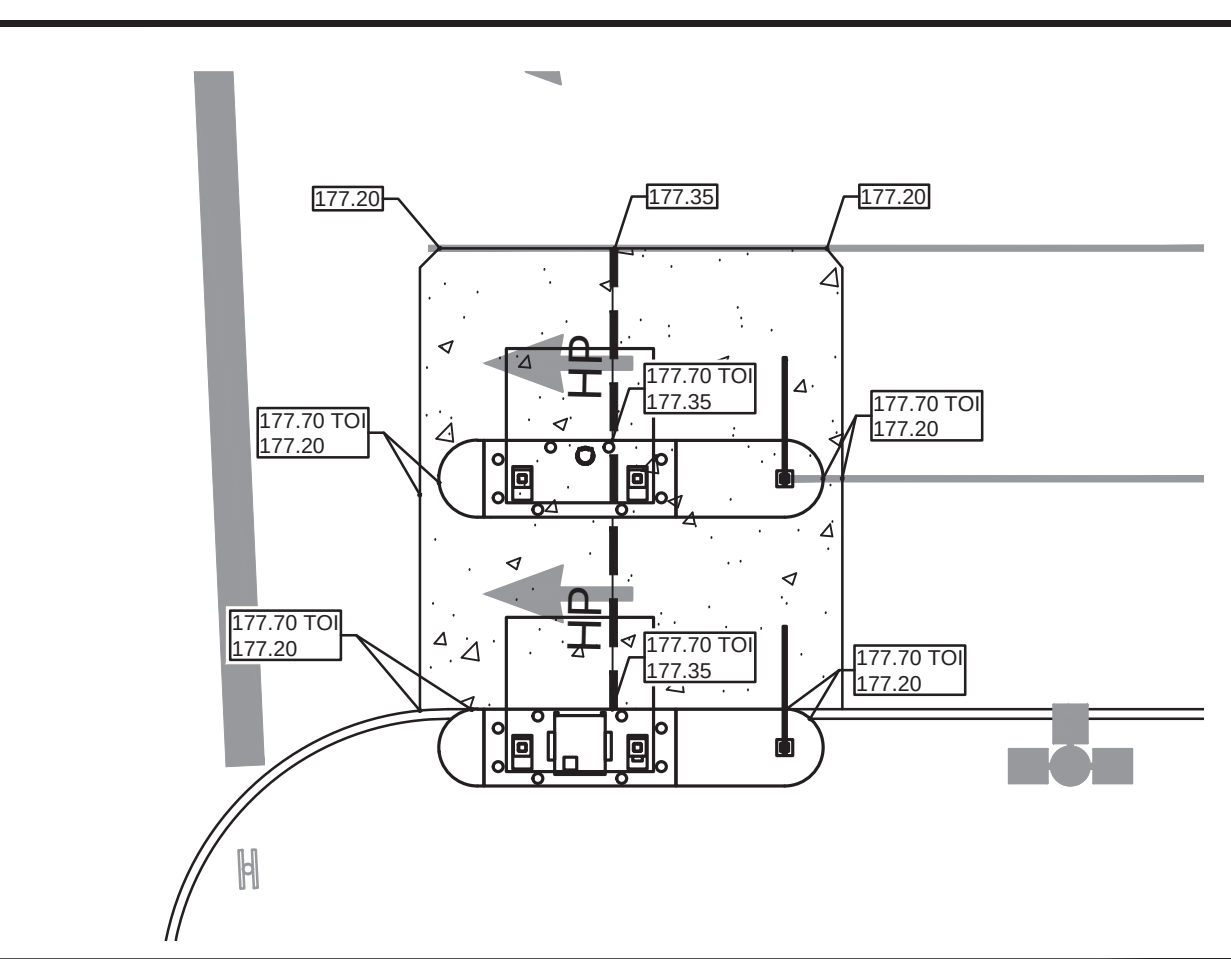
ACCESSIBILITY DETAIL

1" = 10'



ENLARGED VIEW

1" = 10'



ACCESSIBILITY NOTES

1. THE DRAWINGS ARE DESIGNED TO MEET ACCESSIBILITY STANDARDS AT MINIMUM. LOCAL AND STATE REQUIREMENTS OR CODES MAY HAVE ADDITIONAL STANDARDS.
2. ACCESSIBLE PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS AND ACCESSIBLE AISLES TO MEET ALL OF THE 2010 ADA STANDARDS REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY AND LOCATIONS REQUIRED BY THE ADA STANDARDS AND APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:64 RECOMMENDED).
3. ACCESSIBLE PARKING SIGNAGE ON POST. BOTTOM OF SIGNAGE TO BE MINIMUM 84" ABOVE GRADE. VERIFY ALL REQUIREMENTS WITH ACCESSIBILITY REQUIREMENTS AND LOCAL CODE.
4. CONCRETE WHEEL STOP. ALL ACCESSIBLE SPACES- LOCATE FIXED WHEEL STOP SO AS NOT TO REDUCE THE WIDTH OF THE ADJOINING ACCESSIBLE ROUTE.
5. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAXIMUM RUNNING SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). ALL PAVED SURFACES, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQUIREMENTS.
6. ACCESSIBLE PATH/WALKWAY TO BE 5'-0" MINIMUM, RUNNING SLOPE 1:20 MAXIMUM, CROSS SLOPE 1:48 MAXIMUM, SLOPE AWAY FROM BUILDING - BROOM FINISH CONCRETE.
7. CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED). MAXIMUM CRISS SLOPE 1:48 (1:64 RECOMMENDED). REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION. PROVIDE 36" LONG MINIMUM LANDING AT TOP AND 60" MINIMUM LANDING AT BOTTOM OF RAMP WITH MAXIMUM SLOPE IN EITHER DIRECTION OF LANDING TO BE 1:48 (1:64 RECOMMENDED)
8. SURFACE CONDITIONS AT ACCESSIBLE WALKWAYS AND ACCESSIBLE AREAS (PAVERS SYSTEMS AND/OR CONCRETE SURFACES) SHALL NOT INCLUDE GAPS GREATER THAT 1/2" OR VERTICAL CHANGES AT JOINTS OR BETWEEN UNITS GREATER THAN 1/4" - UNLESS THE OVERALL LEVEL CHANGE DOES NOT EXCEED 1/2" AND THE LEVEL CHANGE IS BEVELED AT 1:2.
9. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
10. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

LEGEND

- EL ELEVATION
TYP TYPICAL
CO CLEANOUT
IE INVERT ELEVATION
SE SUMP ELEVATION
EXISTING ELEVATION
PROPOSED PAVEMENT ELEVATION
TOP OF SIDEWALK/CURB
EDGE OF PAVEMENT
DITCH BOTTOM INLET
CURB INLET
FFE FINISH FLOOR ELEVATION
RCP REINFORCED CONCRETE PIPE
HP HIGH POINT
MEG MATCH EXISTING GRADE
TOI TOP OF ISLAND
DS BUILDING DOWN SPOUT
12" OR GREATER STORMWATER PIPE
LESS THAN 12" STORMWATER PIPE
PROPOSED SURFACE STORMWATER FLOW
PROPOSED SWALE STORMWATER FLOW
EXISTING CONTOUR
PROPOSED CONTOUR

CONTROL BENCHMARKS

CONTROL BENCHMARK:
STATION IS A 3.5" BRASS FOOT SURVEY DISK MARKED D5PNC 11401 005. LOCATED 438.40 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL IN THE CONCRETE SIDEWALK.

EL.: 173.90' (NAVD88)

TBM #1:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 46.12 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL.

EL.: 171.70' (NAVD88)

TBM #2:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 48.54 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.

EL.: 171.64' (NAVD88)

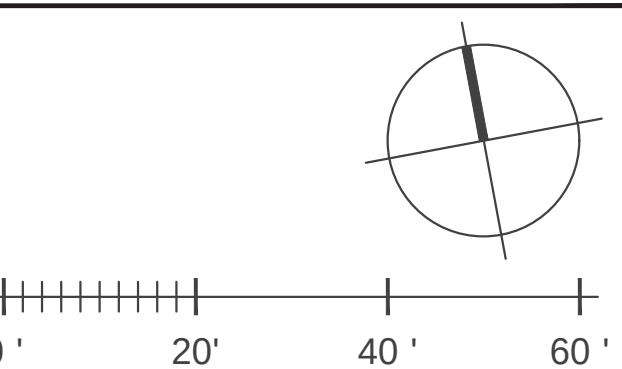
EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.

PAVING AND GRADING GENERAL NOTES

1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
2. SEE SITE PLAN SHEET FOR SITE DATA.
3. SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR THE CITY OF MOUNT DORA WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.

SCALE



bdg
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. # AA-0003590
www.bdgplp.com

FIFTH THIRD
BANK

FIFTH THIRD BANK
MT. DORA

19160 US HIGHWAY 441
MT. DORA, FL 32757

INFINITY
ENGINEERING
GROUP, PLLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.jegroup.net
FL Cert. of Auth. No. 27889
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SEAL

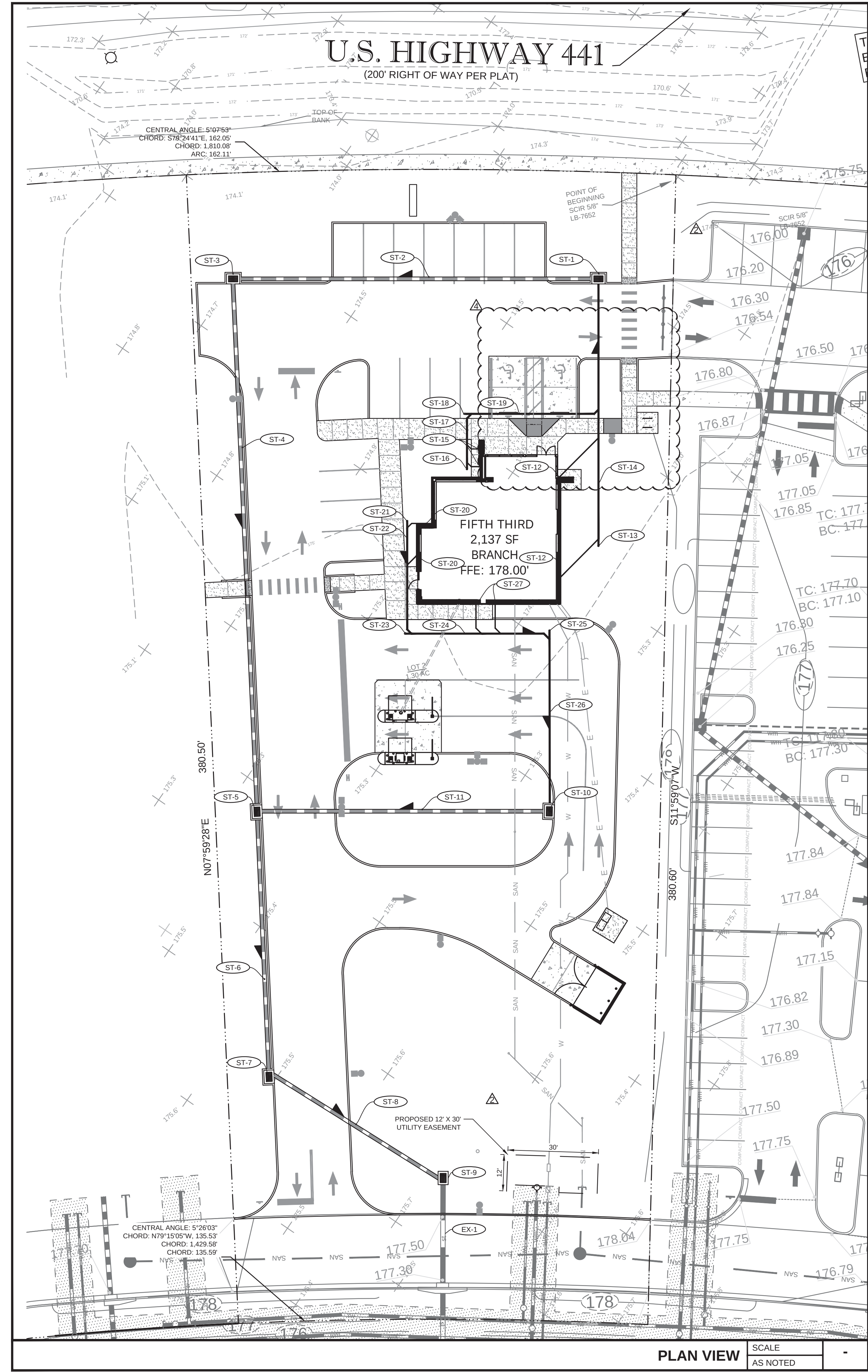
NISIT SAPPARKHAO, P.E.
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DATE			
ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3
		10.25.24	P&Z COMMENTS

PROJECT INFORMATION BLOCK	
JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE
GRADING PLAN
SHEET NUMBER

C03.01



STORM STRUCTURE/PIPING DATA

ST-1 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.30' IE (W) = 173.60' IE (S) = 173.60'	ST-14 87 LF OF 8" PVC @ 1.95% SLOPE
ST-2 116 LF OF 15" HDPE @ 0.64% SLOPE	ST-15 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 5 LF 4" PVC @1.0% MIN. SLOPE IE = 175.50'
ST-3 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 175.60' IE (E) = 172.75' IE(S) = 172.75'	ST-16 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.45'
ST-4 172 LF OF 15" HDPE @ 0.75% SLOPE	ST-17 17 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-5 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.35' IE (N) = 171.45' IE(S) = 171.45' IE (E) = 171.45'	ST-18 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.25'
ST-6 83 LF OF 18" HDPE @ 0.76% SLOPE	ST-19 45 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-7 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.60' IE (N) = 170.80'	ST-20 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 4LF - 7LF 4" PVC @1.0% MIN. SLOPE IE = 175.50'
ST-8 64 LF OF 18" HDPE @ 0.61% SLOPE	ST-21 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.45'
ST-9 TYPE "C" JUNCTION BOX FDOT INDEX NO. 425-052 TOP EL. = 178.50' IE (S - EXISTING) = 170.37' IE (N) = 170.40'	ST-22 38 LF OF 8" PVC @ 1.05% MIN. SLOPE
ST-10 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.20' IE (N) = 174.05' IE (W) = 173.95'	ST-23 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.05'
ST-11 93 LF OF 18" HDPE @ 2.63% SLOPE	ST-24 48 LF OF 8" PVC @ 1.04% MIN. SLOPE
ST-12 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 18 LF 4" PVC @1.0% MIN. SLOPE IE = 175.50'	ST-25 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 174.55'
ST-13 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.30'	ST-26 57 LF OF 8" PVC @ 0.88% MIN. SLOPE
	ST-27 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 10 LF OF 4" PVC @1.0% MIN. SLOPE IE = 175.50'

STORM STRUCTURE/PIPING DATA

EX-1 EXISTING 18" CCP STUB-OUT IE = 170.37
--

LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
SE	SUMP ELEVATION
X 49.58	EXISTING ELEVATION
	DITCH BOTTOM INLET
	CURB INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
	ST-23 STORM SEWER STRUCTURE NUMBER
DS	BUILDING DOWN SPOUT
	12" OR GREATER STORMWATER PIPE
	LESS THAN 12" STORMWATER PIPE
	DIRECTION OF PIPE FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR

CONTROL BENCHMARKS

CONTROL BENCHMARK:
STATION IS A 3.5" BRASS FDOT SURVEY DISK MARKED D5PNC 11401.005.
LOCATED 438.40 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE
SUBJECT PARCEL IN THE CONCRETE SIDEWALK.

EL.: 173.90' (NAVD88)

TBM #1:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 46.12 FEET
NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL.

EL.: 171.70' (NAVD88)

TBM #2:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 48.54 FEET
NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.

EL.: 171.64' (NAVD88)

EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED
AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO
INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN
ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF
CIVIL PENALTY PROCEDURES.

bdg
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com



FIFTH THIRD BANK
MT. DORA

19160 US HIGHWAY 441
MT. DORA, FL 32757



INFINITY ENGINEERING
GROUP, PLLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.jegroup.net
FL Cert. of Auth. No. 27889
IEG JOB NO. 15-308.00

SEAL

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3
		10.25.24	P&Z COMMENTS

PROJECT INFORMATION BLOCK

JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE

PIPING PLAN

SHEET NUMBER

C03.02

SCALE



U.S. HIGHWAY 441
(200' RIGHT OF WAY PER PLAT)

CENTRAL ANGLE: 5°07'53"
CHORD: S79°24'41"E, 162.05'
CHORD: 1,810.08'
ARC: 162.11'

FIFTH THIRD
2,137 SF
BRANCH
FFE: 178.00'

CONFLICT POINT (CP-1)
SEE DETAIL, THIS SHEET

CONFLICT POINT (CP-2)
SEE DETAIL, THIS SHEET

PROPOSED 12' X 30'
UTILITY EASEMENT

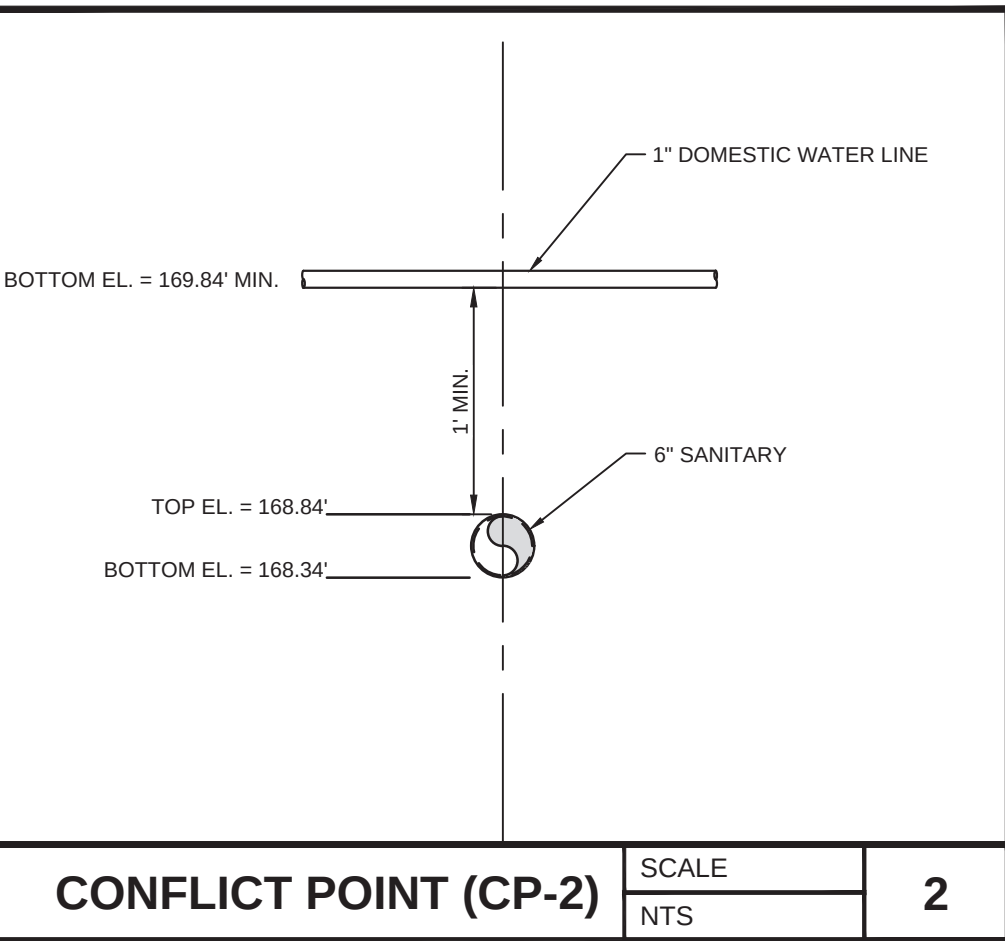
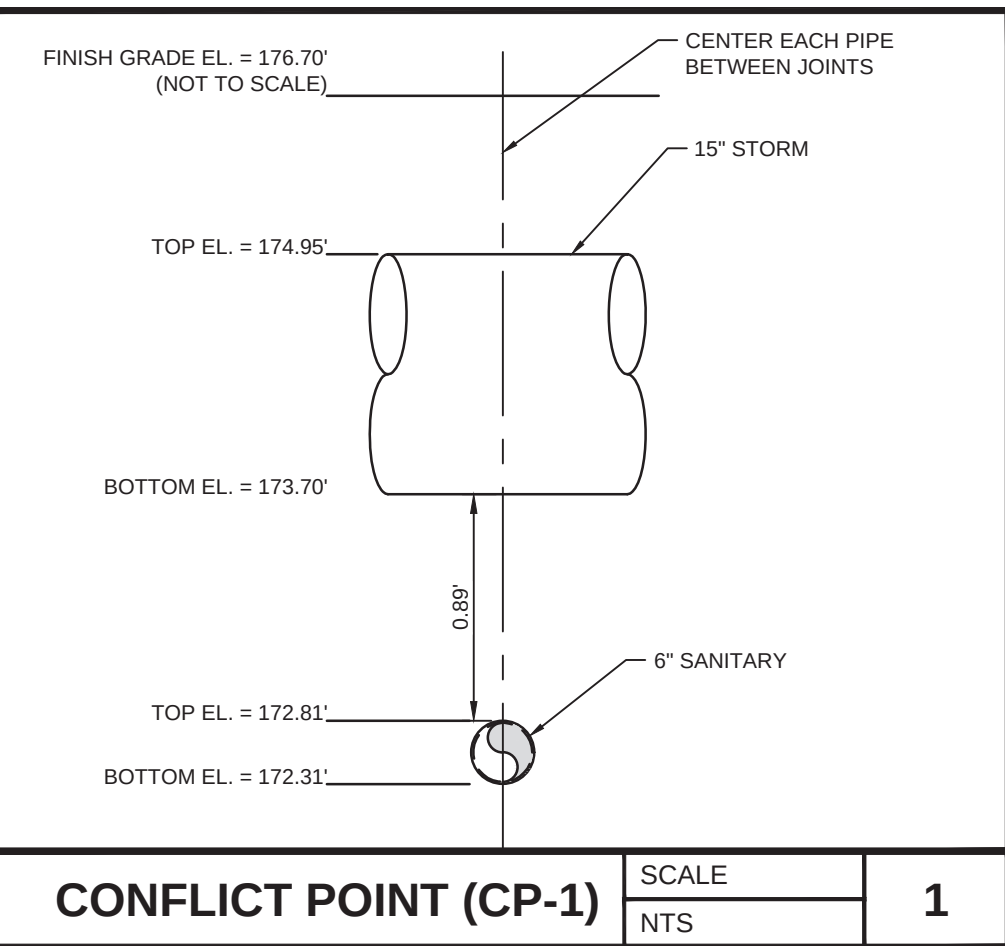
CENTRAL ANGLE: 5°26'03"
CHORD: N79°15'05"W, 135.53'
CHORD: 1,429.58'
CHORD: 135.59'

PLAN VIEW

SCALE
AS NOTED

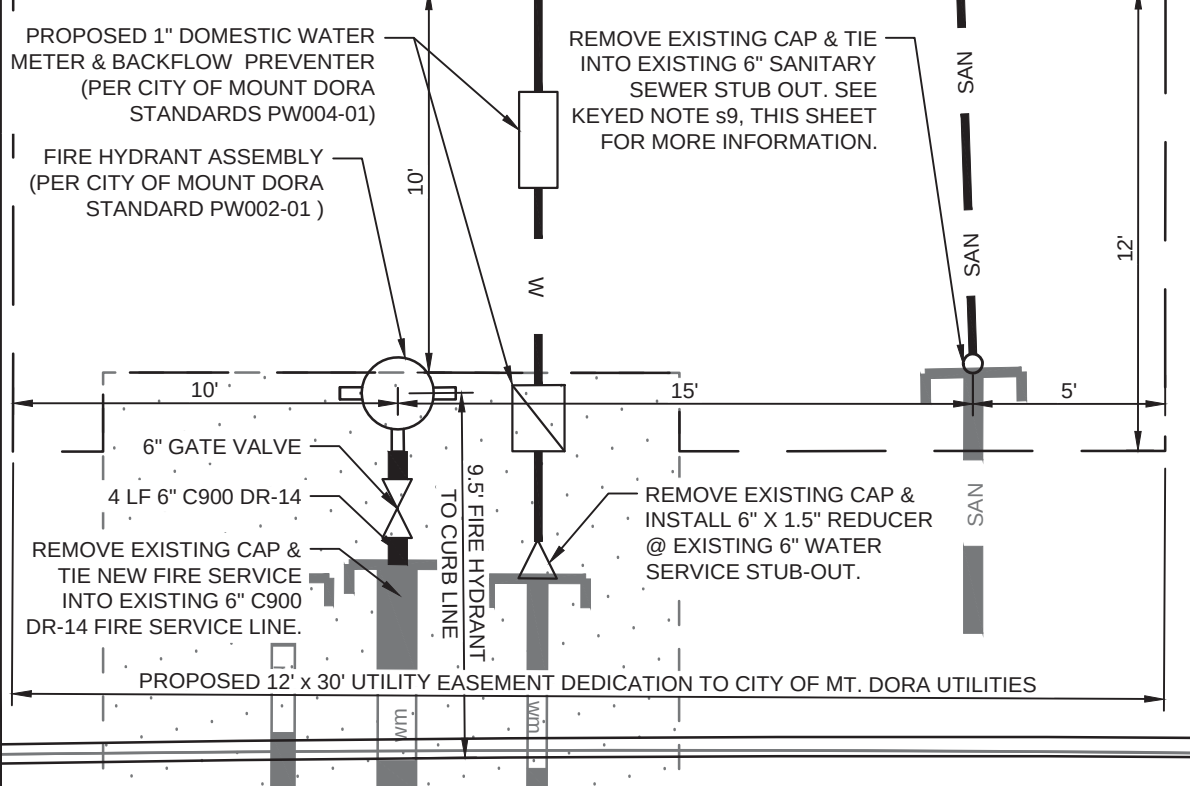
UTILITY SYSTEM DATA

WATER	
W1	POINT OF CONNECTION TO BUILDING SEE PLUMBING PLANS FOR CONTINUATION.
W2	190 LF - 1.0" .
W3	SEE SERVICE CONNECTION DETAIL, THIS SHEET.
SANITARY	
S1	6-INCH SEWER STUBOUT FROM BUILDING (BY PLUMBING CONTRACTOR). REFER TO BUILDING PLUMBING PLAN FOR EXACT LOCATION. CONSTRUCT SEWER CLEANOUT. CLEANOUT TOP ELEVATION SHALL MATCH PROPOSED GRADE ELEVATION. INV. EL 175.00'.
S2	75 LF - 6" SDR26 @ 3.93% SLOPE.
S3	CONSTRUCT SEWER CLEAN OUT - IE. 172.05'.
S4	75 LF - 6" SDR26 @ 3.93% SLOPE.
S5	CONSTRUCT SEWER CLEAN OUT - IE. 169.10'.
S6	32 LF - 6" SDR26 @ 4.03% SLOPE.
S7	CONSTRUCT SEWER CLEAN OUT - IE. 167.81'.
S8	20 LF - 6" SDR26 @ 4.03% SLOPE.
S9	CONTRACTOR TO TIE INTO EXISTING SANITARY 6" SEWER STUBOUT @ IE. 167.01'. CONSTRUCT SANITARY CLEANOUT AT POINT OF CONNECTION.
ELECTRIC	
E1	MAIN ELECTRIC SERVICE ENTRANCE & DISCONNECT (SEE ARCHITECTURAL PLANS).
E2	UNDERGROUND SECONDARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH UTILITY PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS).
E3	NEW PAD MOUNTED TRANSFORMER. SEE ELECTRICAL PLANS. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS).
E4	UNDERGROUND PRIMARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS).
TELEPHONE	
T1	TWO (2) 4-INCH CONDUITS. UTILIZE WIDE SWEEPS AND A MINIMUM 24-INCH COVER IS REQUIRED TO CENTER LINE OF CONDUITS. TELEPHONE CONDUIT WITH STRING. STUB UP 6" @ ALL ENDS AND CAP FOR FUTURE CONNECTION (BY CONTRACTOR).
T2	TELEPHONE/CABLE SERVICE ENTRANCE (SEE ARCHITECTURAL PLANS).
IRRIGATION	
I1	NEW IRRIGATION WELL.
ATM PNEUMATIC TUBE	
P1	NEW UNDERGROUND MILL-WRAPPED PNEUMATIC TUBE FROM ATM TO BUILDING. PROVIDE CONDUITS FOR POWER AND LOW VOLTAGE. SEE VAT TUBE DETAILS, SHEET C05.05.



SERVICE CONNECTION DETAIL

1" = 5'



WATER / SEWAGE CALCULATIONS

ANTICIPATED / PROP. WATER / SEWER USAGE: 15 GAL. PER 100 SF OF OFFICE SPACE, MULTIPLIED BY 2,137 SF OF TOTAL PROPOSED BANK OFFICE
 $15 / 100 * 2,137 = 320$ GPD

PER STATE OF FLORIDA DEPARTMENT OF HEALTH, CHAPTER 64E-6

WATER SUPPLY NOTE

A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES PER 8.7.2.1, NFPA 241, SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.

LEGEND

TYP	TYPICAL	PROPOSED FIRE MAIN
H/C	HANDICAP	PROPOSED ELECTRIC SERVICE
R	RADIUS	PROPOSED GAS SERVICE
R/W	RIGHT-OF-WAY	PROPOSED TELEPHONE SERVICE
	PROPOSED CONCRETE 6" OR LESS	EXISTING SANITARY PIPE
	PROPOSED CONCRETE GREATER THAN 6"	EXISTING WATER PIPE
	PROPERTY LINE	EXISTING RECLAIM WATER PIPE
SAN	PROPOSED SANITARY SERVICE	EXISTING UNDERGROUND POWER
GW	PROPOSED GREASE WASTE	EXISTING OVERHEAD WIRE
FM	PROPOSED FORCE MAIN	EXISTING GAS LINE
W	PROPOSED WATER MAIN	EXISTING TELEPHONE LINE

UTILITY NOTES

- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT.
- CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT.
- CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
- CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
- SEE SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
- SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
- ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SCHEDULE 80 OR PRESSURE RATED HDPE (POLY PIPE).
- ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS).
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF MOUNT DORA STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN OR RECLAIMED WATER.
- ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.

bdg
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com



FIFTH THIRD BANK
MT. DORA

19160 US HIGHWAY 441
MT. DORA, FL 32757



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1208 East Kennedy Boulevard
Suite 230
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[p]: 813.434.4770
[f]: 813.445.4211
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ISSUE	BY	DATE	DESCRIPTION
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		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3
		10.25.24	P&Z COMMENTS

