



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

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

---

## PLANNING & ZONING COMMISSION

### City Hall Board Room

December 18, 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;** Chick fil-A (project name); US Hwy 441 (Site Address); Simpson Family Partnership, LTD. (Owner); Bohler Engineering FL, LLC (Applicant); Bohler Engineering FL, LLC; MLD Studio Landscape Architecture (Landscape Architect); GDP Group (Architect). Project No. SP24-11.
  - B. **Request for Site Plan;** Freddy's Frozen Custard & Steakburgers; Eudora Road (Location); Eudora Road, LLC (Owner); Eudora Road, LLC (Applicant); Germana Engineering & Associates, Inc. (Engineer); Green Consulting Group, Inc. (Landscape Architect). GMLV Architecture, Inc. (Architect). SP23-08.
- VI. Other Business
  - A. 2025 Meeting Dates
  - B. Special Meeting: Land Development Code Amendment- January 3, 2025 at 10:00 a.m.
- VII. Announcement of next scheduled meeting date
  - A. Next regularly scheduled meeting date: January 15, 2025
- VIII. Adjournment

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

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

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

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





CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION MINUTES

November 20, 2024

I. Call to Order

Having been duly advertised as required by law Chairman, Miles Beach called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, November 20, 2024.

II. Roll Call with Determination of Quorum

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

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

Presenters: Ms. Janiszewski, *Senior Planner*; Daniel Bowman, *Florida Real Estate Director for Fifth 3<sup>rd</sup> Bank*

III. Approval of Minutes

*Mr. Coombes stated that on page three, Mr. Dring's last name is misspelled. Staff acknowledged and amended. Mr. Coombes motioned to approve the meeting minutes dated October 16, 2024. Ms. Tietmeyer seconded the motion and the minutes were approved unanimously with a 6 - 0 vote.*

IV. Public participation/hearing for non-agenda items

None

V. New Business

- A. **Request for Site Plan;** Fifth Third Bank (Project Name) (TABLED) 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.

Attorney Hand informed staff/board that he will need to leave at 10:30 a.m., for a meeting with the City Manager.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced Site Plan application. She stated since the last meeting, the applicant provided revised handicap/A.D.A parking (2), inverted bike rack and updated/colored landscaping plan.

Discussion on large lawn area in the rear.



CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION MINUTES

November 20, 2024

Mr. Daniel Bowman stated that the lot is linear based on parking needs. It is a unique shaped lot, no need to cover up with asphalt.

The board asked if additional landscaping can be added to include one or two crape myrtles.

Mr. Bowman stated he will review with the landscape architect.

Ms. Janiszewski and the board, discussed possibly considering in Land Development Code Amendment for landscaping.

Discussion regarding signage on access road.

The applicant stated that it's typically reserved for directional signage.

Ms. Janiszewski stated that the signage will come in as a separate permit.

Board clarified that additional landscaping and sign on access road are not requirements, only recommendations.

***On a motion by Mr. Coombes, seconded by Mr. Dring, the board voted to approve the Site Plan application with a 6-0 vote.***

**B. Staff Presentation: DRC 101**

Ms. Janiszewski provided a presentation on DRC 101.

Discussion on staff making this information available to the public.

Ms. Janiszewski stated staff is currently in the process of updating the website with overview of development processes and etc.

Discussion on DRC considerations for public hearing/entitlements, regarding utility capacity and etc.

Ms. Janiszewski stated this is usually established in pre-submittal meetings. When applications are received they go through concurrency reviews.

Mr. Hand left the meeting at 10:25 am.

Conversation regarding whether or not there are any guidelines for aesthetic/ design standards outside of the historic district.

Ms. Janiszewski stated the city does have heightened commercial design standards.



CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION MINUTES

November 20, 2024

Discussion on topography and strengthening requirements in code.

Ms. Janiszewski stated staff included cut/ fill, for enhancing elevations.

Conversation on JPA (Lake) process.

Ms. Janiszewski clarified that the twelve month process expired in June. The city is currently in works with county for an extension.

Discussion on impact fees being collected upfront.

Ms. Janiszewski stated she will look into. Impact fees are only for expansion/adding capacity, not the maintenance.

Discussion on whether JPA's intent is only for infrastructure.

Ms. Janiszewski stated it's for infrastructure and abutting development.

The board members asked if presentation can be emailed to them.

Conversation on compact parking spaces. Board recommended removing thirty- percent of compact spaces and adding EV charging spaces.

Board and staff discussed incorporating golf cart spaces, which are designated specifically.

Discussion on adding separate meeting to go through changes in Land Development Code.

Ms. Janiszewski stated staff will look into getting something scheduled.

Discussion on chicken/roosters and enforcement within the city.

Staff stated that they will correspond with the Code Inspectors for clarification.

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: December 18, 2024



CITY OF MOUNT DORA, FLORIDA  
PLANNING AND ZONING COMMISSION MINUTES

November 20, 2024

VII. Adjournment

*On a motion by Ms. Haukoos, seconded by Mr. Coombes, the meeting was adjourned at 11: 06 a.m.*

---

Miles Beach  
Commission Chair

---

Whitney Scott  
Administrative Coordinator

DRAFT



# CITY OF MOUNT DORA

Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7113  
[plandev@cityofmoundora.com](mailto:plandev@cityofmoundora.com)

---

**DATE:** December 18, 2024

**TO:** Planning and Zoning Commission

**FROM:** Development Review Committee  
Ryan Winkler, AICP, Senior Planner

**RE:** **Application for a Minor Site Plan: Chickfila, Mount Dora Groves South PUD (Project Name)**, 19360 US Highway 441, Mount Dora (Site Address); Andrew J. Hupp, One Oak MD Groves, LLC (Property Owner); Kyle Morel, Bohler Engineering FL, LLC (Applicant and Engineer); Aaron Neitzke, MLD Studio Landscape Architecture (Landscape Architect); Erik Rios, GPD Group (Architect).  
**Project No. SP24-11**

---

**SUMMARY OF RECOMMENDATION:**

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

**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:**

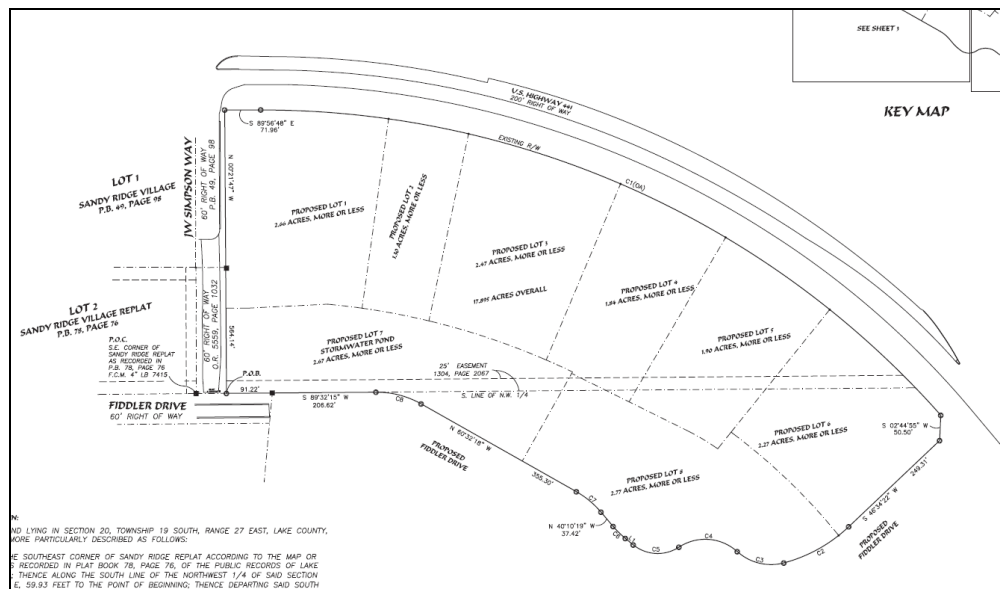
|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| Owners                                  | OneOak MD Groves, Andrew Hupp                      |
| Applicant                               | Bohler Engineering FL, LLV; Kyle Morel             |
| Address                                 | 19360 US Highway 441, Mount Dora, FL               |
| Parcel ID(s)                            | 20-19-27-0002-000-05800<br>20-19-27-0003-000-01400 |
| Alternate Key Nos.                      | 3884340<br>1445698                                 |
| Zoning District:                        | County Planned Unit Development (PUD)              |
| Future Land Use Category:               | County Planned Unit Development (PUD)              |
| Overlays:                               | N/A                                                |
| Overall Site Area:                      | +/- 2.39 acres (104,960 sf)                        |
| Existing Use:                           | Vacant                                             |
| Proposed Use:                           | Quick Service Restaurant with drive-thru           |
| Proposed Building Height                | 20'-4.5"                                           |
| Maximum Building Height                 | 35-ft                                              |
| Proposed Impervious Surface Ratio (ISR) | 0.69                                               |
| Maximum Impervious Surface Ratio (ISR)  | 0.70                                               |

## **SURROUNDING PROPERTY LIST**

| <b>Direction</b> | <b>Jurisdiction</b> | <b>FLU</b> | <b>Zoning District</b> | <b>Existing Uses(s)</b>             |
|------------------|---------------------|------------|------------------------|-------------------------------------|
| North            | County              | County PUD | County PUD             | Mount Dora Groves North PUD         |
| South            | City                | County PUD | County PUD             | Yardly, Mount Dora Groves South PUD |
| East             | City                | County PUD | County PUD             | Condos, Mount Dora Groves South PUD |
| West             | City                | County PUD | County PUD             | Lot 2, OneOak Commercial Lot, MDGS  |

## **BACKGROUND:**

This application is a request for approval of a site plan for a new quick service restaurant with drive-thru. The subject 2.39 +/- acre property is located at 19360 US Highway 441, on a portion of Alternate Keys identified by 3884340 and 1445698. Further, this property is identified as proposed Lot 6 of the One Oak Commercial Development, the commercial portion of the Mount Dora Groves South PUD. This lot has not been platted yet, a Final Plat Application has been submitted to the City of Mount Dora Office of Planning and Zoning to establish the One Oak Commercial Development, the lot boundaries and any easements and dedications associated with the development.



**Figure 1 One Oak Commercial Development for Lot 3, 4, 5 and Infrastructure (Lake County Approved Major Site Plan)**

## **ANALYSIS:**

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 the PUD Ordinance #2022-57.

The applicant is seeking to develop the property with a 5,401-sf quick service restaurant with an attached drive-through canopy structure with two (2) drive queues, outdoor dining patio,

dumpster enclosure, parking, signage, and site lighting. The applicant provided colored elevations to demonstrate consistency with the LDC 6.13, *Commercial Architectural and Site Design Requirements*.

#### Storm water and Drainage

The One Oak commercial development proposes a master storm water pond on Lot 7, southwesterly of the subject lot 6.

#### 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. The project site will also be accessed from a stub-out from Lot 5 to the west.

Pedestrian access will provided from the sidewalk along US Highway 441 and from the Lot 8 to the south. A pedestrian crosswalk is proposed connecting the two lots.

#### Parking & Loading Areas

Off-street parking requirements for a restaurant establishment shall be provided consistent with the LDC Section 6.5.2. Parking for the proposed quick service restaurant shall be provide one (1) parking space for every four (4) seats plus one (1) parking space for each employee on the largest shift. The development application proposes a total of eighty-six (86) seats, requiring at least 22 parking spaces for customers based on the seating requirements. Chick-fil-A development proposes a total of eighty-one (81) parking spaces, four (4) of those spaces will be accessible, pursuant to LDC 6.5.9, *handicap access*.

The development application includes a two (2) lane drive-through and detached canopy structure. Pursuant to LDC Stacking spaces and lanes for drive-through stations shall not impeded on- and off-site traffic movements by blocking vehicular or pedestrian circulation.

#### Landscaping and Buffering

Landscaping for the quick service restaurant use shall be in accordance with the City of Mount Dora Land Development Code, Section 6.6, *Landscaping and Buffering*. The applicant provided a landscape plan to demonstrate consistency with the City Code by installing Type “B” landscape buffers along US 441 and Fiddler Lane rights-of-way and a Type “A” landscape buffer along the shared property lines.

#### Utilities (Water, Sewer, and Reclaim)

The property will receive City of Mount Dora utilities. The quick service restaurant use anticipates to consume 2,100 GPD of water consumption. The subject property will be connected to Wastewater Treatment Plant II. Wastewater Capacity is vested pursuant to the Mount Dora Groves Pre-Annexation agreement.

The site plan indicates the property will utilize reclaim services. City reclaim water services is available to this property.

Wetlands

The property is located in flood zone x – area of minimal flood hazard, according to a survey submitted with the site plan application.

Traffic

A comprehensive traffic impact analysis for the Mount Dora Groves North and South PUD (consisting of the commercial and residential components) was submitted to Lake County to evaluate and document anticipated traffic impacts associated with the greater commercial development project.

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

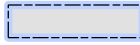
**ATTACHMENTS:**

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



# VICINITY MAP

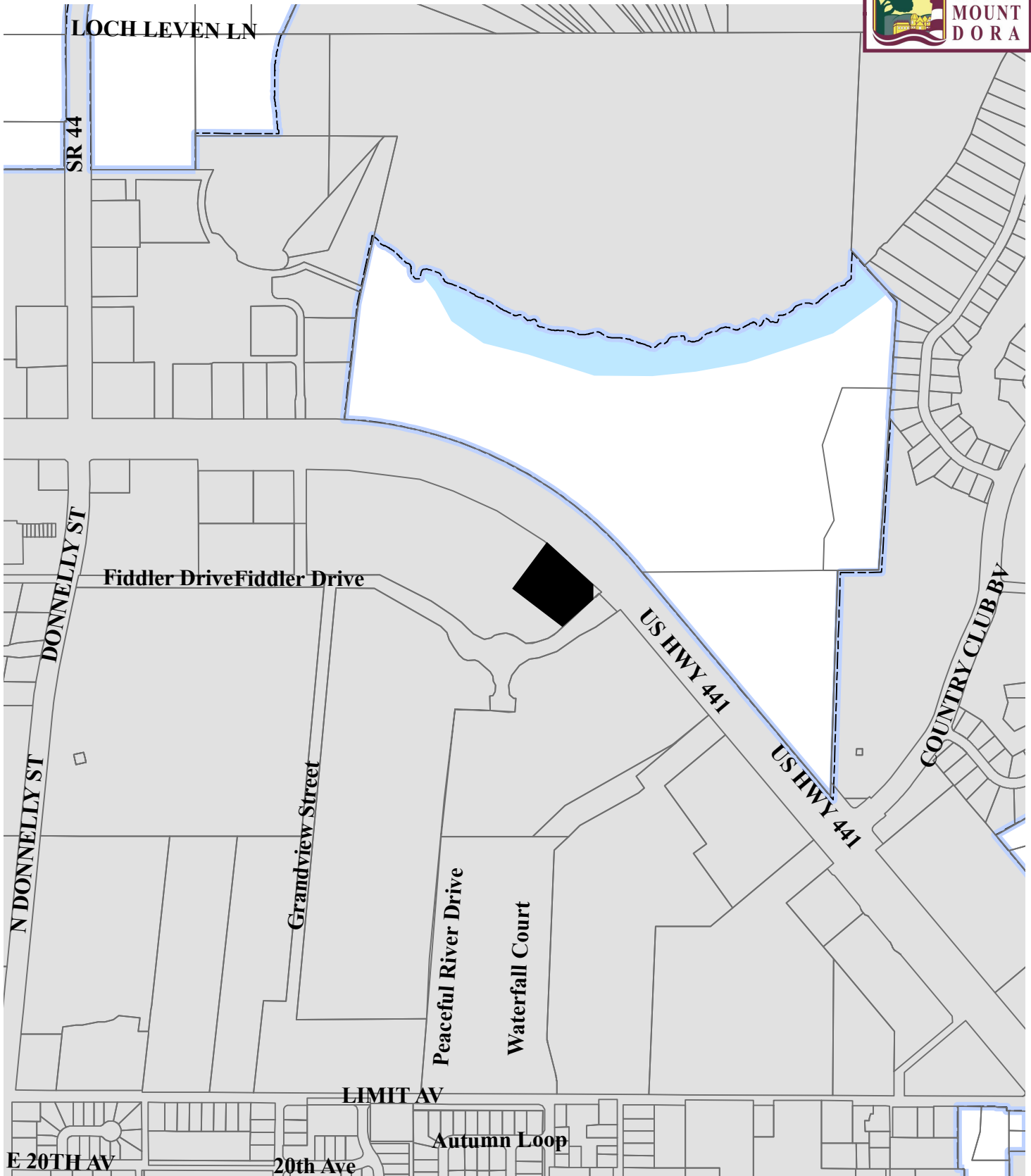
## Legend

-  City Limits
-  Subject Site

N



N.T.S.



Date: 12/10/2024

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



PLANNING AND DEVELOPMENT

CITY OF  
**MOUNT  
DORA**

**RECEIVED**

By Ryan Winkler at 1:13 pm, Jun 17, 2024

Office Use Only:  
Project # SP-24-11

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

[PlanDev@CityofMountDora.com](mailto:PlanDev@CityofMountDora.com)

## SITE PLAN APPLICATION

Date: \_\_\_\_\_ Project Name: Chick-fil-A - Mount Dora Groves

1. Site Address: US Hwy-441, Mt Dora, FL 32757  
(Contact City Staff for New Address Assignments)

2. Applicant's Name: Kyle Morel  
Company's Name: Bohler Engineering FL, LLC  
Address: 600 North Westshore Blvd, Suite 950  
City, State & Zip: Tampa, FL 33609  
Phone: 813-812-4100 E-mail: fl-permits@bohlereng.com

3. Property Owner's Name(s): \_\_\_\_\_  
Company's Name: Simpson Family Partnership, LTD.  
Address: 18848 US Hwy 441, Suite 445  
City, State & Zip: Mt Dora, FL 32757  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

4. Engineer's Name: Kyle Morel  
Company's Name: Bohler Engineering FL, LLC  
Address: 600 North Westshore Blvd, Suite 950  
City, State & Zip: Tampa, FL 33609  
Phone: 813-812-4100 E-mail: fl-permits@bohlereng.com

5. Landscape Architect's Name: Aaron Neitzke  
Company's Name: MLD Studio Landscape Architecture  
Address: 51 Old Canton Street  
City, State & Zip: Alpharetta, GA 30009  
Phone: 770-375-6512 E-mail: aneitzke@mldstudio.com

6. Architect's Name: Erik Rios  
Company's Name: GPD Group  
Address: 1117 Perimeter Center West, Suite W306  
City, State & Zip: Atlanta, GA 30338  
Phone: 678-781-5075 E-mail: erios@gpdgroup.com

7. Briefly describe the property project and proposed use(s): Quick service restaurant with drive thru
8. Property is located on the following adjacent streets: Bristol Lakes Rd & US-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: N/A
12. Building Size Existing (SF): \_\_\_\_\_ Proposed (SF): 5,401
13. Total (SF): \_\_\_\_\_
14. Proposed Number of Seats: 86
15. Size of property in Acres: 2.39 Square Feet: 104,960
16. Number of structures to be built on the site: 1
17. Height of structures(s): 20' 4.5" Building Stories: 1
18. Total square footage of impervious surface: 73,215
19. The percentage of lot coverage: 69%
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.

Kyle Morel

Owner/Applicant Signature

Digitally signed by Kyle Morel  
DN: cn=US, serialNumber=MA520230602005706, st=Florida, o=Boca Raton,  
ou=BOHLER ENGINEERING FL, LLC, cn=Kyle Morel,  
email=kmorel@bohlereng.com  
Date: 2024.06.14 10:00:12 -0400

06/14/24

Date

RECEIVED

By Ryan Winkler at 1:20 pm, Jun 17, 2024



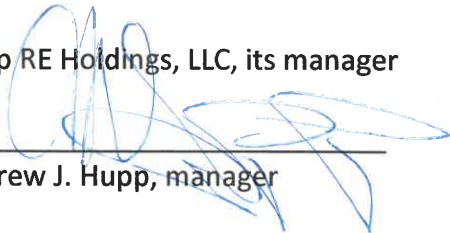
### LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Bohler Engineering FL, LLC to act on behalf of One Oak MD Groves, LLC in regards to permits and applications for site plan approval through City of Mt Dora, as well as but not limited to all regulatory agencies, departments and governmental agencies of SJRWMD and FDOT necessary for the construction and development of a proposed commercial development, located at US Hwy-441, Mt Dora, FL 32757.

One Oak MD Groves, LLC

By: Hupp RE Holdings, LLC, its manager

By:   
\_\_\_\_\_  
Andrew J. Hupp, manager

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_ online notarization, this 29th day of May, 2024, by Andrew J. Hupp, as manager of Hupp RE Holdings, LLC, as manager of One Oak MD Groves, LLC. He is personally known to me or have produced \_\_\_\_\_ as identification and (did/did not) take oath.



  
\_\_\_\_\_  
Notary Public

Print Name  
Commission No.  
Expiration Date:

**RECEIVED**

By Ryan Winkler at 1:21 pm, Jun 17, 2024

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Partnership

SIMPSON FAMILY PARTNERSHIP, LTD.

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | A92000000286 |
| <b>FEI/EIN Number</b>       | 59-3157941   |
| <b>Date Filed</b>           | 12/31/1992   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LP AMENDMENT |
| <b>Event Date Filed</b>     | 05/16/2022   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

18848 U S Hwy 441  
Suite 445  
MT DORA, FL 32757

Changed: 04/23/2024

### Mailing Address

18848 U S Hwy 441  
Suite 445  
MT DORA, FL 32757

Changed: 04/23/2024

### Registered Agent Name & Address

SIMPSON, III, H. JAMES  
3340 CR 44B  
MT. DORA, FL 32757

Name Changed: 05/16/2022

Address Changed: 04/07/2023

### General Partner Detail

#### **Name & Address**

SIMPSON, MICHAEL L  
2720 Little Laurel Lane  
Mount Dora, FL 32757

SIMPSON, III, H. JAMES  
3340 CR 44B  
MT DORA, FL 32757

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 02/22/2022 |
| 2023        | 04/07/2023 |
| 2024        | 04/23/2024 |

### Document Images

|                                             |                                          |
|---------------------------------------------|------------------------------------------|
| <a href="#">04/23/2024 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/07/2023 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/16/2022 -- LP Amendment</a>  | <a href="#">View image in PDF format</a> |
| <a href="#">02/22/2022 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/12/2021 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/29/2020 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/10/2019 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/23/2018 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/19/2017 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/01/2016 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/18/2015 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/17/2014 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/03/2013 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/22/2012 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/16/2011 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/09/2010 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/01/2009 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/15/2008 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/16/2007 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/24/2006 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2005 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/07/2004 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2003 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/22/2002 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/22/2002 -- Amendment</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">02/19/2001 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/26/2000 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">12/24/1998 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/02/1998 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">10/15/1996 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |

PROPERTY RECORD CARD

General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------|
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SIMPSON FAMILY PARTNERSHIP LTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Alternate Key:                     | 1445698                                                                                       |
| Mailing Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 445 LIMIT AVE<br>MOUNT DORA, FL 32757<br><a href="#">Update Mailing Address</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Parcel Number: ⓘ                   | 20-19-27-0003-000-01400                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Millage Group and City:            | 0002<br>Unincorporated                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2023 Total Certified Millage Rate: | 13.4299                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Trash/Recycling/Water/Info:        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| Property Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | BRISTOL LAKES RD<br>MOUNT DORA FL, 32757                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Property Name:                     | --<br><a href="#">Submit Property Name</a> ⓘ                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | School Information:                | <a href="#">School Locator &amp; Bus Stop Map</a> ⓘ<br><a href="#">School Boundary Maps</a> ⓘ |
| Property Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | FROM SW COR OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN N 89-43-35 W 178.61 FT, N 02-18-40 E 850 FT, S 89-43-35 E 268.59 FT, N 49-59-25 E 142.41 FT, N 35-45-51 W 328.42 FT, N 54-14-09 E 78.70 FT, N 35-45-51 W 352.84 FT, N 49-59-25 E 387.11 FT TO SW'LY R/W LINE OF US HWY 441, N 40-01-05 W ALONG SAID HWY 125 FT FOR POB, RUN S 49-59-25 W 466.05 FT, S 35-45-51 E 70.33 FT, S 49-59-25 W 37.12 FT, S 60-48-54 W 328.61 FT, S 46-20-30 W 72.53 FT TO N LINE OF SE 1/4 OF SW 1/4, S 89-55-0 W TO SW COR OF NE 1/4 OF SW 1/4, N ALONG SAID W LINE TO NW COR OF NE 1/4 OF SW 1/4, E ALONG SAID N LINE TO A POINT SW'LY R/W LINE OF US HWY 441, SE'LY ALONG SAID SW'LY R/W LINE OF US HWY 441 TO POB--LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 TOWNSHIP 19 SOUTH RANGE 27 EAST RUN NORTH 89-43-39 WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04-15-18 EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89-55-08 EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46-20-30 EAST 219.78 FEET, NORTH 60-48-54 EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49-59-27 WEST 256.45 FEET, SOUTH 35-45-51 EAST 70.33 FEET, SOUTH 49-59-25 WEST 37.12 FEET, SOUTH 60-48-54 WEST 328.61 FEET, SOUTH 46-20-30 WEST 72.56 FEET, SOUTH 89-55-00 WEST 181.34 FEET TO THE POINT OF BEGINNING--ORB 1205 PGS 646 651 |                                    |                                                                                               |
| NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                                                                               |

Land Data

| Line                                       | Land Use                   | Frontage | Depth | Notes                          | No. Units | Type | Class Value | Land Value   |
|--------------------------------------------|----------------------------|----------|-------|--------------------------------|-----------|------|-------------|--------------|
| 1                                          | AG / GROVE - ORANGE (6600) | 0        | 0     | CITRUS                         | 32.120    | Acre | \$32,120.00 | \$289,080.00 |
| <a href="#">Click here for Zoning Info</a> |                            |          |       | <a href="#">FEMA Flood Map</a> |           |      |             |              |

Miscellaneous Improvements

|                                                 |
|-------------------------------------------------|
| There is no improvement information to display. |
|-------------------------------------------------|

Sales History

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

| Book/Page                  | Sale Date | Instrument    | Qualified/Unqualified | Vacant/Improved | Sale Price |
|----------------------------|-----------|---------------|-----------------------|-----------------|------------|
| <a href="#">1205 / 651</a> | 12/1992   | Warranty Deed | Unqualified           | Vacant          | \$1.00     |
| <a href="#">1205 / 646</a> | 12/1992   | Warranty Deed | Unqualified           | Vacant          | \$1.00     |

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

Values and Estimated Ad Valorem Taxes

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

| Tax Authority                     | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|-----------------------------------|--------------|----------------|---------------|---------|-----------------|
| LAKE COUNTY BCC GENERAL FUND      | \$289,080    | \$32,120       | \$32,120      | 5.0364  | \$161.77        |
| SCHOOL BOARD STATE                | \$289,080    | \$32,120       | \$32,120      | 3.2080  | \$103.04        |
| SCHOOL BOARD LOCAL                | \$289,080    | \$32,120       | \$32,120      | 2.9980  | \$96.30         |
| LAKE COUNTY WATER AUTHORITY       | \$289,080    | \$32,120       | \$32,120      | 0.2940  | \$9.44          |
| NORTH LAKE HOSPITAL DIST          | \$289,080    | \$32,120       | \$32,120      | 0.1500  | \$4.82          |
| ST JOHNS RIVER FL WATER MGMT DIST | \$289,080    | \$32,120       | \$32,120      | 0.1793  | \$5.76          |
| LAKE COUNTY MSTU STORMWATER       | \$289,080    | \$32,120       | \$32,120      | 0.4957  | \$15.92         |

|                                   |           |          |                          |        |                        |
|-----------------------------------|-----------|----------|--------------------------|--------|------------------------|
| LAKE COUNTY MSTU<br>AMBULANCE     | \$289,080 | \$32,120 | \$32,120                 | 0.4629 | \$14.87                |
| LAKE COUNTY VOTED DEBT<br>SERVICE | \$289,080 | \$32,120 | \$32,120                 | 0.0918 | \$2.95                 |
| LAKE COUNTY MSTU FIRE             | \$289,080 | \$32,120 | \$32,120                 | 0.5138 | \$16.50                |
|                                   |           |          | <b>Total:</b><br>13.4299 |        | <b>Total:</b> \$431.37 |

## Exemptions Information

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

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

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.  
Property data updated nightly.

[Site Notice](#)



Re.  
This Instrument Prepared By:  
STANLEY A. GRAVENMIER, ESQ.  
DEAN, MEAD, EGERTON, BLOODWORTH,  
CAPOUANO & BOZARTH, P.A.  
Post Office Box 2346  
Orlando, Florida 32802-2346  
(407) 841-1200

93 1704

TAX PARCEL IDENTIFICATION NO.

REC-2500 RECEIVED FOR  
TF 330 EXCISE TAXES  
DOC-29870 JAMES C. WATKINS  
INT- CLERK LAKE CO FL  
BY BK DC.

|                       |                       |
|-----------------------|-----------------------|
| 20-19-27-0002-000-007 | 20-19-27-0002-000-010 |
| 20-19-27-0002-000-006 | 20-19-27-0004-000-016 |
| 20-19-27-0001-000-005 | 19-19-27-0600-00J-000 |
| 20-19-27-0001-000-004 | 19-19-27-0600-00I-000 |
| 20-19-27-0001-000-003 | 29-19-27-0002-000-084 |
| 20-19-27-0003-000-014 | 29-19-27-0002-000-078 |
| 20-19-27-0004-000-015 | 29-17-27-0002-000-080 |

SPECIAL WARRANTY DEED

BOOK 1205 PAGE 0651

THIS SPECIAL WARRANTY DEED is made the 30th day of December, 1992, by HOWARD JAMES SIMPSON, SR., ROBERT L. SIMPSON, and HOWARD J. SIMPSON, JR. whose collective post office address is 445 Limit Avenue, Mount Dora, Florida 32757 (hereinafter collectively referred to as the "Grantors"), to SIMPSON FAMILY PARTNERSHIP LTD., a Florida limited partnership, whose post office address is 445 Limit Avenue, Mount Dora, Florida 32757 (hereinafter referred to as the "Grantee").

(wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantors' right, title and interest in and to that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell and convey the Property, and hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against no others. This conveyance is subject to taxes accruing subsequent to December 31, 1992, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantors certify that on the date of execution, delivery and recordation of this instrument, neither Grantors nor any member of Grantors' families resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantors.

JAN 12 12 53 PM '93

REC'D  
FILED



NOTES:

- THE SUBJECT PROPERTY IS THE LANDS OF ONE OAK MD GROVES, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 6309 PAGE 2340 AND OFFICIAL RECORDS BOOK 6309 PAGE 2344, AMONG THE LAND RECORDS OF LAKE COUNTY, FLORIDA. A PID OF 20-19-27-0002-000-01000; 20-19-27-0002-000-05800; & 20-19-27-0003-000-01400 PER THE LAKE COUNTY PROPERTY APPRAISER, THE PROPERTY IS LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST.
- OVERALL AREA = 1,753,949 S.F. OR 40.265 AC. (M). PROPOSED GROUND LEASE AREA = 102,846 S.F. OR 2.361 AC. (M).
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON JULY 28, 2023 AND MAY 10, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE 'SURVEY DATE' SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
- ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AB5231 WITH A PUBLISHED ELEVATION OF 78.15 FEET.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED 'FIRM, FLOOD INSURANCE RATE MAP, LAKE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 359 OF 750', MAP NUMBER 1206900359E, WITH A MAP REVISION DATE OF DECEMBER 18, 2012.
- ZONING: PUD - NEIGHBORHOOD COMMERCIAL  
BUILDING SETBACKS:  
FRONT (EASTERN RW): 50 FEET  
LEFT SIDE (NW): 0 FEET (25' FROM ALL OTHER ROWS - TBD BASED ON MASTER LAYOUT)  
RIGHT SIDE (SE): 0 FEET (25' FROM ALL OTHER ROWS - TBD BASED ON MASTER LAYOUT)  
REAR (SW): 0 FEET (25' FROM ALL OTHER ROWS - TBD BASED ON MASTER LAYOUT)  
ALL ZONING INFORMATION WAS PROVIDED IN A SITE INFORMATION REPORT PREPARED BY BOHLER ENGINEERING FL, LLC, DATED APRIL 21, 2023 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK, REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PARKING: NO IDENTIFIABLE PARKING STRIPING WAS ON SITE AT TIME OF SURVEY.
- THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
- THE PROPERTY HAS ACCESS ALONG U.S. HIGHWAY 441.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE 'STANDARDS OF PRACTICE', AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE EAST RIGHT OF WAY LINE OF JW SIMPSON WAY ALSO BEING THE WEST LINE OF THE SUBJECT PROPERTY, AS BEING NORTH 00°21'47" WEST.
- ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
- THE USE OF THE PROPERTY IS CURRENTLY VACANT.
- THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING, AND/OR A SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE. THE PROPOSED BOUNDARY SHOWN IS NOT A MATTER OF RECORD.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: CHICK-FIL-A, INC.
- THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=200' AND 1"=150' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
- SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.
- ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
- © COPYRIGHT 2024 BY BOHLER ENGINEERING FL, LLC.  
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 195306107

| UTILITY COMPANY                         | LOCATE STATUS       | PHONE NUMBER         |
|-----------------------------------------|---------------------|----------------------|
| CENTURYLINK                             | MARKED              | (877) 366-8344 X3    |
| CITY OF MOUNT DORA                      | MARKED              | (352) 735-7151 X1805 |
| CITY OF MOUNT DORA ELECTRIC UTILITY     | MARKED              | (352) 735-7151 X1805 |
| CITY OF MOUNT DORA SEWER                | MARKED              | (352) 735-7151 X1805 |
| CITY OF MOUNT DORA TRAFFIC SIGNALS      | CLEAR NO FACILITIES | (352) 735-7151 X1805 |
| COMCAST COMMUNICATIONS/PREV LK CNTY CBV | NO CONFLICT         | (800) 778-9140       |
| SUMTER ELECTRIC COOPERATIVE INC         | CLEAR NO FACILITIES | (352) 793-801 X9568  |
| TECO PEOPLES GAS- EUSTIS                | MARKED              | (407) 420-6674       |

BOHLER ENGINEERING - ALL RIGHTS RESERVED. NO OTHER THAN THE ORIGINAL PROJECT OR THE SURVEYOR'S ORIGINAL INTENTION, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PERMITTED.

RECEIVED

By Ryan Winkler at 1:22 pm, Jun 17, 2024

JW SIMPSON WAY

60' WIDE R/W  
ASPHALT PAVED PUBLIC ROAD  
P.B. 49 PG. 98

N00°21'47"W 564.14'  
(BASIS BEARING)

SANDY RIDGE VILLAGE  
P.B. 49 PG. 98

SANDY RIDGE REPLAT  
P.B. 78 PG. 76

PROPOSED GROUND LEASE AREA 4  
PARCEL 1

LANDS N/F  
WATERMAN COMMUNITIES, INC.  
O.R.B. 5559 PG. 1032  
PID: 19-19-27-1400-00A-00000

LANDS N/F  
MOUNT DORA GROVES CO, INC.  
PID: 19-19-27-0600-00L-00000

LANDS N/F  
MOUNT DORA GROVES CO, INC.  
PID: 20-19-27-0003-000-01200

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

LANDS N/F  
BRISTOL LAKES PHASE II, LLC  
O.R.B. 5352 PG. 1949  
PID: 20-19-27-0003-000-01300

S89°56'48"E 71.96'

112.81'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

621.25'

251.33'

91.22'

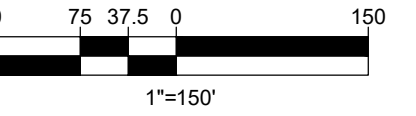
621.25'

BOUNDARY EXHIBIT

SCALE: 1"=150'

LEGEND

|      |                           |     |                       |          |                                      |
|------|---------------------------|-----|-----------------------|----------|--------------------------------------|
| S.F. | SQUARE FOOT               | ORB | OFFICIAL RECORD BOOK  | R        | RADIUS                               |
| AC.  | ACRE                      | PG  | PAGE                  | L        | LENGTH                               |
| N/F  | NOW OR FORMERLY           | N.  | NORTH                 | Δ        | DELTA                                |
| FCS  | FLORIDA COORDINATE SYSTEM | S.  | SOUTH                 | CHD      | CHORD DISTANCE                       |
| NAD  | NORTH AMERICAN DATUM      | E.  | EAST                  | CHB      | CHORD BEARING                        |
| PID  | PARCEL IDENTIFICATION     | W.  | WEST                  | LB       | LICENSED BUSINESS                    |
| R/W  | RIGHT-OF-WAY              | CMF | CAPPED IRON ROD FOUND | F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| CL   | CENTERLINE                | IRF | IRON ROD FOUND        |          |                                      |



TITLE NOTES:

- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FL25304070JC230901ATL, WITH AN COMMITMENT DATE OF APRIL 5, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART I EXCEPTIONS FROM COVERAGE.
- (7) RESERVATIONS BY THE STATE OF FLORIDA THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA CONTAINED IN DEED NO. 1485 RECORDED IN DEED BOOK 225, PAGE 442, AS AFFECTED BY RELEASE OF THE RIGHT OF ENTRY AND ROAD RESERVATION AND ROAD RESERVATION RECORDED IN OFFICIAL RECORDS BOOK 1873, PAGE 2023, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **AFFECT THE SURVEYED AREA; BLANKET IN NATURE.**
- (8) DRAINAGE EASEMENT IN FAVOR OF THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 118, PAGE 36, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE NORTH.**
- (9) EASEMENT FOR STORM SEWER IN FAVOR OF THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 120, PAGE 428, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE NORTH.**
- (10) INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF EUSTIS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE CITY OF MOUNT DORA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1115, PAGE 2012, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **AFFECTS THE SURVEYED AREA; BLANKET IN NATURE.**
- (11) CROSS EASEMENT AGREEMENT BY AND BETWEEN HOWARD JAMES SIMPSON, A SINGLE MAN AND CORNERSTONE CORPORATION, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1183, PAGE 1550, AS AFFECTED BY EASEMENT MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2033, PAGE 1338, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE WEST.**
- (12) GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA, A POLITICAL SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 1304, PAGE 2067, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **AFFECTS THE SURVEYED AREA, EASEMENT SHOWN.**
- (13) DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS BY AND AMONG SIMPSON FAMILY PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP, H JAMES SIMPSON, JR. AND ROBERT L. SIMPSON AND HI INVESTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 1608, PAGE 1612, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DO NOT AFFECT THE SURVEYED AREA, AFFECT THE LANDS TO THE SOUTH.**
- (14) DECLARATION AND GRANT OF EASEMENTS (SIMPSON - UNITED SOUTHERN BANK) BY AND AMONG SIMPSON FAMILY PARTNERSHIP, LIMITED, A FLORIDA LIMITED PARTNERSHIP AND UNITED SOUTHERN BANK, A FLORIDA BANKING CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1951, AS AFFECTED BY FIRST AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 6010, PAGE 2364, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DO NOT AFFECT THE SURVEYED AREA, AFFECT THE LANDS TO THE WEST.**
- (15) GRANT OF EASEMENT FROM CAGAN MANAGEMENT GROUP, INC. TO COMCAST COMMUNICATIONS, RECORDED IN OFFICIAL RECORDS BOOK 2177, PAGE 1537, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE SOUTH.**
- (16) GRANT OF EASEMENT FROM CAGAN MANAGEMENT GROUP, INC. TO COMCAST COMMUNICATIONS, RECORDED IN OFFICIAL RECORDS BOOK 3931, PAGE 1618, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE SOUTH.**
- (17) GRANT OF EASEMENT FROM CAGAN MANAGEMENT GROUP, INC. TO COMCAST COMMUNICATIONS, RECORDED IN OFFICIAL RECORDS BOOK 4022, PAGE 538, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE SOUTH.**
- (18) BOUNDARY LINE AGREEMENT BY AND BETWEEN SIMPSON FAMILY LIMITED PARTNERSHIP (SIMPSON FAMILY PARTNERSHIP, LTD.), A FLORIDA LIMITED PARTNERSHIP AND WATERMAN COMMUNITIES, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4888, PAGE 2322, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE WEST.**
- (19) ACCESS, DRAINAGE AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN BRISTOL LAKES PHASE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SIMPSON FAMILY PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 5352, PAGE 1953, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE SOUTH. EASEMENT SHOWN.**
- (20) PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 5496, PAGE 1501, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE NORTH.**
- (21) JOINDER AND CONSENT TO PLAT EXECUTED BY WATERMAN COMMUNITIES, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SIMPSON FAMILY PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 5850, PAGE 2075, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE WEST.**
- (22) DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN CORNERSTONE CORPORATION, A FLORIDA CORPORATION AND SIMPSON FAMILY PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 6063, PAGE 117, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE WEST.**
- (23) MATTERS AS SHOWN ON THE SURVEY BY BOHLER ENGINEERING, DATED JANUARY 11, 2024, LAST REVISED \_\_\_\_\_, 2024, UNDER JOB NO. PL2021020, AS FOLLOWS: **SEE CURRENT SURVEY.**  
A) RIGHTS OF OTHERS IN AND TO THE USE OF THE DIRT ROAD
- (24) ORDINANCE 2022-56 RECORDED JUNE 13, 2023 IN OFFICIAL RECORDS BOOK 6158, PAGE 2472, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE ORDINANCE.**
- (25) ORDINANCE 2022-57 RECORDED JUNE 13, 2023 IN OFFICIAL RECORDS BOOK 6159, PAGE 41, AS AFFECTED BY THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED APRIL 3, 2024 IN OFFICIAL RECORDS BOOK 6309, PAGE 2349, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE ORDINANCE.**
- (26) SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS AS SET FORTH IN CHAPTER 373, FLORIDA STATUTES AND RULE 65-330, FLORIDA ADMINISTRATIVE CODE PURSUANT TO THE RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JANUARY 16, 2024 IN OFFICIAL RECORDS BOOK 6270, PAGE 1086, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **NOT A SURVEY MATTER.**
- (27) TERMS, CONDITIONS, RESTRICTIONS, AND COVENANTS CONTAINED IN THAT CERTAIN MEMORANDUM OF NON-SOLICITATION COVENANT RECORDED IN OFFICIAL RECORDS BOOK 6309, PAGE 2300, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE ORDINANCE.**
- (28) TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND ASSESSMENTS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED MARCH 28, 2024, RECORDED APRIL 4, 2024 IN OFFICIAL RECORDS BOOK 6310, PAGE 623, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **AFFECT THE SURVEYED AREA, EASEMENTS ARE GENERAL IN NATURE.**
- (29) MEMORANDUM OF JOINT DEVELOPMENT AND ESCROW AGREEMENT BY AND BETWEEN ONE OAK MD GROVES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, TM BTR OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AND MOUNT DORA GROVES SOUTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION RECORDED APRIL 4, 2024 IN OFFICIAL RECORDS BOOK 6310, PAGE 623, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE MEMORANDUM.**
- (30) MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT EXECUTED BY ONE OAK MD GROVES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN FAVOR OF BOL-CRE 3 LLC AN ILLINOIS LIMITED LIABILITY COMPANY, DATED MARCH 28, 2024 RECORDED APRIL 5, 2024 IN OFFICIAL RECORDS BOOK 6311, PAGE 548, OF THE PUBLIC RECORDS LAKE COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING: **NOT A SURVEY MATTER.**  
A) ASSIGNMENT OF LEASES AND RENTS EXECUTED BY ONE OAK MD GROVES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN FAVOR OF BOL-CRE 3 LLC AN ILLINOIS LIMITED LIABILITY COMPANY, DATED MARCH 28, 2024, RECORDED APRIL 5, 2024 IN OFFICIAL RECORDS BOOK 6311, PAGE 563, OF THE PUBLIC RECORDS LAKE COUNTY, FLORIDA.  
B) UCC-1 FINANCING STATEMENT BY ONE OAK MD GROVES, LLC, AS DEBTOR, AND BOL-CRE 3 LLC AS SECURED PARTY, RECORDED APRIL 5, 2024 IN OFFICIAL RECORDS BOOK 6311, PAGE 574, OF THE PUBLIC RECORDS LAKE COUNTY, FLORIDA.
- (31) TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND ASSESSMENTS CONTAINED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED MARCH 28, 2024, RECORDED APRIL 10, 2024 IN OFFICIAL RECORDS BOOK 6313, PAGE 1871, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; **AFFECT THE SURVEYED AREA, EASEMENTS ARE GENERAL IN NATURE.**
- (32) TERMS, CONDITIONS AND PROVISION IN THAT CERTAIN UNRECORDED LEASE AGREEMENT IN FAVOR OF CHICK-FIL-A, INC., A GEORGIA CORPORATION, AS EVIDENCED BY THE DECLARATION OF EASEMENTS AND RESTRICTIONS AND SHORT FORM LEASE DATED 2024, RECORDED \_\_\_\_\_, 2024 IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AS AFFECTED BY THE SUBORDINATION, NON-DISTURBANCE AND ATTOR





# LEGEND

|          |        |                                                             |
|----------|--------|-------------------------------------------------------------|
| ---      | 123    | EXISTING CONTOUR                                            |
| X        | 123.45 | EXISTING SPOT ELEVATION                                     |
| OH       |        | OVERHEAD WIRES                                              |
| ●        |        | UTILITY POLE                                                |
| →        |        | PAINTED ARROWS                                              |
| ⬮        |        | BENCHMARK                                                   |
| —        |        | GUY WIRE                                                    |
| CIRF     |        | CAPPED IRON REBAR FOUND                                     |
| IRF      |        | IRON REBAR FOUND                                            |
| CMF      |        | CONCRETE MONUMENT FOUND                                     |
| O.R.B.   |        | OFFICIAL RECORD BOOK                                        |
| PG.      |        | PAGE                                                        |
| P.B.     |        | PLAT BOOK                                                   |
| PID      |        | PROPERTY IDENTIFICATION                                     |
| (TYP.)   |        | TYPICAL                                                     |
| N.       |        | NORTH                                                       |
| S.       |        | SOUTH                                                       |
| E.       |        | EAST                                                        |
| W.       |        | WEST                                                        |
| CONC.    |        | CONCRETE                                                    |
| PL       |        | PROPERTY LINE                                               |
| MH       |        | MANHOLE                                                     |
| AC.      |        | ACRES                                                       |
| S.F.     |        | SQUARE FOOT                                                 |
| ELEV.    |        | ELEVATION                                                   |
| R/W      |        | RIGHT-OF-WAY                                                |
| N/F      |        | NOW OR FORMERLY                                             |
| NO.      |        | NUMBER                                                      |
| FCS      |        | FLORIDA COORDINATE SYSTEM                                   |
| NAD      |        | NORTH AMERICAN DATUM                                        |
| NVD      |        | NORTH AMERICAN VERTICAL DATUM                               |
| NCS      |        | NATIONAL GEODETIC SURVEY                                    |
| L.B.     |        | LICENSE BUSINESS                                            |
| F.D.O.T. |        | FLORIDA DEPARTMENT OF TRANSPORTATION                        |
| E.O.P.   |        | EDGE OF PAVEMENT                                            |
| ---      |        | APPROX. LOC. UNDERGROUND TELEPHONE LINE PER UTILITY MARKOUT |
| ---      |        | APPROX. LOC. UNDERGROUND SANITARY LINE PER UTILITY MARKOUT  |
| ---      |        | APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT       |
| (M)      |        | MEASURED                                                    |
| (R)      |        | RECORD                                                      |
| (P)      |        | PLAT                                                        |
| (T)      |        | TOTAL                                                       |
| P.O.B.   |        | POINT OF BEGINNING                                          |

N 152°30'00"  
E 452°30'00"

U.S. HIGHWAY 441

(STATE ROAD 500)  
200' WIDE R/W  
ASPHALT PAVED PUBLIC ROAD  
F.D.O.T. SECTION 110070

PROPOSED GROUND LEASE  
AREA: 102,846 S.F. OR 2.361 AC.

PARCEL 1

R=39.50'  
Δ=023°07'52"  
L=15.95'  
CHB=N57°30'42"W  
CHD=15.84'

N45°56'46"W 35.21'

S46°34'22"W 242.30'

S02°44'55"W 50.50'

PARTIAL TOPOGRAPHIC EXHIBIT

SCALE: 1"=20'



|     |                                  |     |            |
|-----|----------------------------------|-----|------------|
| 2   | ADDED PROPOSED GROUND LEASE AREA | PD  | 05/23/2024 |
| 1   | UPDATED TITLE & FIELD VISIT      | PD  | 05/14/2024 |
| No. | DESCRIPTION OF REVISION          | BY: | DATE       |

ALTAINSPS LAND TITLE SURVEY



CHICK-FIL-A, INC.

US HIGHWAY 441 AND BRISTOL LAKES ROAD  
CITY OF MOUNT DORA, FLORIDA  
LAKE COUNTY

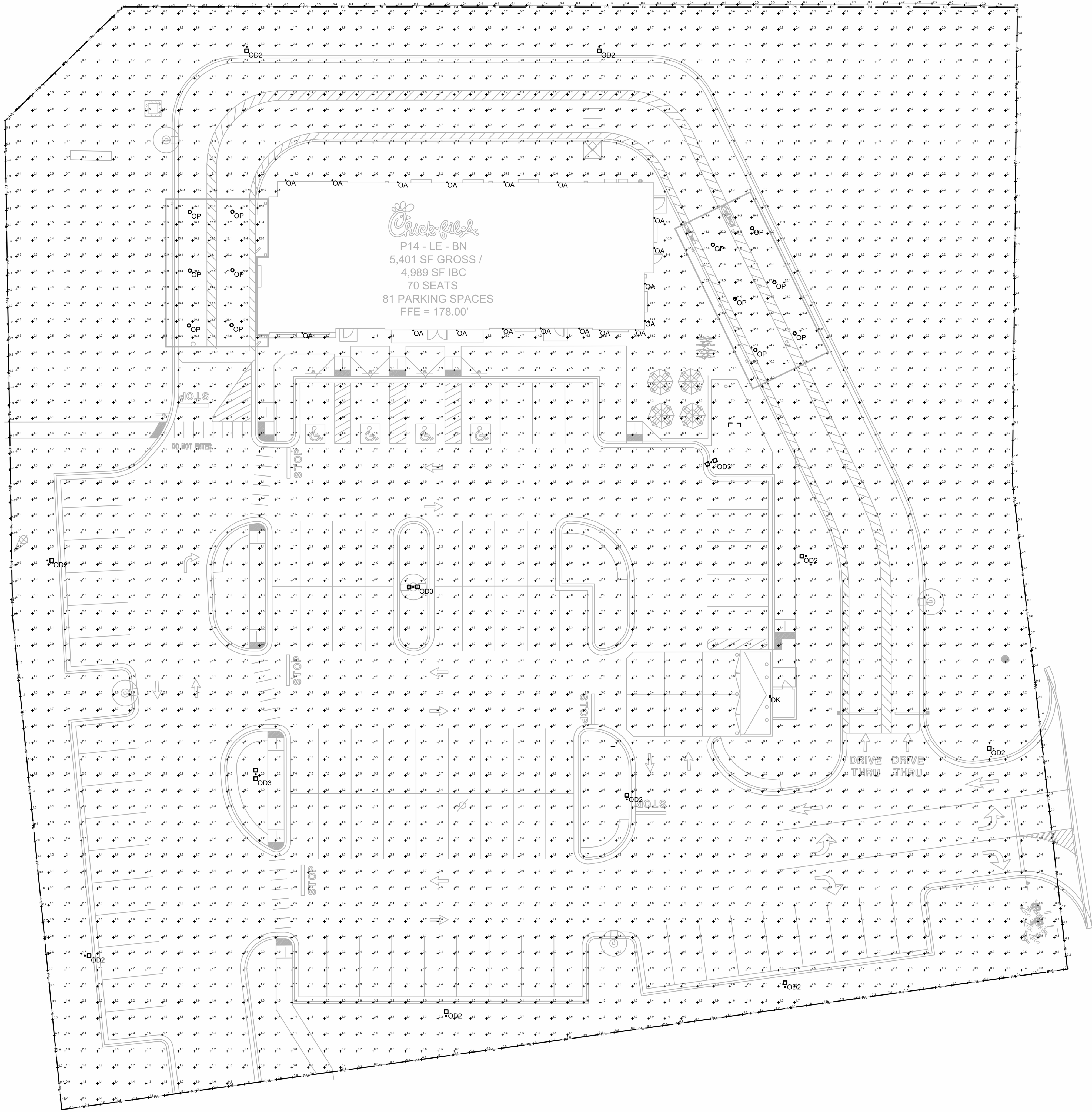
|                                                                                                                                                                                                        |                    |                                        |                    |               |                  |                  |                 |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------|--------------------|---------------|------------------|------------------|-----------------|--------------------|
| FILE NO.<br>FLA230120                                                                                                                                                                                  | DATE<br>01/10/2024 | FIELD DATE<br>05/10/2024<br>07/28/2023 | CREW CHIEF<br>T.B. | DRAWN<br>A.S. | REVIEWED<br>P.D. | APPROVED<br>C.W. | SCALE<br>1"=20' | DWG. NO.<br>2 OF 2 |
| BOHLER<br>1900 CORPORATE BLVD. NW, SUITE 101E<br>BOCA RATON, FLORIDA 33431<br>561.571.0280<br>www.bohlerengineering.com<br>CERT. OF AUTHORIZATION: LB88936                                             |                    |                                        |                    |               |                  |                  |                 |                    |
| BOCA RATON, FL. MIAMI, FL. TAMPA, FL. ATLANTA, GA. RALEIGH, NC. CHARLOTTE, NC. DALLAS, TX.<br>CIVIL ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT PLANNING & LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN |                    |                                        |                    |               |                  |                  |                 |                    |

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.



8/29/2024 12:29:09 PM Autodesk Docs\\FL\_05600\_Mt Dora Groves FSU\_2024.5\_FSR05600\_Mt Dora Groves FSU\_ELE.rvt 50-LE-05600-E-102-SITE PHOTOMETRIC PLAN

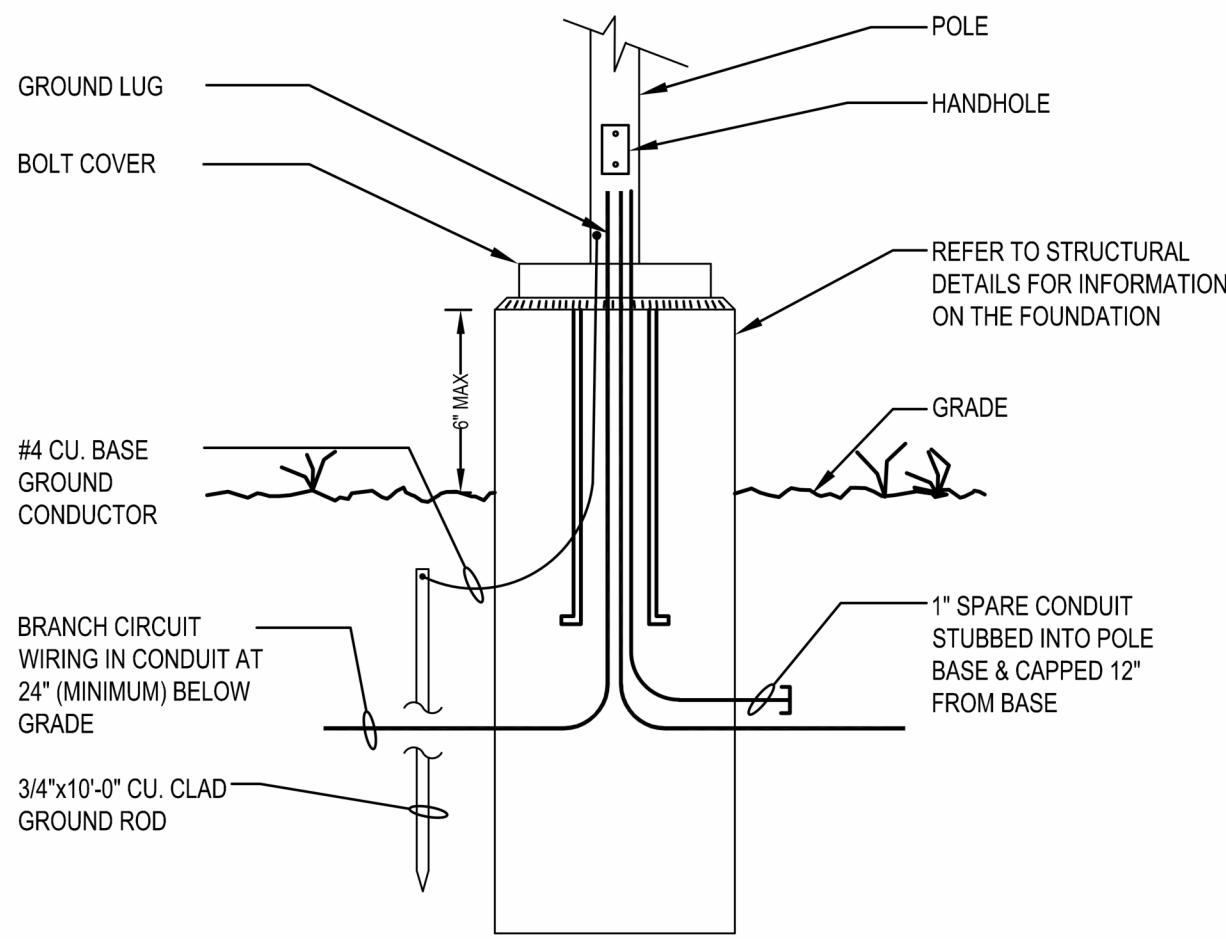
"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."



| STATISTICS          |        |       |        |       |         |         |
|---------------------|--------|-------|--------|-------|---------|---------|
| DESCRIPTION         | SYMBOL | AVG   | MAX    | MIN   | MAX/MIN | AVG/MIN |
| CFA HARDSCAPE       | +      | 3.0 f | 18.2 f | 0.4 f | 45.5:1  | 7.3:1   |
| PEDESTRIAN WALKWAYS | +      | 6.6 f | 28.2 f | 0.4 f | 45.5:1  | 7.5:1   |
| OVERALL SITE        | +      | 2.6 f | 28.2 f | 0.0 f | N/A     | N/A     |
| PROPERTY LINE       | +      | 0.5 f | 2.2 f  | 0.0 f | N/A     | N/A     |

| PHOTOMETRIC NOTES                                                             |  |
|-------------------------------------------------------------------------------|--|
| 1. ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC ARE FULL CUTOFF.            |  |
| 2. MOUNT AREA LUMINAIRE TYPE '002' & '003' AT 25' AFG UNLESS OTHERWISE NOTED. |  |
| 3. SEE FIXTURE SCHEDULE FOR COLOR TEMPERATURES.                               |  |

| LIGHTING FIXTURE SCHEDULE |       |     |                                                                                                                                |                             |                                                                                                                                                                                                                                                            |                       |       |       |               |
|---------------------------|-------|-----|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------|-------|---------------|
| SYMBOL                    | LABEL | QTY | CATALOG NUMBER                                                                                                                 | MANUFACTURER                | DESCRIPTION                                                                                                                                                                                                                                                | LAMP                  | WATTS | VOLTS | MOUNTING      |
| OA                        | OA    | 18  | P5675-31 WITH P8799 TOP COVER LENS                                                                                             | PROGRESS LIGHTING           | 5" DIAMETER, 14" HEIGHT, WET LOCATION, UPDOWN CYLINDER W/ 12 WATT PAR30 3K NFL LED LAMPS                                                                                                                                                                   | (2)GE-LED12P30RW83025 | 24    | 120   | WALL          |
| OD                        | OD3   | 3   | LUMINAIRE: PRV-C40-D-UNV-T3-BZ -MS/DIM-L40W<br>POLE: DIRECT BURIAL (TWO LUMINAIRES AT 180 DEGREES)<br>ANCHOR BOLT SET: ABSSS-5 | COOPER/LUMARK KW INDUSTRIES | TWIN AREA LIGHT FIXTURE WITH TYPE 3 MEDIUM DISTRIBUTION, FIXTURES, BRACKETS, AND POLES TO HAVE BLACK FINISH. DRILL MOUNT THE ARMS/BRACKETS TO THE POLES. PROVIDE SINGLE POLE FUSE HOLDER AND 3A FUSES IN HAND HOLE OF POLE.                                | INTEGRAL LED          | 262   | 120   | POLE - 25'    |
| OD                        | OD2   | 9   | LUMINAIRE: PRV-C40-D-UNV-T4-BZ-HSS -MS/DIM-L40W<br>POLE: DIRECT BURIAL (SINGLE LUMINAIRE)<br>ANCHOR BOLT SET: ABSSS-5          | COOPER/LUMARK KW INDUSTRIES | SINGLE AREA LIGHT FIXTURE WITH TYPE 4 FORWARD-THROW DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURES, BRACKETS, AND POLES TO HAVE BLACK FINISH. DRILL MOUNT THE ARMS/BRACKETS TO THE POLES. PROVIDE SINGLE POLE FUSE HOLDER AND 3A FUSES IN HAND HOLE OF POLE. | INTEGRAL LED          | 131   | 120   | POLE - 25'    |
| OK                        | OK    | 1   | LNC-8LUJ-3K-3-1                                                                                                                | HUBBELL                     | LED WALLPACK W/ CENTERLINE OF FIXTURE AT 8'-0" ABV 0'-0" (FINISH FLOOR LINE)                                                                                                                                                                               | INTEGRAL LED          | 13    | 120   | WALL          |
| OP                        | OP    | 12  | C-CP-A-SQ-79L-50K-WH                                                                                                           | C-LITE                      | CEILING LIGHT FIXTURE PROVIDED BY THE CANOPY SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.                                                                                                                                                          | INTEGRAL LED          | 88    | 120   | CANOPY - 9.5' |



A1 TYPICAL POLE BASE DETAIL  
N.T.S.

B4 SITE LIGHTING PHOTOMETRIC PLAN  
1" = 20'-0"

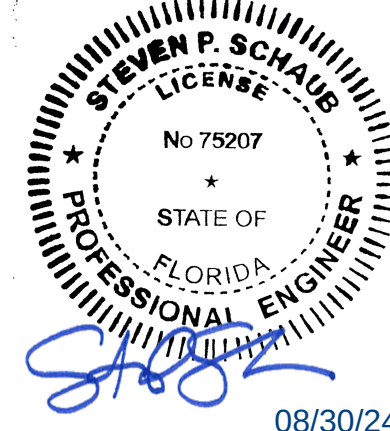


Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



1325 South Main Street, Suite 201  
Macon, GA 31201  
336.572.2100 Fax 336.572.2101

STEVEN P. SCHAUB  
LICENSE No. 75207



CHICK-FIL-A  
MT. DORA GROVES  
US HWY 441  
MT. DORA, FL 32757

FSR#05600  
BUILDING TYPE / SIZE: P14 LE BS  
RELEASE: 24.05  
PRINTED FOR  
ISSUED FOR PERMIT

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2023223.55  
DATE 09/06/24  
DRAWN BY MF  
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.  
SHEET  
SITE PHOTOMETRIC PLAN

SHEET NUMBER

E-102

This item has been digitally signed and sealed by S. Schaub on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**RECEIVED**

By Ryan Winkler at 1:29 pm, Jun 17, 2024

June 14, 2024

St Johns River Water Management District  
2501 S. Binion Road  
Apopka, FL 32703

**RE: ERP Minor Modification**  
**Chick Fil A – Mount Dora Groves (City of Mount Dora)**  
**Master ERP #**  
**City of Mount Dora, Florida – S20/T19S/R27E**

To Whom it May Concern,

Please find enclosed our submittal for an ERP Minor Modification. This project proposes the development of a 5,401 SF drive-thru only quick serve restaurant on a 2.39 acre outparcel within the One Oak MD Groves master development plans. The site is located along S US HWY 441 in the jurisdiction of City of Mount Dora.

The subject parcel is associated with an overall master plan which provides the required stormwater management facilities for the entire master development. This project will tie into the existing master stormwater management system, through a 30" outlet pipe provided by the master development to the site.

The design parameters established in the approved master system allows for a total impervious area of 70% for the entire future development. The proposed quick serve restaurant will have an impervious percentage of 69%; therefore, no water quality treatment or attenuation are required per SWFWMD criteria; please see the table below.

## Quick Serve Restaurant

| BASIN                  | Land Use Description | CN  | Area (ac.) | Total Area (ac) | Weighted CN | Impervious Percentage | Allowable Impervious % |
|------------------------|----------------------|-----|------------|-----------------|-------------|-----------------------|------------------------|
| PRE-DEVELOPMENT BASIN  | Impervious           | 98  | 0.00       | 2.39            | 39          | 0%                    | 70                     |
|                        | Open Space           | 39  | 2.39       |                 |             |                       |                        |
|                        | Open Water           | 100 | 0.00       |                 |             |                       |                        |
| POST-DEVELOPMENT BASIN | Impervious           | 98  | 1.66       | 2.39            | 80.0        | 69%                   | 70                     |
|                        | Open Space           | 39  | .73        |                 |             |                       |                        |
|                        | Open Water           | 100 | 0.00       |                 |             |                       |                        |

Please find enclosed the following documents in order to process this permit modification:

- Construction Plans
- Ownership Information
- Letter of Authorization

Should there be any questions or should additional information required, please feel free to contact us at (813) 812-4100 or via email: [kmorel@bohlereng.com](mailto:kmorel@bohlereng.com)

Sincerely,

**BOHLER ENGINEERING**



Kyle Morel P.E.,  
Sr. Project Manager





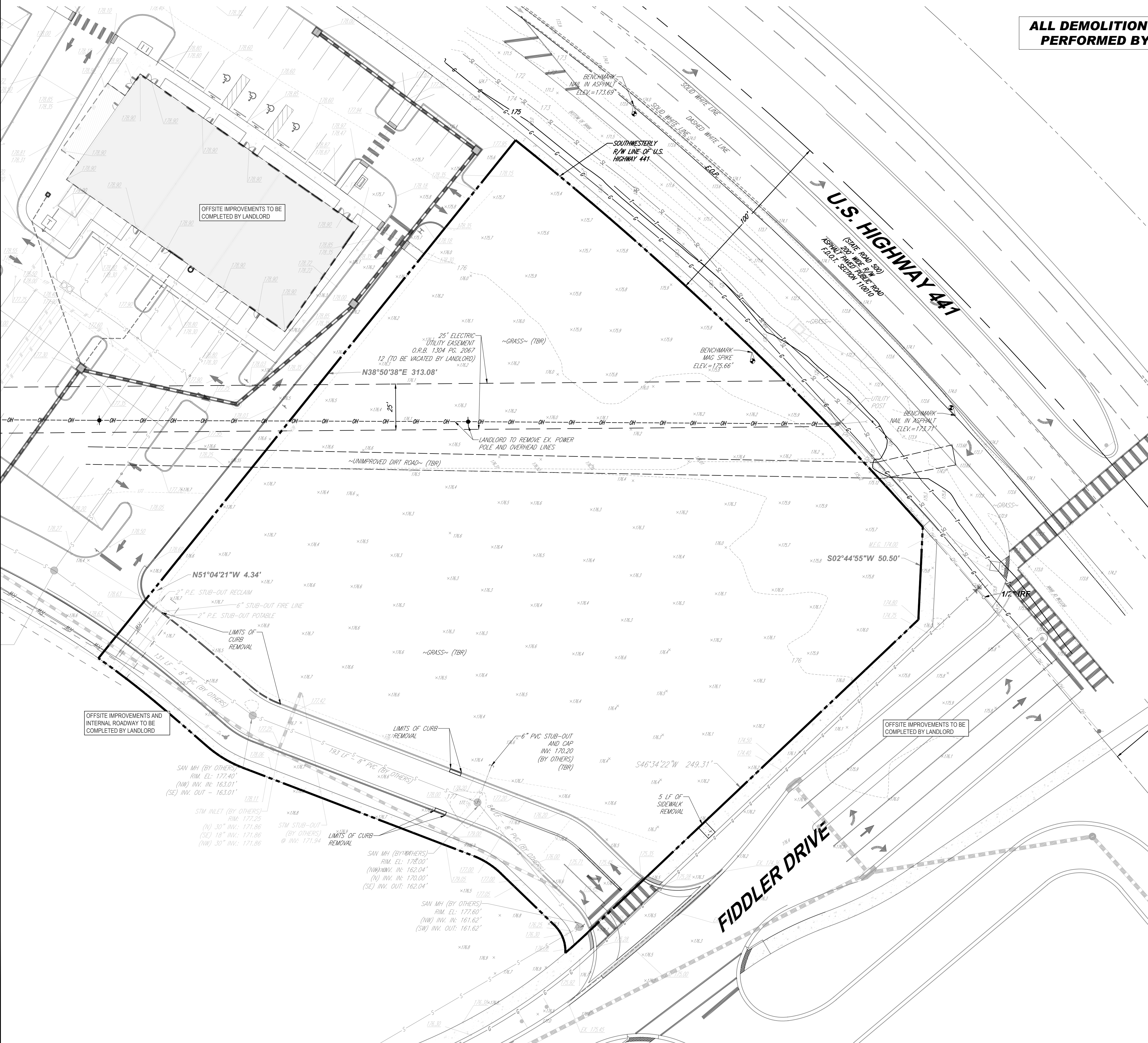
[illegible][illegible][illegible]

| ABBREVIATIONS       |                                                                    | LSA      | LANDSCAPE AREA                                  |
|---------------------|--------------------------------------------------------------------|----------|-------------------------------------------------|
| FOR ENTIRE PLAN SET |                                                                    | MAX      | MAXIMUM                                         |
| AASHTO              | AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | ME       | MATCH EXISTING                                  |
| AC                  | ACRE / ACRES                                                       | MEP      | MECHANICAL, ELECTRICAL, AND PLUMBING            |
| AD                  | AREA DRAIN                                                         | MH       | MAN-HOLE                                        |
| ADA                 | ACCESSIBLE / AMERICANS WITH DISABILITIES ACT                       | MIN      | MINIMUM                                         |
| AG                  | ABOVE GROUND                                                       | MJ       | MECHANICAL JOINT                                |
| APPROX              | APPROXIMATE                                                        | MUTCD    | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES       |
| ARCH                | ARCHITECTURAL                                                      | NOAA     | NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION |
| ASPH                | ASPHALT                                                            | NRCS     | NATIONAL RESOURCE CONSERVATION SERVICE          |
| ASSF                | AREA SUBJECT TO STORMWATER FLOWAGE                                 | O&M      | OPERATIONS AND MAINTENANCE                      |
| ASSOC               | ASSOCIATION                                                        | OC       | ON CENTER                                       |
| BC                  | BOTTOM OF CURB                                                     | OCS      | OUTLET CONTROL STRUCTURE                        |
| BF                  | BASEMENT FLOOR                                                     | OGS      | OIL AND GRIT SEPARATOR                          |
| BIO                 | BIOGARDEN                                                          | ORD      | ORDINANCE                                       |
| BIT                 | BITUMINOUS                                                         | PA / POA | POINT OF ANALYSIS                               |
| BK                  | BLOCK                                                              | PC       | POINT OF CURVATURE                              |
| BLDG                | BUILDING                                                           | PCCR     | POINT OF CURVATURE, CURB RETURN                 |
| BM                  | BENCH MARK                                                         | PERF     | PERFORATED                                      |
| BRL                 | BUILDING RESTRICTION LINE                                          | PG       | PROPOSED GRADE                                  |
| BVV                 | BORDERING VEGETATIVE WETLAND                                       | PI       | POINT OF INTERSECTION                           |
| CB                  | CATCH BASIN                                                        | POG      | POINT OF GRADE                                  |
| CF                  | CUBIC FEET                                                         | PP       | POLYPROPYLENE PIPE                              |
| CI                  | CURB INLET                                                         | PROP     | PROPOSED                                        |
| CIT                 | CHANGE IN TYPE                                                     | PT       | POINT OF TANGENCY                               |
| CL                  | CENTER LINE                                                        | PTCR     | POINT OF TANGENCY, CURB RETURN                  |
| CMP                 | CORRUGATED METAL PIPE                                              | PVI      | POINT OF VERTICAL INTERSECTION                  |
| CO                  | CLEAN OUT                                                          | PVMT     | PAVEMENT                                        |
| CONC                | CONCRETE                                                           | PVT      | POINT OF VERTICAL TANGENCY                      |
| CONN                | CONNECTION                                                         | R        | RADIUS / RADII                                  |
| COORD               | COORDINATE                                                         | R/W      | RIGHT-OF-WAY / RIGHTS-OF-WAY                    |
| CPP                 | CORRUGATED PLASTIC PIPE                                            | RCP      | REINFORCED CONCRETE PIPE                        |
| CY                  | CUBIC YARD                                                         | RD       | ROOF DRAIN                                      |
| DEC                 | DECORATIVE                                                         | REGS     | REGULATIONS                                     |
| DEP                 | DEPARTMENT OF ENVIRONMENTAL PROTECTION                             | RELO     | TO BE RELOCATED                                 |
| DET                 | DETENTION                                                          | REQ      | REQUIRED                                        |
| DIA                 | DIAMETER                                                           | RET      | RETENTION                                       |
| DMH                 | DRAINAGE MANHOLE                                                   | RET WALL | RETAINING WALL                                  |
| DOM                 | DOMESTIC                                                           | RETO     | TO BE RETURNED TO OWNER                         |
| DOT                 | DEPARTMENT OF TRANSPORTATION                                       | RG       | RAIN GARDEN                                     |
| DP                  | DESIGN POINT                                                       | S        | SLOPE                                           |
| DWL                 | DASHED WHITE LINE                                                  | SAN      | SANITARY SEWER                                  |
| DYL                 | DOUBLE YELLOW LINE                                                 | SESC     | SOIL EROSION AND SEDIMENT CONTROL               |
| EG                  | EXISTING GRADE                                                     | SHLO     | STATE HIGHWAY LAYOUT                            |
| ELEC                | ELECTRIC                                                           | SMH      | SANITARY MANHOLE                                |
| ELEV                | ELEVATION                                                          | STA      | STATION                                         |
| EP / EOP            | EDGE OF PAVEMENT                                                   | STM      | STORM WATER / STORM SEWER                       |
| ES / EOS            | EDGE OF SHOULDER                                                   | SWL      | SINGLE/SOLID WHITE LINE                         |
| EW                  | END WALL                                                           | SWPPP    | STORMWATER POLLUTION PREVENTION PLAN            |
| EX                  | EXISTING                                                           | TBA      | TO BE ABANDONED                                 |
| FEMA                | FEDERAL EMERGENCY MANAGEMENT AGENCY                                | TBD      | TO BE DETERMINED                                |
| FES                 | FLARED END SECTION                                                 | TBP      | TO BE PROTECTED                                 |
| FF                  | FINISH / FIRST FLOOR                                               | TBR      | TO BE REMOVED                                   |
| FEE                 | FINISH / FIRST FLOOR ELEVATION                                     | TBRR     | TO BE REMOVED AND REPLACED IN KIND              |
| FG                  | FINISH GRADE                                                       | TBS      | TO BE SALVAGED                                  |
| FH                  | FIRE HYDRANT                                                       | TBV      | TO BE VACATED                                   |
| FM                  | FORCE MAIN                                                         | TC       | TOP OF CURB                                     |
| FO                  | FIBER OPTIC                                                        | Tc       | TIME OF CONCENTRATION                           |
| G                   | GRADE                                                              | TD       | TRENCH DRAIN                                    |
| GC                  | GENERAL CONTRACTOR                                                 | TELE     | TELECOMMUNICATIONS / TELEDATA                   |
| GEO                 | GEOTECH/GEOTECHNICAL                                               | TPF      | TREE PROTECTION FENCE                           |
| GF / GFE            | GARAGE FLOOR ELEVATION (AT DOOR)                                   | TR       | TO REMAIN                                       |
| GFA                 | GROSS FLOOR AREA                                                   | TRANS    | TRANSITION                                      |
| GH                  | GRADE HIGH (WALL)                                                  | TYP      | TYPICAL                                         |
| GL                  | GRADE LOW (WALL)                                                   | UG       | UNDERGROUND                                     |
| GRT                 | GRATE                                                              | UP       | UTILITY POLE                                    |
| GT                  | GREASE TRAP                                                        | USGS     | UNITED STATES GEOLOGICAL SURVEY                 |
| GV                  | GATE VALVE                                                         | VERT     | VERTICAL                                        |
| HOPE                | HIGH DENSITY POLYETHYLENE                                          | VIF      | VERIFY IN FIELD                                 |
| HOR                 | HORIZONTAL                                                         | W        | WIDE / WIDTH                                    |
| HP                  | HIGH POINT                                                         | WL       | WATER LINE                                      |
| HW                  | HEADWALL                                                           | WM       | WATER METER                                     |
| ICS                 | INLET CONTROL STRUCTURE                                            | WQU      | WATER QUALITY UNIT                              |
| INF                 | INFILTRATION                                                       | YD       | YARD DRAIN                                      |
| INT                 | INTERSECTION                                                       | #        | NUMBER                                          |
| INV                 | INVERT                                                             | # #      | SLOPE EXPRESSED IN HORIZONTAL-VERTICAL IN FEET  |
| LF                  | LINEAR FOOT                                                        | ±        | PLUS OR MINUS                                   |
| LOC                 | LIMIT OF CLEARING                                                  | °        | DEGREE                                          |
| LOD                 | LIMIT OF DISTURBANCE                                               | Ø        | DIAMETER                                        |
| LOS                 | LINE OF SIGHT                                                      |          |                                                 |
| LOW                 | LIMIT OF WORK                                                      |          |                                                 |
| LP                  | LOW POINT                                                          |          |                                                 |

| STANDARD SYMBOLS FOR ENTIRE PLAN SET |                                                  |                                                                                                  |
|--------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------|
| LIMIT OF WORK                        | LOW                                              | LOW                                                                                              |
| LIMIT OF DISTURBANCE                 | LOD                                              | LOD                                                                                              |
| SAWCUT LINE                          | .....                                            |                                                                                                  |
| EXISTING NOTE                        | TYPICAL NOTE TEXT                                | PROPOSED NOTE                                                                                    |
| ---                                  | ONSITE PROPERTY LINE / R.O.W. LINE               | ---                                                                                              |
| ---                                  | NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE | ---                                                                                              |
| ---                                  | EASEMENT LINE                                    | ---                                                                                              |
| ---                                  | SETBACK LINE                                     | ---                                                                                              |
| ---                                  | CONCRETE CURB & GUTTER                           | <div>CURB AND GUTTER</div> <div>SPILL      TRANSITION</div> <div>DEPRESSED CURB AND GUTTER</div> |
|                                      | UTILITY POLE WITH LIGHT                          |                                                                                                  |
|                                      | POLE LIGHT                                       |                                                                                                  |
|                                      | TRAFFIC LIGHT                                    |                                                                                                  |
|                                      | UTILITY POLE                                     |                                                                                                  |
|                                      | TYPICAL LIGHT                                    |                                                                                                  |
|                                      | ACORN LIGHT                                      |                                                                                                  |
|                                      | TYPICAL SIGN                                     |                                                                                                  |
|                                      | PARKING COUNTS                                   |                                                                                                  |
|                                      | CONTOUR LINE                                     | <div>190</div> <div>187</div>                                                                    |
| TC 516.4 OR 516.4                    | SPOT ELEVATIONS                                  | <div>TC 516.00</div> <div>TC 516.00</div> <div>BC 515.55</div> <div>WATCH EX (518.02 #)</div>    |
|                                      | SANITARY LABEL                                   | S-100                                                                                            |
|                                      | STORM LABEL                                      | A-100                                                                                            |
|                                      | SANITARY SEWER LATERAL                           | SL                                                                                               |
|                                      | UNDERGROUND WATER LINE                           | W                                                                                                |
|                                      | UNDERGROUND FIRE LINE                            | F                                                                                                |
|                                      | UNDERGROUND RECLAIM WATER LINE                   | RW                                                                                               |
|                                      | UNDERGROUND ELECTRIC LINE                        | E                                                                                                |
|                                      | UNDERGROUND GAS LINE                             | G                                                                                                |
|                                      | OVERHEAD WIRE                                    | OH                                                                                               |
|                                      | UNDERGROUND TELEPHONE LINE                       | T                                                                                                |
|                                      | UNDERGROUND CABLE LINE                           | C                                                                                                |
|                                      | STORM SEWER                                      |                                                                                                  |
|                                      | SANITARY SEWER MAIN                              | S                                                                                                |
|                                      | HYDRANT                                          |                                                                                                  |
|                                      | SANITARY MANHOLE                                 |                                                                                                  |
|                                      | STORM MANHOLE                                    |                                                                                                  |
|                                      | POTABLE WATER METER                              |                                                                                                  |
|                                      | RECLAIM WATER METER                              |                                                                                                  |
|                                      | WATER VALVE                                      |                                                                                                  |
|                                      | GAS VALVE                                        |                                                                                                  |
|                                      | GAS METER                                        |                                                                                                  |
|                                      | TYPICAL END SECTION                              |                                                                                                  |
|                                      | HEADWALL OR ENDWALL                              |                                                                                                  |
|                                      | GRATE INLET                                      |                                                                                                  |
|                                      | CURB INLET                                       |                                                                                                  |
|                                      | CLEAN OUT                                        |                                                                                                  |
|                                      | ELECTRIC MANHOLE                                 |                                                                                                  |
|                                      | TELEPHONE MANHOLE                                |                                                                                                  |
|                                      | ELECTRIC BOX                                     |                                                                                                  |
|                                      | ELECTRIC PEDESTAL                                |                                                                                                  |
|                                      | MONITORING WELL                                  |                                                                                                  |
|                                      | TEST PIT                                         |                                                                                                  |
|                                      | BENCHMARK                                        |                                                                                                  |







**CITY OF MOUNT DORA NOTES:**

- DEMOLITION NOTES:**

- DATUM NOTE:**

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AB5231 WITH A PUBLISHED ELEVATION OF 78.15 FEET

**FEMA NOTE:**

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LAKE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 359 OF 750", MAP NUMBER 12069C0359E, WITH A MAP REVISION DATE OF DECEMBER 18, 2012.

30 15 7.5 0

SCALE: 1" = 30'

### LEGEND

|                                    |  |
|------------------------------------|--|
| ONSITE PROPERTY LINE / R.O.W. LINE |  |
| NEIGHBORING PROPERTY LINE          |  |
| EX. EASEMENT                       |  |
| EX. ROADWAY C/L                    |  |
| EX. OVERHEAD ELECTRIC              |  |
| EX. STORM SEWER                    |  |
| EX. SANITARY LINE                  |  |
| EX. GAS LINE                       |  |
| EX. TELEPHONE LINE                 |  |
| EX. FENCE                          |  |
| EX. SPOT ELEVATION                 |  |
| MASTER DEVELOPMENT SPOT ELEVATION  |  |
| EX. TREE                           |  |
| EX. CONCRETE                       |  |
| TO BE REMOVED/ TO BE RELOCATED     |  |

## DEMOLITION ABBREVIATIONS

| ABBREVIATION | DESCRIPTION     |
|--------------|-----------------|
| (TBA)        | TO BE ABANDONED |
| (TBR)        | TO BE REMOVED   |
| (TBV)        | TO BE VACATED   |
| (RELO)       | TO BE RELOCATED |



## REVISIONS

| REV | DATE     | COMMENT                      | DRAWN<br>CHECKED |
|-----|----------|------------------------------|------------------|
| 1   | 7/29/24  | SJR/WMD COMMENTS             | NR/<br>KM/       |
| 2   | 7/29/24  | FDOT COMMENTS                | NR/<br>KM/       |
| 3   | 8/1/24   | CITY OF MT. DORA<br>COMMENTS | NR/<br>KM/       |
| 4   | 10/04/24 | CITY OF MT. DORA<br>COMMENTS | NR/<br>KM/       |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY KYLE STEVEN MOREL, PE, ON THE DA  
ADJACENT TO THE SEAL. PRINTED COPIES OF TH  
DOCUMENT ARE NOT CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.

# BOHLER

THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL ENGINEERING  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**BOHLER** //

600 N. WESTSHORE BLVD. SUITE 95  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 3275  
LAKE COUNTY

SHEET TITLE

## DEMOLITION PLAN

DWG EDITION 02.4

- ☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. : FLA230120.

STORE : #05600

DATE · 05/21/2024

DRAWN BY · SD/NR

CHECKED BY : KK/KM

CAD ID : EXDM-0a

SHEET

**C-100**  
REVISION 4 - 10/04/24





| SITE DATA                              |                                                                    |
|----------------------------------------|--------------------------------------------------------------------|
| PARCEL ID/FOLIO NUMBER                 | 20-19-27-0003-000-01400                                            |
| SITE ADDRESS                           | US HWY 441, MT. DORA, FL 32757                                     |
| JURISDICTION                           | CITY OF MT. DORA                                                   |
| ZONING                                 | PUD - LAKE COUNTY ORD. 2022-57                                     |
| FUTURE LAND USE                        | PLANNED DEVELOPMENT                                                |
| EXISTING LAND USE                      | UNDEVELOPED                                                        |
| PROPOSED LAND USE                      | QSR RESTAURANT                                                     |
| FEMA ZONE                              | X                                                                  |
| PROPOSED F.A.R.                        | 0.05                                                               |
| PROPOSED BUILDING HEIGHT               | 20' 4 1/2"                                                         |
| PROPOSED INDOOR SEATING COUNT          | 70 SEATS                                                           |
| PROPOSED OUTDOOR SEATING COUNT         | 16 SEATS                                                           |
| TOTAL PROJECT AREA                     | 2.41 AC (104,960 SF)                                               |
| EXISTING GREEN SPACE                   | 2.18 AC (94,980 SF, 90%)                                           |
| EXISTING POND AREA                     | 0 AC (0 SF, 0%)                                                    |
| EXISTING TOTAL IMPERVIOUS AREA         | 0.23 AC (10,000 SF, 10%)                                           |
| PROPOSED GREEN SPACE                   | 0.73 AC (31,745 SF, 31%)                                           |
| PROPOSED POND AREA                     | 0 AC (0 SF, 0%)                                                    |
| PROPOSED TOTAL IMPERVIOUS AREA         | 1.68 AC (73,215 SF, 69%)                                           |
| PROPOSED BLDG. AREA                    | 0.12 AC (5,401 SF, 4%)                                             |
| PROPOSED PVA AREA                      | 1.29 AC (56,333 SF, 54%)                                           |
| PROPOSED OTHER IMPERVIOUS AREA         | 0.27 AC (11,481 SF, 11%)                                           |
| PARKING CALCULATIONS                   |                                                                    |
| (10'X20') REG. PARKING SPACES PROVIDED | 77 SPACES                                                          |
| TOTAL (12'X18') ADA SPACES PROVIDED    | 4 SPACES                                                           |
| TOTAL SPACES PROVIDED                  | 81 SPACES                                                          |
| REQUIRED PARKING SPACES                | 47 SPACES = (1 PER 4 SEATS + 1 PER EACH EMPLOYEE ON LARGEST SHIFT) |
| REQUIRED BICYCLE PARKING               | 4 RACKS                                                            |
| PROVIDED BICYCLE PARKING               | 4 RACKS                                                            |
| BUILDING SETBACKS                      |                                                                    |
| NORTH                                  | 50'                                                                |
| SOUTH                                  | 0'                                                                 |
| EAST                                   | 25'                                                                |
| WEST                                   | 0                                                                  |
| LANDSCAPE BUFFER REQUIREMENTS          |                                                                    |
| NORTH                                  | 15'                                                                |
| SOUTH                                  | 15'                                                                |
| EAST                                   | 15'                                                                |
| WEST                                   | 15'                                                                |
| UTILITY PROVIDERS                      |                                                                    |
| WATER                                  | CITY OF MOUNT DORA                                                 |
| RECLAIM WATER                          | CITY OF MOUNT DORA                                                 |
| WASTEWATER                             | CITY OF MOUNT DORA                                                 |
| GAS                                    | TECO PEOPLES GAS                                                   |
| ELECTRIC                               | CITY OF MOUNT DORA                                                 |

| LEGEND                     |     |
|----------------------------|-----|
| EX. PROPERTY LINE          | --- |
| EX. ADJACENT PROPERTY LINE | --- |
| EX. ROADWAY CIL            | --- |
| PROP. PROPERTY LINE        | --- |
| PROP. BUFFER               | --- |
| PROP. SETBACK              | --- |
| PROP. PARKING COUNT        | ①   |
| PROP. SIGN                 | ①   |
| PROP. BUILDING ENTRANCES   | ▲   |
| PROP. CONCRETE SIDEWALK    | +   |
| PROP. DRIVE-THRU CONCRETE  | +   |
| PROP. HEAVY DUTY CONCRETE  | +   |

10050250

1"= 100'

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

### FIRE FLOW REQUIREMENTS:

FIRE FLOW CALCULATION IS BASED ON NFPA-1 (2021) 8TH EDITION CHAPTER 18 TABLE 18.4.5.2.1

DATE TESTED: 06/26/2024  
BUILDING TYPE: VB  
OCCUPANCY TYPE: A2  
AREA: 4,906 SF  
SPRINKLER SYSTEM: SPRINKLERED  
STATIC: 80 PSIG  
RESIDUAL: 70 PSIG  
REQUIRED FLOW: 1500 GPM  
PROVIDED FLOW: 2632 GPM @ 20 PSIG

### WATER/WASTEWATER CONSUMPTION:

MAXIMUM: 60 GPM  
MAXIMUM: 2,100 GPD

SOLID WASTE: SANITARY WASTE WILL BE CONVEYED THROUGH GRAVITY PIPES FROM THE BUILDING TO AN EXISTING SANITARY MANHOLE. SANITARY WASTE FROM THE KITCHEN WILL PASS THROUGH A GREASE TRAP BEFORE BEING CONVEYED TO THE EXISTING MANHOLE.

### SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF MOUNT DORA DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF MOUNT DORA LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B.C. INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADI DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INDICES BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
- STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. 'ROADWAY AND TRAFFIC DESIGN STANDARDS.'
- NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN, AS WELL AS CITY OF MOUNT DORA'S STANDARDS, SPECIFICATIONS, AND DETAILS.
- FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER, WASTEWATER, AND RECLAIM FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS. UTILITY RECORD DRAWINGS SHALL INCLUDE A HARD COPY, ELECTRONIC PDF COPY, AND ELECTRONIC AUTOCAD FILE WITH LOCATE DATA.

### RIGHT-OF-WAY NOTES:

- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- ALL AREAS WITHIN THE CITY, COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL CITY, COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.
- CITY OF MOUNT DORA IS NOT RESPONSIBLE TO RELOCATE ANY EXISTING UTILITIES AND WILL BE DONE BY SITE CONTRACTOR AT OWNERS EXPENSE.

### ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60' WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- 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.



### REVISIONS

| REV | DATE     | COMMENT                   | DESIGNED | DRAWN | CHECKED |
|-----|----------|---------------------------|----------|-------|---------|
| 1   | 7/29/24  | SURVMD COMMENTS           | NR/SD    | NR/SD | NR/SD   |
| 2   | 7/29/24  | FOOT COMMENTS             | NR/SD    | NR/SD | NR/SD   |
| 3   | 8/1/24   | CITY OF MT. DORA COMMENTS | NR/SD    | NR/SD | NR/SD   |
| 4   | 10/04/24 | CITY OF MT. DORA COMMENTS | NR/SD    | NR/SD | NR/SD   |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

BOHLER

600 N. WESTSHORE BLVD., SUITE 950  
TAMPA, FLORIDA 33609  
Phone: (813) 812-6100  
Fax: (813) 812-4101  
FLORIDA BUSINESS COURT OF ALTA No. 30780

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 32757  
LAKE COUNTY  
SHEET TITLE

### OVERALL PLAN

DWG EDITION 02.4

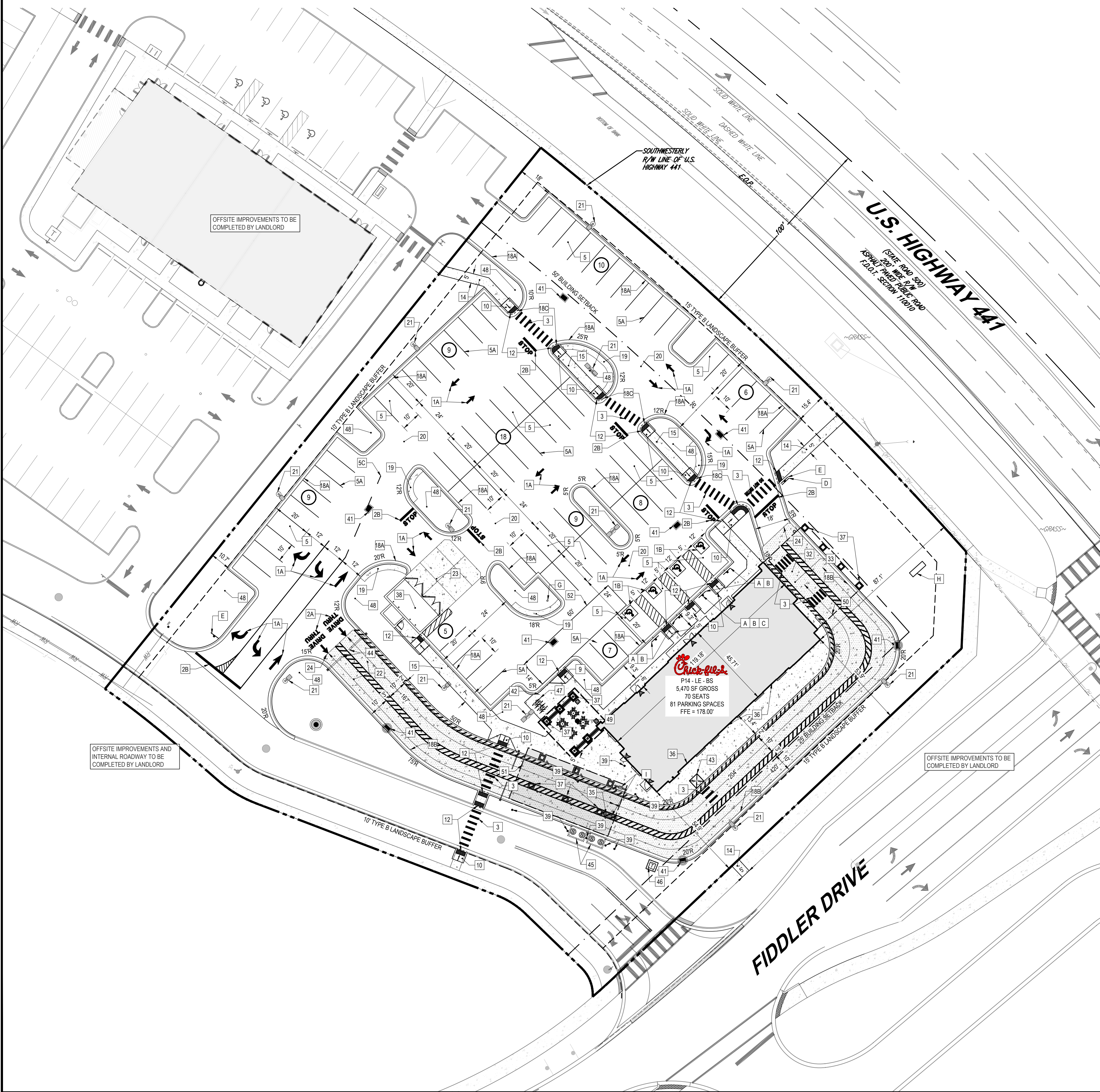
- ☒ PRELIMINARY  
☐ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. :FLA230120.00  
STORE : #05600  
DATE : 05/21/2024  
DRAWN BY : SD/NR  
CHECKED BY : KK/KM  
CAD ID : SITE-0a

SHEET

**C-200**  
REVISION 4 - 10/04/24





1. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

**\*\* CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE  
FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS \*\***

- |   |                                                                       |
|---|-----------------------------------------------------------------------|
| A | HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)<br>R7-8; 12" X 18" (TYP.) |
| B | HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE)<br>6" X 12" (TYP.)   |
| C | "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE)<br>R7-8P; 6" X 12" (TYP.) |
| D | "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)<br>R5-1; 24" X 24" (TYP.)   |
| E | STOP SIGN (SEE SIGNAGE PACKAGE)<br>R1-1; 30" X 30" (TYP.)             |
| F | CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)                    |
| G | FLAG POLE (SEE SIGNAGE PACKAGE)                                       |
| H | CFA MONUMENT OR PYLON SIGN                                            |
| I | DIGITAL DRIVE-THRU MENU BOARDS                                        |

|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| EX. PROPERTY LINE          |  |
| EX. ADJACENT PROPERTY LINE |  |
| EX. ROADWAY CL             |  |
| PROP. PROPERTY LINE        |  |
| PROP. BUFFER               |  |
| PROP. SETBACK              |  |
| PROP. PARKING COUNT        |  |
| PROP. SIGN                 |  |
| PROP. BUILDING ENTRANCES   |  |
| PROP. CONCRETE SIDEWALK    |  |
| PROP. DRIVE-THRU CONCRETE  |  |
| PROP. HEAVY DUTY CONCRETE  |  |



|     |                                                        |    |                                                                        |
|-----|--------------------------------------------------------|----|------------------------------------------------------------------------|
| 1A  | DIRECTIONAL ARROW                                      | 23 | CONCRETE APRON AT TRASH ENCLOSURE                                      |
| 1B  | PAINTED HANDICAP PARKING SYMBOL                        | 24 | PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)                 |
| 2A  | DRIVE-THRU GRAPHICS                                    | 25 | CONCRETE PAVEMENT SECTIONS                                             |
| 2B  | STOP BAR GRAPHIC                                       | 26 | TRANSVERSE & LONGITUDINAL CONTRACTION JOINT                            |
| 3   | CROSSWALK MARKINGS                                     | 27 | TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT                   |
| 4   | MULTI-LANE DIRECTIONAL GRAPHICS                        | 28 | CONTRACTION JOINT                                                      |
| 5   | STANDARD OR HANDICAP PARKING STALL PER CODE            | 29 | KEYED CONSTRUCTION JOINT                                               |
| 5A  | 4" SOLID WHITE STRIPING                                | 30 | LONGITUDINAL BUTT JOINT                                                |
| 5B  | 4" SOLID YELLOW STRIPING                               | 31 | EXPANSION JOINT                                                        |
| 5C  | 4" SKIP DASH YELLOW STRIPING                           | 32 | DRIVE-THRU PLAN - FLUSH WITH FFE                                       |
| 6   | SOLID PLASTIC WHEEL STOP                               | 33 | DRIVE-THRU ISOMETRIC                                                   |
| 7   | BOLLARD MOUNTED SIGN                                   | 34 | DRIVE-THRU ORDER POINT ISLAND                                          |
| 8   | CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)        | 35 | MENU BOARD LOOP DETECTION SYSTEM                                       |
| 9   | CURB RAMP w/ FLARED SIDES (IN SIDEWALK)                | 36 | BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)                |
| 10  | RETURNED CURB HANDICAP RAMP                            | 37 | CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)                  |
| 11  | SIDEWALK ACCESSIBLE RAMP                               | 38 | SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) |
| 12  | DETECTABLE WARNING DEVICE                              | 39 | CLEAN-OUT (OUTSIDE OF BUILDING)                                        |
| 13  | PROP FIRE HYDRANT                                      | 40 | THICKENED PAVEMENT @ STRUCTURES                                        |
| 14  | CONCRETE SIDEWALK                                      | 41 | STORM STRUCTURE WEEP HOLE DETAILS                                      |
| 15  | CONCRETE SIDEWALK w/ CURB & GUTTER                     | 42 | ALUMINUM HANDRAIL (REFER TO ARCH PLANS)                                |
| 16  | ENTRY DOOR FROST SLAB DETAIL                           | 43 | CONCRETE PAD FOR OPTIONAL CASH STATION                                 |
| 17  | CONCRETE BOLLARD                                       | 44 | DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)                    |
| 18  | CONCRETE CURB & GUTTER                                 | 45 | GREASE TRAP                                                            |
| 18A | SPILLING CURB & GUTTER                                 | 46 | PROPOSED TRANSFORMER                                                   |
| 18B | CATCHING CURB & GUTTER                                 | 47 | BIKE RACK                                                              |
| 18C | DEPRESSED SPILLING CURB & GUTTER                       | 48 | LANDSCAPED AREA                                                        |
| 18D | DEPRESSED CATCHING CURB & GUTTER                       | 49 | TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)              |
| 18E | SPILLING GUTTER SECTION AT ACCESSIBLE RAMP             | 50 | FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY                             |
| 18F | CATCHING GUTTER SECTION AT ACCESSIBLE RAMP             | 51 | FREE-STANDING ORDER POINT CANOPY                                       |
| 18G | MOUNTABLE CURB & GUTTER                                | 52 | 14' X 60' LOADING SPACE                                                |
| 19  | LANDSCAPE & IRRIGATION PROTECTOR                       |    |                                                                        |
| 20  | TYPICAL HMAC PAVEMENT SECTION                          |    |                                                                        |
| 21  | AREA LIGHT AND POLE (REFER TO LIGHTING PLAN BY OTHERS) |    |                                                                        |
| 22  | CONCRETE PAVEMENT DRIVE-THRU LANE                      |    |                                                                        |



| REV | DATE     | COMMENT                      | DRAWING<br>CHECKED |
|-----|----------|------------------------------|--------------------|
| 1   | 7/29/24  | SJRWMD COMMENTS              | NR/S<br>KM/H       |
| 2   | 7/29/24  | FDOT COMMENTS                | NR/S<br>KM/H       |
| 3   | 8/1/24   | CITY OF MT. DORA<br>COMMENTS | NR/S<br>KM/H       |
| 4   | 10/04/24 | CITY OF MT. DORA<br>COMMENTS | NR/S<br>KM/H       |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY KYLE STEVEN MOREL, PE, ON THE DA  
ADJACENT TO THE SEAL. PRINTED COPIES OF THI  
DOCUMENT ARE NOT CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.



STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 3275  
LAKE COUNTY

SHEET TITLE

## SITE PLAN

DWG EDITION 02.4

- ☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. : FLA230120.0

STORE : #05600

DATE · 05/21/2024

DRAWN BY · SD/NR

CHECKED BY : KK/KM

CAD ID : SITE 05

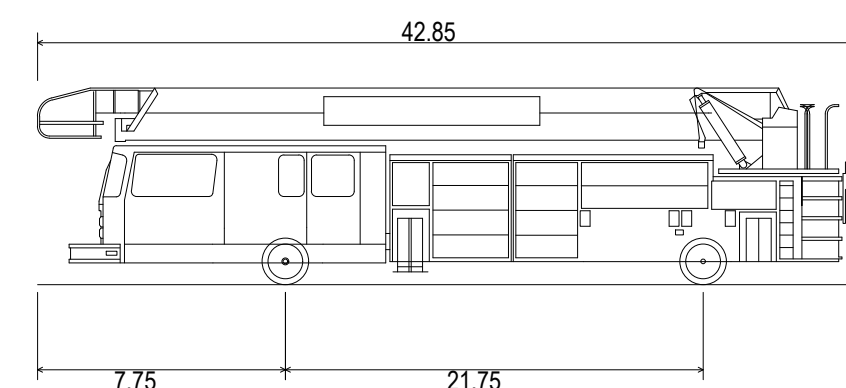
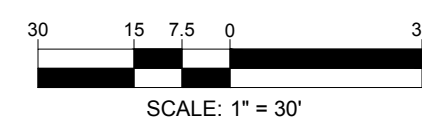
CAD ID:                      . SITE-0a

SHEET

**C-201**

REVISION 4 - 10/04/24





Pierce Puc Pumper (Mt Dora)  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Curb to Curb Turning Radius

42.850ft  
8.330ft  
10.912ft  
0.671ft  
6.910ft  
4.00s  
40.420ft



5200 Buffington Rd.  
Atlanta, Georgia 30349-2998



## REVISIONS

| REV | DATE     | COMMENT                      | OR<br>CIR |
|-----|----------|------------------------------|-----------|
| 1   | 7/29/24  | SJRWMD COMMENTS              | N<br>K    |
| 2   | 7/29/24  | FDOT COMMENTS                | N<br>K    |
| 3   | 8/1/24   | CITY OF MT. DORA<br>COMMENTS | N<br>K    |
| 4   | 10/04/24 | CITY OF MT. DORA<br>COMMENTS | N<br>K    |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE ADJACENT TO THE SEAL. PRINTED COPIES OF DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



STORE  
P14-LE-BN - #0560  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 327  
LAKE COUNTY

SHEET TITLE

## TRUCK TURN PLAN

DWG EDITION 02.4

☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. FLA230120

STORE : #05600

DATE : 05/21/2021

DRAWN BY : SD/NR

CHECKED BY : KK/KM

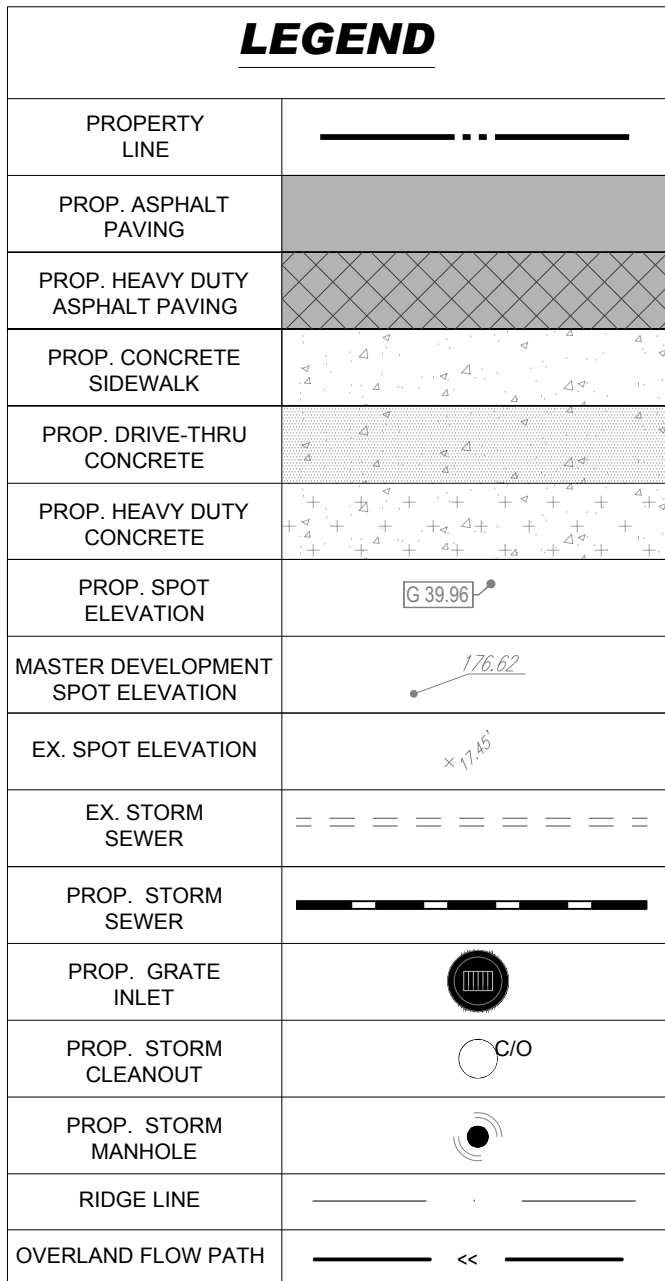
CAD ID : SITE-0a

SHEET

0000

**C-202**  
REVISION 4 - 10/04/24





1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
4. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
2. ALL GRADES SHOW REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "G" = FINISHED GRADE; "I" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION.
3. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
4. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
5. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
6. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
7. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

1. BASE COURSE SHALL BE ABC-3 PER D.O.T. SPECIFICATIONS OR EQUIVALENT LIMEROCK THICKNESS W/ MINIMUM LBR-100 (MAX. 6" LIFTS).
2. ASPHALT SURFACES SHALL BE TYPE SP-9.5 ASPHALT TO CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE A MINIMUM OF 1-1/2" THICK, AND SHALL BE CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI AND SHALL BE REINFORCED WITH 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:

1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (ASHOTO T-180), SHALL BE A MINIMUM 12", AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. ADDITIONALLY, BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER ASHTO T-180.
4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE OR THE LATEST REVISION.

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO AND APPROVED BY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER BEFORE ANY BASE IS CONSTRUCTED
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

1. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES

1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS II, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED. ALL PIPE JOINTS SHALL BE WRAPPED IN FIBER GLASS.
2. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M -294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.

1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6" TO A HEIGHT OF 12" ABOVE PIPE AS SHOWN ON THE PLANS.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18" OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

1. THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED.
2. USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
3. AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
4. REFER TO F.O.D.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AB5231 WITH A PUBLISHED ELEVATION OF 78.15 FEET.

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LAKE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 359 OF 750", MAP NUMBER 12069C0359E, WITH A MAP REVISION DATE OF DECEMBER 18, 2012.

CONTRACTOR SHALL SUBMIT DEWATERING PLAN TO SJRWMD 14 DAYS PRIOR TO COMMENCEMENT, SUBJECT PLANS SHALL BE REVISED AS NECESSARY



**811** KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.  
[www.callsunshine.com](http://www.callsunshine.com)

| REV | DATE     | COMMENT                      | DRAWN<br>CHECKED |
|-----|----------|------------------------------|------------------|
| 1   | 7/29/24  | SJRWMD COMMENTS              | NR/S<br>KM/K     |
| 2   | 7/29/24  | FDOT COMMENTS                | NR/S<br>KM/K     |
| 3   | 8/1/24   | CITY OF MT. DORA<br>COMMENTS | NR/S<br>KM/K     |
| 4   | 10/04/24 | CITY OF MT. DORA<br>COMMENTS | NR/S<br>KM/K     |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DAY ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

# BOHLER

THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING  
PROGRAM MANAGEMENT  
LAND ACQUISITION  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**BOHLER //**  
600 N. WESTSHORE BLVD. SUITE 95  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 3275  
LAKE COUNTY

SHEET TITLE  
**PAVING  
GRADING AND  
DRAINAGE  
PLAN**  
DWG EDITION 02.4

☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. FLA230120.0

STORE #05600

DATE : 05/21/2024

DRAWN BY : SD/MB

CHECKED BY 12104M

CHECKED BY: \_\_\_\_\_

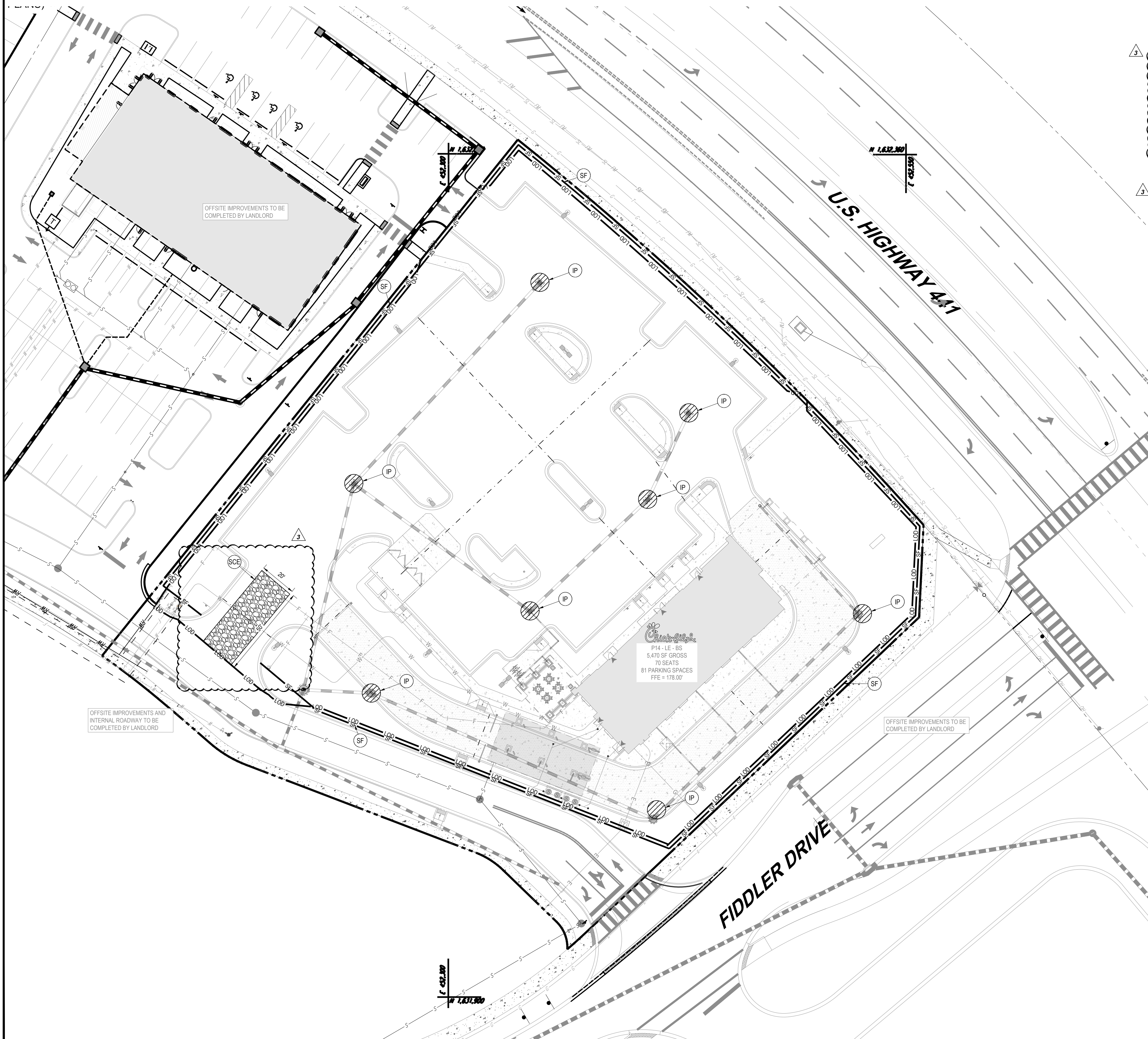
CAD ID: \_\_\_\_\_

CAD ID: GRAD-0a

SHEET

**C-300**  
REVISION 4 - 10/04/24





1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM CONSTRUCTION ACTIVITIES. EROSION CONTROL OR BERMAGE OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS, BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE OPERATOR TO ENSURE THAT OFF SITE STORMWATER WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY OR INDIVIDUAL OR ENTITY WITH THE AUTHORITY AND RESPONSIBILITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NEEDED TO ENSURE COMPLIANCE.)
2. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS PER GALLON ABOVE THE BACKGROUND TURBIDITY OF THE WETLANDS OR SURFACE WATERS SHALL BE REPORTED TO FDEP WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTION.
3. THE OPERATOR SHALL MAINTAIN THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONTAINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C), F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WETLANDS, OR SURFACE WATERS SHALL BE REPORTED TO FDEP THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICABLE.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
  - A. NPDES CONSTRUCTION GENERAL PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-261.300(4)(A), F.A.C.
  - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP CONFORM CERTIFICATE SHALL BE OBTAINED AND POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-261.300(4)(A) PART II.C.2, F.A.C.
  - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP CONFORM CERTIFICATION LETTER SHALL BE PROVIDED TO FDEP AND THE CITY OF MOUNT DORA IN ACCORDANCE WITH RULE 62-261.300(4)(A) PART III, F.A.C.
  - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-261.300(4)(A) PART V.D.8, F.A.C.
  - E. A COPY OF THE SWPPP AND THE RESULTS OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED DURING DEWATERING, TO SURFACE WATERS, OR TO WETLANDS SHALL BE PERMITTED BY THE FDEP (PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), PERMITS) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.
9. THE CITY SHALL PROVIDE THE CITY WITH A COPY OF THE SWPPP FOR REVIEW/APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. SEDIMENT AND EROSION CONTROL, PROGRAM SHALL CONFORM TO THE NPDES, FDEP, SURFWM, AND CITY REGULATIONS FOR STORM WATER RUNOFF OF CONSTRUCTION SITES.

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:

- TRAILER PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL UNITS, WHEELBARROWS, AND OTHER EQUIPMENT STORAGE AND STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DEDICATE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

**PHASE 1**

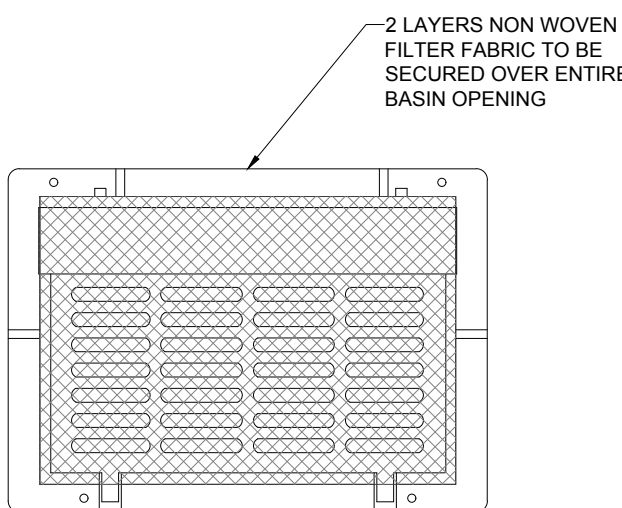
- 1. INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCE AND INSTILL SILT FENCE.
- 2. CONSTRUCT SILT PROTECTION AT EXISTING INLET(S).
- 3. PREPARE CULVERTS AND CONDUITS, IF APPLICABLE.
- 4. INSTALL STORMWATER CONVEYANCE STRUCTURES AND CULVERTS, ENSURE THAT NEW INLETS ARE PROTECTED PRIOR TO MAKING THE OUTFALL CONNECTION.

**PHASE 2**

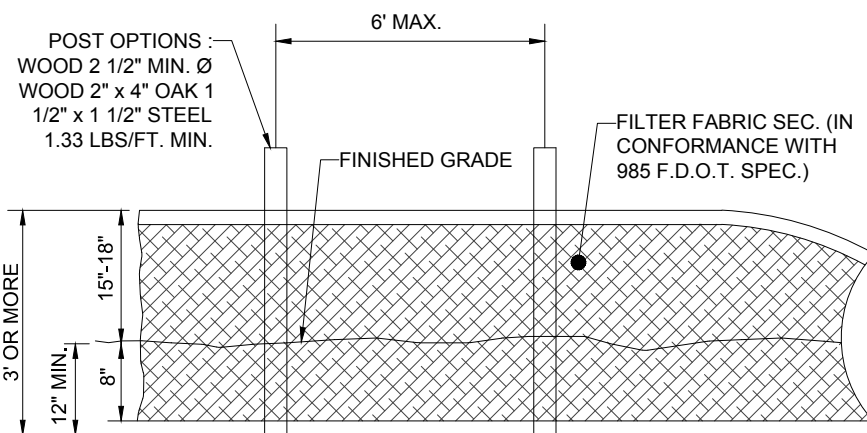
- 1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- 2. START CONSTRUCTION OF THE PROPOSED BUILDING PAD AND STRUCTURES.
- 3. TEMPORARILY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE PERMITS.

PROPOSED LIMITS OF  
DISTURBANCE = 2.00 AC

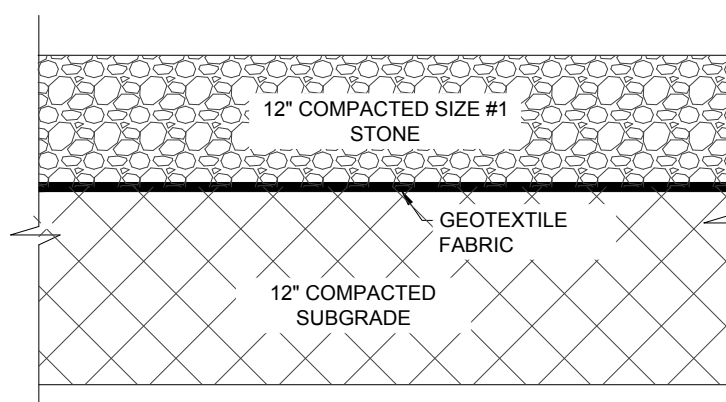
|                                    |  |
|------------------------------------|--|
| ONSITE PROPERTY LINE / R.O.W. LINE |  |
| ADJACENT PROPERTY LINE             |  |
| EX. OVERHEAD WIRE                  |  |
| EX. SPOT ELEVATION                 |  |
| PROP. STORM PIPE                   |  |
| PROP. RIDGE LINE                   |  |
| PROP. SILT FENCE                   |  |
| PROP. INLET PROTECTION             |  |
| PROP. LIMITS OF DISTURBANCE        |  |



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



| REV | DATE     | COMMENT                      | DRAWN<br>CHECKED |
|-----|----------|------------------------------|------------------|
| 1   | 7/29/24  | SJRWMD COMMENTS              | NR/SR<br>KM/KM   |
| 2   | 7/29/24  | FDOT COMMENTS                | NR/SR<br>KM/KM   |
| 3   | 8/1/24   | CITY OF MT. DORA<br>COMMENTS | NR/SR<br>KM/KM   |
| 4   | 10/04/24 | CITY OF MT. DORA<br>COMMENTS | NR/SR<br>KM/KM   |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

# BOHLER

THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**BOHLER //**  
600 N. WESTSHORE BLVD. SUITE 950  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. No. 20780

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 32757  
LAKE COUNTY

SHEET TITLE

## SOIL EROSION CONTROL PLAN

DWG EDITION 02.4

☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. : FLA230120.0

STORE #05600

DATE · 05/21/2024

DRAWN BY SD/NR

CHECKED BY : KK/KM

CAD ID : EROS\_03

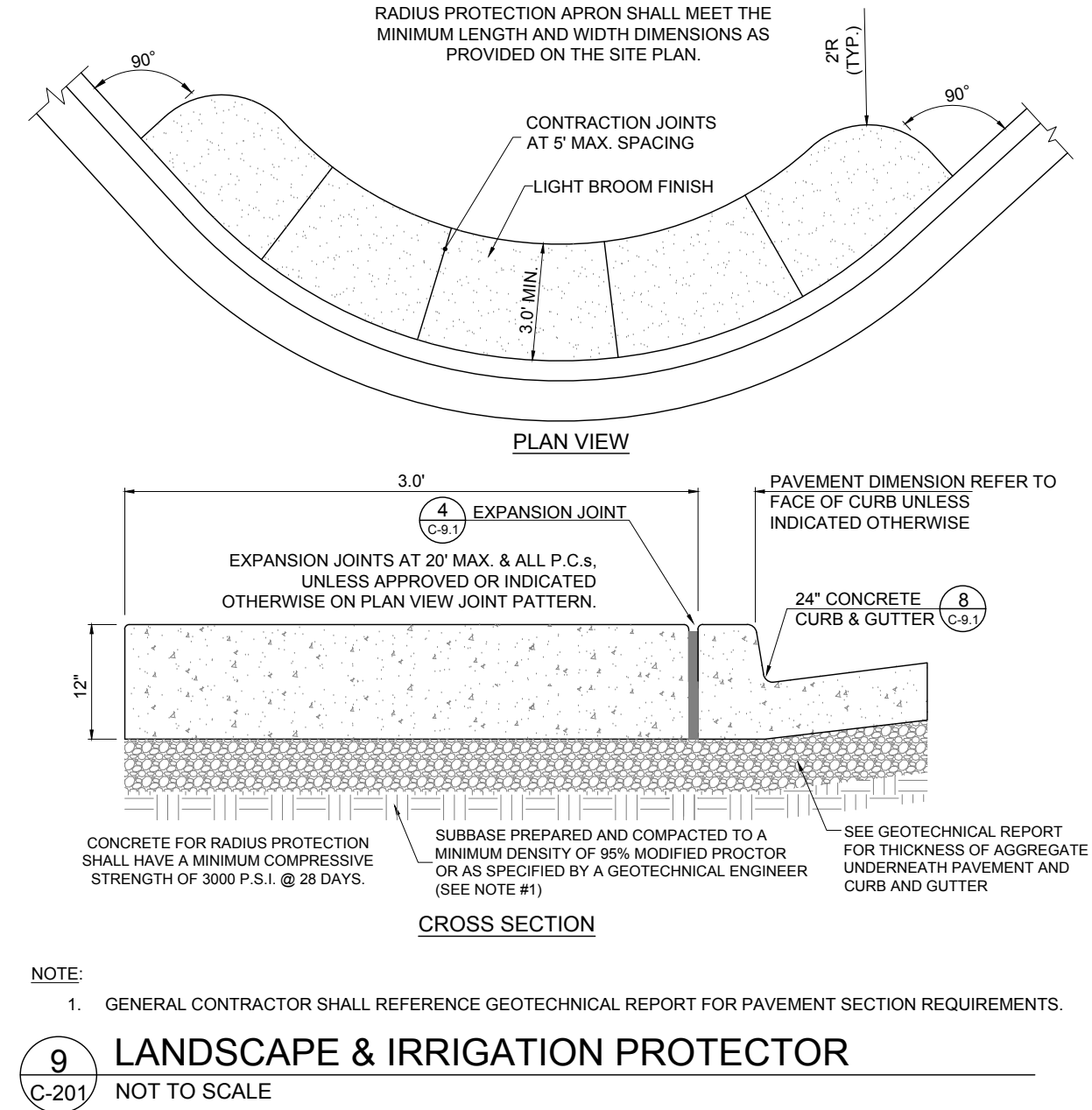
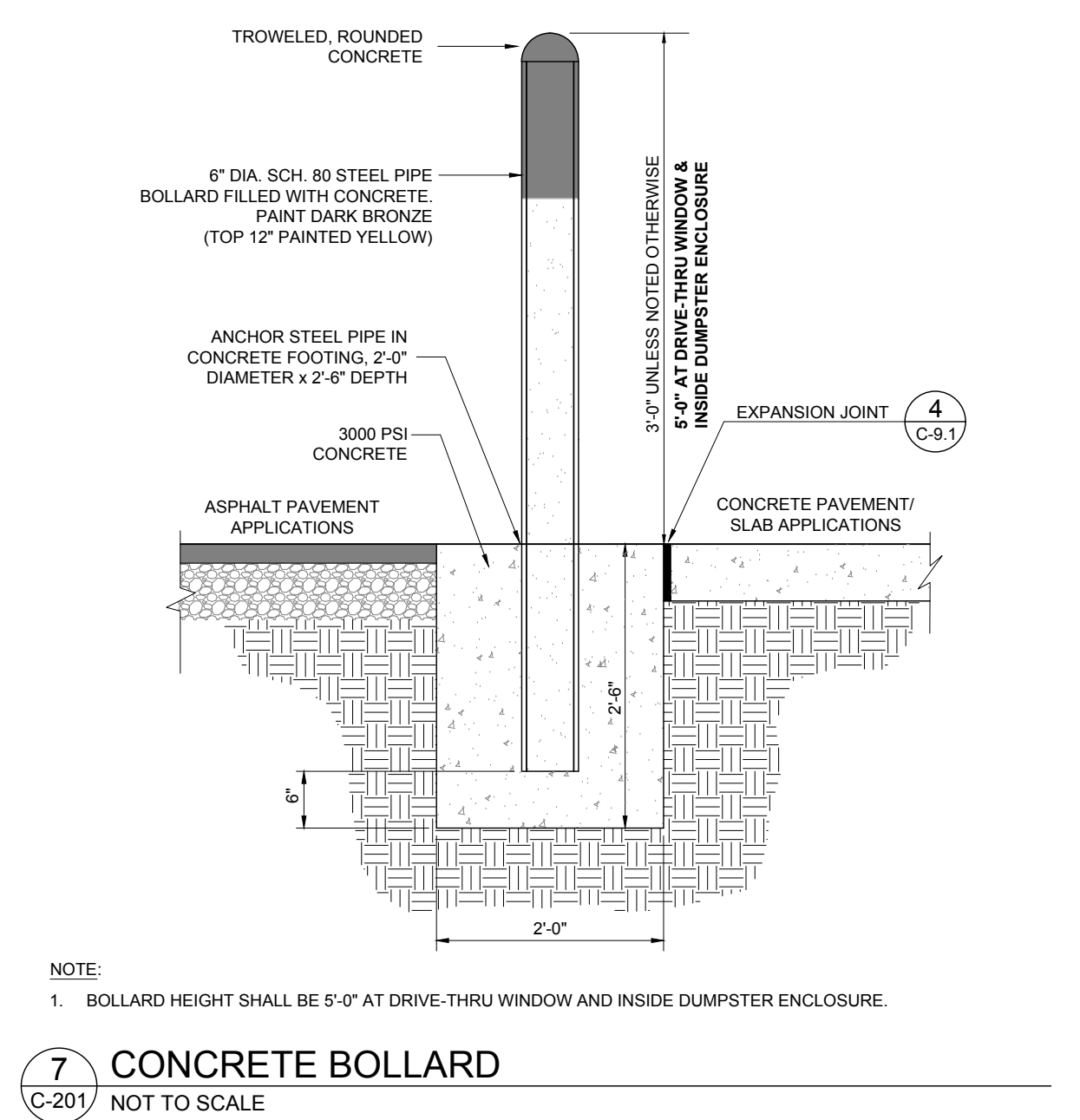
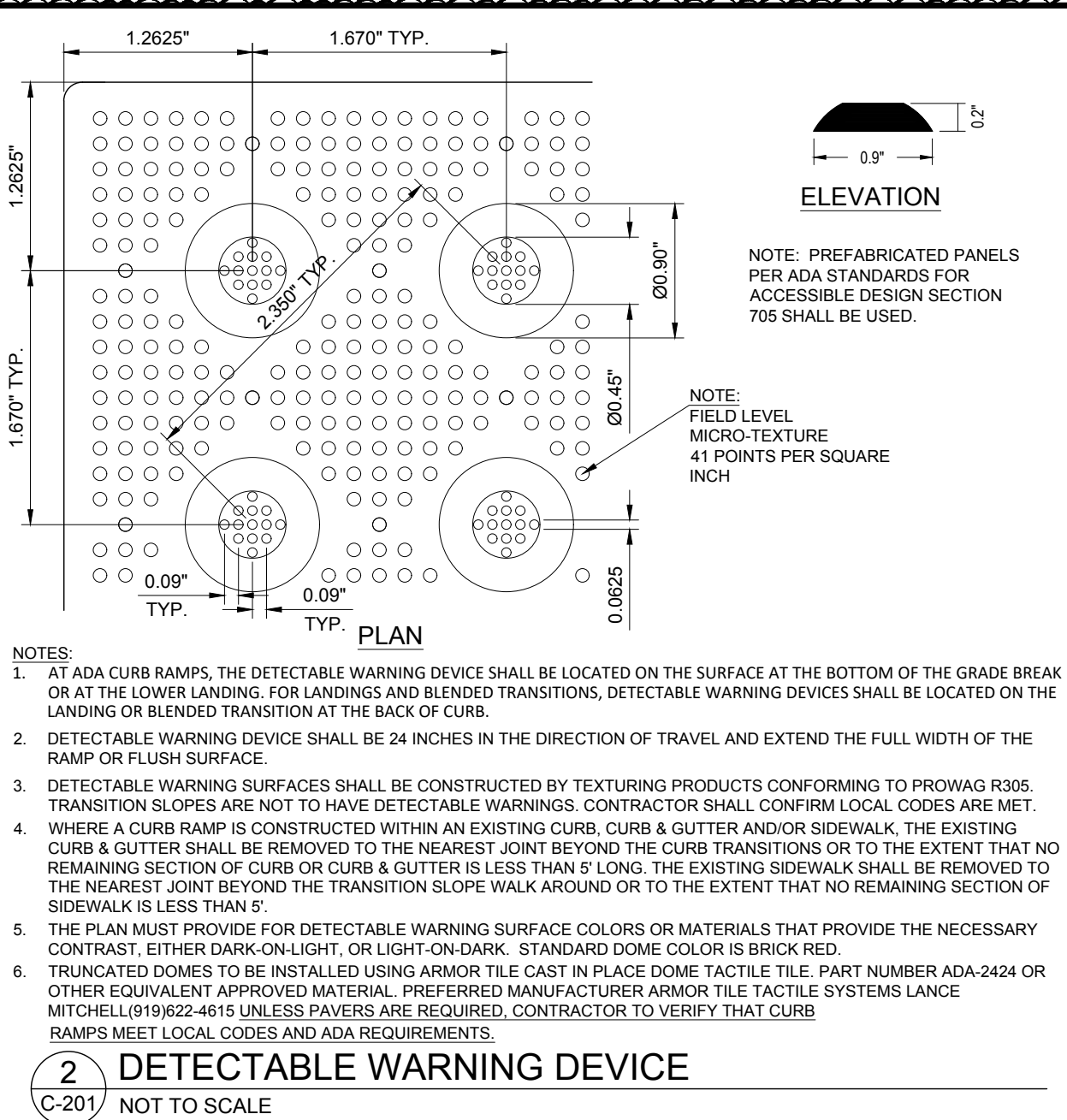
SHEET

# C-301

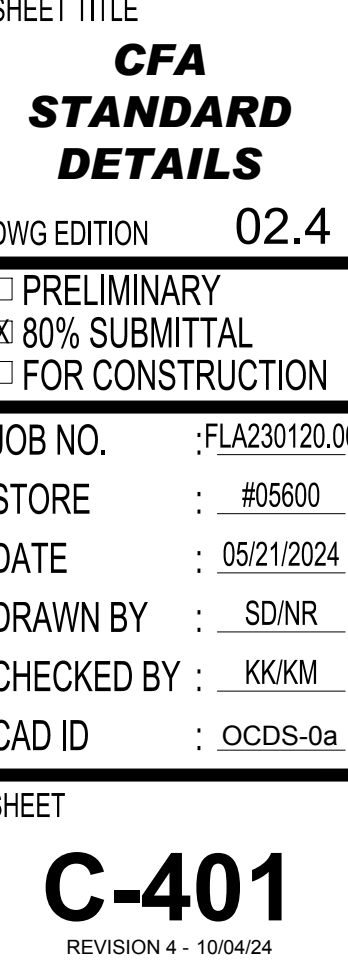




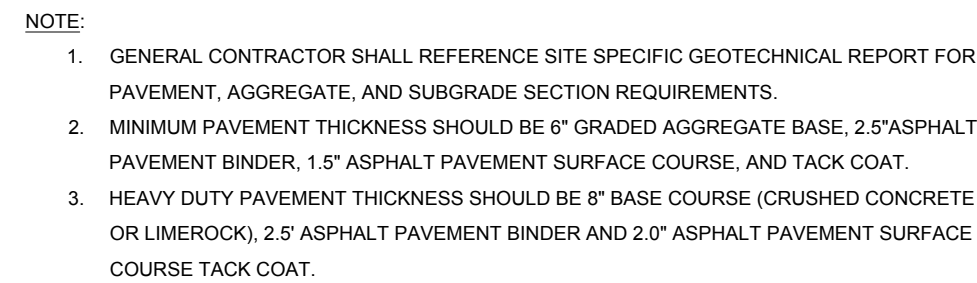




ALL DETAILS ON THIS SHEET WERE PROVIDED BY CHICK-FIL-A AND ARE FOR INFORMATIONAL PURPOSES, ONLY. BOHLER SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THESE DETAILS AND/OR STRUCTURAL FAILURE.



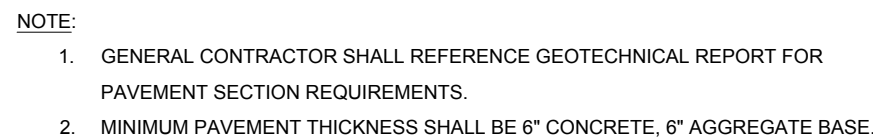




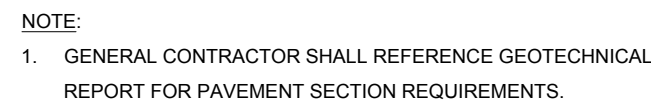
1  
C-300



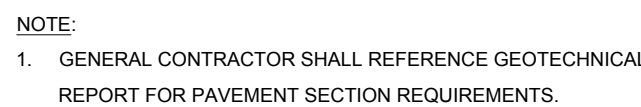
2  
C-300



3  
C-300

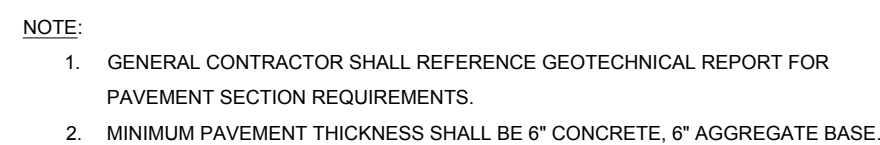


4  
C-30

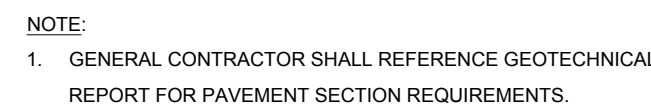


5  
C-300

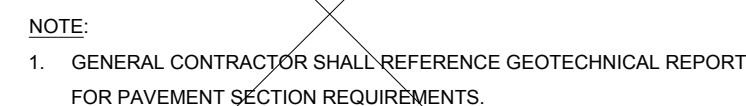
1. DESIGN PER GEOTECH REPORT PREPARED BY UNITED CONSULTING, DATED JULY 11, 2023.
2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION
3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.



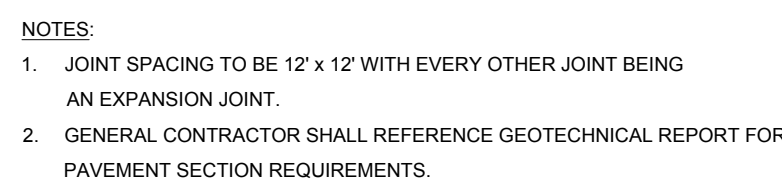
6  
C-300



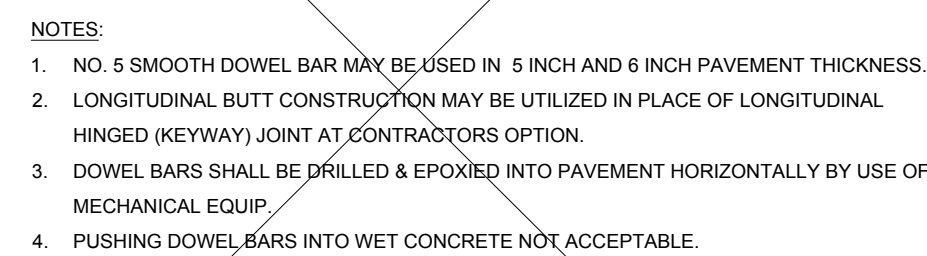
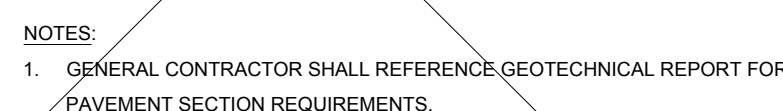
7  
C-300



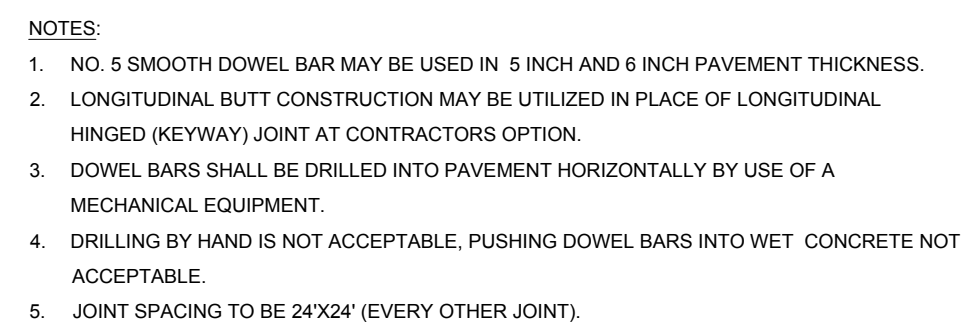
THESE DETAILS APPLY TO CONCRETE PAVED LOTS



9  
C-300



11  
C-300



12  
C-30



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DAY ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**BOHLER**  INC.

**SITE CIVIL AND CONSULTING ENGINEERING**

LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

BOHLER INC. 10000 BOHLER DRIVE, SUITE 200, BOHLER, ALABAMA 36824-1000  
TEL: 205/651-1000 FAX: 205/651-1001 E-MAIL: SALES@BOHLERINC.COM  
WWW.BOHLERINC.COM

**BOHLER** //

600 N. WESTSHORE BLVD. SUITE 95  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 3275  
LAKE COUNTY

SHEET TITLE

**CFA  
STANDARD  
DETAILS**

DWG EDITION 02.4

☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. : FLA230120.

STORE : #05600

DATE : 05/21/2024

DRAWN BY : SD/INR

CHECKED BY : KK/KM

CAD ID : OCDS-0a

SHEET

**C-402**

REVISION 4 - 10/04/24





| REV | DATE     | COMMENT                      | DRAWN<br>CHECKED |
|-----|----------|------------------------------|------------------|
| 1   | 7/29/24  | SJRWMD COMMENTS              | NR/<br>KM/       |
| 2   | 7/29/24  | FDOT COMMENTS                | NR/<br>KM/       |
| 3   | 8/1/24   | CITY OF MT. DORA<br>COMMENTS | NR/<br>KM/       |
| 4   | 10/04/24 | CITY OF MT. DORA<br>COMMENTS | NR/<br>KM/       |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
MAILED BY KYLE STEVEN MOREL, PE, ON THE DA  
ADJACENT TO THE SEAL. PRINTED COPIES OF TH  
DOCUMENT ARE NOT CONSIDERED SIGNED AND  
MAILED AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.

**BOHLER** 

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
LAND DEVELOPMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

© 2014 BOHLER ENGINEERING, INC. ALL RIGHTS RESERVED. BOHLER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER AND PROVIDES EQUAL OPPORTUNITIES FOR ALL.

**BOHLER //**

00 N. WESTSHORE BLVD. SUITE 95  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
9360 US HWY 441  
MOUNT DORA, FL 3275  
LAKE COUNTY

**CFA  
STANDARD  
DETAILS**

OWG EDITION 02.4

☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. : FLA230120.

STORE : #05600

DATE : 05/21/2024

DRAWN BY : SD/NR

CHECKED BY : KK/KM

CAD ID : OCDS-0a

SHEET

**C-403**  
REVISION 4 - 10/04/24







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

7.13.4. TESTING.

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES, WITH 48 HOURS ADVANCE NOTICE PROVIDED, IN WRITING.
2. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.



POTABLE WATER  
GENERAL NOTES

PW001-1G  
ISSUED: 2017  
REVISED: --

3. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY THE CITY, FOR A PERIOD OF NOT LESS THAN TWO HOURS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AWWA PROVISIONS FOR PVC-AWWA PUBLICATION M-23 AND FOR DIP-AWWA STANDARD C600, SECTION 4. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULAS:  
 $PVC\ DIP\ L = NDP\ 1/2$   
 $7400\ L = SDP\ 1/2$   
133,200  
FOR 150 PSI; TEST:  $L = 0.00165\ ND$  (PVC)  
FOR 150 PSI; TEST:  $L = 0.000092\ SD$  (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.



POTABLE WATER  
GENERAL NOTES

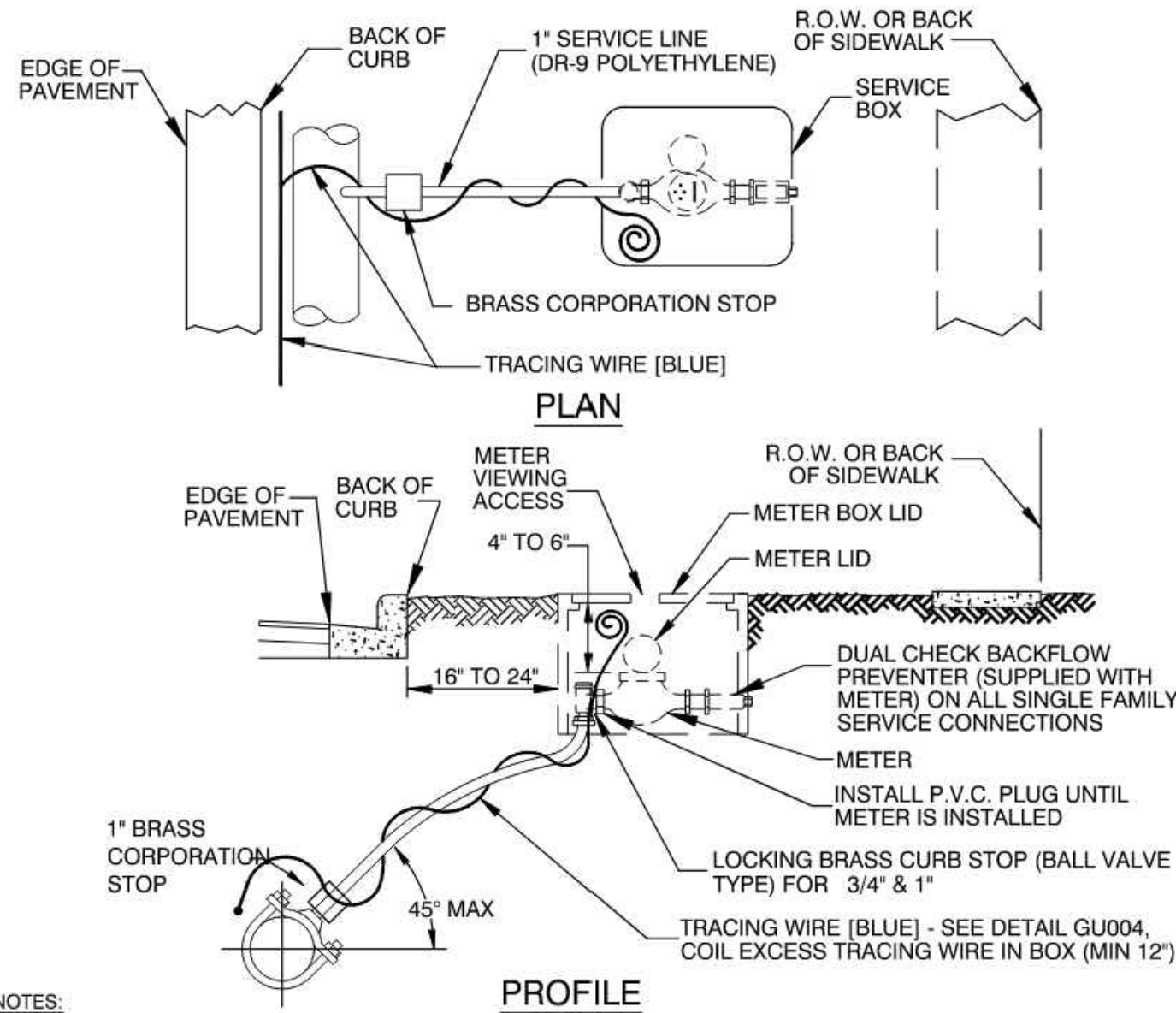
PW001-1H  
ISSUED: 2017  
REVISED: --

- 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

PW001-1I  
ISSUED: 2017  
REVISED: --

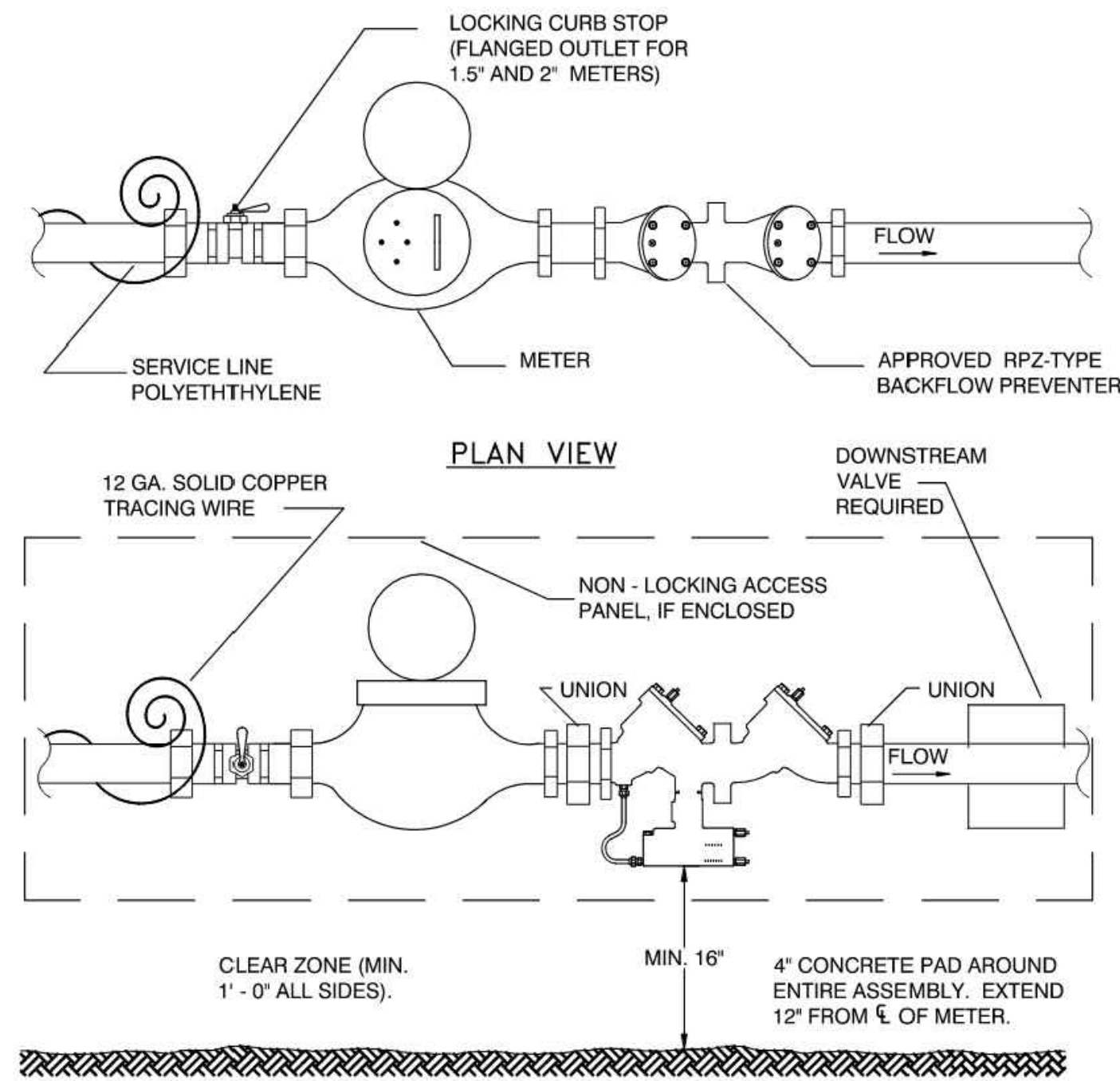


- NOTES:
- THE CITY INSTALLS THE METER AND DUAL CHECK VALVE(S) IN THE SERVICE BOX. CONTRACTOR SPECIFIES 3/4" OR 1" SIZING FOR THE METER AND DUAL CHECK VALVES.
  - METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
  - A DUAL CHECK BACKFLOW PREVENTER WILL BE FURNISHED WITH METER BY CITY OF MOUNT DORA ON ALL SINGLE FAMILY SERVICE CONNECTIONS. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MOUNT DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
  - ALL POTABLE WATER SERVICE AND PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE AN ABOVE GROUND BACKFLOW PROTECTION DEVICE ON THE OUTLET SIDE OF THE METER.
  - SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
  - 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA



POTABLE WATER-SINGLE  
SERVICE CONNECTION

PW004-1  
ISSUED: 2017  
REVISED: --

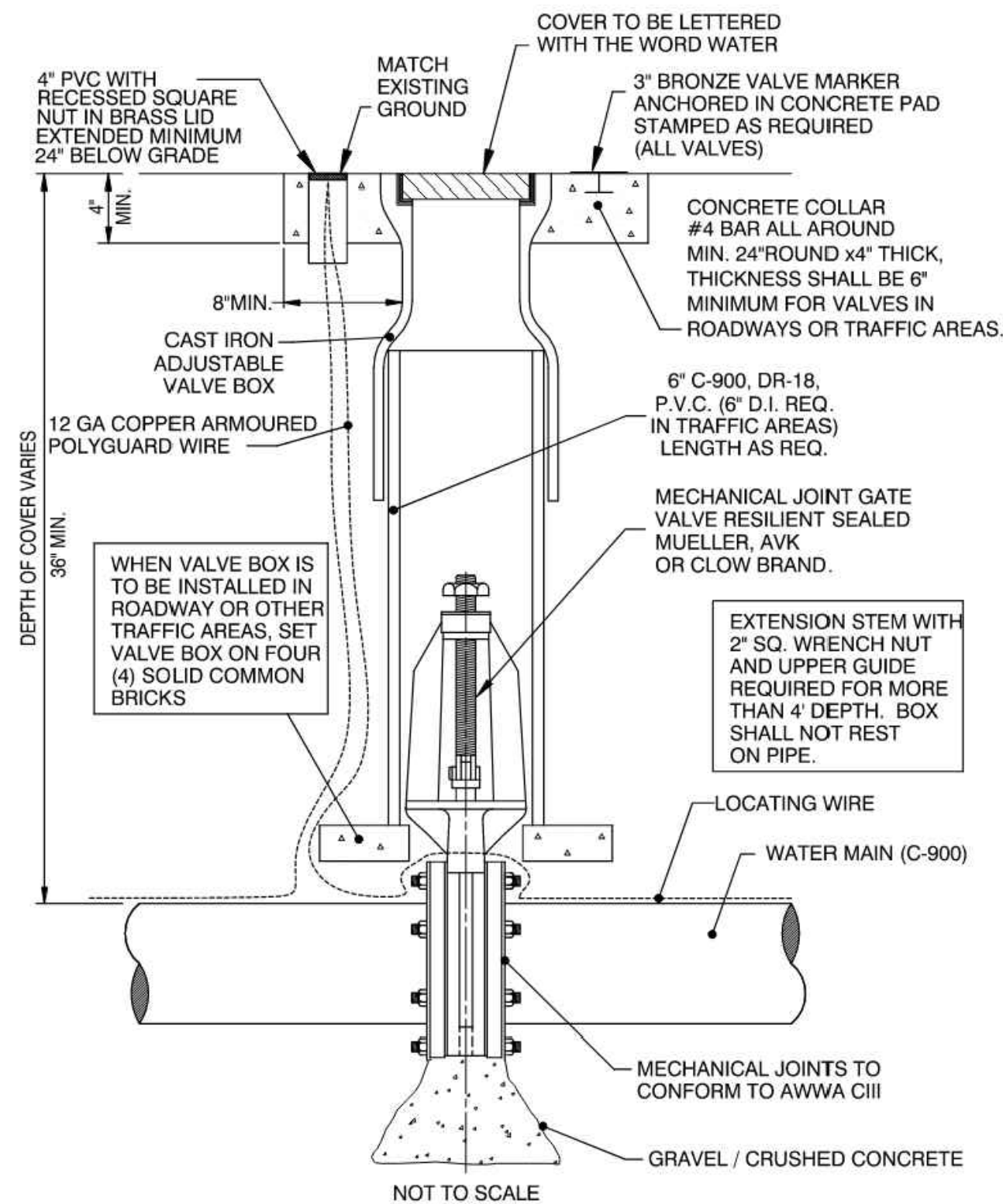


- NOTES:
- ALL METERS UP TO AND INCLUDING 2" SHALL BE NEPTUNE MODEL T10 INSTALLED BY THE CITY.
  - LOCATION SHALL BE COORDINATED WITH UTILITY BILLING & PUBLIC SERVICES DEPARTMENT.
  - SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
  - BOLLARDS MAY BE REQUIRED IN TRAFFIC AREAS OR LOCATIONS IMMEDIATELY ADJACENT TO TRAFFIC AREAS.
  - PROVIDE PIPE SUPPORTS WHERE NEEDED.