PROJECT INFORMATION BLOCK

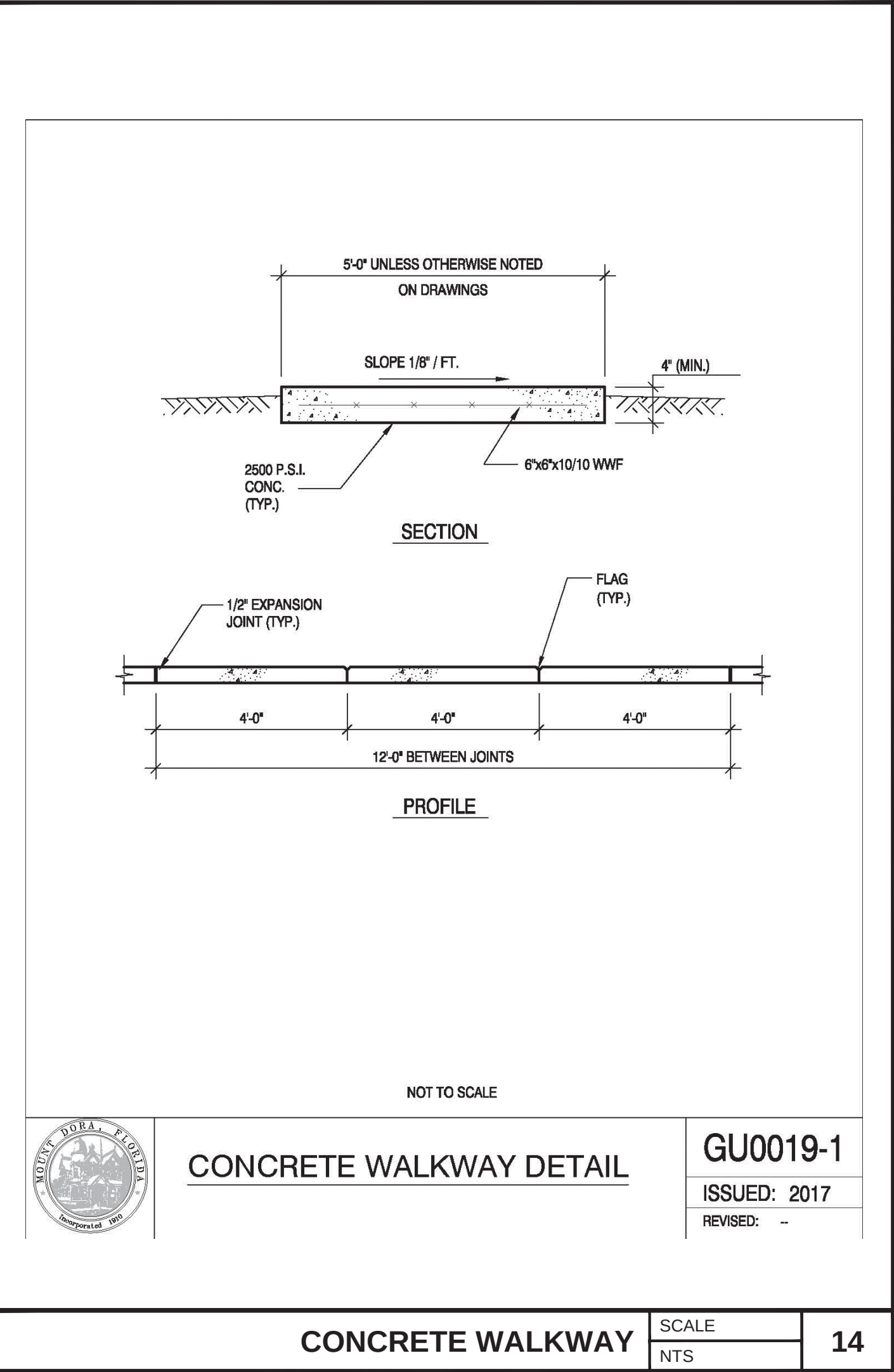
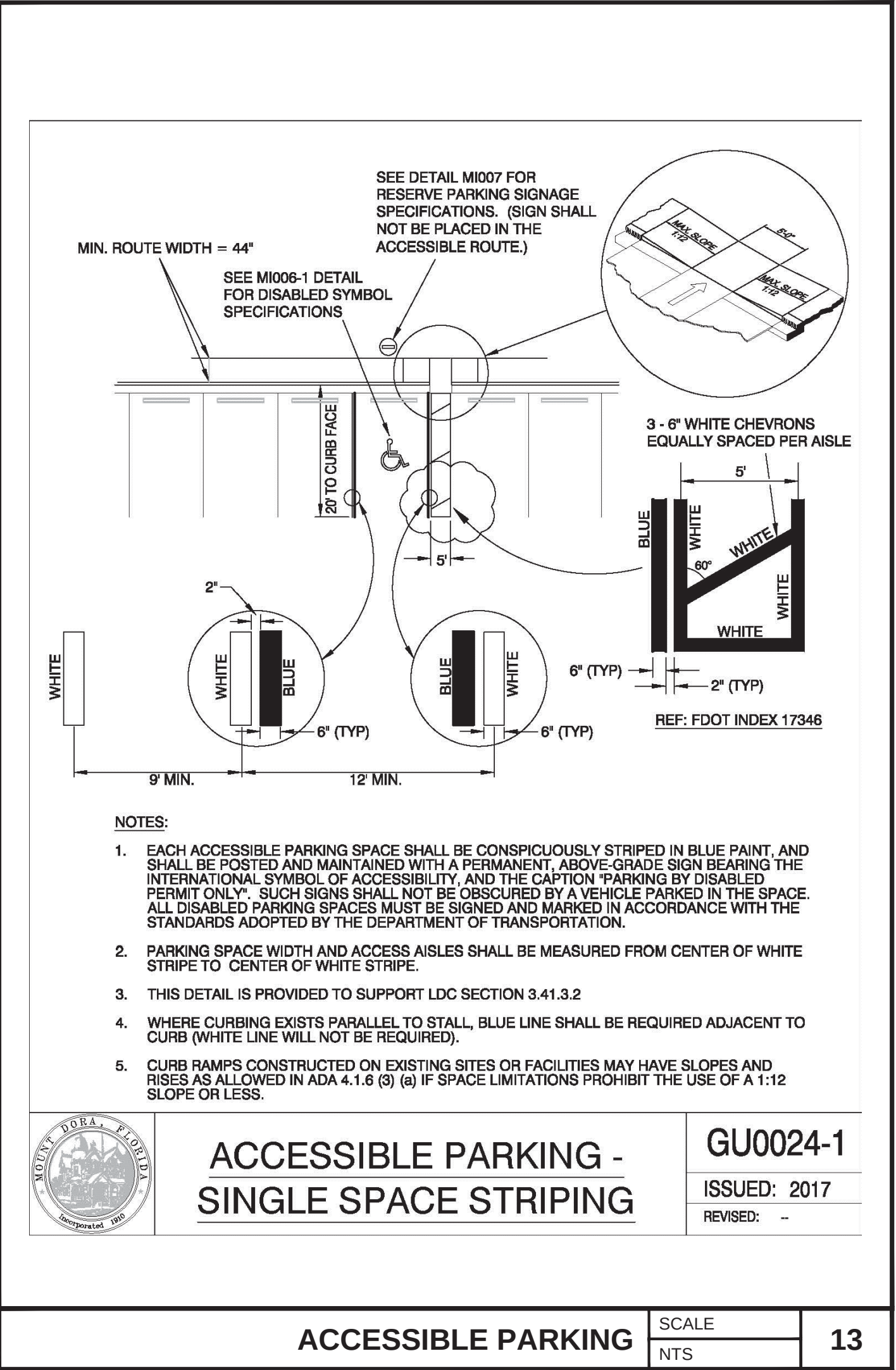
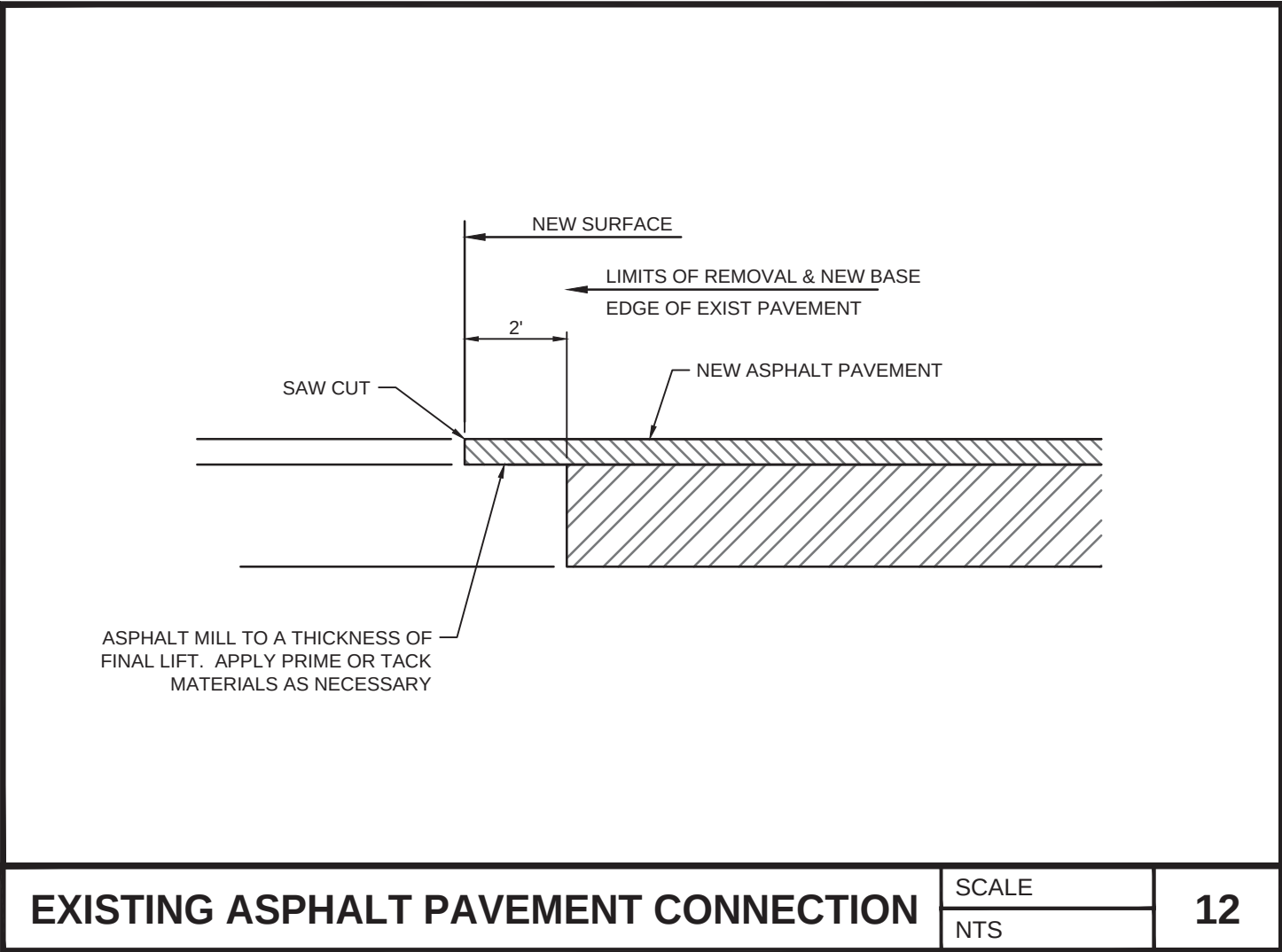
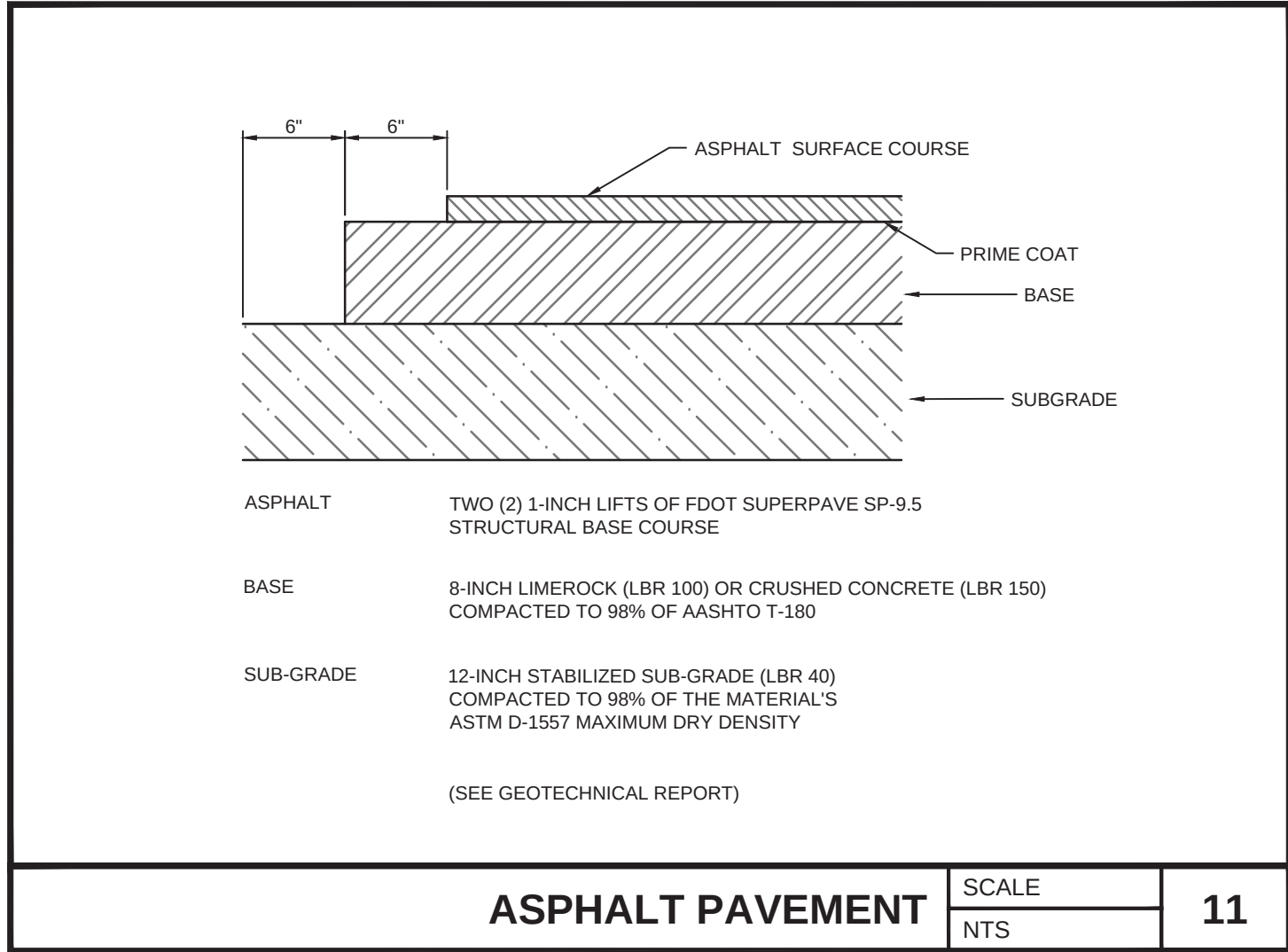
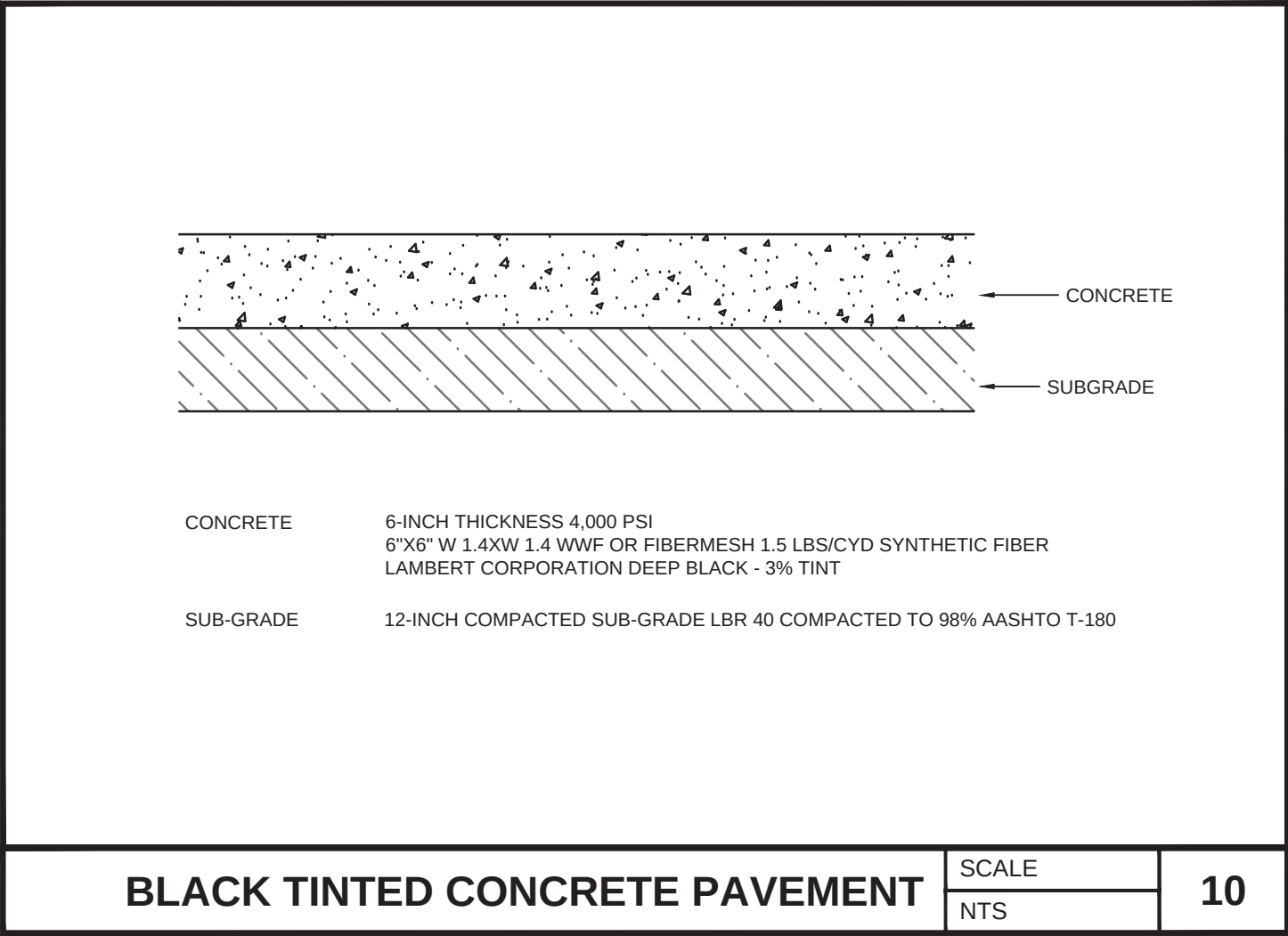
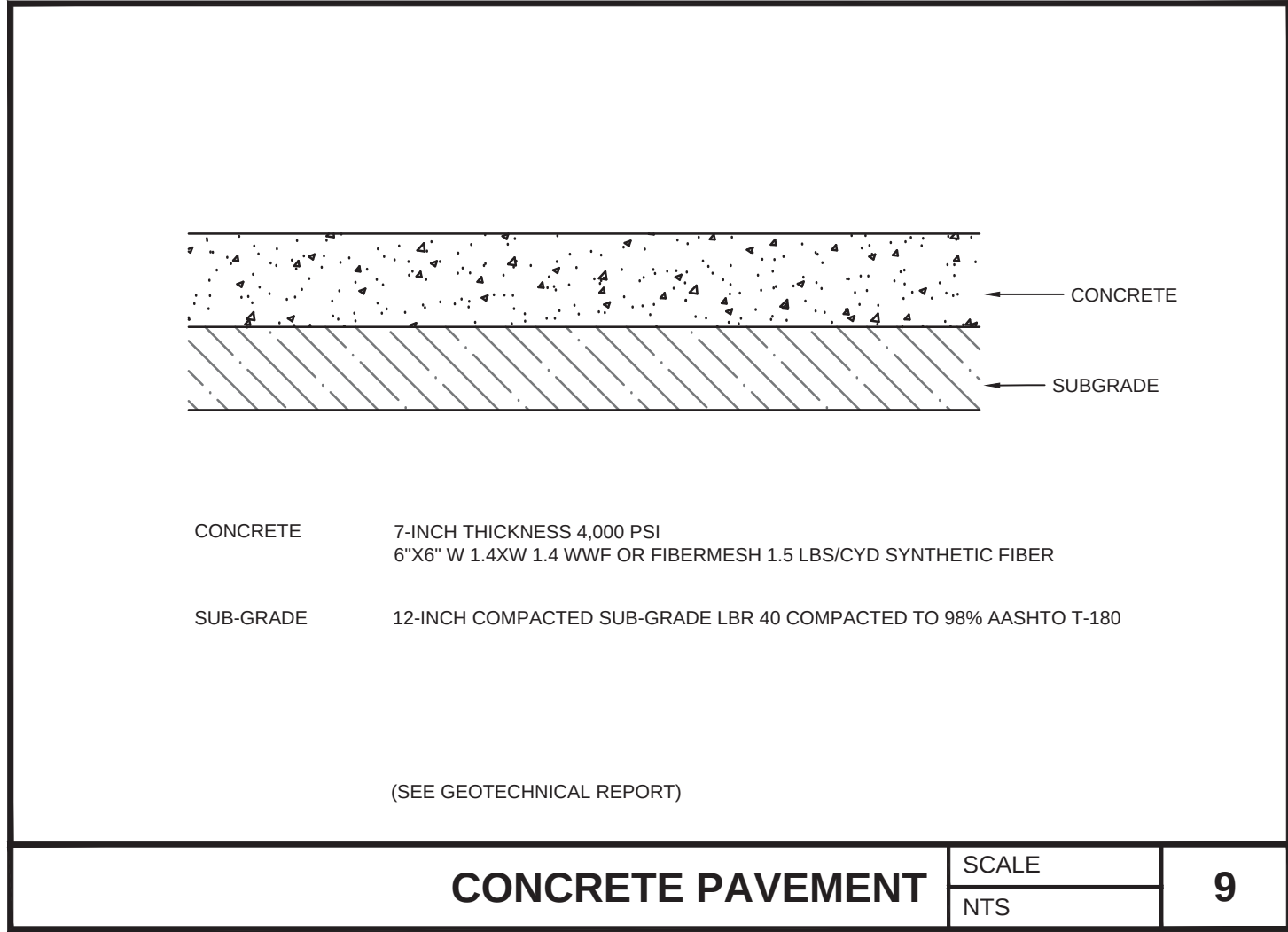
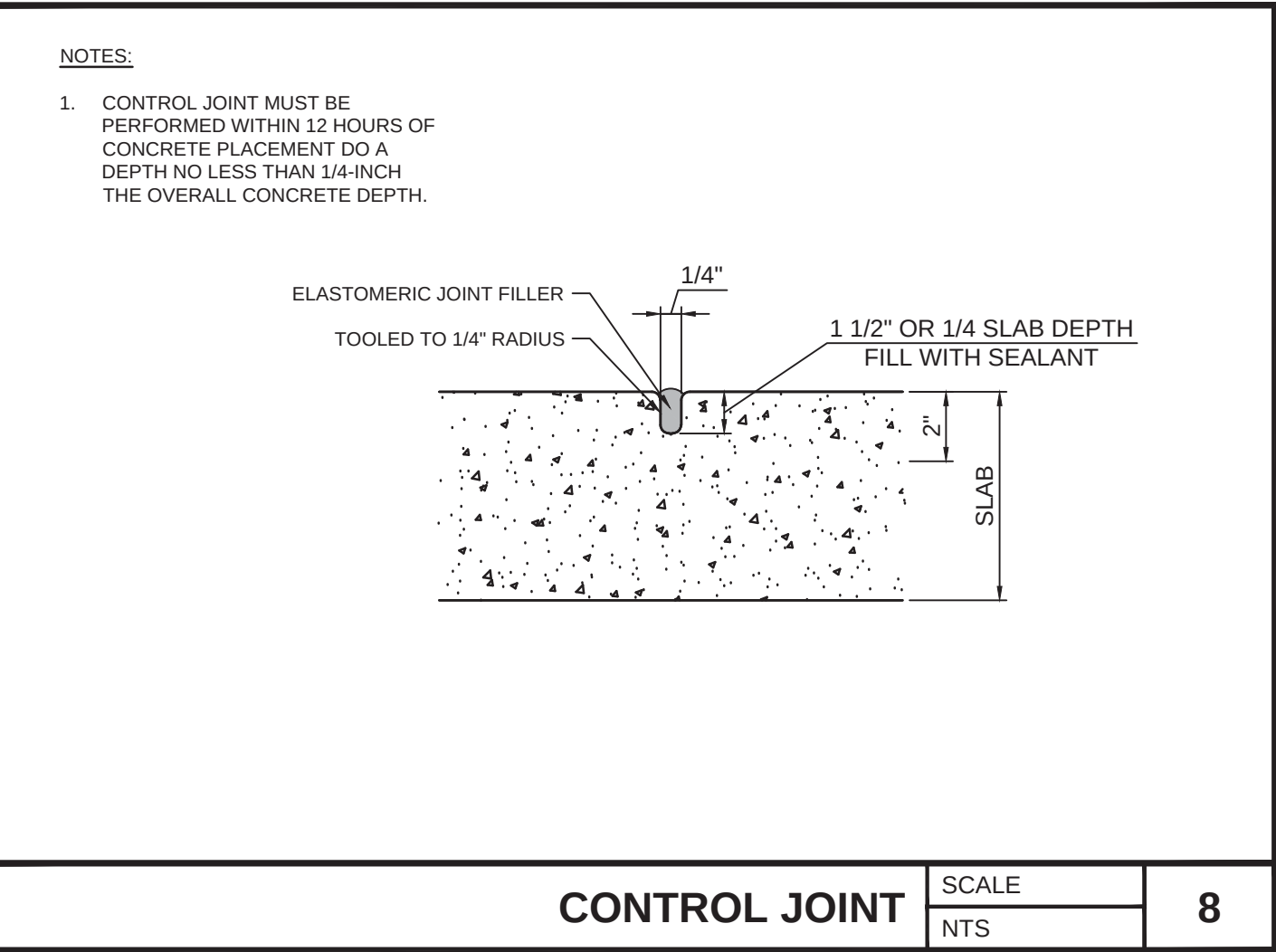
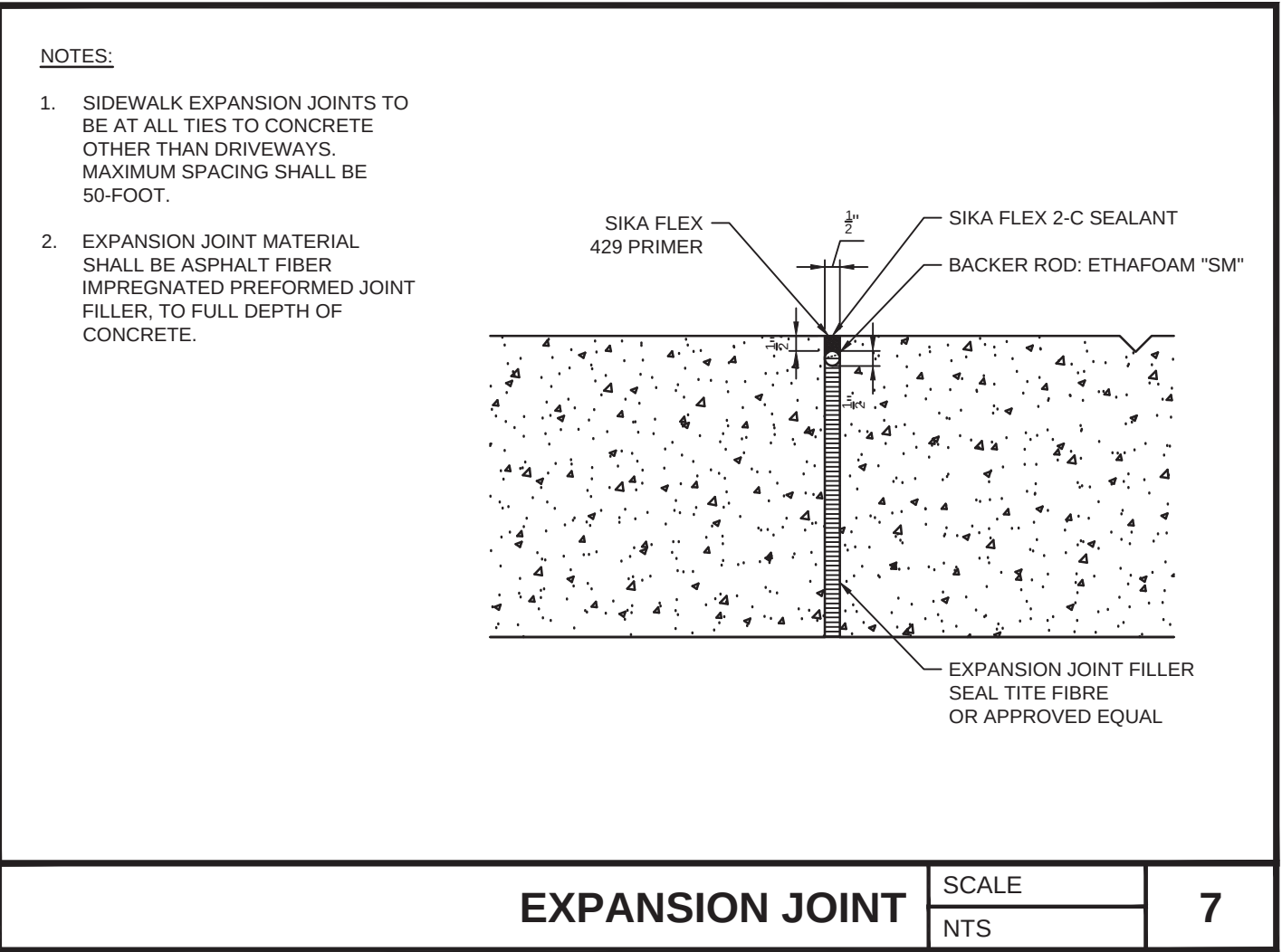
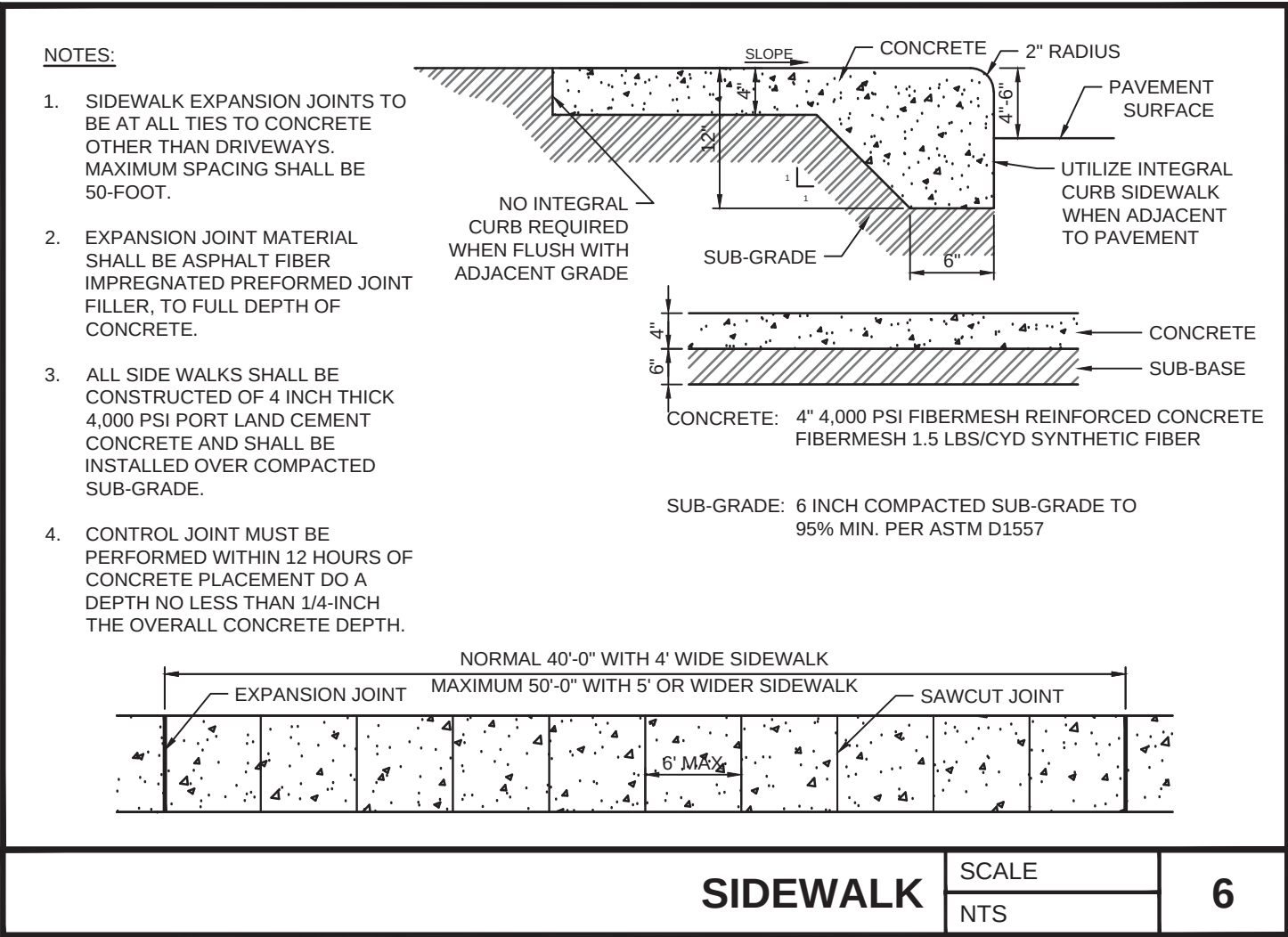
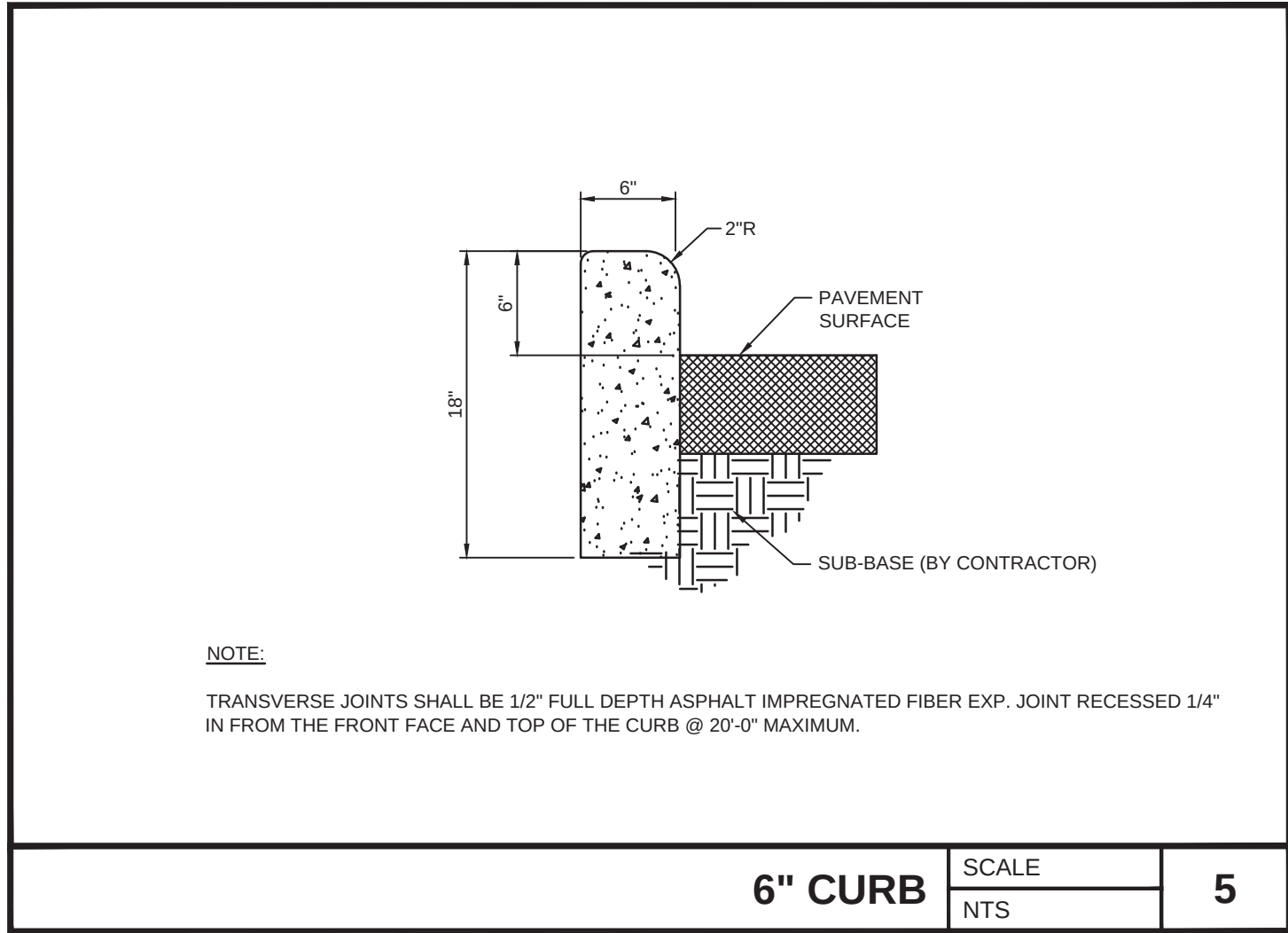
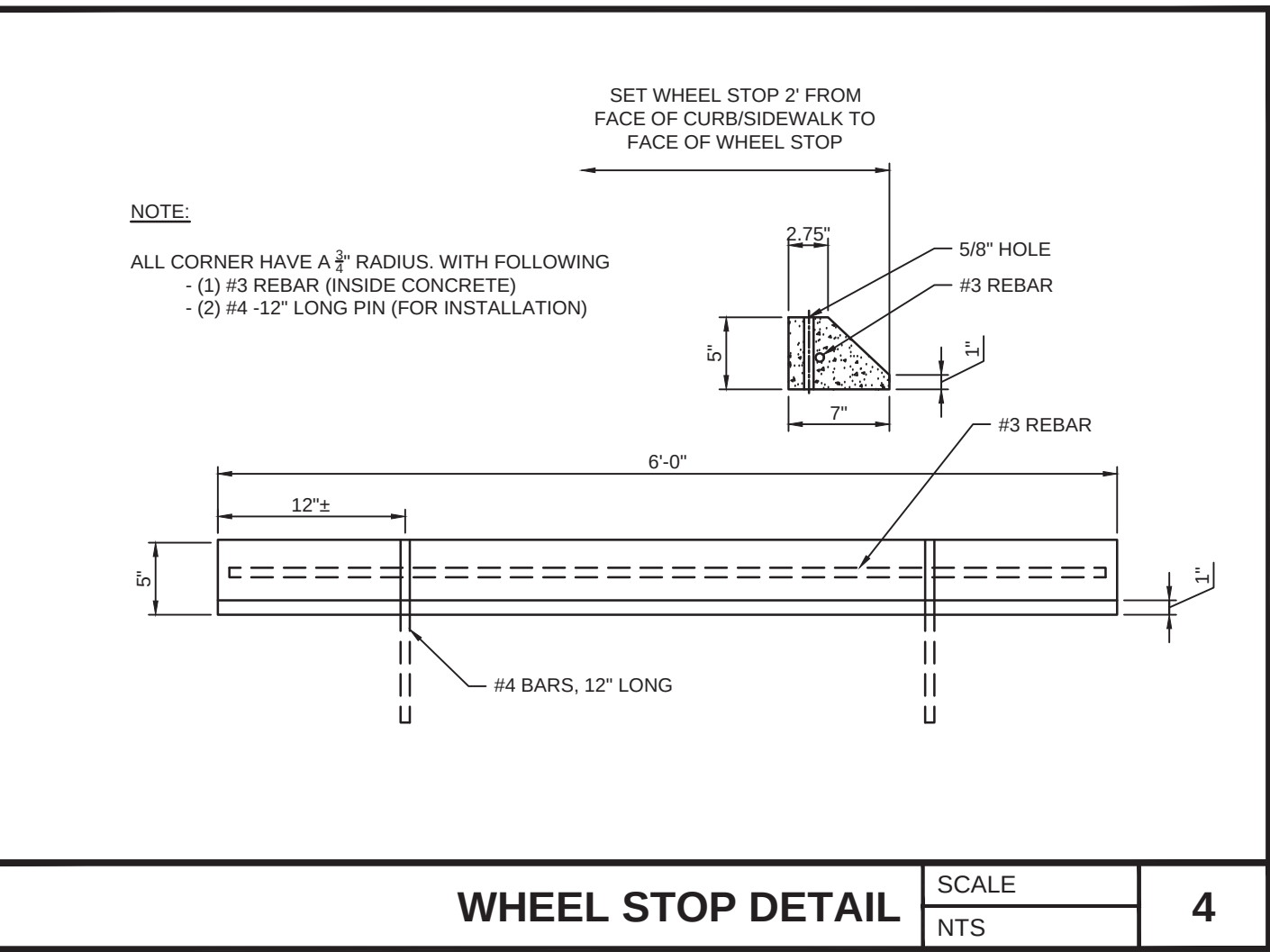
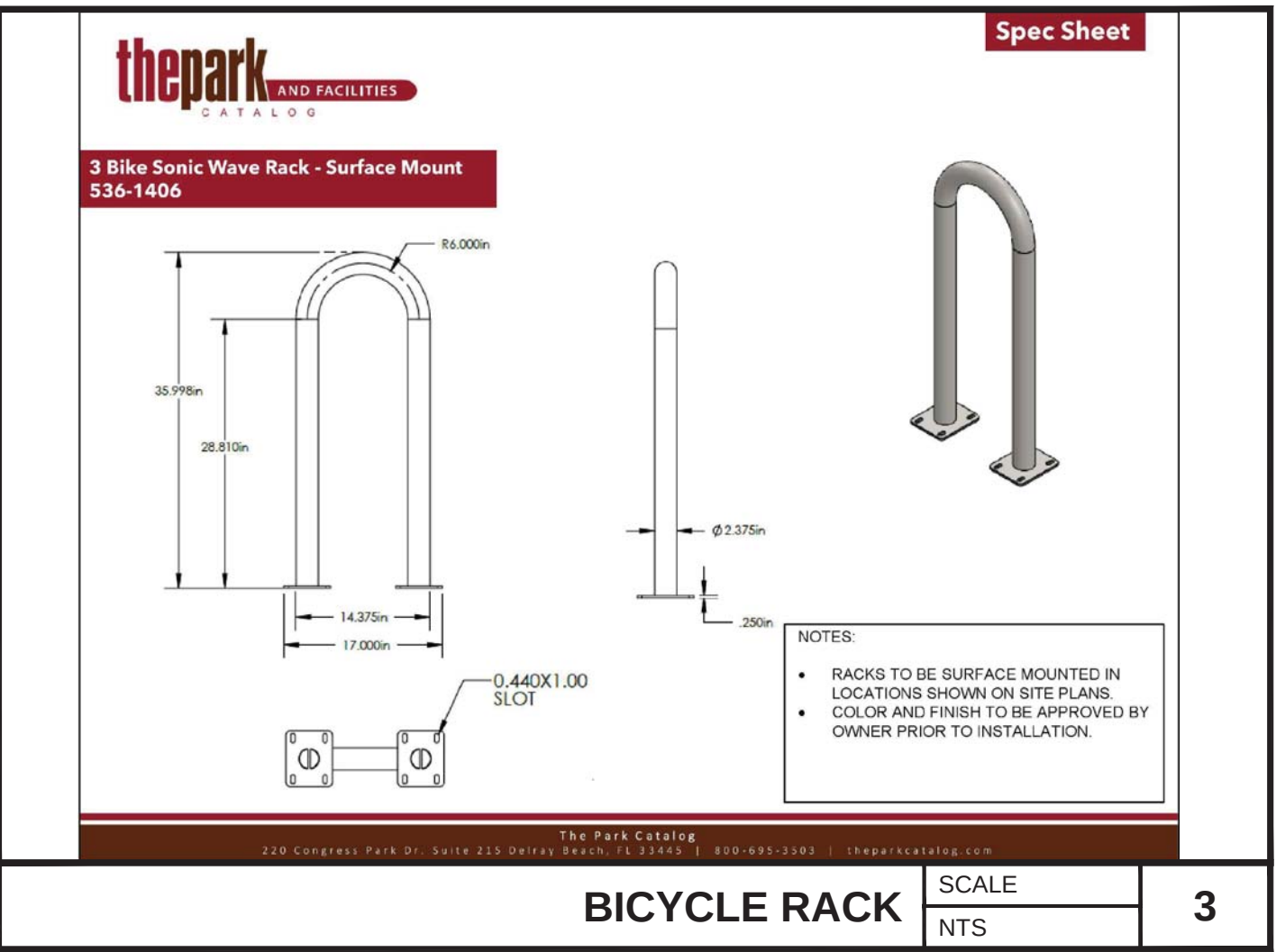
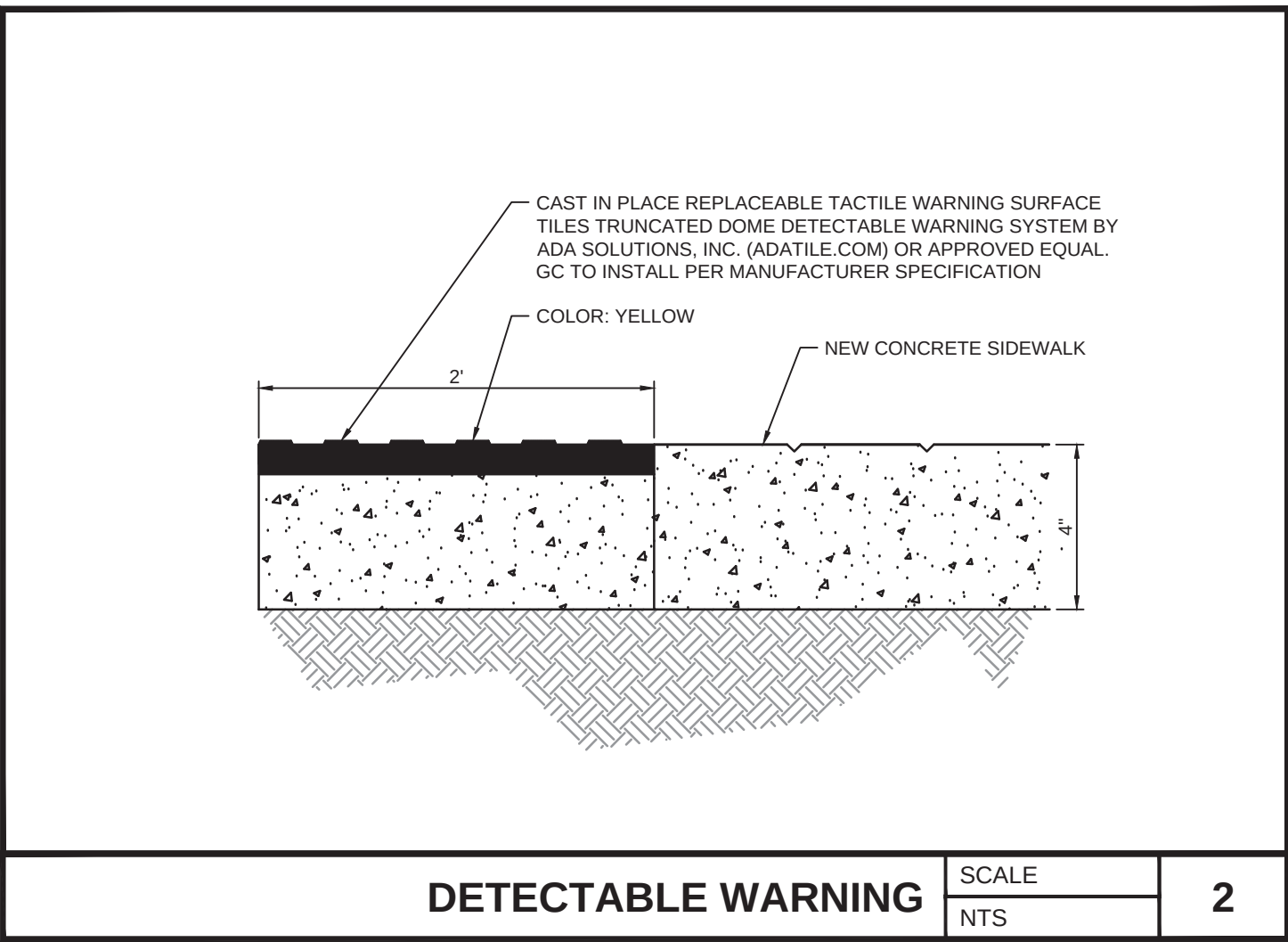
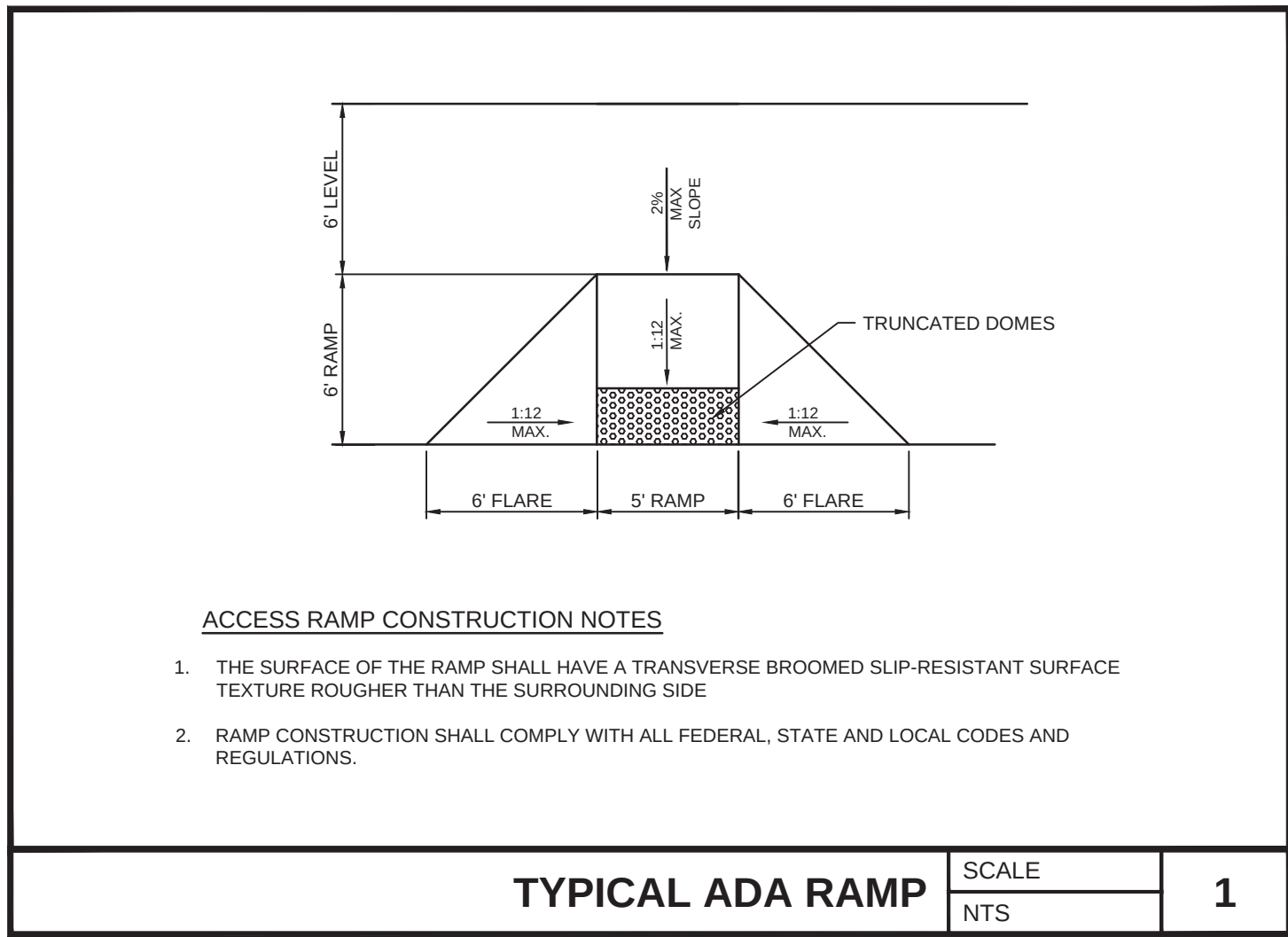
JOB # 230632
DATE: 03.01.24
DRAWN BY: SP
CHECKED BY: SJ

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C04.01



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 96% (AASHTO T-99) IN PAVED AREAS AND 96% (AASHTO T-100) 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-609) C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE OR SIZE STAINLESS STEEL.	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=180 (DR=18) DUCTILE IRON PIPE PRESSURE RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY. 16. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILT'S" 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.	WATER SYSTEM CONSTRUCTION GENERAL NOTES 24. MEGALLONS, SPLIT-4-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES. 25. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY, IN THE PRESENCE OF THE CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEM. 26. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL, IN CASE OF A FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18"-22" ABOVE FINAL GRADE. 27. HYDRANT LOCATION AND SPACING SHALL BE AS PER ARTICLE 7.13.2 OF THE LAND DEVELOPMENT CODE. 7.13.1. GENERAL, THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FOR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVICE. 7.13.2. DESIGN STANDARDS. 1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, 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 800 GPM AT A 20 PSI RESIDUAL PRESSURE.	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, "SIGNING 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 C202, "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, T-HEADS, 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 PLUMB, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5 1/2 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 SLUMP, 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 PW001-1A ISSUED: 2017 REVISED: -	POTABLE WATER GENERAL NOTES PW001-1B ISSUED: 2017 REVISED: -	POTABLE WATER GENERAL NOTES PW001-1C ISSUED: 2017 REVISED: -	POTABLE WATER GENERAL NOTES PW001-1D ISSUED: 2017 REVISED: -	POTABLE WATER GENERAL NOTES PW001-1E ISSUED: 2017 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.	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 INLINE 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.	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-203 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 D I P L = N D P 1/2 7400 L = S D P 1/2 133,300 FOR 150 PSI; TEST: L = 0.00185 ND (PVC) FOR 150 PSI; TEST: L = 0.000092 SD (DIP) L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR N = NUMBER OF JOINTS IN SECTION TESTED S = LENGTH OF PIPE TESTED, IN FEET D = NOMINAL DIAMETER OF THE PIPE IN INCHES P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDS PER SQUARE INCH GAUGE. 4. THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM, FOR THE TWO-HOUR PERIOD, BY WAY OF A PIPE TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER. 5. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED. UNTIL WITHIN THE ESTABLISHED LIMITS, THE CONTRACTOR SHALL FURNISH THE NECESSARY LABOR, WATER, PUMPS, GAUGES AND ALL OTHER ITEMS REQUIRED TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS. 6. PIPE SECTIONS TO BE PRESSURE TESTED SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.	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.	POTABLE WATER GENERAL NOTES PW001-1F ISSUED: 2017 REVISED: -	POTABLE WATER GENERAL NOTES PW001-1G ISSUED: 2017 REVISED: -	POTABLE WATER GENERAL NOTES PW001-1H ISSUED: 2017 REVISED: -	POTABLE WATER GENERAL NOTES PW001-1I ISSUED: 2017 REVISED: -	

b d g
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. # AA - 0003590
www.bdgplm.com

FIFTH THIRD
BANK

FIFTH THIRD BANK

MT. DORA

19160 US HIGHWAY 441
MT. DORA, FL 32757

INFINITY

INFINITY ENGINEERING
GROUP, PLLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.ieggroup.net
FL Cert. of Auth. No. 27889
IEG JOB NO. 15-308.00

SEAL

NISIT SAPPARKHAO, P.E.
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ISSUE

BY

DATE

DESCRIPTION

03.18.24

PERMIT SET

08.12.24

ADDENDUM 3

PROJECT INFORMATION BLOCK

JOB #

230632

DATE:

03.01.24

DRAWN BY:

SP

CHECKED BY:

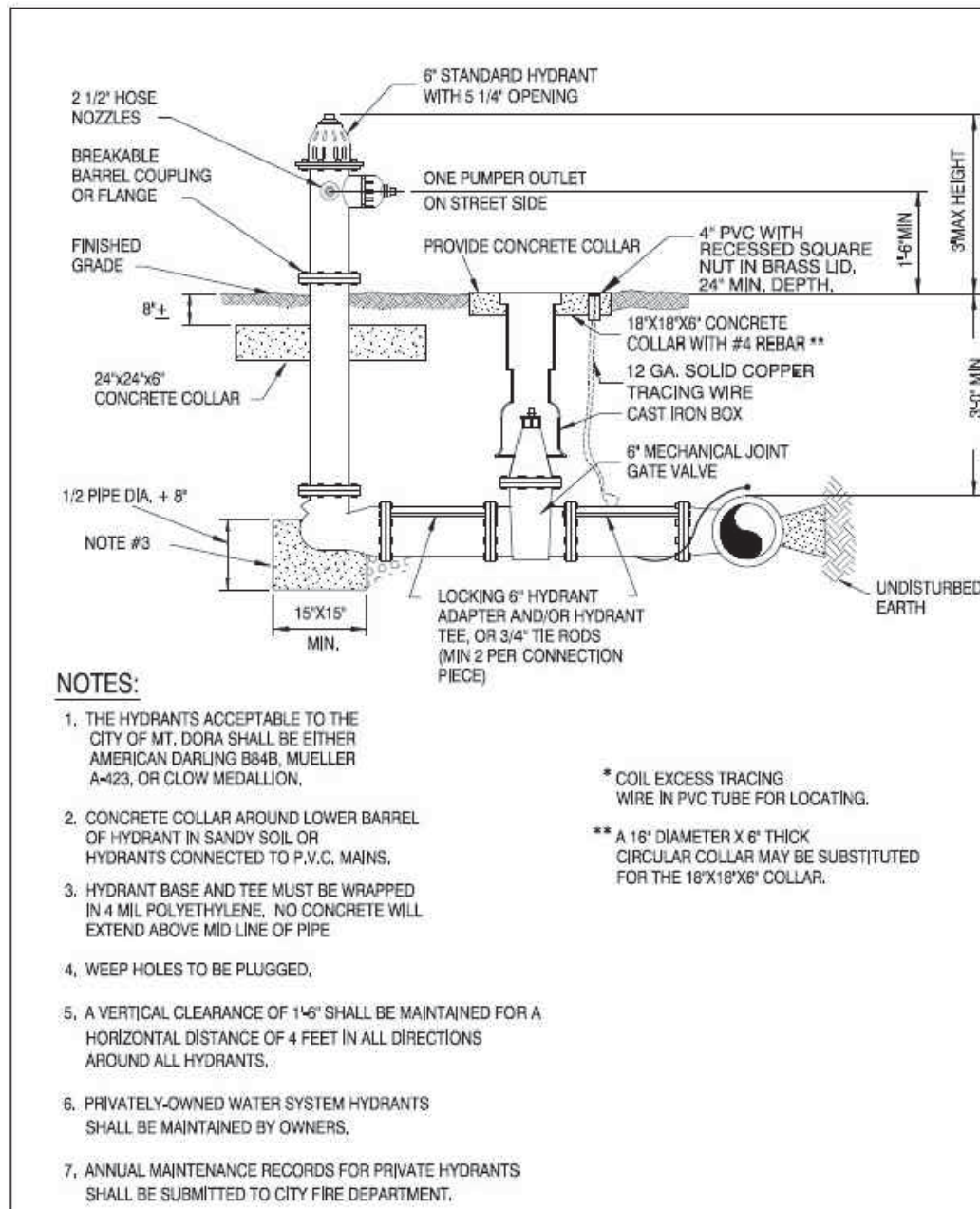
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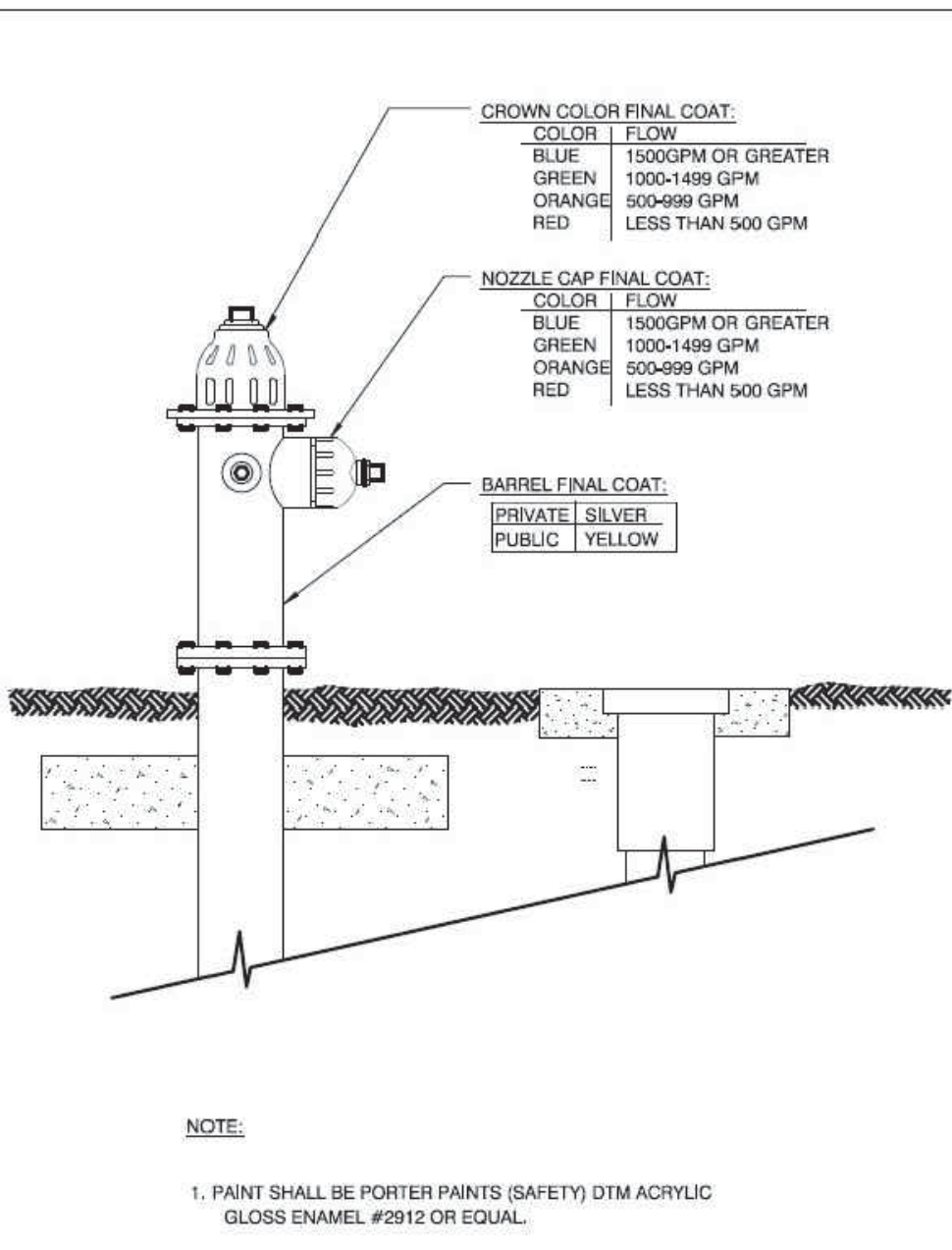
CITY OF MT. DORA
DETAILS

SHEET NUMBER

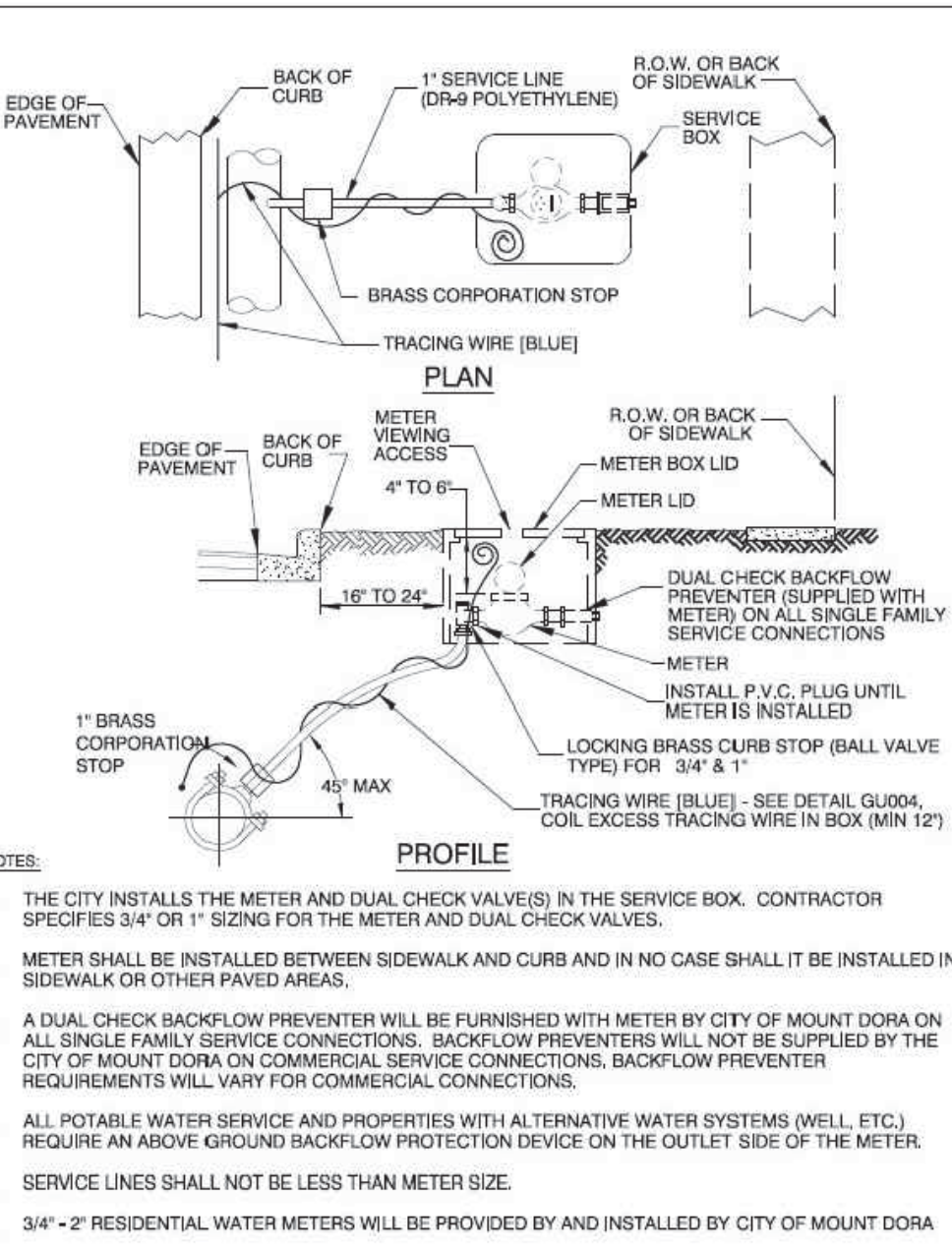
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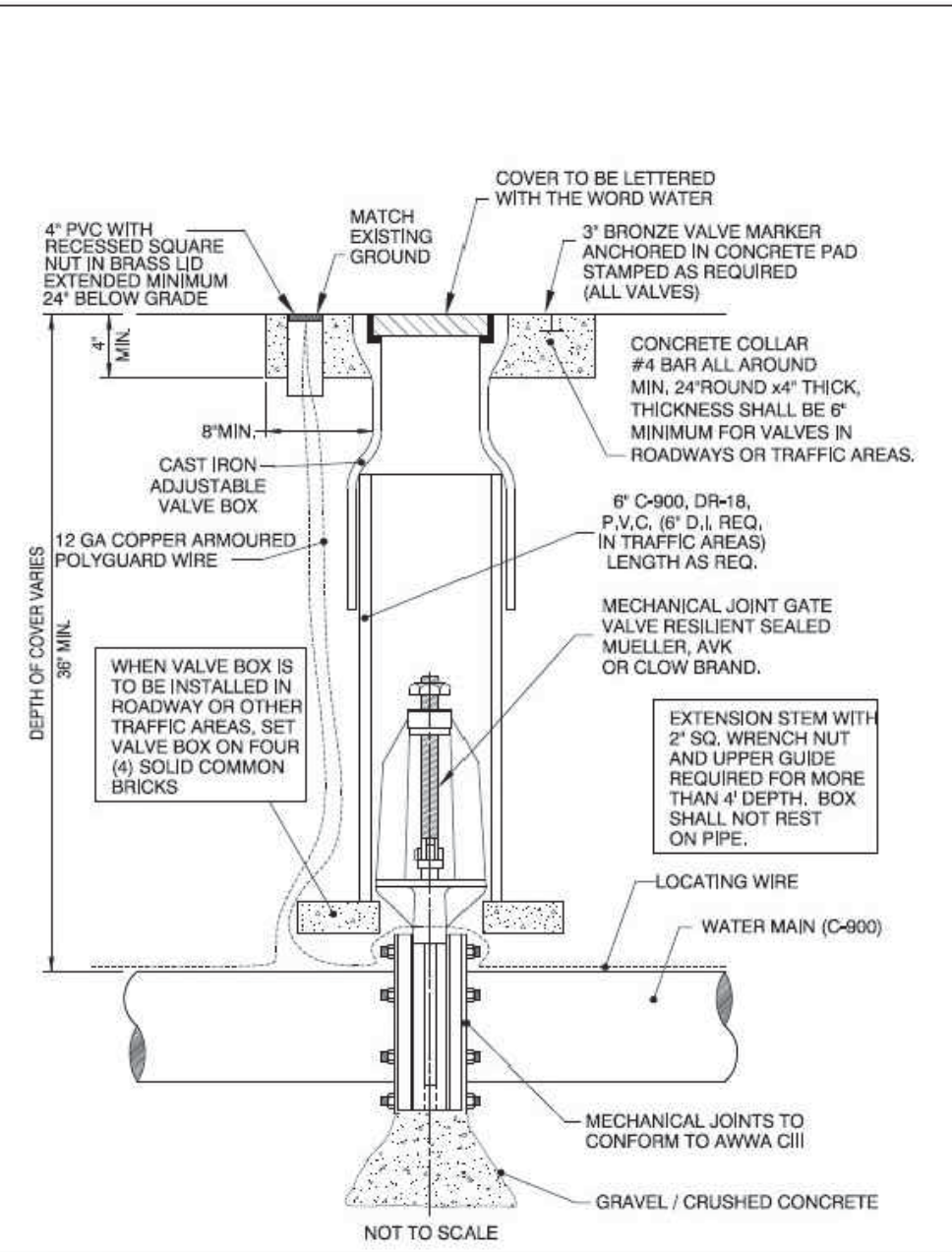
	STANDARD FIRE HYDRANT ASSEMBLY	PW002-1
		ISSUED: 2017
		REVISED: -



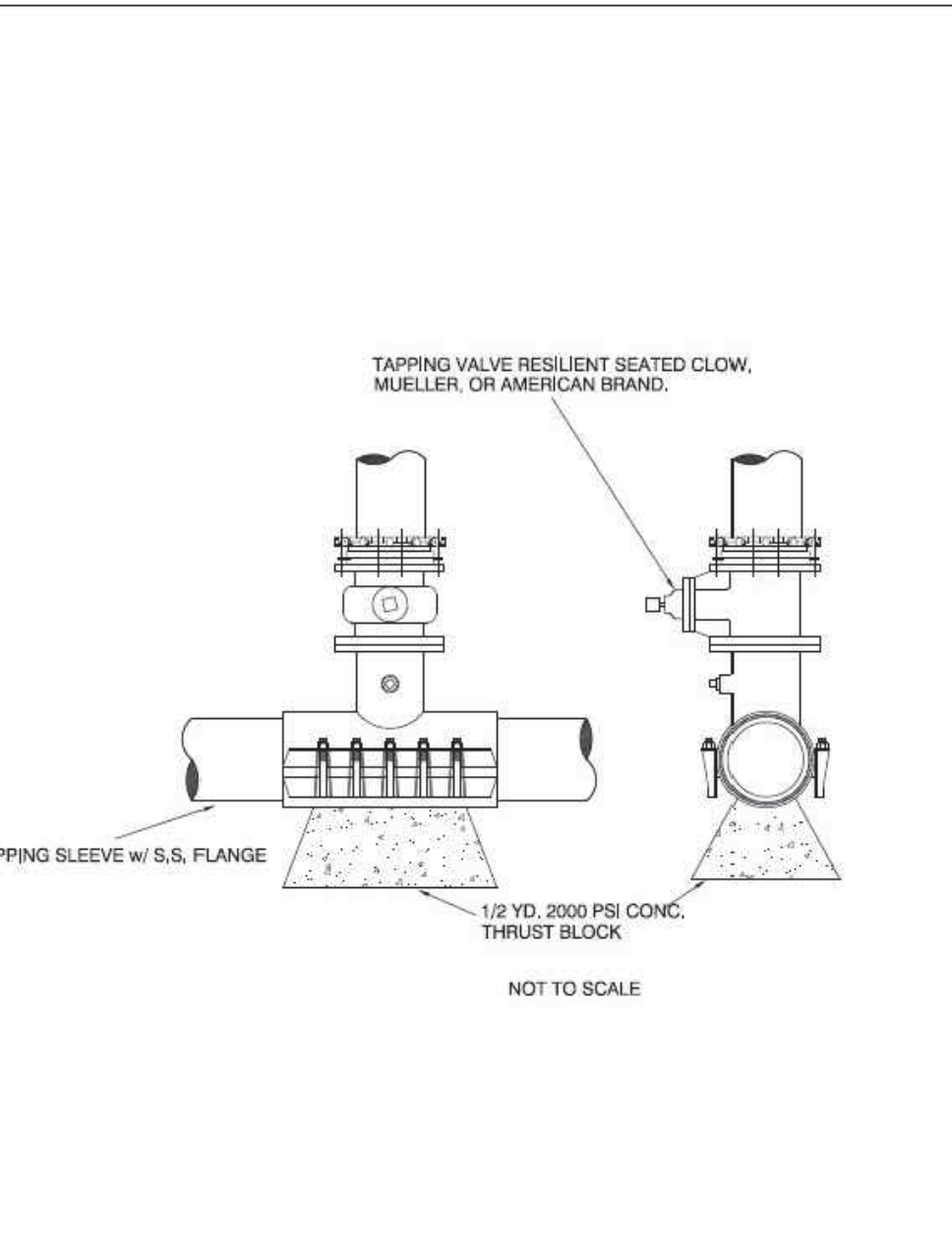
	FIRE HYDRANT COLOR IDENTIFICATION	PW003-1
		ISSUED: 2017
		REVISED: JAN 2020



	POTABLE WATER-SINGLE SERVICE CONNECTION	PW004-1
		ISSUED: 2017
		REVISED: -



	GATE VALVE & BOX	PW0012-1
		ISSUED: 2017
		REVISED: -



	WET TAP SLEEVE & VALVE	PW0013-1
		ISSUED: 2017
		REVISED: -

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com

FIFTH THIRD BANK

FIFTH THIRD BANK

MT. DORA

19160 US HIGHWAY 441
MT. DORA, FL 32757

INFINITY

INFINITY ENGINEERING GROUP, PLLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.jegroup.net
FL Cert. of Auth. No. 277889
IEG JOB NO. 15-308.00

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FL REG. NO. 64085

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK

JOB # 230632

DATE: 03.01.24

DRAWN BY: SP

CHECKED BY: SJ

SHEET TITLE

CITY OF MT. DORA
DETAILS

SHEET NUMBER

C05.04

1) OWNER'S GENERAL CONTRACTOR TO PROVIDE OSHA APPROVED TRENCH FROM UNDERSIDE OF OPERATORS AREA TO CUSTOMER UNIT ISLANDS. ACTUAL ROUTING OF TRENCH TO BE DETERMINED BY THE OWNER'S GENERAL CONTRACTOR. DEPTH OF TRENCH MAY VARY TO AVOID OBSTRUCTIONS BUT MUST NOT BE LESS THAN THE MINIMUM AS SHOWN IN THE DETAIL SECTION

3) ELECTRICAL CONDUIT, LOW VOLTAGE CONTROL AND AUDIO CABLE CONDUIT AND OPTIONAL TELL-R-TV CONDUIT TO BE BURIED ABOVE THE PNEUMATIC TUBES AND MUST NOT INTERFERE WITH THE PNEUMATIC TUBES. (ALL BY OWNER'S ELECTRICAL CONTRACTOR)

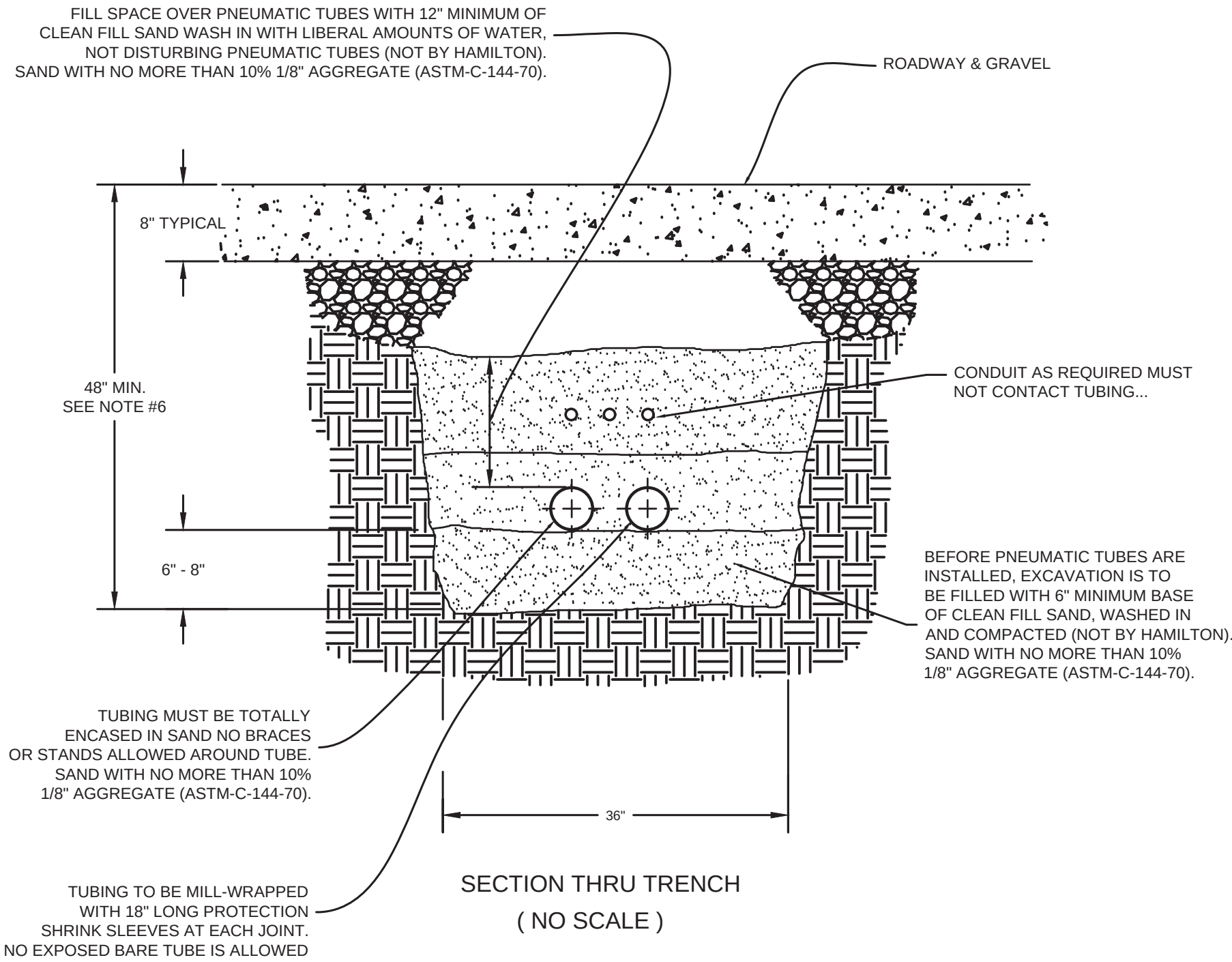
4) BEFORE CONDUIT IS INSTALLED, COVER PNEUMATIC TUBE WITH 3" TO 4" OF CLEAN FILL SAND (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).