POTABLE WATER  
INDIVIDUAL ABOVE GROUND METER SET

PW010-1  
ISSUED: 2017  
REVISED: --



GATE VALVE & BOX

PW0012-1  
ISSUED: 2017  
REVISED: --



| REVISIONS |          |                           |             |
|-----------|----------|---------------------------|-------------|
| REV       | DATE     | COMMENT                   | DESIGNED BY |
| 1         | 7/29/24  | SURVMD COMMENTS           | NRISD       |
| 2         | 7/29/24  | FOOT COMMENTS             | NRISD       |
| 3         | 8/1/24   | CITY OF MT. DORA COMMENTS | NRISD       |
| 4         | 10/04/24 | CITY OF MT. DORA COMMENTS | NRISD       |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



BOHLER  
600 N. WESTSHORE BLVD., SUITE 950  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS COURT OF ALTA No. 02785

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 32757  
LAKE COUNTY

SHEET TITLE  
**MOUNT DORA  
UTILITY  
DETAILS**

DWG EDITION 02.4

☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. :FLA230120.00

STORE : #05600

DATE : 05/21/2024

DRAWN BY : SD/NR

CHECKED BY : KK/KM

CAD ID : OCDS-0a

SHEET

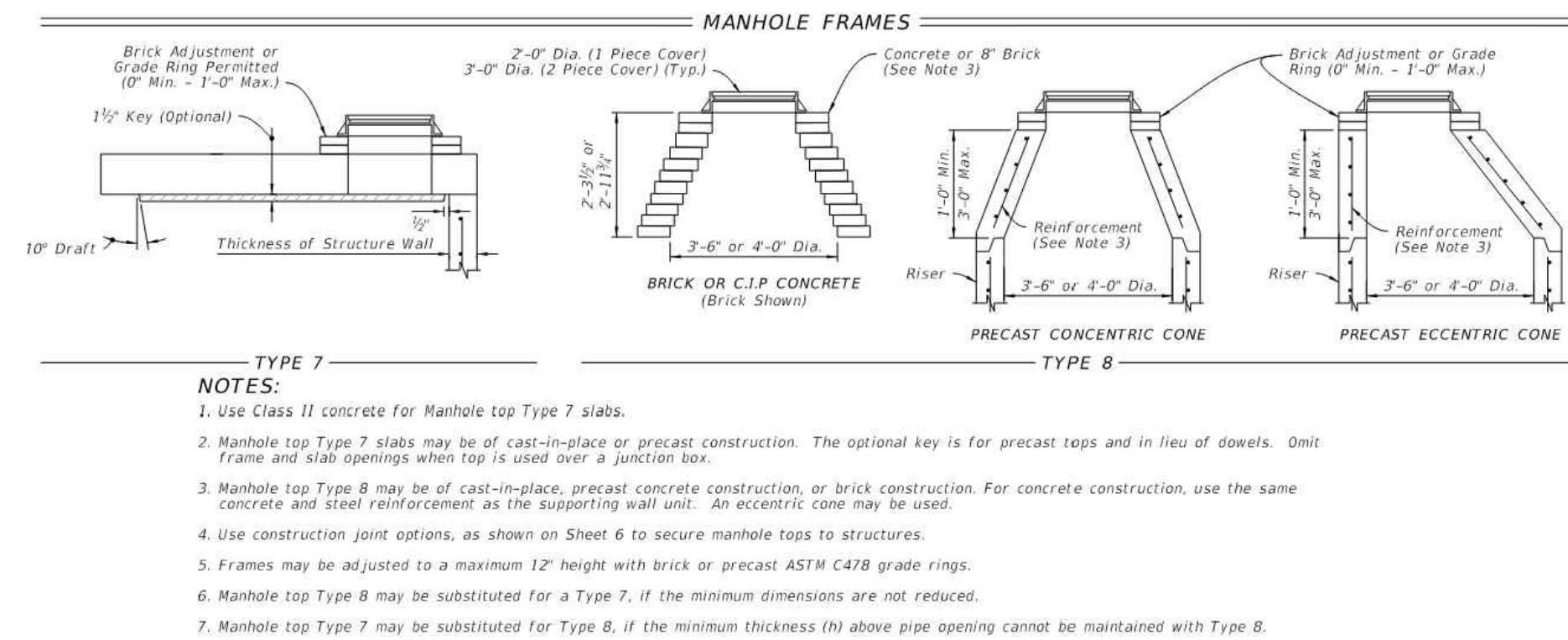
**C-501**  
REVISION 4 - 10/04/24







**NOTE:**  
Frame Type 1 in Table 1, includes Adjustable frames.



| WALL DEPTH | SCHEDULE  | AREA (in. <sup>2</sup> /ft.) | MAX. SPACING |     |
|------------|-----------|------------------------------|--------------|-----|
|            |           |                              | BARS         | WWR |
| 0' - 4'    | A12       | 0.200                        | 12"          | 8"  |
| 4' - 7'    | A6        | 0.200                        | 6"           | 5"  |
| 7' - 12'   | B5.5      | 0.240                        | 5½"          | 5"  |
| 12' - 15'  | Special 1 | 0.267                        | 5"           | 4"  |

[illegible]

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
MAILED BY KYLE STEVEN MOREL, PE, ON THE DAY  
ADJACENT TO THE SEAL. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND  
MAILED AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.

**BOHLER** 

---

**SITE CIVIL AND CONSULTING ENGINEERING**  
**LANDSCAPE ARCHITECTURE**  
**PROGRAM MANAGEMENT**  
**LANDSCAPE ARCHITECTURE**  
**SUSTAINABLE DESIGN**  
**PERMITTING SERVICES**  
**TRANSPORTATION SERVICES**

**BOHLER //**  
 100 N. WESTSHORE BLVD. SUITE 95  
 TAMPA, FLORIDA 33609  
 Phone: (813) 812-4100  
 Fax: (813) 812-4101

STORE  
P14-LE-BN - #05600  
MOUNT DORA  
GROVES SOUTH  
9360 US HWY 441  
MOUNT DORA, FL 3275  
LAKE COUNTY

SHEET TITLE

**FDOT  
DETAILS**

02.4

☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. FLA230120.0

STORE · #05600

DATE : 05/21/2024

DRAWN BY : SD/NR

CHECKED BY : KK/KM

SECURED BY : \_\_\_\_\_

DAD ID : 08700

CCDS ID . CCDS-0a

SHEET

**C-503**  
REVISION 4 - 10/04/24



**SANITARY SEWER GRAVITY NOTES:**

1. WASTEWATER FLOW IN THE EXISTING SEWER MUST BE MAINTAINED DURING THE INSTALLATION OF THE LATERAL. IF A BY-PASS IS REQUIRED, THE CONTRACTOR MUST SUBMIT DETAILS OF THE SYSTEM FOR REVIEW AND APPROVAL TO THE CITY OF MOUNT DORA PUBLIC WORKS DEPARTMENT PRIOR TO STARTING CONSTRUCTION.

**WATER DISTRIBUTION NOTES:**

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING. CITY OF MOUNT DORA DOES NOT ALLOW THE USE OF HDPP FITTINGS IN ITS DISTRIBUTION SYSTEM. OWNER CAN USE HDPP FITTINGS ON THEIR SIDE OF THE WATER METER AND BFP ASSEMBLY.
3. CONTRACTOR TO COORDINATE WITH CITY OF MOUNT DORA AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE. INTERRUPTIONS IN SERVICE WILL ONLY BE ALLOWED AS LAST RESORT WITH WRITTEN APPROVAL BY THE CITY OF MOUNT DORA.
4. CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. DEFLECTION OF CITY WATER PIPES WILL BE ACCOMPLISHED WITH FITTINGS. DEFLECTIONS WILL ONLY BE ALLOWED BY APPROVAL OF EOR AND THE FINAL WRITTEN APPROVAL OF THE CITY ENGINEER AND UTILITY DEPT. DEFLECTING MAY ONLY BE DONE ON THE OWNER'S SIDE OF THE WATER METER AND BFP ASSEMBLY.

**DATUM NOTE:**

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AB5231 WITH A PUBLISHED ELEVATION OF 78.15 FEET.

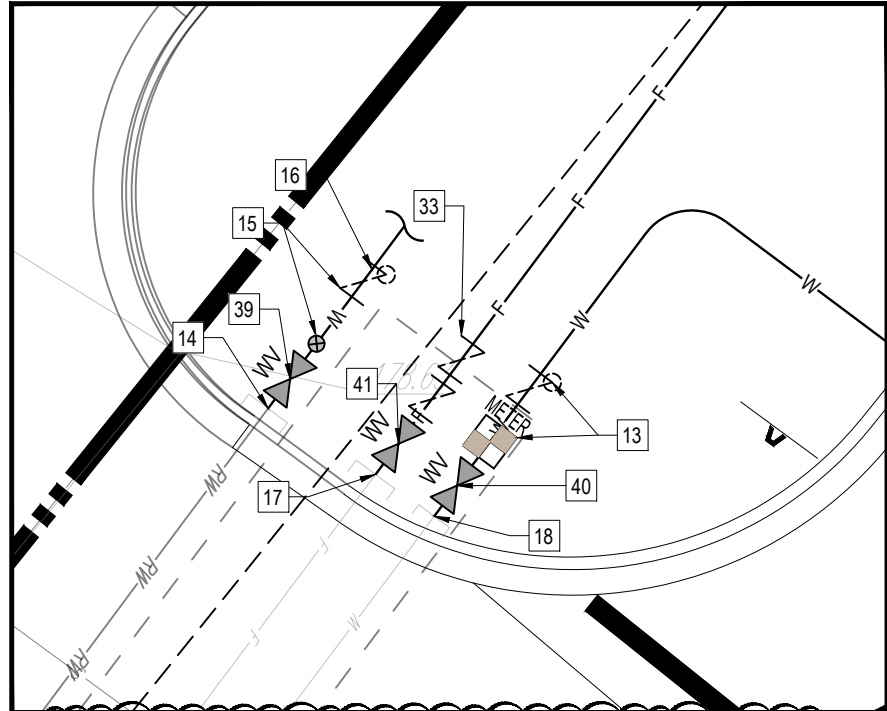
**FEMA NOTE:**

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LAKE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 359 OF 750", MAP NUMBER 12069C0359E, WITH A MAP REVISION DATE OF DECEMBER 18, 2012.

**UTILITY CROSSING SCHEDULE:**

X-ING 1:  
TOP UTILITY - 6" SAN  
SAN INV - 172.32  
BOTTOM UTILITY - 18" STM  
STM T/P - 171.04

X-ING 2:  
TOP UTILITY - 6" SAN  
SAN INV - 173.38  
BOTTOM UTILITY - 18" STM  
STM T/P - 171.13



**WATER CONNECTION DETAIL**

SCALE: 1" = 10'

**GENERAL NOTE:**

ALL ONSITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.

**SANITARY SEWER NOTES:**

**A. GENERAL:**

1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVIEW EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVIEW THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
3. EXISTING SERVICES WITHIN MANHOLES SHALL BE RELOCATED TO NEW SEWER.
4. BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED.
5. CONTRACTOR MUST COORDINATE WITH CITY AND PROVIDE AT LEAST 2 FULL BUSINESS DAYS NOTICE PRIOR TO REPLACING SERVICES.

**B. MATERIALS:**

1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS 1/20" LADING.

**C. INSTALLATION:**

1. PIPE AND FITTINGS:
  - a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321, CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS FOR INSTALLATION OF SEWER PIPE, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
  - b. BEDDING AND INITIAL BACKFILL (12") OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. CLEANOUTS:
  - a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
  - b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
  - a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
  - b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
  - c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

**D. TESTING:**

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
5. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 1-% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TEST SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIGHT OF BACKFILL.
6. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATIONS IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
7. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

SCALE: 1" = 30'

**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY**

**LEGEND**

|                                     |     |
|-------------------------------------|-----|
| EX. UNDERGROUND WATER LINE          | --- |
| EX. UNDERGROUND ELECTRIC LINE       | --- |
| EX. STORM SEWER                     | --- |
| EX. SANITARY SEWER MAIN             | --- |
| EX. FORCE MAIN                      | --- |
| EX. GAS LINE                        | --- |
| EX. OVERHEAD LINE                   | --- |
| EX. SANITARY MANHOLE                | --- |
| PROP UNDERGROUND WATER LINE         | --- |
| PROP UNDERGROUND FIRE LINE          | --- |
| PROP UNDERGROUND RECLAIM WATER LINE | --- |
| PROP UNDERGROUND ELECTRIC LINE      | --- |
| PROP STORM SEWER                    | --- |
| PROP SANITARY SEWER MAIN            | --- |
| PROP SANITARY FORCE MAIN            | --- |
| PROP GAS LINE                       | --- |
| PROP OVERHEAD LINE                  | --- |
| PROP SANITARY MANHOLE               | --- |
| PROP SANITARY CLEANOUT              | --- |
| PROP BACKFLOW PREVENTER             | --- |
| PROP POTABLE WATER METER            | --- |
| PROP RECLAIM WATER METER            | --- |
| PROP WATER VALVE                    | --- |
| PROP GREASE TRAP                    | --- |

**UTILITY DESIGN NOTES & KEY PLAN**

1. PROP FIRE DEPARTMENT CONNECTION
2. PROP 56 LF OF ELECTRICAL PRIMARY FROM MASTER DEVELOPMENT SUBSTATION
3. PROP TRANSFORMER & PULL BOX WITH BOLLARDS (IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. GC TO COORDINATE TRANSFORMER LOCATION, BOLLARDS PLACEMENT AND ALL OTHER REQUIREMENTS WITH THE UTILITY PROVIDER PRIOR TO CONSTRUCTION)
4. PROP 47 LF OF ELECTRICAL SECONDARY TO TRANSFORMER
5. PROP ELECTRICAL SERVICE P.O.C. (SEE ARCH PLANS FOR CONTINUATION)
6. PROP GAS P.O.C. (SEE ARCH PLANS FOR CONTINUATION)
7. PROP 64 LF OF GAS MAIN & TRACER WIRE (SEE ARCH PLANS FOR CONTINUATION)
8. PROP CONNECTION INTO EX. GAS MAIN (CONTRACTOR TO VERIFY SIZE AND DEPTH PRIOR TO CONSTRUCTION)
9. PROP 3/4" WATER P.O.C. WITH BFP (BFP TO BE RPZ ASSEMBLY) (SEE ARCH PLANS FOR CONTINUATION)
10. PROP 175 LF OF 3/4" PE DOMESTIC WATER LINE TO DUMPSTER ENCLOSURE
11. PROP 2" WATER P.O.C. (SEE ARCH PLANS FOR CONTINUATION)
12. PROP 248 LF 2" PE DOMESTIC WATER LINE W/ TRACER WIRE
13. PROP 2" DOMESTIC WATER METER AND BACK FLOW PREVENTER (BFP TO BE RPZ ASSEMBLY)
14. PROP CONNECTION TO 2" RECLAIM STUB
15. PROP 1" IRRIGATION WATER METER AND BACK FLOW PREVENTER
16. PROP 1.5" IRRIGATION SERVICE CONNECTION (REFER TO IRRIGATION PLANS FOR CONTINUATION)
17. PROP CONNECTION TO 8" STUB
18. PROP CONNECTION TO 2" STUB
19. PROP 2" VENTS FOR GREASE INTERCEPTORS
20. PROP 6" SAN P.O.C. @ INV. 174.00 (SEE ARCH PLANS FOR CONTINUATION)
21. PROP 11 LF OF 6" PVC SAN @ MIN 2.00%
22. PROP 32 LF OF 6" PVC SAN @ MIN 2.00%
23. PROP 750-GAL GREASE TRAP INV. IN: 173.02 INV. OUT: 172.77 (REFER TO ARCH PLAN FOR DETAILS)
24. PROP 750-GAL GREASE TRAP INV. IN: 172.73 INV. OUT: 172.48 (REFER TO ARCH PLAN FOR DETAILS)
25. PROP 57 LF OF 6" PVC SAN @ MIN 7.06%
26. PROP CONNECTION INTO EX. SAN STUB OUT @ INV. -170.20
27. PROP 6" SAN P.O.C. @ INV. 174.00 (SEE ARCH PLANS FOR CONTINUATION)
28. PROP 5 LF OF 6" PVC SAN @ MIN 3.60%
29. PROP 28 LF OF 6" PVC SAN @ MIN 3.60%
30. PROP 24 LF OF 6" PVC SAN @ MIN 3.60%
31. PROP 6"x6" WYE CONNECTION @ INV. 172.04
32. PROP 6" FIRE P.O.C. (SEE ARCH PLANS FOR CONTINUATION)
33. PROP 6" DDVCA
34. PROP 6" 90° BEND
35. PROP 6" 45° BEND
36. PROP 6" TEE
37. PROP 36 LF - 6" DIP FIRE LINE
38. PROP 270 LF - 6" DIP FIRE LINE
39. PROP 2" LOCKING CURB STOP
40. PROP 2" LOCKING CURB STOP
41. PROP 6" GATE VALVE



**REVISIONS**

| REV | DATE     | COMMENT                   | DESIGNED | CHECKED |
|-----|----------|---------------------------|----------|---------|
| 1   | 7/29/24  | SURVMD COMMENTS           | NRISD    | KMKK    |
| 2   | 7/29/24  | FOOT COMMENTS             | NRISD    | KMKK    |
| 3   | 8/1/24   | CITY OF MT. DORA COMMENTS | NRISD    | KMKK    |
| 4   | 10/04/24 | CITY OF MT. DORA COMMENTS | NRISD    | KMKK    |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**BOHLER**  
600 N. WESTSHORE BLVD., SUITE 950  
TAMPA, FLORIDA 33609  
Phone: (813) 812-4100  
Fax: (813) 812-4101  
FLORIDA BUSINESS COURT OF ALTA No. 30780

STORE  
P14-LE-BN- #05600  
MOUNT DORA  
GROVES SOUTH  
19360 US HWY 441  
MOUNT DORA, FL 32757  
LAKE COUNTY  
SHEET TITLE

**PLUMBING SITE PLAN**

DWG EDITION 02.4

- ☐ PRELIMINARY  
☒ 80% SUBMITTAL  
☐ FOR CONSTRUCTION

JOB NO. : FLA230120.00

STORE : #05600

DATE : 05/21/2024

DRAWN BY : SD/NR

CHECKED BY : KK/KM

CAD ID : UTIL-0a

SHEET

**PS-100**  
REVISION 4 - 10/04/24





DISCLAIMER:  
THE PANORAMA IS FOR  
THE PROTOTYPICAL  
TEMPLATE AND MAY NOT  
REPRESENT SITE  
SPECIFIC CHANGES.

#### EXTERIOR FINISHES



#### ATTACHED CANOPY SCHEDULE

| Mark        | Description     | Count | Overall Width | Overall Depth | Tie Back Mounting (Offset From Top) | Integral Lighting |
|-------------|-----------------|-------|---------------|---------------|-------------------------------------|-------------------|
| C1-C        | Exterior Canopy | 13    | 6'-4"         | 1'-0"         | 0"                                  | No                |
| C4-B        | Exterior Canopy | 2     | 5'-4"         | 4'-0"         | 2'-4"                               | Yes               |
| C4-G        | Exterior Canopy | 1     | 7'-4"         | 4'-0"         | 2'-4"                               | Yes               |
| C4-L        | Exterior Canopy | 1     | 28'-4"        | 4'-0"         | 2'-4"                               | Yes               |
| Grand total |                 | 17    |               |               |                                     |                   |



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

#### PROJECT DATA

|                                      |                   |                                         |               |
|--------------------------------------|-------------------|-----------------------------------------|---------------|
| Prototype Edition:                   | LE                | Playground                              | YES           |
| Exterior Finish Type:                | TOWER BRICK       | Landscaping Type:                       | STANDARD      |
| Wall Framing Type:                   | WOOD STUD         | LEED Rating:                            | NOT CERTIFIED |
| Kitchen Type:                        | CENTERLINE 3.0    | Drive Thru Number of Approach Lanes:    | 2             |
| Water Filtration Type:               | TYPE A            | Drive Thru Number of Ordering Lanes:    | 2             |
| Industrialized Construction:         | NO                | Drive Thru Number of Fulfillment Lanes: | 2             |
| Number of Parking Spaces:            | 77                | Drive Thru Dedicated Bypass Lane:       | NO            |
| Number of Accessible Parking Spaces: | 4                 | Door Type:                              | DOOR          |
| Cross Parking:                       | NO                | Canopy Structure:                       | STEEL         |
| Menu Board - Interior:               | YES               | Canopy Type - Order Point:              | DOUBLE        |
| Menu Board - Interior - Count:       | 4                 | Canopy Type - Meal Delivery:            | DOUBLE        |
| Menu Board - Interior - Type:        | DIGITAL           | Seat Count - Interior:                  | 70            |
| Menu Board - Walk-up:                | NO                | Seat Count - Exterior:                  | 16            |
| Menu Board - Walk-up - Count:        | 0                 | Number of Walk-up Windows:              | 0             |
| Menu Board - Walk-up - Type:         | N/A               | Number of Registers:                    | 3             |
| Menu Board - Order Point:            | YES               | Building Area Square Footage:           | 4986          |
| Menu Board - Order Point - Count:    | 4                 |                                         |               |
| Menu Board - Order Point - Type:     | DIGITAL           |                                         |               |
| Planned Classification:              | MODIFIED - MEDIUM |                                         |               |

#### DESIGN APPROVAL

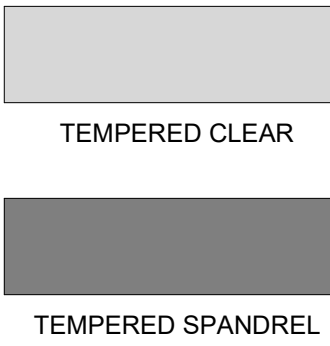
|                              |                             |                             |                             |
|------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> SUB | <input type="checkbox"/> SD | <input type="checkbox"/> DD | <input type="checkbox"/> CD |
|------------------------------|-----------------------------|-----------------------------|-----------------------------|

NOT APPROVED - REVISE AND RESUBMIT  
APPROVED AS NOTED - REVISE AND RESUBMIT  
APPROVED FOR DESIGN INTENT

INITIAL: DATE:

#### PROJECT NOTES

#### STOREFRONT FINISHES



SOUTHEAST - EXTERIOR ELEVATION

(WALL - 65%)  
(TRANSPARENT GLASS - 03%)  
(SPANDREL GLASS - 33%)  
(TOTAL OF CONDITIONED SPACE) 1188 SQ.FT.



NORTHEAST - EXTERIOR ELEVATION

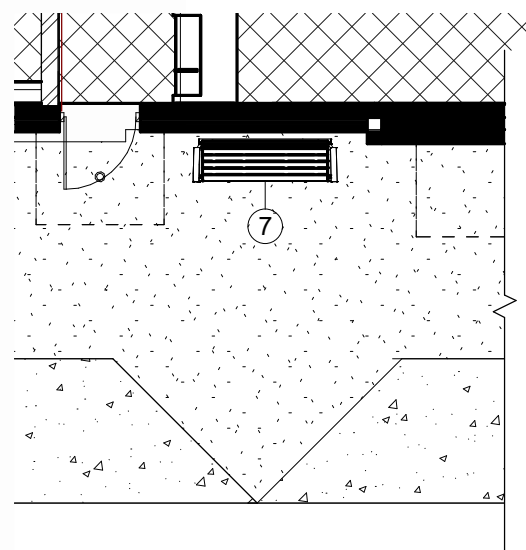
(WALL - 45%)  
(WINDOW FRAME - 55%)  
(TOTAL OF CONDITIONED SPACE) 453 SQ.FT.



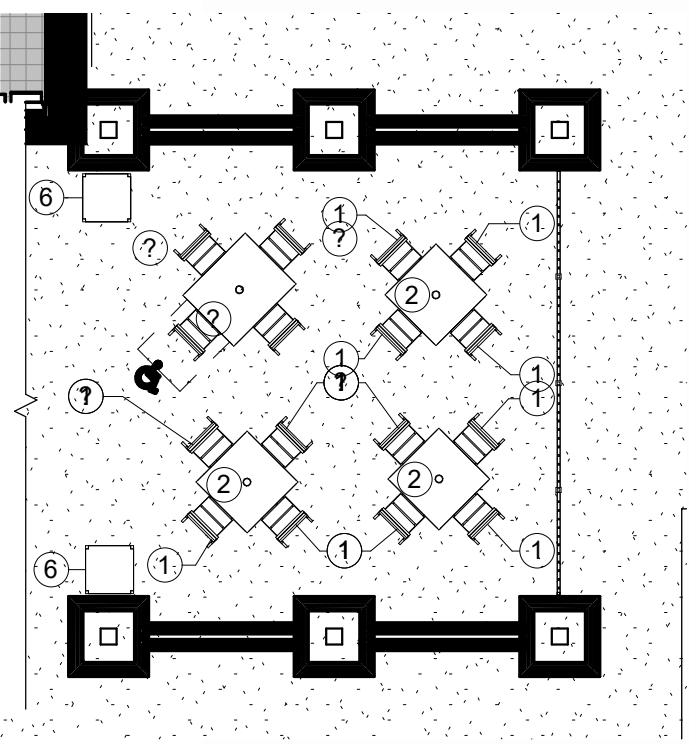
NORTHWEST - EXTERIOR ELEVATION



SOUTHWEST - EXTERIOR ELEVATION



DINING PATIO PLAN



#### PATIO SEATING SCHEDULE

| Mark | Type                          | Count | Manufacturer           | Model                      | Width | Depth | Height    | Material               | Finish                             |
|------|-------------------------------|-------|------------------------|----------------------------|-------|-------|-----------|------------------------|------------------------------------|
| 1    | Patio Chair                   | 16    | Benchmark Design Group | WENDOVER CHAIR             | 3'-0" | 3'-0" | 2'-5 1/4" | Aluminum - Dark Bronze | RAL 49/66220 (C34 Bronze One Coat) |
| 2    | Patio Table - 4 Top           | 3     | Benchmark Design Group | TAB3055-3636-AAL-WJ-UH-BDT | 3'-0" | 3'-0" | 2'-5 1/4" | Aluminum - Dark Bronze | RAL 49/66220 (C34 Bronze One Coat) |
| 3    | Patio Table - 4 Top - ADA     | 1     | Benchmark Design Group | TBL3056-3644-AL-UH         | 3'-8" | 3'-0" | 2'-5 1/4" | Aluminum - Dark Bronze | RAL 49/66220 (C34 Bronze One Coat) |
| 6    | PN - OUTSIDE TRASH RECEPTACLE | 2     | Benchmark Design Group | CFA-AL-2444                | 2'-0" | 2'-0" | 3'-11"    | Dark Bronze            | RAL 49/66220 (C34 Bronze One Coat) |
| 7    | ENTRANCE BENCH                | 1     | Benchmark Design Group | AUSTIN BENCH WITH SLATS    |       |       |           |                        |                                    |



PERSPECTIVE VIEW - PATIO



PERSPECTIVE VIEW

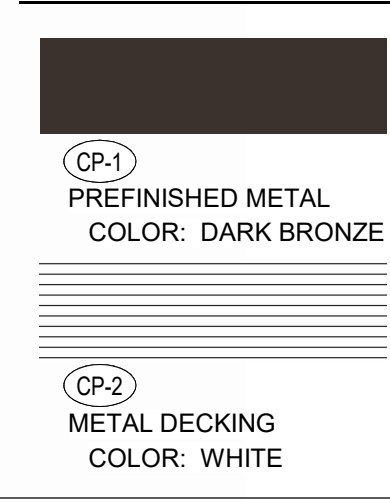


PERSPECTIVE VIEW

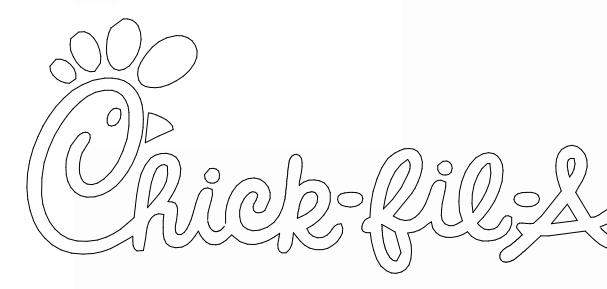
#### REF. ENCLOSURE FINISHES



#### OP CANOPY FINISHES



|                                             |             |
|---------------------------------------------|-------------|
| BUILDING FOOTPRINT<br>INSIDE FACE OF FINISH | CANOPY AREA |
| 4986 SF                                     | 1437 SF     |



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

Mark S. Salopek, LLC

701 W. Lakeside Ave., Apt. # 503  
Cleveland, OH 44115  
Phone 330.512.2112

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION,  
BID RELIANCE,  
RECORDING PURPOSES OR  
IMPLEMENTATION.

CHICK-FIL-A  
MT. DORA GROVES

US HWY 441  
MT. DORA, FL 32757

FSR#05600

BUILDING TYPE / SIZE: P14 LE BS  
RELEASE: 24.05

PRINTED FOR

ISSUED FOR PERMIT

REVISION SCHEDULE

NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2023223.55

DATE 09/06/24

DRAWN BY JRL

Information contained on this drawing and all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET DESIGN OVERVIEW - BRICK

SHEET NUMBER

X-900BNB



1. Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All landscape protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No storage, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. Graded Contractor is responsible for adding a minimum of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be heeded down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. Remove debris, gravel, rock, and media not suitable for planting from all areas. Remove all debris from all areas. All areas to be cleaned of debris and ensure proper drainage is achieved; complete water perk test. Add planting mix to achieve desired soil elevation; refer to landscape

specifications and landscape install detail.

Prior to beginning work, the Landscape Contractor shall inspect the general site conditions, approved elevations, utility locations, and existing vegetation to be removed. The Landscape Contractor shall observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

Any deviations from the approved set of plans are to be approved by the Landscape Architect.

Landscape shall be installed in conformance with ANSI Z60.1, the "American Standard for Nursery Stock" and the accepted standards of the American Society of Landscape Architects.

Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all roots and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.

Soil to be tested to determine fertilizer and lime requirements prior to laying out.

Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Add annual and perennial beds with 2-3 inch depth of mixti nuggets.

All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of red or red (fine double shredded hardwood mulch), or as otherwise approved by Owners Rep.

Planting holes to be dug a minimum of twice the width of the root ball, for

both shrub and tree. Set plant material 2'-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.

• **Planting:** Plant material should be kept moist (or arrive on site) and be immediately rooted, and watered thoroughly immediately after planting. Edge of soil at planting beds are to be "V" trenched; see Landscape Details.

• **Watering:** Any existing grass disturbed during construction to be fully repaired, reseeded, and watered. All tree marks and indentions to be removed. Water thoroughly twice in first 24 hours and apply much immediately. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth by the end of the guarantee period. The Landscape Contractor shall be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.

• **Planting:** Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor health, shall be removed and replaced with a new plant of the same or similar size and type. See Landscape Specifications for warranty requirements/expectations.

• **Irrigation:** Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. Irrigation as-built shall be provided to the owners rep within 24 hours of irrigation install completion. See Landscape Specifications for details shown in the planting detail and as per the Landscape Specifications.

• **Removal:** Remove stumps and guying from all trees after one year from planting.

#### A. SITE DENSITY

Ornamental trees: 2" Cal, 8' Hgt  
 Palms: 4' CT; (2) palms per (1) canopy or ornamental tree  
 Medjool and other large palms shall count as (1) canopy or ornamental tree  
 Shrubs: 3 Gal

|    |                                                        |   |                            |
|----|--------------------------------------------------------|---|----------------------------|
| 1. | 50% min of the required plants shall be native species | = | 74 native trees required   |
|    | Trees: 148 trees x 50%                                 | = | 388 native shrubs required |
|    | Shrubs: 775 shrubs x 50%                               | = | 49 max of any tree genus   |
| 2. | 33% max of any tree genus                              | = | 17,400 SF of sod allowed   |
| 3. | 60% max SF of sod                                      |   |                            |

**PROVIDED**

|    |                                                                                                            |   |                            |
|----|------------------------------------------------------------------------------------------------------------|---|----------------------------|
| 1. | White fringe tree, Emily Bruner holly, magnolia, black gum, slash pine, live oak, bald cypress, winged elm | = | 110 native trees provided  |
|    | Dwarf yaupon, muhly grass, waxmyleaf, fakahatchee grass, dwarf velder's viburnum, coonite                  | = | 632 native shrubs provided |
| 2. | See Plant Schedule for tree genus                                                                          |   |                            |
| 3. | SF of sod                                                                                                  | = | 8,410 SF of sod provided   |

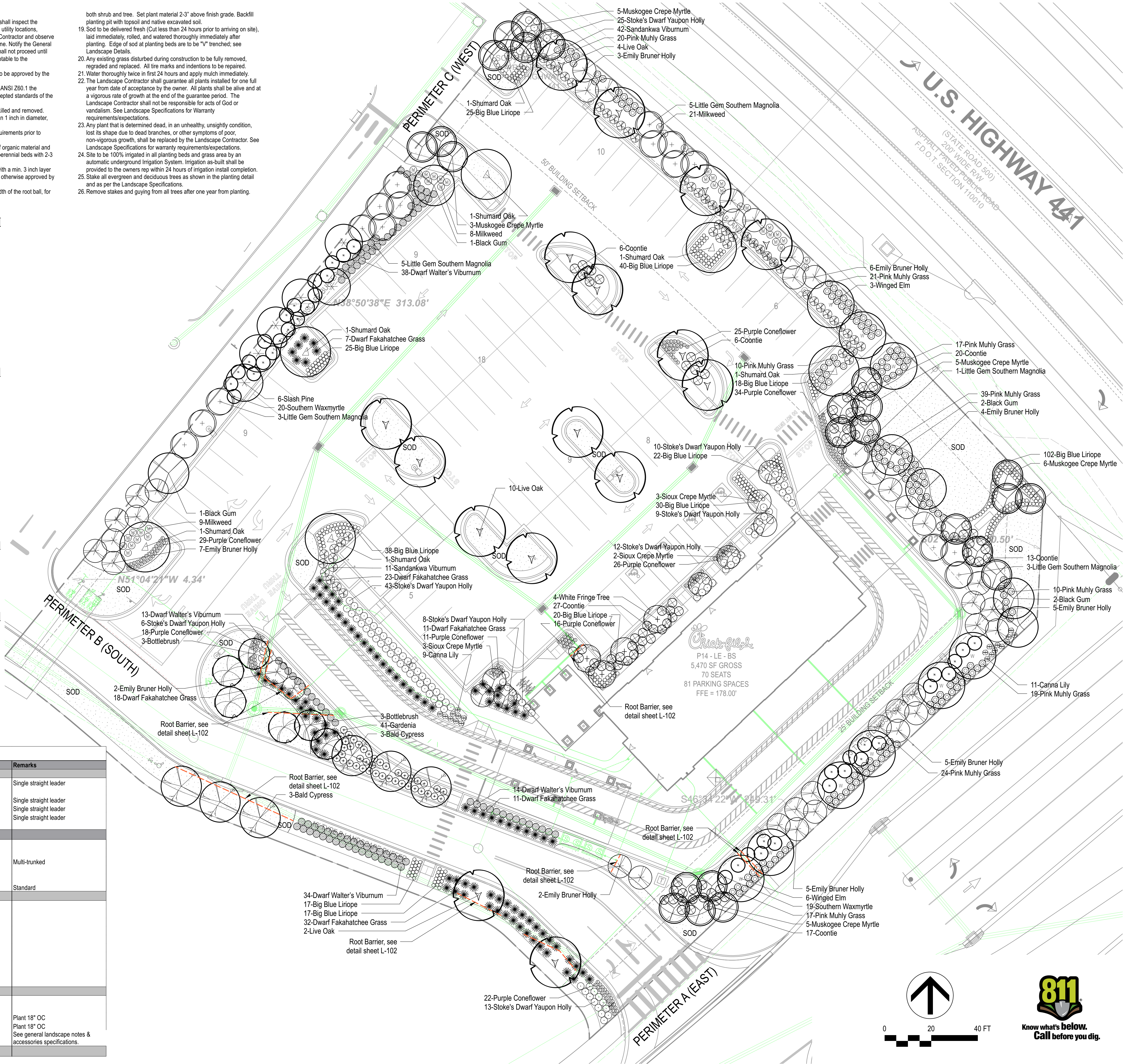
| REQUIRED        | DESCRIPTION                                                                                                        | QUANTITY | REMARKS                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------|----------|------------------------------|
| 1.              | Type B buffer: 15' width, 13 canopy trees, (10) understory trees, and shrubbery or hedge to provide visual screen  |          |                              |
|                 | US Highway 441: 308 LF / 100 LF x 3 canopy trees                                                                   | =        | 9 canopy trees required      |
|                 | 308 LF / 100 LF x 10 ornamental trees                                                                              | =        | 30 ornamental trees required |
|                 | Perimeter A (east): 314 LF / 100 LF x 3 canopy tree                                                                | =        | 9 canopy trees required      |
|                 | 314 LF / 100 LF x 10 ornamental trees tree                                                                         | =        | 30 ornamental trees required |
| 2.              | Type A* buffer: 10' width, (3) canopy trees, (5) understory trees, and shrubbery or hedge to provide visual screen |          |                              |
|                 | Perimeter B (south): (297 LF - 42 LF of driveway) / 100 LF x 3 canopy tree                                         | =        | 7 canopy trees required      |
|                 | (297 LF - 42 LF of driveway) / 100 LF x 5 ornamental trees tree                                                    | =        | 12 ornamental trees required |
|                 | Perimeter C (west): (313 LF - 26 LF of driveway) / 100 LF x 3 canopy tree                                          | =        | 8 canopy trees required      |
|                 | (313 LF - 26 LF of driveway) / 100 LF x 5 ornamental trees tree                                                    | =        | 14 ornamental trees required |
| <b>PROVIDED</b> |                                                                                                                    |          |                              |
| 1.              | US Highway 441: 2 black gum, 4 live oak, 3 winged elm                                                              | =        | 9 canopy trees provided      |
|                 | 13 Emily Bruner holly, 3 muskogee crape myrtle, 9 magnolia                                                         |          |                              |
|                 | Perimeter A (east): 2 black gum, 1 live oak, 6 winged elm                                                          | =        | 30 ornamental trees provided |
|                 | 17 Emily Bruner holly, 13 muskogee crape myrtle                                                                    | =        | 9 canopy trees provided      |
| 2.              | Perimeter B (south): 1 live oak, 6 bald cypress                                                                    | =        | 30 ornamental trees provided |
|                 | 6 bottlebrush, 6 Emily Bruner holly                                                                                | =        | 7 canopy trees provided      |
|                 | Perimeter C (west): 2 black gum, 6 slash pine                                                                      | =        | 12 ornamental trees provided |
|                 | 3 Emily Bruner holly, 3 muskogee crape myrtle, 8 magnolia                                                          | =        | 8 canopy trees provided      |
|                 |                                                                                                                    | =        | 14 ornamental trees provided |

|                 |                                                                                                                                                                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUIRED</b> | 1. 50% min of the required interior parking trees shall be live oaks = 10 live oaks required<br>2. Single-row terminal landscape islands shall contain at least (1) canopy tree<br>Double-row terminal landscape islands shall contain at least (2) canopy tree |
| <b>PROVIDED</b> | 1. 10 live oak, 7 shumard oak = 17 trees provided<br>2. See plan for canopy trees in landscape islands                                                                                                                                                          |

|                 |    |                                                                                                   |   |                                   |
|-----------------|----|---------------------------------------------------------------------------------------------------|---|-----------------------------------|
| <b>REQUIRED</b> | 1. | 405 SF of landscape area around building perimeter, 3 min width, within 20' of the building walls | = | 405 SF of landscape area required |
|                 |    | 336 SF of perimeter x 3' x 3' min width                                                           | = | 4 canopy trees required           |
|                 |    | or (3) ornamental trees per 100 SF                                                                | = | 12 ornamental trees required      |
|                 |    | 28 canopy trees per 100 SF                                                                        | = | 114 shrubs required               |
|                 |    |                                                                                                   |   |                                   |
| <b>PROVIDED</b> | 1. | SF of building foundation                                                                         | = | 915 SF of landscape area provided |
|                 |    | 4 white fringe tree, 8 crepe myrtle                                                               | = | 12 ornamental trees provided      |
|                 |    | 31 dwarf yaupon, 11 fakahatchee, 27 coonile                                                       | = | 69 shrubs provided                |
|                 |    |                                                                                                   |   |                                   |

**NOTE:**  
**ALL PLANTS SHALL BE FLORIDA GRADE #1.**

| PLANT SCHEDULE                           |       |                                       |                              |                        |        |                                                           |
|------------------------------------------|-------|---------------------------------------|------------------------------|------------------------|--------|-----------------------------------------------------------|
| Symbol                                   | Qty   | Botanical Name (Canopy Trees)         | Common Name                  | Scheduled Size         | Native | Remarks                                                   |
| <b>Trees</b>                             |       |                                       |                              |                        |        |                                                           |
| ☉                                        | 6     | Nyssa sylvatica                       | Black Gum                    | 2.5' Cal; 12' Hgt      | Native | Single straight leader                                    |
| ☉                                        | 6     | Pinus elliotii                        | Slash Pine                   | 2.5' Cal; 12' Hgt      | Native |                                                           |
| ☉                                        | 7     | Quercus shumardii                     | Shumard Oak                  | 2.5' Cal; 12' Hgt      | Native | Single straight leader                                    |
| ☉                                        | 16    | Quercus virginiana                    | Live Oak                     | 2.5' Cal; 12' Hgt      | Native | Single straight leader                                    |
| ☉                                        | 6     | Taxodium distichum                    | Bald Cypress                 | 2.5' Cal; 12' Hgt      | Native | Single straight leader                                    |
| ☉                                        | 9     | Ulmus alata                           | Winged Elm                   | 2.5' Cal; 12' Hgt      | Native |                                                           |
| <b>Botanical Name (Ornamental Trees)</b> |       |                                       |                              |                        |        |                                                           |
| ☉                                        | 4     | Chionanthus virginicus                | White Fringe Tree            | 8' Hgt                 | Native |                                                           |
| ☉                                        | 6     | Callistemon 'Red Cluster'             | Bottlebrush                  | 8' Hgt                 |        |                                                           |
| ☉                                        | 8     | Lagerstroemia indica x faueri 'Sioux' | Sioux Crepe Myrtle           | 8' Hgt                 |        | Multi-trunked                                             |
| ☉                                        | 39    | Ilex x Emily Bruner                   | Emily Bruner Holly           | 8' Hgt                 | Native |                                                           |
| ☉                                        | 17    | Magnolia grandiflora 'Little Gem'     | Little Gem Southern Magnolia | 8' Hgt                 | Native |                                                           |
| ☉                                        | 24    | Lagerstroemia indica 'Muskogee'       | Muskogee Crepe Myrtle        | 2" Cal; 8' Hgt, 4' Spr |        | Standard                                                  |
| <b>Shrubs</b>                            |       |                                       |                              |                        |        |                                                           |
| ☉                                        | 38    | Asclepias spp                         | Milkweed                     | 1 Gal                  |        |                                                           |
| ☉                                        | 11    | Canna generalis 'Purple Passion'      | Canna Lily                   | 3 Gal                  |        |                                                           |
| ☉                                        | 41    | Gardenia jasminoides 'Miami Supreme'  | Gardenia                     | 3 Gal                  |        |                                                           |
| ☉                                        | 126   | Ilex vomitoria 'Stokes Dwarf'         | Stoke's Dwarf Yaupon Holly   | 3 Gal                  | Native |                                                           |
| ☉                                        | 177   | Muhlenbergia capillaris               | Pink Muhly Grass             | 3 Gal                  | Native |                                                           |
| ☉                                        | 39    | Myrica cerifera                       | Southern Waxmyrtle           | 3 Gal                  | Native |                                                           |
| ☉                                        | 102   | Tripsacum floridana                   | Dwarf Fakahatchee Grass      | 3 Gal                  |        |                                                           |
| ☉                                        | 99    | Viburnum obovatum 'Schillers Dwarf'   | Dwarf Walter's Viburnum      | 3 Gal                  | Native |                                                           |
| ☉                                        | 53    | Viburnum suspensum                    | Sandankwa Viburnum           | 3 Gal                  |        |                                                           |
| ☉                                        | 89    | Zamia pumila                          | Cootlie                      | 3 Gal                  | Native |                                                           |
| <b>Groundcovers</b>                      |       |                                       |                              |                        |        |                                                           |
| ☉                                        | 38    | Asclepias spp                         | Milkweed                     | 1 Gal                  |        |                                                           |
| ☉                                        | 20    | Canna generalis 'Purple Passion'      | Canna Lily                   | 3 Gal                  |        |                                                           |
| ☉                                        | 181   | Echinacea purpurea                    | Purple Coneflower            | 1 Gal                  |        | Plant 18" OC                                              |
| ☉                                        | 354   | Liriope muscari 'Big Blue'            | Big Blue Liriope             | 1 Gal                  |        | Plant 18" OC                                              |
|                                          | 8,410 | Cynodon dactylon                      | Hybrid Bermuda Grass         | SF; Sod                |        | See general landscape notes & accessories specifications. |
| <b>Other</b>                             |       |                                       |                              |                        |        |                                                           |



**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



51 old canton street  
alpharetta, ga 30009  
770.442.8171

# CHICK-FIL-A

# MT DORA GROVES

US HWY 441  
MT DORA, FL 32757

**FSU# 05600**

| <b>REVISION SCHEDULE</b> |             |           |                    |
|--------------------------|-------------|-----------|--------------------|
| <b>NO.</b>               | <b>DATE</b> | <b>BY</b> | <b>DESCRIPTION</b> |
| 1                        | 8/14/24     |           | LANDSCAPE COMMENTS |
| 2                        | 10/10/24    |           | LANDSCAPE COMMENTS |
| 3                        | 11/27/24    |           | LANDSCAPE COMMENTS |

|               |         |
|---------------|---------|
| MLD PROJECT # | 202413  |
| PRINTED FOR   | PERMIT  |
| DATE          | 6/13/24 |
| DRAWN BY      | KCN     |

Information contained on this drawing and in all digital files produced for above named project may not be reproduced any manner without express written or verbal consent from authorized project representatives.