5) BEFORE PNEUMATIC TUBES ARE INSTALLED, EXCAVATION IS TO BE FILLED WITH 6" TO 8" MINIMUM BASE OF CLEAN FILL SAND, WASHED IN AND COMPACTED (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).

6) 48" MINIMUM TRENCH DEPTH USING 30" RADIUS BENDS. ACTUAL DEPTH DETERMINED BY ARCHITECT BASED ON JOB SITE, SOIL, FROST LINE, CODE, ETC. ALWAYS LOCATE TUBES BELOW FROST LINE.

7) THE FOLLOWING NOT FURNISHED BY HAMILTON: CANOPY, SUPPORTS, ISLANDS, CONDUIT, HOLE OPENINGS, GUARD POST, SAND FILL, CHIPPING AND EXCAVATION. ALL FINISH BY OWNER'S GENERAL CONTRACTOR

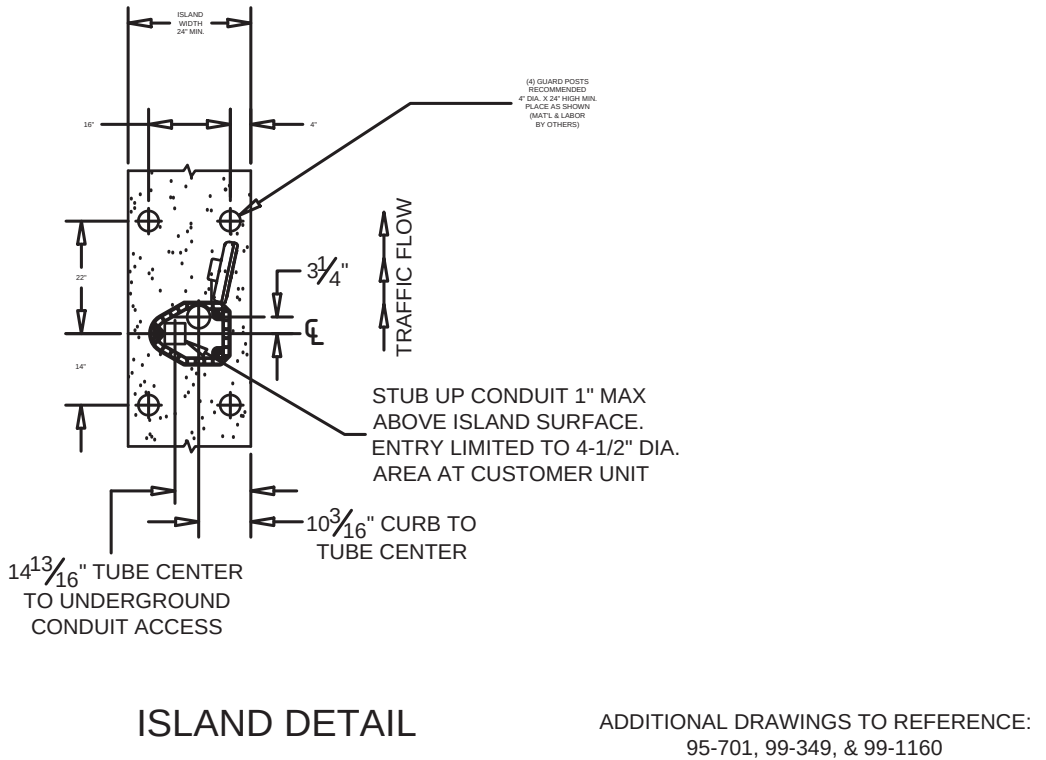
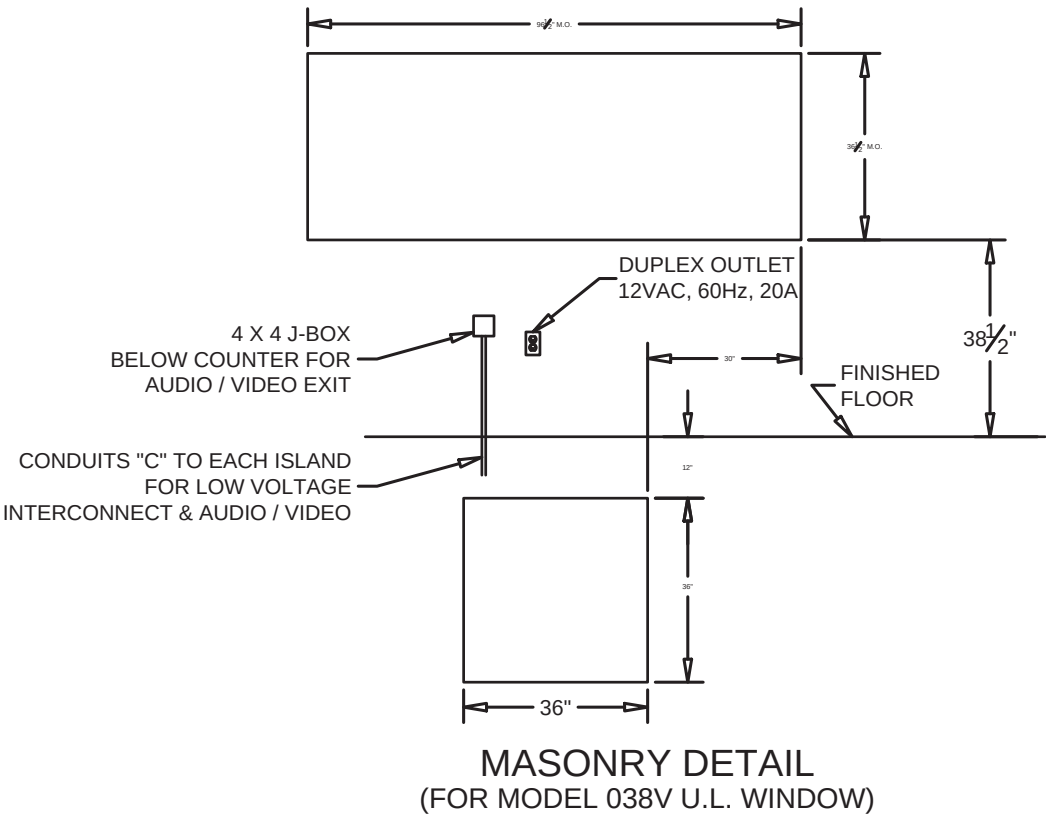
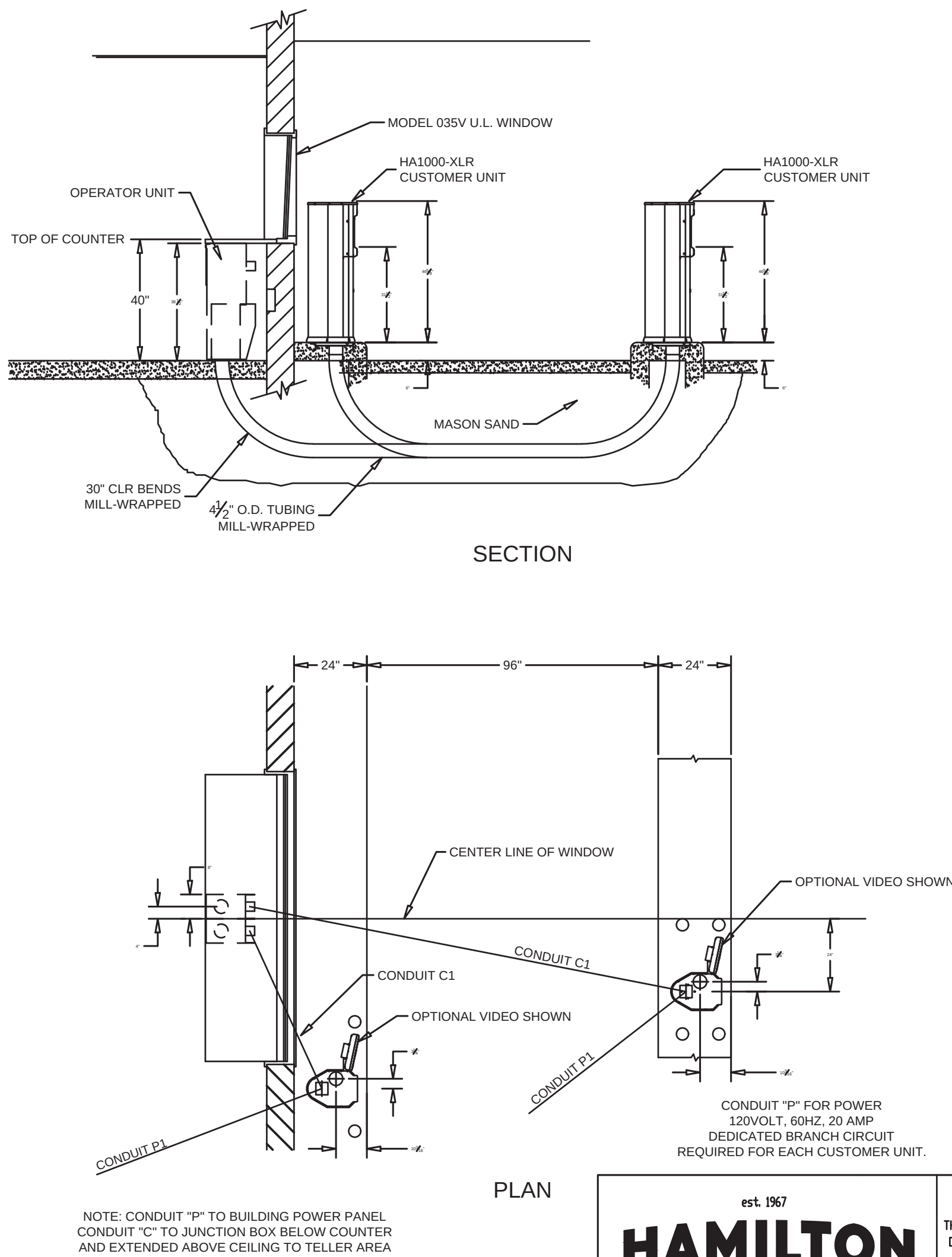
8) THE OWNERS GENERAL CONTRACTOR IS TO SIGN BELOW BEFORE TUBING IS COVERED TO SHOW PRESSURE TEST WAS PERFORMED ONLY, NOT TO VERIFY TEST RESULTS.



- 1)___ PRESSURE TEST TUBES BEFORE THEY ARE COVERED
- 2)___ PRESSURE TEST TUBES AT 5 P.S.I. FOR 1 HOUR WITHOUT LEAKAGE
- 3)___ PULL OR BLOW A CARRIER THROUGH THE TUBING

SIGNATURE: (OWNERS GENERAL CONTRACTOR TO SIGN TEST WAS PERFORMED)

REV-1	DATE: 4/29/04	CHANGED DIMENSIONS & NOTES
REV-2	DATE: 10/11/10	Added Specs to Sand used around tubes
REV-3	DATE: 11/8/10	Added Notes #1 ~ #8
HAMILTON AIR TYPICAL CROSS SECTION OF DIRECT BURIAL TUBING AND ELECTRICAL CONDUITS		
Drawing Number :		99-803
Date :		10/10/01



est. 1967 HAMILTON CUSTOM MADE SECURITY	PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS ARE THE PROPERTY OF HAMILTON SAFE CO. AND SHALL NOT BE REPRODUCED, COPIED, USED AS THE BASIS FOR MANUFACTURE OR SALE OF APPARATUS WITHOUT PERMISSION	DESCRIPTION PNEUMATIC TUBE SYSTEMS MODEL HA1000-XLRD "202" SYSTEM - UNDERGROUND TUBING	
		DRAWING/MODEL NUMBER 99-1164	DATE 10/8/2021

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com



19160 US HIGHWAY 441
MT. DORA, FL 32757



1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		08.12.24	ADDENDUM 3

JOB #	23063
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

VAT TUBE DETAILS

C05.05

OWNER'S REQUIREMENTS		CONTRACTOR'S REQUIREMENTS			
SITE DESCRIPTION	GENERAL	STABILIZATION PRACTICES EROSION AND SEDIMENT CONTROLS	OTHER CONTROLS	HAZARDOUS PRODUCTS	MAINTENANCE/INSPECTION PROCEDURES
PROJECT NAME AND LOCATION: FIFTH THIRD BANK - MT. DORA LOT 2 - ONE OAK MD GROVES MT. DORA, FL 32757 PROPERTY OWNER: ONE OAK MD GROVES, LLC 907 S. FT HARRISON AVE SUITE 103 CLEARWATER, FL 33756 PH: (727) 210-1900 EMAIL: AHAWKINS@ONEOAKDEV.COM SITE ADDRESS: TBD DESCRIPTION: CONSTRUCT NEW BUILDING AND PARKING LOT. MODIFY EXISTING SMS AS REQUIRED TO ACCOMMODATE IMPROVEMENTS PER AUTHORITIES WITH JURISDICTION. SOIL DISTURBING ACTIVITIES WILL INCLUDE: RE-GRADING, CONSTRUCTION OF FACILITY SOILS: SEE SOIL REPORT SITE MAPS: * SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORMWATER DISCHARGE POINTS. * SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS * SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.	THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.	1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.	WASTE DISPOSAL WASTE MATERIALS ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. SANITARY WASTE ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS. OFFSITE VEHICLE TRACKING A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.	THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. * PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. * ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. * IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED. PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE: PETROLEUM PRODUCTS ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. FERTILIZERS FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS. PAINTS CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. SPILL CONTROL PRACTICES IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE. SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.	* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. * TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. * A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. * THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. * PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER. NON-STORMWATER DISCHARGES IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD. * WATER FROM WATER LINE FLUSHING * PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). * UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORMWATER DISCHARGE WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.
	CONTROLS THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED. STORMWATER MANAGEMENT STORMWATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:) MODIFIED COLLECTION, CONVEYANCE, TREATMENT & ATTENUATION SYSTEM FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE, WHEN CONSTRUCTION IS COMPLETE. THE SITE DISCHARGES TO AN UNDERGROUND DETENTION SYSTEM. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE DRY DETENTION SYSTEM IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THIS TYPE OF DEVELOPMENT AT THE TIME IT WAS CONSTRUCTED.	SEQUENCE OF MAJOR ACTIVITIES THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS: 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE 2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED 3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN 4. CONSTRUCT SEDIMENTATION BASIN 5. CONTINUE CLEARING AND GRUBBING 6. STOCK PILE TOP SOIL IF REQUIRED 7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED 8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE 9. INSTALL STORM SEWER AND IRRIGATION. 10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING 11. REMOVE ACCUMULATED SEDIMENT FROM BASINS 12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED	2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2. ACRES. 3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE. 4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPL		



ANGLE: 8°05'04"
01'10"E, 255.19'
RADIUS: 1,810.08'
ARC: 255.40'

1
AC

PLAN VIEW

SCALE
AS NOTED

LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	EXISTING CONTOUR
	EXISTING GRADE ELEVATION

GENERAL NOTES

- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

EROSION CONTROL KEYED NOTES

①	CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
②	SILT FENCE
③	LIMITS OF CONSTRUCTION
④	INLET PROTECTION
⑤	CONSTRUCTION ENTRANCE TO BE EXTENDED TO THE EDGE OF THE PAVEMENT UPON CONSTRUCTION OF OFF-SITE ROAD (BY OTHERS).

bdg
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202
P: 704.981.8951
Lic. #: AA-0003590
www.bdgllp.com



FIFTH THIRD BANK
MT. DORA

19160 US HIGHWAY 441
MT. DORA, FL 32757

INFINITY

INFINITY ENGINEERING
GROUP, PLLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
Tel: 813.434.4770
Fax: 813.445.4211
www.jegroup.net
FL Cert. of Auth. No. 27889
IEG JOB NO. 15-308.00

SEAL
NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

DATE

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK

JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE

EROSION CONTROL
PLAN PHASE I

SHEET NUMBER

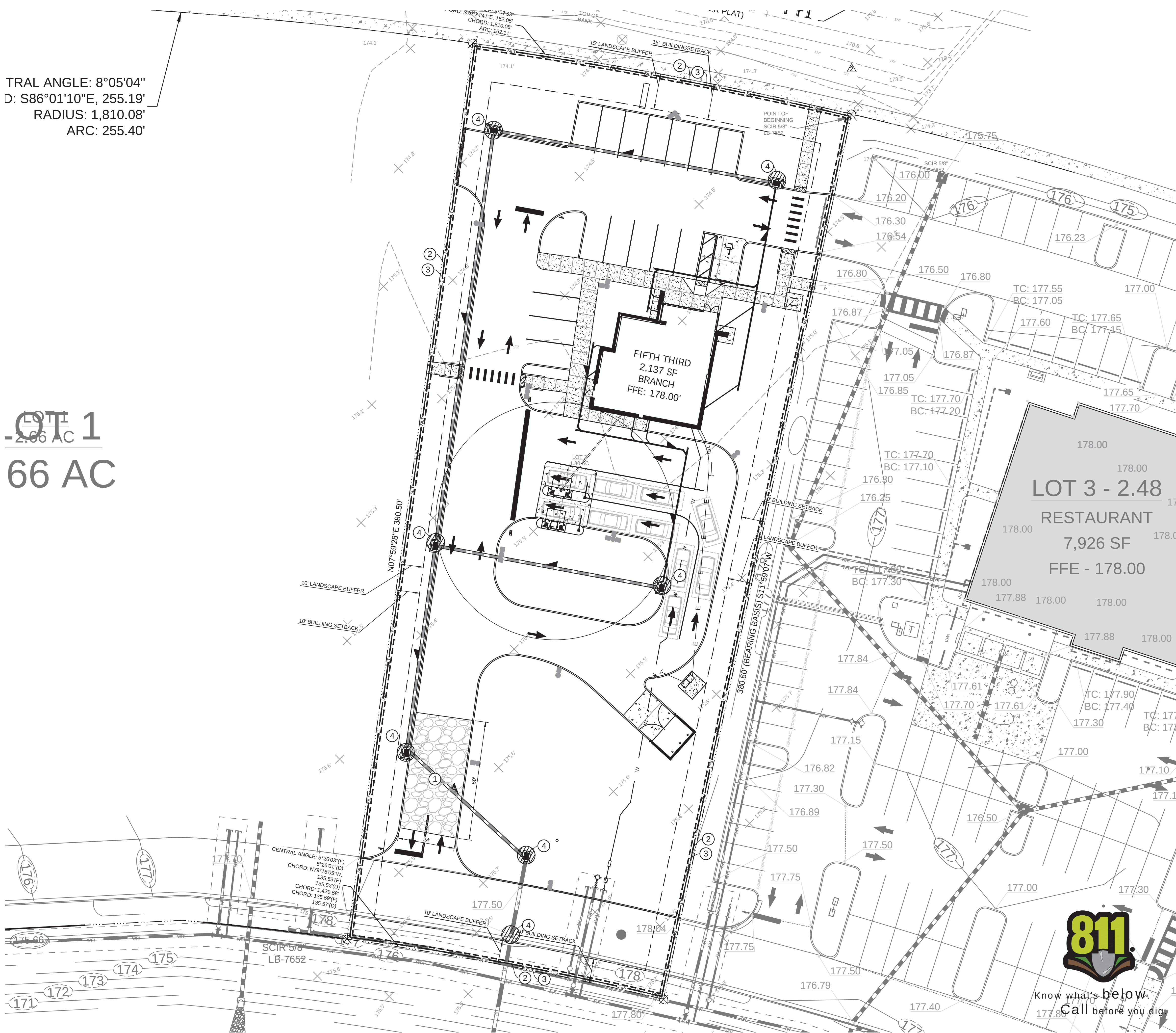
C06.02



Know what's below.
Call before you dig.

TRAL ANGLE: 8°05'04"
D: S86°01'10"E, 255.19'
RADIUS: 1,810.08'
ARC: 255.40'

LOT 1
2.66 AC
66 AC



LEGEND

PROPERTY LINE

EXISTING CONCRETE TO REMAIN

EXISTING TO REMAIN

SILT FENCE

LIMITS OF CONSTRUCTION

INLET PROTECTION

EXISTING CONTOUR

EXISTING GRADE ELEVATION

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgip.com

FIFTH THIRD BANK

- GENERAL NOTES**
- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
 - ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

EROSION CONTROL KEYED NOTES

①	CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
②	SILT FENCE
③	LIMITS OF CONSTRUCTION
④	INLET PROTECTION

FIFTH THIRD BANK
MT. DORA
19160 US HIGHWAY 441
MT. DORA, FL 32757

INFINITY

INFINITY ENGINEERING
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1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
Tel: 813.434.4770
Fax: 813.445.4211
www.ieggroup.net
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NISIT SAPPARKHAO, P.E.
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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK

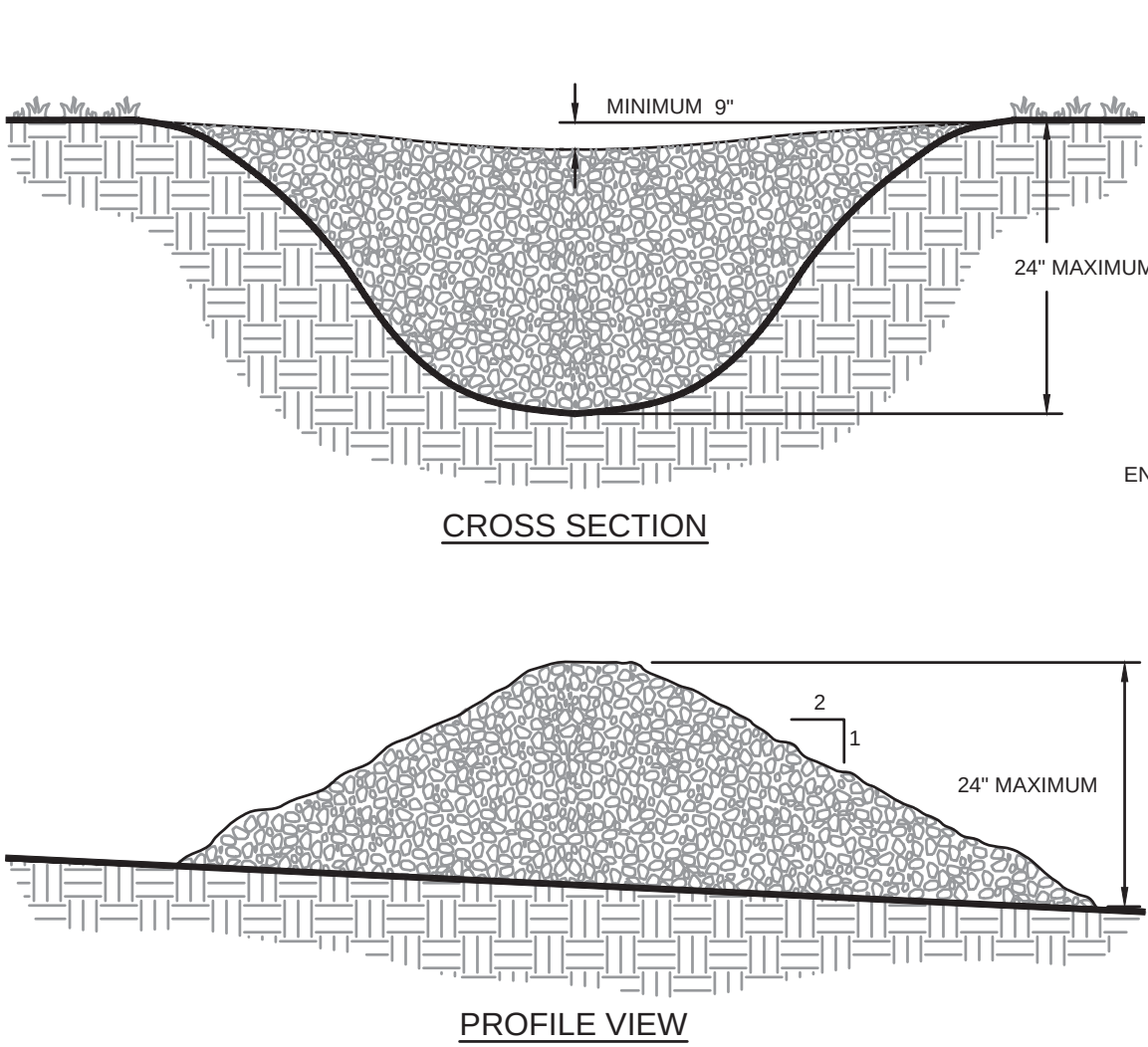
JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE
EROSION CONTROL
PLAN PHASE II

SHEET NUMBER
C06.03

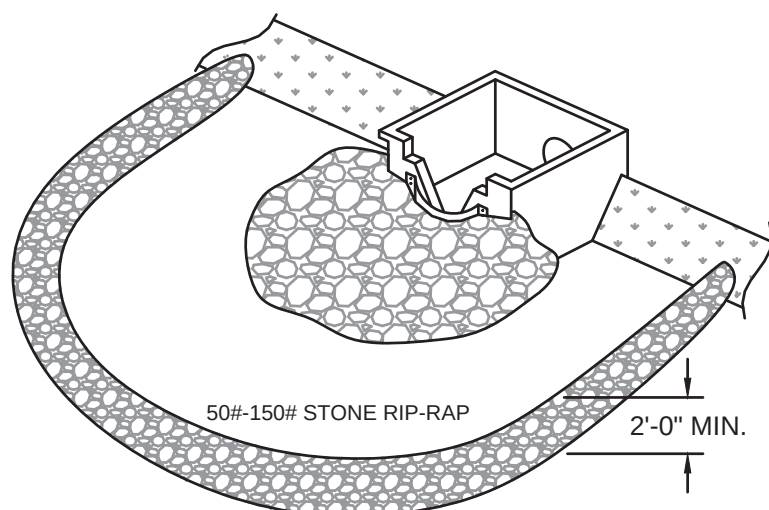


PLAN VIEW
SCALE
AS NOTED



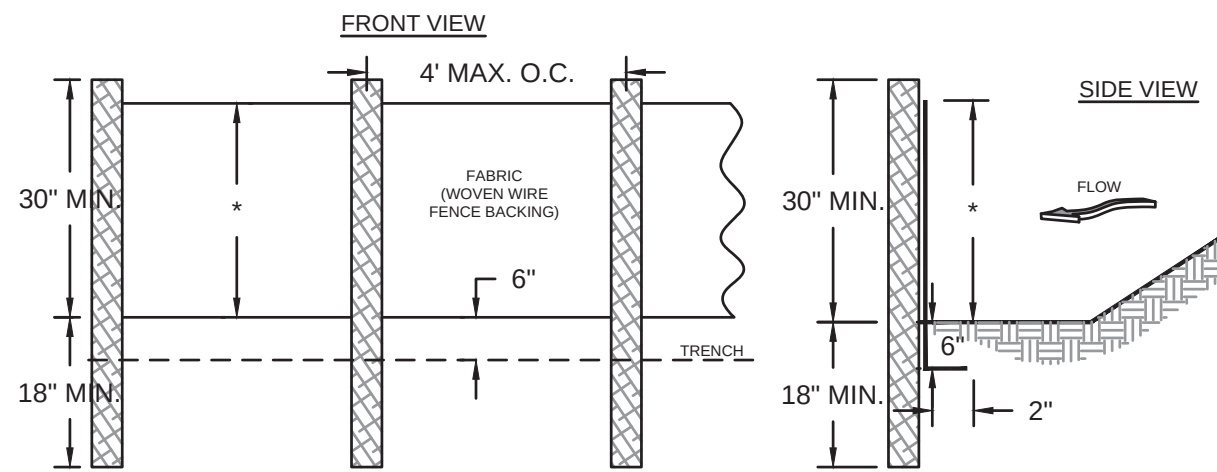
- NOTES:
- CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
 - THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
 - THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
 - THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
 - THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
 - GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

STONE CHECK DAM



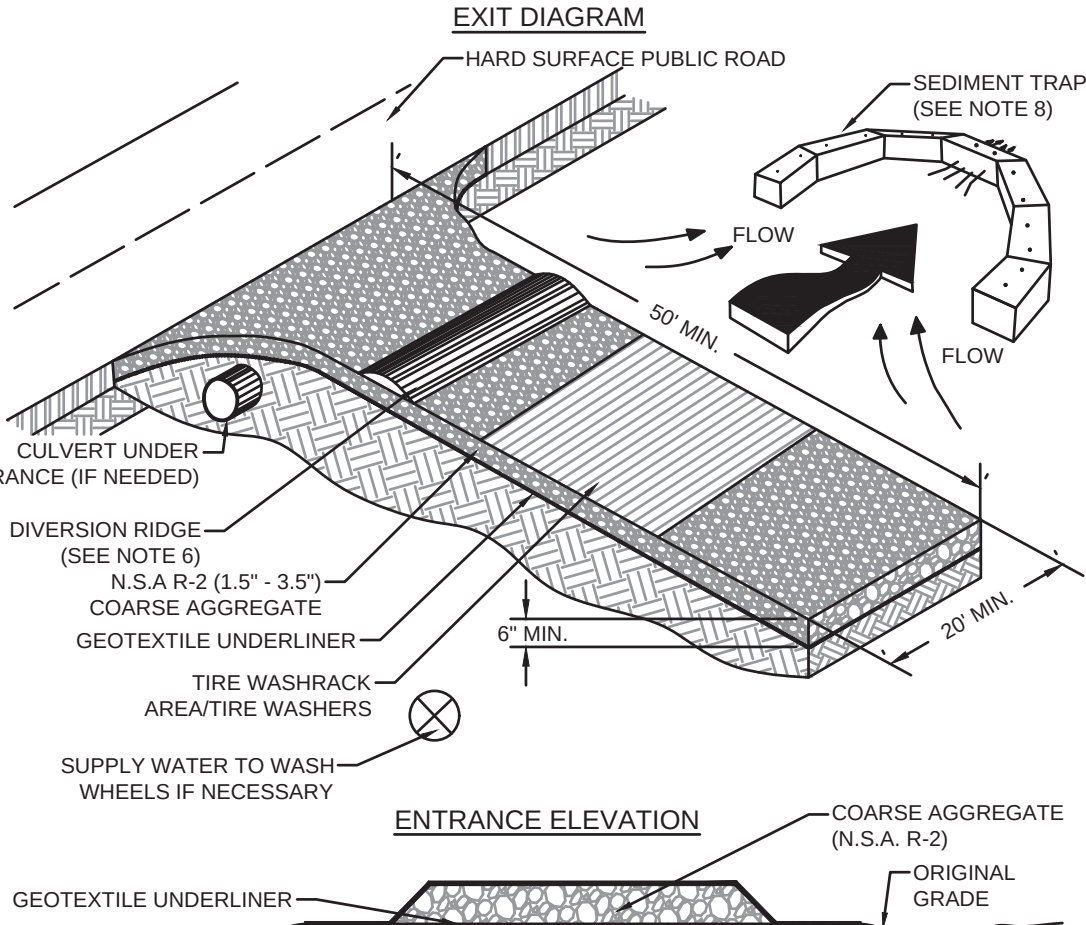
A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS TO REDUCE FLOW VELOCITIES, PREVENT FAILURE OF OTHER SEDIMENT CONTROL DEVICES AND TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING DRAINAGE SYSTEMS.

STONE FILTER RING



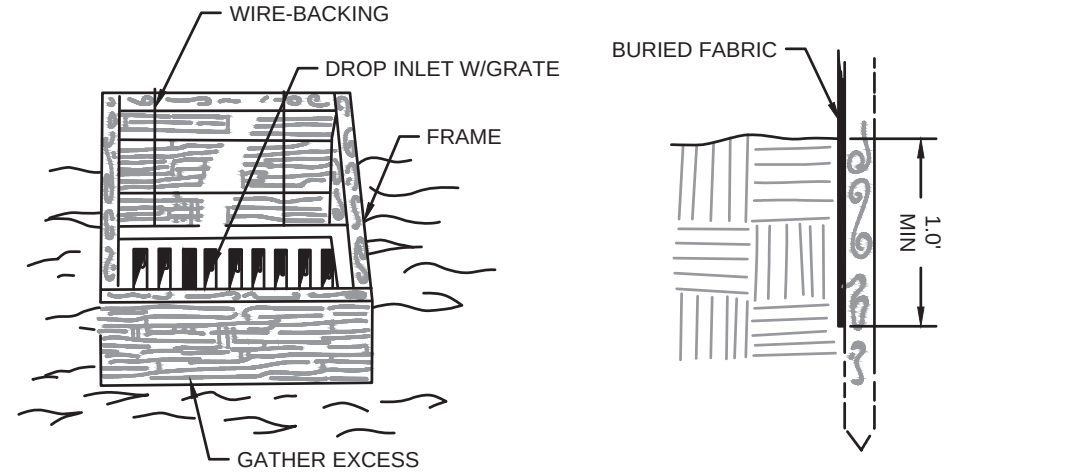
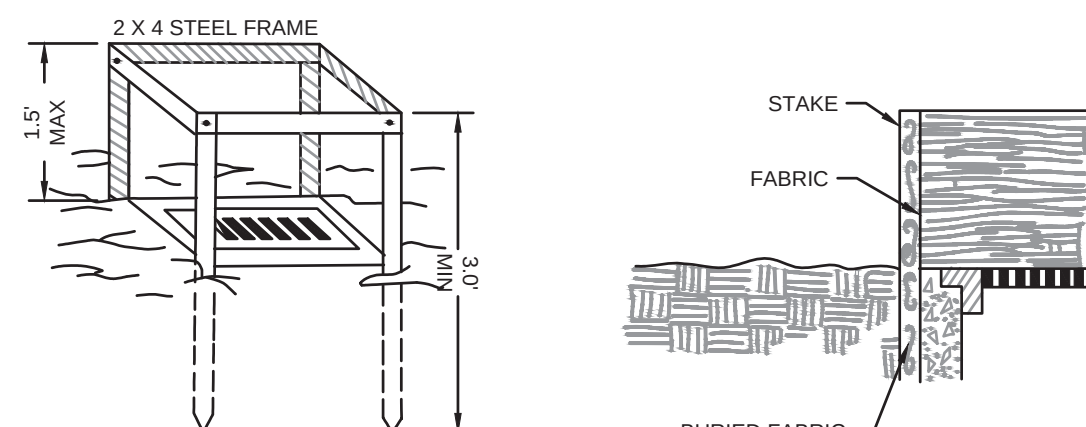
- NOTES:
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (C) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - DOT ALTERNATIVE

Sd1-S SILT FENCE - TYPE SENSITIVE

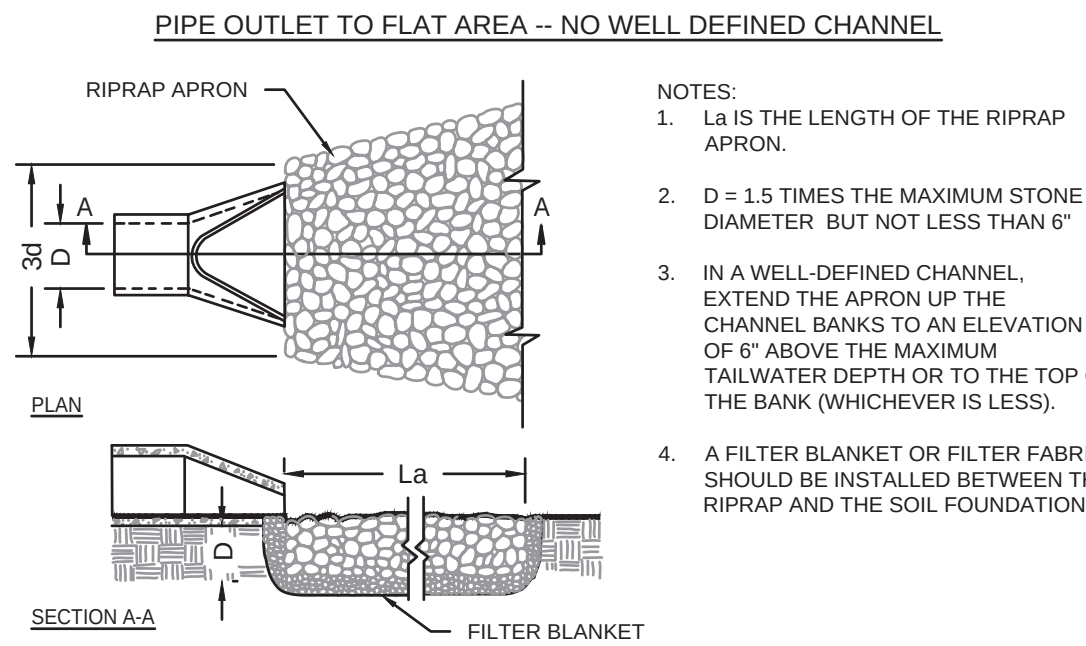


- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

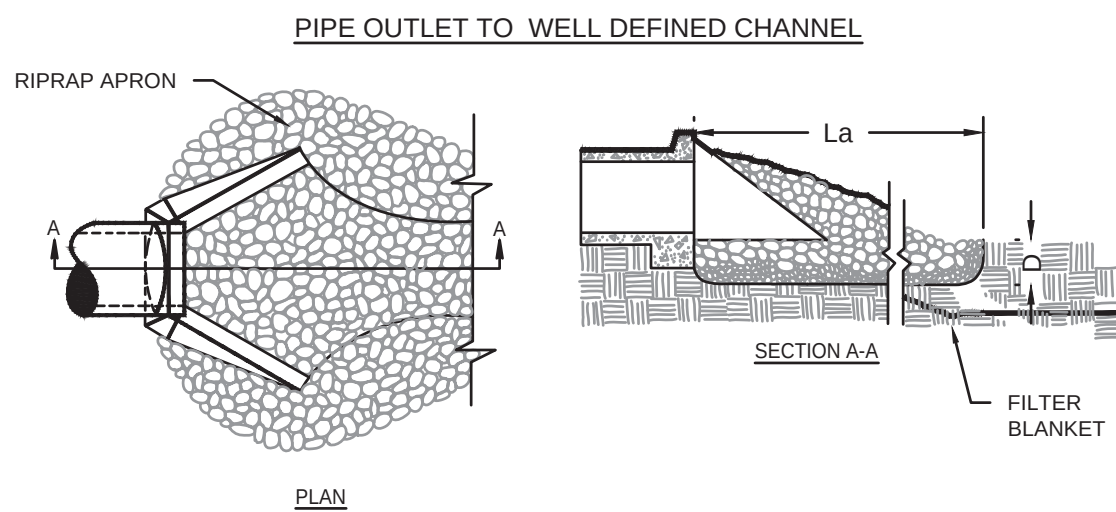
CRUSHED STONE CONSTRUCTION EXIT



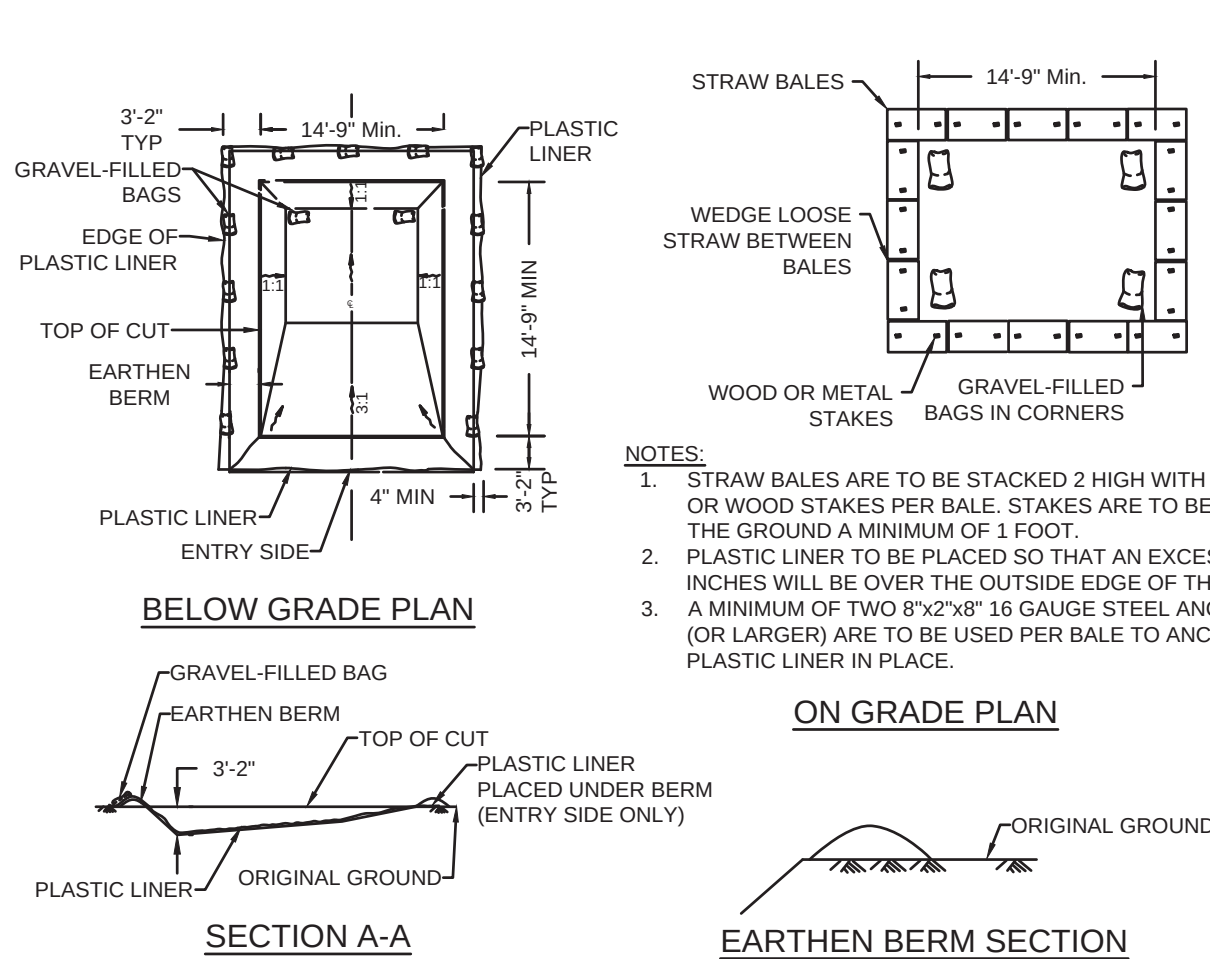
Sd2-F INLET SEDIMENT TRAP-FILTER FABRIC



- NOTES:
- La IS THE LENGTH OF THE RIPRAP APRON.
 - D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 - IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
 - A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

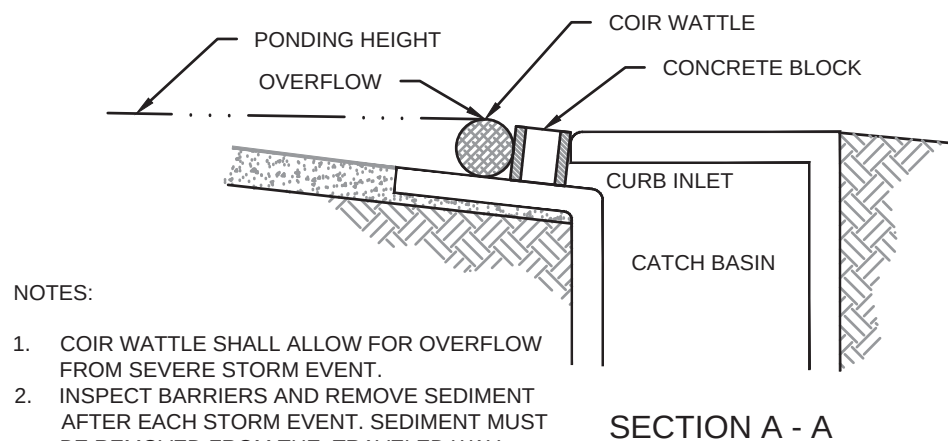
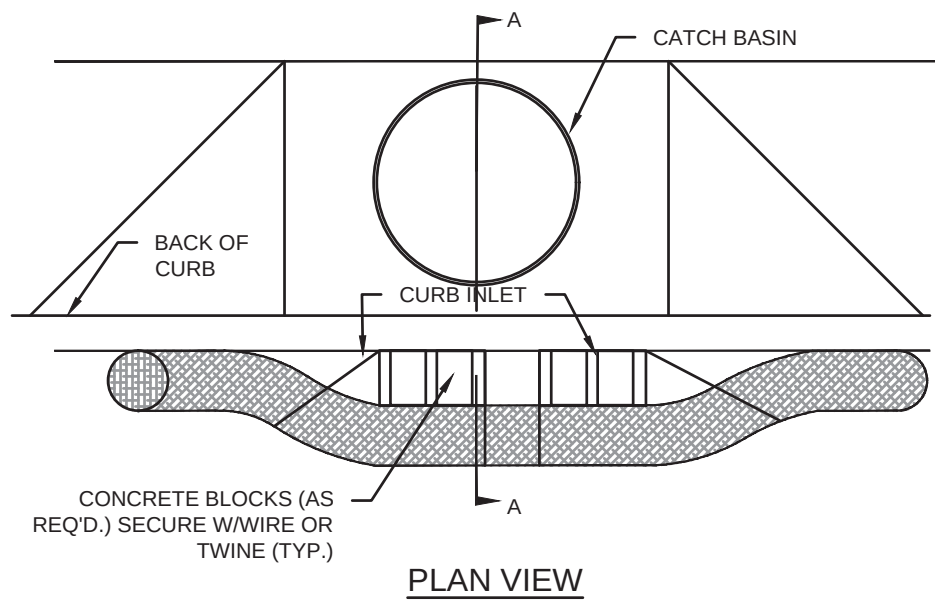


St STORM OUTLET PROTECTION



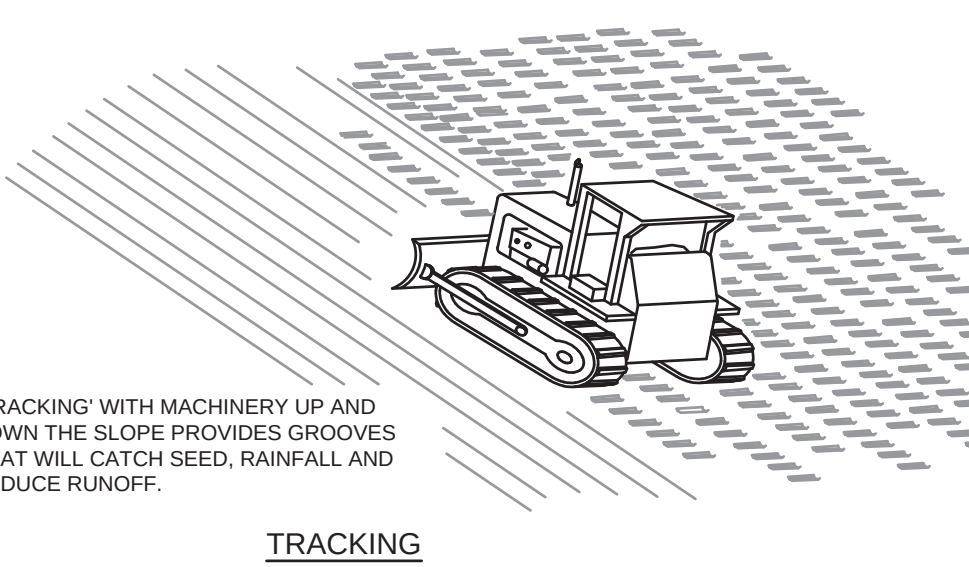
- NOTES:
- WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
 - A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
 - A 4'x2' WHITE SIGN WITH 6" BLACK LETTERS STATING "CONCRETE WASHOUT" IS TO BE PROVIDED SO DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
 - WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS.
 - THE CONTRACTOR SHALL INSPECT THE WASH DOWN AREA INTERMITTENTLY TO ENSURE PROPER CONTAINMENT IS ACCOMPLISHED.
 - IN THE EVENT OF A SPILL OR LEAK THE CONTRACTOR SHALL IMMEDIATELY REPORT & REMEDIATE SAME IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.

Cw TEMPORARY CONCRETE WASHOUT FACILITY



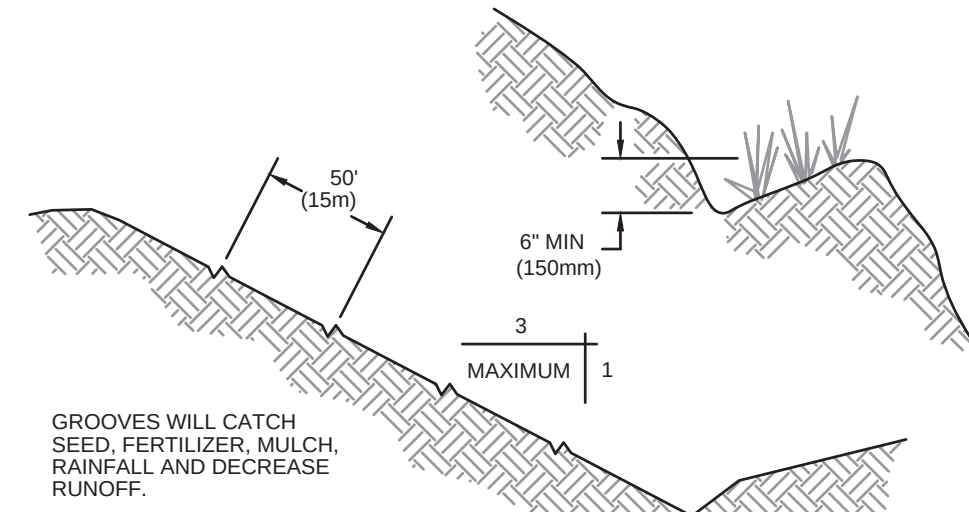
- NOTES:
- COIR WATTLE SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
 - INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

Sd2-P CURB INLET SEDIMENT BARRIER (COIR WATTLE)



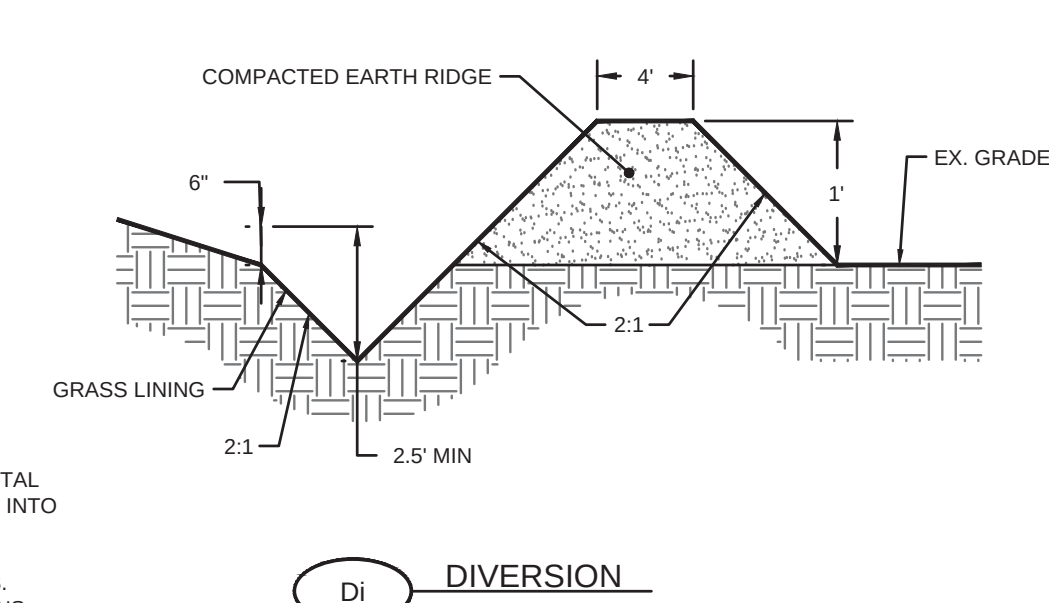
"TRACKING" WITH MACHINERY UP AND DOWN THE SLOPE PROVIDES GROOVES THAT WILL CATCH SEED, RAINFALL AND REDUCE RUNOFF.

TRACKING

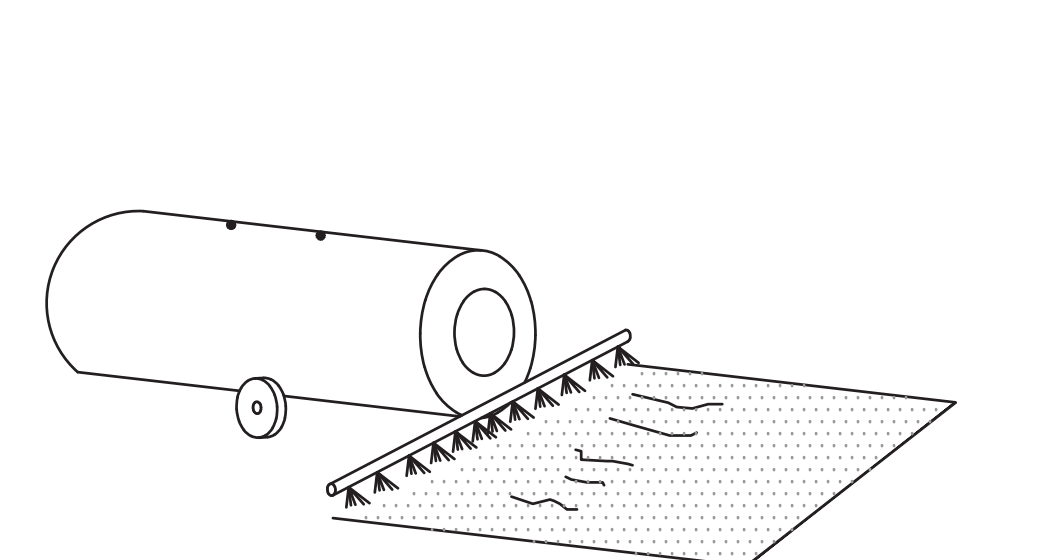


CONTOUR FURROWS

Su SURFACE ROUGHENING



Di DIVERSION

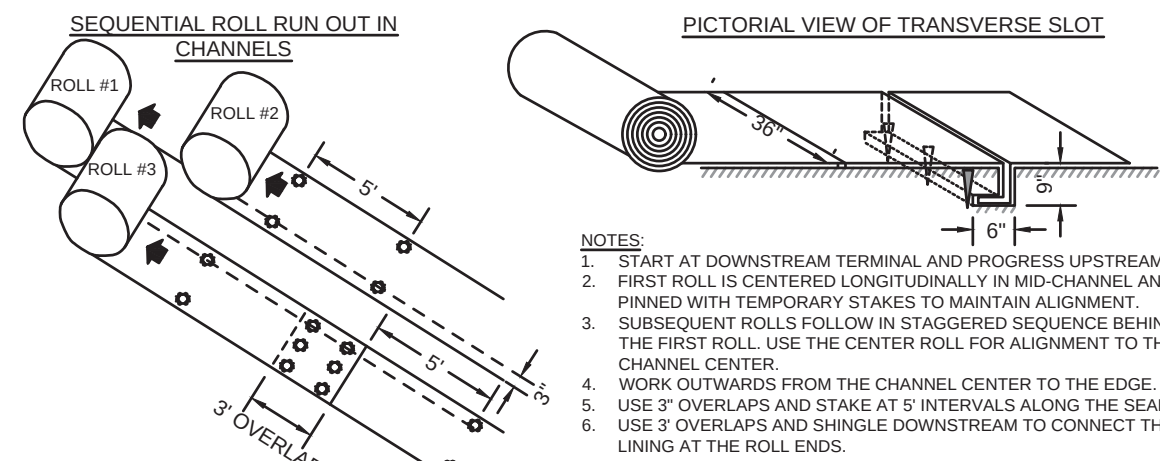
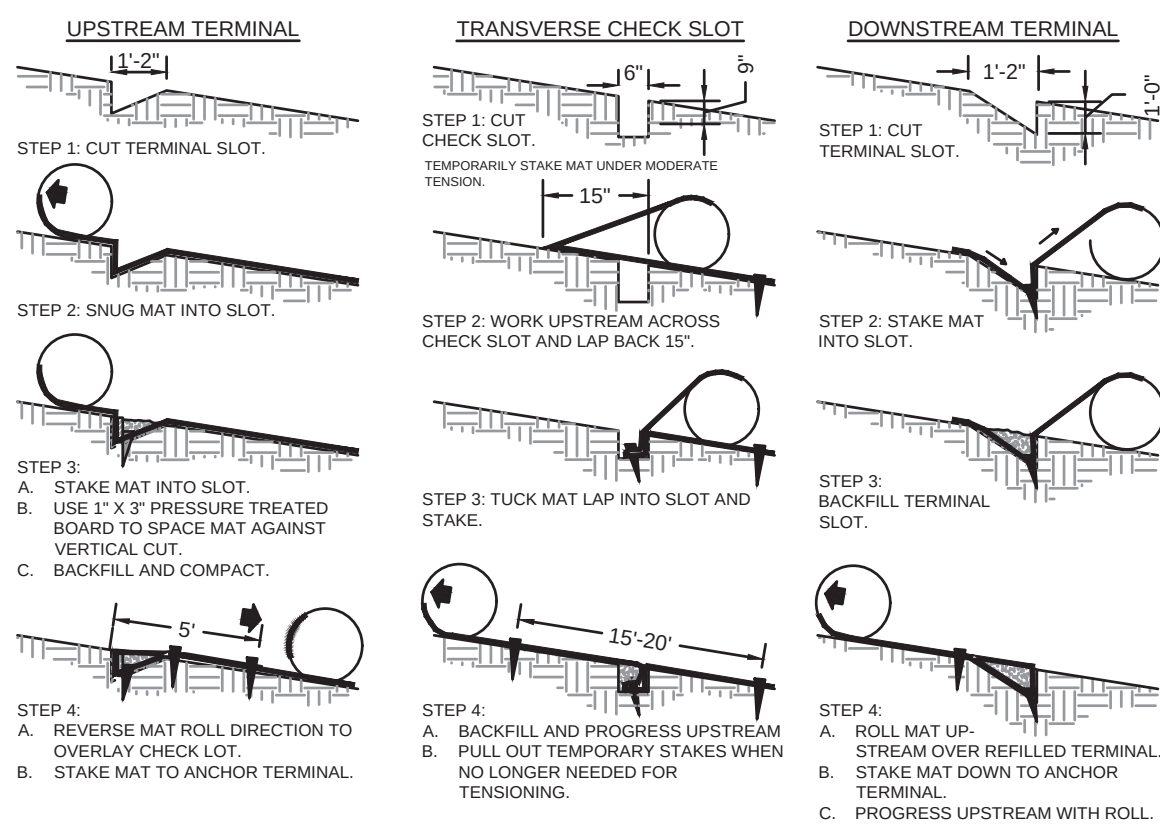


- TEMPORARY METHODS
- MULCHES
 - TEMPORARY VEGETATIVE COVER
 - SPRAY ON ADHESIVES
 - TILLAGE
 - IRRIGATION
 - BARRIERS
 - CALCIUM CHLORIDE
- PERMANENT METHODS
- PERMANENT VEGETATION
 - TOPSOILING
 - STONE COVER

ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIOIC ASPHALT EMULSION	7:1*	SPRAY	1200
LATEX EMULSION	12 1/2:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE

Du DUST CONTROL ON DISTURBED AREAS



- NOTES:
- START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
 - FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
 - SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
 - WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
 - USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
 - USE 3" OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

[RECP] ROLLED EROSION CONTROL PRODUCT

Ss EROSION BLANKETS & TURF REINFORCEMENT MATS

INSTALL NORTH AMERICAN GREEN SC-150 EROSION BLANKET OR EQUAL U.N.D. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MOST CURRENT EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

PRE-Construction SITE PROTECTION:

- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
- ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER OR INLET. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, SYNTHETIC BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

SITE PROTECTION:

- THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED PROPERLY. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES. BARRIER IS STAKED, THE EXCAVATED SOIL OR GRAVEL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. USING WIRE BACKING FOR SUPPORT IS DISCOURAGED DUE TO DISPOSAL PROBLEMS.
- WATER OR SLURRY USED TO CONTROL DUST SHALL BE RETAINED ON THE SITE AND NOT ALLOWED TO RUN DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
- SPECIAL AREAS SHALL BE DESIGNATED AS VEHICLE AND EQUIPMENT WASHING AREAS AND SUCH AREAS SHALL NOT ALLOW RUNOFF TO FLOW DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
- SILT FENCE BARRIERS ARE NOT TO BE USED WHERE CONCENTRATED FLOWS OF WATER ARE ANTICIPATED SUCH AS DRAINAGE DITCHES. AROUND INLETS OR ABOVE/ BELOW WHERE CULVERTS DISCHARGE.
- SYNTHETIC BALES, SANDBAGS OR OTHER APPROVED DEVICE FACED WITH FILTER FABRIC SHALL BE USED IN HIGH VOLUME AREAS TO DECREASE THE RUNOFF VELOCITY AND SHALL BE SECURELY ANCHORED.
- ALL DEVICES INCLUDING SILT FENCE, FILTER BARRIERS, SYNTHETIC BALES AND/OR SANDBAGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS. END RUNS AND UNDERCUTTING BENEATH BARRIERS.
- ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

STORM DRAIN INLET PROTECTION:

- FILTER FABRIC SHALL BE LAID OVER INLETS SO THAT THE FABRIC EXTEND A MINIMUM OF 1 FOOT BEYOND EAST SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
- 2 INCH - 3 INCH COARSE AGGREGATE SHALL BE PLACED OVER THE FILTER FABRIC. THE DEPTH OF STONE SHALL BE AT LEAST 6 INCHES OVER THE ENTIRE INLET OPENINGS. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
- IF STONE FILTERS BECOME CLOGGED WITH SEDIMENT SO THAT THEY NO LONGER ADEQUATELY PERFORM THEIR FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
- POST-CONSTRUCTION SITE PROTECTION:
- ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER TEMPORARY BARRIERS ARE. NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.
- ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

b d g
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. # A - 0003590
www.bdgllp.com

FIFTH THIRD BANK

FIFTH THIRD BANK
MT. DORA
19160 US HIGHWAY 441
MT. DORA, FL 32757

INFINITY
INFINITY ENGINEERING GROUP, PLLC
1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
Tel: 813.434.4770
Fax: 813.445.4211
www.jegroup.net
FL Cert. of Auth. No. 27889
IEG JOB NO. 15-308.00

SEAL
NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

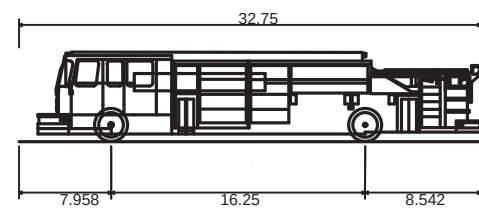
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ISSUE	BY	DATE	DESCRIPTION	
		03.18.24	PERMIT SET	
		08.12.24	ADDENDUM 3	

PROJECT INFORMATION BLOCK			
JOB #	230632		
DATE:	03.01.24		
DRAWN BY:	SP		
CHECKED BY:	SJ		

SHEET TITLE	
EROSION & SEDIMENTATION CONTROL DETAILS	
SHEET NUMBER	

C06.04

FIRE TRUCK PROFILE

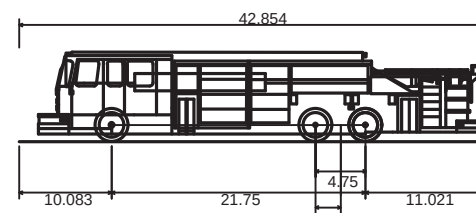


Mount Dora Fire Truck - 35625AD
 Overall Length 32.750ft
 Overall Width 8.170ft
 Overall Body Height 7.667ft
 Min Body Ground Clearance 1.021ft
 Track Width 5.533ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 27.600ft

U.S. HIGHWAY 441

(200' RIGHT OF WAY PER PLAT)

FIRE TRUCK PROFILE



Mount Dora Fire Truck - 35625AD
 Overall Length 42.854ft
 Overall Width 8.330ft
 Overall Body Height 10.708ft
 Min Body Ground Clearance 1.458ft
 Track Width 5.330ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 40.417ft

U.S. HIGHWAY 441

(200' RIGHT OF WAY PER PLAT)

FIFTH THIRD
 2,137 SF
 BRANCH
 FFE: 178.00'

FIFTH THIRD
 2,137 SF
 BRANCH
 FFE: 178.00'

380 LF HOSE LAY PATH

PROPOSED FIRE HYDRANT

380 LF HOSE LAY PATH

PROPOSED FIRE HYDRANT

CENTRAL ANGLE: 5°26'03"
 CHORD: N79°15'05"W, 135.53'
 CHORD: 1.429 58'
 CHORD: 135.59'

CENTRAL ANGLE: 5°26'03"
 CHORD: N79°15'05"W, 135.53'
 CHORD: 1.429 58'
 CHORD: 135.59'

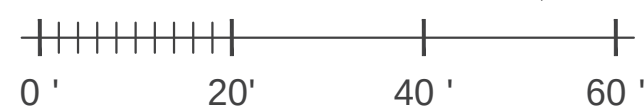
FIRE TRUCK PATH 1

SCALE
 AS NOTED

FIRE TRUCK PATH 2

SCALE
 AS NOTED

SCALE



bdg
 architects

550 S. Caldwell Street
 Suite 1800
 Charlotte, NC 28202

P: 704.981.8951
 Lic. #: AA - 0003590
 www.bdgllp.com



FIFTH THIRD BANK
 MT. DORA

19160 US HIGHWAY 441
 MT. DORA, FL 32757



INFINITY ENGINEERING
 GROUP, PLLC

1208 East Kennedy Boulevard
 Suite 230
 Tampa, Florida 33602
 [p]: 813.434.4770
 [f]: 813.445.4211
 www.jegroup.net
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 IEG JOB NO. 15-308.00

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 FL REG. NO. 64085

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3
		10.25.24	P&Z COMMENTS

PROJECT INFORMATION BLOCK

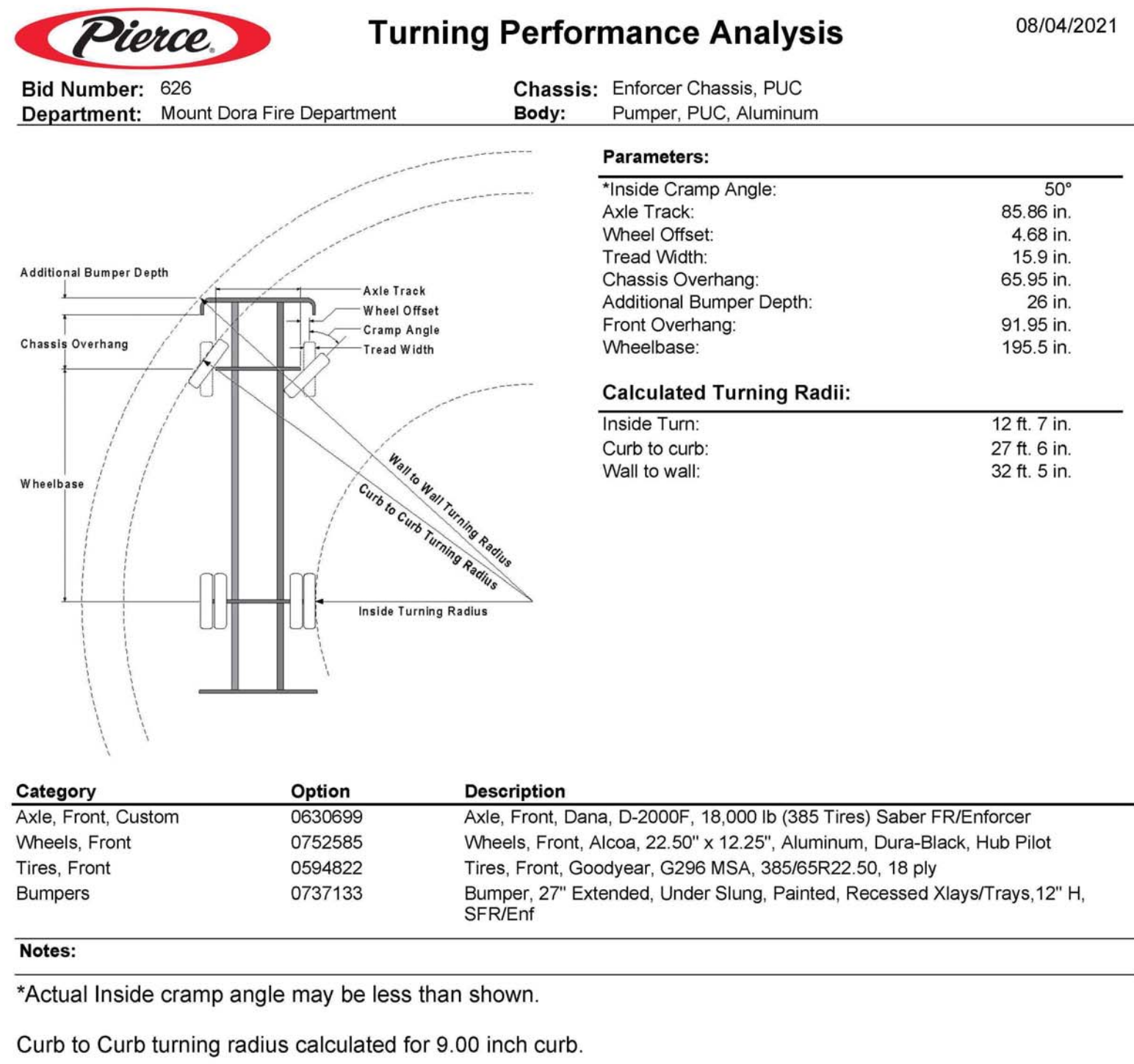
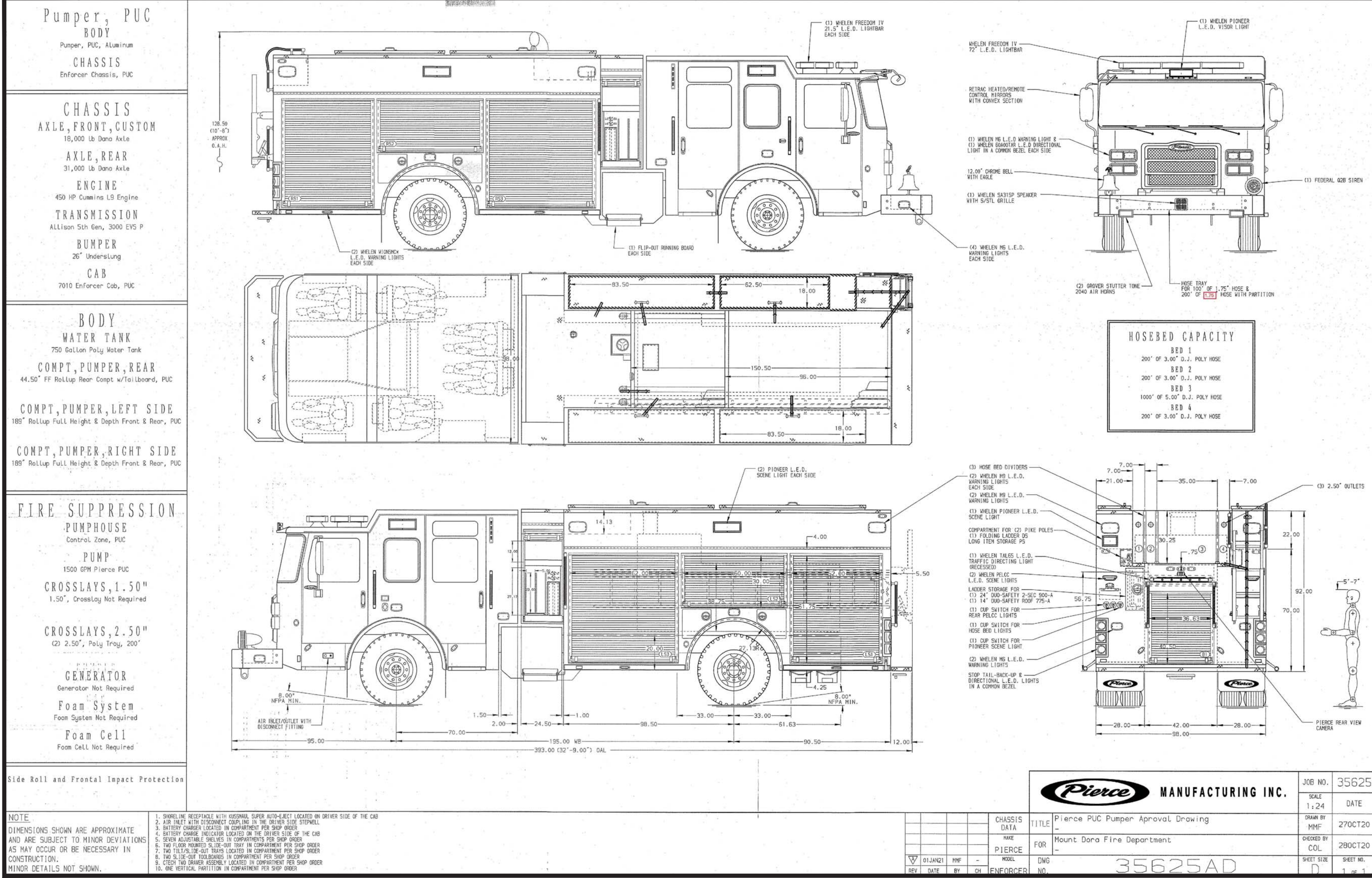
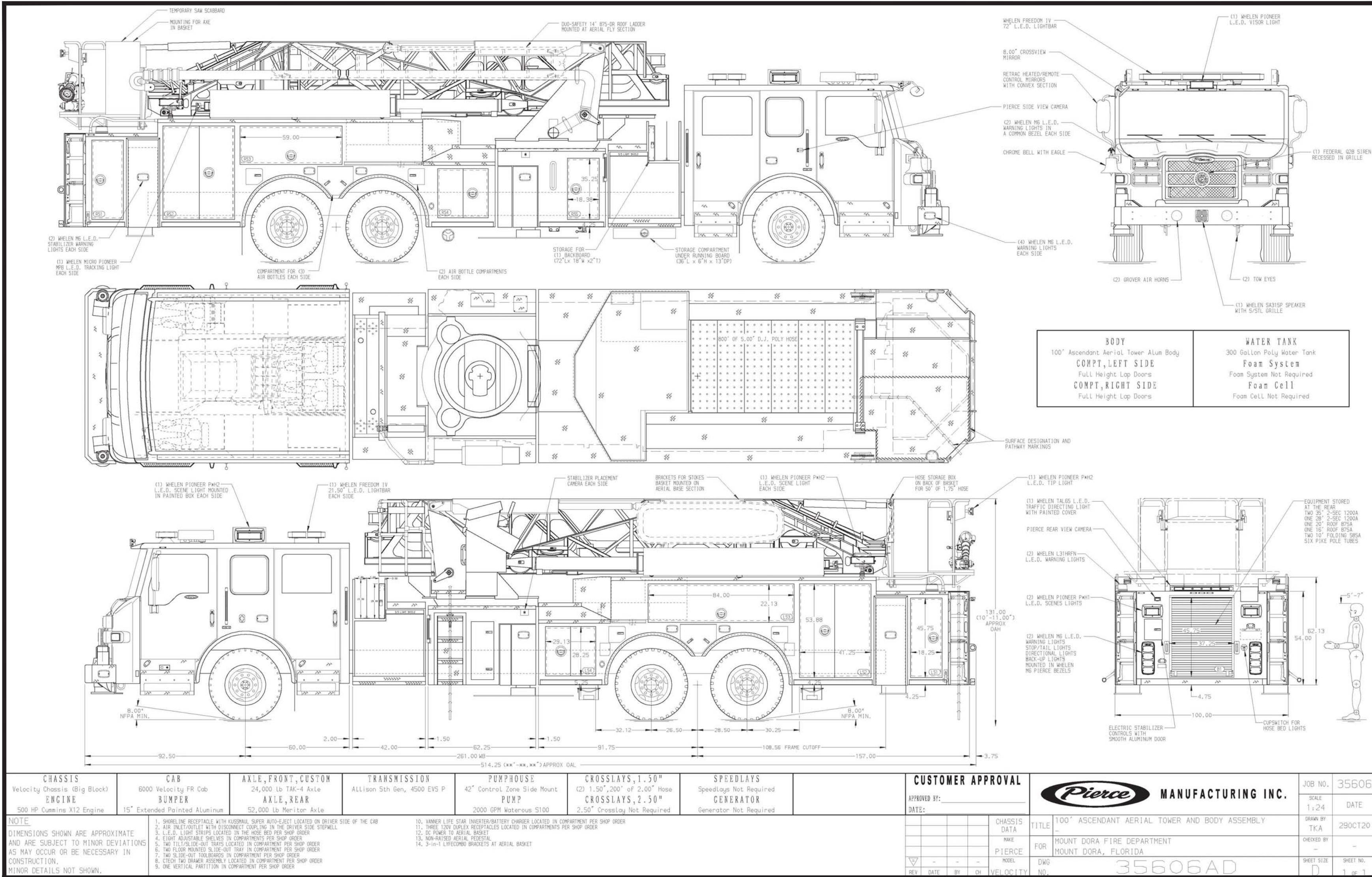
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 DATE: 03.01.24
 DRAWN BY: SP
 CHECKED BY: SJ

SHEET TITLE

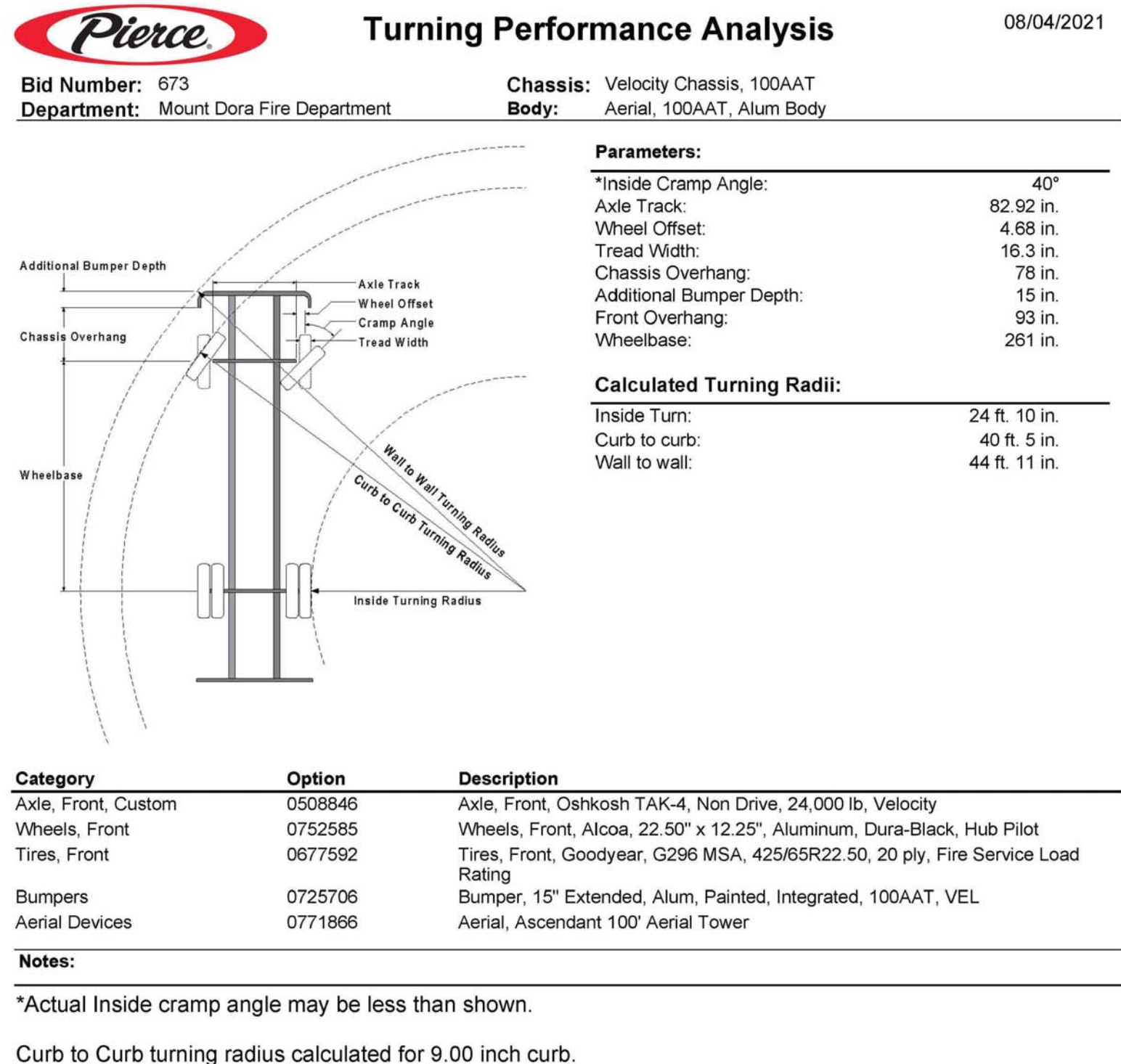
SITE ACCESS PLAN

SHEET NUMBER

SA01.01



Curb to Curb turning radius calculated for 9.00 inch curb.



Curb to Curb turning radius calculated for 9.00 inch curb.

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architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #1 AA-0003590
www.bdgllp.com



FIFTH THIRD BANK
MT. DORA
19160 US HIGHWAY 441
MT. DORA, FL 32757

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DATE			
ISSUE	BY	DATE	DESCRIPTION
1		03.18.24	PERMIT SET
2		08.06.24	ADDENDUM 3
3		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK
JOB # 230632
DATE: 03.01.24
DRAWN BY: SP
CHECKED BY: SJ

SHEET TITLE
SITE ACCESS DETAILS
SHEET NUMBER
SA01.02

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

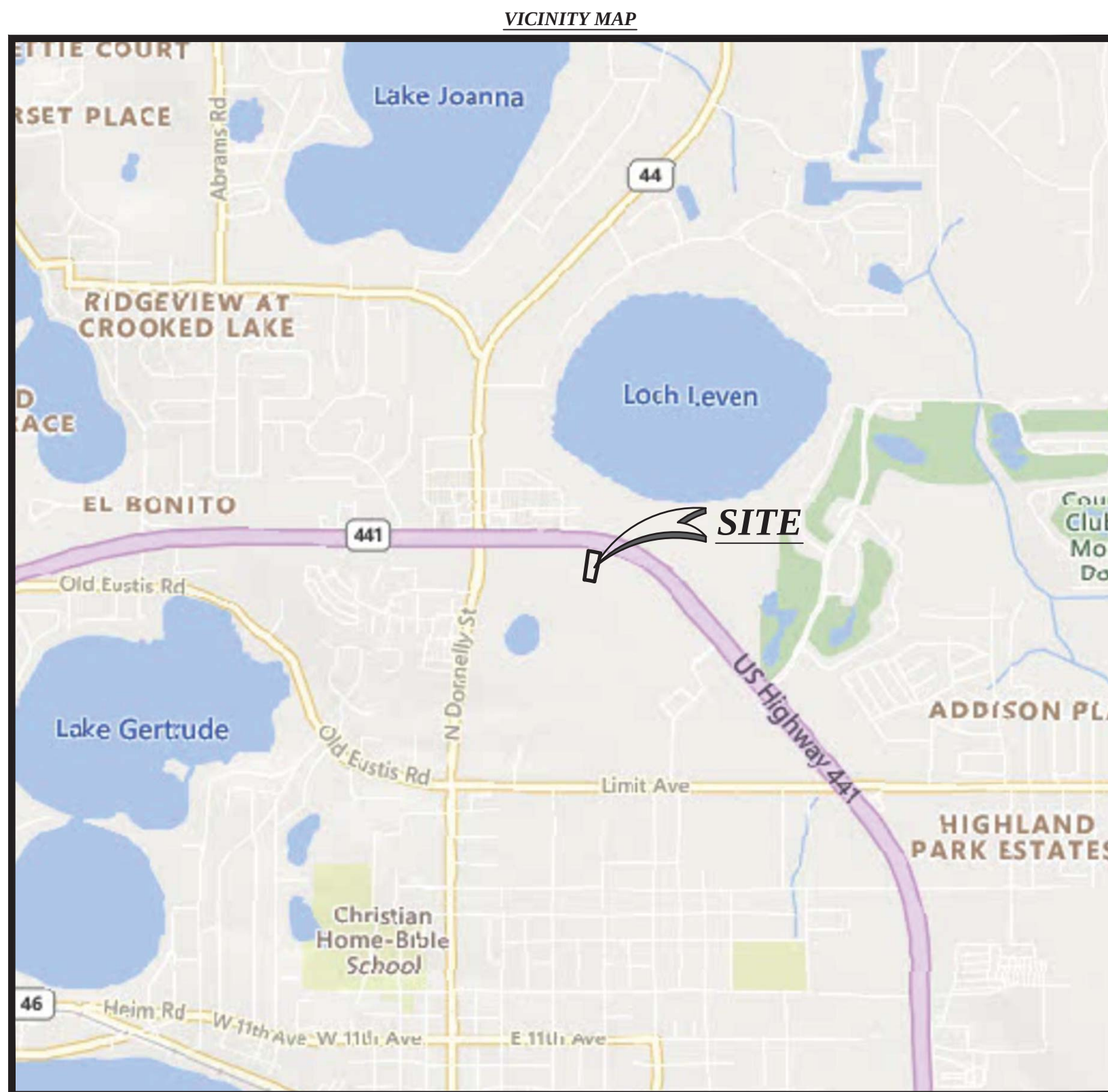
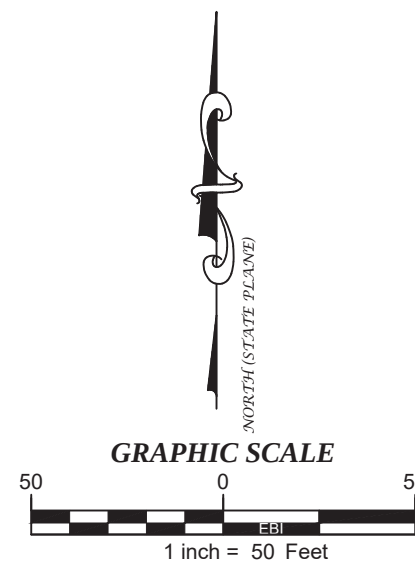
CONTAINING 1.300 ACRES OR 56,639 SQUARE FEET MORE OR LESS.

CONTROL BENCHMARK:
STATION IS A 3.5" BRASS FDOT SURVEY DISK
MARKED D5PNC 11401 005. LOCATED 438.40
FEET NORTHWEST OF THE NORTHWEST CORNER
OF THE SUBJECT PARCEL IN THE CONCRETE
SIDEWALK.

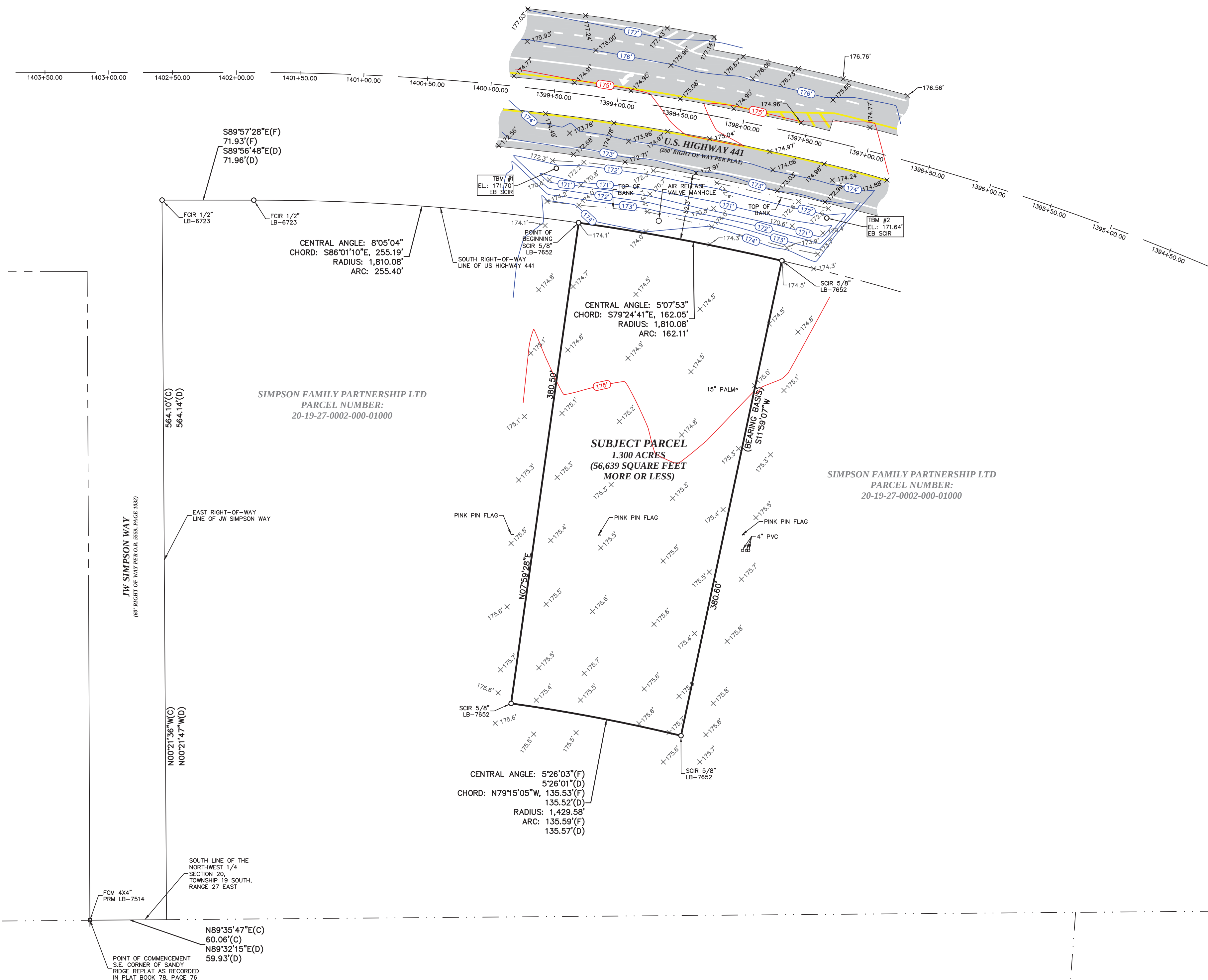
TBM #1:
STATION IS A CAPPED IORN ROD STAMPED "E
LB-7652" LOCATED 46.12 FEET NORTHWEST O
THE NORTHWEST CORNER OF THE SUBJECT
PARCEL.

TBM #2:
STATION IS A CAPPED IORN ROD STAMPED "E
LB-7652" LOCATED 48.54 FEET NORTHEAST O
THE NORTHEAST CORNER OF THE SUBJECT
PARCEL.

ABBREVIATIONS

[illegible]

An aerial photograph showing a vast, flat, arid landscape. The terrain is covered with sparse, low-lying vegetation and patches of bare earth. A road or highway runs horizontally across the lower portion of the image, with several vehicles visible on it. The overall scene suggests a remote, undeveloped area.



1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SURVEY MAP AND/OR REPORT OR THE "BEST COPY THEREOF" ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. THIS OFFICE HAS NOT ABSTRACTED THE SUBJECT PARCEL FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS, THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS THE RESPONSIBILITY OF THE PERSON.
3. THERE ARE NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
4. THERE ARE NO STRIPPED PARKING SPACES LOCATED ON THE SUBJECT PARCEL.
5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
6. THE PROPERTY SHOWN UNDERGROUND APPEARS TO LIE IN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120421, PAVEMENT NUMBER 359, SUFFICIENT FOR THE SIGNING PARTY PARCEL.
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BULDOZING, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK REFLECTED HEREON.
8. AN INSURANCE CERTIFICATE IS AVAILABLE UPON REQUEST.
9. NO ZONING LETTER OR REPORT WAS PROVIDED.
10. BEARING, BEARING, BEARING AND CALCULATED BEARINGS SHOWN HEREON ARE BASED ON THE AMERICAN STANDARD BEARING SYSTEM, 1983, FLOOD EAST ZONE, RESULTING IN A BEARING BEING OF S119°07'W ALONG THE EAST LINE OF THE SUBJECT PARCEL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 13, 16 AND 19 OF TABLE A THEREOF.

AND

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

1/29/20
DATE SIGNED

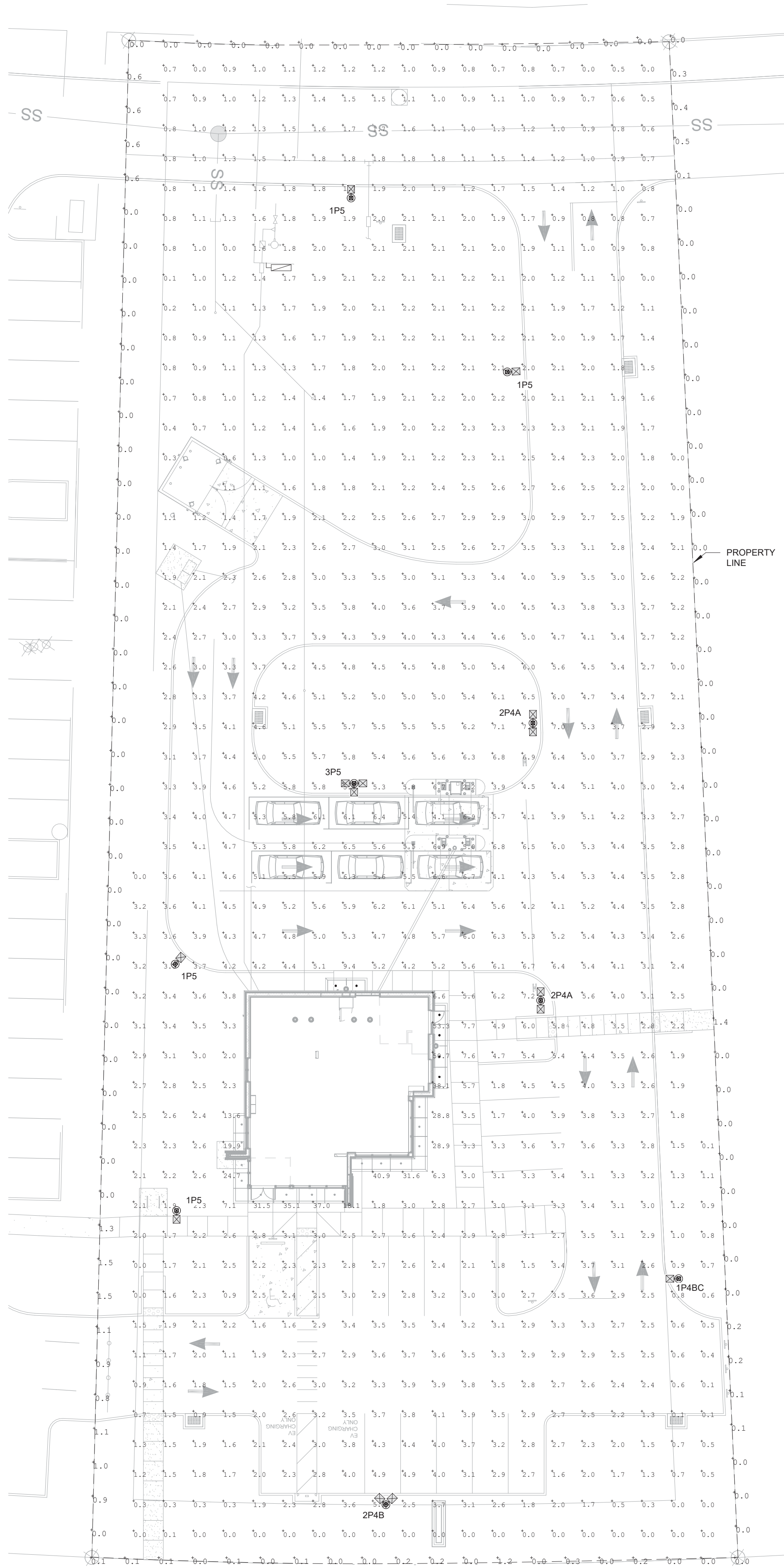
THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS-4744
EMAIL: thomas@ebisurvey.com

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
US HIGHWAY 441 AND JW SIMPSON WAY
PART OF SECTION 20

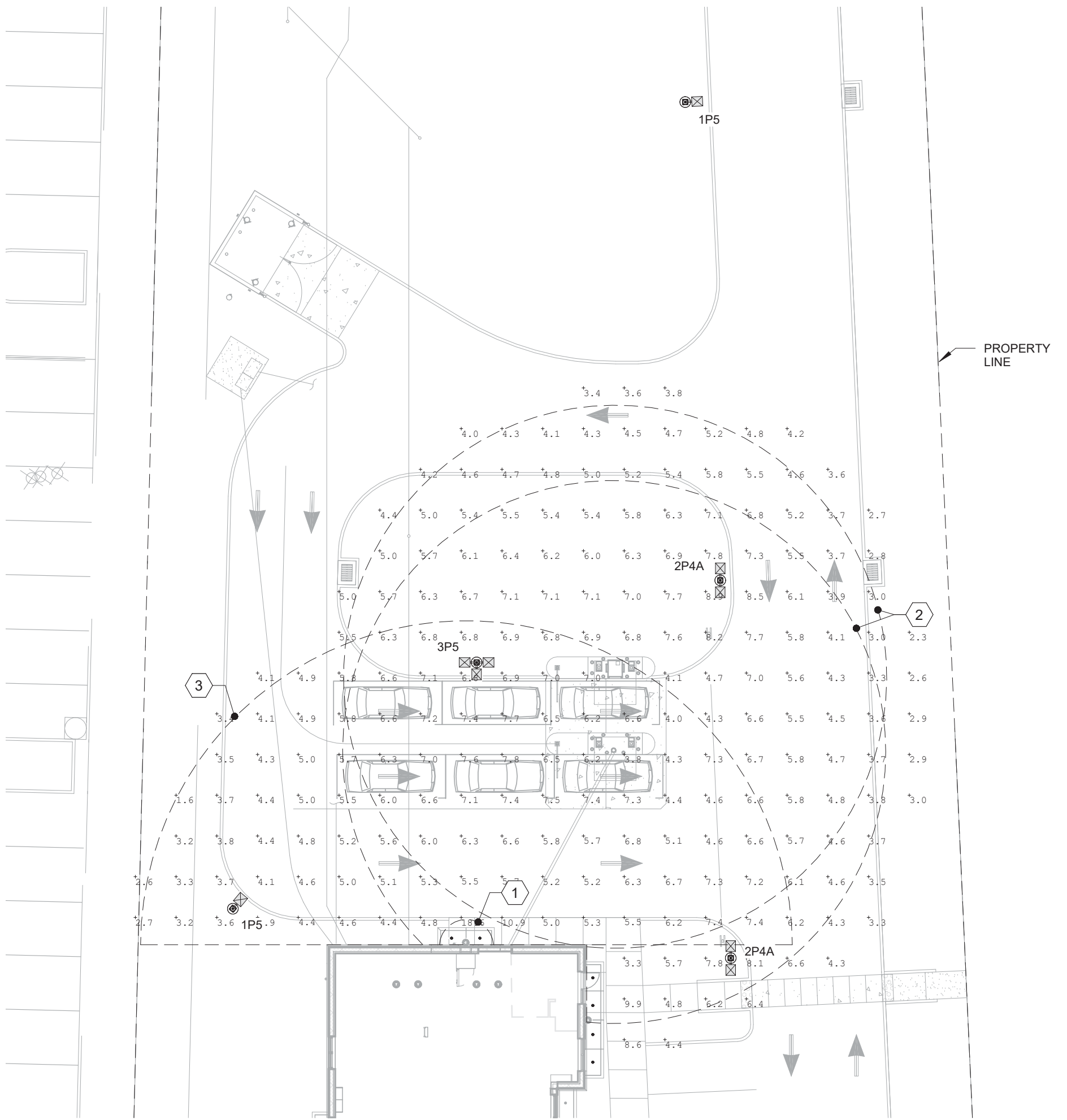
PROJECT NUMBER

BDGA0067

SHEET NO.



ELECTRICAL PHOTOMETRIC SITE PLAN
AT GRADE
1" = 20'-0"



ELECTRICAL PHOTOMETRIC SITE PLAN
AT 3'-0"
1" = 20'-0"

CALCULATION SUMMARY AT 36" AFG

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE-UP ATM - 5FT COMPLIANCE	ILLUMINANCE	FC	PROVIDE BY MANUFACTURER				
DRIVE-UP ATM - 50FT COMPLIANCE	ILLUMINANCE	FC	6.00	9.1	2.5	2.31	3.50
VTM - 5FT COMPLIANCE	ILLUMINANCE	FC	PROVIDE BY MANUFACTURER				
VTM - 50FT COMPLIANCE	ILLUMINANCE	FC	6.80	88.7	2.6	2.62	34.12
NIGHT DEPOSITORY - 5FT COMPLIANCE	ILLUMINANCE	FC	63.35	78.6	41.5	1.53	1.89
NIGHT DEPOSITORY - 60FT COMPLIANCE	ILLUMINANCE	FC	6.23	78.6	3.0	2.08	26.20

CALCULATION SUMMARY AT GRADE

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE WAY	ILLUMINANCE	FC	3.24	9.4	0.1	32.40	94.00
PROPERTY LINE	ILLUMINANCE	FC	0.15	1.5	0.0	NA	NA

SHEET NOTES:

- PHOTOMETRY CALCULATION: PHOTOMETRIC VALUES SHOWN HEREIN ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE CALCULATED POINT-BY-POINT VALUES SHOWN ON THIS SHEET ARE BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. AS A RESULT, PHOTOMETRIC VALUES MAY VARY FROM ACTUAL FIELD MEASUREMENTS.