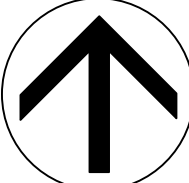
## Landscape Plan

SHEET NUMBER

# L-101



**Know what's below.**  
**Call** before you dig



A horizontal scale bar with three segments. The first segment is labeled '0', the second '20', and the third '40 FT'.





# CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: [Planning@cityofmoundora.com](mailto:Planning@cityofmoundora.com)

**DATE:** December 18, 2024

**TO:** Planning and Zoning Commission

**FROM:** Development Review Committee  
Ryan Winkler, AICP, Senior Planner

**RE:** **Request for Site Plan;** Freddy's Frozen Custard and Steakburgers (Project Name); 2495 Eudora Road, Mount Dora (Site Address); South of US Highway 441 and west of Eudora Road and (Location); Barbara White, Eudora Road LLC (Owner); Barbara White, Eudora Road LLC (Applicant); Santos "Sam" Medina III, Sloan Engineering Group, Inc. (Engineer); Laura M. Duplain, PLA, Halff (Landscape Architect); Dan Wilson, A.I.A, GLMV Architecture, Inc. (Architect).  
**Project No. SP23-08**

## **SUMMARY OF RECOMMENDATION:**

Staff recommends approval of the above-referenced request, subject to DRC and engineering comments.

## **REFERENCES/SUPPORT:**

Land Development Code Section 5.1, Site Plan Regulations

Land Development Code Section 6.1, Design Standards

## **SITE SUMMARY:**

|                           |                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------|
| Parcel ID:                | 23-19-26-0004-000-10700                                                                 |
| Alternate Key:            | 3618921                                                                                 |
| Existing Use:             | Vacant                                                                                  |
| Proposed Use:             | Freddy's Frozen Custard and Steakburgers<br>Quick Service Restaurant with Drive-through |
| Future Land Use:          | Commercial                                                                              |
| Zoning:                   | C-3 Highway Commercial                                                                  |
| Overlay Zones:            | None                                                                                    |
| Max. Building Height:     | 65 feet                                                                                 |
| Proposed Building Height: | 23'-9" feet (parapet wall features)                                                     |
| Proposed Building Size:   | 2,776 square feet                                                                       |
| Site Area:                | 0.83 acres (36,323 square feet)                                                         |
| Maximum ISR:              | 65%                                                                                     |
| Proposed ISR:             | 63.74%                                                                                  |
| Maximum FAR:              | 0.35                                                                                    |
| Proposed FAR:             | 0.076                                                                                   |



---

**Surrounding Property Table:**

| <b>Direction</b> | <b>City/County</b> | <b>FLU</b> | <b>Zoning</b> | <b>Existing Use(s)</b>                           |
|------------------|--------------------|------------|---------------|--------------------------------------------------|
| North            | City               | Commercial | PUD           | 7-11 Convenience Store and Fuel Pumps            |
| South            | City               | Commercial | C-3           | Tri-Cities Shopping Plaza Access and Parking Lot |
| East             | City               | Commercial | C-3           | Eudora Road ROW /First National Bank             |
| West             | City               | Commercial | C-3           | Ross Shopping Plaza and Parking Lot              |

**ANALYSIS:**

The Applicant proposes to develop a parcel within the Tri-Cities Shopping Plaza for a restaurant and drive-through use. The attached Site Plan shows the proposed layout for the quick service restaurant with a drive-thru facility and outdoor dining patio. The Site Plan includes the proposed drainage, access, parking, solid waste collection, and landscaping improvements. To demonstrate consistency with the City’s commercial architectural and site design requirements, colored elevations were provided with selected design elements called-out.

**Parking and Loading Spaces**

Parking space ratios are based on one space per four (4) seats plus one (1) space for each employee on the largest shift. A total of twenty-six (26) spaces, including two (2) handicap spaces, are proposed on-site. The Code requires a minimum of twenty-six (26) parking spaces provided the proposed development.

Bicycle parking will be provided on-site using the City’s standard U-Shaped bike rack. The site plan shows a bike rack to park at least two (2) bikes will be installed to meet the Code minimum.

**Access**

Ingress/egress includes access to the existing stub-outs from the property to the north and the parking lot from the south to provide cross-access without creating a new connection to Eudora Road. A cross-access easement Additional cross access to the existing shopping center adjacent to the west along with a future connection point to the south. A cross-access easement is recorded in OR BK 0934 PG 1079 for the Tri-Cities shopping plaza.

A new pedestrian access will be created through the installation of a five foot (5’) sidewalk connection to the existing sidewalk along Eudora Road.

**Drainage**

Stormwater management has been designed to be captured onsite with proposed swale stormwater retention system and underground retention chamber below the parking/access aisle.

**Water and Sewer**

Potable Water and Sewer utilities will be provided by the City of Mount Dora. The proposed development will connect to Wastewater Treatment Plant #1.

**Landscaping**

A Landscape Plan was provided for the proposed development and provides landscape buffers along property lines, parking lot trees, and additional building perimeter landscaping. The Code requires trees removed for construction shall either be relocated on-site or replanted inch for



inch. The Landscape Plan proposes to remove nine (9) trees, and proposes to replant nineteen (19) canopy trees on-site. No tree-bank contribution is requested.

The site plan review application has been reviewed by the Development Review Committee, and review comments were provided to the Applicant on September 10, 2024. The Applicant has submitted a response to comments demonstrating the site plan is consistent with the requested information from the Development Review Committee and engineering consultants. Staff recommends approval of the site plan application subject to meeting outstanding DRC and engineering comments.

**STAFF DETERMINATION:**

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

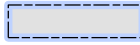
**ATTACHMENTS:**

Vicinity Map  
Applicant Response to Comments (*dated November 20, 2024*)  
Application  
Traffic Study  
Elevations  
Site Plan  
Landscaping Plan



# VICINITY MAP

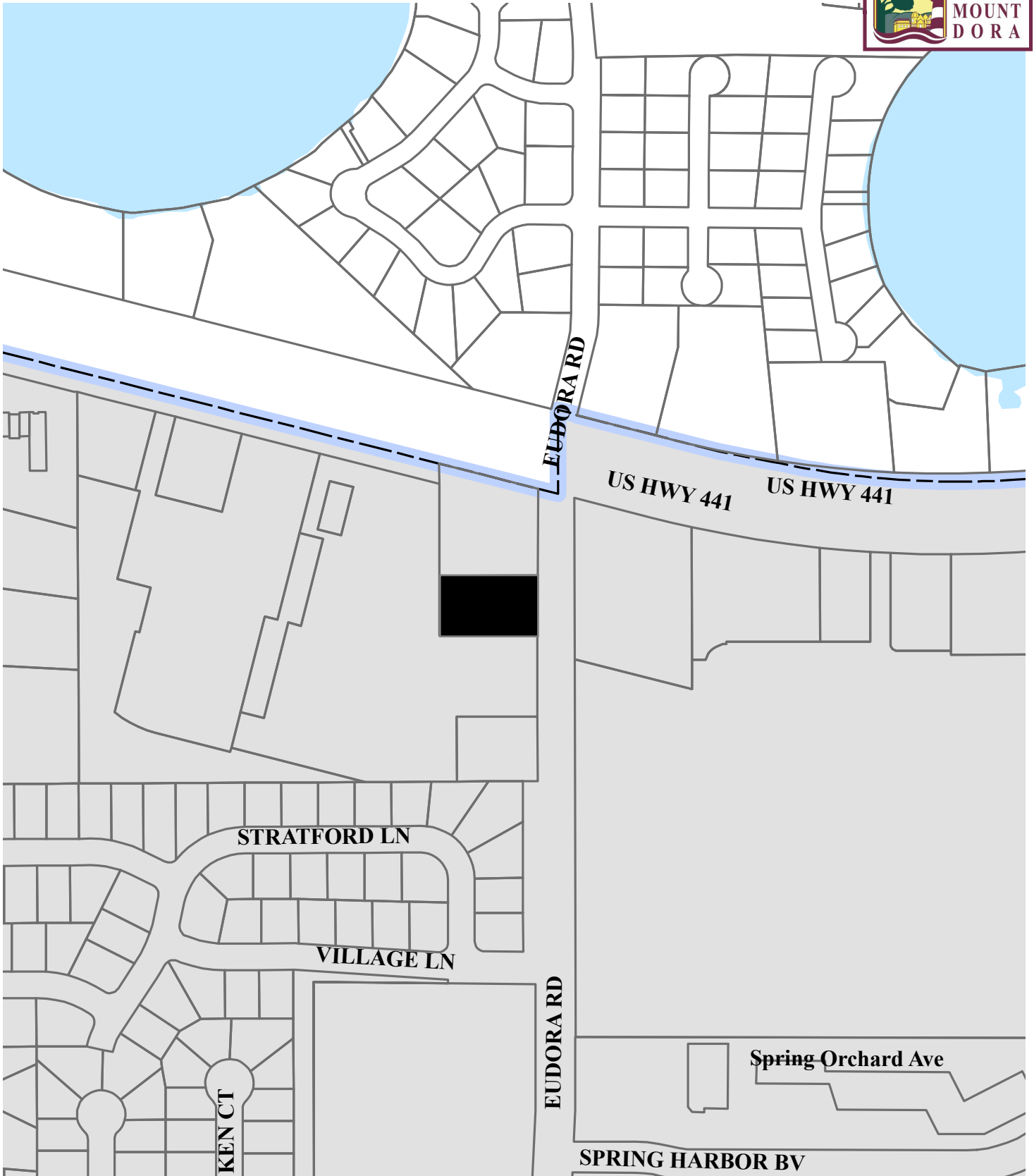
## Legend

-  City Limits
-  Subject Property

N



N.T.S.



Date: 12/9/2024

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



November 20, 2024

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

**RE: Freddy's Frozen Custard and Steakburgers  
Site Plan SP23-08  
SEG Project 2575-1**

To whom it may concern,

This is in response to your request for additional information

**Reviewed by: Landscaping Review - Planning and Zoning**

Comments provided by Michele Janiszewski, janiszewskim@mountdora.gov

**Comment 1:** Plan Sheet LM100 indicates that 23 replacement trees will be mitigated on site and refers to Plan Sheet LP502; Plan Sheet LP502 was not included with the landscaping plans. Please revise the Landscape Plan to depict where the removed trees will be mitigated.

**Response 1: Updated reference on plan sheet LM100 to LP501 for mitigated replacement trees. Landscape plan (LP100) has been updated and depicts replacement tree locations for mitigation.**

**Comment 2:** LDC Section 6.6.3 (7) requires landscape breaks in parking lots shall be a minimum of ten feet by 20 feet. The site plan shows 9' x 20' landscape islands; revise accordingly.

**Response 2: All landscape islands now meet the 10' x 20' minimum dimensions. See the revised Site Plan, sheet C300.**

**Comment 3:** Pursuant to LDC Section 6.6.7 (1) (f), in cases where there are no opportunities to replace tree inches on site for tree inches proposed for removal, the owner may make a tree bank contribution in the amount equal to the retail price of a canopy type specimen tree for the remaining tree replacement inches. Tree bank contributions shall be used for the purpose of planting trees throughout the city at the sole discretion of the city. Replacement retail cost shall be based on a Live Oak (Quercus Virginiana) sized minimum three and one-half inches, eight to ten feet in height, and Florida Number one grade or better. Payment of tree bank funds must be made prior to issuance of arbor permit (when required), site development permit or as authorized by the city, or as specified by the city. The City has accepted \$450 as an acceptable amount for a live oak meeting the code requirements provided above.

**Response 3: Landscape plan (LP100) has been updated and depicts replacement tree locations for mitigation.**

**Comment 4:** Ensure the city's tree protection standards are followed for the trees along the boundaries which may be adversely impacted when the site is developed.





**Response 4:** Per coordination with City staff and Halff, the appropriate tree protection is now being provided. Refer to the Tree Protection Site/Grading Plan, sheet C402, which shows the limits of tree protection over the proposed improvements. As coordinated with Halff, at the time of Site Development Permit, a certified arborist report will be provided to verify the condition of trees proposed for removal.

Comment 5: Update the irrigation plan to include the area which will be irrigated.

**Response 5:** Irrigation plans have been updated to include all areas that will be irrigated.

Comment 6: Update the irrigation plans to be compliant with Mount Dora in lieu of Lake County.

**Response 6:** Irrigation plans have been updated to be compliant with City of Mount Dora.

Comment 7: LDC Section 6.13.3 (11) (b), outparcels that are adjacent to each other shall have vehicular connection between their respective parking lots and interconnected pedestrian walkways. Ensure the site plan complies with this requirement.

**Response 7:** As coordinated with City staff, this is the last outparcel and there are no opportunities to connect pedestrian walkways adjacent to the project as they have not been provided throughout the other outparcels.

**Reviewed by: Architectural Design - Planning and Zoning**

Comments provided by Michele Janiszewski, [janiszewskim@mountdora.gov](mailto:janiszewskim@mountdora.gov)

Comment 1: LDC Section 6.13.3 (1)(b)(3), requires buildings less than 5,000 square feet in size to have the facades facing a public street to have either windows comprising a minimum of 25 percent of the affected façade; or a projected covered public entry with a minimum of 20 percent of the wall space devoted to windows. Revise the elevations to ensure the western elevation is compliant with this provision.

**Response 1:** As coordinated with City staff, the western elevation faces an internal private drive aisle, and this criterion is not required. The eastern elevation meets this criterion. See sheet CP-300 which shows the eastern elevation with 27.1%.

Comment 2: LDC Section 6.3.13 (1)(i)(1), requires all commercial buildings to have a minimum of four of the following building design treatments: a. Canopies or porticos, integrated with the buildings massing and style; b. Overhangs, minimum of three feet; c. Arcades, minimum of eight feet for buildings of 20,000 square feet of gross building area or more, and six feet for all other buildings, clear in width; d. Sculptured artwork; e. Raised cornice or building banding with a minimum of two reliefs; f. Peaked roof forms; g. Arches; h. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design; i. Clock bell towers or other such roof treatment (e.g. dormers, belvederes, cupolas); j. Emphasized building base, minimum of three feet high and minimum projection from the wall of two inches; k. Additional roof articulation above the minimum standards, (see Section 6.13.3.2); l. or Metal or tile roof as the dominant roof material. Please indicate which elements are represented on the elevations.

**Response 2:** Sheet CP-300 has been revised to list out the design elements being provided which are in conformance with LDC Section 6.3.13 (1)(i)(1).



Comment 3: LDC Section 6.3.13 (1)(i)(2), requires all commercial sites to have at least one of the following site design elements: a. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet; b. Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60 percent of walkway area; c. Water element(s), a minimum of 150 square feet in area; or d. Two accent or specimen trees (in addition to the minimum required landscaping) along the front facade with a minimum diameter of four inches measured four feet above the ground and a minimum height of 18 feet at planting.

**Response 3: The Site Plan, sheet C300, has been revised to provide for stamped concrete over a minimum of 60% of the buildings' walkway area. A stamped concrete location detail and area calculations have been included on the revised Site plan.**

Comment 4: LDC Section 6.3.13 (2)(c)(1), requires parapets to be used to conceal roof top equipment and flat roofs. Ensure any roof top equipment is screened.

**Response 4: All roof top equipment is to be screened. Sheet CP-300 has been revised to show the locations of roof top equipment in hidden lines showing it will be behind the parapet.**

Comment 5: LDC Section 6.13.3 (6) requires service function areas, including but not limited to loading, storage, mechanical equipment, and solid waste disposal, to be fully screened from adjacent properties and road way corridors at ground and pedestrian level. Screening material and design shall be consistent with design treatment of the primary facades of the commercial building or project and the landscape plan. Ensure this requirement it met.

**Response 5: These requirements are being met at the dumpster enclosure which proposes materials to match the building. Also, the back of house of the building, access gates have been added to provide further screening. Refer to the Site Plan, sheet C300, and the Trash Enclosure Details, sheet C701.**

Comment 6: LDC Section 6.3.13 (8) requires that pedestrian ways, linkages and paths must 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 walkways shall be a minimum of five feet wide; must be consistent with the provisions of the Americans with Disabilities Act (ADA), the Accessibility Guidelines and the Florida Accessibility Code; and materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete.

**Response 6: As mentioned above, this is the last outparcel and there are no opportunities to connect pedestrian walkways adjacent to the project as they have not been provided throughout the other outparcels. An ADA accessible route is being provided from the building directly out to the existing sidewalk on Eudora Road. Refer to the Site Plan, sheet C300.**

**Reviewed by: Building Services – Fire Review**

Comments provided by John Abner, abnerj@cityofmoundora.com

Comment: Provide a plan sheet demonstrating that the site can accommodate Mount Dora Fire Trucks; the specifications are enclosed for your use and reference (MJ).



**Response:** Truck Turning Analysis plans have been provided on sheets C301 and C302 for both fire truck specifications.

**Reviewed by: Andrew Marsian, Utilities & Plant Operations Director**

**Comment 1:** Sheet C100-Under the Utility Service Providers, “Water” shows the City of Eustis as the provider. Revise as per the below:  
City of Mount Dora. Joshua Kramm 900 North Donnelly Street  
Mount Dora, Florida 32757 (352) 735-7151

**Response 1:** This has been revised as requested. See revised sheet C100.

**Comment 2:** Sheet C100 – Under the Utility Service Providers, “Wastewater” shows Paul Lahr, P.E. as the contact. Revise as per the below:  
City of Mount Dora. Joshua Kramm 900 North Donnelly Street  
Mount Dora, Florida 32757 (352) 735-7151

**Response 2:** This has been revised as requested. See revised sheet C100.

**Comment 3:** Sheet C100 – Under the Utility Service Providers, one of the listed communication contacts shows the City of Mount Dora with George Marek as the contact. The City of Mount Dora does not supply fiber or other communication services. Revise.

**Response 3:** The providers have been revised accordingly. See revised sheet C100.

**Comment 4:** Sheet C500 – “Enlarged View of Meter & Backflow Area”, incorrectly shows the City of Eustis Water Department in two (2) locations. Revise drawing to indicate the City of Mount Dora.

**Response 4:** This has been revised as requested. See revised sheet C500.

**Comment 5:** Sheet C500- “Enlarged View of Meter & Backflow Area”, shows a 1.5” Service feeding a 1” and a 1.5” meter. The service line needs to be larger than the sum of the meters. Revise drawing accordingly.

**Response 5:** The service line feeding the meters has been revised to 3”. See revised sheet C500.

**Comment 6:** Sheet C500- There are force mains running along the front of the property. Include the force mains and show any possible conflicts. Conflicts to include the City of Mount Dora and the 4” private line owned by Target.

**Response 6:** The force main fronting the property, as well as the 4” force main coming from Target have been shown on the plans. Please note that the Target force main crosses Eudora Road south of our proposed project utility connections. See revised sheet C500.

**Comment 7:** Sheet C500- The sanitary sewer line that is shown is connected to a private system. Confirm whether prior approval was received prior to the design.

**Response 7:** The property owner’s attorney has reviewed the existing easement agreements and per the Agreement of Restrictions and Cross-Easements, recorded in OR Bk 934 Pg 1074, the Shopping Center owner originally contemplated the extension of the sewer line to serve the subject site. See below excerpt...



7. Shopping Center covenants and agrees that, upon development of its abutting property, it will simultaneously, at Shopping Center's expense, install, or cause to be installed, a sanitary sewer line to the property line of property described on Exhibit "A", and that it shall, when development commences, grant to appropriate governmental authorities, or to Corner, utility easements in keeping with sound engineering practices, to enable Corner to have access to said sewer line. Any hook-up charges or meter costs or costs of extension for connection to the line installed, or caused to be installed, shall be at the sole cost and expense of Corner.

**A copy of this recorded agreement has been included with this response and it gives the project the ability to connect to the existing stubbed out sewer line.**

**Reviewed by: Planning and Zoning**

Comments provided by Michele Janiszewski, [janiszewskim@cityofmounddora.com](mailto:janiszewskim@cityofmounddora.com)

Comment 1: Once approved, the property will need to apply for a site development permit through Building Services prior to commencing development on the property. The site development permit will include the permitting and inspection of the landscaping, parking, stormwater management systems, site lighting, and other site improvements. The approved site plan will supplement the application for site development permit. Building permits for the building(s) and other development may not be issued until the site development permit is issued and no building(s) will be granted a certificate of occupancy until the site development permit is closed out.

**Response 1: Acknowledged.**

Comment 2: Please be advised, Light pole footers may not be exposed more than six inches above finish grade.

**Response 2: Acknowledged. A note has been added to the Lighting Plan, sheet C501, specifying this requirement.**

**Reviewed by: Building Services – Flood Review**

Comments provided by Ryan Morgan, [morganr@cityofmounddora.com](mailto:morganr@cityofmounddora.com)

Comment: Property is located within Floodzone X which is an area outside of the Special Flood Hazard Area (MJ).

**Response: Acknowledged**

**Reviewed by: Electric Utility**

Comments provided by Steve Langley, [langleys@cityofmounddora.com](mailto:langleys@cityofmounddora.com)

Comment: Subject property does not appear to be within the City of Mount Dora's service area for electricity. Progress Energy will be the electric provider (MJ).

**Response: Acknowledged.**

**Reviewed by: Allen C Lane, P.E., CPH, LLC**

Cover Sheet:

Comment 1: Callout the parcel number and site address on the cover sheet.



**Response 1: The parcel number and site address has now been added to the Cover Sheet. See revised sheet C100.**

Comment 2: The Utility Service providers calls out the City of Eustis Water Dept for potable water. The SJRWMD website shows that the site is located in the vicinity of a CUP belonging to the City of Mount Dora. Verify the relevant utility provider and revise the contact information as necessary. Water and sewer shall be from the City of Mount Dora.

**Response 2: The Utility Providers have been updated to correctly show Water/Wastewater being provided by the City of Mount Dora. See revised sheet C100.**

Sheet C101:

Comment 3: Change all general city/county references to the City of Mt. Dora.

**Response 3: These have been revised accordingly. See revised sheet C101.**

Comment 4: Revise the As-Built/Record Drawing note to specify the City of Mt. Dora rather than local government. Please add a note added indicating the As-builts need to be sent to the city of Mt. Dora for their approval in addition to the Engineer.

**Response 4: These notes have been revised/added as requested. See revised sheet C101.**

Comment 5: Revise the As-Built/Record Drawing note to specify the as-builts will be signed by a Florida licensed surveyor.

**Response 5: These notes have been revised as requested. See revised sheet C101.**

Comment 6: Note 2 in the Utility section of the As-Builts needs to be modified to include pipe length and inverts for the gravity mains with the other mentioned requirements.

**Response 6: This note has been revised as requested. See revised sheet C101.**

Comment 7: Note 6 in Utility section of the As-Builts needs to be modified to specify that the conflict crossings need to be shown on the as-builts.

**Response 7: This note has been revised as requested. See revised sheet C101.**

Comment 8: Drainage And Grading note 1 in the As-builts section needs to include grate elevation, weir invert, and top of weir elevation.

**Response 8: This note has been revised as requested. See revised sheet C101.**

Comment 9: Drainage and Grading note 4 - revise to reference the project and include sufficient spot elevations on all four corners of the ADA spaces to confirm the slopes. Also, the note on the plans references a residential development.

**Response 9: This note has been revised as requested. See revised sheet C101.**

Comment 10: Backfill and Compaction notes - need to have a specification reference to "T-99" and "T-180". These appear to be AASHTO references. Please verify on the plans.

**Response 10: The AASHTO reference has been incorporated into Note 8 of the Backfill and Compaction Notes. See revised sheet C101.**

Comment 11: Storm Pollution Protection note 12 - needs to have a sentence stating the site will need a tree removal permit from the city prior to any tree removal.

**Response 11: This note has been revised as requested. See revised sheet C101.**



Comment 12: Storm Pollution note 13 - needs to be revised to state "No burning is allowed on site"  
**Response 12: This note has been revised as requested. See revised sheet C101.**

Comment 13: Storm Pollution note 17 - references discharging dewatering into a settling area inside the nearest stormwater pond. This note needs to be revised to identify a location on site for dewatering discharge (there are no surface storm water ponds onsite).

**Response 13: A dewatering settling area has been identified on sheet C200 at the location to receive discharge from the underground exfiltration system. Note 17 has been revised accordingly. See revised sheet C101.**

Comment 14: Sequence of Activities Note 3 - needs to specify that the third task completed will be rough grading of the pond. There is no proposed pond. Revise this note to be specific to the site's underground exfiltration system.

**Response 14: This note has been revised as requested. See revised sheet C101.**

Comment 15: Sequence of Activities Note 5 - note specifies the storm sewer conveyance system will be installed fifth with utilities and buildings. Since the site's drainage system requires the storm sewer to carry drainage to the underground exfiltration system, we expect the storm sewer will need to be installed along with the underground exfiltration system. Revise the notes as necessary.

**Response 15: This note has been revised as requested. See revised sheet C101.**

Comment 16: Backfill, Compaction, and Inspection note 11 - needs revised to specify that the City of Mount Dora may determine if more compaction tests are required.

**Response 16: This note has been revised as requested. See revised sheet C101.**

Comment 17: Backfill, Compaction, and Inspection note 12 - needs to specify that the video will need to go to both the City of Mount Dora and the Engineer of Record.

**Response 17: This note has been revised as requested. See revised sheet C101.**

Comment 18: Stormwater Pollution Prevention note 15 - needs to specify Ponds and Basin Control will be constructed first. This note needs to be revised to reflect this projects' underground exfiltration system.

**Response 18: This note has been revised as requested. See revised sheet C101.**

Comment 19: Maintenance Plan note 4 - may be removed since there is no pond being proposed in this project.

**Response 19: This note has been removed and these notes have been renumbered. See revised sheet C101.**

Comment 20: Paving Operation note 3 - needs to specify that the tests/designs/deviations need to be sent to both the Engineer and the City of Mount Dora.

**Response 20: This note has been revised as requested. See revised sheet C101.**

Comment 21: The General Site Notes repeat some numbering. Please renumber the General Site Notes.

**Response 21: These notes have been renumbered accordingly. See revised sheet C101.**



Comment 22: General Site Notes - note 2 needs to specify that the City of Mount Dora and the Engineer need to be notified of any deviations from the civil plans.

**Response 22: This note has been revised as requested. See revised sheet C101.**

Comment 23: General Notes - note 36 – this note references the home owners association. Is this applicable?

**Response 23: This note has been corrected to identify the Property Owner as the maintenance entity. See revised sheet C101.**

Comment 24: General Site Notes - note 8 needs to also specify crosswalks.

**Response 24: This note has been revised as requested. See revised sheet C101. Note that the appropriate crosswalks/handicap ramps are to be as shown on the Site Plan, C300.**

Comment 25: General Site Notes - note 12 may be removed as there is no wet pond proposed.

**Response 25: This note has been removed and these notes have been renumbered. See revised sheet C101.**

Comment 26: General Site Notes - note 16 needs to be modified to specify that both the City of Mount Dora and relevant law enforcement agency need to be contacted and given at least two business days of notice for road or lane closures.

**Response 26: This note has been revised as requested and is now Note #15. See revised sheet C101.**

Comment 27: Land Development Standards - note 2 needs to be revised to include that the City of Mount Dora is the entity that may grant variances from the plans and specifications. Also, the initials "AJH" are out of order. Shouldn't this be AHJ?

**Response 27: AHJ references have been replaced with City of Mount Dora. See revised sheet C101.**

Comment 28: Land Development Standards - note 4 needs to be modified to reference the City of Mount Dora's Planning and Development Division.

**Response 28: This note has been revised as requested. See revised sheet C101.**

Comment 29: Land Development Standards - note 5 needs to be revised to state "...drawings shall be submitted to the EOR for review and approval. Once reviewed, EOR is to submit record drawings to the City for final review and approval."

**Response 29: This note has been revised as requested. See revised sheet C101.**

Comment 30: Land Development Standards - note 6 needs to be revised to state that "all MOT plans are to be submitted to the city for review and approval."

**Response 30: This note has been revised as requested. See revised sheet C101.**

Comment 31: General Potable Water and Sanitary Sewer Note – note 1 needs to be revised to mention sunshine 811 rather than sunshine one and to call two full business days in advance.

**Response 31: This note has been revised as requested. See revised sheet C101.**



Comment 32: General Potable Water and Sanitary Sewer Note – note 6 needs to be revised to include all valve, service, and bend locations. Add a note stating record drawings shall be sent to the city of Mount Dora for Review.

**Response 32: This note has been revised as requested. See revised sheet C101.**

Comment 33: General Potable Water and Sanitary Sewer Note - note 14 needs to be revised to specify that shop drawings must be provided to the city of Mount Dora for all utilities connecting to offsite utilities owned by the City of Mount Dora.

**Response 33: This note has been revised as requested. See revised sheet C101.**

Sheet C200:

Comment 34: The Silt Fence Callout on the Western side of the site and the Tree Barrier callout on the Northern side point to the same line. Revise as necessary so that they point to different lines. One leader in the northwest corner is not pointing to either line.

**Response 34: These line leaders have been revised accordingly. See revised sheet C200.**

Comment 35: The Port-o-Lets, Double Wall Fuel Tank, Washdown Site, Construction Dumpster, and Construction Entrance refer to the wrong note numbers. Revise as necessary.

**Response 35: These note number references have been removed and replaced with a note to reference the Stormwater Pollution Prevention Notes. See revised sheet C200.**

Comment 36: According to the legend found on sheet C101, the linework above the silt fence on the North side of the site is a fence. The tree barrier callout contradicts the legend. Please clarify and revise as necessary.

**Response 36: The legend on sheet C101 has been revised to match the Tree Protection line type used throughout the plans.**

Sheet C300:

Comment 37: Is there adequate space provided for vehicles when the drive through gets backed up, people parked for dine-in are leaving, and cars looking for parking are circling the building in the By-pass Lane, specifically at the intersection directly to the Northeast of the restaurant? It currently appears as if the Drive Through will block the cars parked directly North of the building. Is this the typical layout for the restaurant?

**Response 37: This is a typical layout for drive through restaurants. The owner has developed multiple Freddy's locations and at the grand opening is the only time where they typically see parking at capacity. Once the site opens and patrons become familiar with the traffic/parking pattern, the Owner does not anticipate issues with traffic backup.**

Comment 38: It does not appear that there will be enough space for vehicles to drive through the By-pass Lane when the Dumpster Enclosure is open. Please verify and revise as necessary so that the Bypass Lane may remain operational at all times.

**Response 38: The dumpster has been shifted west so that there is a 12' minimum width when the dumpster enclosure gates are open. See revised Site Plan, sheet C300.**

Comment 39: What is Trench Curb? Is this a vertical curb that is 6 inches above pavement?



**Response 39: Yes, this is a vertical curb that is 6" above pavement. The curb details are provided on the Site Details sheet, sheet C700.**

Sheet C400:

Comment 40: Drainage Structure S-103 has an invert in of 98.20 and an invert out of 98.10. The sump invert is higher than the pipes. Revise as necessary.

**Response 40: The sump invert has been corrected so that it is 1' lower than the lowest pipe invert. See revised sheet C400.**

Comment 41: The isometric view of the parking area and outfall structure is shown. The top of the gravity wall is the same elevation as the structure top. What is the elevation in the corner of the parking lot? We do not see pavement elevations in this area.

**Response 41: The top of the gravity wall is higher than the top of structure CS-100. The isometric detail has been revised to add spot elevations for the top of wall and edge of pavement. Also, clearer limits of the gravity wall have been added on sheet C401.**

Comment 42: Revise section A-A so that the skimmer is raised to be above the top elevation of the weir.

**Response 42: This has been revised as requested. See revised sheet C400.**

Comment 43: Add the control structure number to the detail (CS-100).

**Response 43: This has been revised as requested. See revised sheet C400.**

Sheet C401:

Comment 44: Provide Grate elevations for each inlet on the plan. Some inlets have elevations, some do not.

**Response 44: This has been revised as requested. See revised sheet C401.**

Comment 45: Provide the Grate elevation for the Control structure.

**Response 45: A spot elevation has been added for manhole lid on the Control Structure. See sheet revised C401.**

Comment 46: Show the Rip Rap at the bottom of the outfall structure as shown on sheet C400.

**Response 46: This has been revised as requested. See revised sheet C401.**

Comment 47: The slopes on the ADA spaces are exactly 2.0%. Recommend flattening the slopes slightly to allow for margin of error in grading and paving.

**Response 47: The ADA spaces are to be concrete to allow the Contractor to have more precise slope construction. The grading has been revised to be a 1% minimum. See revised sheet C401.**

Comment 48: Please provide spot elevations at the bottom of the concrete flume

**Response 48: Spot elevations have been added as requested. See revised sheet C401.**

Comment 49: This sheet is not to the same scale as the rest of the plans. Verify the scale and bar scale.

**Response 49: The scale has been corrected on this sheet. See revised sheet C401.**



Sheet C500:

Comment 50: The detail in the bottom right calls out the City of Mt. Dora and Eustis we understand all existing utilities are owned by the City of Mount Dora. Please verify and revise as necessary.

**Response 50: These notes have been corrected. See revised sheet C500.**

Comment 51: Add a note on this sheet to refer to sheet C101 for the general potable water and sanitary sewer notes.

**Response 51: This note has been added as requested. See revised sheet C500.**

Comment 52: Do they make 12"x1.5" tapping sleeves? May need to upsize to 2".

**Response 52: Per other comments from City staff, the tapping saddle and service line upstream of the meters has been revised to 3". See revised sheet C500.**

Comment 53: The valve after the branch towards the irrigation meter is redundant and may be removed.

**Response 53: This valve has been removed as requested. See revised sheet C500.**

Comment 54: There is negative slope between cleanout 6 and the grease traps invert in. Revise as necessary.

**Response 54: The invert in at the grease trap has been corrected to provide a positive slope. See revised sheet C500.**

Comment 55: We checked the slope of the gravity main. Several of the slope callouts around the Grease Trap did not match the lengths and inverts given. Revise the slopes of the gravity main as necessary.

**Response 55: The lengths/slopes for the sanitary lines have been revised/corrected accordingly. See revised sheet C500.**

Comment 56: The invert out of the grease trap is 100.99, then two feet of pipe is called out at 1.00% slope leading into cleanout 5, which has an invert of 99.53. That would create a 1.46 ft drop between the Grease Trap and cleanout 5 over the span of 2 feet, creating a slope of 73% Revise the invert of cleanout 5 as that is a very large drop over two feet.

**Response 56: The inverts/slopes exiting the grease trap have been revised to avoid excessive slope. See revised sheet C500.**

Comment 57: Is there an existing cleanout where the proposed sanitary sewer is connecting to the existing system? The proposed sanitary service should connect to an existing cleanout or manhole if possible.

**Response 57: There is no cleanout at the existing stubout. A new cleanout is being proposed at the point of connection. See revised sheet C500.**

Comment 58: Add a note specifying whether or not the proposed utilities will be privately maintained.

**Response 58: The utilities are to be privately maintained. A note has been added on revised sheet C500.**



Sheet C501:

Comment 59: Remove the meter and backflow note and outline from the photometric plan.

**Response 59: This has been removed as requested. See revised sheet C501.**

Comment 60: The north half of the parking lot is darker than the south. Should there be a light on the north side?

**Response 60: Two additional lights have been added on the north side to accommodate this. See revised sheet C501.**

Sheet C600:

Comment 61: The orange rectangle can be removed from the plan.

**Response 61: This has been removed as requested. See revised sheet C600.**

Comment 62: Callout the filter fabric that will be used to wrap the 42-inch corrugated pipe in sections A and F (not called out on sheet C702).

**Response 62: The filter fabric has been added/called out on sections A and F. See revised sheet C600.**

Comment 63: Section B – Revise the Light Duty Pavement call out for the ADA parking stalls on the left side of the section to callout the concrete handicapped parking.

**Response 63: This section has been revised as requested. See revised sheet C600.**

Comment 64: Section B – The 20-foot wide concrete pavement slope is shown as 1.0%. The spot elevations on the Grading Plan show a 2.0% slope. Please verify the slope. See our note above referencing the overall design slope.

**Response 64: This slope on the grading plan has been revised to be 1% which now matches section B.**

Comment 65: Section E calls out “Parking Stalls - Light Duty Pavement.” This is in the drive isle. Should the be called out as “Drive-Aisle Heavy Duty Pavement,” according to the site plan. Revise as necessary.

**Response 65: The note in this section has been corrected. See revised sheet C600.**

Sheet C700:

Comment 66: Is the Standard Duty Asphalt Pavement Detail supposed to represent the Light-Duty Pavement for Parking Stalls?

**Response 66: All Light-Duty references have been replaced with Standard Duty which matches the Standard Duty Asphalt Pavement Detail.**

Comment 67: Is the heavy-duty concrete 6-inches or 7-inches thick? The site plan indicates 6-inches and note 1 of the detail indicates 7-inches.

**Response 67: It is 7". The site plan note has been corrected to match the detail.**

Comment 68: The ADA detail calls out a 5 foot and 8 foot accessible area. The site plan only has a 5 foot wide area. the accessible sign detail includes the “van accessible” sign which requires 8 feet for van accessible area. Revise site plan for the 8 foot wide van accessible area.

**Response 68: This detail has been revised to provide a 5' accessible area which matches the site plan. See revised sheet C700.**



Comment 69: Include a detail for the handicap ramps.

**Response 69: Details for the specified ramps have been added. See revised sheet C700.**

Comment 70: The concrete wheel stop is called out as 7 inches tall on the detail. This seems tall for standard car parking. Please verify.

**Response 70: The wheel stop height has been revised to 7" height. See revised sheet C700.**

Sheet C701

Comment 71: Drafting Comment – The Enlarged Trash Enclosure Plan detail is well above the title for the detail. Revise to that the detail is directly above the title.

**Response 71: This has been revised as requested. See revised sheet C701.**

Comment 72: Callout the dumpster within the dumpster enclosure detail.

**Response 72: Additional labeling has been provided for the dumpsters within the enclosure. See revised sheet C701.**

Drainage Report Comments:

Comment 73: Provide a Pre-Basin Map in the Drainage Report

**Response 73: A Pre-Development Basin Map has been included, Map H, within the Drainage Report. The limits of the basin match the area being conveyed to the underground exfiltration system. Perimeter areas not draining to the system are designed to be diverted.**

Comment 74: Section 1.2 of the Drainage Report states that the site is not a part of Flood Zone X, while Sheet C200 of the Construction plans state that the site is a part of Flood Zone X. Please clarify and revise as necessary.

**Response 74: This verbiage has been revised to clarify that the project is located outside of the 100 year flood zone and is within Zone X.**

Comment 75: Call out the Underground Exfiltration System in the Reduced Site Plan on page 36 of the Drainage Report.

**Response 75: The Reduced Site Plan, Map C, has been revised to callout the underground exfiltration system.**

Comment 76: Specify the post development peak discharge rate in the narrative of the Drainage Report.

**Response 76: The pre and post development peak discharge rates are listed in section 1.6.2.1 for all of the design storm events.**

Comment 77: Include a brief description of the porosity and type of stone used to backfill the Corrugated Pipes.

**Response 77: A brief description has been added as Section 1.6.3 in the report.**

Comment 78: Page 5 of the drainage report specifies the tailwater elevation to be 100.80. The site discharges into a depression with a top elevation of 101.00. Shouldn't the tail water elevation be 101.00, not 101.80?

**Response 78: The tailwater narrative/calculations have been revised as requested to utilize elevation 101.00. See revised report.**



Comment 79: The minimum weir elevation is called out in the stage storage table on page 21 of the drainage report and is 99.50. The minimum weir elevation was then used in the recovery calcs; however, the plans call out the weir invert to be 101.00, and page 30 of the drainage report calls out a weir elevation of 101.00. The weir elevation called out in the Contech Page should match the overall structure weir elevation.

**Response 79: The minimum weir elevation called out on the previous stage storage table on page 21 reflects the minimum weir elevation required to achieve/retain the required water quality treatment volume. Since the 99.50 elevation does not allow for a practical discharge to the tailwater elevation (101.00), the weir elevation was raised to 101.00. Stage storage table has been revised to show the proposed constructed weir elevation of 101.00.**

Comment 80: The recovery table on page 23 shows water at elevation 99.5 drawing down to 98.00 rather than the weir elevation of 101'. The recovery table does not currently show the recovery from 24 hour 25 year storm event, which would reach an elevation of 100.3 The recovery for all applicable storm events needs to be shown in the Recovery table on page 23.

**Response 80: The recovery has been revised to begin the drawdown at elevation 101.00. This drawdown occurs at hour 6.01. Since the design high elevation of the 25yr24hr storm event is lower than the weir elevation of 101.00, an additional recovery analysis is only provided for the 100yr24hr design high elevation.**

Comment 81: The Horizontal and Vertical conductivity found on pages 24 and 30 do not match the conductivities given in the narrative nor the Geotech report. Revise as necessary so that the Geotech report is reflected in the model.

**Response 81: The horizontal and vertical conductivities listed in the geotech report and narrative are 60 and 40 ft/day, respectively. Per Section 1.5.3 of the report, a factor of safety of 2 was used in the calculations resulting in the values of 30 and 20 ft/day that are seen on pages 24 and 30.**

Comment 82: The weir elevation for CS-100 on page 30 of the drainage report does not match the weir elevation used in the recovery calcs. Revise for consistency.

**Response 82: The recovery calculations now use the weir elevation of 101.00.**

Comment 83: Porosity is called out to be 0.4 (40%) on page 21, 0.3 (30%) on page 24, and 0.3 (30%) on page 30. Revise accordingly so that the porosity is consistent within the report and with the typical section of the Contech system in the Construction Plans.

**Response 83: The porosity of 0.4 (40%) on page 21 is in reference to the backfill material being used in the underground exfiltration system and is correct. The 0.3 (30%) referenced on pages 24 and 30 is in reference to the underlying soils that the system is percolating into and is referenced from the Storage Coefficient listed in the geotech report and shown in section 1.5.3 in the Drainage Report. These are (2) separate values and are both correct.**

Comment 84: The water quality calculations starting on page 27 reflect a warning stage of 100.80. The weir elevation of the control structure is 101.00. The top of pipe for the underground system is 101.50, shouldn't the warning stage be 101.50?



**Response 84: The post node warning stage reflects the tailwater elevation. The warning stage for the Underground Exfiltration System (Node 100) has been revised to be 101.50, the top of the pipe.**

If you have any questions regarding this response, please call our office at (863) 800-3046 or email me at [smedina@sloaneg.com](mailto:smedina@sloaneg.com).

Sincerely,

**SLOAN ENGINEERING GROUP**

A handwritten signature in blue ink, appearing to read "Santos Medina III", with a stylized flourish at the end.

Santos Medina III, P.E.  
Vice-President



SLOANEG.COM





PLANNING AND DEVELOPMENT

# CITY OF MOUNT DORA

Office Use Only:  
Project # SP-  
23-08

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

PlanDev@CityofMountDora.com

## SITE PLAN APPLICATION

Date: 8.1.23 Project Name: FREDDY'S FROZEN CUSTARD AND STEAKBURGERS-MT. DORA

1. Site Address: UNASSIGNED; EUDORA ROAD ALT KEY #3618921  
(Contact City Staff for New Address Assignments)

2. Applicant's Name: BARBARA WHITE  
Company's Name: EUDORA ROAD, LLC  
Address: 32750 LAKESHORE DRIVE

City, State & Zip: TAVARES, FL 32778

Phone: 631-944-2126 E-mail: BWHITE@FLCUSTARD.COM

3. Property Owner's Name(s): BARBARA WHITE

Company's Name: EUDORA ROAD, LLC

Address: 32750 LAKESHORE DRIVE

City, State & Zip: TAVARES, FL 32778

Phone: 631-944-2126 E-mail: BWHITE@FLCUSTARD.COM

4. Engineer's Name: ~~CHRISTOPHER GERMANA, P.E.~~ Santos "Sam" Medina III

Company's Name: ~~GERMANA ENGINEERING AND ASSOCIATES, INC.~~ Sloan Engineering Group, Inc.

Address: ~~1120 W. MINNEOLA AVENUE~~ P.O. Box 253

City, State & Zip: ~~CLERMONT, FL 34711~~ Bartow, Florida 33831

Phone: ~~862-516-1888~~ 863-800-3046 E-mail: ~~CGERMANA@GERMANAENGINEERING.COM~~ smedina@sloaneg.com

5. Landscape Architect's Name: ~~TIMOTHY GREEN, P.L.A.~~ Laura M. Duplain, PLA

Company's Name: ~~GREEN CONSULTING GROUP, INC.~~ Halff

Address: ~~1070 UNITED AVENUE~~ 1000 N Ashley Drive, Suite 900

City, State & Zip: ~~MT. DORA, FL 32757~~ Tampa, Florida 33602

Phone: ~~932-637-9211~~ 813-620-4500 E-mail: lduplain@halff.com

6. Architect's Name: DAN WILSON, A.I.A.

Company's Name: GLMV ARCHITECTURE, INC.

Address: 1525 E DOUGLAS AVENUE

City, State & Zip: WICHITA, KS 67211

Phone: 316-265-9367 E-mail: dan.wilson@glmv.com





7. Briefly describe the property project and proposed use(s): PROPOSED RESTAURANT WITH ASSOCIATED STORMWATER, UTILITY, AND LANDSCAPING
8. Property is located on the following adjacent streets: EUDORA ROAD
9. Public or Private Roadways\*: N/A; NO ROADWAYS PROPOSED  
*\*Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
10. Is this project within the Joint Planning Agreement boundaries? ☐ Yes ☐ No
11. Zoning District: C-3 Future Land Use Category: COMMERCIAL
12. Building Size Existing (SF): 0 Proposed (SF): 2,776 SF
13. Total (SF): 2,776 SF
14. Proposed Number of Seats: 72
15. Size of property in Acres: 0.83 Square Feet: 36,321
16. Number of structures to be built on the site: 1
17. Height of structures(s): 24.58 FT Building Stories: 1
18. Total square footage of impervious surface: 23,013 SF
19. The percentage of lot coverage: 63.3%
20. Are vested rights being requested as part of this application?\* ☐ Yes ☒ No  
*\*If no, by signing this application you are waiving any future vested development rights on this property.*

## CERTIFICATION AND SIGNATURE

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

  
Digitally signed by Barbara White  
Date: 2023.08.01 09:49:55 -04'00'

**Owner/Applicant Signature**

8.1.23

**Date**



# PROPERTY RECORD CARD

## General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------|
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EUDORA ROAD LLC                                                                                                                                                                                                                                                                                                                                                | Alternate Key:                     | 3618921                                                                                       |
| Mailing Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 8 LANDFALL CIR<br>EAST HAMPTON,<br>NY 11937<br><a href="#">Update Mailing Address</a>                                                                                                                                                                                                                                                                          | Parcel Number: ⓘ                   | 23-19-26-0004-000-10700                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                | Millage Group and City:            | 00MD Mount Dora                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                | 2022 Total Certified Millage Rate: | 18.8051                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                | Trash/Recycling/Water/Info:        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| Property Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EUDORA RD<br>MOUNT DORA FL,<br>32757                                                                                                                                                                                                                                                                                                                           | Property Name:                     | --<br><a href="#">Submit Property Name</a> ⓘ                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                | School Information:                | <a href="#">School Locator &amp; Bus Stop Map</a> ⓘ<br><a href="#">School Boundary Maps</a> ⓘ |
| Property Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | FROM NE COR OF SE 1/4 RUN S ALONG E LINE OF SE 1/4 A DIST OF 582.79 FT TO S'LY R/W LINE OF SR 500, N 78DEG 16MIN 30SEC W 301.65 FT, S 02DEG 40MIN 30SEC E 277.17 FT FOR POB, RUN N 87DEG 19MIN 30SEC E 242.15 FT TO W'LY LINE OF EUDORA RD, S 02DEG 40MIN 30SEC E 150 FT, S 87DEG 19MIN 30SEC W 242.14 FT, N 02DEG 40MIN 30SEC W 150 FT TO POB ORB 6028 PG 266 |                                    |                                                                                               |
| NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. |                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                               |

## Land Data

| Line                                                                        | Land Use                 | Frontage | Depth | Notes | No. Units | Type        | Class Value | Land Value   |
|-----------------------------------------------------------------------------|--------------------------|----------|-------|-------|-----------|-------------|-------------|--------------|
| 1                                                                           | VACANT COMMERCIAL (1000) | 0        | 0     |       | 36321.000 | Square Feet | \$0.00      | \$217,545.00 |
| <a href="#">Click here for Zoning Info</a> ⓘ <a href="#">FEMA Flood Map</a> |                          |          |       |       |           |             |             |              |

## Miscellaneous Improvements

|                                                 |
|-------------------------------------------------|
| There is no improvement information to display. |
|-------------------------------------------------|

## Sales History

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

| Book/Page                                                                               | Sale Date | Instrument      | Qualified/Unqualified | Vacant/Improved | Sale Price   |
|-----------------------------------------------------------------------------------------|-----------|-----------------|-----------------------|-----------------|--------------|
| <a href="#">6028 / 266</a>                                                              | 09/2022   | Warranty Deed   | Unqualified           | Vacant          | \$425,000.00 |
| <a href="#">5754 / 1683</a>                                                             | 06/2021   | Warranty Deed   | Unqualified           | Vacant          | \$100.00     |
| <a href="#">4772 / 1248</a>                                                             | 04/2016   | Quit Claim Deed | Unqualified           | Vacant          | \$100.00     |
| <a href="#">1757 / 332</a>                                                              | 09/1999   | Trustees Deed   | Unqualified           | Vacant          | \$1.00       |
| <a href="#">Click here to search for mortgages, liens, and other legal documents.</a> ⓘ |           |                 |                       |                 |              |

## Values and Estimated Ad Valorem Taxes ⓘ



Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

| Tax Authority                     | Market Value | Assessed Value | Taxable Value | Millage                  | Estimated Taxes             |
|-----------------------------------|--------------|----------------|---------------|--------------------------|-----------------------------|
| LAKE COUNTY BCC GENERAL FUND      | \$217,545    | \$217,545      | \$217,545     | 5.0364                   | \$1,095.64                  |
| SCHOOL BOARD STATE                | \$217,545    | \$217,545      | \$217,545     | 3.2500                   | \$707.02                    |
| SCHOOL BOARD LOCAL                | \$217,545    | \$217,545      | \$217,545     | 2.9980                   | \$652.20                    |
| LAKE COUNTY WATER AUTHORITY       | \$217,545    | \$217,545      | \$217,545     | 0.3083                   | \$67.07                     |
| NORTH LAKE HOSPITAL DIST          | \$217,545    | \$217,545      | \$217,545     | 0.5000                   | \$108.77                    |
| ST JOHNS RIVER FL WATER MGMT DIST | \$217,545    | \$217,545      | \$217,545     | 0.1974                   | \$42.94                     |
| CITY OF MOUNT DORA                | \$217,545    | \$217,545      | \$217,545     | 5.9603                   | \$1,296.63                  |
| LAKE COUNTY MSTU AMBULANCE        | \$217,545    | \$217,545      | \$217,545     | 0.4629                   | \$100.70                    |
| LAKE COUNTY VOTED DEBT SERVICE    | \$217,545    | \$217,545      | \$217,545     | 0.0918                   | \$19.97                     |
|                                   |              |                |               | <b>Total:</b><br>18.8051 | <b>Total:</b><br>\$4,090.94 |

## Exemptions Information

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

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

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



Copyright © 2014 Lake County Property Appraiser. All rights reserved.  
Property data updated nightly.