LIGHTING STANDARDS:

- MINIMUM STANDARD
- REGULATED STATES: ALABAMA, CALIFORNIA, CONNECTICUT, DISTRICT OF COLUMBIA, FLORIDA, GEORGIA, ILLINOIS, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MISSOURI, MONTANA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, OREGON, RHODE ISLAND, TEXAS, VIRGINIA, WASHINGTON
- A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS
 - A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.
 - A MINIMUM OF TWO (2) FOOT CANDLE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE ATM OR AFTER-HOUR DEPOSITORY. IN THE EVENT THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.
 - IF THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED INSIDE A ACCESSIBLE VESTIBULE DURING ANY HOURS OF DARKNESS, A MINIMUM OF 10 FOOT CANDLE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS. THERE WILL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER AT THE INSIDE OF THE VESTIBULE ENTRY/EXIT DOOR(S). A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE VESTIBULE ENTRY/EXIT DOOR. A MINIMUM OF TWO (2) FOOT CANDLE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE VESTIBULE ENTRY/EXIT DOOR. IN THE EVENT THE VESTIBULE ENTRY/EXIT DOOR IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING. IN URBAN SETTINGS FOR WHICH THERE IS NO DEFINED BANK PARKING AND THE ONLY ACCESS AREA IS A PUBLIC SIDEWALK, A MINIMUM 2 FOOT CANDLE POWER SHALL BE FOR THE FIRST 5 UNOBSTRUCTED FEET FROM THE DOOR. THE MINIMUM FOOT CANDLE READINGS WILL ALSO BE LIMITED TO BANK CONTROLLED PROPERTY LINES.
 - A MINIMUM OF TWO (2) FOOT CANDLE POWER IN THE IMMEDIATE AREA OF THE DESIGNATED ASSOCIATE ENTRANCE/EXIT TO THE FACILITY. ALL LIGHTING MEASUREMENTS ARE TO BE TAKEN AT 36 INCHES ABOVE THE GROUND ON A HORIZONTAL PLANE.
 - UNLESS OTHERWISE SPECIFIED BY STATE LAW OR REGULATION (307).
 - THE MINIMUM STANDARD SHALL APPLY UNLESS A GREATER STANDARD IS REQUIRED BY AN APPLICABLE LAW FOR A PARTICULAR FACILITY LOCATION.

KEYED NOTES:

- AFTER-HOUR DEPOSITORY FIVE FOOT COMPLIANCE AREA: A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE ATM/AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS.
- ATM/VTM FIFTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.
- AFTER-HOUR DEPOSITORY SIXTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS SIXTY (60) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.

bdg
architects

400 N Ashley Drive,
Suite 400
Tampa, FL 33602

P: 813-323-9233
Lic. #: AA-0003590
W: www.bdgllp.com



FIFTH THIRD BANK
MOUNT DORA

19160 US HIGHWAY 441,
MOUNT DORA FL 32757

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SEAL
ANDREW MOHR
FL PE# 73077

This Item has been electronically signed and sealed by Andrew Mohr, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy. FAC A1015-23-004

INFINITY
INFINITY ENGINEERING GROUP, LLC

Infinity Engineering Group
1208 East Kennedy Boulevard,
Suite 230
Tampa, Florida 33602
Phone: 813.434.4770
FL Cert. of Auth# 27889

ISSUE	BY	DATE	DESCRIPTION
	K.V	03/18/24	PERMIT SET
1	K.V	05/29/24	ADDENDUM 1
2	K	08/12/24	ADDENDUM 3

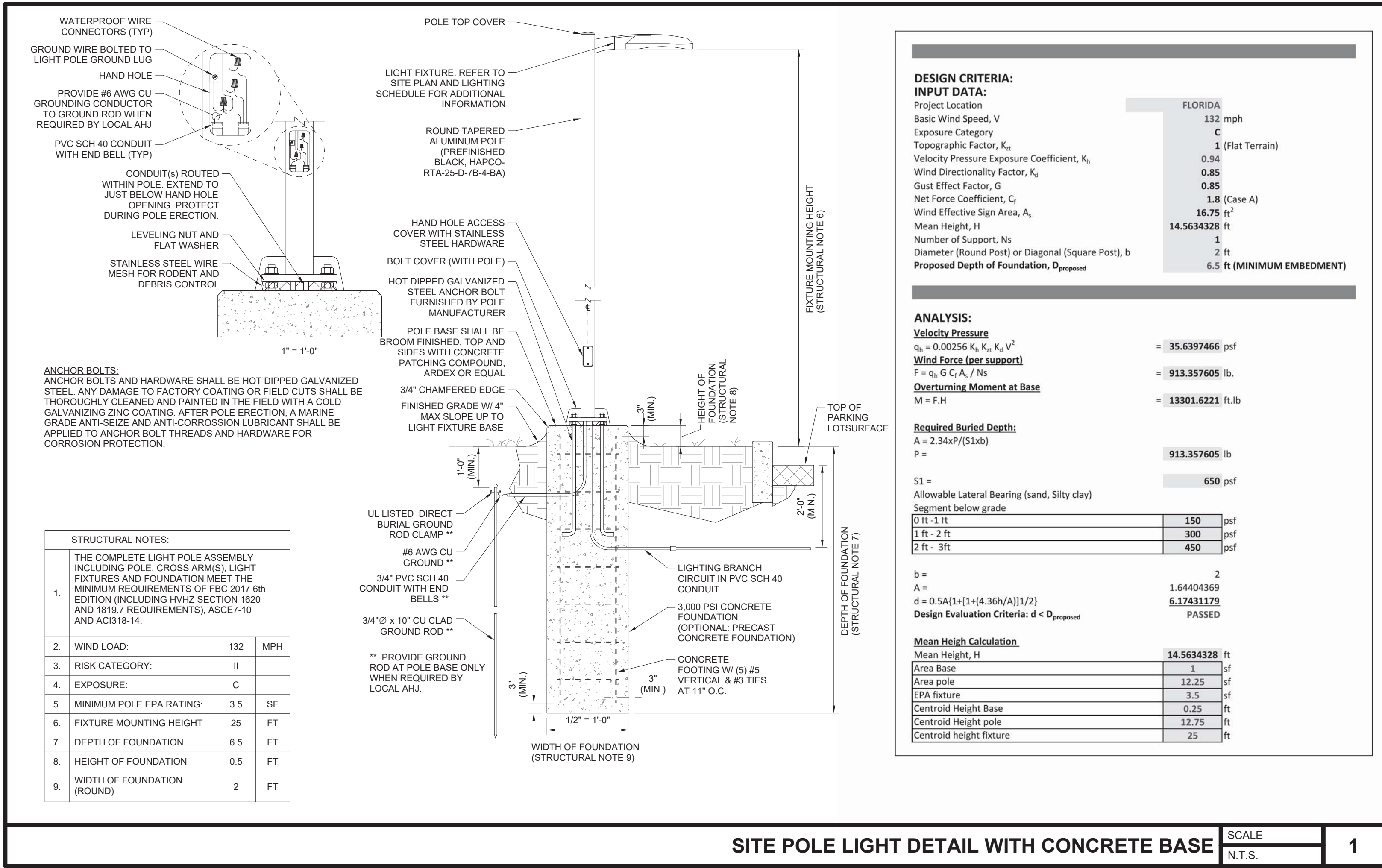
PROJECT INFORMATION BLOCK			
JOB #	230632/15-308.00		
DATE:	08/12/2024		
DRAWN BY:	KL		
CHECKED BY:	AM		

SHEET TITLE

ELECTRICAL
PHOTOMETRIC SITE
PLAN

SHEET NUMBER

E-011



LIGHTING FIXTURE SCHEDULE (EXTERIOR)								
LABEL	DESCRIPTION	MFG.	MODEL NUMBER	MOUNTING	LAMP QTY AND TYPE	DIMMING	VOLTS	TOTAL FIXTURE WATTS
1P4BC	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 4 BACKLIGHT CONTROL 1-HEAD	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI BLC4	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	125 VA
1P5	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 5 MEDIUM 1-HEAD	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T5M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	125 VA
2P4A	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 4 MEDIUM 2-HEAD 180° CONFIGURATION	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T4M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	250 VA
2P4B	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 4 MEDIUM 2-HEAD 90° CONFIGURATION	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T4M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	250 VA
3P5	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 5 MEDIUM 3-HEAD 90° CONFIGURATION	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T5M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	375 VA

- LIGHTING FIXTURE SCHEDULE NOTES:**
- MANUFACTURER CATALOG NUMBERS ARE SHOWN FOR GENERAL DESCRIPTIVE PURPOSES AND TO ESTABLISH STANDARD OF QUALITY ONLY. CONTACT CHRIS YOUNG (cyoung@southernlightingsource.com) OR ADAM MAGGIO (amaggio@southernlightingsource.com) (770-242-4000) (53lights@southernlightingsource.com) SOUTHERN LIGHTING SOURCE ON LIGHTING AND LIGHTING CONTROLS. G/EC SHALL PROVIDE LUMINAIRES COMPLETE WITH ALL OPTIONS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALL PRODUCTS SHALL BE UL LISTED. POLE MOUNTED LIGHT FIXTURES SHALL MATCH EXISTING DEVELOPMENT AS SPECIFIED. NO EQUALS FOR POLE MOUNTED FIXTURES.
 - POLE MANUFACTURER SHALL COORDINATE WITH LUMINAIRE MANUFACTURER TO PROVIDE ADEQUATE STRENGTH TO SUPPORT THE FIXTURE. PROVIDE APPROPRIATE MOUNTING HARDWARE, ANCHOR BOLTS, BOLT/BASEPLATE COVERS AND GROUNDING LUG. MANUFACTURER SHALL FURNISH AN ANCHOR BOLT TEMPLATE TO ENSURE PROPER MOUNTING AND LUMINAIRE ORIENTATION FOR CORRECT LIGHT DISTRIBUTION. APPROVED EQUAL POLE MANUFACTURERS: DURAGUARD AND VALMONT.
 - REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT NECESSARILY BE REFLECTED IN CATALOG NUMBER AND/OR DESCRIPTION IN THIS SCHEDULE

The following lines are excerpts from the Florida Statutes and are shown on this drawing for informational purposes only:

FLORIDA STATUTES
2019 FLORIDA STATUTES
TITLE XXXVIII. BANKS AND BANKING
CHAPTER 655. FINANCIAL INSTITUTIONS GENERALLY

- 655.960 Definitions: ss. 655.960-655.965, --
As used in this section and ss. 655.961-655.965, unless the context otherwise requires:
1. "Access area" means any paved walkway or sidewalk which is within 50 feet of any automated teller machine. The term does not include any street or highway open to the use of the public, as defined in s. 316.003(83)(a) or (b), including any adjacent sidewalk, as defined in s. 316.003.
2. "Access device" has the same meaning as set forth in Federal Reserve Board Regulation E, 12 C.F.R. part 205, promulgated pursuant to the Electronic Fund Transfer Act, 15 U.S.C. ss. 1601 et seq.
3. "Automated teller machine" means any electronic information processing device located in this state which accepts or dispenses cash in connection with a credit, deposit, checking, or convenience account. The term does not include devices used solely to facilitate check guarantees or check authorizations or which are used in connection with the acceptance or dispensing of cash on a person-to-person basis, such as by a store cashier.
4. "Candlefoot power" means the light intensity of candles on a horizontal plane at 36 inches above ground level and 5 feet in front of the area to be measured.
5. "Control," with respect to an access area or defined parking area, means to have the present legal authority to determine how, when, and by whom such area is to be used, and how such area is to be maintained, lighted, and landscaped. If an operator leases an access area or defined parking area as lessee, such lessee shall not be considered to have control for the purposes of ss. 655.960-655.965.
6. "Customer" means a natural person to whom an access device has been issued for personal, family, or household use.
7. "Defined parking area" means that portion of any parking area open for customer parking which is contiguous to an access area with respect to an automated teller machine, is regularly used for parking by users of the automated teller machine while the automated teller machine is conducting automated teller machine transactions during the hours of darkness, and is owned or leased by the operator of the automated teller machine or owned or controlled by the party leasing the automated teller machine site to the operator. The term does not include any parking area which is used for parking by users of the automated teller machine who are conducting automated teller machine transactions during the hours of darkness. A parking area is not open if it is physically closed to access or if conspicuous signs indicate that it is closed. If a multiple level parking area satisfies the conditions of this subsection and would therefore otherwise be a defined parking area, only the single parking level deemed by the operator of the automated teller machine to be the most directly accessible to the users of the automated teller machine shall be considered a parking area.
8. "Financial institution office" means a main office or principal office, as defined in s. 655.005, and a branch or branch office as defined in s. 655.12(4).
9. "Hours of darkness" means the period that commences 30 minutes after sunset and ends 30 minutes before sunrise.
10. "Operator" means any financial institution, as defined in s. 655.005, other business entity, or any person who controls the use or operation by a customer or other member of the general public of an automated teller machine. An operator controls the use or operation of an automated teller machine for the purposes of ss. 655.960-655.965 if such person or entity has the present legal authority to determine when and by whom the automated teller machine may be used or operated and how it is to be maintained in compliance with the provisions of ss. 655.960-655.965. An operator does not include any person or entity which is not a financial institution, if the primary function of such person or entity is to provide data processing services for automated teller machine transactions or to provide for the exchange, transfer, or dissemination of electronic funds transfer data.
11. Terms which are defined in the financial institution codes, unless the context otherwise requires, have the meanings ascribed to them therein for purposes of ss. 655.960-655.965.
- 655.962 Lighting: mirrors; landscaping. --
1. Each operator, or other person responsible for an automated teller machine pursuant to ss. 655.960-655.965, shall provide lighting during the hours of darkness with respect to an open and operating automated teller machine and any defined parking area, access area, and the exterior of an enclosed automated teller machine installation, as follows:
There shall be a minimum of 10 candlefoot power at the face of the automated teller machine and extending in an unobstructed direction outward 5 feet.
a. There shall be a minimum of 2 candlefoot power within 50 feet in all unobstructed directions from the face of the automated teller machine. If the automated teller machine is located within 10 feet of the corner of the building and the automated teller machine is generally accessible from the adjacent side, there shall be a minimum of 2 candlefoot power along a total of four unobstructed feet of the adjacent side of the building.
b. There shall be a minimum of 2 candlefoot power in that portion of the defined parking area within 60 feet of the automated teller machine.
c. The operator shall provide reflective mirrors or surfaces at each automated teller machine which provide the customer with a rear view while the customer is engaged in using the automated teller machine.
2. The operator, or other person responsible pursuant to ss. 655.960-655.965 for an automated teller machine, shall ensure that the height of any landscaping, vegetation, or other physical obstructions in the area required to be lighted pursuant to subsection (1) for any open and operating automated teller machine shall not exceed 3 feet, except that trees trimmed to a height of 10 feet and whose diameters are less than 2 feet and manmade physical obstructions required by statute, law, code, ordinance, or other governmental regulation shall not be affected by this subsection.
- 655.964 Application.--
1. The provisions of ss. 655.961 and 655.962 do not apply to any automated teller machine which is:
a. Located inside of a building, unless it is a freestanding installation which exists for the sole purpose of providing an enclosure for the automated teller machine.
b. Located inside a building, except to the extent a transaction can be conducted from outside the building.
c. Located in any area, including any access area, building, enclosed space, or parking area which is not controlled by the operator.
2. The provisions of ss. 655.960-655.965 shall not be construed to create any duty, responsibility, or obligation for any person or entity whose primary function is to provide for the exchange, transfer, or dissemination of electronic funds transfer data and is not otherwise a financial institution, as defined in s. 655.005, or an operator.
- 655.965 Preemption; prohibition.--
Except as expressly provided, the provisions of this section and ss. 655.960-655.964 supersede and preempt all rules, regulations, codes, or ordinances of any city, county, municipality, or other political subdivision of this state, and of any local agency regarding customer safety at automated teller machines located in this state.

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SEAL **ANDREW MOHR**
FL PE# 73077

This item has been electronically signed and sealed by Andrew Mohr, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority or any electronic copy. FAC #1015-23-004

INFINITY
INFINITY ENGINEERING GROUP, LLC
Infinity Engineering Group
1208 East Kennedy Boulevard,
Suite 230
Tampa, Florida 33602
Phone: 813.434.4770
FL Cert. of Auth# 27869

ISSUE	BY	DATE	DESCRIPTION
	K.V	03/18/24	PERMIT SET
1	K.V	05/29/24	ADDENDUM 1
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK	
JOB #	230632/15-308.00
DATE	08/12/2024
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

**ELECTRICAL SITE
DETAILS**

SHEET NUMBER

E-012



FIFTH THIRD BANK

MT. DORA

19160 US HIGHWAY 441,
MT. DORA, FL 32757
PROJECT #: 230632

FLORIDA PRODUCT APPROVAL

PRODUCT TYPE	MAUFACTURER	MODEL # / SERIES	FL PRODUCT APPR. NO.	MIAMI DADE N.O.A.
EXTERIOR PANELS				
SWINGING - CURTAIN WALL	YKK AP AMERICA	MODEL 35H MEDIUM STILE	FL 12456 - R6	N/A
SWINGING - STOREFRONT	KAWNEER	350IR DRY GLAZED	FL 15850 - R6	N/A
SWINGING - EXT. DOOR ASSEMBLY	CECO DOOR PRODUCT	OUTSWINGING COMMERCIAL DOOR	FL 16355 - R3	N/A
WALL PANELS				
CURTAIN WALL	YKK AP AMERICA	YHC 300 OG	FL 12456 - R6	N/A
STOREFRONT	KAWNEER	TRIFAB 451T VG	FL 20446 - R3	N/A
ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	REYNOBOND COMPOSITE PANELS	FL 11794 - R3	N/A
EIFS	DRYVIT	DRYVIT OUTSULATION PLUS MD	FL 3423 - R9	N/A
SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING	FL 13192 2 - R6	N/A
ROOFING PRODUCTS				
TPO ROOFING SYSTEM	FIRESTONE	ULTRA PLY TPO SINLE PLY ROOFING SYSTEM - STEEL DECKS	FL 10254.1 R-15	N/A
ROOF HATCH	BILCO	S-50	FL 15110.1 - R5	N/A
ROOFING BOARD	USG	SECUROCK GYPSUM FIBER ROOF BOARD	FL 4264.1 - R8	N/A
ROOFING FASTENERS	METAL ERA	METAL ERA ROOF EDGE TERMINATION SYSTEM	FL 29463.1 - R1	N/A
OTHER PRODUCTS				
CONCRETE LINTELS	CAST-CRETE USA	HIGH STRENGTH PRECAST AND PRESTRESS CONCRETE LINTEL	FL 158.1 - R15	N/A

SYMBOLS

	WALL TYPE		ROOM TAG		DETAIL TAG		PLAN DETAIL TAG
	REVISION NUMBER		DOOR TAG		INTERIOR ELEVATION TAG		BUILDING SECTION TAG
	FINISH TAG		WINDOW TAG		EXTERIOR ELEVATION TAG		GRID BUBBLE & CENTER LINE
	KEYNOTE		ELEVATION DATUM TAG				

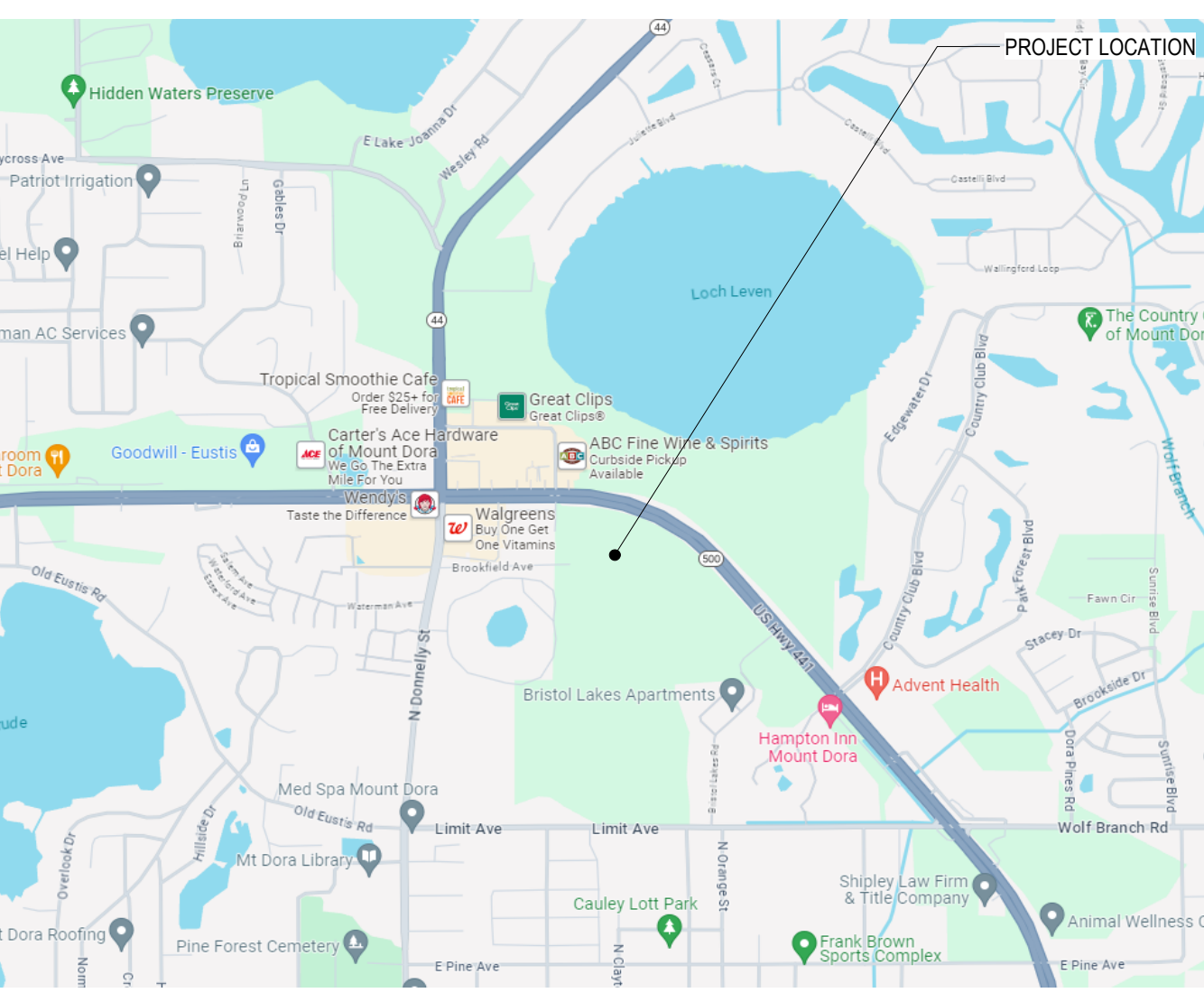
OWNER & CONSULTANTS

OWNER FIFTH THIRD BANK TAMMALA BROOKS VICE PRESIDENT DIRECTOR - PROJECT GROUP FIFTH THIRD BANK RETAIL 38 FOUNTAIN SQUARE PLAZA MD 10903K CINCINNATI, OH 45202 TAMMALA.BROOKS@53.COM	MEP INFINITY ENGINEERING GROUP, LLC 1208 E. KENNEDY BLVD, SUITE 230 TAMPA, FL 33602 CONTACT: BRETT NEVARIL 813.434.4770 ARCHITECT BDG ARCHITECTS 400 N ASHLEY DRIVE, SUITE 600 TAMPA, FL 33602 CONTACT: JACK MARSHALL 205.252.8222	STRUCTURAL GEORGE F. YOUNG, INC 299 DR. MARTIN LUTHER KING JR. ST. N. ST. PETERSBURG, FL 33701 CONTACT: JOHN PURDUE 727.822.4317 CBRE CBRE GLOBAL WORKPLACE SOLUTIONS 201 S. COLLEGE ST #1700 CHARLOTTE, NC 28244 CONTACT: JOHN POU
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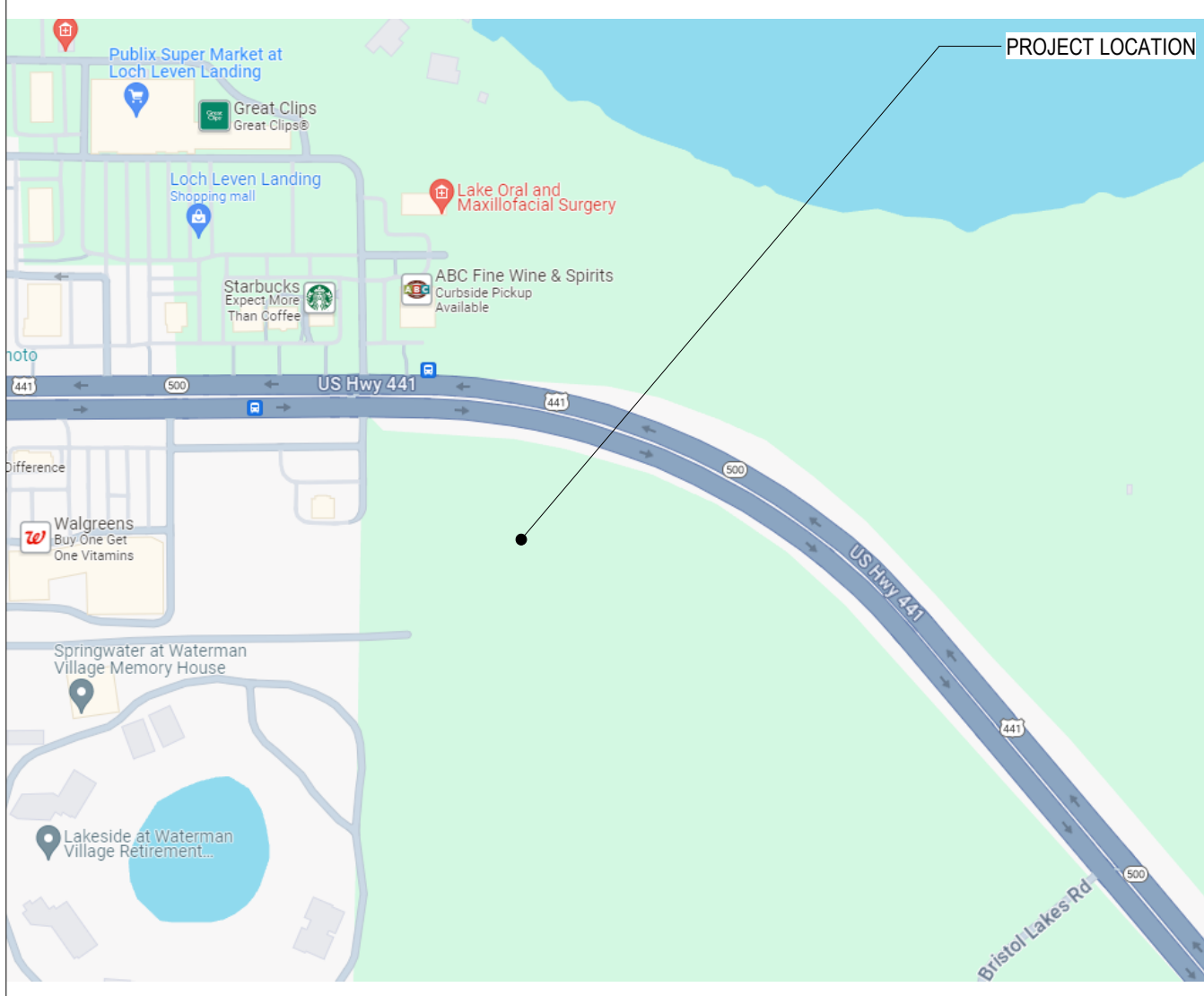
UTILITIES

SANITARY SEWER AND WATER CITY OF MT. DORA PUBLIC WORKS & UTILITIES 510 N BAKER ST MT. DORA, FL 32757 www.ci.mount-dora.fl.us 352.735.7105 customerservice@cityofmountdora.com	TELEPHONE PENDING DEVELOPER RESPONSE
ELECTRIC CITY OF MOUNT DORA ELETRIC UTILITY 900 N DONNELLY ST. MT. DORA, FL 32757 www.ci.mount-dora.fl.us 352.735.7151 CONTACT: STEVE LANGLEY langleys@cityofmountdora.com	

VICINITY MAP



LOCATION MAP



GENERAL NOTES

- THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES & STANDARDS INCLUDING ADA & OTHER HANDICAP ACCESSIBILITY CODES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
- GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE [SUPERVISOR(PROJECT MANAGEMENT)] (SPM) AT THE END OF THE PROJECT.
- GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
- THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
- WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
- GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
- ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
- GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.
- NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

DRAWINGS		DRAWINGS ISSUED			
SHEET #	SHEET NAME	03/18/24 ISSUE FOR PERMIT	05/29/24 ADDENDUM 1	06/12/24 ADDENDUM 2	08/12/24 ADDENDUM 3
GENERAL					
G-000	COVER SHEET	•	•	•	
G-001	LIFE SAFETY PLAN	•			
G-002	ACCESSIBILITY NOTES	•			
G-005	CHANGE DIRECTIVES	•			
CIVIL					
-	COVER SHEET	•	•	•	
C00.01	CIVIL SPECIFICATIONS	•	•	•	
C01.01	DEMOLITION PLAN	•			
C02.01	SITE PLAN	•	•	•	
C03.01	GRADING PLAN	•	•	•	
C03.02	PIPING DETAILS	•	•	•	
C04.01	UTILITY PLAN	•	•	•	
C05.01	DETAILS	•	•	•	
C05.02	DETAILS	•	•	•	
C05.03	CITY OF MT. DORA DETAILS	•			
C05.04	CITY OF MT. DORA DETAILS	•			
C05.05	VAT TUBE DETAILS	•			
C06.01	SWPPP GENERAL REQUIREMENTS	•			
C06.02	EROSION CONTROL PLAN PHASE I	•	•		
C06.03	EROSION CONTROL PLAN PHASE II	•	•		
C06.04	EROSION & SEDIMENTATION CONTROL DETAILS	•			
1 OF 1	ALTANSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY		•		
IRRIGATION					
IR01.01	IRRIGATION PLAN	•	•		
IR02.01	IRRIGATION DETAILS	•			
LANDSCAPE					
LP01.01	LANDSCAPE PLAN	•	•	•	
LP02.01	LANDSCAPE DETAILS	•			
SITE					
SA01.01	SITE ACCESS PLAN	•	•	•	
SA01.02	SITE ACCESS DETAILS			•	

DRAWINGS		DRAWINGS ISSUED			
SHEET #	SHEET NAME	03/18/24 ISSUE FOR PERMIT	05/29/24 ADDENDUM 1	06/12/24 ADDENDUM 2	08/12/24 ADDENDUM 3
ARCHITECTURAL					
A-100	SLAB PLAN	•			
A-110	FLOOR PLAN	•			
A-111	DRIVE-THRU PLANS	•			
A-120	DIMENSIONAL FLOOR PLAN	•			
A-130	REFLECTED CEILING PLAN	•			
A-131	ENLARGED REFLECTED CEILING PLAN	•			
A-140	ROOF PLAN	•	•		
A-150	FINISH PLAN	•			
A-170	FURNITURE & EQUIPMENT	•			
A-180	SIGNAGE & BRANDING	•			
A-190	TRASH ENCLOSURE AND DETAILS	•			
A-200	EXTERIOR ELEVATIONS	•	•	•	
A-201	EXTERIOR ELEVATIONS	•	•	•	
A-202	COLOR EXTERIOR ELEVATIONS	•	•	•	
A-300	BUILDING SECTIONS	•	•	•	
A-301	BUILDING SECTIONS	•	•	•	
A-310	EXTERIOR WALL SECTIONS	•	•	•	
A-311	EXTERIOR WALL SECTIONS	•	•	•	
A-312	WALL SECTIONS	•	•	•	
A-401	PLAN DETAILS	•			
A-402	ENLARGED FLOOR PLANS & DETAILS	•			
A-403	BANK EQUIPMENT CUT SHEETS	•			
A-410	ENLARGED RESTROOM PLANS, ELEVATIONS, & DETAILS	•			
A-440	ROOF DETAILS	•			
A-450	WALL SECTION DETAILS	•	•		
A-600	DOOR SCHEDULE & DETAILS	•			
A-610	WINDOWS SCHEDULE & DETAILS	•	•		
A-611	CURTAINWALL AND STOREFRONT DETAILS	•	•		
A-620	INTERIOR PARTITION SCHEDULE & DETAILS	•			
A-630	CEILING SCHEDULE & DETAILS	•			
A-650	FINISH SCHEDULE & DETAILS	•			
A-700	TRANSACTION BAR - ENLARGED PLAN & DETAILS	•			
A-701	BACK COUNTER - ENLARGED PLAN & DETAILS	•			
A-702	LIBRARY - ENLARGED PLAN & DETAILS	•			
A-703	SERVICE COUNTER - ENLARGED PLAN & DETAILS	•			
A-704	TECH WALL & LOUNGE BOOTH - ENLARGED PLAN & DETAILS	•			
A-705	EMPLOYEE LOUNGE - ENLARGED PLAN & DETAILS	•			
A-706	BOOTH - ENLARGED PLAN & DETAILS	•			
A-707	WORK ROOM - ENLARGED PLAN & DETAILS	•			
A-708	CHECK DESK - ENLARGED PLAN & DETAILS	•			
A-800	3D RENDERED ELEVATIONS	•			
STRUCTURAL					
S-101	GENERAL NOTES	•			
S-102	COMPONENTS & CLADDING	•			
S-103	SPECIAL INSPECTIONS	•			
S-104	SPECIAL INSPECTIONS	•			
S-201	BRANCH FOUNDATION AND FLOOR PLAN	•	•		
S-211	BRANCH ROOF AND FRAMING PLAN	•	•		
S-301	FOUNDATION SECTIONS	•			
S-311	ROOF SECTIONS	•			
S-312	ROOF SECTIONS	•			
A-401	TYPICAL DETAILS	•			
A-402	TYPICAL DETAILS	•			
A-403	TYPICAL DETAILS	•			
A-404	TYPICAL DETAILS	•			
A-405	TYPICAL DETAILS	•			
MECHANICAL					
M-001	MECHANICAL NOTES AND SPECIFICATIONS	•			
M-002	MECHANICAL NOTES AND LEGEND	•			
M-101	MECHANICAL SCHEDULES	•			
M-102	MECHANICAL VENTILATION AND COMCHECK	•			
M-301	MECHANICAL PROPOSED CEILING PLAN	•			
M-302	MECHANICAL PROPOSED ROOF PLAN	•			
M-401	MECHANICAL ISOMETRIC PLAN	•			
M-501	MECHANICAL DETAILS	•			
M-502	MECHANICAL DETAILS AND CONTROLS	•			
PLUMBING					
P-001	PLUMBING SPECIFICATIONS AND NOTES	•			
P-101	PLUMBING TABLES AND SCHEDULES	•			
P-301	PLUMBING PROPOSED SANITARY FOUNDATION PLAN	•			
P-302	PLUMBING PROPOSED DOMESTIC FLOOR PLAN	•			
P-303	PLUMBING PROPOSED ROOF PLAN	•			
P-401	PLUMBING ISOMETRIC RISER DIAGRAMS	•			
P-402	PLUMBING BUILDING ISOMETRIC	•			
P-501	PLUMBING DETAILS	•			
ELECTRICAL					
E-001	ELECTRICAL LEGEND AND ABBREVIATION	•			
E-002	ELECTRICAL GENERAL NOTES	•	•		
E-003	ELECTRICAL SPECIFICATIONS	•			
E-004	COMMONCHECK	•			
E-010	ELECTRICAL SITE PLAN AND REMOTE DRIVE-THRU	•			
E-011	ELECTRICAL PHOTOMETRIC SITE PLAN	•	•		
E-012	AUXILIARY-FLOOR PLAN BRANCH	•			
E-100	ELECTRICAL POWER & AUXILIARY PLAN	•			
E-101	ELECTRICAL POWER ROOF PLAN	•			
E-130	ELECTRICAL LIGHTING PLAN	•	•		
E-150	ELECTRICAL SECURITY PLAN	•	•		
E-500	ELECTRICAL DETAILS	•			
E-600	LUMINAIRE AND SENSOR SCHEDULES AND DETAILS	•			
E-601	EXTERIOR LIGHTING CUT SHEETS	•	•		
E-602	EXTERIOR LIGHTING CUTSHEETS	•			
E-700	ELECTRICAL DEVICE PLAN	•			
E-701	ELECTRICAL ELEVATIONS	•			
E-702	ELECTRICAL ELEVATIONS	•			
E-703	ELECTRICAL ELEVATIONS	•	•		
E-704	ELECTRICAL ELEVATIONS	•	•		
E-800	ELECTRICAL RISER DIAGRAMS	•	•		
FIRE ALARM					
FA-001	FIRE ALARM LEGEND AND GENERAL NOTES	•			
FA-002	FIRE ALARM RISER & DETAILS	•			
FA-101	FIRE ALARM PLAN	•			



400 N Ashley Drive,
Suite, 600
Tampa, FL 33602

P: 813 - 323 - 9233
Lic. #: AA - 0003590
W: www.bdgflp.com



FIFTH THIRD BANK MT. DORA

19160 US HIGHWAY 441,
MT. DORA, FL 32757

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SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

JOB #	230632
DATE:	03/18/24
DRAWN BY:	JM
CHECKED BY:	JM

SHEET TITLE

COVER SHEET

SHEET NUMBER

G-000

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM MATCH EIFS COLOR SW7624 SLATE TILE
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	MATTE BLACK STEEL	VESTIBULE CURTAIN WALL SYSTEMS
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	MATTE BLACK STEEL	STOREFRONT SYSTEMS
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	3" EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	5" EIFS SYSTEM - VESTIBULE PARAPET
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7624 - SLATE TILE	3" EIFS SYSTEM - TYP.
EIFS-4	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7642 - PAVESTONE	3" EIFS SYSTEM - TYP.
EIFS-5	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7069 - IRON ORE	4" EIFS SYSTEM - NIGHT DROP BUMPOUT
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN GERRY	EBONITE VELOUR	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY
EXT-2	CAST-FIT WATERTABLE	CULTURED STONE	CARBON	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY
EXT-3	EIFS CORNICE	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 205C141 604
EXT-4	EIFS ACCENT BAND	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: (2) DRYVIT 205T128 604 TRIMS MIRRORED ON SHORT SIDE
GL-1	EXTERIOR GLAZING	PAC	CLEAR	SOLARBAN 60
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATTE BLACK STEEL	KYNAR 500
PT-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	PICKET FENCE	COLOR TO MATCH EIFS COLOR SW9165

ACM PANEL - GENERAL NOTES

- A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
- B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
- C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
- D. 3/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
- E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
- F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
- G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP.
- H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE. STUCCO, WINDOW MULLIONS)
- I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKINGS. TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)

bdg
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com



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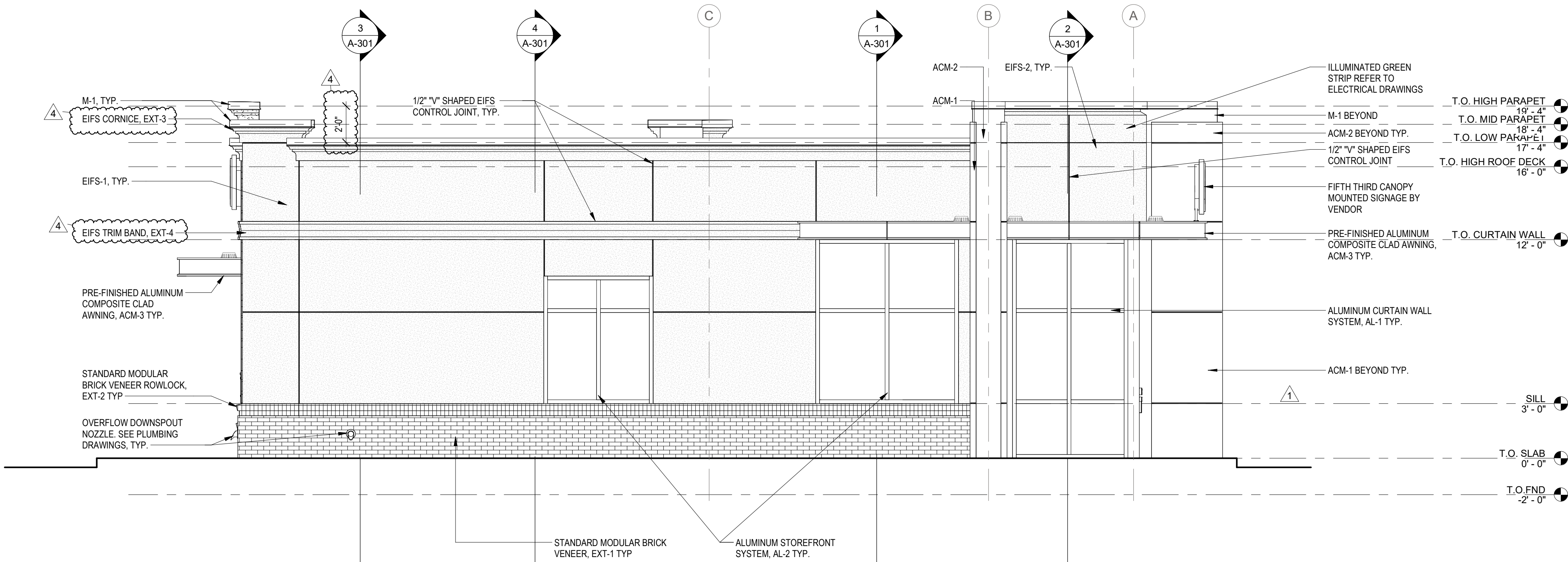
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NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

2



WEST EXTERIOR ELEVATION

1/4" = 1'-0"

1

SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

JOB # 230632

DATE: 03/18/24

DRAWN BY: JC

CHECKED BY: JM

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM MATCH EIFS COLOR SW7624 SLATE TILE
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	MATTE BLACK STEEL	VESTIBULE CURTAIN WALL SYSTEMS
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	MATTE BLACK STEEL	STOREFRONT SYSTEMS
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	3" EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	5" EIFS SYSTEM - VESTIBULE PARAPET
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7624 - SLATE TILE	3" EIFS SYSTEM - TYP.
EIFS-4	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7642 - PAVESTONE	3" EIFS SYSTEM - TYP.
EIFS-5	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7069 - IRON ORE	4" EIFS SYSTEM - NIGHT DROP BUMP-OUT
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN GERRY	EBONITE VELOUR	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	CAST-FIT WATERTABLE	CULTURED STONE	CARBON	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-3	EIFS CORNICE	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 205C141 604
EXT-4	EIFS TRIM BAND	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 205T128 604 TRIMS MIMICRED ON SHORT SIDE
GL-1	EXTERIOR GLAZING	PPG	CLEAR	SOLARBAN 60
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATTE BLACK STEEL	KYNAR 500
PT-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	PICKET FENCE	COLOR TO MATCH EIFS COLOR SW9165

ACM PANEL - GENERAL NOTES

- A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
- B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
- C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE).
- D. 3/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS).
- E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
- F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
- G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP.
- H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE. STUCCO, WINDOW MULLIONS).
- I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION).

bdg
architects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
T: 704.981.8951
www.bdgllp.com



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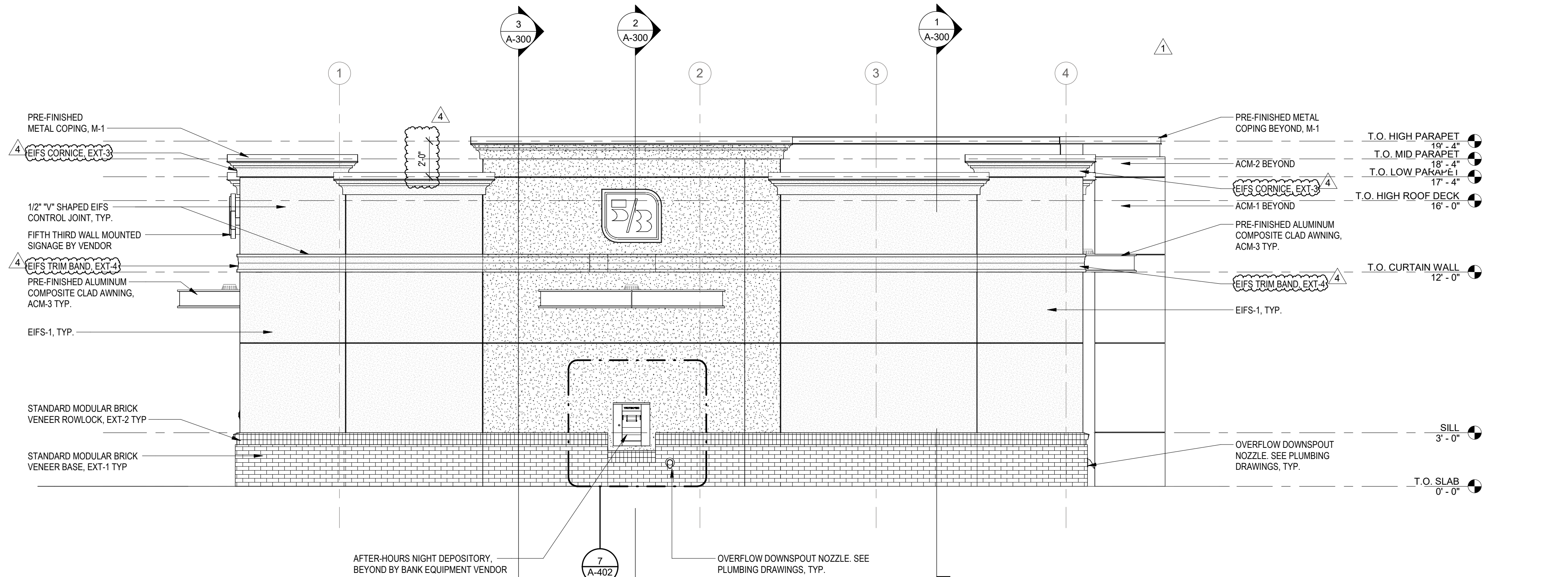
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SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

2



SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

JOB # 230632

DATE: 03/18/24

DRAWN BY: JC

CHECKED BY: JM

SHEET TITLE

EXTERIOR ELEVATIONS

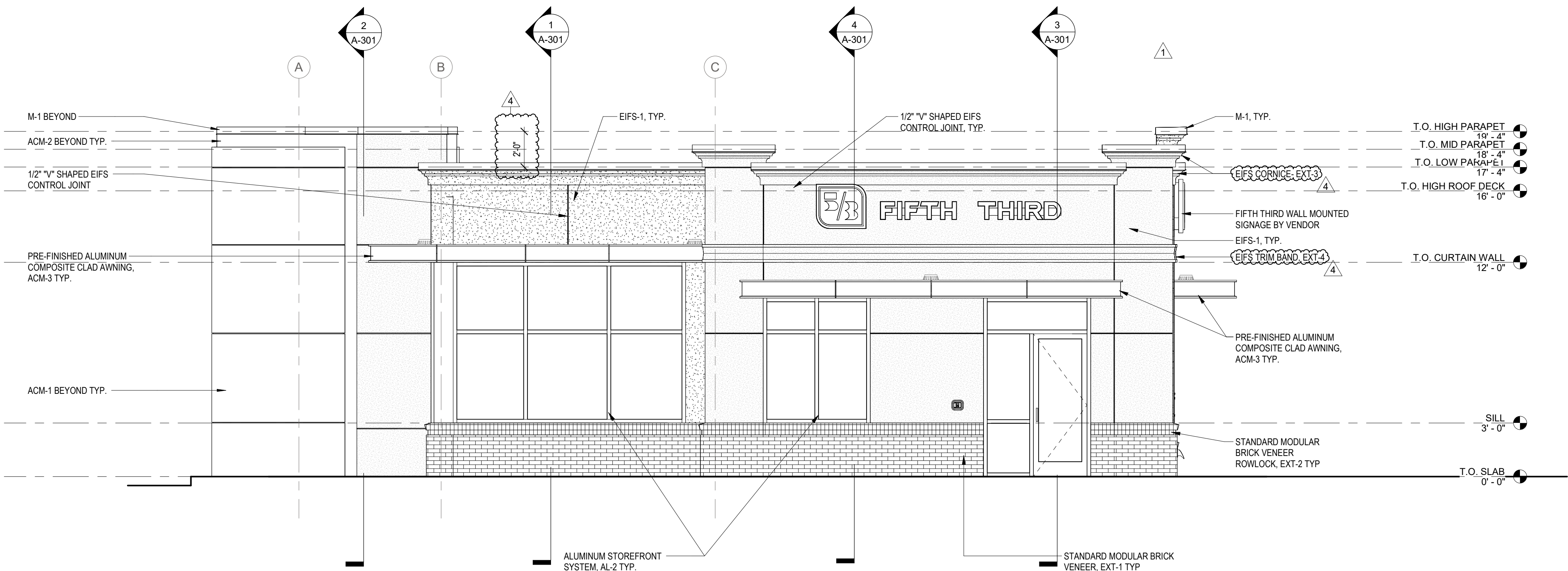
SHEET NUMBER

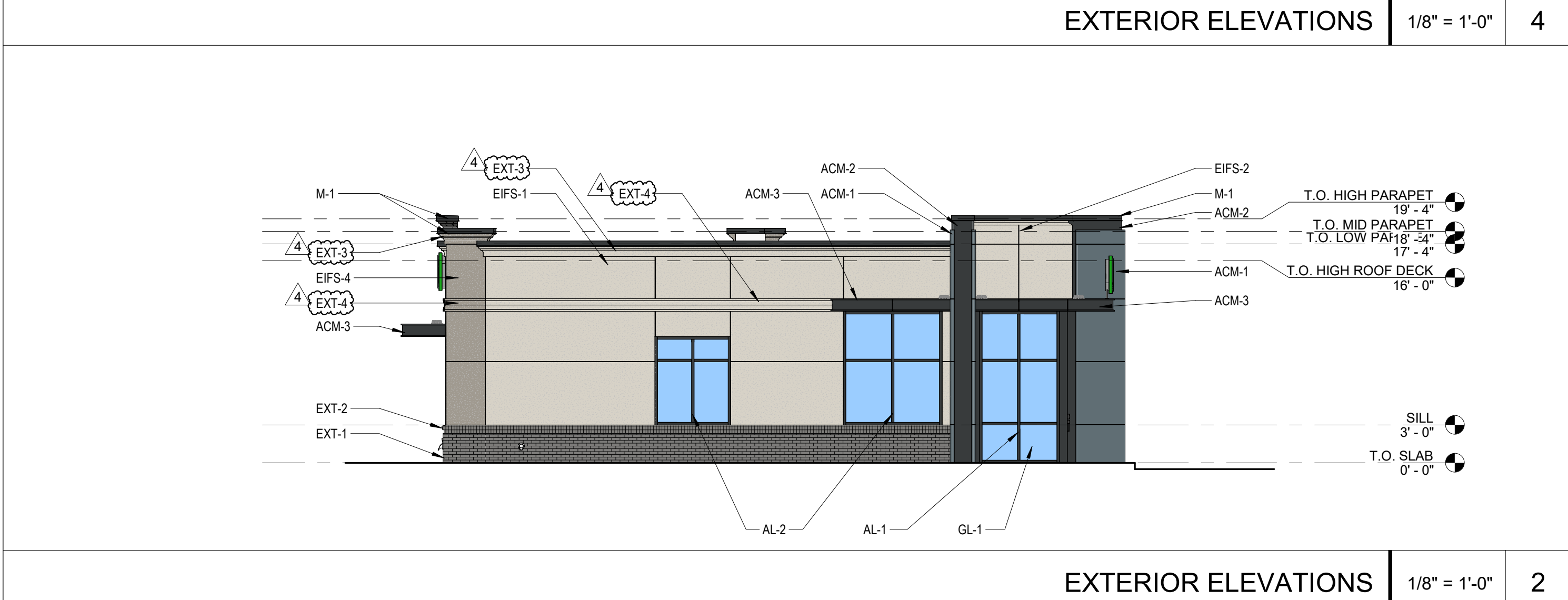
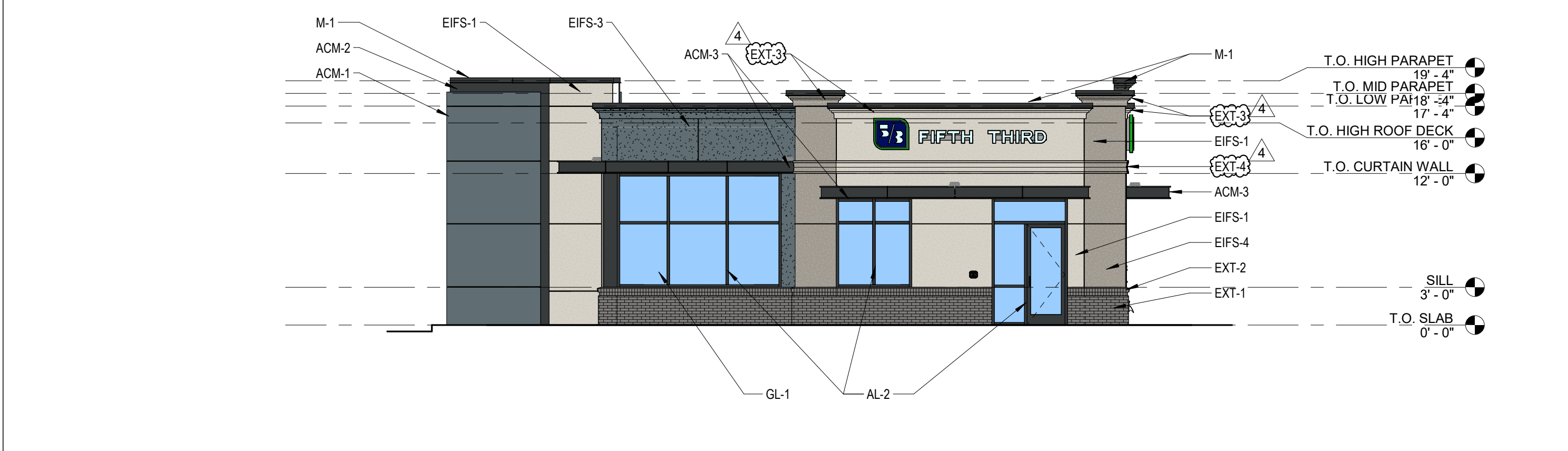
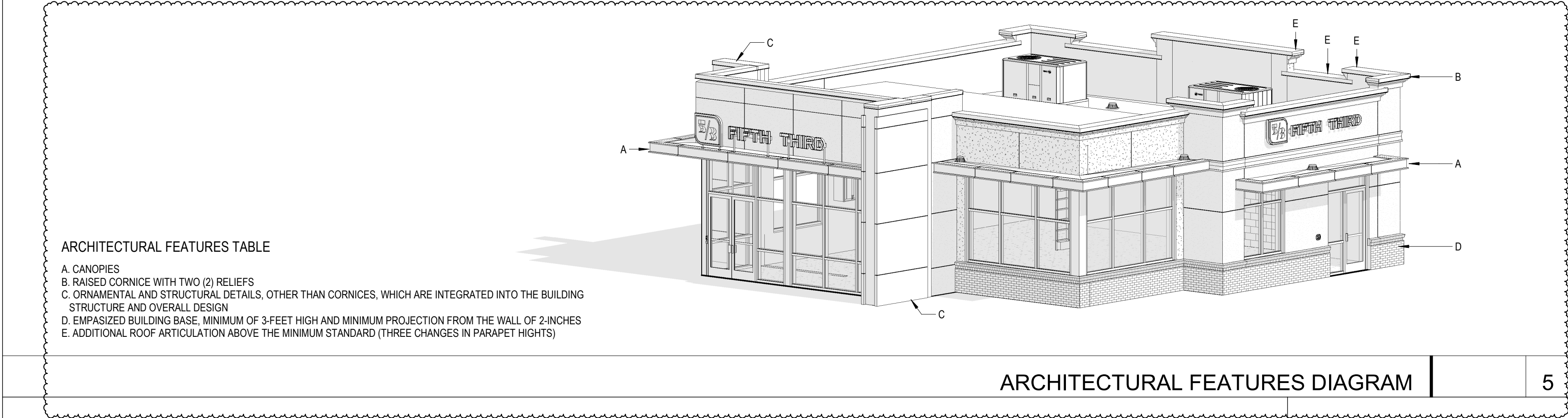
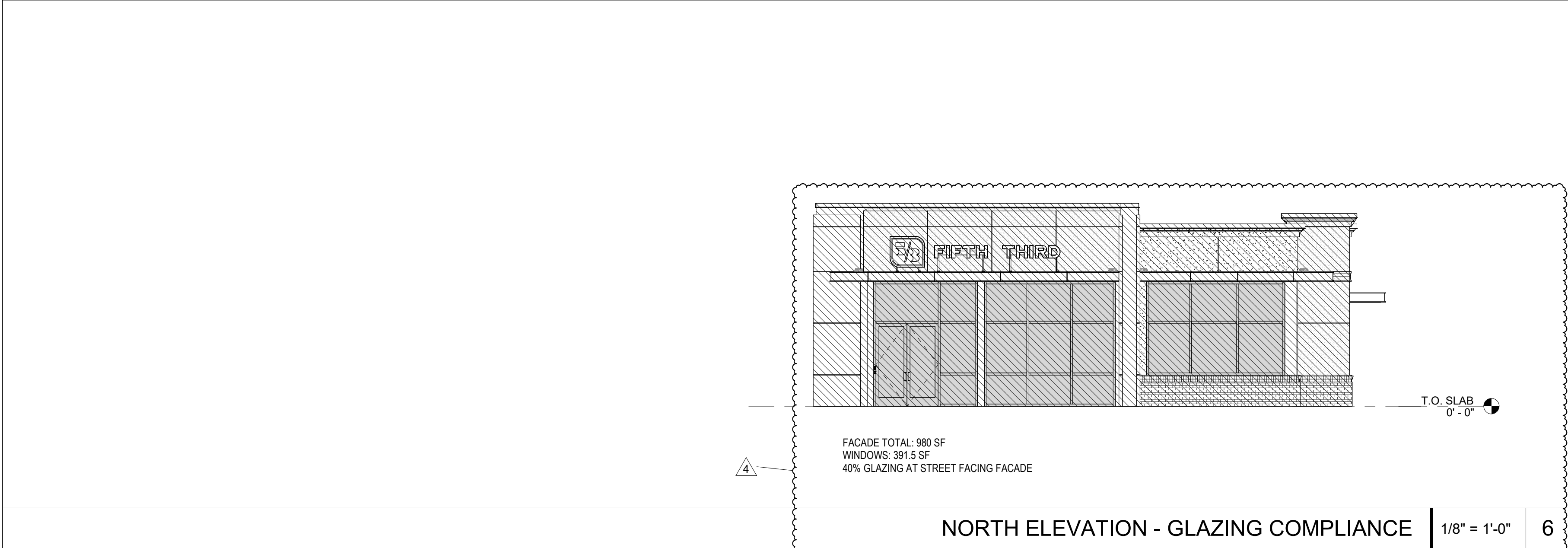
EAST EXTERIOR ELEVATION

1/4" = 1'-0"

1

A-201





EXTERIOR FINISH SCHEDULE				
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM MATCH EIFS COLOR SW7624 SLATE TILE
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	MATTE BLACK STEEL	VESTIBULE CURTAIN WALL SYSTEMS
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	MATTE BLACK STEEL	STOREFRONT SYSTEMS
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	3" EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	5" EIFS SYSTEM - VESTIBULE PARAPET
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7624 - SLATE TILE	3" EIFS SYSTEM - TYP.
EIFS-4	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7642 - PAVESTONE	3" EIFS SYSTEM - TYP.
EIFS-5	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7069 - IRON ORE	4" EIFS SYSTEM - NIGHT DROP BUMPOUT
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN GERRY	EBONITE VELOUR	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	CAST-FIT WATERTABLE	CULTURED STONE	CARBON	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-3	EIFS CORNICE	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 255C141 604
EXT-4	EIFS ACCENT BAND	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: (2) DRYVIT 205T128 604 TRIMS MIRRORRED ON SHORT SIDE
GL-1	EXTERIOR GLAZING	PPG	CLEAR	SOLARBAN 60
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATTE BLACK STEEL	KYNAR 500
PT-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	PICKET FENCE	COLOR TO MATCH EIFS COLOR SW9165

ACM PANEL - GENERAL NOTES

A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS.

B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.

C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)

D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)

E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.

F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.

G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP.

H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE. STUCCO, WINDOW MULLIONS)

I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)

SWATCHES

EIFS-1

EIFS-2

EXT-3

EXT-4

ACM-1

ACM-2

ACM-3

M-1

AL-1

AL-2

EIFS-4

EXT-2

EXT-3

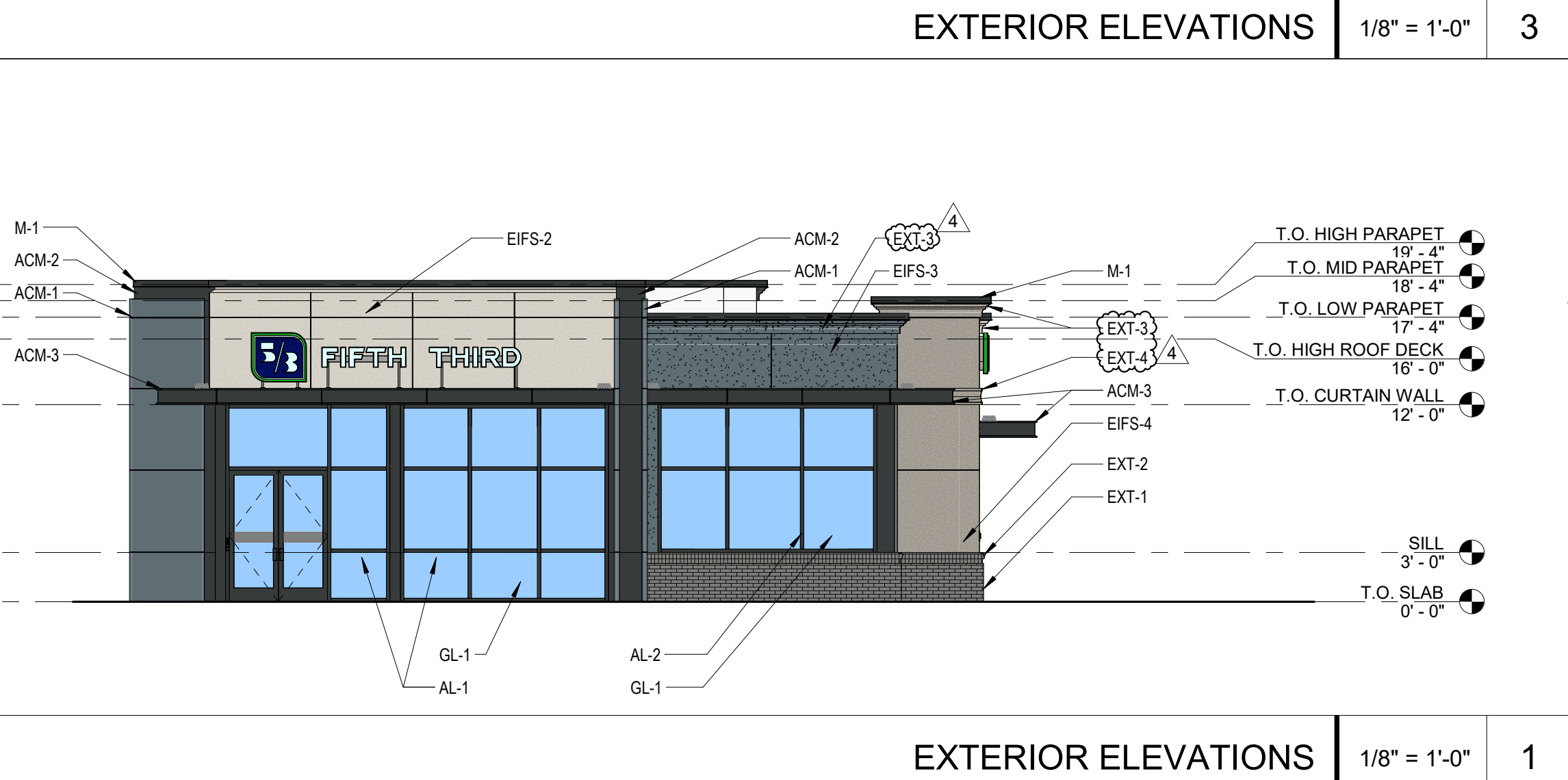
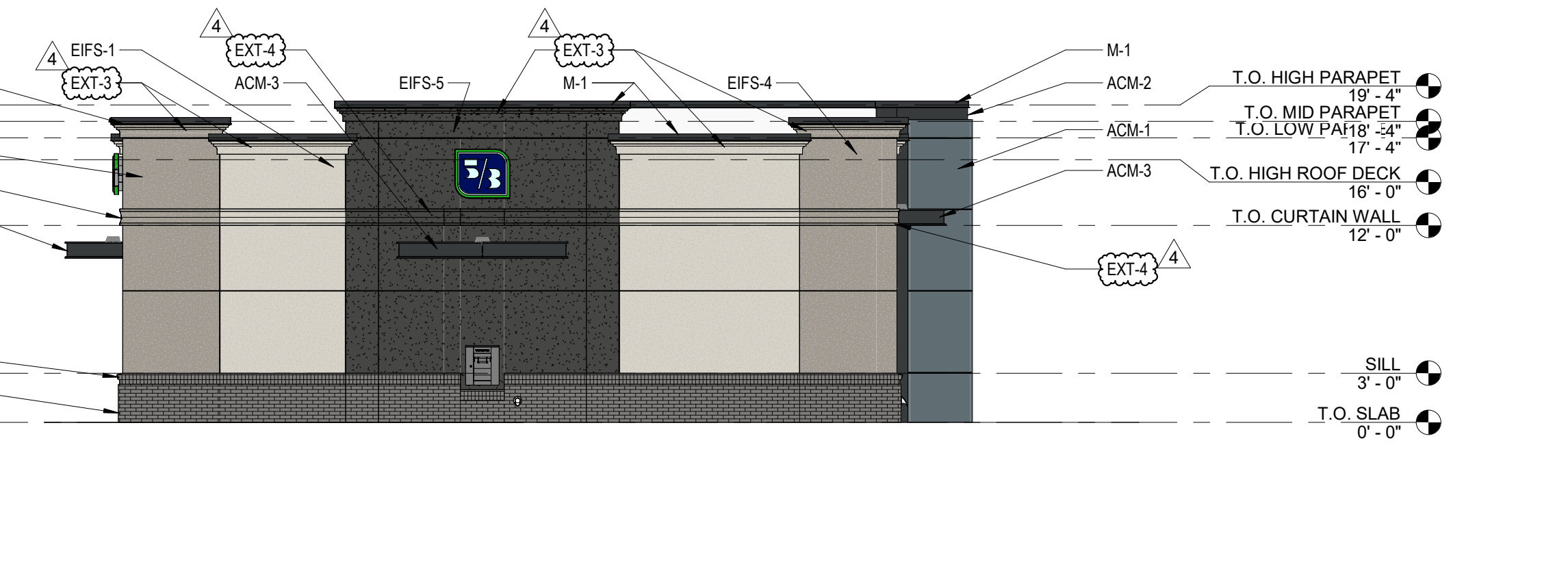
EXT-4

GL-1

EIFS-5

EXT-3

EXT-4



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550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
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SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

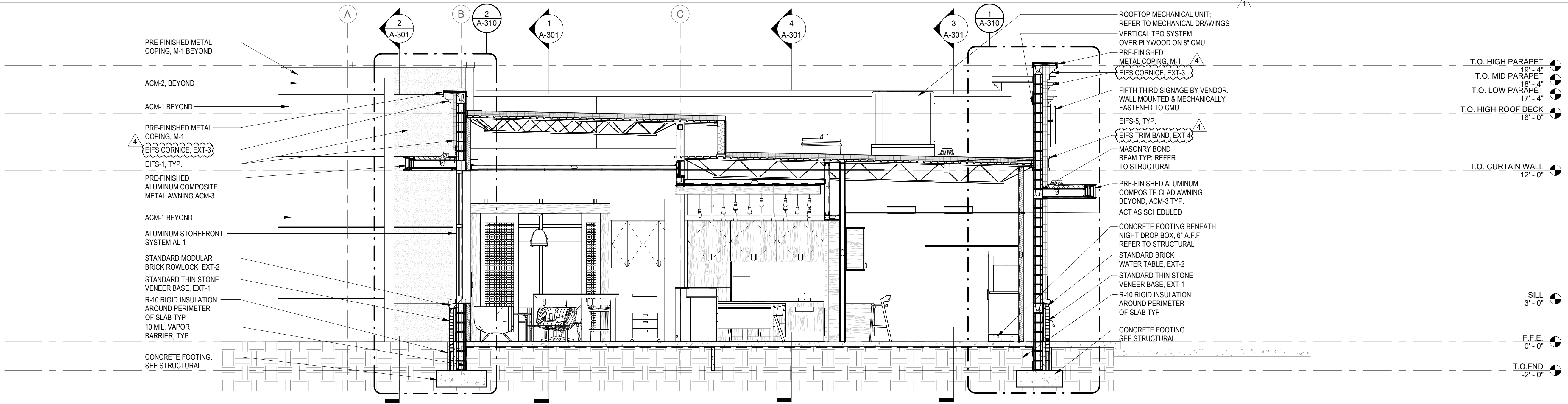
JOB # 230632
DATE: 03/18/24
DRAWN BY: JM
CHECKED BY: JM

SHEET TITLE

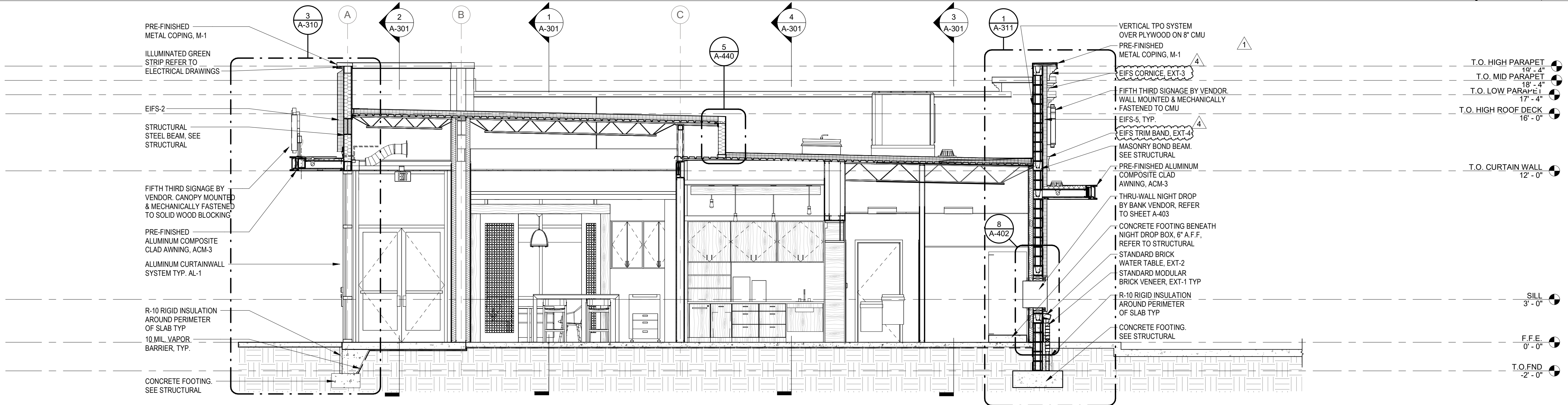
COLOR EXTERIOR ELEVATIONS

SHEET NUMBER

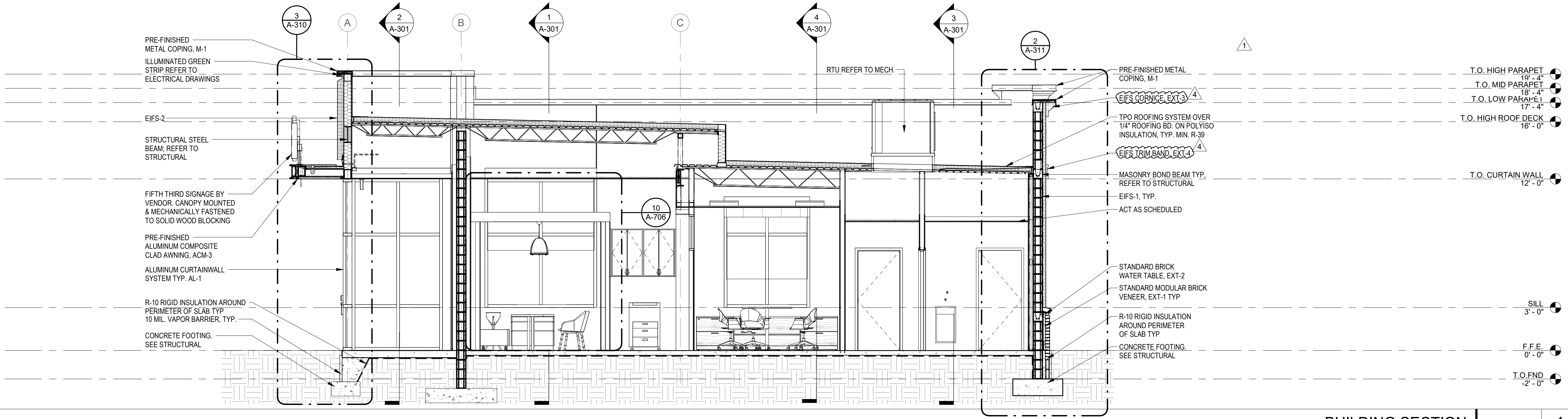
A-202



BUILDING SECTION 1/4" = 1'-0" 3



BUILDING SECTION 1/4" = 1'-0" 2



BUILDING SECTION 1/4" = 1'-0" 1

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Suite 1800
Charlotte, NC 28202

P: 704.981.8951
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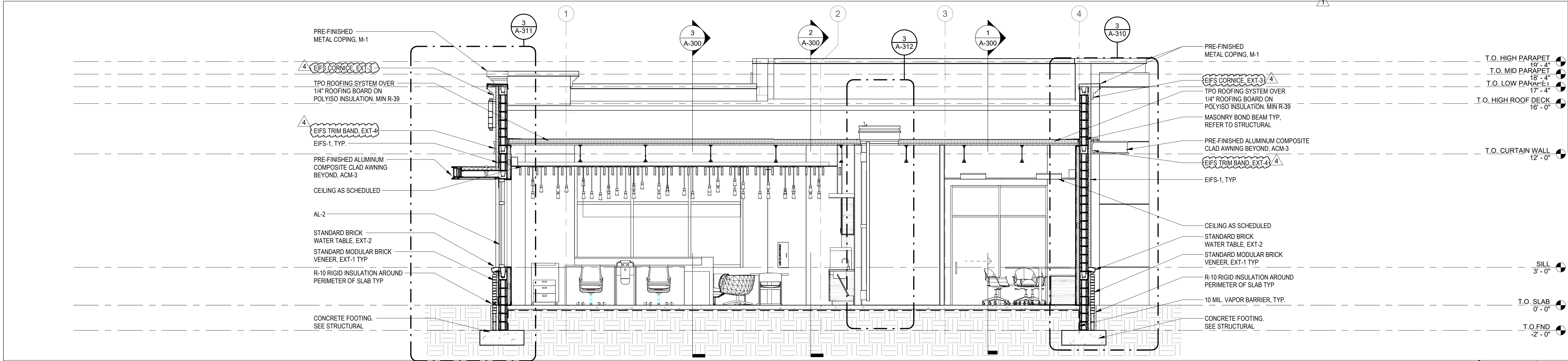
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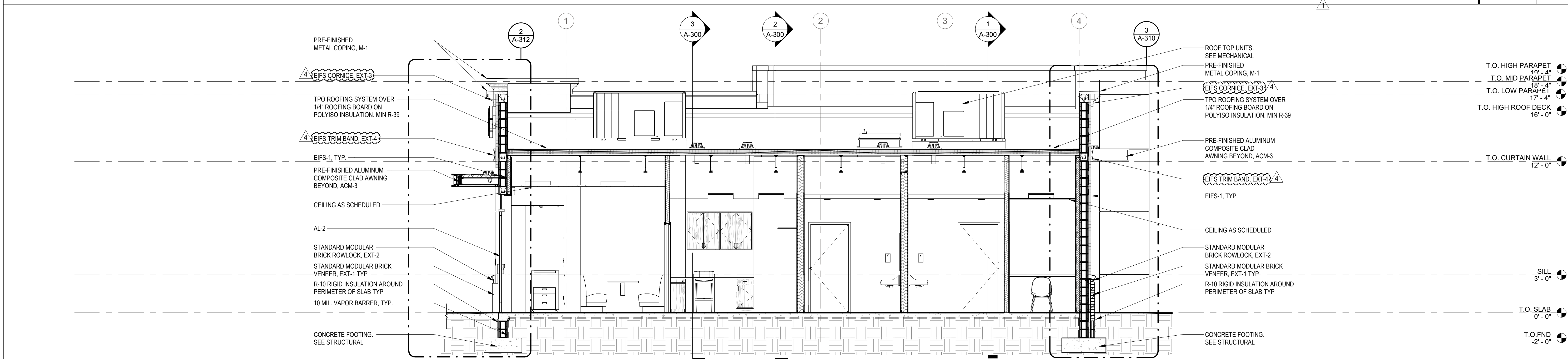
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ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK	
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DATE:	03/18/24
DRAWN BY:	JC
CHECKED BY:	JM

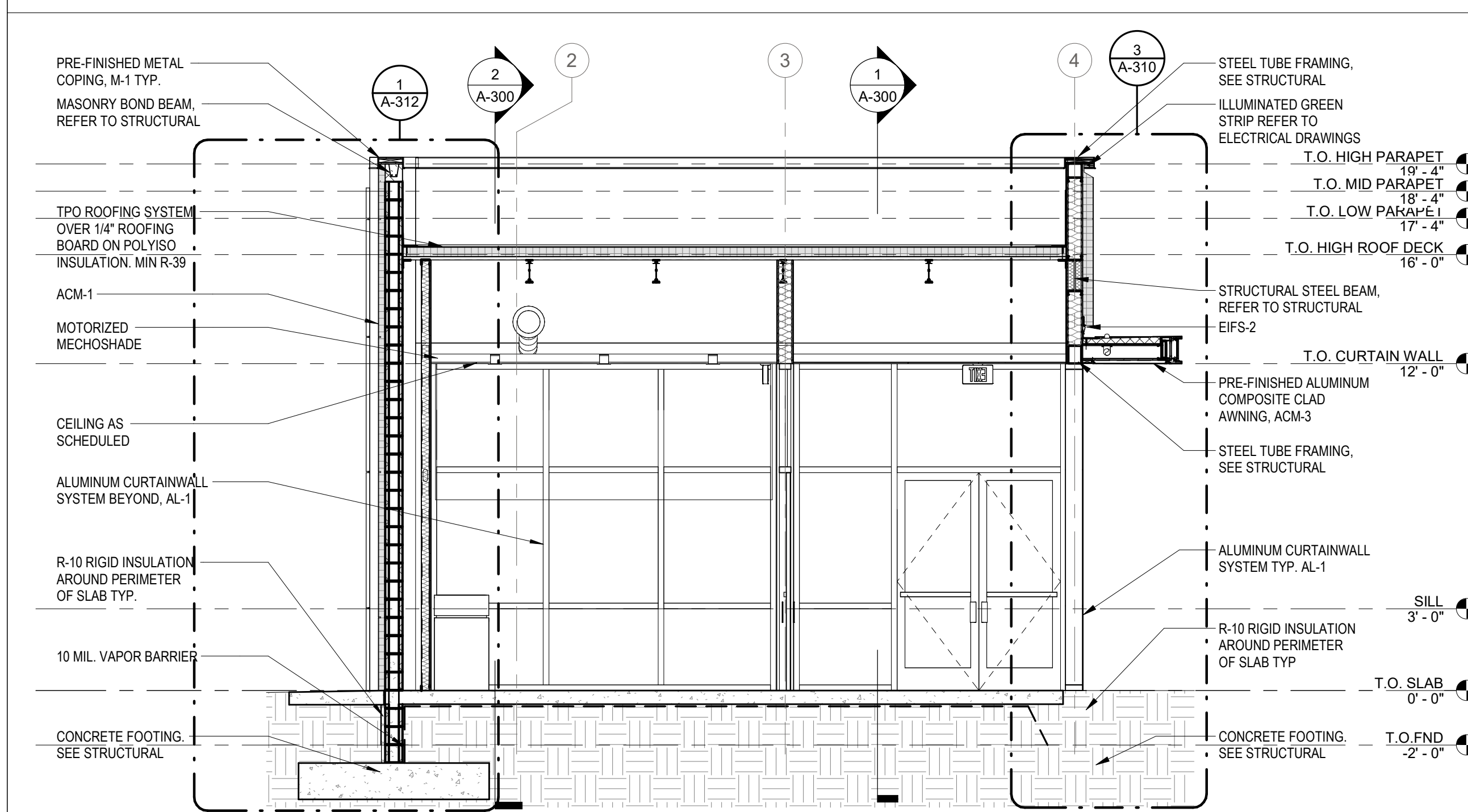
SHEET TITLE	
BUILDING SECTIONS	
SHEET NUMBER	
A-300	



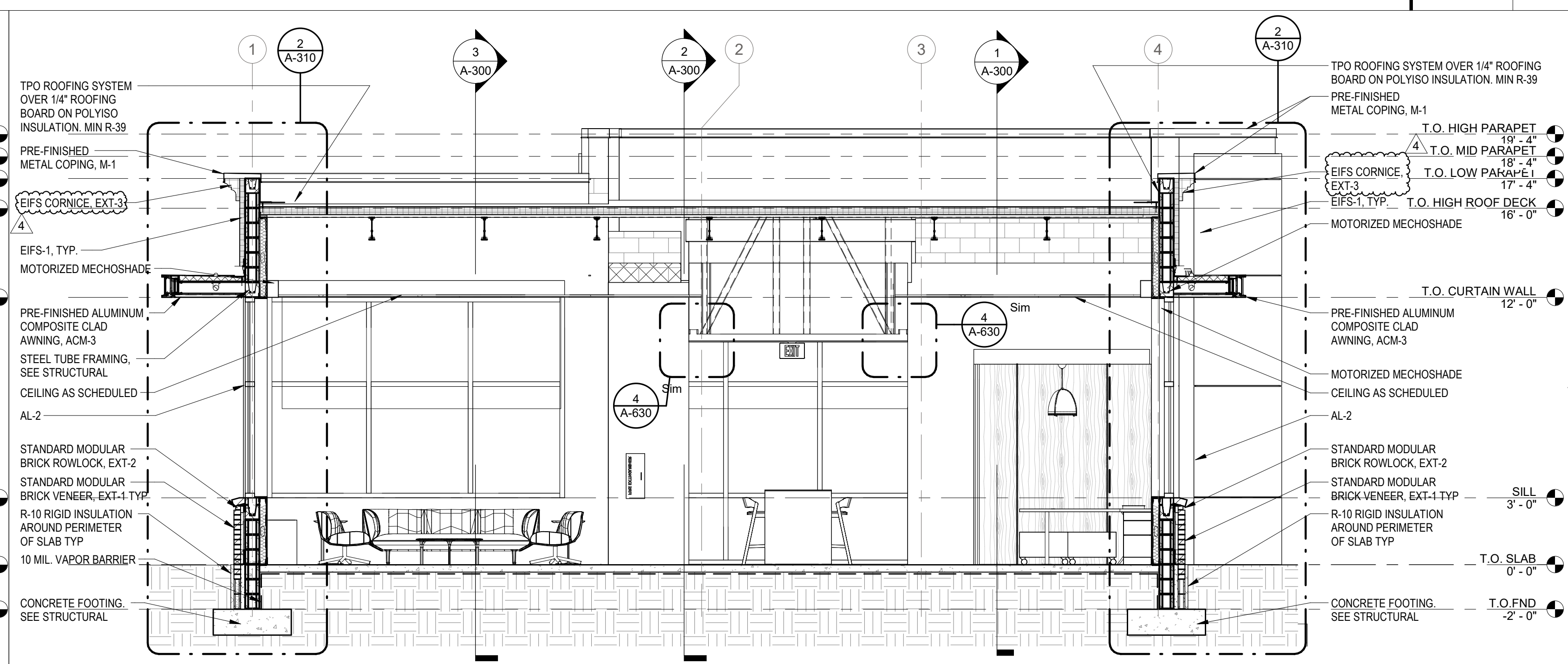
BUILDING SECTION | 1/4" = 1'-0" | 4



BUILDING SECTION | 1/4" = 1'-0" | 3



BUILDING SECTION | 1/4" = 1'-0" | 2



BUILDING SECTION | 1/4" = 1'-0" | 1

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550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com



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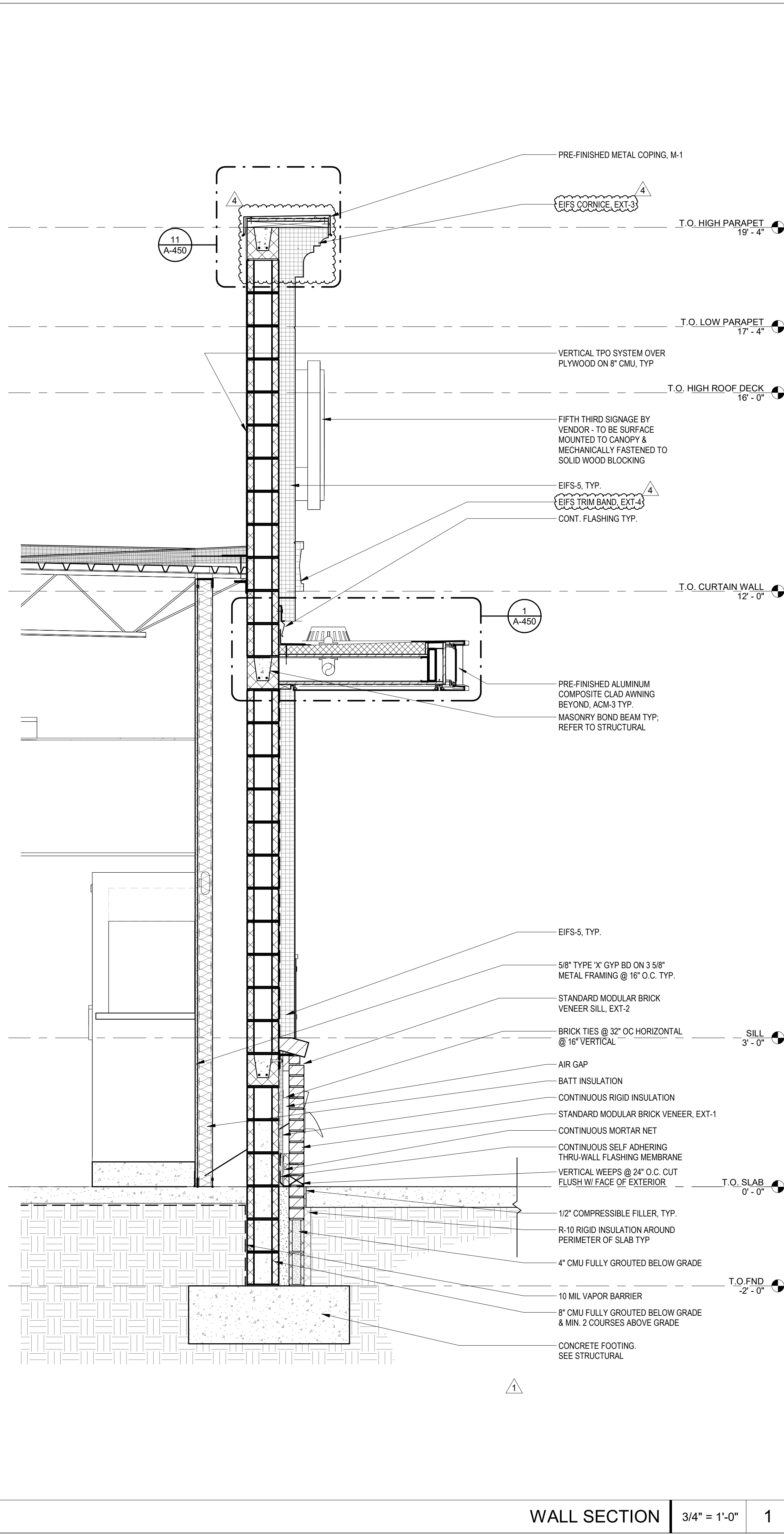
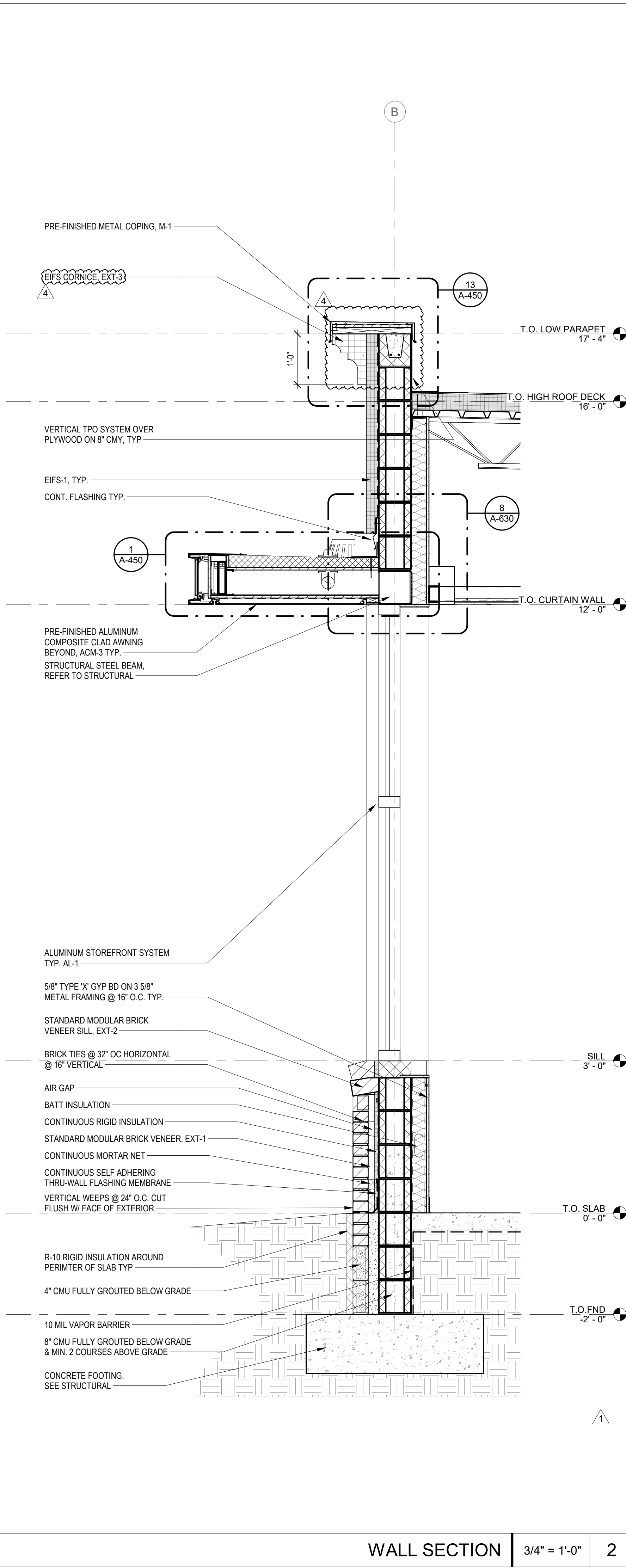
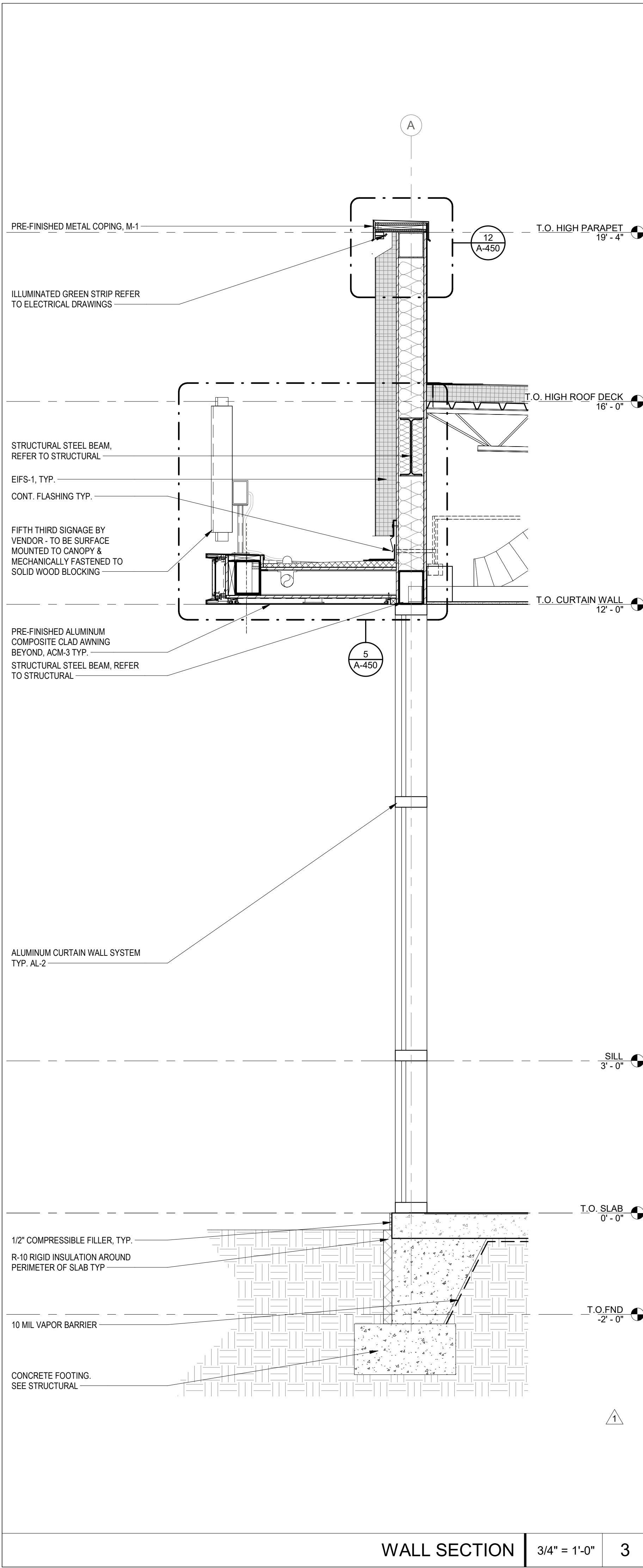
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ISSUE			
BY	DATE	DESCRIPTION	
-	03/18/24	PERMIT SET	
1	05/29/24	ADDENDUM 1	
4	09/20/24	ADDENDUM 4	

PROJECT INFORMATION BLOCK	
JOB #	230632
DATE:	03/18/24
DRAWN BY:	JM
CHECKED BY:	JM

SHEET TITLE	
BUILDING SECTIONS	
SHEET NUMBER	

A-301



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550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
www.bdgip.com

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ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

JOB # 230632

DATE: 03/18/24

DRAWN BY: JM

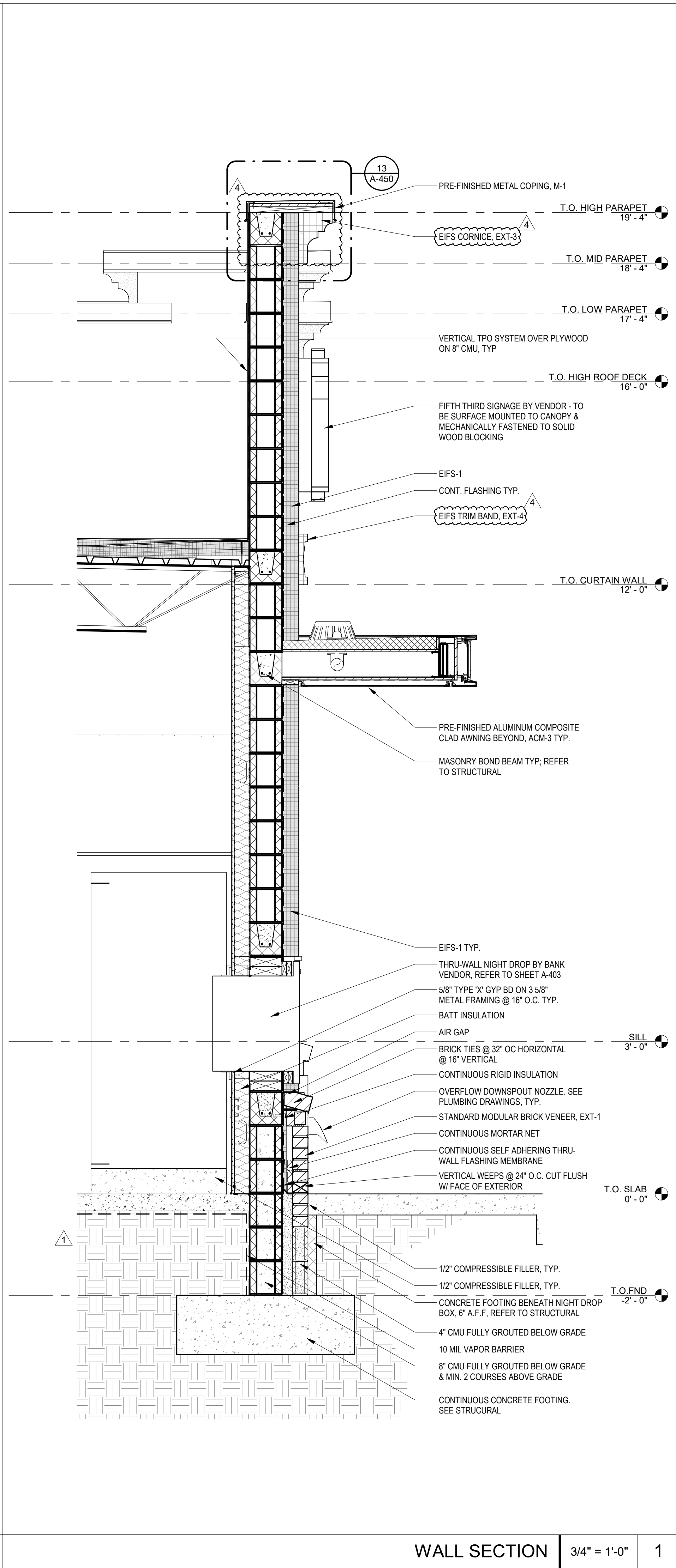
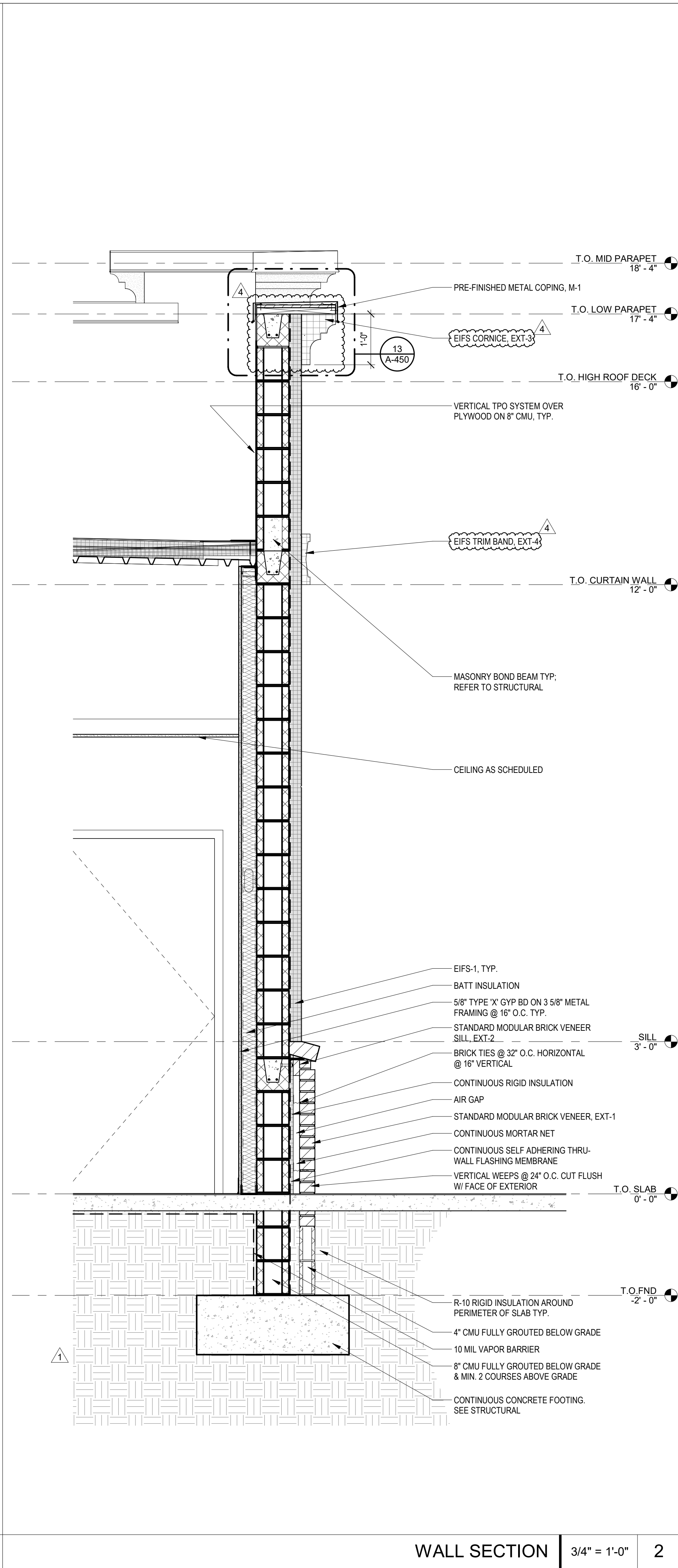
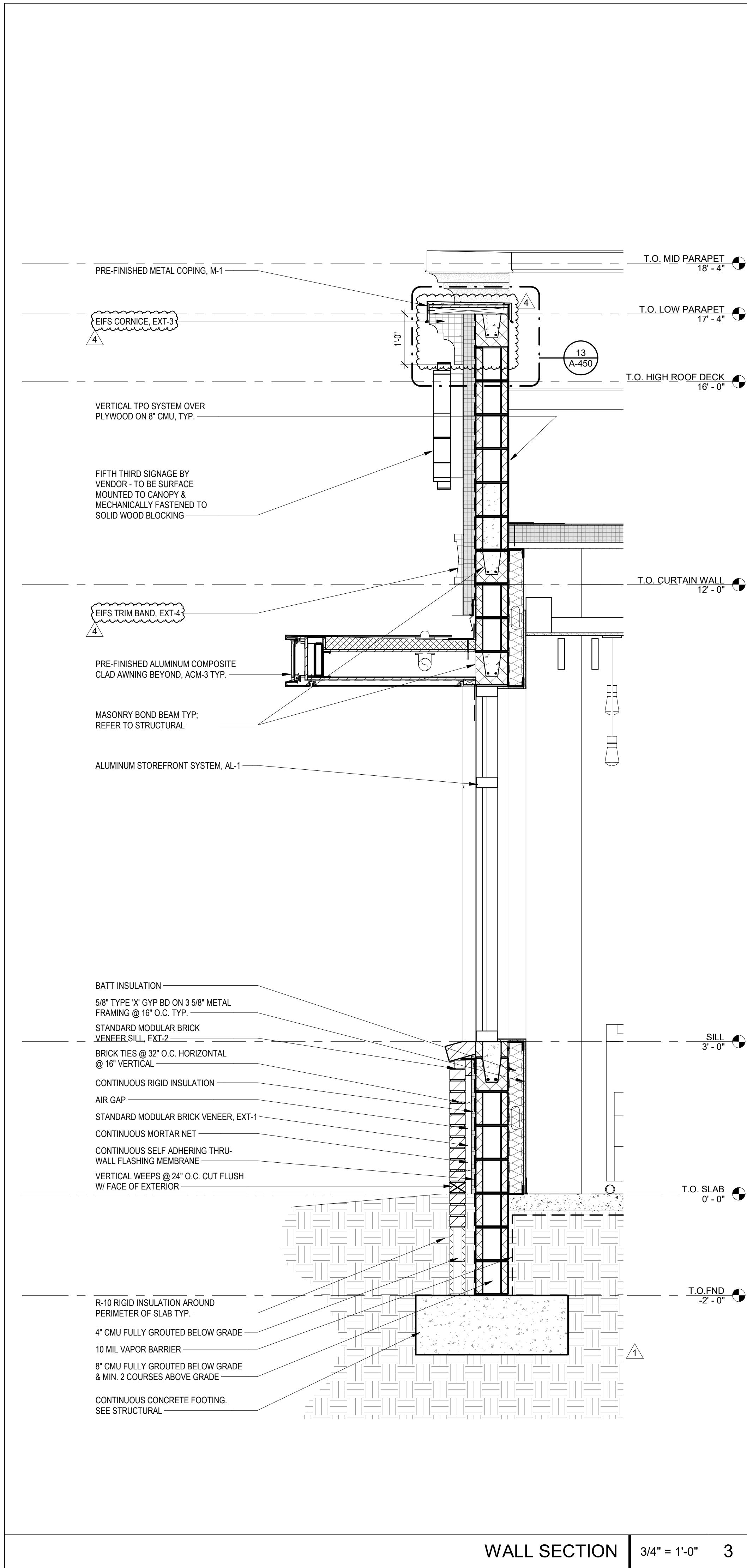
CHECKED BY: JM

SHEET TITLE

EXTERIOR WALL SECTIONS

SHEET NUMBER

A-310



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550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
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-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

JOB # 230632
DATE: 03/18/24
DRAWN BY: JC
CHECKED BY: JM

SHEET TITLE

EXTERIOR WALL SECTIONS

SHEET NUMBER

A-311



NOTES:

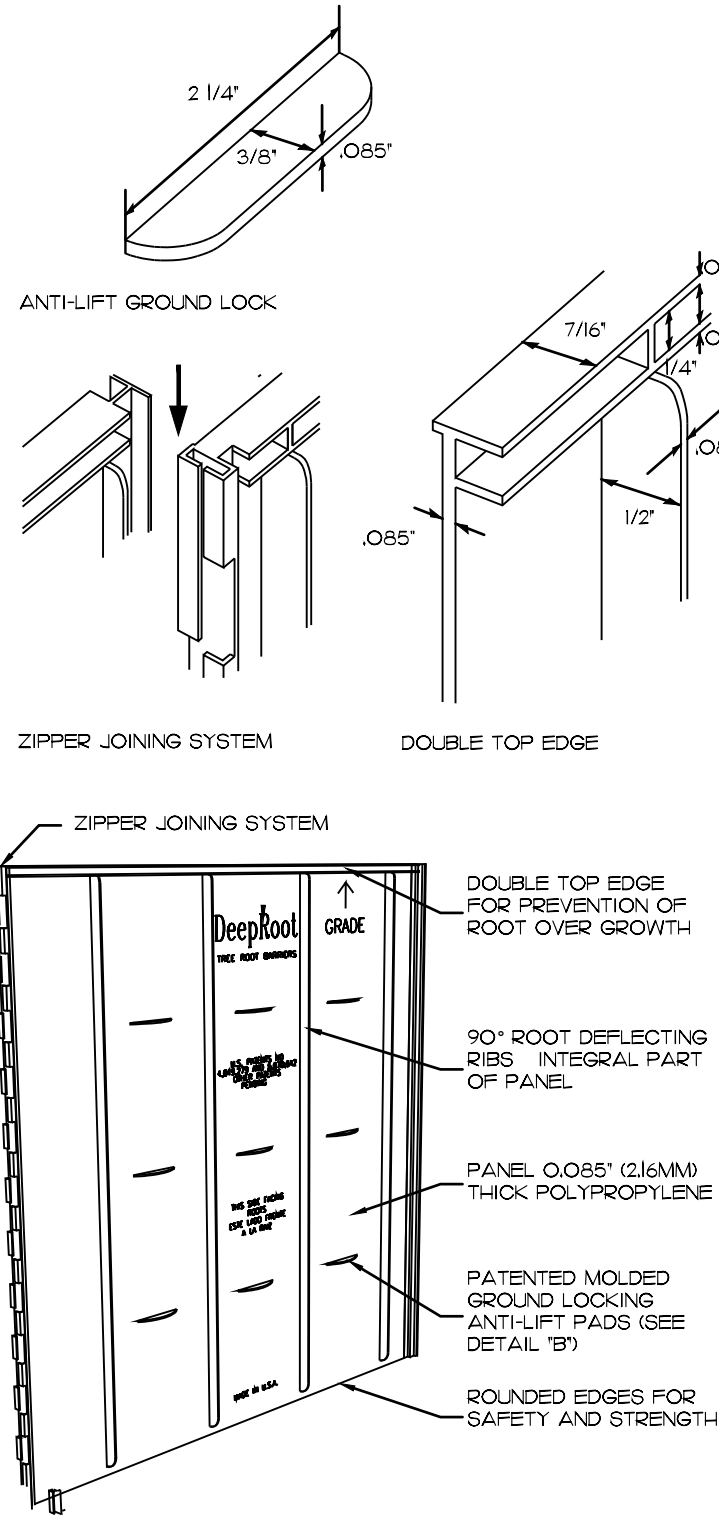
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING SIZES OF CYLINDERS FOR SURROUNDING ROOT BALLS (SURROUND PLANTING STYLE) OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

A. MATERIALS

- THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # LB 24-2, # LB 36-2, AND # LB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, L.P. 345 LORTON AVE. #103, BURLINGAME, CA (900-458-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" & 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS. RECYCLABLE. EACH PANEL SHALL HAVE.