**Site Notice**



Prepared by and return to:

Cody A. Chavis  
Closing Agent  
Seaplane Title, LLC  
380 West Alfred Street  
Tavares, FL 32778  
352-343-6655  
File Number: 19944  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21<sup>st</sup> day of **September, 2022** between **First Baptist Church of Leesburg, Inc., a Florida not for profit corporation** whose post office address is **220 North 13th Street, Leesburg, FL 34748**, grantor, and **Eudora Road LLC, a Florida Limited Liability Company** whose post office address is **8 Landfall Circle , East Hampton, NY 11937**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

**A part of Section 23, Township 19 South, Range 26 East, Lake County, Florida, described as follows: From the Northeast corner of the SE 1/4 of Section 23, Township 19 South, Range 26 East, run S 02°40'30" E, along the East line of said SE 1/4 a distance of 582.79 feet to the Southerly Right-of-Way of State Road No. 500, said road having a total Right-of-Way of 200.0 feet; run thence N 78°16'30" W along said Southerly Right-of-Way 51.65 feet to the Westerly Right-of-Way of a 100-ft wide road, according to the State of Florida Department of Transportation Right-of-Way Map Section 11522-2601 dated February, 1970; thence S 02°40'30" E along the Westerly Right-of-Way of Eudora Road (dist. 44264) a distance of 215.0 feet to the Point of Beginning of this description; from said Point of Beginning, continue S 02°40'30" E along said Westerly Right-of-Way of Eudora Road, 150.0 feet; thence leaving said Right-of-Way run S 87°19'30" W, 242.15 feet; thence N 02°40'30" W, 150.0 feet; thence N 87°19'30" E, 242.15 feet to the Point of Beginning.**

**Parcel Identification Number: 23-19-26-0004-000-10700**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

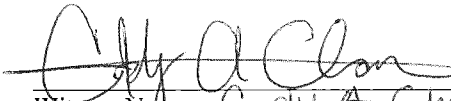
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.



Signed, sealed and delivered in our presence:

  
Witness Name: Cecy A. Chavis

  
Witness Name: Cynthia L. Chavis

First Baptist Church of Leesburg, Inc., a Florida non-profit corporation

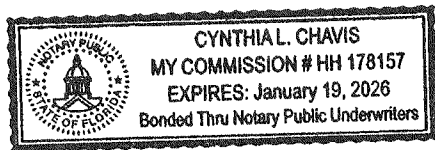
By:   
Gary Teague, President

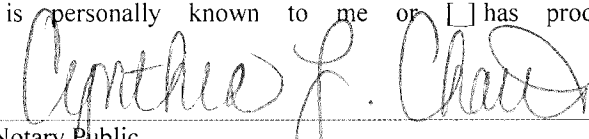
(Corporate Seal)

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 21st day of September, 2022 by Gary Teague, President of First Baptist Church of Leesburg, Inc., a Florida non-profit corporation, on behalf of the corporation. He ☒ is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public  
Printed Name: Cynthia L. Chavis

My Commission Expires: \_\_\_\_\_



Traffic Impact Study  
for  
Freddy's Frozen Custard & Steakburgers  
Mt. Dora, FL

Prepared By:  
Protean Design Group, Inc.  
100 East Pine Street, Suite 600  
Orlando, FL 32801

o: 407.246.0044

July 2024



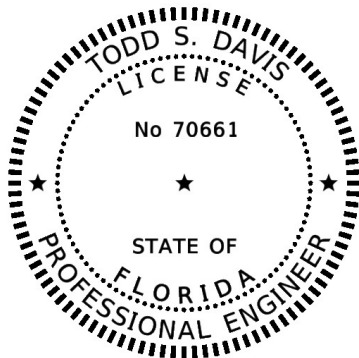


## PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer property registered in the State of Florida practicing with Protean Design Group, Inc., a corporation authorized to operates as an engineering business by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** Freddy's Frozen Custard and Steakburgers  
**LOCATION:** Mt. Dora, FL  
**CLIENT:** FFC of Central Florida, LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgement and experience.



This item has been digitally signed and sealed by:

On the date adjacent to the seal:

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Protean Design Group, Inc.  
100 East Pine Street, Suite 600  
Orlando, FL 32801  
Attn: Todd Davis, P.E., PTOE, RSP<sub>1</sub> (P.E. NO. 70661)



## TABLE OF CONTENTS

|            |                                                        |           |
|------------|--------------------------------------------------------|-----------|
| <b>1.0</b> | <b>INTRODUCTION.....</b>                               | <b>1</b>  |
|            | Study Area.....                                        | 1         |
| <b>2.0</b> | <b>EXISTING CONDITIONS.....</b>                        | <b>4</b>  |
|            | Roadway Segment Analysis.....                          | 4         |
|            | Intersection Analysis.....                             | 6         |
| <b>3.0</b> | <b>PROJECT DEVELOPMENT.....</b>                        | <b>8</b>  |
|            | Background Traffic Projections.....                    | 8         |
|            | Trip Generation.....                                   | 8         |
|            | Trip Distribution.....                                 | 10        |
|            | Trip Assignment.....                                   | 11        |
|            | Significance Analysis.....                             | 12        |
| <b>4.0</b> | <b>FUTURE (YR 2025) BACKGROUND CONDITIONS.....</b>     | <b>14</b> |
|            | Future (YR 2025) Background Traffic.....               | 14        |
|            | Future (YR 2025) Background Intersection Analysis..... | 15        |
| <b>5.0</b> | <b>BUILD-OUT FUTURE (YR 2025) CONDITIONS.....</b>      | <b>16</b> |
|            | Future (YR 2025) Roadway Segment Analysis.....         | 16        |
|            | Programmed Improvements.....                           | 16        |
|            | Future (YR 2025) Intersection Segment Analysis.....    | 18        |
|            | Access Needs.....                                      | 19        |
|            | Turn Lane Analysis.....                                | 19        |
| <b>6.0</b> | <b>CONCLUSION AND RECOMMENDATION.....</b>              | <b>20</b> |



## TABLE OF CONTENTS (cont.)

### LIST OF TABLES

| <u>Table</u>                                       | <u>Page</u> |
|----------------------------------------------------|-------------|
| 1 Existing Roadway Capacity Analysis               | 5           |
| 2 Existing (2024) Intersections Conditions         | 6           |
| 3 Trip Generation                                  | 8           |
| 4 Significance Analysis                            | 13          |
| 5 Future (2025) Background Intersection Conditions | 15          |
| 6 Future (2025) Roadway Capacity Analysis          | 17          |
| 7 Future (2025) Build-Out Intersection Conditions  | 18          |
| 8 Future (2025) Driveway Conditions                | 19          |

### LIST OF FIGURES

| <u>Table</u>                                           | <u>Page</u> |
|--------------------------------------------------------|-------------|
| 1 Site Location Map                                    | 2           |
| 2 Site Access                                          | 3           |
| 3 Existing Intersection Geometry                       | 7           |
| 4 Trip Distribution                                    | 10          |
| 5 Trip Assignment                                      | 11          |
| 6 Future (YR 2025) Background Turning Movement Volumes | 14          |

### APPENDIX

|                                                                  |
|------------------------------------------------------------------|
| A Methodology and Correspondence                                 |
| B Site Plan                                                      |
| C Lake-Sumter MPO Congestion Management Plan (CMP) – Lake County |
| D Data Collection                                                |
| E SYNCHRO Summary Sheets                                         |
| F ITE Trip Generation Worksheets                                 |
| G Projected Intersection Analysis Worksheets                     |



## **1.0 Introduction**

The purpose of this report is to document the anticipated traffic impacts associated with the proposed Freddy's Frozen Custard & Steakburgers in the City of Mt. Dora, Florida. The proposed project consists of a 3,006 square foot fast-food restaurant with drive-thru, on parcel 23-19-26-0004-000-10700. The site is generally located within the urban area of Mt. Dora, along the west side of Eudora Road, south of U.S. 441, south of the 7/11 gas station, as shown in **Figure 1**. The anticipated opening year is 2025.

The procedures taken in this analysis are consistent with the methodology submitted and approved (with comments) by the City of Mt. Dora Planning Department, see **Appendix A**. This report is consistent with the requirements of the City of Mt. Dora for a Tier 2 TIS.

Access to the site is proposed via an internal roadway network within the Tri Cities Plaza and neighboring 7/11 gas station. Access to the external roadway network will be provided via the 2 full access driveway connections to Eudora Road, within the proposed site plan provided in **Appendix B**.

The anticipated transportation impacts were projected using trip generation equations documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) – *ITE Code 934*. These trip projections were then superimposed upon the total traffic identified for Sumter County roadways within the vicinity of the Project. A copy of the Lake-Sumter Metropolitan Planning Organization (MPO) Congestion Management Program (CMP) - Lake County information has been provided in **Appendix C** of this report. The resulting traffic volumes were then compared against the total capacity during the PM peak hour to access the future operating conditions of the study area roadways.

### ***Study Area***

In accordance with the City of Mt. Dora Traffic Impact Study Guideline requirements for a Tier 2 TIS methodology, the study area will encompass roadway segments and intersections located within 1.38-mile of the proposed site access, based on the "as the car drives" distance. Based on the methodology comments, Additional analysis will be required for the adjacent roadway segment and any additional segments where project traffic is anticipated to consume more than 5% of the adopted capacity. The roadway segments identified by the significance test will be analyzed in the Tier 2 TIS.

Based on the study area analysis, and identified within the approved methodology, the following roadway segments and intersections will be analyzed as part of this study:

### **Study Roadway Segments**

- U.S. 441: David Walker Drive to S.R. 44
- S.R. 19: Golf Links Avenue to Lakeshore Boulevard
- C.R. 19-A (Dora Avenue): David Walker Drive to C.R. 44-C
- C.R. 500-A: Bay Road to Lakeshore Drive
- Old Mount Dora Road: S.R. 19 to U.S. 441



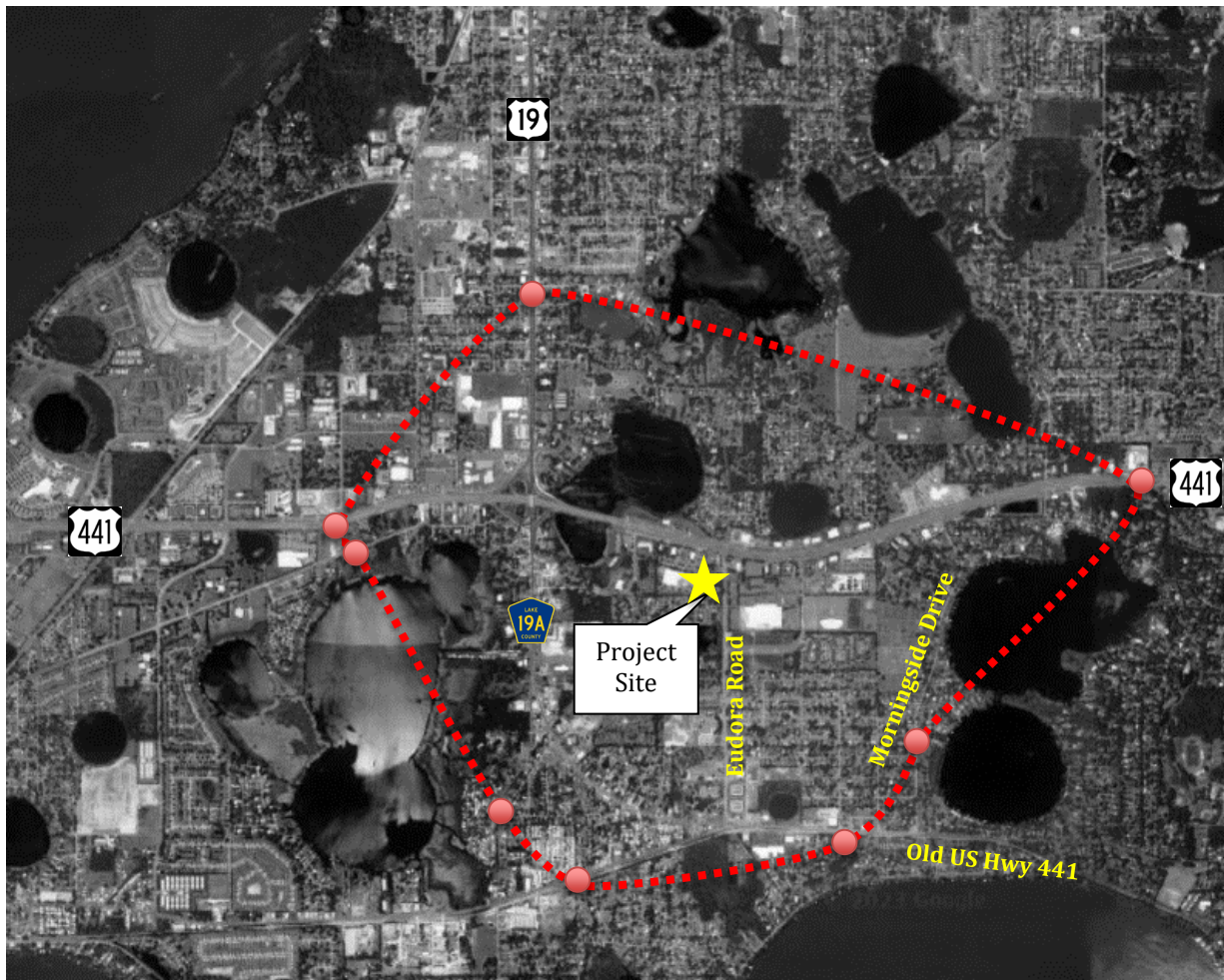
### Study Roadway Segments (cont.)

- Morningside Drive: U.S. 441 to Old U.S. 441
- Eudora Road: Old Mt. Dora Road to U.S. 441
- C.R. 44-C/Eudora Road: U.S. 441 to Old U.S. 441
- Bay Road: C.R. 19-A to Old U.S. 441

### Study Intersections

- U.S. 441 at C.R. 44-C/Eudora Road (signalized)
- U.S. 441 at Spring Harbor Boulevard (signalized)
- C.R. 44-C/Eudora Road at 7/11 Gas Station Driveway (un-signalized)
- C.R. 44-C/Eudora Road at Tri-Cities Plaza Driveway (un-signalized)

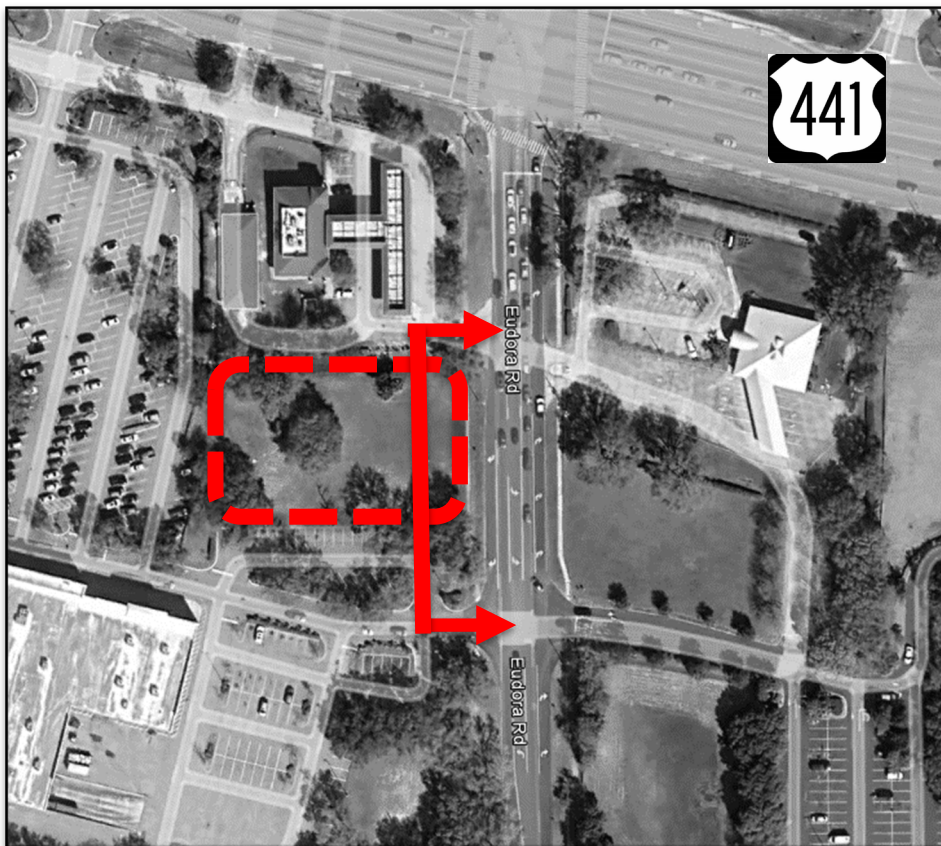
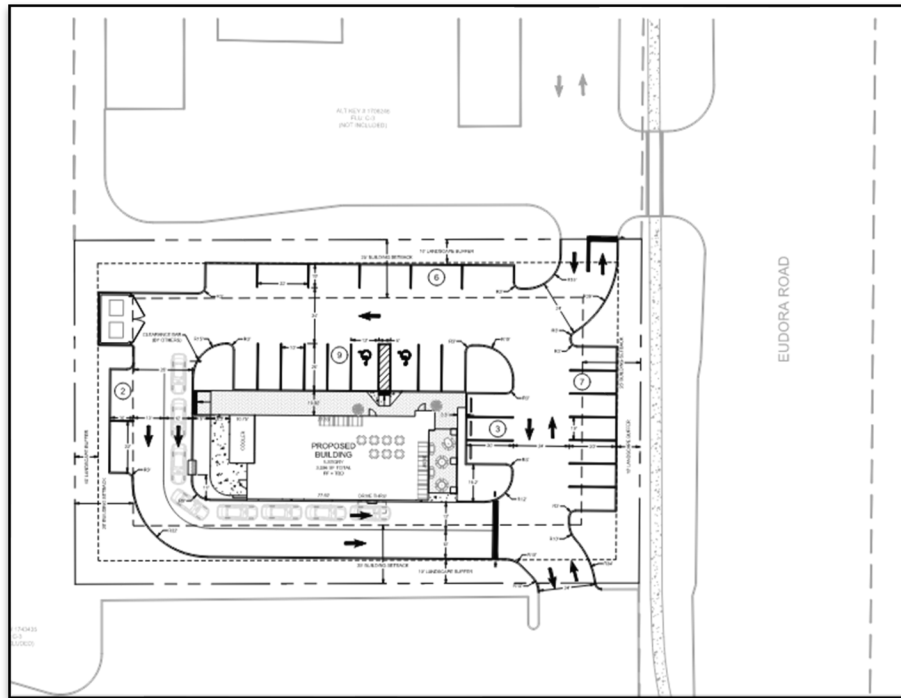
**Figure 1: Site Location Map and Study Area Limits**



**1.38-mile Radius (as the car drives)**



**Figure 2: Site Access**





## 2.0 Existing Conditions

The following section documents the existing roadway conditions in the vicinity of the proposed project. All study area roadways are required to maintain a level of service (LOS) target consistent with those listed in the Lake-Sumter MPO CMP. Existing conditions for the study area roadway segments are summarized in **Table 1**. In addition, Protean Design Group utilized available Lake County traffic counts and/or assembled the necessary traffic counts for the intersections identified within the Study Area. The PM (4:00-6:00 PM) peak hour volumes were collected during the month of June 2024.

### ***Roadway Segment Analysis***

The study roadway segments were analyzed by comparing the existing traffic volumes of each segment with the adopted level of service/capacity values for the PM peak hour. The existing traffic volumes and the adopted capacities for each segment were obtained from the MPO's CMP Database. The existing PM peak hour, peak direction roadway capacity analysis is summarized in **Table 1**. Relevant information on existing traffic volumes and roadway capacities is included in the Lake County's CMP sheets (see **Appendix C**).

As shown in **Table 1**, the existing conditions analysis of PM peak hour traffic conditions indicate that the study roadway segments currently operate within their adopted level of service capacities.



Table 1  
**Freddy's Frozen Custard and Steakburgers**  
*Existing Roadway Capacity Analysis*

| Roadway/Segment                          | No. of Lanes | LOS Target | Jurisdiction               | AADT   | PM Peak Hour |       |       |     |
|------------------------------------------|--------------|------------|----------------------------|--------|--------------|-------|-------|-----|
|                                          |              |            |                            |        | Capacity     | NB/EB | SB/WB | LOS |
|                                          |              |            |                            |        |              |       |       |     |
| U.S. 441                                 |              |            |                            |        |              |       |       |     |
| David Walker Drive to S.R. 19/Bay Street | 6            | D          | City of Eustis             | 53,100 | 2,814        | 1,886 | 1,950 | C   |
| S.R. 19/Bay Street to Eudora Road        | 6            | D          | Eustis/Mt. Dora            | 46,000 | 2,814        | 1,775 | 1,818 | C   |
| Eudora Road to Old Mt. Dora Road         | 6            | D          | Eustis/Mt. Dora            | 46,000 | 2,814        | 1,775 | 1,818 | C   |
| Old Mt. Dora Road to S.R. 44             | 6            | D          | City of Mount Dora         | 46,000 | 2,814        | 1,775 | 1,818 | C   |
| S.R. 19                                  |              |            |                            |        |              |       |       |     |
| Golf Links Avenue to U.S. 441            | 4            | D          | City of Eustis             | 20,550 | 1,901        | 1,209 | 761   | C   |
| U.S. 441 to Lakeshore Boulevard          | 4            | D          | City of Tavares            | 18,590 | 1,810        | 810   | 587   | C   |
| C.R. 19A / Dora Avenue                   |              |            |                            |        |              |       |       |     |
| David Walker Road to U.S. 441            | 2            | D          | City of Tavares            | 3,628  | 1,011        | 180   | 146   | C   |
| U.S. 441 to Bay Road/C.R. 19A            | 2            | D          | Eustis/ Mt. Dora           | 14,178 | 1,011        | 598   | 564   | C   |
| Bay Road/C.R. 19A to C.R.44C/C.R. 500A   | 2            | D          | City of Mt. Dora           | 9,199  | 1,049        | 362   | 351   | C   |
| C.R. 500A / Old U.S. 441                 |              |            |                            |        |              |       |       |     |
| Bay Road to C.R. 44C/Eudora Avenue       | 2            | D          | City of Mt. Dora           | 9,508  | 770          | 382   | 409   | C   |
| C.R. 44C/Eudora Drive to Lakeshore Drive | 2            | D          | City of Mt. Dora           | 15,440 | 1,062        | 643   | 620   | C   |
| Old Mount Dora Road                      |              |            |                            |        |              |       |       |     |
| S.R. 19 to Eudora Road                   | 2            | D          | City of Eustis             | 5,580  | 799          | 261   | 231   | C   |
| Eudora Road to U.S. 441                  | 2            | D          | City of Eustis             | 5,580  | 799          | 261   | 231   | C   |
| Morningside Drive                        |              |            |                            |        |              |       |       |     |
| U.S. 441 to Old U.S. 441                 | 2            | D          | Unincorporated Lake county | 2,141  | 799          | 79    | 98    | C   |
| Eudora Road                              |              |            |                            |        |              |       |       |     |
| Old Mt. Dora Road to U.S. 441            | 2            | D          | City of Eustis             | 2,998  | 799          | 147   | 123   | C   |
| C.R. 44C / Eudora Road                   |              |            |                            |        |              |       |       |     |
| U.S. 441 to Old U.S. 441                 | 2            | D          | City of Mt. Dora           | 10,071 | 963          | 426   | 419   | C   |
| Bay Road                                 |              |            |                            |        |              |       |       |     |
| C.R. 19A to Old U.S. 441/ C.R. 500A      | 2            | D          | Unincorporated Lake County | 3,079  | 799          | 139   | 165   | C   |

*Source: 2023 Lake-Sumter MPO Congestion Management Plan (CMP)*  
*2023 FDOT Multimodal Quality / Level of Service Handbook*



## Intersection Analysis

The study intersections were analyzed in accordance with the procedures of the Highway Capacity Manual (HCM), 6<sup>th</sup> Edition, using the Synchro software. The capacity analysis at the intersections was performed using the existing intersection geometry and traffic volumes during the PM peak hour. The traffic counts were taken in June 2024, with the appropriate seasonal factor applied, based on the FDOT peak seasonal factor report. The raw intersection counts, seasonal adjustment factor report, and signal timings are included in **Appendix D**.

The intersection capacity analysis results are summarized below in **Table 2**. Detailed Synchro summary worksheets are included in **Appendix E**.

**Table 2**  
Existing (YR 2024) Intersection Conditions

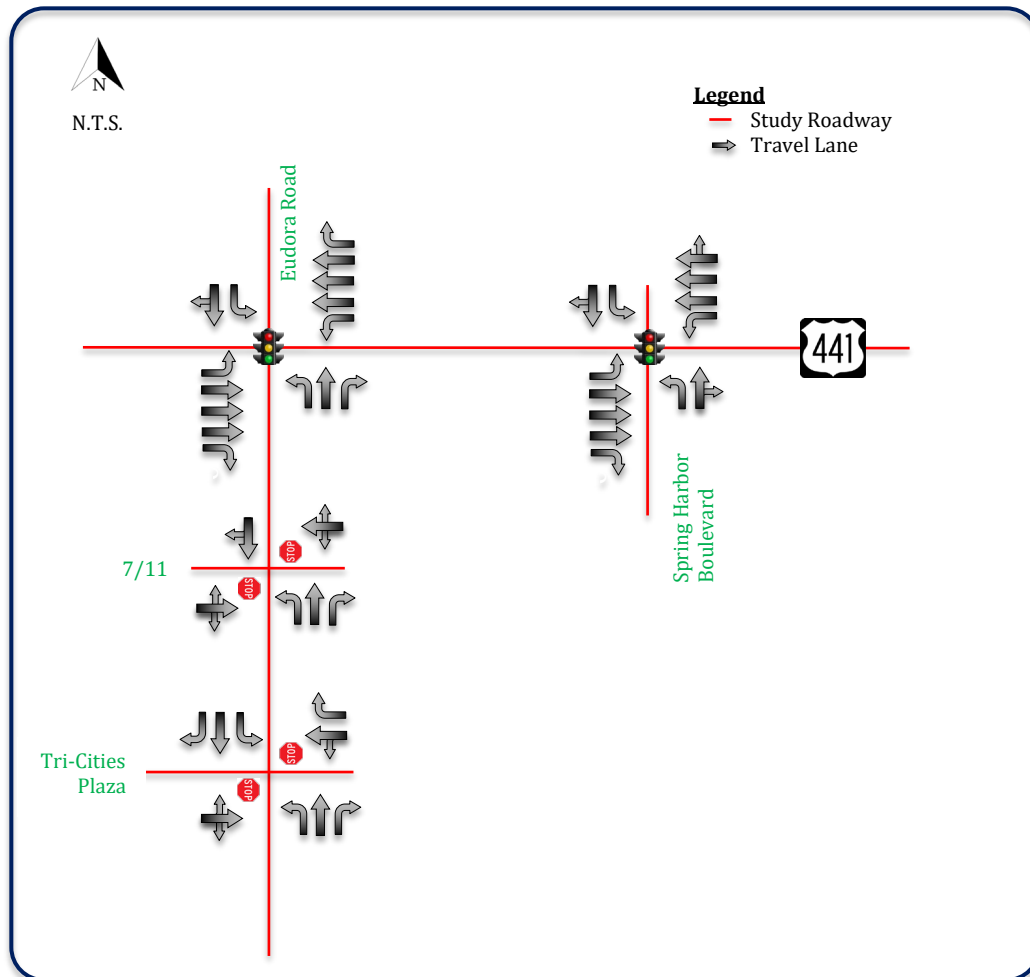
| Intersection                             | Control | LOS | Delay<br>(sec/veh) |
|------------------------------------------|---------|-----|--------------------|
| U.S. 441 at Eudora Road                  | Signal  | D   | 43.8               |
| U.S. 441 at Spring Harbor Boulevard      | Signal  | C   | 34.5               |
| Eudora Road at 7/11 Driveway             | Stop    | A/B | 0.1/12.9           |
| Eudora Road at Tri-Cities Plaza Driveway | Stop    | A/F | 2.1/102.7          |

As shown within **Table 2**, all study area intersections currently operate at an acceptable level of service during the existing conditions, with the exception of the unsignalized intersection of Eudora Road at the Tri-Cities Plaza driveway connection.

**Figure 3**, on the following page, depicts the existing intersection geometry of all study area Intersections.



**Figure 3: Existing Intersection Geometry**





### **3.0 Project Development**

This section of the report identifies the anticipated travel conditions for the study area roadways and intersections as a result of the project created traffic. As documented in the approved methodology, the analysis year for the proposed development is YR 2025. The site traffic for the proposed development was added to the background traffic volumes in order to assess the total operating conditions of the study area roadways and intersections.

#### ***Background Traffic Projections***

The background traffic was developed based on the growth rate identified within the Lake-Sumter MPO CMP for each of the respective roadway segments. For roadways not listed within the Lake County monitored roadways, the roadway and intersection volumes were grown at their respective rate per year to reflect YR 2025 conditions. Per the methodology comments from the City, a minimum 2.0% annual growth rate was assumed for all roadways, even if included within the CMP at an 1.0% annual growth rate.

#### ***Trip Generation***

The trip generation data was based on the trip generation equations outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition. **Table 3** summarizes the resulting trip generation analysis. A copy of the ITE Trip Generation Worksheets can be found in **Appendix F**.

**Table 3**  
Trip Generation Summary

| ITE Code                        | Land Use                             | Size  |    | Daily Trips  | PM Peak Hour |           |           |
|---------------------------------|--------------------------------------|-------|----|--------------|--------------|-----------|-----------|
|                                 |                                      |       |    |              | Enter        | Exit      | Total     |
| 934                             | Fast Food Restaurant with Drive-Thru | 3,006 | SF | 1,407        | 52           | 47        | 99        |
| Passer-by Trips                 |                                      |       |    | 352          | 12           | 12        | 24        |
| <b>External "Net New" Trips</b> |                                      |       |    | <b>1,055</b> | <b>40</b>    | <b>35</b> | <b>75</b> |

Source: ITE Trip Generation Manual, 11th Edition

ITE Trip Generation Handbook, 3rd Edition

Pass-by capture was limited to 25% of the total trip generation, per the Mt. Dora TIS Guidelines



For retail land uses, such as shopping centers and restaurants, experience a pass-by trip “capture” from the adjacent traffic stream. Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion and are currently on the existing network and existed before the development and therefore shall not be included in the new trip estimates. The ITE Trip Generation Handbook, 3rd Edition recommended a 50% passer-by rate for a fast-food restaurant, with drive thru (ITE Code 934). In general, pass-by trips should not exceed 10% of the background traffic on the adjacent segment. This equates to a maximum pass-by of 85 PM peak hour trips, as there are 845 vehicles along Eudora Road during the PM peak hour. However, based on the due to the nature of some developments and as outlined within the City of Mt. Dora Traffic Impact Study (TIS) Guidelines, a pass-by rate not exceeding 25% of total trip generation may be applied to projects such as fast-food restaurants. Therefore, the pass-by rate for the proposed project was limited to 25% of the total trip generation.

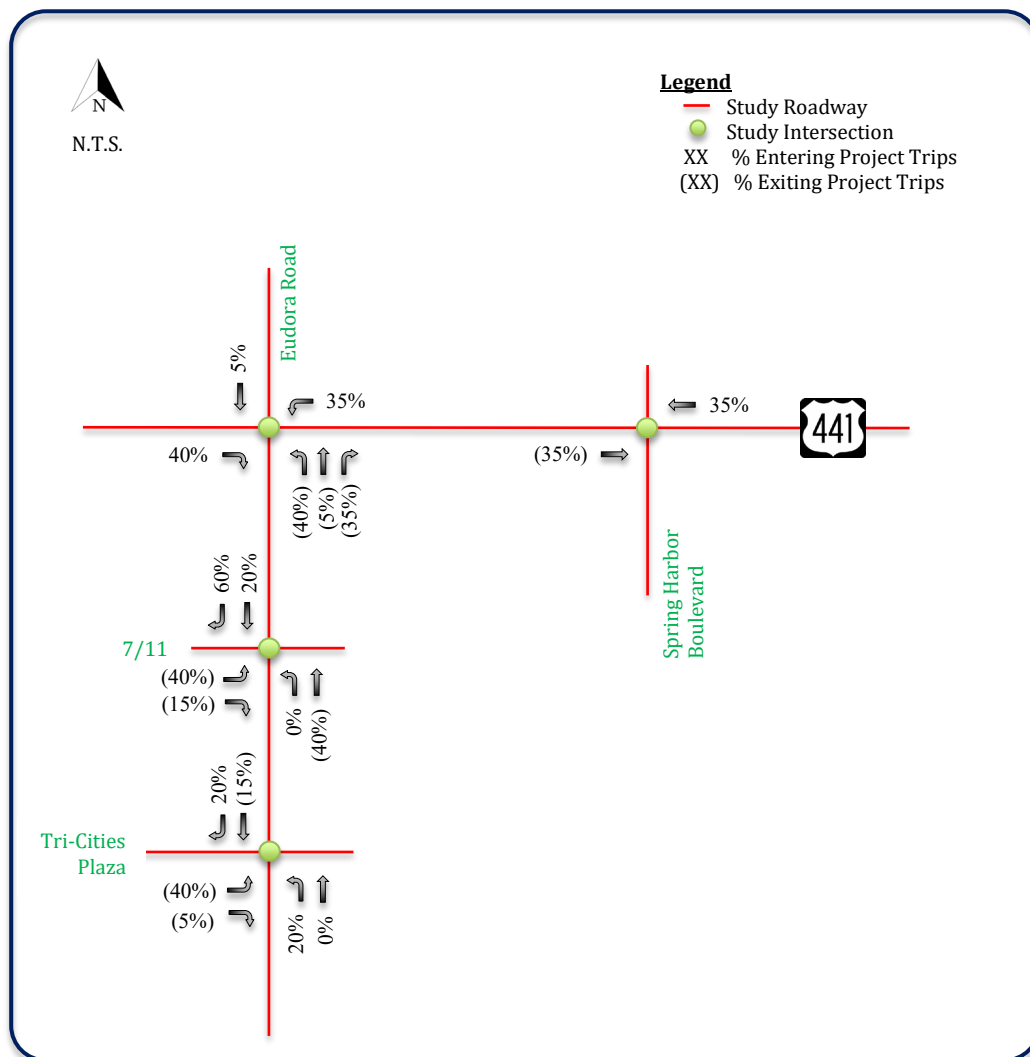
The proposed restaurant is anticipated to generate approximately 1,055 daily net new external trips and 75 PM peak hour external trips (40 enter / 35 exit).



### ***Trip Distribution***

A manual distribution of the project traffic was performed and adjusted based on local knowledge, professional engineering judgement, and the location of the development with respect to the study area to reflect the local travel patterns in the vicinity of the site and the surrounding transportation network. **Figure 4** displays the anticipated trip distribution for the proposed development, consistent with the approved methodology.

**Figure 4: Traffic Distribution**

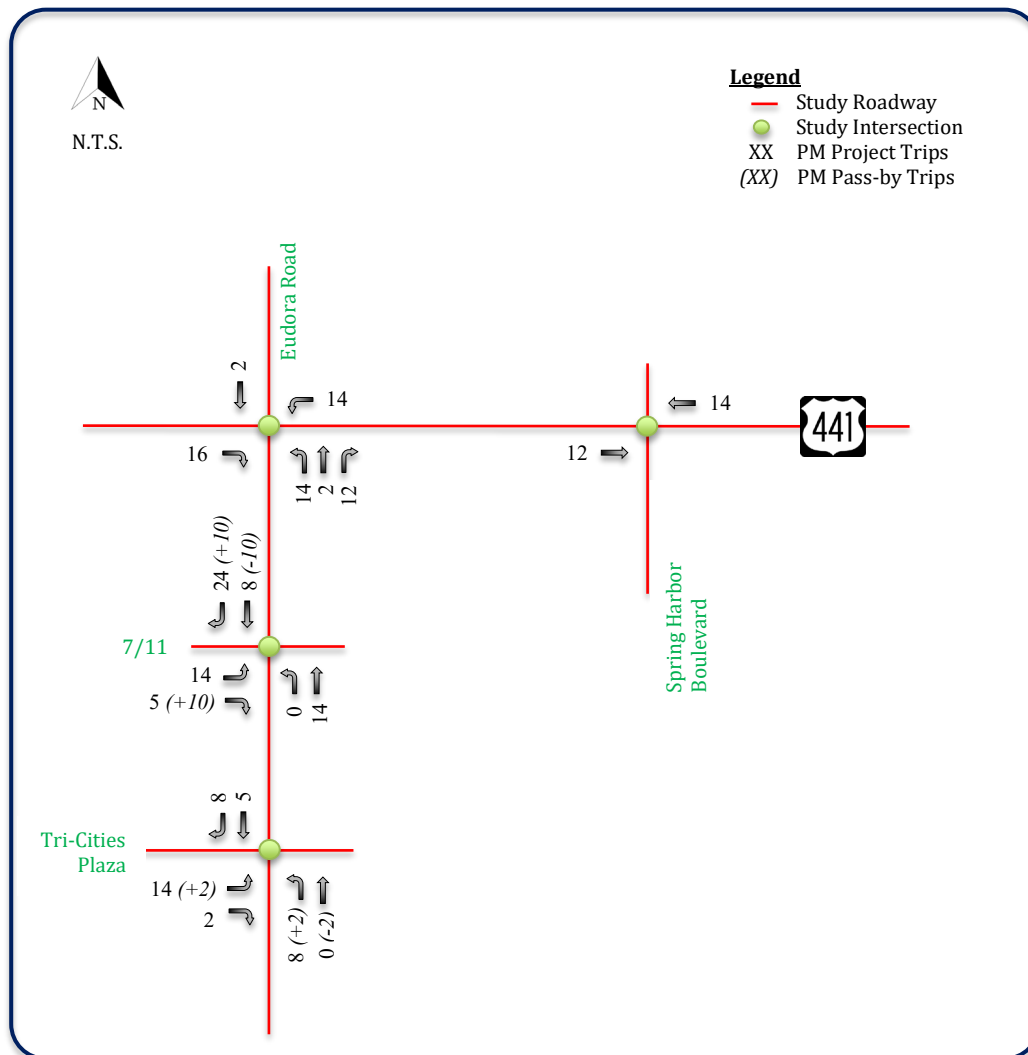




### *Trip Assignment*

Project distribution percentages were used to assign anticipated project trips to the study area intersections. **Figure 5** displays the anticipated PM peak hour project movements at the study area intersections.

**Figure 5: Traffic Assignment**





### ***Significance Analysis***

As per the City of Mt. Dora TIS procedures and requirements, the influence area of the proposed project will include those roadway segments where project trips consume 5% or more of the adopted Level of Service. Based upon the significance test performed, as shown in **Table 4**, the project will not consume 5.0% or more of the adopted LOS on the surrounding roadway segments.

Per the methodology review and comments, and because of the significant pass-by nature of the proposed restaurant, intersections in the study area include the following:

- U.S. 441 at Eudora Road
- U.S. 441 at Spring Harbor Boulevard
- Eudora Road at 7/11 Gas Station (un-signalized)
- Eudora Road at Tri-Cities Plaza (un-signalized)



Table 4  
**Freddy's Frozen Custard and Steakburgers**  
*Significance Analysis*

| Roadway/Segment                          | No. of Lanes | LOS Target | LOS Capacity | Project Traffic |              |       | Within 1.38-mile radius? | % Cap | Significant? |       |
|------------------------------------------|--------------|------------|--------------|-----------------|--------------|-------|--------------------------|-------|--------------|-------|
|                                          |              |            |              | % Dist          | PM Peak Hour |       |                          |       |              |       |
|                                          |              |            |              |                 | NB/EB        | SB/WB |                          |       |              | Total |
| <b>U.S. 441</b>                          |              |            |              |                 |              |       |                          |       |              |       |
| David Walker Drive to S.R. 19/Bay Street | 6            | D          | 2,814        | 30%             | 12           | 11    | 23                       | Yes   | 0.4%         | No    |
| S.R. 19/Bay Street to Eudora Road        | 6            | D          | 2,814        | 40%             | 16           | 14    | 30                       | Yes   | 0.6%         | No    |
| Eudora Road to Old Mt. Dora Road         | 6            | D          | 2,814        | 35%             | 12           | 14    | 26                       | Yes   | 0.5%         | No    |
| Old Mt. Dora Road to S.R. 44             | 6            | D          | 2,814        | 25%             | 9            | 10    | 19                       | Yes   | 0.4%         | No    |
| <b>S.R. 19</b>                           |              |            |              |                 |              |       |                          |       |              |       |
| Golf Links Avenue to U.S. 441            | 4            | D          | 1,901        | 10%             | 4            | 4     | 8                        | Yes   | 0.2%         | No    |
| U.S. 441 to Lakeshore Boulevard          | 4            | D          | 1,810        | 0%              | 0            | 0     | 0                        | Yes   | 0.0%         | No    |
| <b>C.R. 19A / Dora Avenue</b>            |              |            |              |                 |              |       |                          |       |              |       |
| David Walker Road to U.S. 441            | 2            | D          | 1,011        | 0%              | 0            | 0     | 0                        | Yes   | 0.0%         | No    |
| U.S. 441 to Bay Road/C.R. 19A            | 2            | D          | 1,011        | 0%              | 0            | 0     | 0                        | Yes   | 0.0%         | No    |
| Bay Road/C.R. 19A to C.R.44C/C.R. 500A   | 2            | D          | 1,049        | 5%              | 2            | 2     | 4                        | Yes   | 0.2%         | No    |
| <b>C.R. 500A / Old U.S. 441</b>          |              |            |              |                 |              |       |                          |       |              |       |
| Bay Road to C.R. 44C/Eudora Avenue       | 2            | D          | 770          | 5%              | 2            | 2     | 4                        | Yes   | 0.3%         | No    |
| C.R. 44C/Eudora Drive to Lakeshore Drive | 2            | D          | 1,062        | 5%              | 2            | 2     | 4                        | Yes   | 0.2%         | No    |
| <b>Old Mount Dora Road</b>               |              |            |              |                 |              |       |                          |       |              |       |
| S.R. 19 to Eudora Road                   | 2            | D          | 799          | 5%              | 2            | 2     | 4                        | Yes   | 0.3%         | No    |
| Eudora Road to U.S. 441                  | 2            | D          | 799          | 5%              | 2            | 2     | 4                        | Yes   | 0.3%         | No    |
| <b>Morningside Drive</b>                 |              |            |              |                 |              |       |                          |       |              |       |
| U.S. 441 to Old U.S. 441                 | 2            | D          | 799          | 5%              | 2            | 2     | 4                        | Yes   | 0.3%         | No    |
| <b>Eudora Road</b>                       |              |            |              |                 |              |       |                          |       |              |       |
| Old Mt. Dora Road to U.S. 441            | 2            | D          | 799          | 5%              | 2            | 2     | 4                        | Yes   | 0.3%         | No    |
| <b>C.R. 44C / Eudora Road</b>            |              |            |              |                 |              |       |                          |       |              |       |
| U.S. 441 to Project Entrance             | 2            | D          | 963          | 80%             | 28           | 32    | 60                       | Yes   | 3.3%         | No    |
| Project Entrance to Old U.S. 441         | 2            | D          | 963          | 20%             | 8            | 7     | 15                       | Yes   | 0.8%         | No    |
| <b>Bay Road</b>                          |              |            |              |                 |              |       |                          |       |              |       |
| C.R. 19A to Old U.S. 441/ C.R. 500A      | 2            | D          | 799          | 0%              | 0            | 0     | 0                        | Yes   | 0.0%         | No    |

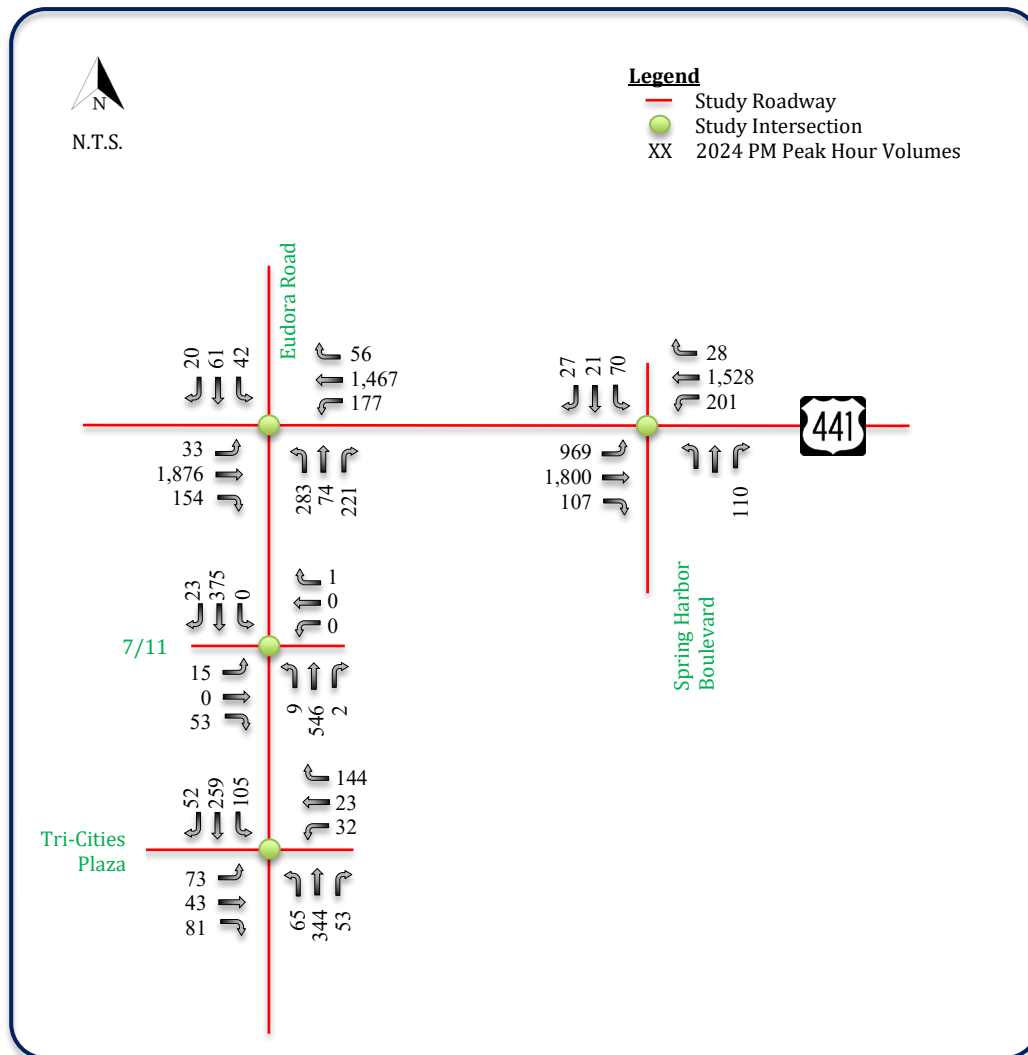


## 4.0 Future (YR 2025) Background Conditions

### *Future (YR 2025) Background Traffic*

Traffic conditions were evaluated for the year 2025 background conditions. Background volumes at the study area intersections were derived by applying the annual growth identified within the LSMPO CMP (minimum 2.0%) to the existing traffic volumes. Turning movement volumes for the PM peak hour background conditions are illustrated in **Figure 6**.

**Figure 6: Future (YR 2025) Background Turning Movement Volumes**





### ***Future (YR 2025) Background Intersection Analysis***

Where available, growth rates identified within the Lake-Sumter MPO CMP were applied to the approach movements based upon the existing traffic patterns. For roadways not included within the CMP, a minimum of 1% growth rate was applied to the intersection movements. The YR 2025 Synchro summary sheets can be found in **Appendix D** of this report. The following **Table 5** summarizes the results of the YR 2025 Background Intersection Capacity Analysis.

**Table 5**  
Future (2025) Background Intersection Conditions

| <b>Intersection</b>                      | <b>Control</b> | <b>LOS</b> | <b>Delay<br/>(sec/veh)</b> |
|------------------------------------------|----------------|------------|----------------------------|
| U.S. 441 at Eudora Road                  | Signal         | D          | 45.2                       |
| U.S. 441 at Spring Harbor Boulevard      | Signal         | D          | 35.2                       |
| Eudora Road at 7/11 Driveway             | Stop           | A/B        | 0.1/13.1                   |
| Eudora Road at Tri-Cities Plaza Driveway | Stop           | A/F        | 2.1/121.1                  |

As shown in **Table 5**, all intersections are expected to operate at an appropriate level of service under background (YR 2025) PM peak hour conditions, with the exception of the unsignalized intersection of Eudora Road at the Tri-Cities Plaza driveway. However, this intersection is currently unsignalized and operates at an LOS 'F' similar to the existing conditions.