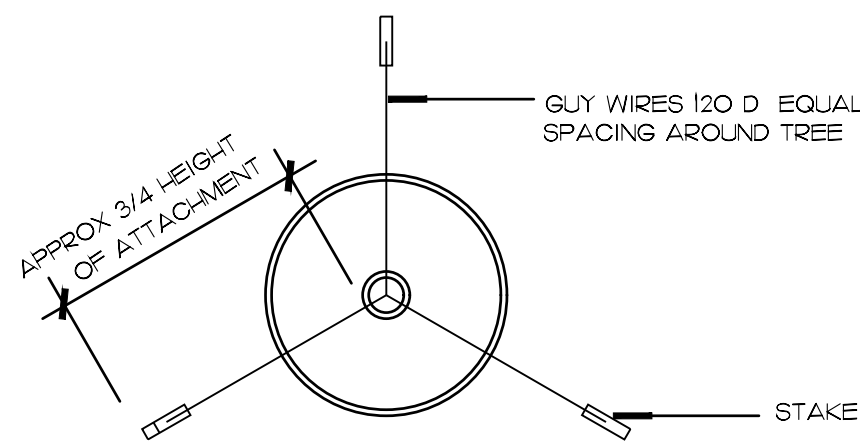
B. CONSTRUCTION AND INSTALLATION

- THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE. ALL STREET TREES WITH TRUNKS CLOSER THAN 4 FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING. PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.
- EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.
- THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING



TYPICAL ROOT BARRIER INSTALLATION

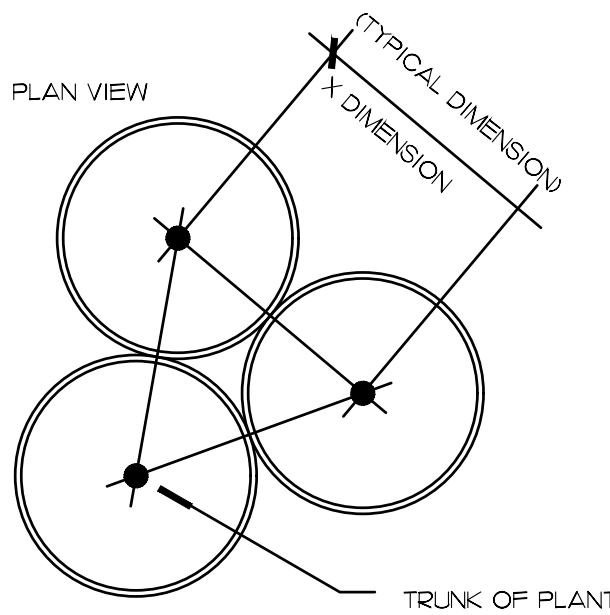
NOT TO SCALE



(UNDER 16'-0\"/>

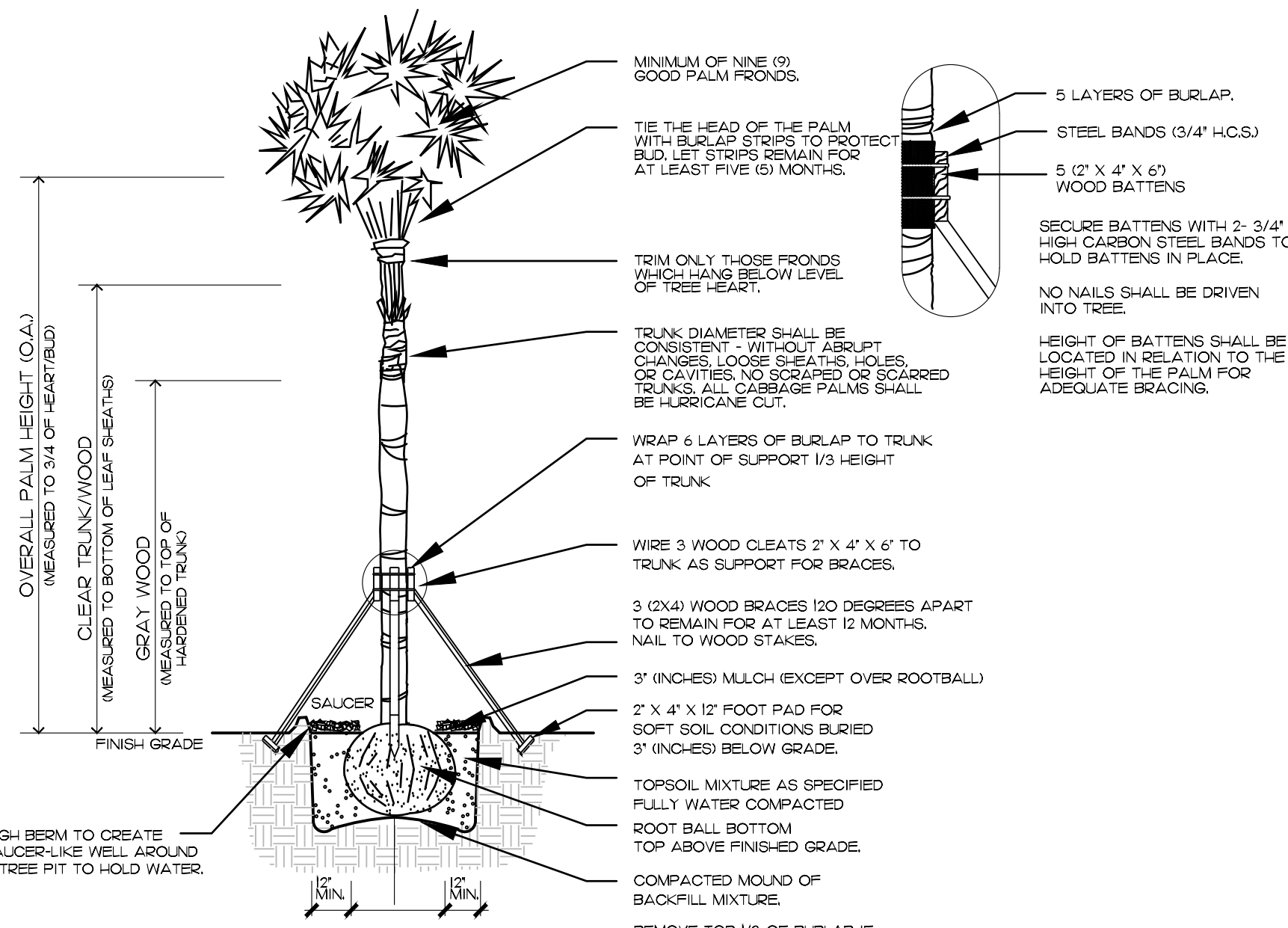
TYPICAL TREE GUYING DETAIL

NOT TO SCALE



TYPICAL PLANT SPACING DETAIL

NOT TO SCALE



NOTE:
THERE SHALL BE NO
EXTREME SUCCESSION.

TYPICAL PALM PLANTING DETAIL

NOT TO SCALE

655.962 LIGHTING, MIRRORS, LANDSCAPING.

- 1) EACH OPERATOR, OR OTHER PERSON RESPONSIBLE FOR AN AUTOMATED TELLER MACHINE PURSUANT TO SS. 655.960-655.965, SHALL PROVIDE LIGHTING DURING THE HOURS OF DARKNESS WITH RESPECT TO AN OPEN AND OPERATING AUTOMATED TELLER MACHINE AND ANY DEFINED PARKING AREA, ACCESS AREA, AND THE EXTERIOR OF AN ENCLOSED AUTOMATED TELLER MACHINE INSTALLATION, AS FOLLOWS:

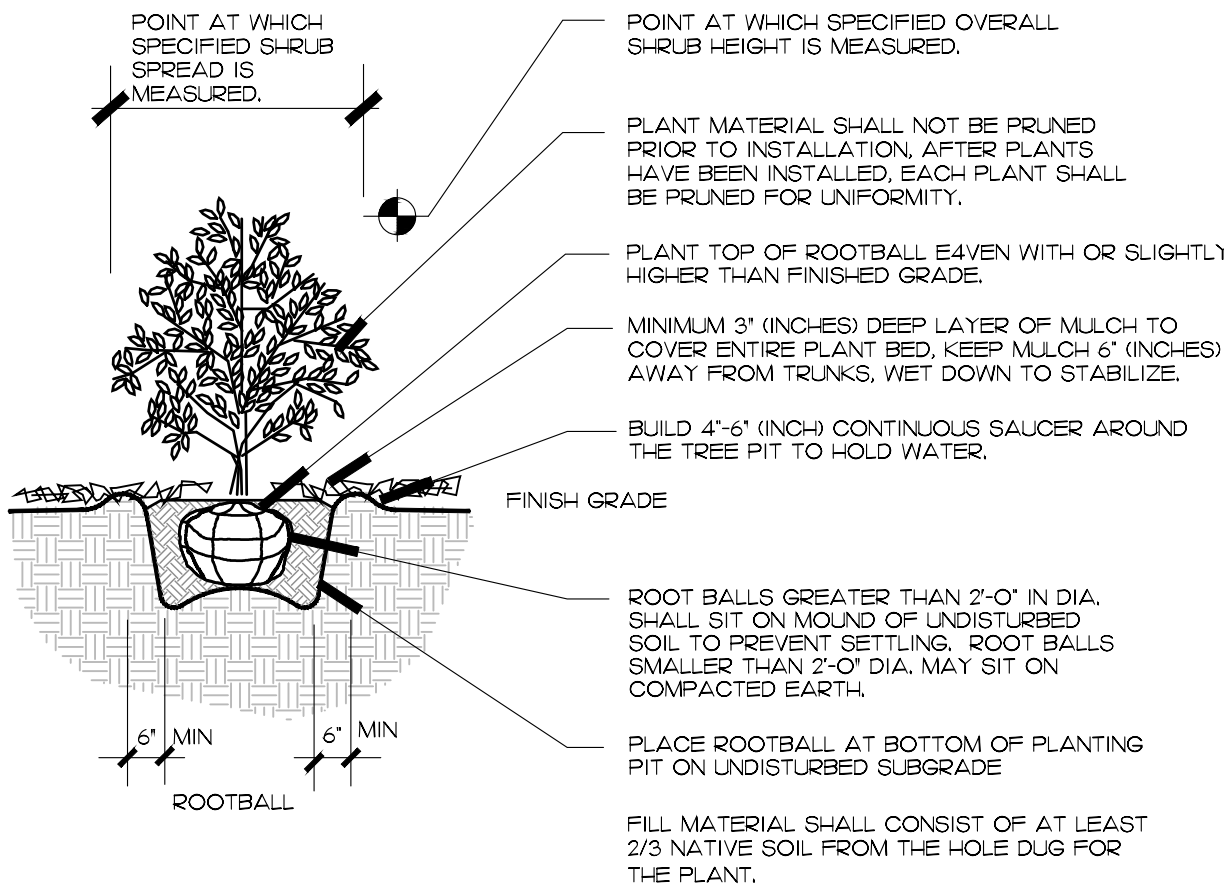
- (A) THERE SHALL BE A MINIMUM OF 10 CANDLEFOOT POWER AT THE FACE OF THE AUTOMATED TELLER MACHINE AND EXTENDING IN AN UNOBSTRUCTED DIRECTION OUTWARD 5 FEET.
- (B) THERE SHALL BE A MINIMUM OF 2 CANDLEFOOT POWER WITHIN 50 FEET IN ALL UNOBSTRUCTED DIRECTIONS FROM THE FACE OF THE AUTOMATED TELLER MACHINE. IF THE AUTOMATED TELLER MACHINE IS LOCATED WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE AUTOMATED TELLER MACHINE IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF 2 CANDLEFOOT POWER ALONG THE FIRST 40 UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.
- (C) THERE SHALL BE A MINIMUM OF 2 CANDLEFOOT POWER IN THAT PORTION OF THE DEFINED PARKING AREA WITHIN 60 FEET OF THE AUTOMATED TELLER MACHINE.

- (2) THE OPERATOR SHALL PROVIDE REFLECTIVE MIRRORS OR SURFACES AT EACH AUTOMATED TELLER MACHINE WHICH PROVIDE THE CUSTOMER WITH A REAR VIEW WHILE THE CUSTOMER IS ENGAGED IN USING THE AUTOMATED TELLER MACHINE.
- (3) THE OPERATOR, OR OTHER PERSON RESPONSIBLE PURSUANT TO SS. 655.960-655.965 FOR AN AUTOMATED TELLER MACHINE, SHALL ENSURE THAT THE HEIGHT OF ANY LANDSCAPING, VEGETATION, OR OTHER PHYSICAL OBSTRUCTIONS IN THE AREA REQUIRED TO BE LIGHTED PURSUANT TO SUBSECTION (1) FOR ANY OPEN AND OPERATING AUTOMATED TELLER MACHINE SHALL NOT EXCEED 3 FEET, EXCEPT FOR TREES TRIMMED TO A HEIGHT OF 10 FEET AND WHOSE DIAMETERS ARE LESS THAN 2 FEET AND MANMADE PHYSICAL OBSTRUCTIONS REQUIRED BY STATUTE, LAW, CODE, ORDINANCE, OR OTHER GOVERNMENTAL REGULATION SHALL NOT BE AFFECTED BY THIS SUBSECTION.

655.965 PREEMPTION, PROHIBITION.
EXCEPT AS EXPRESSLY PROVIDED, THE PROVISIONS OF THIS SECTION AND SS. 655.960-655.964 SUPERSEDE AND PREEMPT ALL RULES, REGULATIONS, CODES, OR ORDINANCES OF ANY CITY, COUNTY, MUNICIPALITY, OR OTHER POLITICAL SUBDIVISION OF THIS STATE, AND OF ANY LOCAL AGENCY REGARDING CUSTOMER SAFETY AT AUTOMATED TELLER MACHINES LOCATED IN THIS STATE.

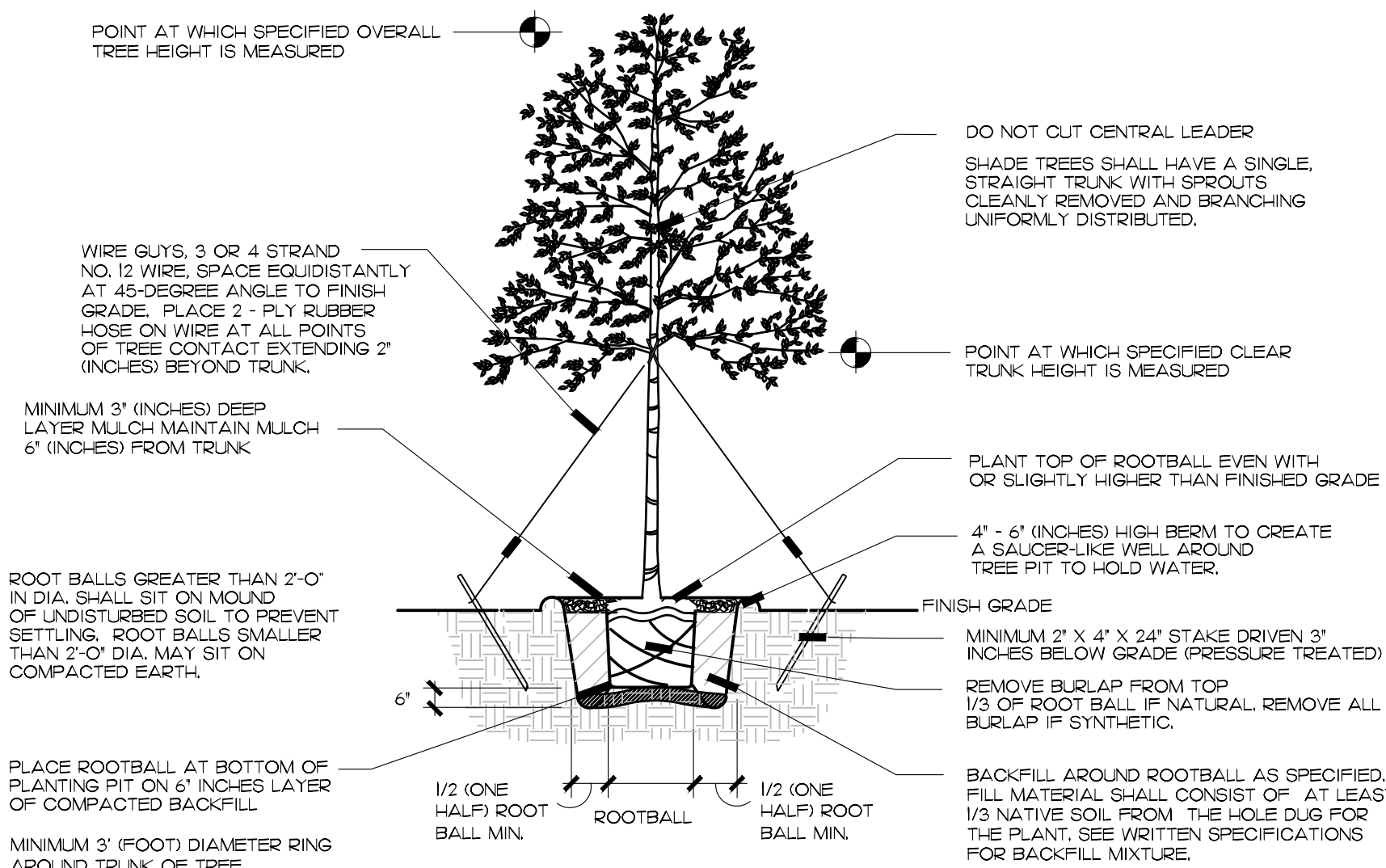
FLORIDA STATE STATUTES

NOT TO SCALE



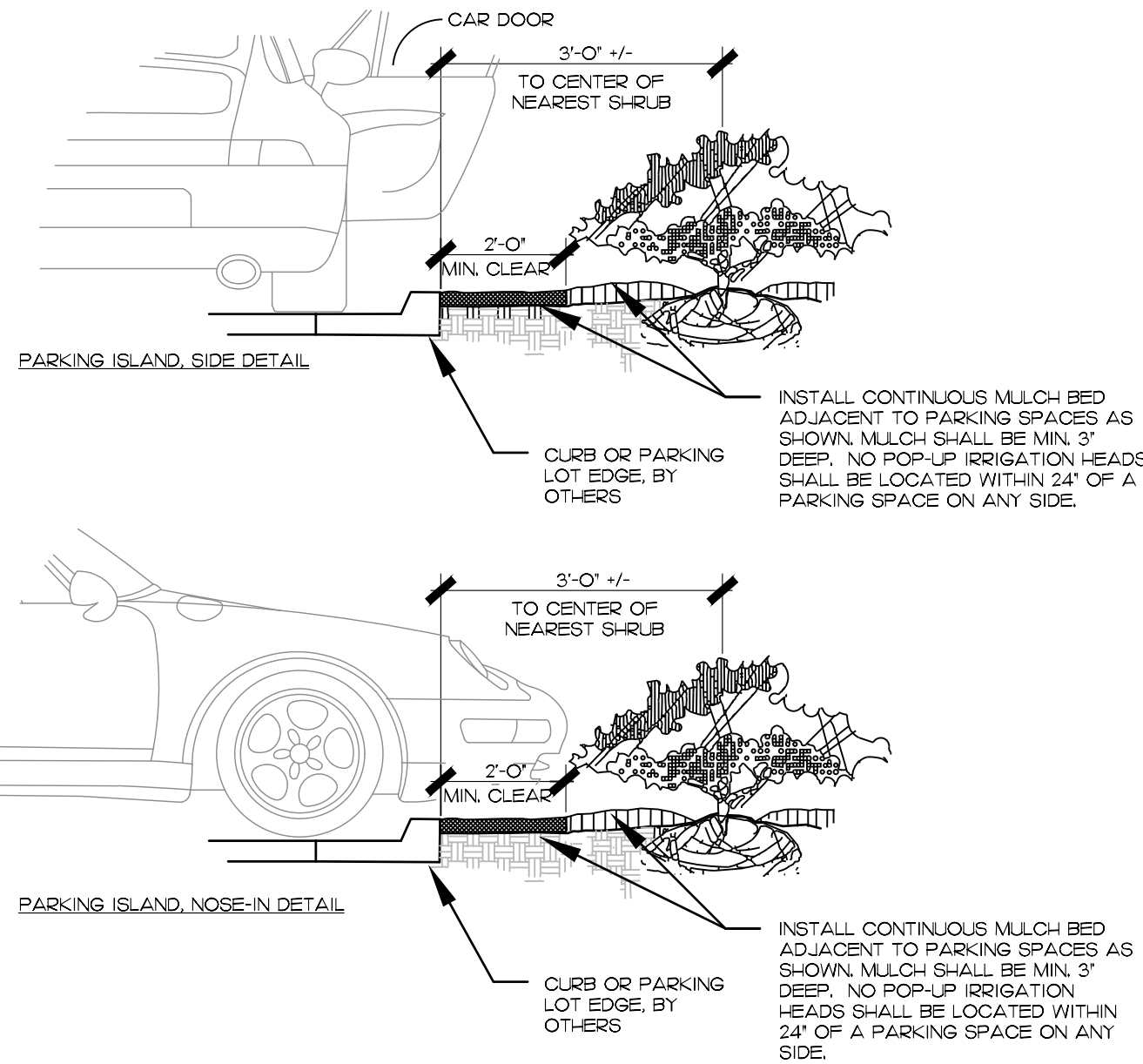
TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



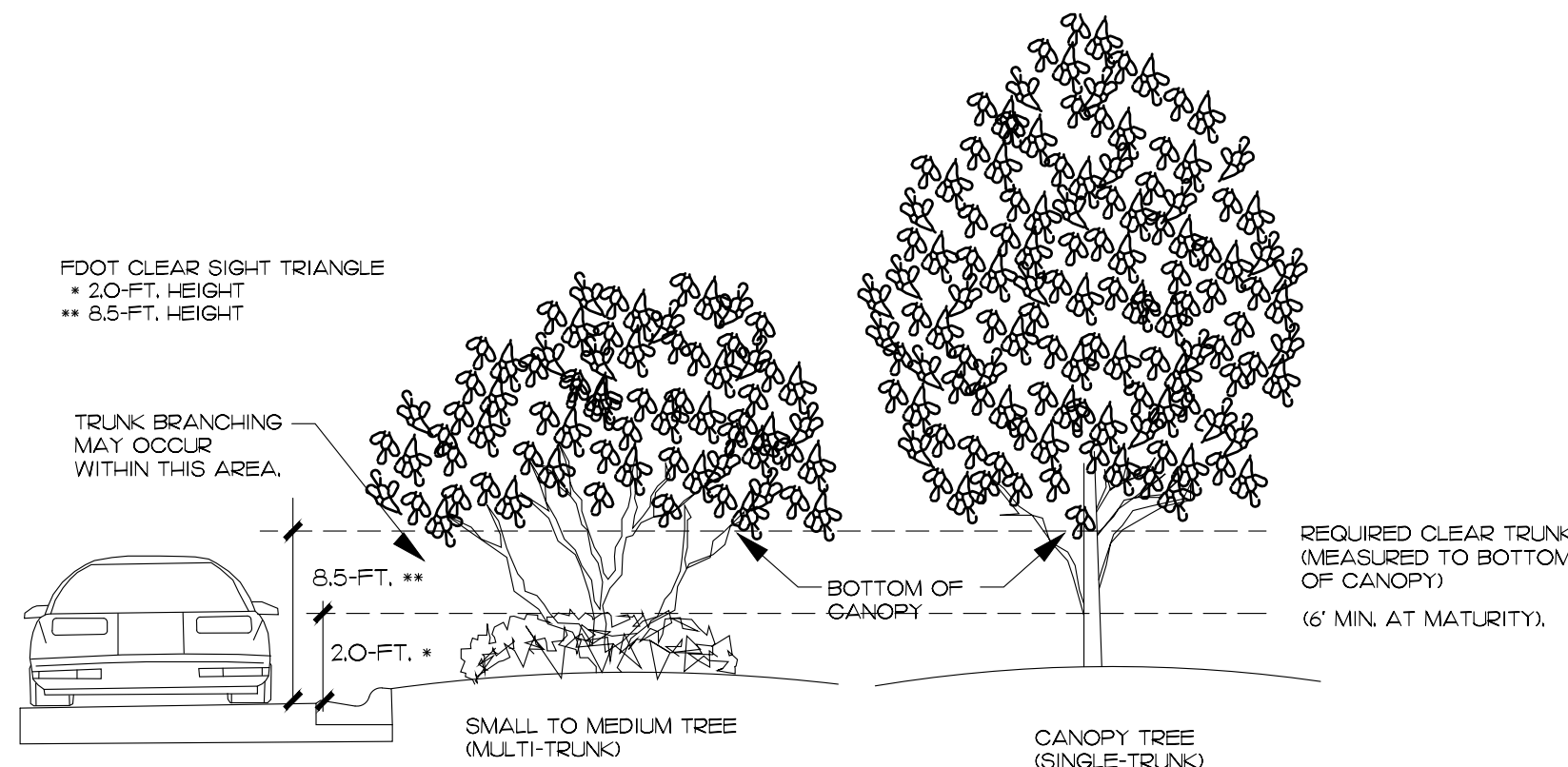
TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



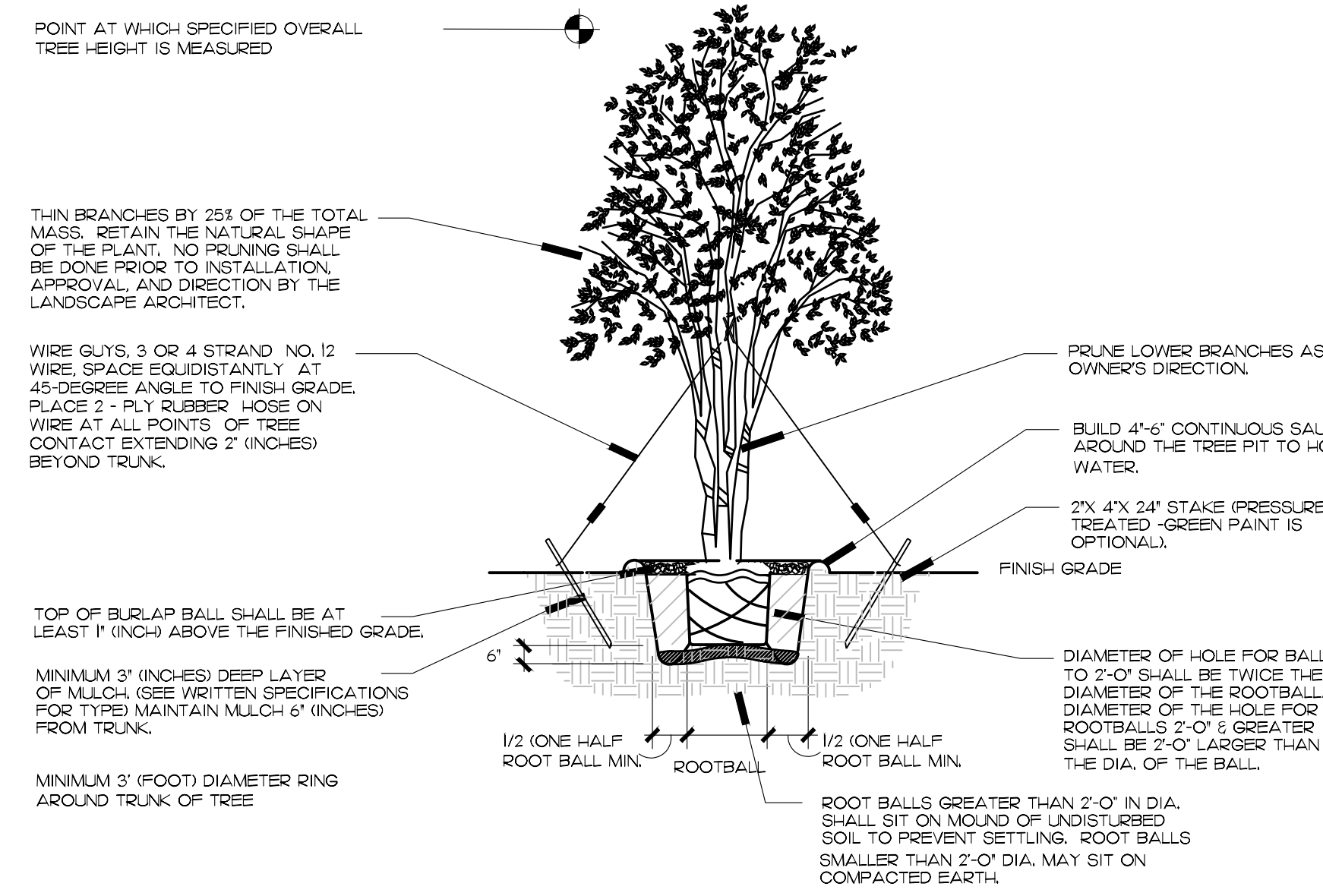
PARKING SPACE/CURB PLANTING

NOT TO SCALE



CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL

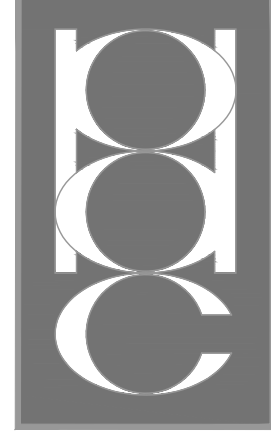
NOT TO SCALE



TYPICAL IRREGULAR/MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

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NOTIFICATION CENTER



PATRICK D.
CUNNINGHAM, LLC
■ land planning
■ landscape architecture
519 Sapphine Drive
Sarasota, FL 34234
O: 941.351.8915
pdcunningham.LLC@gmail.com

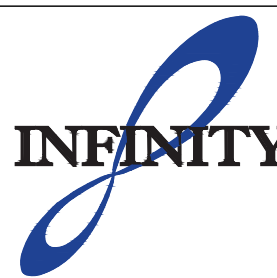
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400 N Ashley Drive,
Suite, 400
Tampa, FL 33602
P: 813 - 323 - 9233
Lic. #1 AA - 0003590
W: www.bdgllp.com



FIFTH THIRD BANK
MT. DORA

19160 US HIGHWAY 441
MOUNT DORA, FL 32757



INFINITY ENGINEERING
GROUP, LLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.iggroup.net
FL Cert. of Auth. No 27889
IEG JOB NO. 15-308.00

SEAL PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

DATE			
ISSUE	BY	DATE	DESCRIPTION
-	PDC	03/18/24	PERMIT SET
Δ	PDC	08/12/24	ADDENDUM 3

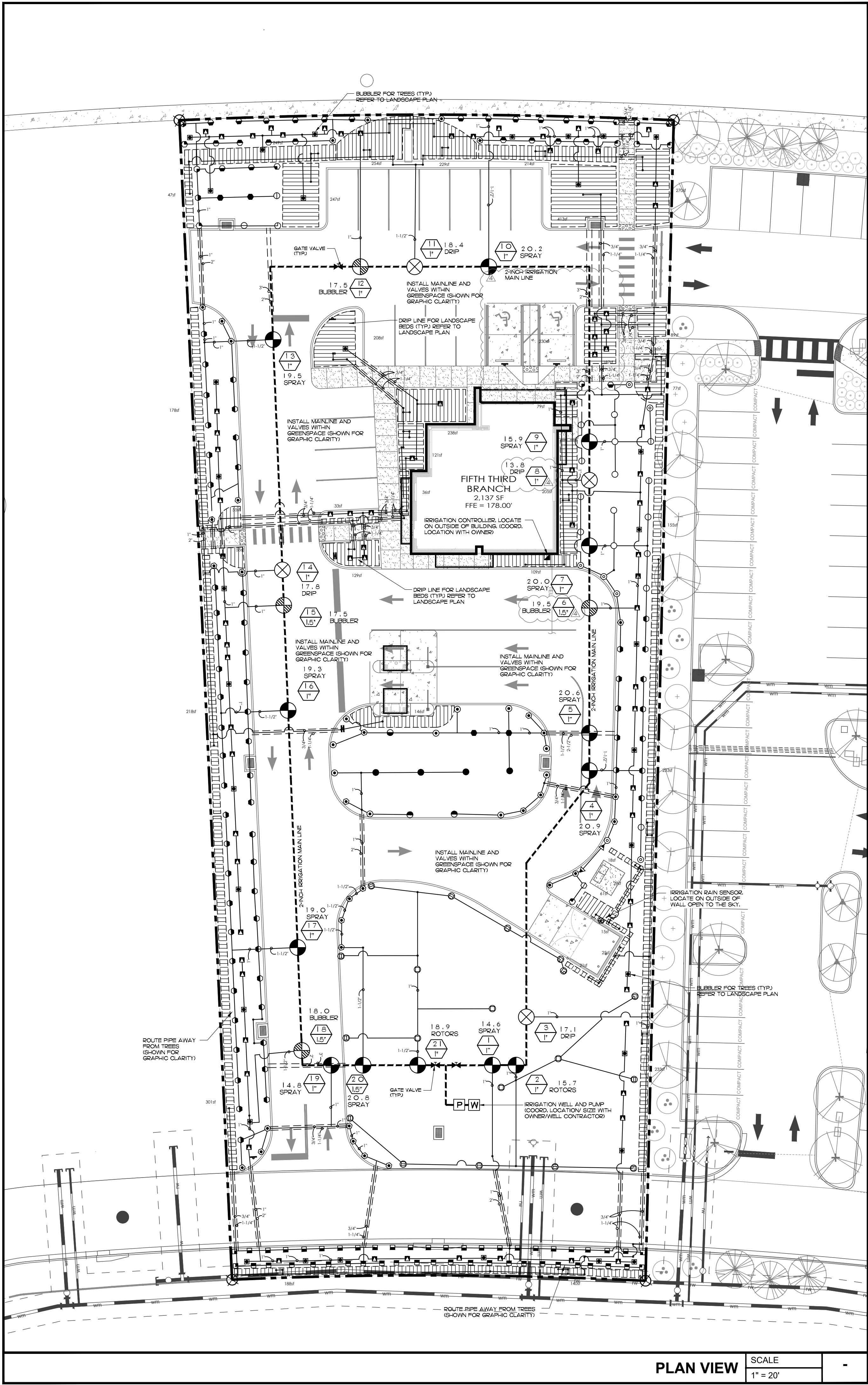
JOB #	230632
DATE:	03/18/24
DRAWN BY:	PDC
CHECKED BY:	PDC

SHEET TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

LP2.01



Irrigation Legend

PLEASE NOTE: ALL IRRIGATION SPRAY HEADS TO BE 30 PSI REGULATED 6" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

HUNTER PROS-06-PRS30-R 5' STRIP SPRAY
▲ LCS @ 0.65 GPM
▲ RCS @ 0.65 GPM
▲ SST @ 1.30 GPM

HUNTER PROS-06-PRS30-R 4' RADIUS
⊙ H @ 0.45 GPM

HUNTER PROS-06-PRS30-R 6' RADIUS
⊙ Q @ 0.30 GPM
⊙ H @ 0.50 GPM

HUNTER PROS-06-PRS30-R 8' RADIUS
⊙ Q @ 0.24 GPM
⊙ H @ 0.47 GPM
⊙ F @ 0.97 GPM

HUNTER PROS-06-PRS30-R 10' RADIUS
⊙ Q @ 0.42 GPM
⊙ H @ 0.88 GPM
⊙ F @ 1.59 GPM

HUNTER PROS-06-PRS30-R 12' RADIUS
⊙ Q @ 0.67 GPM
⊙ H @ 1.30 GPM
⊙ F @ 2.70 GPM

HUNTER PROS-06-PRS30-R 15' RADIUS
⊙ Q @ 0.97 GPM
⊙ H @ 1.69 GPM
⊙ F @ 3.75 GPM

HUNTER PROS-06-PRS30-R 17' RADIUS
⊙ Q @ 1.15 GPM
⊙ H @ 2.37 GPM

HUNTER PROS-06-PRS30-R ADJ
⊙ 8 @ 1.76 GPM
⊙ 10 @ 2.00 GPM
⊙ 12 @ 2.52 GPM
⊙ 15 @ 3.72 GPM
⊙ 17 @ 4.60 GPM

HUNTER PCB-R FLOOD BUBBLER, 1/2" FIPT.
▲ 50 @ 0.50 GPM
▲ 10 @ 1.00 GPM

HUNTER MP2000: ROTATOR 13' - 21' RADIUS
⊙ Q 17 @ 0.38 GPM
⊙ H 17 @ 0.64 GPM
⊙ T 17 @ 0.98 GPM
⊙ F 17 @ 1.28 GPM

HUNTER MP3000: ROTATOR 22' - 30' RADIUS
⊙ Q 27 @ 0.76 GPM
⊙ H 27 @ 1.58 GPM
⊙ T 27 @ 1.84 GPM
⊙ F 27 @ 3.15 GPM

HUNTER MP3500: ROTATOR 31' - 35' RADIUS
⊙ Q 34 @ 1.13 GPM
⊙ H 34 @ 2.24 GPM
⊙ T 34 @ 2.84 GPM

ALL IRRIGATION FIXTURES/ EQUIPMENT SPECIFIED TO BE FOR RECLAIMED, RE-USE, NON-POTABLE IRRIGATION.

AREA TO RECEIVE DRIPLINE

HUNTER PLD-10-12 (18)
IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 1.0 GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.

HUNTER PCZ-101-25
DRIPLINE CONTROL VALVE KIT. 1" PGV GLOBE VALVE WITH 1" HY 100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 0.5 GPM TO 1.5 GPM. 150 MESH STAINLESS STEEL SCREEN.

HUNTER PGV-101G
1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.

MATCO-NORCA 514TX
1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.

WEATHERMATIC SL1600 SMARTLINE
CONTROLLER/ SMARTLINK AIRCARD

WEATHERMATIC SLWS WIRELESS ON-SITE
WEATHER SENSOR

IRRIGATION PUMP
COORDINATE SIZE WITH OWNER/ WELL CONTRACTOR

IRRIGATION SOURCE
4-IN. WELL @ 28 GPM AT 60 PSI REQUIRED

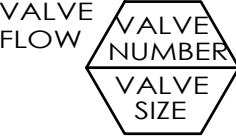
IRRIGATION LATERAL LINE:
PVC CLASS 160 SDR 26
PVC CLASS 315 FOR 1/2" PIPE.
PVC CLASS 200 FOR 3/4" PIPE.
PVC CLASS 160 SDR 26 FOR 1" AND ABOVE.

PLEASE NOTE:
ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE:
PVC SCHEDULE 40 IRRIGATION PIPE.

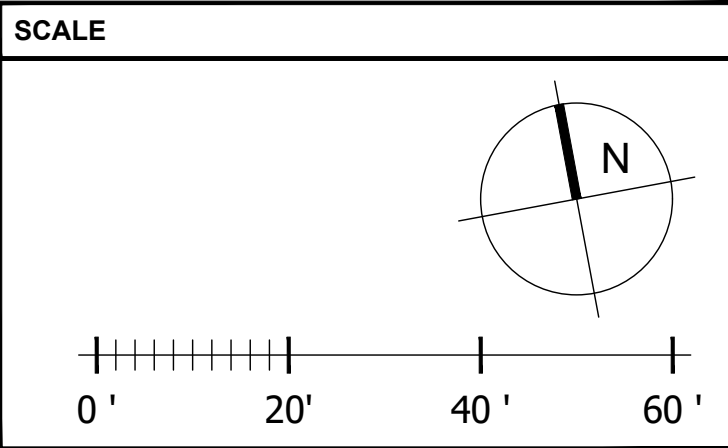
PIPE SLEEVE:
PVC SCHEDULE 40

VALVE CALL OUT

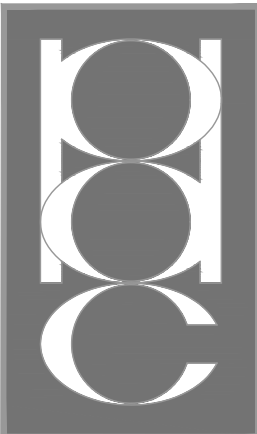


Sleeve Size Schedule

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/4"	4"
3" - 4"	6"



48 HOURS BEFORE DIGGING
CALL TOLL FREE
8-1-1
SUNSHINE.COM
NOTIFICATION CENTER



PATRICK D. CUNNINGHAM, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
O: 941.351.8915



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Suite, 400
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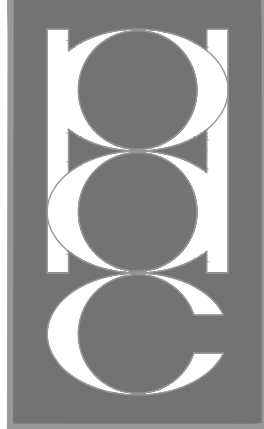
ISSUE	BY	DATE	DESCRIPTION
-	PDC	03/18/24	PERMIT SET
Δ	PDC	06/21/24	ADDENDUM 2
Δ	PDC	08/12/24	ADDENDUM 3
Δ	PDC	10/25/24	P&Z COMMENTS

PROJECT INFORMATION BLOCK	
JOB #	230632
DATE:	03/18/24
DRAWN BY:	PDC
CHECKED BY:	PDC

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
IR01.01

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CALL TOLL FREE
8-1-1
SUNSHINE.COM
NOTIFICATION CENTER



PATRICK D.
CUNNINGHAM, LLC
land planning
landscape architecture
519 Sagshore Drive
Sarasota, FL 34234
O: 941.351.8915

patrickd.cunningham@bdgarchitects.com

400 N Ashley Drive,
Suite, 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic. #1 AA - 0003590
W: www.bdgllp.com



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SEAL PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

DATE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PATRICK D. CUNNINGHAM, (LA0001669) ON THE DATE AND/OR TIME STAMP SHOWN. USING A DIGITAL SIGNATURE. PRINTING OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE. AUTHORITY ON ANY ELECTRONIC COPY: FAC 65015-23.004

ISSUE	BY	DATE	DESCRIPTION
-	PDC	03/18/24	PERMIT SET
Δ	PDC	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK

JOB #	230632
DATE	03/18/24
DRAWN BY:	PDC
CHECKED BY:	PDC

SHEET TITLE

IRRIGATION
DETAILS

SHEET NUMBER

IR02.01

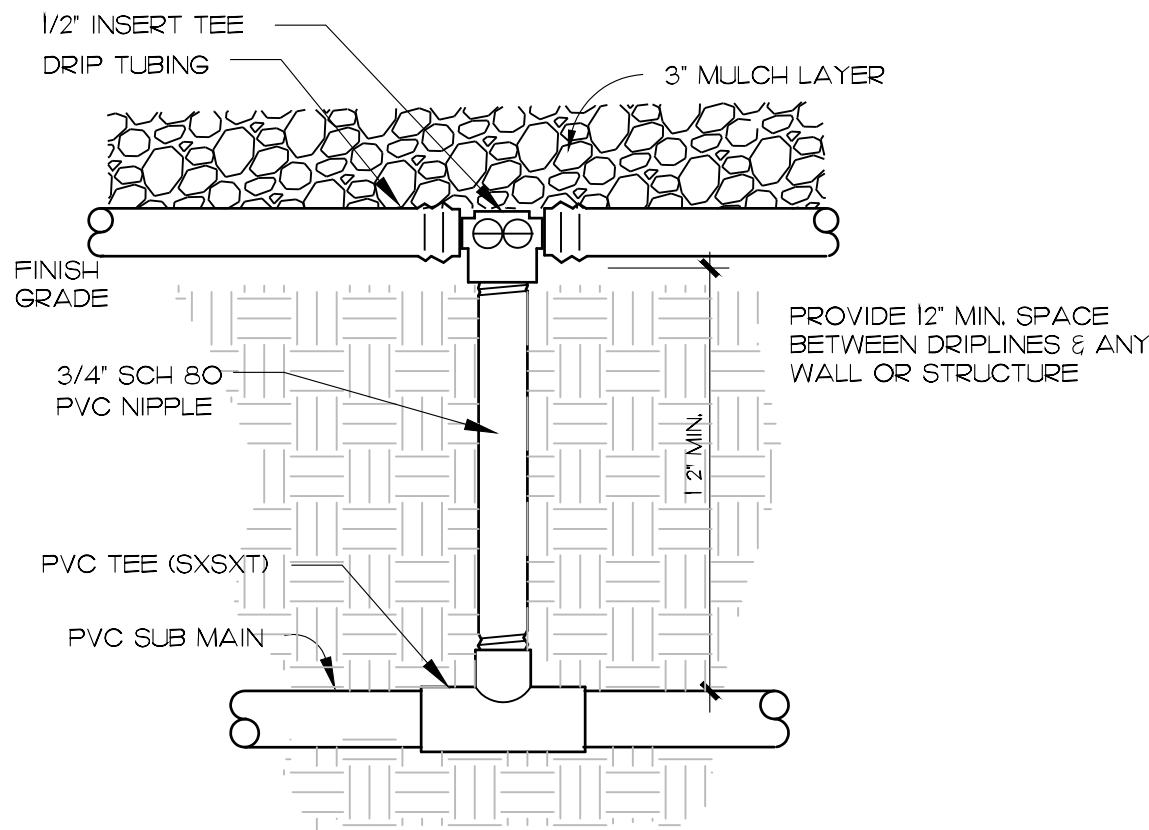
General Notes

- IRRIGATION SYSTEM DESIGN REQUIREMENTS: 28 GPM • A 55 PSI AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN PROCESS, SUCH AS OBSTRUCTIONS, GRADE DIFFERENCES, WATER LEVELS, DIMENSIONAL DIFFERENCES, ETC. REFER TO THE LANDSCAPE PLAN TO AVOID CONFLICTS WITH PROPOSED TREES OR SHRUBS.
- PIPING MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS: IE, UNDER BUILDINGS OR PAVEMENT, OUTSIDE OF PROPERTY LINES, IN LAKES OR DITCHES, ETC. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN PERVIOUS AREAS.
- ALL COMPONENTS ARE SHOWN AND/OR DEPICTED ON THE PLAN SHEETS REPRESENT APPROXIMATE LOCATIONS ONLY, AND ARE FOR CLARIFICATION PURPOSES. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE PLAN FOR EXACT HEAD LOCATION. LOCATION OF ALL SPRINKLER HEADS SHALL BE SITE ADJUSTED TO MINIMIZE WATER OVERTHROW ONTO BUILDING SURFACES AND WALKWAYS. THROTTLE VALVES ON SPRAY ZONES AS REQUIRED TO PREVENT FOGGING.
- PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWINGS. SUBSTITUTING WITH SMALLER PIPE SIZES WILL NOT BE PERMITTED.
- ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED LEVEL AND FLUSH TO GRADE.
- MAIN LINE: FITTINGS SHALL BE PVC SCH. 40 JOINT FITTINGS. PIPES PLACED IN SLEEVES SHALL BE SCH. 40 SOLVENT WELD PIPE WITH ADEQUATE RESTRAINTS. SLEEVE LOCATION ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
- MAINLINE IS TO BE INSTALLED WITH A MINIMUM OF 18-IN. DEPTH OF COVER. LATERAL LINES ARE TO BE INSTALLED WITH A MINIMUM OF 12" DEPTH OF COVER.
- UNLESS OTHERWISE INDICATED, ALL SLEEVES ARE TO BE PVC SCH. 40 AND TWO (2) NOMINAL SIZES LARGER THAN THE PIPE TO BE SLEEVED. FOR EXAMPLE: THE SLEEVE FOR A 2-IN. PIPE SHALL BE 3-IN.
- INSTALL VALVES IN MULCHED BEDS AND/OR IN LOW TRAFFIC AREAS. ALL VALVES, FLUSH VALVES AND WIRE SPLICES SHALL BE INSTALLED IN RAIN BIRD WIDE FLANGED, STRUCTURAL FOAM "PLASTIC" VALVES BOXES.
- THE BOTTOM AND SIDES OF THE VALVE BOXES SHALL BE LINED WITH LANDSCAPE FABRIC. INSTALL A 3-IN. DEEP BED OF GRAVEL ON THE LANDSCAPE FABRIC TO CREATE A DRAINAGE SUMP.
- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 16-IN. TO 24-IN. ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 7-FT. WITH 8-IN. LONG WIRE TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING DEAD ENDS.
- EXACT CONTROLLER LOCATIONS SHALL BE COORDINATED WITH AN OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER(S). PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING ALL ELECTRICAL SERVICE CONNECTIONS, AND SHALL RUN TWO (2) ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
- AT EACH IRRIGATION CONTROLLER, INSTALL A "SECONDARY SURGE ARRESTER" TO THE INCOMING (120 VOLT) POWER SUPPLY (INTERMATIC #A62401 OR EQUAL).
- A WEATHER BASED SENSOR WITH INTERFACE SHALL BE CONNECTED TO IRRIGATION CONTROLLER. THE SENSOR SHALL ADJUST IRRIGATION PROGRAM BASED ON DAILY WEATHER READINGS. SENSOR SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE.
- IRRIGATION CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON REPRODUCIBLE PAPER DETAILING THE ACTUAL INSTALLATION OF THE IRRIGATION SYSTEM. THE AS-BUILT DRAWINGS SHALL LOCATE ALL MAIN LINE PIPING, CONTROL WIRES, WIRE SPLICES, SLEEVES AND VALVES BY SHOWING EXACT MEASUREMENTS FROM PERMANENT FEATURES (BUILDINGS, EDGE OF PAVEMENT, POWER POLES, FIRE HYDRANTS, ETC.). INCLUDE DEPTH OF COVER ON MAINLINE AND SLEEVES.
- NO PRODUCT SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR TO PROVIDE SUBMITTALS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE.
- THE PROPOSED IRRIGATION IS TO TIE INTO THE EXISTING SYSTEM, WHICH WILL BE RETROFITTED TO PROVIDE 100% COVERAGE.
* * *
- IF RE-USE WATER IS USED FOR IRRIGATION, ALL EQUIPMENT IS TO BE SPECIFIED / MARKED AS SUCH IF REQUIRED BY THE JURISDICTION. (PURPLE LATERALS, HEADS, ETC.)
- AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED THAT MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
- THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH SOY OVERLAP) WITHIN TEN DAYS OF INITIAL INSTALLATION. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.