## **5.0 Build-out Future (YR 2025) Conditions**

### ***Future (YR 2025) Roadway Segment Analysis***

The 2025 peak-hour roadway volumes in the Lake-Sumter MPO CMP Database were grown to the build-out year and project trips added to each segment. The total future volumes were compared to the peak-hour directional service volume in the database to determine if the future volumes exceed the level of service standard for the roadway. As shown in **Table 6**, none of the study area segments are anticipated to exceed the service volume thresholds for the roadway, indicating that no roadway capacity projects will be needed due to the proposed development.

### ***Programmed Improvements***

The Lake County 5-year Transportation Improvement Plan (FY 2023 to FY 2027) was reviewed and one (1) programmed improvement was identified within the study area. The Eudora Road roundabout at the intersection of Old U.S. 441 with Eudora Road is programmed for construction in FY 2023 (FM# 437464-1).

The FDOT Work Program and the Lake-Sumter MPO (LSMPO) Transportation Improvement Program (TIP) were also reviewed. There are no planned or programmed improvements identified within the LSMPO. There was one (1) programmed project improvement identified within the FDOT Work Program. The S.R. 44 corridor, from U.S. 441 to south of S.R. 44, is programmed for the design of a pavement only resurfacing project in FY 2025 (FM# 452646-1); however, there are no anticipated improvements / enhancements to be included as part of this resurfacing project.



Table 6  
**Freddy's Frozen Custard and Steakburgers**  
*Future (2025) Roadway Conditions*

| Roadway/Segment                          | No. of Lanes | LOS Target | PM Peak Hour Capacity | Growth | Future Background Traffic |       |     | External "New New" Trips |       |       |       | YR 2025 Total Traffic |       |     |      |
|------------------------------------------|--------------|------------|-----------------------|--------|---------------------------|-------|-----|--------------------------|-------|-------|-------|-----------------------|-------|-----|------|
|                                          |              |            |                       |        | PM Peak Hour              |       |     | PM Peak Hour             |       |       |       |                       |       |     |      |
|                                          |              |            |                       |        | NB/EB                     | SB/WB | LOS | % Dist                   | NB/EB | SB/WB | Total | NB/EB                 | SB/WB | LOS | Adv? |
| U.S. 441                                 |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| David Walker Drive to S.R. 19/Bay Street | 6            | D          | 2,814                 | 2.0%   | 1,961                     | 2,028 | C   | 30%                      | 12    | 11    | 23    | 1,973                 | 2,039 | C   | No   |
| S.R. 19/Bay Street to Eudora Road        | 6            | D          | 2,814                 | 2.0%   | 1,846                     | 1,891 | C   | 40%                      | 16    | 14    | 30    | 1,862                 | 1,905 | C   | No   |
| Eudora Road to Old Mt. Dora Road         | 6            | D          | 2,814                 | 2.0%   | 1,846                     | 1,891 | C   | 35%                      | 12    | 14    | 26    | 1,858                 | 1,905 | C   | No   |
| Old Mt. Dora Road to S.R. 44             | 6            | D          | 2,814                 | 2.0%   | 1,846                     | 1,891 | C   | 25%                      | 9     | 10    | 19    | 1,855                 | 1,901 | C   | No   |
| S.R. 19                                  |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| Golf Links Avenue to U.S. 441            | 4            | D          | 1,901                 | 3.0%   | 1,282                     | 807   | C   | 10%                      | 4     | 4     | 8     | 1,286                 | 811   | C   | No   |
| U.S. 441 to Lakeshore Boulevard          | 4            | D          | 1,810                 | 2.0%   | 842                       | 610   | C   | 0%                       | 0     | 0     | 0     | 842                   | 610   | C   | No   |
| C.R. 19A / Dora Avenue                   |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| David Walker Road to U.S. 441            | 2            | D          | 1,011                 | 2.0%   | 187                       | 152   | C   | 0%                       | 0     | 0     | 0     | 187                   | 152   | C   | No   |
| U.S. 441 to Bay Road/C.R. 19A            | 2            | D          | 1,011                 | 2.0%   | 622                       | 587   | C   | 0%                       | 0     | 0     | 0     | 622                   | 587   | C   | No   |
| Bay Road/C.R. 19A to C.R.44C/C.R. 500A   | 2            | D          | 1,049                 | 2.0%   | 376                       | 365   | C   | 5%                       | 2     | 2     | 4     | 378                   | 367   | C   | No   |
| C.R. 500A / Old U.S. 441                 |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| Bay Road to C.R. 44C/Eudora Avenue       | 2            | D          | 770                   | 3.75%  | 411                       | 440   | C   | 5%                       | 2     | 2     | 4     | 413                   | 442   | C   | No   |
| C.R. 44C/Eudora Drive to Lakeshore Drive | 2            | D          | 1,062                 | 2.0%   | 669                       | 645   | C   | 5%                       | 2     | 2     | 4     | 671                   | 647   | C   | No   |
| Old Mount Dora Road                      |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| S.R. 19 to Eudora Road                   | 2            | D          | 799                   | 2.0%   | 271                       | 240   | C   | 5%                       | 2     | 2     | 4     | 273                   | 242   | C   | No   |
| Eudora Road to U.S. 441                  | 2            | D          | 799                   | 2.0%   | 271                       | 240   | C   | 5%                       | 2     | 2     | 4     | 273                   | 242   | C   | No   |
| Morningside Drive                        |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| U.S. 441 to Old U.S. 441                 | 2            | D          | 799                   | 6.0%   | 88                        | 110   | C   | 5%                       | 2     | 2     | 4     | 90                    | 112   | C   | No   |
| Eudora Road                              |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| Old Mt. Dora Road to U.S. 441            | 2            | D          | 799                   | 2.0%   | 153                       | 128   | C   | 5%                       | 2     | 2     | 4     | 155                   | 130   | C   | No   |
| C.R. 44C / Eudora Road                   |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| U.S. 441 to Project Entrance             | 2            | D          | 963                   | 2.0%   | 443                       | 436   | C   | 80%                      | 28    | 32    | 60    | 471                   | 468   | C   | No   |
| Project Entrance to Old U.S. 441         | 2            | D          | 963                   | 2.0%   | 443                       | 436   | C   | 20%                      | 8     | 7     | 15    | 451                   | 443   | C   | No   |
| Bay Road                                 |              |            |                       |        |                           |       |     |                          |       |       |       |                       |       |     |      |
| C.R. 19A to Old U.S. 441/ C.R. 500A      | 2            | D          | 799                   | 2.0%   | 145                       | 172   | C   | 0%                       | 0     | 0     | 0     | 145                   | 172   | C   | No   |

Source: 2023 Lake-Sumter MPO Congestion Management Plan (CMP)  
2023 FDOT Multimodal Quality / Level of Service Handbook



### ***Future (YR 2025) Intersection Analysis with Project Traffic***

Future traffic conditions for the proposed development were evaluated for the year 2025 conditions. The study area intersections were then evaluated in order to quantify the impacts created by the proposed development. The following table summarizes the results of the YR 2025 Intersection Capacity Analysis. The resultant adjusted turning movement volume, with the addition of the project trips, worksheets for the study intersections are provided in **Appendix F**.

**Table 7**  
Future (2025) Build-out Intersection Conditions

| <b>Intersection</b>                      | <b>Control</b> | <b>LOS</b> | <b>Delay<br/>(sec/veh)</b> |
|------------------------------------------|----------------|------------|----------------------------|
| U.S. 441 at Eudora Road                  | Signal         | D          | 49.5                       |
| U.S. 441 at Spring Harbor Boulevard      | Signal         | D          | 35.2                       |
| Eudora Road at 7/11 Driveway             | Stop           | A/B        | 0.1/14.8                   |
| Eudora Road at Tri-Cities Plaza Driveway | Stop           | A/F        | 2.1/187.6                  |

As shown above, the study intersections are anticipated to operate at an acceptable level of service in the PM peak hour with the addition of the project traffic, with the exception of the unsignalized intersection of Eudora Road at the Tri-Cities Plaza driveway connection. However, this intersection is currently unsignalized and operates at an LOS 'F' similar to the existing conditions. The YR 2025 Synchro summary sheets can be found in **Appendix D** of this report.



### *Access Needs*

As previously mentioned, the proposed restaurant will be accessed via the internal parking lot circulation with the neighboring parcels, the 7/11 gas station and Tri-Cities Plaza. Therefore, access to the restaurant will utilize the existing driveway connections to Eudora Road. Eudora Road is a two-lane undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. To further analyze the impact of the proposed development, an intersection analysis was performed using the Synchro Software.

**Table 8**  
Future (2025) Driveway Conditions

| Intersection                             | Control | LOS / Delay (sec/veh) |            |              |             |
|------------------------------------------|---------|-----------------------|------------|--------------|-------------|
|                                          |         | NB                    | SB         | EB           | WB          |
| Eudora Road at 7/11 Driveway             | Stop    | A<br>(0.1)            | A<br>(0.0) | B<br>(14.8)  | B<br>(10.2) |
| Eudora Road at Tri-Cities Plaza Driveway | Stop    | A<br>(1.3)            | A<br>(2.1) | F<br>(187.6) | C<br>(22.4) |

At the intersection of Eudora Road and the Tri-Cities Plaza driveway results in the eastbound minor street approach experiencing delays resulting in LOS F traffic conditions during the PM peak hour. This intersection has a relatively low traffic volume not anticipated to meet the signal warrant criteria outlined in the FDOT Manual on Uniform Traffic Standards (MUTS). However, the developer will coordinate with the City of Mt. Dora and monitor the intersection for potential future signalization at project build-out.

### *Turn Lane Analysis*

The proposed restaurant will connect to Eudora Road via the existing 7/11 gas station and Tri-Cities Plaza driveway connections. Both of the unsignalized intersections currently have an existing northbound left turn lane, while the driveway access to the Tri-Cities Plaza also has an existing southbound right turn lane. Based on the intersection analysis, the anticipated queue length is 1 vehicle with or without the addition of the proposed restaurant. Therefore, it is anticipated that the existing exclusive turn lanes and the existing declaration lanes are sufficient to support the proposed project. No additional exclusive turn lanes and/or turn lane extensions are recommended.



## **6.0 Study Conclusion**

This traffic impact analysis was performed to assess the transportation impacts of a proposed Freddy's Frozen Custard and Steakburgers restaurant in the City of Mt. Dora, Florida. The proposed project consists of a 3,006 square foot fast-food restaurant with drive-thru and is generally located along the west side of Eudora Road, south of U.S. 441, south of the 7/11 gas station. Access to the site will be provided via the existing 7/11 gas station and Tri-Cities Plaza driveway connections to Eudora Road, as the proposed restaurant will connect within the plaza to the neighboring parcels.

The proposed restaurant is anticipated to generate approximately 1,055 daily net new external trips and 75 PM peak hour external trips (40 enter / 35 exit). Based on the due to the nature of the development, and as outlined within the City of Mt. Dora Traffic Impact Study Guidelines, the pass-by capture for the proposed project was limited to 25% of the total trip generation. These future project trips were assigned to driveways, study intersections, and study roadways to determine project impact per the approved TIA methodology.

The study area was determined based on the City of Mt. Dora Traffic Impact Study Guidelines and approved traffic methodology. An operational analysis was performed for existing, future background, and build-out conditions.

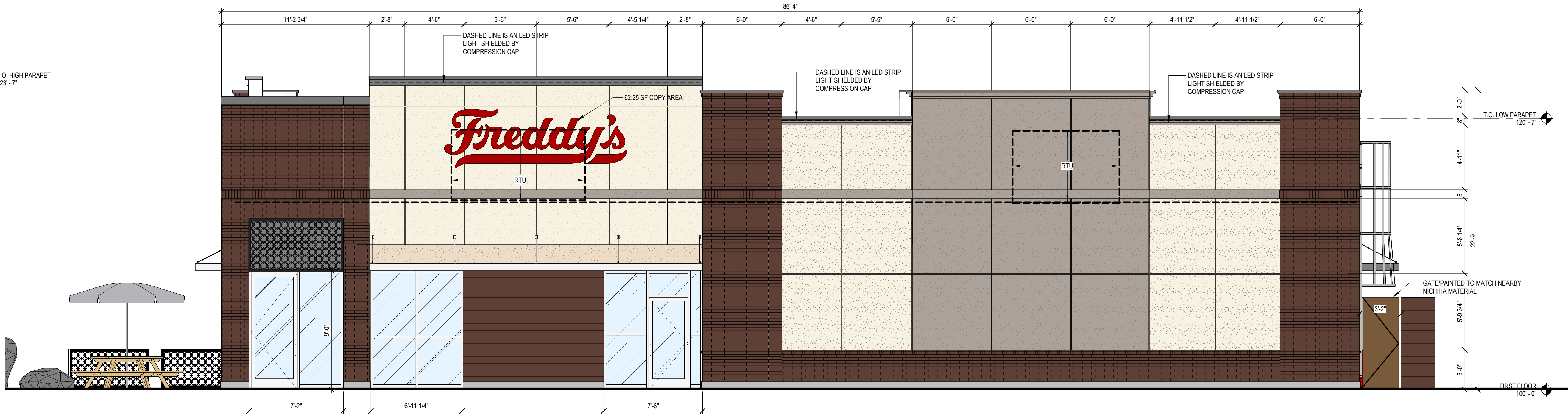
- None of the study area segments are anticipated to exceed the service volume thresholds for the roadway, indicating that no roadway capacity projects will be needed due to the proposed development.
- Minimal intersection deficiencies were identified within the study area under future buildout (2025) conditions during the PM peak hour. The unsignalized intersection of Eudora Road at Tri-Cities Plaza driveway operates at a LOS "F" for the eastbound minor approach. Due to the anticipated low volumes of the plaza driveway, this intersection is not anticipated to meet the FDOT MUTS signal warrants to require signalization. In addition, the intersection would operate with a similar delay with or without the addition of the project.

It is recommended the applicant continue to coordinate with the City of Mt. Dora regarding the potential signalization of the Tri-Cities Plaza driveway at Eudora Road at the build-out of the project. Based on the projected volumes at this intersection, it is anticipated that the intersection will operate adversely with or without the project.

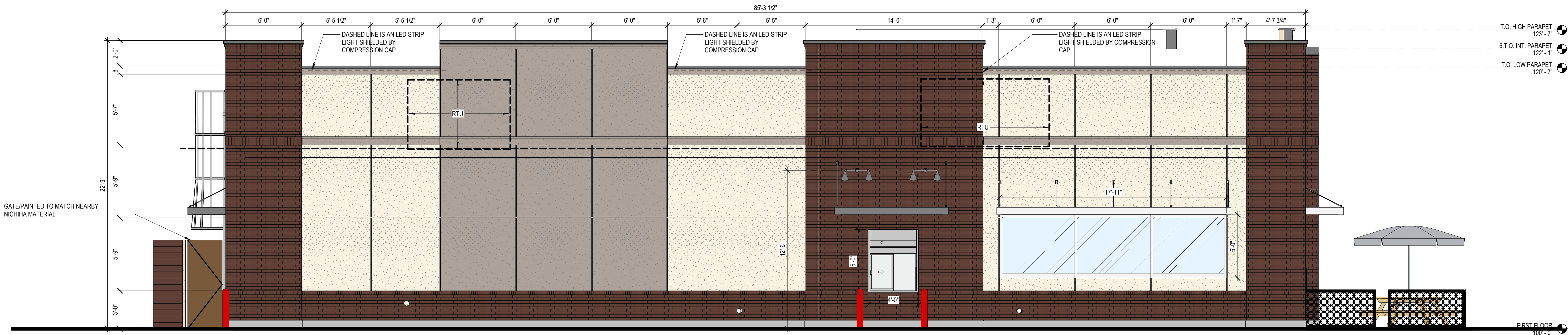
The proposed development will be served by two (2) existing full access driveways onto Eudora Road. Exclusive northbound left turn lanes are currently present at both driveway connections, as well as an exclusive southbound right turn lane at the plaza entrance. As a result of the intersection analysis, the anticipated queue along Eudora Road (northbound and southbound vehicles turning) is 1 vehicle, with an appropriate deceleration lane. Therefore, it is anticipated that the existing exclusive turn lanes and the existing deceleration lanes are sufficient to support the proposed project. No additional exclusive turn lanes and/or turn lane extensions are recommended.

# APPENDIX

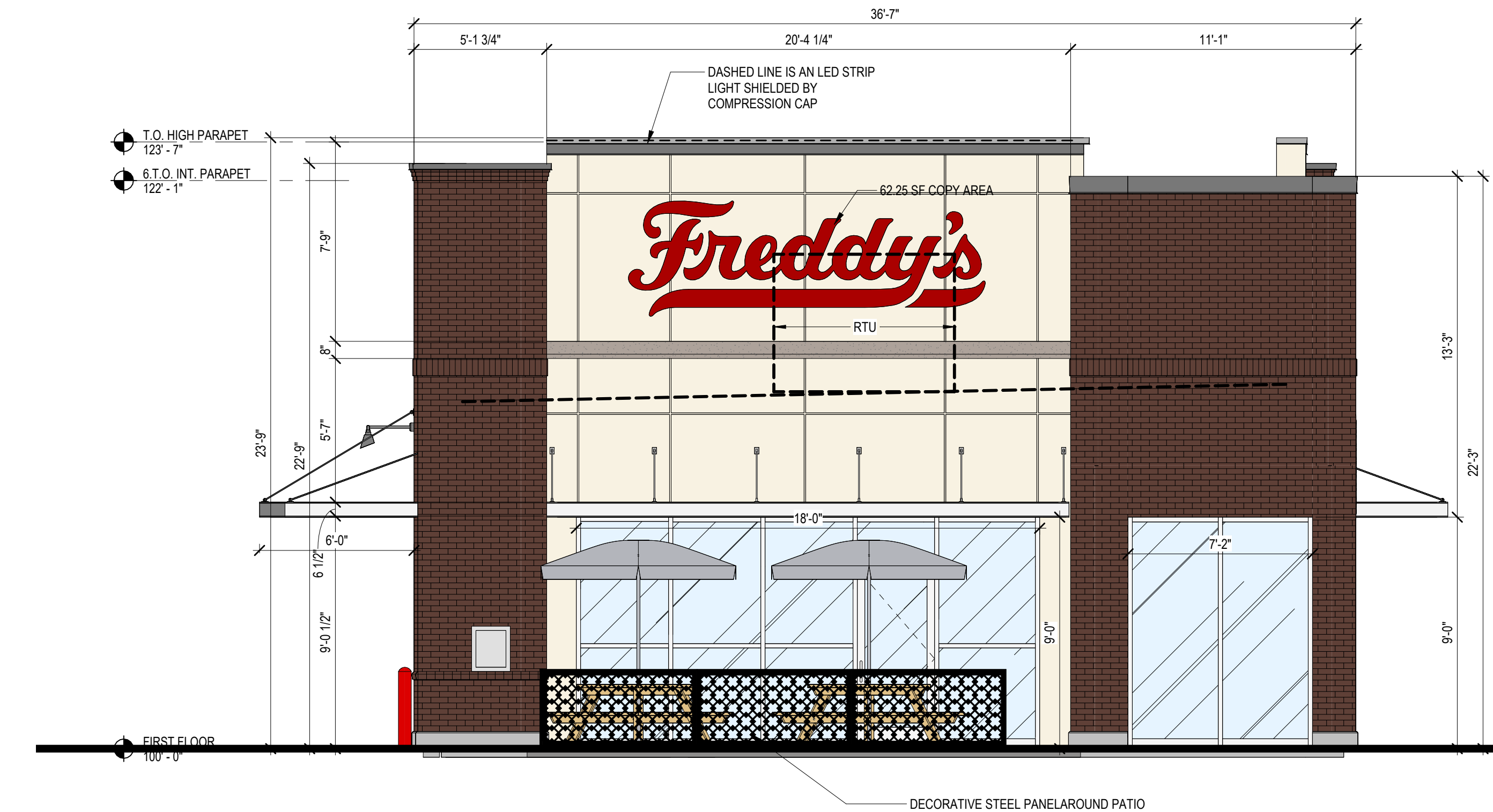




D NORTH ELEVATION  
1/4" = 1'-0"

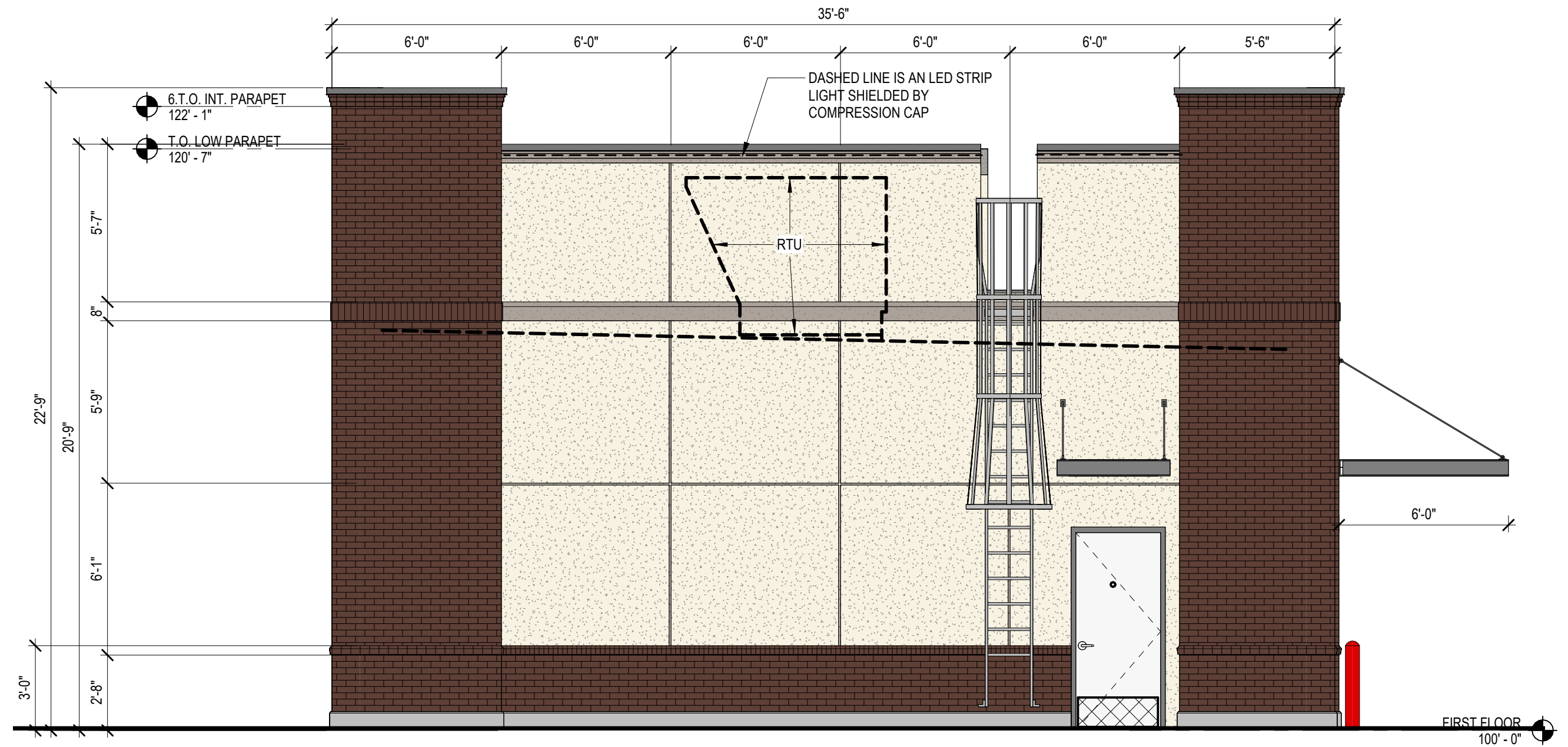


C SOUTH ELEVATION  
1/4" = 1'-0"



B EAST ELEVATION  
1/4" = 1'-0"

FENESTRATION PERCENTAGE EAST ELEVATION  
NON FENESTRATION: 608 SF  
FENESTRATION: 226.5 SF  
TOTAL FACADE: 834.5 SF  
FENESTRATION %: 27.1%



A WEST ELEVATION  
1/4" = 1'-0"

LDC SECTION 6.3.13 [1](I)(1)  
ARCHITECTURAL REQUIREMENTS

- DESIGN ELEMENTS SELECTED:
- A. CANOPIES OR PORTICOS INTEGRATED WITH THE BUILDINGS MASSING AND STYLE.  
REFER TO ELEVATIONS FOR CANOPIES
  - B. OVERHANGS, MIN OF 3 FEET  
REFER TO ELEVATIONS FOR OVERHANGS OVER 3 FEET.
  - E. RAISED CORNICE OR BUILDING BANDING WITH A MIN OF TWO RELIEFS.  
REFER TO ELEVATIONS FOR CORNICES.
  - H. ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS, OTHER THAN CORNICES, WHICH ARE INTEGRATED INTO THE BUILDING STRUCTURE AND OVERALL DESIGNS  
REFER TO ELEVATIONS FOR ORNAMENTAL REVEALS.
  - J. EMPHASIZED BUILDING BASE, MIN OF THREE FEET HIGH AND MIN PROJECT FORM THE WALL OF TWO INCHES.  
REFER TO ELEVATIONS FOR BRICK BASE PROJECTION 2"

MATERIAL LEGEND

|  |                                       |  |             |
|--|---------------------------------------|--|-------------|
|  | DRYVIT<br>614 Smoke Signal            |  | TPO ROOFING |
|  | DRYVIT<br>386 A Pure Cream            |  |             |
|  | MARION CERAMICS<br>410 Gunstock Brown |  |             |
|  | VINTAGEWOOD 1818<br>NICHHA WOODGRAIN  |  |             |

Freddy's Frozen Custard  
FRONTAGE RD/EUDORA RD, US HWY 441  
MOUNT DORA, FLORIDA, 32757

| DESCRIPTION | DATE       |
|-------------|------------|
| PROJECT NO: | 02132R2301 |
| STORE NO:   | XXXX       |
| DATE:       | 4.25.2024  |
| DRAWN BY:   | JHC        |
| CHECKED BY: | DLW        |

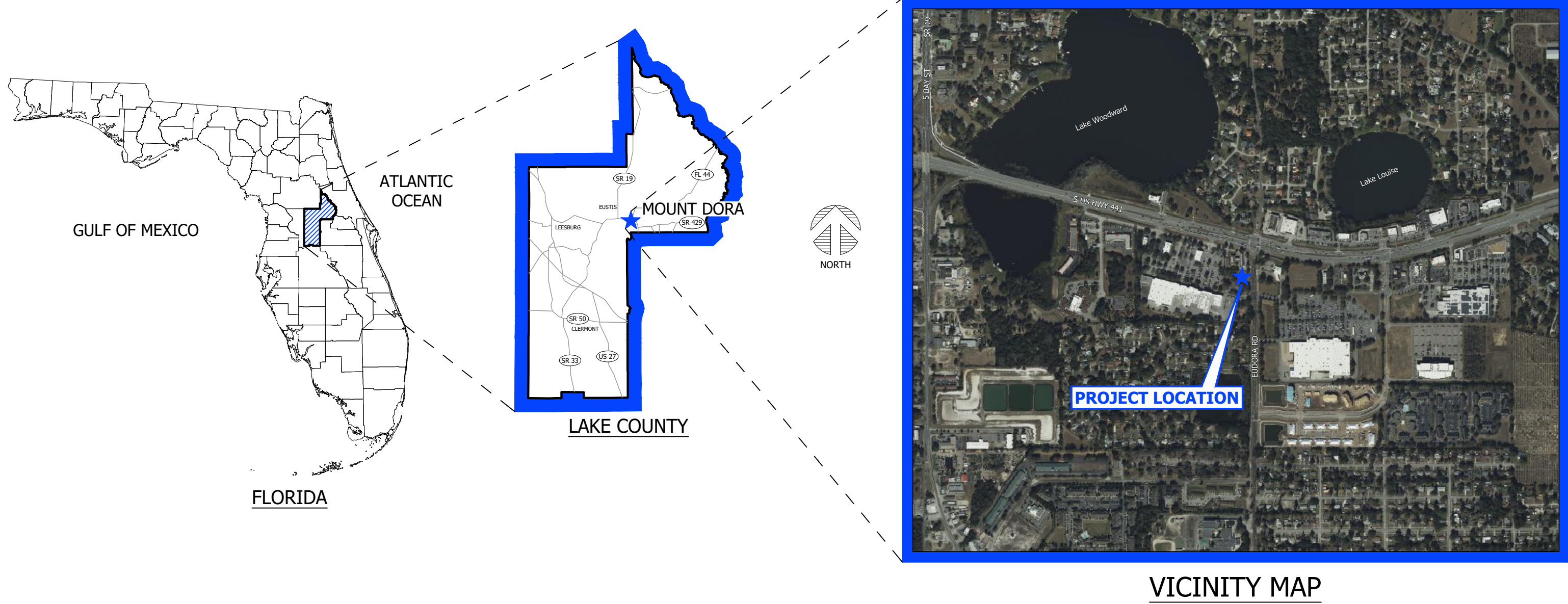
ELEVATIONS

CP-300



Freddy's  
FROZEN CUSTARD &  
STEAKBURGERS®  
CONSTRUCTION PLANS

LOCATION  
23-19-26-0004-000-10700  
Section 23, Township 19S, Range 26E  
2495 EUDORA ROAD  
MOUNT DORA, FL 32757



PREPARED FOR OWNER/DEVELOPER

EUDORA ROAD, LLC  
32750 LAKESHORE DR.  
TAVARES, FL 32778

PREPARED BY



150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

| SHEET INDEX |                                          |       |            |
|-------------|------------------------------------------|-------|------------|
| #           | SHEET TITLE                              | REV # | REV DATE   |
| C100        | COVER SHEET                              | 1     | 11/21/2024 |
| C101        | NOTES & SPECIFICATIONS                   | 1     | 11/21/2024 |
| C200        | DEMOLITION & SWPP PLAN                   | 1     | 11/21/2024 |
| C300        | SITE PLAN                                | 1     | 11/21/2024 |
| C301        | TURNING RADIUS ANALYSIS PLAN             | 1     | 11/21/2024 |
| C302        | TURNING RADIUS ANALYSIS PLAN             | 1     | 11/21/2024 |
| C400        | GRADING & DRAINAGE PLAN                  | 1     | 11/21/2024 |
| C401        | GRADING PLAN                             | 1     | 11/21/2024 |
| C402        | TREE PROTECTION - SITE / GRADING PLAN    | 1     | 11/21/2024 |
| C500        | UTILITY PLAN                             | 1     | 11/21/2024 |
| C501        | LIGHTING PLAN                            | 1     | 11/21/2024 |
| C502        | LIGHTING POLE & FIXTURE DETAILS          | 1     | 11/21/2024 |
| C600        | CROSS SECTIONS                           | 1     | 11/21/2024 |
| C700        | SITE DETAILS                             | 1     | 11/21/2024 |
| C701        | TRASH ENCLOSURE DETAILS                  | 1     | 11/21/2024 |
| C702        | CONTECH UNDERGROUND EXFILTRATION DETAILS | 1     | 11/21/2024 |
| C703        | CITY DETAILS                             | 1     | 11/21/2024 |
| C704        | CITY DETAILS                             | 1     | 11/21/2024 |
| C705        | CITY DETAILS                             | 1     | 11/21/2024 |

SUBMITTAL HISTORY

| No. | DATE       | DESCRIPTION                                          |
|-----|------------|------------------------------------------------------|
| 1   | 07/30/2024 | INITIAL SUBMITTAL TO THE CITY OF MOUNT DORA & SIRWMD |
| 2   | 11/21/2024 | 2nd SUBMITTAL TO THE CITY OF MOUNT DORA & SIRWMD     |
|     |            |                                                      |
|     |            |                                                      |
|     |            |                                                      |
|     |            |                                                      |

REVISION HISTORY

| No. | DATE       | DESCRIPTION                                      |
|-----|------------|--------------------------------------------------|
|     | 11/21/2024 | REVISED PER SIRWMD & CITY OF MOUNT DORA COMMENTS |
|     |            |                                                  |
|     |            |                                                  |
|     |            |                                                  |
|     |            |                                                  |

UTILITY SERVICE PROVIDERS:

WATER

CITY OF MOUNT DORA  
JOSHUA KRAMM  
900 NORTH DONNELLY STREET  
MOUNT DORA, FLORIDA 32757  
(352) 735-7151

GAS:

TECO PEOPLES GAS - EUSTIS  
JOAN DOWNING  
8416 PALM RIVER RD  
TAMPA, FL 33619  
813-275-3783

COMMUNICATION:

CENTURYLINK  
BILL MCCLLOUD  
1325 BLAIRSTONE RD RM 113  
TALLAHASSEE, FL 32301  
850-599-1444

WASTEWATER

CITY OF MOUNT DORA  
JOSHUA KRAMM  
900 NORTH DONNELLY STREET  
MOUNT DORA, FLORIDA 32757  
(352) 735-7151

COMMUNICATION:

COMCAST CABLE  
ANDREW SWEENEY  
5934 RICHARD ST  
JACKSONVILLE, FL 32216  
904-738-6088

ELECTRIC

DUKE ENERGY  
MARK HURST  
1150 GREENWOOD BLVD  
LAKE HAVY, FL 32746  
407-905-3321

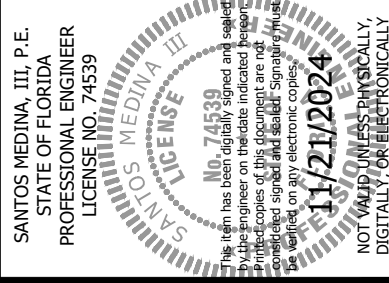
COMMUNICATION:

SUMMITT BROADBAND  
MICHELLE DANIEL  
4558 SW 30TH ST  
ORLANDO, FL 32811  
407-996-1153



NO. DATE DESCRIPTION  
1 11/21/2024 REVISED PER SIRWMD & CITY OF MOUNT DORA COMMENTS

REVISION BLOCK



DESIGNED BY: SM  
DRAWN BY: DH  
CHECKED BY: SM



CLIENT: EUDORA ROAD, LLC  
PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA

PROJECT NO. SHEET  
2575 C100

COVER SHEET

2495 EUDORA RD, MT DORA, FLORIDA 32757



X:\Engineering\2575-FPC of Central Florida-Freddy's Frozen Custard-Mt Dora\2575-Bldg.dwg, C:\D:\Notes & Specifications, 11/21/2024 8:49:59 AM, dwgplot, 1:1

## AS-BUILT/RECORD DRAWING NOTES FOR CONTRACTOR

ALL AS-BUILT/RECORD DRAWING INFORMATION SHALL BE PROVIDED FROM A LICENSED PROFESSIONAL LAND SURVEYOR IN BOTH HARD COPY SIGNED & SEALED PRINTS AND DIGITAL FORMAT. THE AS-BUILTS WILL BE SIGNED BY A FLORIDA LICENSED SURVEYOR. ALL DATA SHALL BE ON THE SAME BENCHMARK AS THE DESIGN PLANS AND IN THE STATE PLANE COORDINATE SYSTEM. DIGITAL COPIES OF THE CONSTRUCTION PLANS WILL BE PROVIDED FOR A BASIS OF THE AS-BUILT/RECORD DRAWINGS. THE FOLLOWING IS A LIST OF ITEMS TO BE PROVIDED TO THE ENGINEER FOR REVIEW BEFORE FINAL CERTIFICATIONS CAN BE ISSUED. THIS LIST, WHILE EXHAUSTIVE, IS NOT MEANT TO BE ALL-INCLUSIVE. PLEASE USE IT AS A GUIDELINE FOR MINIMUM STANDARDS. ALL DATA PROVIDED SHALL ALSO MEET MINIMUM STANDARDS OF THE UTILITY COMPANY, WATER MANAGEMENT DISTRICT, AND CITY OF MOUNT DORA AS APPLICABLE. THE AS-BUILTS NEED TO BE SENT TO THE CITY OF MOUNT DORA FOR THEIR APPROVAL. IN ADDITION TO THE ENGINEER.

### GENERAL:

- AUTOCAD POINTS WITH DESCRIPTIONS TO BE PROVIDED ON A LOGICAL LAYERING SYSTEM.
- ALL ITEMS IDENTIFIED ON THE SITE PLAN SHOULD BE SHOWN ON THE AS-BUILT/RECORD DRAWING UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THIS INCLUDES ITEMS SUCH AS LIGHT POLES, BIKE RACKS, CURBING, SIDEWALKS, FENCING, UTILITY PADS, ETC.
- VERTICAL AND HORIZONTAL SEPARATION BETWEEN MAINS SHALL BE DIMENSIONED ON THE AS-BUILT/RECORD DRAWINGS. AT A MINIMUM, SEPARATION DIMENSIONS SHALL BE ADDED IN LOCATIONS WHERE IDENTIFIED ON THE CONSTRUCTION PLANS TO SHOW THE ITEMS WERE CONSTRUCTED PER APPLICABLE STANDARDS.
- ANY CONFLICT SEPARATIONS LESS THAN THOSE ALLOWABLE ARE TO BE SPECIFICALLY NOTED AND DIMENSIONED.

### UTILITIES:

- SHOW HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND POTABLE WATER, RECLAIM WATER, AND WASTEWATER PIPING AND RELATED APPURTENANCES. THIS INCLUDES BENDS, VALVES, HYDRANTS, BLOW-OFFS, MANHOLES, CLEANOUTS, SERVICES, ETC. AS SHOWN ON THE CONSTRUCTION PLANS.
- IDENTIFY INSTALLED STRUCTURES, PIPE MATERIAL, SIZE, AND SLOPE (IF GRATE PIPES), PIPE LENGTH AND PIPE INVERTS TO BE IDENTIFIED FOR THE GRAVITY MAINS. AS-BUILT DATA SHOULD BE PROVIDED ADJACENT TO DESIGN DATA AND IN THE SAME FORMAT AS THE DESIGN.
- TOP OF PRESSURE PIPE TO BE SHOWN AT INTERVALS NOT TO EXCEED 100 FEET.
- AS-BUILT/RECORD DRAWING LIFT STATION DATA TO BE PROVIDED AT ALL ELEVATIONS AND DIMENSIONS SHOWN ON THE DESIGN PLANS.
- LABEL SAMPLE POINT LOCATIONS.
- ALL CONFLICT CROSSINGS NEED TO BE SHOWN ON THE AS-BUILTS.

### DRAINAGE & GRADING:

- CONTROL STRUCTURE DATA INCLUDING GRATE ELEVATION, WEIR INVERT, TOP OF WEIR ELEVATION, DIMENSIONS, AND PIPE SIZE/INVERT SHOWN ON THE CONTROL STRUCTURE DETAIL.
- POND AND SWALE TOP AND TOE OF SLOPE ELEVATIONS AT INTERVALS NOT TO EXCEED 100 FEET OR CHANGE IN DIRECTION. VISIBLY LOW OR HIGH AREAS SHOULD ALSO BE DETAIL. SUFFICIENT SPOT GRADES SHOULD BE PROVIDED SO THAT THE POND OR SWALE CAN BE RECREATED DIGITALLY AS IT IS CONSTRUCTED FOR THE ENGINEER TO DETERMINE COMPLIANCE WITH THE DESIGN.
- DRAINAGE STRUCTURE AND PIPE AS-BUILT DATA SHOULD BE PROVIDED ADJACENT TO DESIGN DATA AND IN THE SAME FORMAT AS THE DESIGN.
- SUFFICIENT SPOT ELEVATIONS ON ALL FOUR CORNERS OF THE ADDA SPACES TO CONFIRM THE SLOPES.
- SUFFICIENT PAVEMENT GRADES, TYPICALLY AT INTERVALS NOT TO EXCEED 100 FEET OR CHANGE IN DIRECTION OR SLOPE.

## DATUM

- UNLESS OTHERWISE NOTED, ELEVATIONS IN THIS PLAN SET ARE BASED ON D.O.T. BENCHMARK #BM-290, AKA LAKE COUNTY BM #H110028, A CONCRETE MONUMENT ON THE NORTH SIDE OF SR-44, IN ORANGE GROVE, ACROSS FROM PET SUPERMARKET. ELEVATION=+103.166 FEET, NAVD 1929 DATUM. ELEVATIONS HAVE BEEN CONVERTED TO NAVD 1988 DATUM, USING VERTCON CONVERSION OF -0.9322". AS SHOWN ON BOUNDARY & TOPOGRAPHIC SURVEY BY SHANNON SURVEYING INC. DATED 08-08-2022.

## DRAINAGE STRUCTURES

- ALL DRAINAGE STRUCTURE SHALL CONFORM TO THE LATEST FOOT STANDARD PLANS UNLESS OTHERWISE NOTED.
- GRATE ELEVATIONS FOR ALL TYPE 5 AND TYPE 6 INLETS REFER TO ELEVATION OF PAVEMENT.
- GRATE ELEVATIONS FOR ALL DITCH BOTTOM INLETS REFER TO THE FLOW LINE OF PAVEMENT.

## SEQUENCE OF ACTIVITIES

- INSTALLATION OF CONSTRUCTION ENTRANCE DRIVE.
- INSTALL SILT BARRIERS & TREE BARRIERS/AS SHOWN ON PLANS AS APPLICABLE.
- STORMWATER RUNOFF DURING CONSTRUCTION SHALL BE ACCOMMODATED BY A TEMPORARY DOWNSLOPE SETTLING AREA WHICH WILL ACT AS A SEDIMENTATION BASIN. ROUGH GRADE TEMPORARY SWALES TO FORCE DELIVERY OF RUNOFF TO EXCAVATED TEMPORARY DOWNSLOPE SETTLING AREA.
- STABILIZE CLEARED AREAS WITHIN 7 DAYS OF LAST DISTURBANCE. IF RUNOFF IS NOT CAPTURED BY THE STORMWATER POND.
- INSTALL THE UNDERGROUND EXFILTRATION SYSTEM, STORM SEWER CONVEYANCE SYSTEMS, UTILITIES, AND BUILDINGS.
- CONSTRUCT ENTRANCE(S) AND PAVEMENT.
- COMPLETE GRADING AND INSTALL PERMANENT SODDING OR OTHER PERMANENT STABILIZATION FEATURES.
- WHEN ALL CONSTRUCTION IS COMPLETE, STABILIZE ANY REMAINING DISTURBED AREAS.
- REMOVE INSTALLED SILT BARRIERS AFTER ALL DISTURBED AREAS ARE STABILIZED.

## BACKFILL, COMPACTION, AND INSPECTION NOTES

- IT IS RECOMMENDED THE CONTRACTOR SUBMIT A TESTING PLAN TO THE ENGINEER BEFORE COMMENCING CONSTRUCTION SO ANY DEFICIENCIES CAN BE DETERMINED BEFORE STARTING.
- PROCTOR TESTS SHALL BE PERFORMED ON ALL MATERIAL TO BE USED AS BACKFILL. TESTING FREQUENCY SHALL BE PER FOOT SPECIFICATIONS SECTION 125-9, MINIMUM 1 TEST PER SOIL TYPE OR REPRESENTATIVE SAMPLE.
- ALL PIPE SHALL BE CAREFULLY LAID, TRUE TO THE LINES AND GRADES AS SHOWN ON THE PLANS. ALL PIPE SHALL BE LAID IN BEDDING CONDITIONS.
- BACKFILLING SHALL PROGRESS AS RAPIDLY AS THE CONSTRUCTION AND TESTING OF THE WORK WILL PERMIT. ALL BACKFILL MATERIAL SHALL BE SUITABLE AND FREE OF DELETERIOUS MATERIAL.
- MATERIAL NOT SUITABLE FOR BACKFILL INCLUDES MUCK, ROCK, CLAY, PHOSPHATE SLIMES, OR OTHER PLASTIC MATERIALS INCLUDING A-2-6, A-2-7, A-5, A-6, AND A-7. NOTE: A-7 MAY BE USED AS SPECIFIED IN FOOT SPECIFICATIONS SECTION 125-9. THESE SOILS, IF ENCOUNTERED DURING SITE PREPARATION, SHOULD BE REMOVED WITHIN A 6" MARGIN OF THE CONSTRUCTION AREA AND FOOT #57 AGGREGATE BEDDING MATERIAL SHALL BE PLACED UNDER THE PIPE IN ACCORDANCE WITH THE TYPE A BEDDING DETAIL.
- THE INITIAL BACKFILL SHALL BE CAREFULLY DEPOSITED ON BOTH SIDES OF THE PIPE AT THE SAME TIME AND UNIFORMLY COMPACTED AROUND THE BARREL OF THE PIPE UNTIL ENOUGH HAS BEEN PLACED TO PROVIDE A COVER OF 12" ABOVE THE CROWN OF THE PIPE. IN NO CASE SHALL BACKFILL MATERIAL BE PLACED IN THE TRENCH IN A MANNER THAT WILL CAUSE SHOCK TO OR UNEQUAL PRESSURE ON THE PIPE.
- INITIAL LIFTS OF 6" SHALL BE PLACED UP TO THE TOP OF PIPE. LIFT MAY CONTINUE AT 12" INTERVALS THEREAFTER IF COMPACTION REQUIREMENTS CAN BE ACHIEVED.
- IN AREAS WITHIN 6' OF ANY UNPAVED SURFACE, BACKFILL SHALL BE COMPACTED TO 100% OF AASHTO T-99. IN ALL OTHER AREAS, BACKFILL SHALL BE COMPACTED TO 95% OF AASHTO T-180.
- EXCAVATION FLOWABLE FILL IS ACCEPTABLE.
- BACKFILL AROUND STRUCTURES SHALL BE COMPACTED TO 100% OF AASHTO T-99.
- COMPACTION TESTS SHALL BE IN ACCORDANCE WITH SECTION 125-8 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE CITY OF MOUNT DORA MAY DETERMINE IF MORE COMPACTION TESTS ARE REQUIRED. THE LOCATIONS OF COMPACTION TESTS WITHIN THE TRENCH SHALL BE IN CONFORMANCE WITH THE FOLLOWING SCHEDULE:
  - CROSS DRAIN CULVERTS SHALL HAVE A MINIMUM OF TWO DENSITY TESTS PER LIFT.
  - ONE TEST AT THE SPRING LINE OF THE PIPE.
  - AT LEAST ONE TEST FOR EACH 12-INCH LAYER OF BACKFILL WITHIN THE PIPE BEDDING ZONE FOR PIPES 24 INCHES AND LARGER.
  - ONE TEST AT AN ELEVATION OF ONE FOOT ABOVE THE TOP OF THE PIPE.
  - ONE TEST FOR EACH TWO FEET OF BACKFILL PLACED FROM ONE FOOT ABOVE THE TOP OF THE PIPE TO THE FINISHED GRADE ELEVATION.
  - TESTS SHALL BE STAGGERED AROUND EACH MANHOLE AND LIFT STATIONS WET WELL AND VALVE VAULT WITHIN THREE FEET OF EACH STRUCTURE'S OUTSIDE PERIMETER IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
    - FIRST TEST SHALL BE ONE FOOT ABOVE THE STRUCTURE BASE; AND
    - SECOND TEST SHALL BE TWO FEET ABOVE FIRST TEST
    - SUBSEQUENT TESTS SHALL BE EVERY TWO FEET UP TO FINISHED GRADE.
  - ONE TEST UNDER THE CENTER OF EACH LIFT STATION WET WELL BASE. COMPACTION SHALL HAVE A MINIMUM DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99.
- CONTRACTOR TO INSPECT ALL STORM PIPES AND GRAVITY SANITARY SEWER MAINS UTILIZING A CLOSED CIRCUIT TELEVISION SYSTEM PREPARING A DVD OF THE RESULTS. THE VIDEO WILL NEED TO GO TO BOTH THE CITY OF MOUNT DORA AND THE ENGINEER OF RECORD. THE CITY OF MOUNT DORA AND THE ENGINEER OF RECORD SHALL DETERMINE THE CONDITION OF THE PIPE FOR ACCEPTABILITY. VIDEO SHALL EXTEND TO THE END OF ALL PIPES.