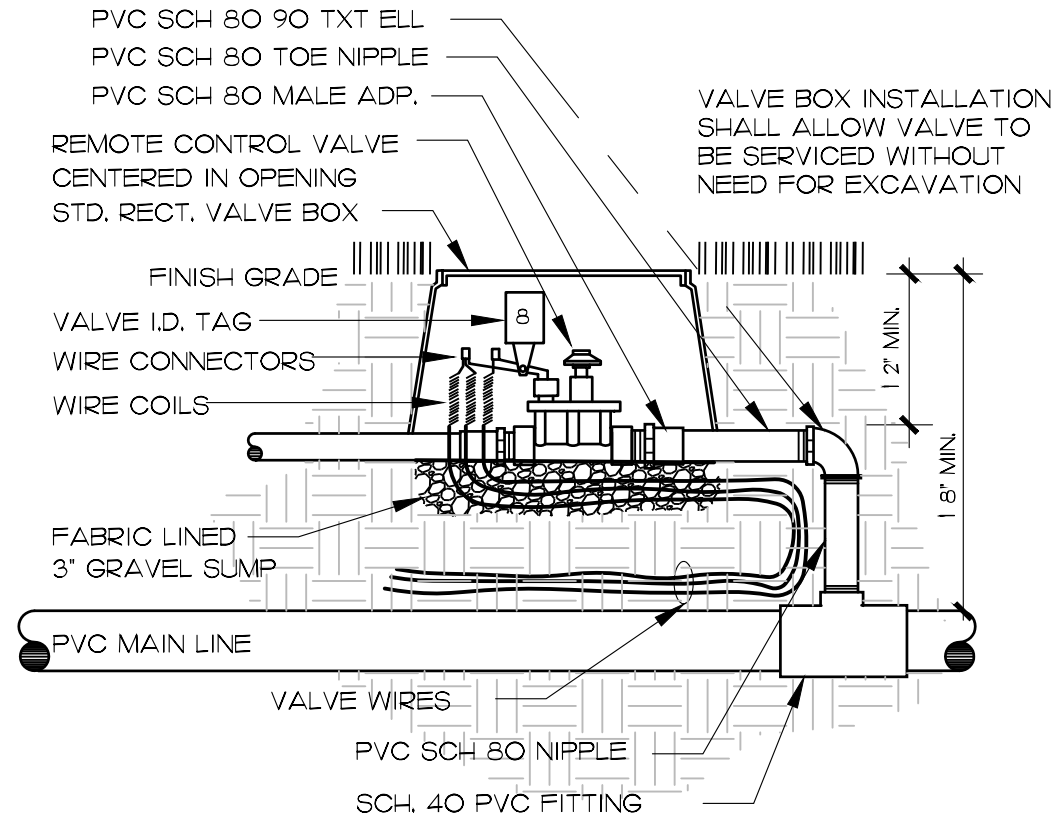
Additional Notes

- IRRIGATION CONTROLLER IS TO HAVE AN EXTERIOR MOUNTING LOCATION.
- ELECTRICAL IS TO BE HARD-WIRED TO THE CONTROLLER, NOT AN ELECTRICAL OUTLET.
- WEATHERMATIC SL1600 SMARTLINE CONTROLLER (SEE PHOTO)
A. INSTALLS LIKE A NORMAL CONTROLLER-THE EXTERIOR OF THE BUILDING, PREFERABLY NEAR THE UTILITY ENTRANCES
B. INSTALL INSTRUCTIONS: SL1600 CONTROLLER INSTALLATION INSTRUCTIONS - WEATHERMATIC
- WEATHERMATIC SMART LINK AIRCARD (SEE PHOTO)
A. MOUNT NEAR CONTROLLER
B. INSTALL INSTRUCTIONS: [HTTPS://WWW.WEATHERMATIC.COM/DOWNLOAD/SMARTLINK-AIRCARD-INSTALLATION-QUICK-START/?WPDMID=19376&REFRESH=622F6EE2B56761653567202](https://www.weathermatic.com/download/smartlink-aircard-installation-quick-start/?WPDMID=19376&REFRESH=622F6EE2B56761653567202)
- WEATHERMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR (SEE PHOTO)
A. MOUNT IN AN AREA WITH UNOBSTRUCTED AIRFLOW.
B. MOUNTING IS PREFERRED IN DIRECT SUNLIGHT WITH GOOD AIRFLOW.
C. THE LOCATION MUST HAVE OPEN ACCESS TO RAINFALL (CANNOT BE COVERED BY ANY OVER-HEAD OBSTRUCTION SUCH AS TREES, ROOFS, ETC.).
D. MOUNT THE SLW5 AS CLOSE AS POSSIBLE TO THE CONTROLLER.
E. INSTALL INSTRUCTIONS: SLW5 WIRELESS WEATHER STATION INSTALLATION GUIDE - WEATHERMATIC
- DESIGN DRAWING SPECIFICATION -
A. WEATHERMATIC SL1600 SMARTLINE CONTROLLER W/ SMARTLINK AIRCARD
B. WEATHERMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR
- TO COMMISSION THE WEATHERMATIC SMART IRRIGATION CONTROLLER PLEASE DO THE FOLLOWING:
A. FIRST, PLEASE CONFIRM THAT ALL THREE PIECES OF EQUIPMENT (CONTROLLER, WEATHER STATION, AND AIRCARD) ARE PROPERLY INSTALLED.
B. NEXT, WEATHERMATIC NEEDS THE AIRCARD NUMBER THAT IS ON THE SIDE OF THE AIRCARD (20-DIGIT LONG NUMBER).
C. CONTACT FOR WEATHERMATIC IS CALL OR EMAIL KE.SI VAQUERA WITH ANY QUESTIONS (KE.SI.VAQUERA@WEATHERMATIC.COM OR 361.516.3625).
D. WHEN SHARING THIS INFORMATION WITH WEATHERMATIC, YOU SHOULD ALSO NOTE THAT THIS IS A FIFTH THIRD BANK CORPORATE LOCATION AND PROVIDE THE SITE ID NUMBER AND ADDRESS. 2.

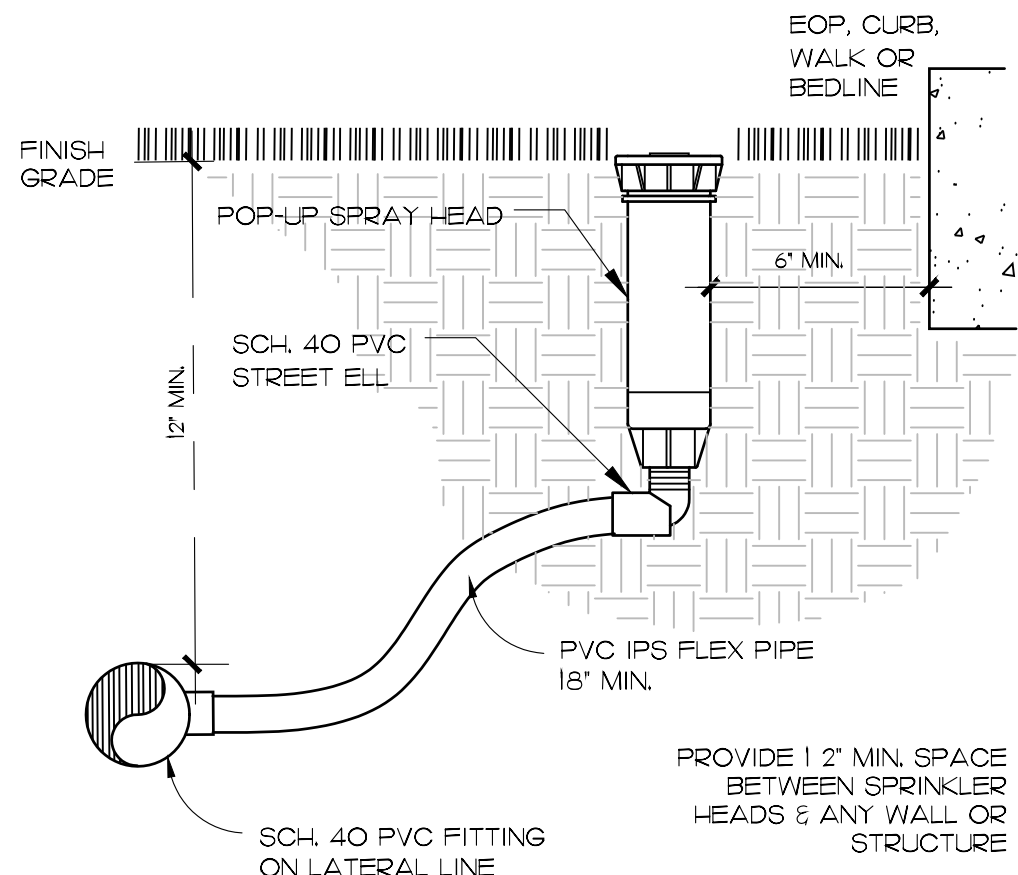
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SPECIFIED TO BE FOR RECLAIMED, RE-USE,
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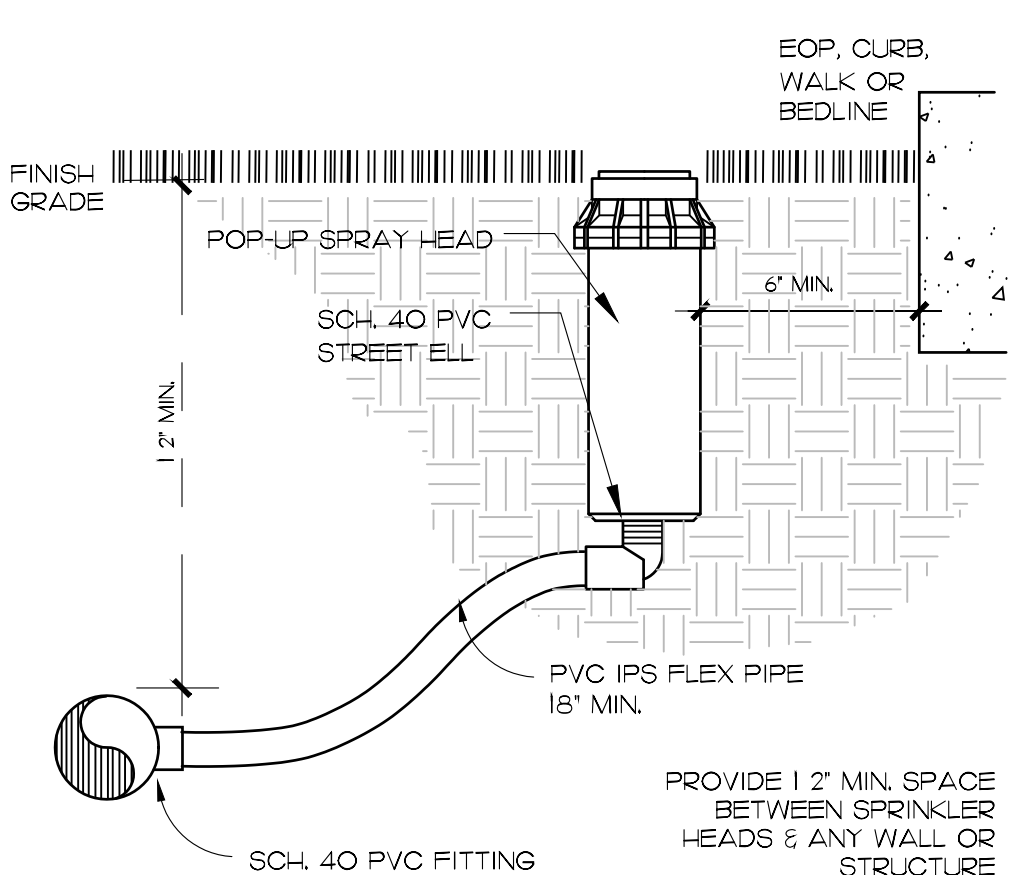
PVC - DRIP CONNECTION
NOT TO SCALE



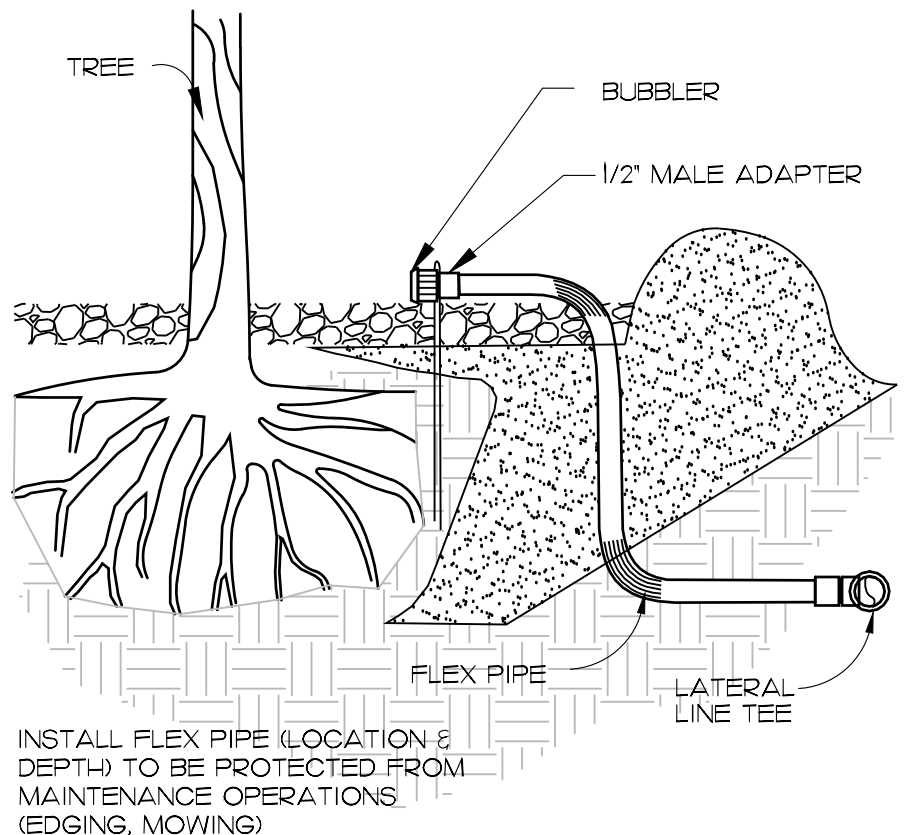
REMOTE CONTROL VALVE
NOT TO SCALE



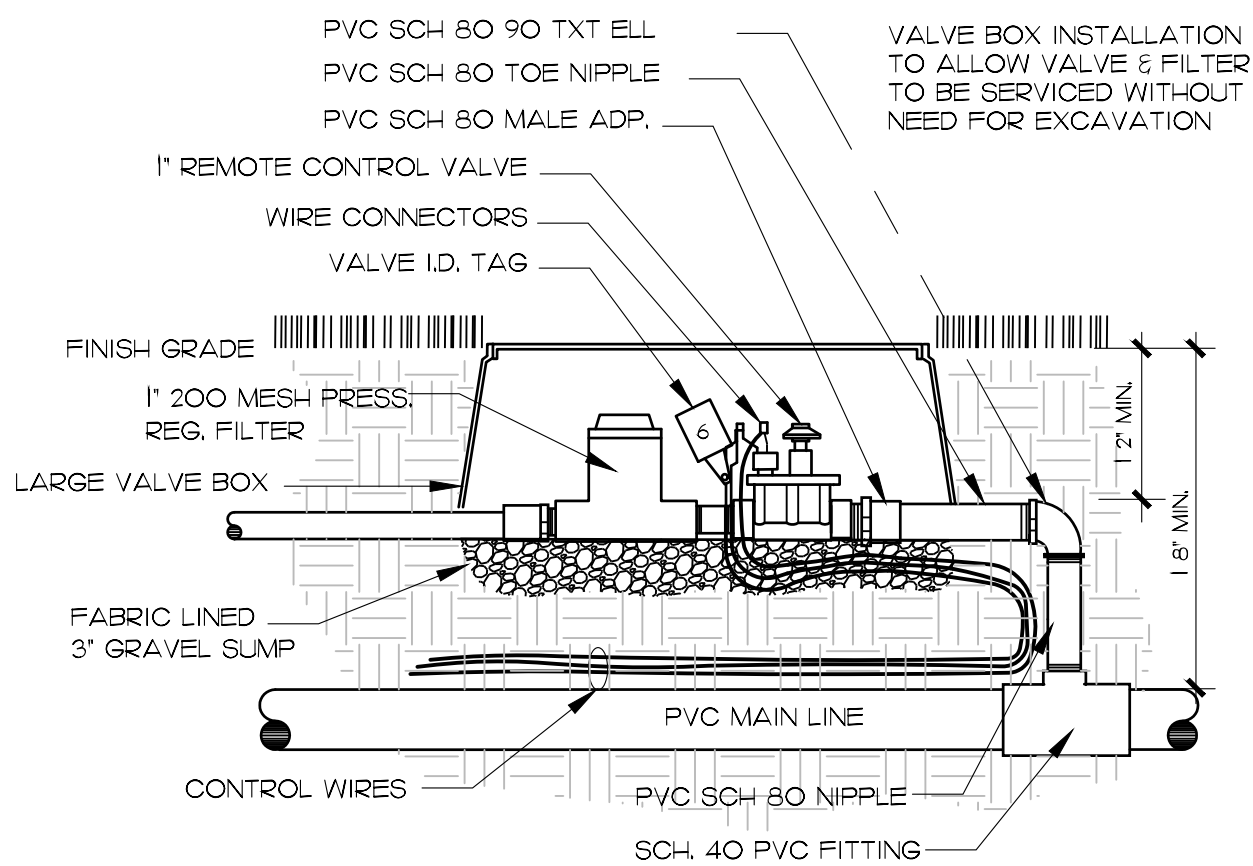
TURF SPRAY HEAD
NOT TO SCALE



TURF ROTOR HEAD
NOT TO SCALE



TREE BUBBLER
NOT TO SCALE



20 gpm DRIP ZONE CONTROL VALVE
NOT TO SCALE

US HIGHWAY 441
(200' RIGHT OF WAY PER PLAT)

LANDSCAPE BUFFER
NORTH BUFFER TYPE "b"
15' WIDE, 15' PROVIDED
3 CANOPY TREES/100 LF
10 UNDERSTORY TREES/100 LF
CONTINUOUS HEDGE

CONTRACTOR TO
REPLACE DAMAGED
OFF-SITE SOD WITH LIKE
SPECIES AS NECESSARY.
(TYP.)

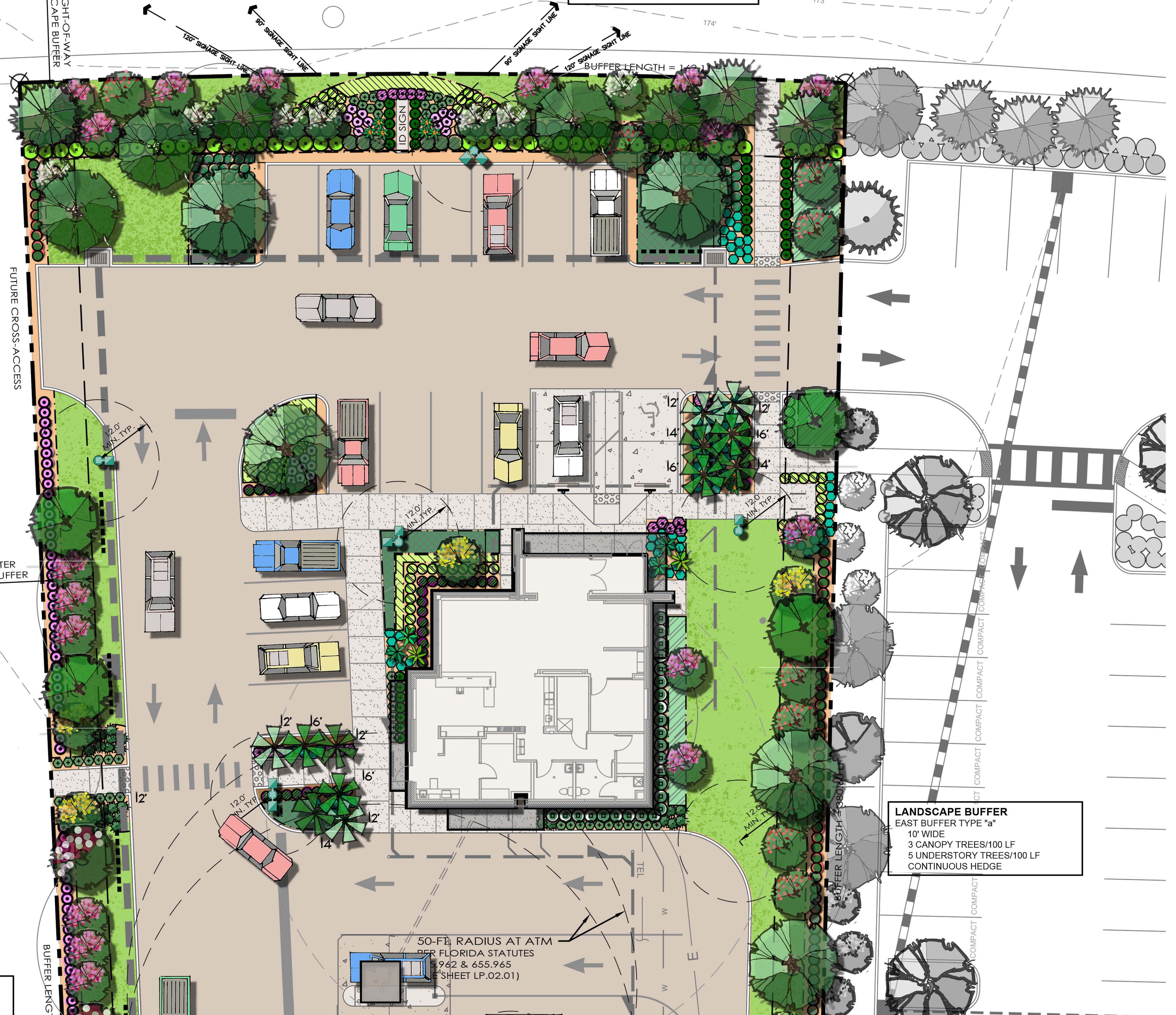
15.0' RIGHT-OF-WAY
LANDSCAPE BUFFER

10.0' PERIMETER
LANDSCAPE BUFFER

LANDSCAPE BUFFER
WEST BUFFER TYPE "a"
10' WIDE

LANDSCAPE BUFFER
EAST BUFFER TYPE "a"
10' WIDE
3 CANOPY TREES/100 LF
5 UNDERSTORY TREES/100 LF
CONTINUOUS HEDGE

50-FT. RADIUS AT ATM
PER FLORIDA STATUTES
§ 5.942 & 655.965
(SHEET LP.02.01)



3 CANOPY TREES/100 LF
5 UNDERSTORY TREES/100 LF
CONTINUOUS HEDGE

TH = 380.50 LF

10.0' PERIMETER
LANDSCAPE BUFFER

ACCESS DRIVE

BUFFER LENGTH = 135.59 LF

LANDSCAPE BUFFER
SOUTH BUFFER TYPE "a"
10' WIDE
3 CANOPY TREES/100 LF
5 UNDERSTORY TREES/100 LF
CONTINUOUS HEDGE

10.0' UTILITY
EASEMENT

PROPOSED 12' X 30'
UTILITY EASEMENT

10.0' PERIMETER
LANDSCAPE BUFFER





Landscape Requirements

	REQUIRED/ PERMITTED	PROVIDED
TOTAL SITE: LANDSCAPE AREA (Min. 35%)	19,823 SF	56,437 SF (1.3 AC.) 26,152 SF (46%)
LANDSCAPE BUFFERS		
PERIMETER BUFFERS - C-3 ZONING ACROSS RIGHT-OF-WAY TYPE 'b' - MIN. 15-FT. WIDE REQ., 15' PROVIDED		
NORTH - (US 441)		
(3) CANOPY TREE/100 LF	5 TREES	163 LF 5 TREES
(10) UNDERSTORY TREES/100 LF	1.6 TREES	16 TREES 87 SHRUBS
PERIMETER BUFFERS - ADJACENT TO C-3 ZONING TYPE 'b' - MIN. 10-FT. WIDE		
EAST		
(3) CANOPY TREE/100 LF	11 TREES	381 LF 11 TREES
(5) UNDERSTORY TREE/100 LF	19 TREES	19 TREES 132 SHRUBS
SOUTH		
(3) CANOPY TREE/100 LF	4 TREES	136 LF 4 TREES
(5) UNDERSTORY TREE/100 LF	7 TREES	7 TREES 68 SHRUBS
WEST		
(3) CANOPY TREE/100 LF	11 TREES	381 LF 11 TREES
(5) UNDERSTORY TREE/100 LF	19 TREES	19 TREES 147 SHRUBS
PARKING AREAS		
INTERNAL LANDSCAPE AREAS:		
TOTAL VUA AREA:		
INTERNAL LANDSCAPE AREA - 10% PARKING ISLANDS		
(1) CANOPY TREE / PARKING ISLAND	5 TREES	5 TREES
INCL (12) PALMS @ 6:1 = 2 TREES		

Additional Requirements

	REQUIRED/ PERMITTED	PROVIDED
CANOPY TREES: INCLUDES:		
(34) CANOPY TREES = 34 TREES		
(12) SABAL PALMS @ 6:1 = 2 TREES (6%)		
UNDERSTORY TREES		
REPLACEMENT PALMS		
BUFFER HEDGE SHRUBS		
OTHER PLANTS		
PALM TREES @ 6:1 (25%) MAX. = (12) PALM TREES = (2) CANOPY TREES		
CLUSTERED 6-FT. O.C. MAX. 12-FT. OVERALL HEIGHT MIN.		

Additional Notes

1. COMMERCIAL CANOPY TREES SHALL HAVE A MINIMUM HEIGHT OF 8-FT. AND A CALIBER REQUIREMENT OF 2-IN. MEASURED 6-IN. ABOVE THE GROUND IMMEDIATELY UPON PLANTING OR WHERE REQUIRED AS REPLACEMENT PLANTING.
2. ANCHORING OR STAKING IS NOT REQUIRED.
3. TREES OF SPECIES PROVIDING ROOTS KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12-FT. TO SUCH PUBLIC WORKS UNLESS THE TREE ROOT SYSTEM IS COMPLETELY ENCASED WITHIN A CONTAINER FOR WHICH THE MINIMUM INTERIOR DIMENSIONS SHALL BE 5-FOOT, AND 5-FT. DEEP IN COMPLIANCE WITH THE CONSTRUCTION REQUIREMENTS OF THE CITY.
4. ALL ROOTBALL WRAPPING SHALL BE REMOVED PRIOR TO PLANTING.
5. UNDERSTORY TREES SHALL HAVE A MINIMUM HEIGHT OF 6-FT. AND A CALIBER REQUIREMENT OF 1.5-IN. MEASURED 6-IN. ABOVE THE GROUND WITH A MINIMUM 4-FT. CROWN SPREAD AT THE TIME OF PLANTING.
6. MULTI-TRUNK UNDERSTORY TREES SHALL HAVE NO MORE THAN (3) MAIN TRUNKS WITH COMBINED CALIBER OF 2.5-IN.

General Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II AS PREPARED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL UTILITIES THAT ARE KNOWN TO THE LANDSCAPE ARCHITECT ARE LOCATED ON THE PLAN FOR EXISTING OR PROPOSED UTILITIES. A. NO TREE SHALL BE PLANTED WHERE IT COULD CONFLICT WITH OVERHEAD POWER LINES AT MATURE HEIGHT. B. NO TREE SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR PAD MOUNTED TRANSFORMER. C. LARGE TREES (HEIGHT AT MATURITY OF MORE THAN 30 FEET) SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF 30 FEET FROM THE NEAREST OVERHEAD POWERLINE. D. MEDIUM HEIGHT TREE (HEIGHT AT MATURITY BETWEEN 10 AND 30 FEET) SHALL BE OFFSET AT LEAST TWENTY (20) FEET. E. SMALL TREES (HEIGHT AT MATURITY OF LESS THAN 20 FEET) REQUIRE NO OFFSET. F. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS 2 FEET FROM POWER LINES.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24 INCHES PRIOR TO LANDSCAPE INSTALLATION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS. EXISTING DRAINAGE PATTERN SHALL NOT BE ALTERED OR EFFECTED BY NEW LANDSCAPING.
5. PLANT ALL TREES AND PALMS (2 INCH - 4 INCH) ABOVE FINISHED GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP ONE-THIRD (1/3) OF THE WIRE BASKETS ON ALL B & B MATERIAL.
6. ALL HEDGES AND GROUNDCOVERS TO BE PLANTED LEAVING SPACE BETWEEN PLANTS AND BUILDINGS, WALLS AND FENCES.
7. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3-INCH DEEP LAYER OF COMMERCIAL PINE BARK NUGGETS. CONTRACTOR SHALL INSTALL WOVEN WEED BARRIER FABRIC IN ALL SHRUB/GROUNDCOVER BEDS.
8. HAND DIGGING HOLES FOR INSTALLING PROPOSED TREES IN CLOSE PROXIMITY TO UTILITIES IS REQUIRED TO AVOID CONFLICTS.
9. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. EXISTING AND PROPOSED LANDSCAPING IS TO BE MAINTAINED PER JURISDICTION'S CLEAR SIGHT TRIANGLE REGULATIONS.
11. NEW SOD SHALL BE ARGENTINE BAHIA GRASS AS SHOWN ON THE PLAN. THE QUANTITY SHOWN ON THE PLANT LIST IS AN ESTIMATE AND CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS TO BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
12. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHENEVER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH THE REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
13. ALL MINIMUMS FOR EACH PLANT SPECIFIED WITHIN THE PLANT LIST ARE REQUIRED TO BE MET. A. THE HEIGHT AND SPREAD WILL PREVAIL OVER CALIBER AND CONTAINER SIZE. B. PERIMETER HEDGES ARE REQUIRED TO BE INSTALLED AT 30-IN. HEIGHT, AND CALCULATED AT A 36-IN. ON CENTER (O.C.) EQUIVALENT. IF ANY OF THE MINIMUMS ARE NOT MET, THE INSTALLED MATERIAL MAY OR MAY NOT BE REJECTED ON A CASE BY CASE BASIS BY THE LANDSCAPE ARCHITECT, OWNER, OR JURISDICTION. FOR EXAMPLE, ALL TREE CALIBER AND CONTAINER SIZES NOTED ON THE PLANT LIST ARE A MINIMUM. CONTRACTOR TO INCREASE THE SIZE IF NECESSARY TO CONFORM TO THE PLANT SIZES AND SPECIFICATIONS.
14. NO SUBSTITUTIONS WILL BE ACCEPTABLE. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT AND JURISDICTION TOGETHER WITH THE PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
15. IN EVENT OF DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
16. TREES TO BE STAKED ONLY IF REQUIRED AS DEEMED NECESSARY BY OWNER AND LANDSCAPE ARCHITECT TO ASSURE HEALTH, SAFETY AND VIEL FASE (INCLUDES BUT NOT LIMITED TO ALL CURVED CABBAGE, TALL ROYALS, CURVED AND LEANING SPECIMEN). STAKING PROCEDURES SHALL BE STANDARD CONTRACTOR PRACTICE CREATING NO TRUNK DAMAGE OR FUTURE STRANGULATION OF TREE.
17. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG" OR AN APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
18. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS. THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION.
19. CONTRACTOR TO INSTALL THE IRRIGATION SYSTEM PER THE JURISDICTION'S REGULATIONS TO CONFORM TO THE LANDSCAPE DESIGN.

Key

SPECIAL INSTRUCTIONS		MAINTAIN *36-IN. HT.	44	PLANT QUANTITY
REQUIRED CODE CATEGORY		VUA	44	PLANT SPECIES (REFER TO PLANT LIST)
REFER TO LANDSCAPE REQUIREMENTS		44	44	
BUILDS - FOUNDATION PLANTING AREA		44	44	
PARKING - PERIMETER PARKING LOT		44	44	
NORTH - N. PERIMETER BUFFER		44	44	
EAST - E. RIGHT-OF-WAY BUFFER		44	44	
SOUTH - S. RIGHT-OF-WAY BUFFER		44	44	
WEST - W. PERIMETER BUFFER		44	44	
ACCESS - INTERNAL ACCESS ROADS		44	44	
ADDITIONAL PLANT MATERIAL		44	44	

Plant List

SYM	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD (MINIMUMS)	SPECIFICATION (MINIMUMS)	NATIVE	DROUGHT TOLERANT	TOTAL
AR	ACER RUBRUM 'FLORIDA FLAME'	8' HT. 4' SP.	FIELD GROWN, B&B 2" CAL., 4" C.T. MIN.	Y	M	9
MG	MAGNOLIA GRANDIFLORA	8' HT. 4' SP.	FIELD GROWN, B&B 2" CAL.	Y	H	5
PE	PINUS ELLIOTTII SLASH PINE	8' HT. 4' SP.	FIELD GROWN, B&B 2" CAL.	Y	H	5
OS	QUERUS SHUMARDII SHUMARD OAK	8' HT. 4' SP.	FIELD GROWN, B&B 2" CAL., 4" C.T. MIN.	Y	H	4
QV	QUERUS VIRGINIANA LIVE OAK	8' HT. 4' SP.	FIELD GROWN, B&B 2" CAL., 4" C.T. MIN.	Y	H	6
SP	SABAL PALMETTO SABAL PALM	12-16' CT. 14" DBH MAX.	SLICKS, AS SHOWN STAGGER HTS.	Y	H	11
SPR	SABAL PALMETTO SABAL PALM	12' CT. 14" DBH MAX.	SLICK, AS SHOWN REPLACEMENT TREE	Y	H	1
TD	TAXIDIUM DISTICHUM BALD CYPRESS	8' HT. 4' SP.	FIELD GROWN, B&B 2" CAL., 4" C.T. MIN.	Y	H	5
CV	CHIONANTHUS VIRGINICUS WHITE FRINGE TREE	6' HT. 4' SP.	B&B (3) TRUNKS MIN. 25' CAL. COMBINED, FULL HEAD	Y	M	12
IC	ILEX CASSINE DAHOON HOLLY	6' HT. 4' SP.	FIELD GROWN, B&B 15' CAL., FULL TO GROUND	Y	H	15
LI	LAGERSTROMIA INDICA CRAPE MYRTLE	6' HT. 4' SP.	B&B (4) TRUNKS MIN. 3' CAL. COMBINED, FULL HEAD	N	H	20
QM	QUERUS MYRTIFOLIA MYRTLE OAK	6' HT. 4' SP.	FIELD GROWN, B&B, TREE 15' CAL., 3" C.T. MIN.	Y	H	9
TC	TABERJIA CARAIBA YELLOW TRUMPET TREE	6' HT. 4' SP.	FIELD GROWN, B&B 15' CAL., 3" C.T. MIN.	N	H	8
CH-R	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	24' X 24'	24' O.C. FULL TO BASE	Y	H	46
HAM	HAMELIA PATENS FIRE BUSH	30' X 24'	24' O.C. FULL TO BASE	Y	H	136
ILL	ILLICUM PARVIFLORUM 'OCALA' OCALA STAR ANISE	30' X 24'	36' O.C. FULL TO BASE	Y	M	44
MYR	MYRTACANTHES FRAGRANS 'COMPACTA' COMPACT SIMPSON STOPPER	30' X 24'	24' O.C. FULL TO BASE	Y	H	145
PHO	PHOENIX ROEBELENI ROYAL PALM	5-7' OAH MIN.	TRIPLE TRUNK AS SHOWN, FULL HEAD	N	H	2
POO	PODOCARPUS MACROPHYLLUS PODOCARPUS	30' X 18'	24' O.C. FULL TO BASE	N	H	78
RHO	RHOODENDRON X GEORGE TABOR G. TABOR SOUTHERN AZALEA	24' X 24'	24' O.C. FULL TO BASE	N	M	61
STR	STRELTZIA REGINAE BIRD OF PARADISE	24' X 18'	AS SHOWN FULL	N	H	16
VIB	VIBURNUM OBOVATUM WALTER'S VIBURNUM	24' X 18'	30' O.C. FULL TO BASE	Y	H	25
VIS	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM	24' X 24'	24' O.C. FULL TO BASE	N	H	49
BOU	BOUGAINVILLEA SPP BOUGAINVILLEA	18' X 14'	30' O.C. SHRUB FORM, FULL	N	H	24
DIA	DIANELLA TASMANICA FLAX LILY	18' HT.	24' O.C. FULL TO BASE	N	H	114
FIC	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FIGUS	14' X 14'	24' O.C. FULL TO BASE	N	H	105
ILE	ILEX VOMITORIA 'SHILLINGS' DWARF YALPON HOLLY	14' X 14'	24' O.C. FULL TO BASE	Y	H	36
LIR	LIRIOPE MUSCARI LIRIOPE	1 GAL. 18" O.C.	1 GAL. 18" O.C. FULL TO BASE	N	M	143
MLH	MULLENBERGIA CAPILLARIS PINK MULYGRASS	18' HT.	24' O.C. FULL TO BASE	Y	H	23
RHA	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	18' X 14'	24' O.C. FULL TO BASE	N	H	41
SCH	SCHAEFFERIA ABOICOLA 'TRINETTE' VARIEGATED DWARF ARBORICOLA	18' X 14'	24' O.C. FULL TO BASE	N	H	88
TRA	TRACHELOSPERMUM ASIATICUM MINIMA DWARF ASIATIC JASMINE	1 GAL. 18" O.C. FULL	1 GAL. 18" O.C. FULL	N	H	309
ZAM	ZAMIA LUMILA COONTIE	18' X 18'	24' O.C. FULL TO BASE	Y	H	27
BAH	PASPALLUM NOTATUM 'FLUGGE' ARGENTINE BAHIA SOD		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.

(1) SPR - (1) REPLACEMENT PALM - (1) I

48 HOURS BEFORE DIGGING CALL TOLL FREE 8-1-1 SUB-INVESTIGATOR NOTIFICATION CENTER

bdg architects

PATRICK D. CUNNINGHAM, LLC

land planning
landscape architecture

519 Sapphire Drive
Sarasota, FL 34234

O: 941.351.8915

FIFTH THIRD BANK

FIFTH THIRD BANK
MT. DORA
19160 US HIGHWAY 441
MOUNT DORA, FL 32757

INFINITY

INFINITY ENGINEERING GROUP, LLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.igngroup.net
FL Cert. of Auth. No 27889
IEG JOB NO. 15-308.00

SEAL PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PATRICK D. CUNNINGHAM, [EA0001669] ON: [DATE AND/OR TIME STAMP SHOWN] A DIGITAL SIGNATURE PRINTED COPY OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE AUTHORITY OR ANY ELECTRONIC COPY. FAC 55015-23.004

ISSUE	BY	DATE	DESCRIPTION
-	PDC	03/18/24	PERMIT SET
Δ	PDC	06/21/24	ADDENDUM 2
Δ	PDC	08/12/24	ADDENDUM 3
Δ	PDC	10/25/24	P&Z COMMENTS

PROJECT INFORMATION BLOCK

JOB # 230632

DATE: 03/18/24

DRAWN BY: PDC

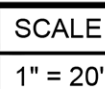
CHECKED BY: PDC

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP01.01



LP01.01



Red Maple



Southern Magnolia



Slash Pine



Shumard Oak



Live Oak



Sabal Palm



Bald Cypress



White Fringe Tree



Dahoon Holly



Crape Myrtle



Myrtle Oak



Yellow Trumpet Tree



Red Tip Cocoplum



Firebush



Ocala Star Anise



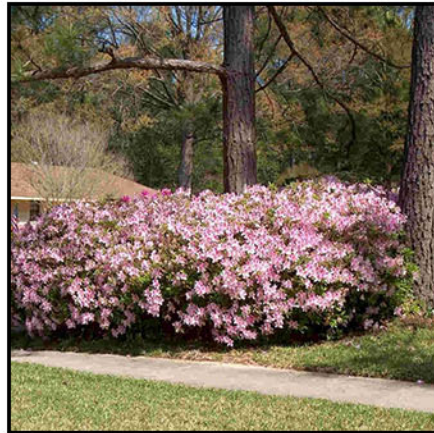
Simpson Stopper



Pygmy Date Palm



Podocarpus



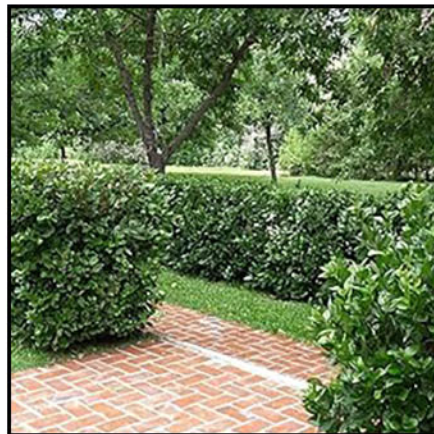
Southern Azalea



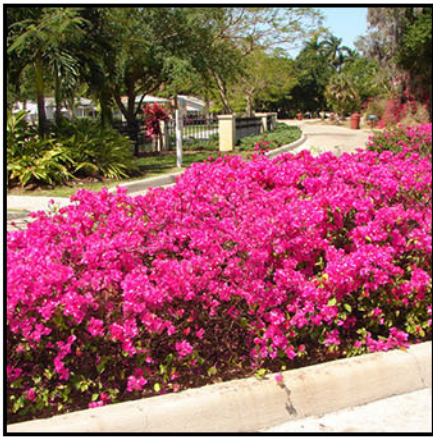
Bird of Paradise



Walter's Viburnum



Sadankwa Viburnum



Bougainvillea



Flax Lily



Green Island Ficus



Dwarf Yaupon Holly



Liriope



Pink Muhly Grass



Indian Hawthorn



Var. Dwarf Arboricola



Dwarf Asiatic Jasmine



Coontie



PLANNING AND DEVELOPMENT

CITY OF MOUNT DORA

RECEIVED

By Whitney Scott at 8:05 am, Apr 09, 2024

Office Use Only:

Project # **SP-2408**

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

PlanDev@CityofMountDora.com

SITE PLAN APPLICATION

Date: _____ Project Name: Fifth Third Bank, Mt. Dora

1. Site Address: Lot 2 - One Oak MD Groves, SEC US Hwy 441 & JW Simpson Way, Moutn Dora, FL 32757
(Contact City Staff for New Address Assignments)

2. Applicant's Name: Michaela Kegley
Company's Name: BDG Architects LLP
Address: 400 North Ashley Drive, STE 600
City, State & Zip: Tampa, FL 33602
Phone: 832.306.1036 E-mail: permits@bdgllp.com

3. Property Owner's Name(s): Andrew J. Hupp
Company's Name: One Oak MD Groves, LLC
Address: 907 South Ft. Harrison Ave., STE 102
City, State & Zip: Clearwater, FL 33756
Phone: 727.210.1900 E-mail: ahawkins@oneoakdev.com

4. Engineer's Name: Nisit Sapparkhoa, PE
Company's Name: Infinity Engineering Group, LLC
Address: 1208 E. Kennedy Blvd, STE 230
City, State & Zip: Tampa, FL 33602
Phone: _____ E-mail: 53civil@iegroup.net

5. Landscape Architect's Name: Patrick D. Cunningham
Company's Name: Infinity Engineering Group, LLC
Address: 1208 E. Kennedy Blvd, STE 230
City, State & Zip: Tampa, Florida 33602
Phone: _____ E-mail: 53civil@iegroup.net

6. Architect's Name: Jack T. Marshall
Company's Name: BDG Architects LLP
Address: 2100 First Avenue North, Suite 100
City, State & Zip: Birmingham, AL 35203
Phone: 205.541.1852 E-mail: permits@bdgllp.com

7. Briefly describe the property project and proposed use(s): New freestanding bank facility: one-level
building approx. 1,900 sq ft gross including a remote drive-thru with two lanes equipped with one VTM and one ATM lane.
8. Property is located on the following adjacent streets: JW Simpson Way & US Hwy 441
9. Public or Private Roadways*: _____
**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
10. Is this project within the Joint Planning Agreement boundaries? ☐ Yes ☐ No
11. Zoning District: PUD Future Land Use Category: Bank with Drive thru
12. Building Size Existing (SF): N/A Proposed (SF): 2,137 sq ft
13. Total (SF): 2,137 sq ft
14. Proposed Number of Seats: N/A
15. Size of property in Acres: 1.24 Square Feet: 54,212
16. Number of structures to be built on the site: 3 (main building, dumpster enclosure, detached drive-thru)
17. Height of structures(s): 18'-8" Building Stories: 1
18. Total square footage of impervious surface: 30,317 sq ft
19. The percentage of lot coverage: 55.53%
20. Are vested rights being requested as part of this application?* ☐ Yes ☒ No
**If no, by signing this application you are waiving any future vested development rights on this property.*

CERTIFICATION AND SIGNATURE

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


Owner/Applicant Signature

4/4/24
Date



April 4th, 2024

To Whom It May Concern,

The following information is for a Site Plan Application for the proposed project of a Fifth Third Bank facility within the jurisdiction of the City of Mount Dora, Florida, DRC and PZC. The following project scope is for authorization of Michaela Kegley – BDG Architects to proceed in applying for the necessary applications needed for the site (horizontal) and building (vertical) construction for the new Fifth Third Bank facility.

Project Name: Fifth Third Bank, Mount Dora

Parcel #: (Host) 20-19-27-0002-000-01000 (Alt. Key 1445710)

Project Location: Lot 2 – One Oak MD Groves, SEC US Hwy 441 & JW Simpson Way, Mount Dora, Lake County, FL 32757

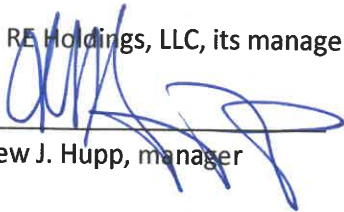
Project Description: To construct a 2,137 sq. ft. financial institution on Lot 2 of the permitted One Oak MD Groves (PUD). Stormwater runoff is collected and conveyed to a previously permitted stormwater management system and minor modification work is being permitted through St. John's River Water Management District (SJRWMD). The site work will consist of paving grading and connection to utilities. The impervious area subject of this application is consistent with the master calculations.

Should there be any more information that is necessary to be provided, please contact Michaela Kegley at the Tampa, FL location of BDG Architects, via phone or email (832-306-1036 | Michaela.Kegley@bdgllp.com) and she will provide any additional information needed.

Sincerely,

One Oak MD Groves, LLC

By: Hupp RE Holdings, LLC, its manager

By: 
Andrew J. Hupp, manager

*This instrument was prepared by
and should be returned to:*

Tyler Hill, Attorney
Hill Ward Henderson
P.O. Box 2231
Tampa, Florida 33601

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of March 28, 2024, by **MOUNT DORA GROVES COMPANY**, a Florida corporation ("**Grantor**"), whose mailing address is 445 Limit Avenue, Mount Dora, Florida 32757, to and in favor of **ONE OAK MD GROVES, LLC**, a Florida limited liability company ("**Grantee**"), whose mailing address is 907 South Ft. Harrison Avenue, Suite 102, Clearwater, Florida 33756.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land located in Lake County, Florida, more fully described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with all improvements of every nature whatsoever which may be located in or on, or attached to, or used or intended to be used in connection with the operation of the Land, all easements, rights of way, streets, sewer rights, air rights, water rights and powers, if any, all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land and all strips, canals or gores of land, if any, lying adjacent to the Land and any reversionary rights, if any, attributable to the Land or appurtenances and all minerals, oil, gas, hydrocarbon substances or other subsurface right, title, and interest in the Land.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor covenants it is lawfully seized of the above-described Land in fee simple, it has good, right and lawful authority to sell and convey the above-described Land, and it warrants it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other, subject, however, to those matters listed on Exhibit B attached hereto, without intent to reimpose same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

MOUNT DORA GROVES COMPANY, a
Florida corporation

WITNESSES:

Linda Paananen
Print Name: Linda Paananen
Address: 6037 Spring Creek Ct
Mt Dora FL 32757

Carol E. Murray
Print Name: Carol E. Murray
Address: 215 N. Edla Dr.
Orlando, FL 32801

By: Mark R. Simpson

Mark R. Simpson, President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on March 25, 2024, by Mark R. Simpson, as President of MOUNT DORA GROVES COMPANY, a Florida corporation, on behalf of the corporation. Such officer ☐ is personally known to me or ☒ has produced a valid driver's license as identification.



Carol E. Murray
Notary Public
State of Florida
Comm# HH060417
Expires 11/16/2024

Carol E. Murray
NOTARY PUBLIC

My Commission Expires: 11-16-2024

EXHIBIT A**Legal Description – One Oak Parcel (MDG portion)*****All of the following property:***

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N 89°32'15" E, 59.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N 00°21'47" W, 564.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11010-2111; THENCE ALONG SAID SOUTH RIGHT OF WAY, S 89°56'48" E, 71.96 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 1530.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 48°25'54" AND A CHORD BEARING AND DISTANCE OF S 65°50'45" E, 1484.90 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-RADIAL LINE OF S 02°44'55" W, 50.50 FEET; THENCE S 46°34'22" W, 249.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 149.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 28°33'58" AND A CHORD BEARING AND DISTANCE OF S 60°51'21" W, 148.03 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 99.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 57°03'18" AND A CHORD BEARING AND DISTANCE OF N 76°20'01" W, 95.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE 125.45 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 75°39'41" AND A CHORD BEARING AND DISTANCE OF N 85°38'12" W, 116.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE 97.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 72°34'55" AND A CHORD BEARING AND DISTANCE OF N 87°10'36" W, 91.15 FEET TO A POINT OF TANGENCY; THENCE N 50°53'08" W, 20.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE 34.03 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 10°42'49" AND A CHORD BEARING AND DISTANCE OF N 45°31'44" W, 33.98 FEET TO A POINT OF TANGENCY; THENCE N 40°10'19" W, 37.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE 63.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 20°21'59" AND A CHORD BEARING AND DISTANCE OF N 50°21'18" W, 63.65 FEET TO A POINT OF TANGENCY; THENCE N 60°32'18" W, 355.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE 94.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 29°55'28" AND A CHORD BEARING AND DISTANCE OF N 75°30'02" W, 92.95 FEET TO A POINT OF TANGENCY; THENCE S 89°32'15" W, 297.84 FEET TO THE POINT OF BEGINNING.

That is located within the Parent Parcel described below:

PARENT PARCEL:

PARCEL 2:

TRACTS L AND N, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT B

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Terms and conditions contained in Interlocal Agreement between the City of Eustis and the City of Mount Dora recorded in Official Records Book 1115, Page 2012.
3. Grant of Easement in favor of The City of Mount Dora recorded in Official Records Book 1304, Page 2067.
4. Lake County, Florida Resolution No. 2023-67, recorded June 5, 2023 in Official Records Book 6154, Page 428.
5. Lake County Ordinance No. 2022-56, FLU-22-04-4 Mount Dora Groves South, recorded June 13, 2023 in Official Records Book 6158, Page 2472.
6. Lake County Ordinance No. 2022-57, Mount Dora Groves South RZ-22-13-4, recorded June 13, 2023 in Official Records Book 6159, Page 41.
7. The following matters disclosed by survey prepared by Extreme Surveying of Florida, Inc., dated October 24, 2023, Job No. 2308-100-44: a) Rights of others in and to the use of the graded road running throughout the Southerly portion of property.
8. Memorandum of Joint Development and Escrow Agreement (to be recorded immediately following this deed).
9. Memorandum of Non-Solicitation Covenant (to be recorded immediately following this deed).
10. Master Declaration of Easements, Covenants, Conditions and Restrictions (to be recorded immediately following this deed).

Note: All recording references are to Lake County, Florida.

STORMWATER REPORT FOR FIFTH THIRD BANK

*LOT 2 – ONE OAK MD GROVES
MT. DORA, FL 32757*

IEG JOB NO. 15-308.00

FEBRUARY 2024



**INFINITY ENGINEERING
GROUP, LLC**

1208 E. Kennedy Blvd.
Suite 230
Tampa, Florida 33602
T: 813.434.4770
F: 813.445.4211
www.iegroupp.net

Nisit Sapparkhao, P.E.
FL REG. No. 64085
Cert. of Auth. No. 27889

Date

This item has been electronically signed and sealed by (Nisit Sapparkhao, PE) on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.
FAC 61G15-23.004



SECTION 1.0 - GENERAL INFORMATION

This report is being produced to demonstrate the construction of Fifth Third Bank meets SJRWMD's requirements of Permit No. 196250-2.

Project Description

The site is approximately 1.30 ac and has Parcel I.D. No. 20-19-27-0002-000-01000. The address for this site is Lot 2 One Oak MD Groves, Mt. Dora, FL 32757. The project will consist of proposed 1,900 +/- sf building that will be used for a bank with an associated stormwater management system along with water and sanitary utilities.

SECTION 2.0 – DRAINAGE REQUIREMENTS

Stormwater Requirements

This site was originally permitted Permit No. 400255. As part of the requirements for Permit No. 196250-2, this site was permitted for 70% impervious for the Post South Commercial Drainage Basin. The current site has 53.33% impervious coverage.

IMPERVIOUS CALCULATIONS	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	56,639	1.30	100.00%
BUILDING	1,900	0.04	3.35%
TOTAL IMPERVIOUS	28,307	0.65	49.98%
TOTAL PERVIOUS (LS + DRY POND AREA)	26,432	0.61	46.67%

SECTION 3.0 – SUMMARY OF ANALYSIS

Since the current impervious coverage of the site is 53.33%, below the maximum of 70%, the site conforms to the ERP permit requirements.