## STORMWATER POLLUTION PREVENTION NOTES

**A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IS REQUIRED BEFORE ANY EARTHMOVING ACTIVITIES COMMENCE. THE CONTRACTOR OR THEIR ASSIGNS SHALL BE THE RESPONSIBLE AUTHORITY FOR IMPLEMENTING THE SWPP. EACH PERSON MUST SIGN A CERTIFICATION TO CERTIFY THAT THEY UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM WATER POLLUTION PREVENTION PLAN, SWPPP AND ITS IMPLEMENTATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ON FDEP, SWRMD AND THE CITY OF MOUNT DORA.**

### GENERAL POLLUTION CONTROL NOTES

- THE CONTRACTOR SHALL APPLY FOR AND OBTAIN A NOTICE OF INTENT FROM FDEP AND SHALL PREPARE A SWPPP FOR THE CITY OF MOUNT DORA TO REVIEW AND APPROVE PRIOR TO MOBILIZING TO THE SITE.
- PRIOR TO ANY CLEARING OR CONSTRUCTION COMMENCEMENT, SILT FENCES SHALL BE INSTALLED IN THE AREAS DESIGNATED ON THIS PLAN. THOSE AREAS DESIGNATED TO BE REINFORCED SHALL HAVE INSTALLED A SECOND ROW OF SILT FENCE. THE SILT FENCE SHALL BE TRENCHED IN 4 INCHES DEEP AND BACKFILLED ON THE UPHILL SIDE.
- AFTER SILT FENCES ARE INSTALLED, A ROCK CONSTRUCTION ENTRANCE 50 FEET LONG AND 10 FEET WIDE WITH 6 INCH DEEP FOOT #57 STONE LINER WITH FILTER FABRIC SHALL BE CONSTRUCTED AT EACH CONSTRUCTION ENTRANCE SHOWN ON THIS PLAN.
- ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER OR HAULED OFF SITE TO A LANDFILL OR OTHER PROPER DISPOSAL SITE. THE DUMPSTER SHALL BE LOCATED IN DESIGNATED LOCATION SHOWN ON THIS PLAN.
- DUST SHALL BE CONTROLLED WITH THE USE OF WATER IF NECESSARY.
- ALL TOXIC MATERIALS USED IN CONSTRUCTION SHALL BE KEPT IN A COVERED SHED AS SHOWN IN DESIGNATED LOCATION SHOWN ON THIS PLAN.
- A DOUBLE WALL FUEL TANK WILL BE PLACED ON A DRIP PAN TO CONTAIN AND PREVENT ANY FUEL LEAKS FROM BEING DISCHARGED IN STORM WATER RUNOFF.
- PORT-O-LETS SHALL BE PLACED IN AREAS DESIGNATED ON THIS SITE PLAN.
- NO VEHICLE MAINTENANCE WILL BE ALLOWED ON SITE.
- A WASHDOWN SITE SHALL BE PLACED IN THE AREAS DESIGNATED. A SMALL VEGETATIVE BERM SHALL BE PLACED AROUND THE WASH DOWN AREA.
- FILTER SOCKS SHALL BE PLACED AT THE ENTRANCE TO ALL EXISTING INLETS TO PREVENT THE STORM SEWER SYSTEM FROM DISCHARGING SEDIMENTS INTO THE RECEIVING BODIES.
- CONTRACTOR TO DEMO TREES AS REQUIRED TO ACCOMMODATE PROPOSED SITE DESIGN (REMOVE ROOT BASE OF ALL EXISTING TREES TO BE DEMOLISHED). THE SITE WILL NEED A TREE REMOVAL PERMIT FROM THE CITY OF MOUNT DORA PRIOR TO ANY TREE REMOVAL.
- NO BURNING IS ALLOWED ON SITE. ALL CLEARED TREES AND VEGETATION SHALL BE HAULED AWAY.
- SEDIMENTS MAY NOT BE ALLOWED TO ACCUMULATE MORE THAN ONE FORTH THE HEIGHT OF THE SILT FENCE. SEDIMENTS MUST BE PROPERLY DISPOSED OF AFTER REMOVAL OF SILT FENCES. ALL DISTURBED AREAS SHALL BE GRASSED & MULCHED.
- THE UNDERGROUND EXFILTRATION SYSTEM & BASIN CONTROL SHALL BE THE FIRST ITEMS CONSTRUCTED.
- OUTLETS OF ALL PIPES SHALL BE INSPECTED REGULARLY AND ANY BLOCKAGES REMOVED. ALL FLOW MUST BE MAINTAINED WITH ANY FENCING CONSTRUCTED TO ALLOW FLOW THROUGH OR UNDER THE FENCE.
- DEWATERING MAY BE REQUIRED FOR INSTALLATION OF UTILITIES, STORM SEWER, OR PAVEMENT. THE DURATION IS DEPENDANT ON THE SCHEDULE OF CONSTRUCTION. THE DOWNSLOPE DISCHARGE WILL BE CONTAINED WITHIN A SETTLING AREA AS IDENTIFIED ON SHEET C200. THE SETTLING AREAS WILL BE SURROUNDED WITH TURBIDITY BARRIERS IN ACCORDANCE WITH FOOT INDEX 102 & 103. AFTER DEWATERING WORK HAS BEEN COMPLETED, THE SETTLING AREAS WILL BE EXCAVATED AND/OR RESHAPED TO FINALIZE THE GRADING. DOWNSLOPE STRUCTURES SHALL REMAIN IN PLACE UNTIL TRENCING HAS BEEN COMPLETED. ALL DISCHARGE SHALL BE CONTAINED WITHIN THE PROJECT AREA AS DESCRIBED. NO GROUNDWATER SHALL BE PUMPED DIRECTLY OFFSITE.
- DURING CLEARING AND GRUBBING AND SITE GRADING STAGES, AREAS THAT ARE DISTURBED AND INACTIVE FOR MORE THAN 7 DAYS SHALL BE STABILIZED AT MANUFACTURED GRASS APPLIED AT MANUFACTURERS RECOMMENDATIONS. AFTER SEEDING EACH AREA SHALL BE MULCHED WITH 4000 POUNDS OF STRAW PER ACRE.

### MAINTENANCE PLAN DURING CONSTRUCTION

- SILT FENCE REPAIRS SHALL BE MADE IMMEDIATELY.
- MAINTENANCE SHALL BE PERFORMED ON THE CONSTRUCTION ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.
- MULCH AND SOO THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY. ALL OTHER AREAS ARE TO BE SEEDED UNTIL VEGETATION IS ESTABLISHED.
- INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT THAT IS 0.5 INCHES OR GREATER.
- THE INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE. ALL DISTURBED AREAS OF CONSTRUCTION THAT HAVE NOT BEEN STABILIZED, AREAS WHERE VEHICLES ENTER AND EXIT THE SITE, AND SEDIMENT CONTROL STRUCTURES.
- THE INSPECTOR SHALL FURNISH A STORM WATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM IN THE FORMAT DESCRIBED IN THE "SAMPLE COPY OF THE STORM WATER POLLUTION PREVENTION PLAN" AS OUTLINED ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE.

### MAINTENANCE PLAN AFTER CONSTRUCTION

THE STORMWATER FACILITY MUST BE MAINTAINED CORRECTLY IF IT IS TO PERFORM IN THE MANNER IT WAS DESIGNED. THE STATEMENTS BELOW ARE INTENDED TO BE A GUIDE TO THE CORRECT WAYS TO MAINTAIN THIS FACILITY. THIS IS ONLY A GUIDE AND SHOULD BE REVISED AS FIELD CONDITIONS REQUIRE. THE MAINTENANCE ENTITY SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE. FACILITIES SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER AT INTERVALS OUTLINED IN THE ENVIRONMENTAL RESOURCE PERMIT.

- ALL STORMWATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER MAJOR RAINFALLS. THEY SHOULD BE MAINTAINED BY REMOVING BUILT-UP DEBRIS AND VEGETATION AND REPAIRING DETERIORATING STRUCTURES.
- MOW GRASS WEEKLY DURING THE SUMMER MONTHS AND BI-WEEKLY DURING THE REMAINDER OF THE YEAR) WITHIN THE STORMWATER RETENTION AREAS. GRASS CLIPPINGS SHALL BE COLLECTED AND PROPERLY DISPOSED OF.
- CHEMICALS, OILS, GREASES OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO COLLECTION LOCATIONS SPONSORED BY MANY LOCAL GOVERNMENTS. ALSO, DO NOT DISPOSE OF GRASS CLIPPINGS IN A SWIM. GRASS CLIPPINGS POSE PROBLEMS BY SMOOTHING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES AND, WHEN THEY DECOMPOSE, MAY CAUSE UNUSUALLY ALGAL BLOOMS THAT CAN KILL FISH.
- ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND POND SHOULD BE DISPOSED OF AT AN APPROVED FACILITY (CHECK WITH YOUR COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT).
- DURING ANY REPAIR OR MAINTENANCE ACTIVITY, USE CARE TO AVOID CAUSING EROSION OR SILTATION TRANSFER TO ADJACENT OR OFF-SITE AREAS.
- ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE GOVERNING AGENCIES.
- THE APPROVED OPERATION AND MAINTENANCE PERMIT AND AS-BUILT DRAWINGS ARE AVAILABLE AT YOUR LOCAL WATER MANAGEMENT DISTRICT. THE PERMIT ALSO PROVIDES INFORMATION ON HAVING JURISDICTION. REFER TO THOSE PLANS AND PERMITS FOR ADDITIONAL RESTRICTIONS, INSTRUCTIONS AND CONDITIONS.
- IT IS USUALLY MORE COST-EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON A STORMWATER MANAGEMENT SYSTEM, RATHER THAN LET IT FAIL AND HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
  - MOSQUITO GROWTH CAN BE MINIMIZED IN A STORMWATER MANAGEMENT SYSTEM, BY THE FOLLOWING MEASURES:
    - DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO A SWIM.
    - DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOES.
    - CLEAN OUT ANY OBSTRUCTIONS THAT GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
    - REMOVE WATER LETTUCE AND WATER HYACINTH, WHICH NOURISH AND SHELTER MOSQUITO LARVAE.

## PAVING OPERATION NOTES

- BEFORE PAVING OPERATIONS BEGIN, THE ENGINEER SHALL BE PROVIDED WITH ALL DENSITY TESTING INCLUDING PIPE BACKFILL, SUBGRADE, AND ROAD BASE. TESTING SHALL BE PROVIDED BEFORE ANY PREPAVING MEETINGS ARE SCHEDULED.
- ASPHALT MIX DESIGNS MUST BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING. MIXES MUST BE SIGNED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER OR APPROVED SUBMITTAL PLAN.
- ALL THE TESTS/DESIGN/DEVIATIONS NEED TO BE SENT TO BOTH THE ENGINEER AND THE CITY OF MOUNT DORA. ANY DEVIATIONS IN ASPHALT TYPE, LIFT THICKNESS, OR COMPACTION MUST BE PRESENTED TO THE ENGINEER AND THE CITY OF MOUNT DORA FOR APPROVAL PRIOR TO IMPLEMENTATION. DEVIATIONS MAY REQUIRE APPROVAL BY THE CITY OF MOUNT DORA.
- IT IS RECOMMENDED THE CONTRACTOR SUBMIT A TESTING PLAN TO THE ENGINEER BEFORE COMMENCING PAVING OPERATIONS SO ANY DEFICIENCIES CAN BE DETERMINED BEFORE STARTING.
- TESTS FOR IN-PLACE DENSITY AND LAYER THICKNESS, FOR EACH COURSE, SHALL BE CONDUCTED AT A FREQUENCY OF ONE TEST PER 300 LINEAR FEET OF ROADWAY (MINIMUM 3 TESTS PER ROAD).
- IF PAVEMENT CORES ARE TO BE TAKEN AT A MINIMUM FREQUENCY OF 3 CORE PER 500 TONS OF ASPHALT. DENSITY, THICKNESS, AND GRADATION REPORTS FOR ASPHALT, BASE, AND SUBGRADE. MINIMUM ASPHALT DENSITY SHALL BE 99% GMM, WITH A MINIMUM AVERAGE BETWEEN 3 CORES OF 92% GMM.
- MINIMUM LIFT THICKNESS SHALL CONFORM TO FOOT SPECIFICATIONS 334-1.4.1.
- WHEN THE DEFICIENCY IN THICKNESS IS IN EXCESS OF THE MINIMUM THICKNESS REQUIRED ON APPROVED PLANS, LESS THE ALLOWABLE CONSTRUCTION TOLERANCE, THE CONTRACTOR SHALL CORRECT THE DEFICIENCY EITHER BY REPLACING THE FULL THICKNESS FOR A LENGTH EXTENDING AT LEAST 50 FEET FROM EACH END OF THE DEFICIENT AREA, OR WHEN PERMITTED BY THE CITY OF MOUNT DORA ENGINEER OR OVERLAYING THE ENTIRE WIDTH OF THE AREA. NORMALLY AN OVERLAY WILL NOT BE PERMITTED IN A CONCRETE CURB SECTION.
- ASPHALT SHALL BE UNIFORM IN TEXTURE AND SLOPE TO THE GREATEST EXTENT POSSIBLE. AREAS OF POOR GRADATION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- TESTS FOR SUBGRADE STABILIZATION SHALL BE LOCATED NO MORE THAN 400 FEET APART (FOR ROADWAYS) OR EVERY 8,000 SF (FOR PARKING LOTS) AND SHALL BE STAGGERED TO THE LEFT, RIGHT, AND ON THE CENTERLINE OF THE ROAD.

## GENERAL SITE NOTES

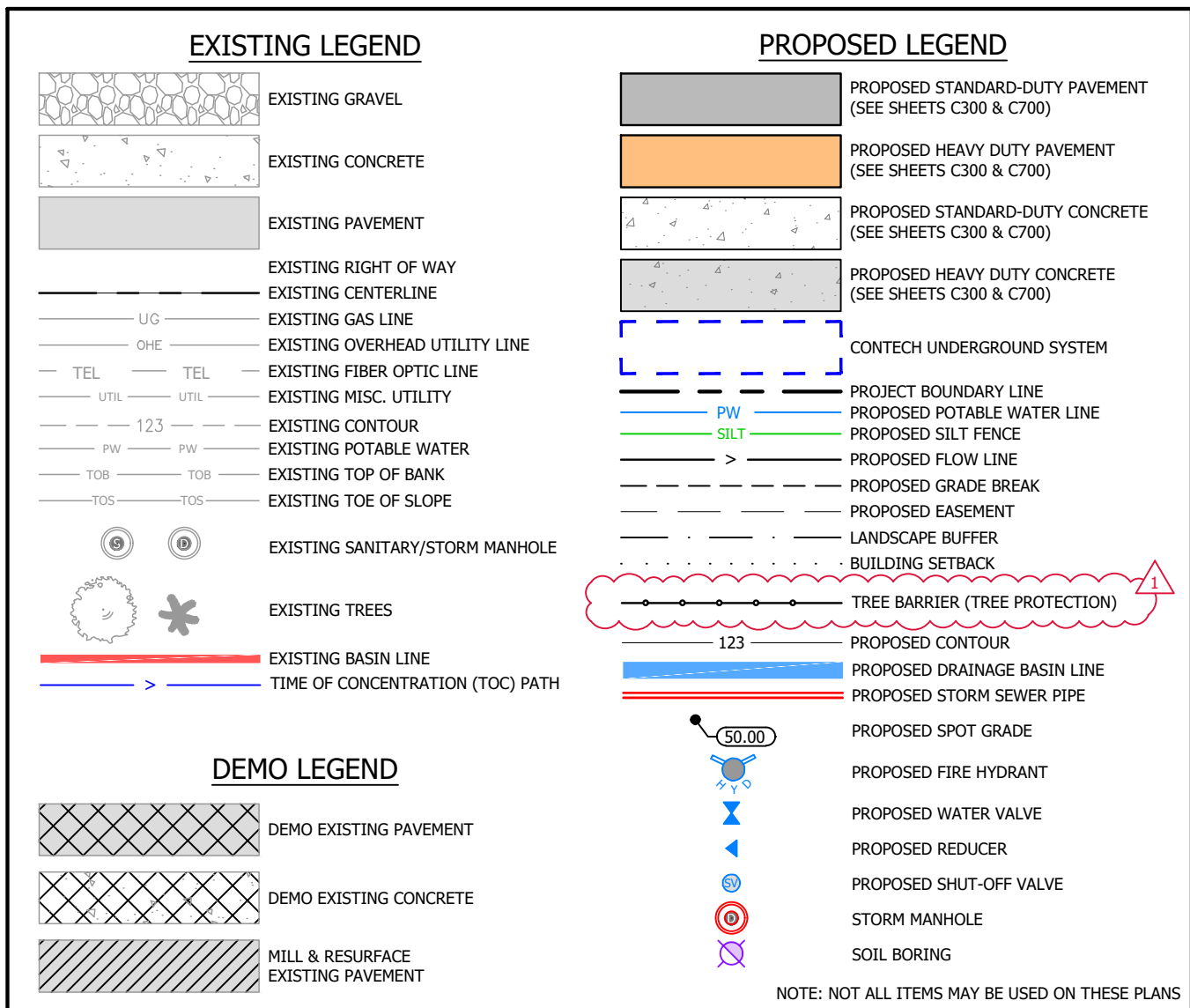
- SEE BOUNDARY & TOPOGRAPHY SURVEY FOR LEGAL DESCRIPTION & BENCHMARK INFO.
- CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR DETAILED DESIGN OF PROPOSED BUILDING, INCLUDING SLAB DESIGN, UTILITY CONNECTIONS, DOORWAYS, AND OTHER SITE ITEMS. GC TO NOTIFY THE CITY OF MOUNT DORA AND THE ENGINEER OF RECORD OF ANY DEVIATIONS FROM CIVIL PLANS BEFORE CONSTRUCTION.
- ALL PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED, AND SHALL BE ACCOMPISHED WITH USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS.
- PARKING STALLS STRIPING SHALL BE 4' WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM TO THE LATEST MUTCD.
- CONTRACTOR TO SAW CUT EXISTING PAVEMENT AT PROPOSED DRIVEWAY TIE INS TO PROVIDE A CLEAN EDGE FOR NEW PAVEMENT AND BASE CONNECTION.
- CONTRACTOR TO BECOME FAMILIAR WITH AND ADHERE TO ALL ADA STANDARDS.
- CONTRACTOR TO CONSTRUCT SIDEWALKS WITH A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LINEAR SLOPE UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. ANY SIDEWALKS CONSTRUCTED FOUND TO BE IN EXCESS OF THESE SLOPES WILL BE REQUIRED TO BE RECONSTRUCTED AT CONTRACTORS EXPENSE.
- CONSTRUCT CROSSWALKS AND HANDICAP RAMPS AT EACH DRIVEWAY PER ADA STANDARDS.
- CONTRACTOR TO PROVIDE SMOOTH TRANSITION AT LOCATIONS WHERE EXISTING FEATURES MEET PROPOSED FEATURES (CONCRETE, ASPHALT, ETC.).
- ALL "MEG" (MATCH EXISTING GRADE) ELEVATIONS ON ROADWAY SURFACES OR EDGES AND UNDERGROUND STORM UTILITY PIPES SHOWN ARE APPROXIMATE.
- AT A MINIMUM, ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH ETHER SOO OR SEED, SOO OR SEED AREAS SHOULD BE WATERED BY EITHER IRRIGATION OR TANKER TRUCKS UNTIL ESTABLISHED. SOO SHALL BE STAKED AS REQUIRED IN SLOPED AREAS AND MONITORED FOR WASHOUTS. ONCE THE SOO IS ESTABLISHED, GC MAY REMOVE STAKES. SEEDED AREAS MUST BE WATERED AS NECESSARY TO ALLOW GRASS TO BEGIN GROWING.
- CONTRACTOR SHALL OBTAIN THE LATEST EDITION OF THE SOIL REPORT FOR THIS PROJECT. GC SHALL ADHERE TO ALL RECOMMENDATIONS AND INSTRUCTIONS INCLUDED IN SOIL REPORT.
- A COPY OF THE APPROVED PERMIT AND DRAWINGS MUST BE ON THE JOBSITE AT ALL TIMES.
- ANY SIDEWALKS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED.
- IF CONSTRUCTION, RECONSTRUCTION, REPAIR OR MAINTENANCE ACTIVITY NECESSITATES THE CLOSING OF ONE OR MORE TRAVEL LANES OF ANY ROAD ON THE STATE PRIMARY, COUNTY ROAD OR CITY STREET SYSTEM FOR A PERIOD OF TIME EXCEEDING TWO HOURS, THE PARTY PERFORMING SUCH WORK WILL BE RESPONSIBLE TO GIVE NOTICE TO THE CITY OF MOUNT DORA AND APPROPRIATE LAW ENFORCEMENT AGENCY WHICH HAS JURISDICTION WHERE SUCH ROAD IS LOCATED PRIOR TO COMMENCING WORK ON THIS PROJECT. CITY OF MOUNT DORA AND RELEVANT LAW ENFORCEMENT AGENCY NEED TO BE CONTACTED AND GIVEN AT LEAST TWO BUSINESS DAYS OF NOTICE FOR ROAD OR LANE CLOSURES.
- ALL TRAFFIC SIGNALS ARE TO REMAIN IN OPERATION DURING CONSTRUCTION.
- TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF FOOT INDEX 102-600 THROUGH 102-670.
- TRAFFIC SHALL BE MAINTAINED THROUGH THE WORK ZONE AT THE ESTABLISHED SPEED LIMIT.
- DURING NON-WORKING HOURS, THE DROP-OFF BETWEEN THE TRAVEL LANES AND THE WORK AREA SHALL BE MAINTAINED IN ACCORDANCE WITH INDEX 102-600.
- ROUTING TRAFFIC ONTO MILLED SLOPES IS PROHIBITED. MILLING AND RESURFACING MUST BE ACCOMPLISHED DURING NON-PEAK HOURS WITH LANE CLOSURES AND UTILIZATION OF STANDARD INCHES SUCH AS 102-603 (MODIFIED FOR APPROPRIATE POSTED SPEED), 102-606, AND/OR OTHER APPROPRIATE SPECIAL DETAILS.
- SIDEWALKS ARE TO BE CONSTRUCTED WITH A 2" FLAT AREA ON BOTH SIDES OF THE SIDEWALK.
- ALL MILLED SURFACES MUST BE PAVED BACK THE SAME NIGHT UNLESS OTHERWISE AUTHORIZED.
- PROPOSED OBJECT MARKERS FOR HEADWALLS SHALL CONFORM TO THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTIONS 705 AND 706.
- CONTRACTOR TO RELOCATE ALL SIGNS AND DEATH MARKERS THAT ARE OUT OF COMPLIANCE DUE TO ROAD WIDENING PER FOOT INDEX 700-101.
- ALL EXISTING MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED.
- THE PERMANENT REMOVAL OF SIGNS WITHIN THE CONSTRUCTION LIMITS ARE NOT REQUIRED UNLESS SHOWN IN THE PLANS. ALL ADJUSTMENTS SHALL BE IN ACCORDANCE WITH FOOT SPECIFICATIONS.
- DO NOT PLACE THERMOPLASTIC STRIPES AND MARKINGS ON NEWLY CONSTRUCTED FINAL SURFACES COURSES PRIOR TO 30 CALENDAR DAYS AFTER PLACEMENT OF THE FINAL SURFACE COURSE. THE ENGINEER MAY REQUIRE LONGER CURE PERIODS. PROVIDE TEMPORARY MARKINGS IF THE ROAD IS OPEN TO TRAFFIC.
- THE PERMITTEE IS REQUIRED TO HAVE FOOT QUALIFIED CONSTRUCTION, ENGINEERING, INSPECTION (CEI) INSPECTOR TO OVERSEE THE DAILY CONSTRUCTION ON THE FOOT RIGHT OF WAY.
- THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. FLORIDA LAW (F.S. 356) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FLA. SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 7 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.
- BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS DIRECTED TO NOTIFY SLOAN ENGINEERING GROUP, INC., PHONE (863) 800-3046, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPING AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN, FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PRIMARILY NOTIFY BY THE CITY OF MOUNT DORA PRIOR TO THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
- WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
- THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS RECOMMENDED TO PROVIDE A VIDEO OF EXISTING CONDITIONS TO THE ENGINEER.
- THE CONTRACTOR SHALL TAKE SPECIAL NOTICE THAT ALL SPECIFICATIONS AND DETAILS SHOWN HEREON ARE BELIEVED TO BE THE LATEST AND MOST ACCURATE AT THE TIME OF DESIGN AND SUBMITTAL. HOWEVER THE ENGINEER DOES NOT WARRANT ANY OF THE PROVIDED SPECIFICATIONS AND DETAILS. THESE SPECIFICATIONS AND DETAILS ARE SUBJECT TO REVISION BY THE ISSUING MUNICIPALITIES AND AGENCIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION, TESTING AND MATERIALS CONFORM TO THE LATEST EDITIONS OF THE DESIGN REFERENCES INCLUDING, BUT NOT LIMITED TO THE MUNICIPAL LAND DEVELOPMENT REGULATIONS, FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FOOT STANDARD SPECIFICATIONS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (GREEN BOOK) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE EXISTING AND PROPOSED PAVEMENT TO A.D.A. SPECIFICATIONS. ALL SIDEWALK RAMPS SHALL HAVE DETECTABLE WARNING PER FOOT STANDARD PLAN INDEX 522-502 FOR THE CURB RAMP AS SPECIFIED ON THESE PLANS.
- THE STORMWATER MANAGEMENT SYSTEM IS TO BE MAINTAINED BY THE PROPERTY OWNER.
- SLOAN ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT. THESE ITEMS WILL BE CHECKED FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SLOAN ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITHIN A REASONABLE TIME WHILE ALLOWING SUFFICIENT TIME FOR ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT SLOAN ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. SLOAN ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- SLOAN ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

## LAND DEVELOPMENT STANDARD NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE AND UTILITIES CODE, AS APPLICABLE.
- CHANGES FROM PLANS OR SPECIFICATIONS SUBSTANTIALLY AFFECTING CONFORMANCE TO STANDARDS OR PERFORMANCE OF SYSTEMS MUST BE SUBMITTED IN A WRITTEN FORM TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. ANY CHANGES MUST BE SUBMITTED TO THE IMPLEMENTATION OF SUCH CHANGES, UNLESS OTHERWISE PROVIDED FOR IN THE LAND DEVELOPMENT CODE OR UTILITIES CODE. MAJOR MODIFICATIONS MAY REQUIRE REVIEW AND APPROVAL BY THE DESIGN REVIEW COMMITTEE. THE CITY OF MOUNT DORA IS THE ENTITY THAT MAY GRANT VARIANCES FROM THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY INSPECTIONS STAFF AT LEAST FIVE (5) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PRIOR TO ANY ACTIVITY REQUIRING INSPECTION, INCLUDING SITE PAVING.
- TO SCHEDULE THE REQUIRED PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL CONTACT THE CITY OF MOUNT DORA'S PLANNING AND DEVELOPMENT DIVISION.
- AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO BENEFICIAL USE OF ANY FACILITY OR SYSTEM, AS BUILT RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. ONCE REVIEWED, IT IS TO SUBMIT RECORD DRAWINGS TO THE CITY FOR FINAL REVIEW AND APPROVAL.
- NOT FOR THE PROJECT WILL BE IN ACCORDANCE WITH THE CURRENT FOOT TRAFFIC CONTROL REQUIREMENTS THROUGH WORK ZONES. SECTION 680. OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WORK CANNOT ADHERE TO TYPICAL FOOT MOT STANDARDS. ALL MOT PLANS ARE TO BE SUBMITTED TO THE CITY OF MOUNT DORA FOR REVIEW AND APPROVAL.

## GENERAL POTABLE WATER AND SANITARY SEWER NOTES

- FLORIDA LAW (F.S. 356) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FLA. SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 7 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. GC TO FIELD LOCATE ALL EXISTING UTILITIES. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- ALL VALVES, SERVICES, FITTINGS, HYDRANTS, ETC. ARE NOT DRAWN TO SCALE BUT ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. FOR PROPER INSTALLATION DETAILS SEE WATER AND SEWER DETAILS AND SPECIFICATIONS.
- CONTRACTOR TO PERFORM ALL CONNECTIONS TO EXISTING WATER MAIN IN THE PRESENCE OF AUTHORIZED CITY OF MOUNT DORA UTILITIES DIVISION PERSONNEL.
- BACTERIOLOGICAL SAMPLING POINTS SHALL BE TAKEN AT ALL POINTS SHOWN ON UTILITY PLANS AND ALL POINTS INDICATED ON THE FDEP PERMIT. A MINIMUM OF 1 SAMPLE SHALL BE TAKEN AT THE PROPOSED METER LOCATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SEWER & WATER DISTRIBUTION SYSTEM ACCORDING TO THE ENGINEER'S DESIGN AND THE LATEST CITY OF MOUNT DORA UTILITIES SPECIFICATIONS AND PROCEDURES.
- CONTRACTOR SHALL PROVIDE ALL VALVE, SERVICE, AND BEND LOCATIONS TO THE ENGINEER FOR AS-BUILT/RECORD DRAWINGS. AS-BUILT/RECORD DRAWINGS SHALL BE SENT TO THE CITY OF MOUNT DORA FOR REVIEW.
- ALL PRESSURIZED MAINS SHALL BE POLY-PIGGED.
- AS-BUILT DRAWINGS SHALL INDICATE ANY DEPARTURES FROM THE APPROVED PLANS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF MOUNT DORA ENGINEER DIVISION AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- PROPOSED MANHOLES WITH INVERT SEPARATIONS OF 2.0 FEET OR GREATER WILL REQUIRE A DROP CONNECTION.
- ALL HYDRANTS TO BE BETWEEN 5 AND 10 FEET BACK OF CURB AND 2 FEET FROM SIDEWALK. NOZZLE TO BE DIRECTED TOWARDS THE FIRE DEPARTMENT ACCESS ROAD.
- BLUE REFLECTORS TO BE INSTALLED IN THE CENTER OF THE LINE NEAREST THE FIRE HYDRANT.
- ALL WATER AND SEWER LINES ARE TO BE INSTALLED WITH A MINIMUM OF 3' OF COVER.
- ALL CONSTRUCTION MATERIALS SHALL BE LISTED ON THE APPROVED MATERIALS LIST PROVIDED BY THE UTILITY COMPANY. CONTRACTOR TO ENSURE ALL PUBLICLY MAINTAINED ITEMS ARE IN ACCORDANCE WITH THE UTILITY CODE. SHOP DRAWINGS MUST BE PROVIDED TO THE CITY OF MOUNT DORA FOR ALL UTILITIES CONNECTING TO OFFSITE UTILITIES OWNED BY THE CITY OF MOUNT DORA.
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN DISSIMILAR UTILITIES ARE TO BE MAINTAINED PER THE PROVIDED SEPARATION DETAIL, WHERE POSSIBLE. THE LEAST-CONTAMINATED UTILITY SHALL BE PLACED ABOVE THE OTHERS. MINIMUM VERTICAL SEPARATION OF DISSIMILAR UTILITIES IS 12" UNLESS OTHERWISE NOTED.
- SLOAN ENGINEERING GROUP SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY TESTING OR DISINFECTION.
- HYDROSTATIC TESTS CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF AWWA C600 OR M25 AS APPLICABLE. ADDITIONAL TESTING STANDARDS BY THE UTILITY COMPANY MAY BE REQUIRED.
- DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651-DISINFECTING WATER MAIN.
- ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- WHERE THE SOILS REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF UTILITY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE UTILITY LINES IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
- FOR PURPOSES OF BACKFILLING TRENCHES: COMMON FILL SHALL CONSIST OF MINERAL SOIL, SUBSTANTIALLY FREE OF CLAY, ORGANIC MATERIAL, MUCK, LOAM, WOOD, TRASH AND OTHER OBJECTIONABLE MATERIAL WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE COMPACTED PROPERLY. COMMON FILL SHALL NOT CONTAIN STONES LARGER 3-12 INCHES OR SIX INCHES IN ANY DIMENSION IN ANY DIMENSION IN ANY DIMENSION IN THE BALANCE OF FILL AREA. COMMON FILL SHALL NOT CONTAIN ASPHALT, BROKEN CONCRETE, MASONRY, RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. ADDITIONAL COMMON FILL SHALL BE IN ACCORDANCE WITH FOOT SPECIFICATIONS, UNLESS FINER MATERIAL IS APPROVED FOR USE IN A SPECIFIC LOCATION BY THE UTILITY COMPANY.

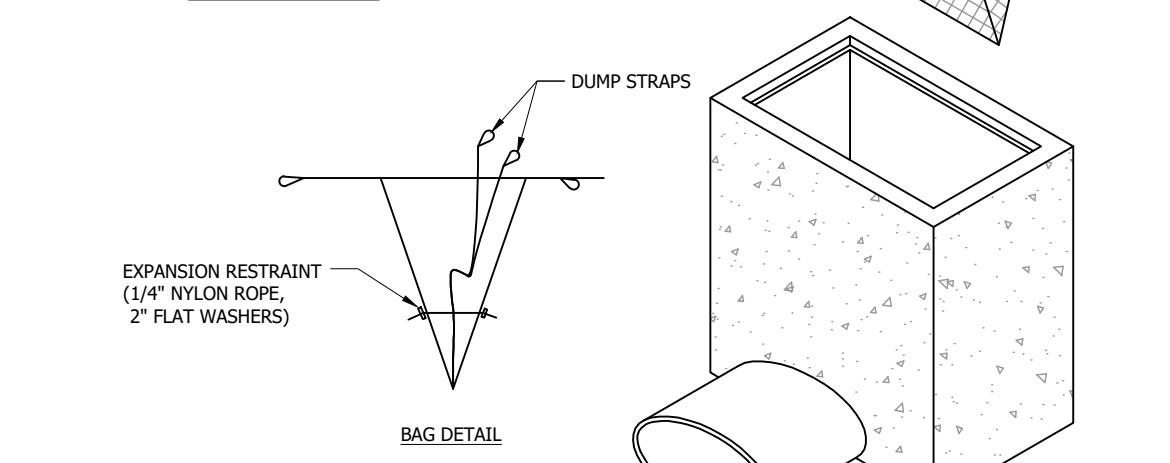
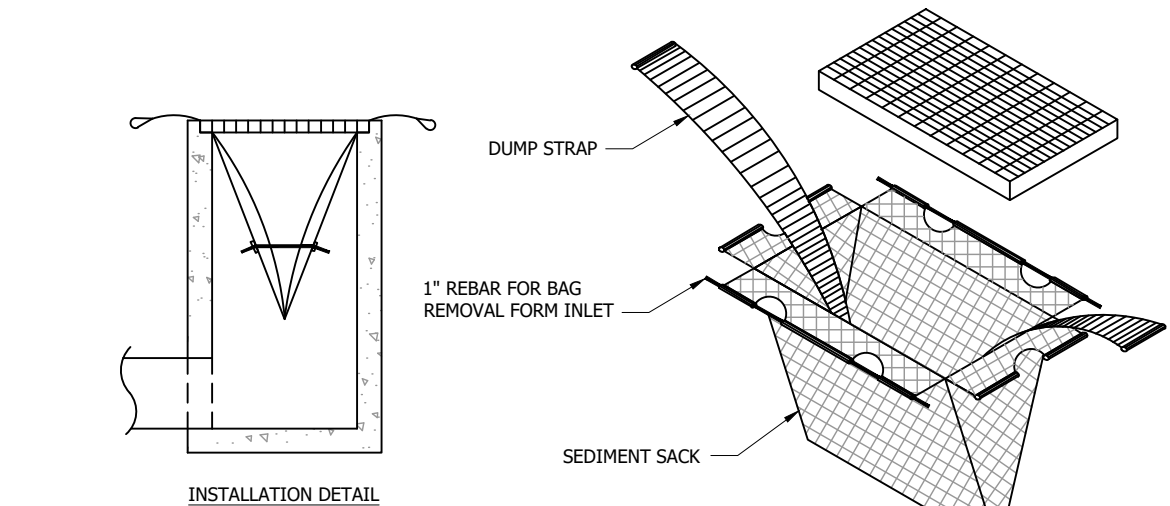


|                                               |       |                        |  |
|-----------------------------------------------|-------|------------------------|--|
| CLIENT: EUDORA ROAD, LLC                      |       | NOTES & SPECIFICATIONS |  |
| PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA |       |                        |  |
|                                               |       |                        |  |
| PROJECT NO.                                   | SHEET |                        |  |
| 2575                                          | C101  |                        |  |

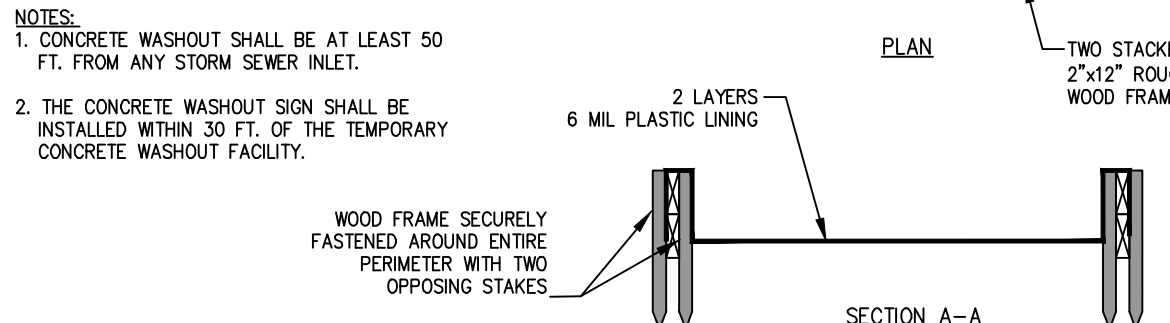
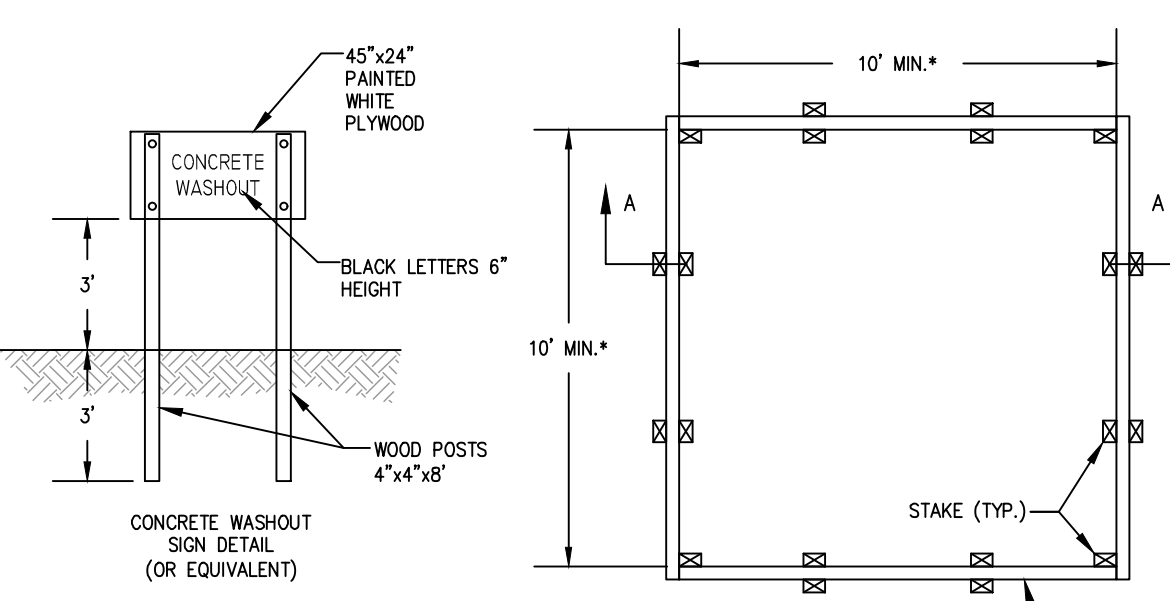
|                                                                                                                                                                                                                                                                                                                                     |  |              |  |                |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|--|----------------|--|
| DESIGNED BY: SM                                                                                                                                                                                                                                                                                                                     |  | DRAWN BY: DH |  | CHECKED BY: SM |  |
| <div><div><div><b>SLOAN</b><br/>Engineering Group</div><div>150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830<br/>PHONE: (863) 800-3046 • FAX: (863) 800-1159<br/>FLORIDA CERTIFICATE OF AUTHORIZATION (FCO) #26247</div></div></div>                 |  |              |  |                |  |
| <div><div>SAINTS MEDICAL, LLC P.E.<br/>STATE OF FLORIDA<br/>PROFESSIONAL ENGINEER<br/>LICENSE NO. 74339</div><div><div>11/21/2024<br/>NOT VALID FOR ANY OTHER PROJECTS<br/>NOT VALID FOR ANY OTHER STATE<br/>SIGNED AND SEALED</div></div></div> |  |              |  |                |  |

|                |            |                                                 |
|----------------|------------|-------------------------------------------------|
| REVISION BLOCK |            |                                                 |
| NO.            | DATE       | DESCRIPTION                                     |
| 1              | 11/21/2024 | REVISED PER SHOWN & CITY OF MOUNT DORA COMMENTS |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |
|                |            |                                                 |

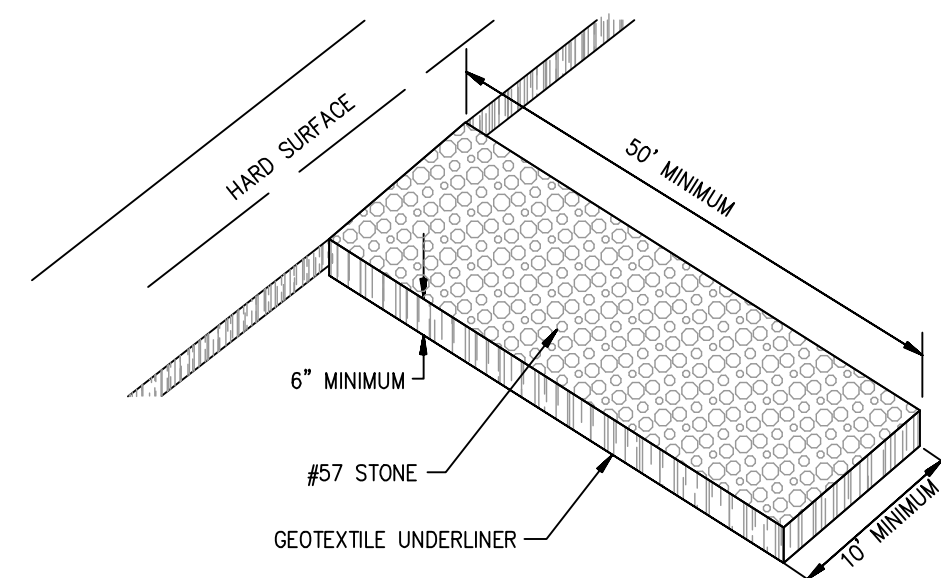




INLET PROTECTION DETAIL  
N.T.S.

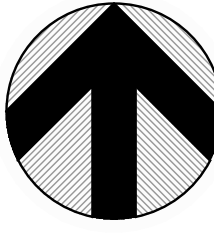
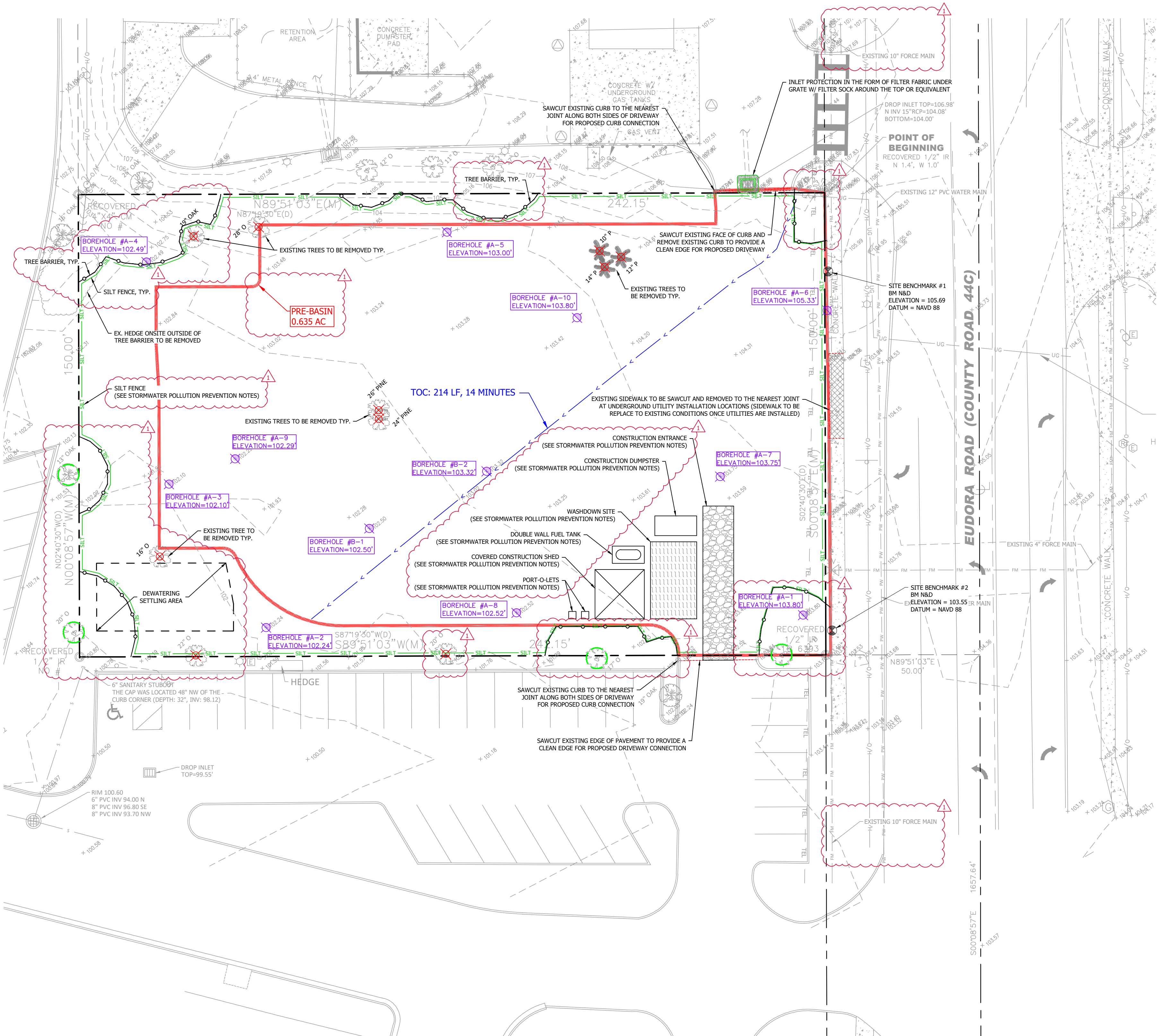


WASHOUT FACILITY DETAIL  
N.T.S.



CONSTRUCTION ENTRANCE DETAIL  
N.T.S.

NOTES:  
1. CONCRETE WASHOUT SHALL BE AT LEAST 50 FT. FROM ANY STORM SEWER INLET.  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



NORTH

SCALE: 1" = 20'



LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN (SEE DETAIL THIS SHEET FOR PROTECTION)
- EXISTING TREE TO BE REMOVED (VERIFY WITH CODE LANDSCAPE PLANS FOR FREDDY'S STEAKBURGERS BY HALFF)

GENERAL SURVEY NOTES:

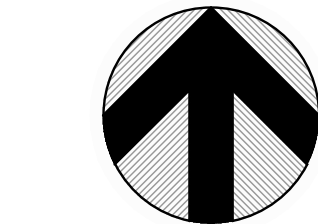
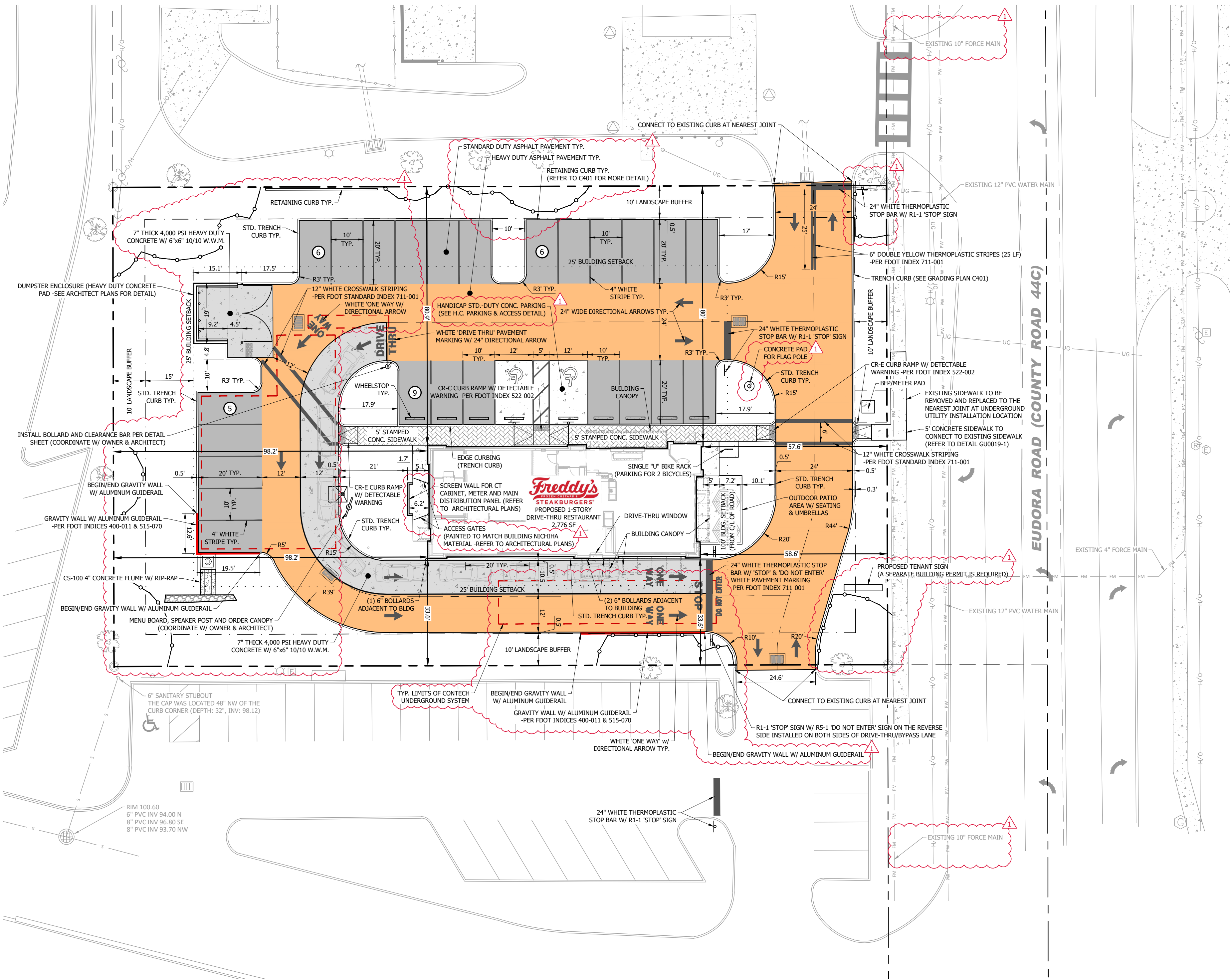
- BEARING STRUCTURE IS BASED ON EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23-19-26, BEING S00°08'57"E ASSUMED.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 12069C0358E, COMMUNITY NO. 120137, CITY OF MOUNT DORA, FLORIDA, EFFECTIVE 12-18-2012.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
- THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.
- "ELEVATIONS BASED ON D.O.T. BENCHMARK #BM-290, AKA LAKE COUNTY BM #HB110038. A CONCRETE MONUMENT ON THE NORTH SIDE OF SR 441, IN ORANGE GROVE, ACROSS FROM PET SUPERMARKET. ELEVATION=103.166 FEET, NGVD 1929 DATUM. ELEVATIONS HAVE BEEN CONVERTED TO NAVD 1988 DATUM, USING VERTCON CONVERSION OF -0.932." AS SHOWN ON BOUNDARY & TOPOGRAPHIC SURVEY BY SHANNON SURVEYING, INC. DATED 08-08-2022.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.
- SHADED IMPROVEMENTS AND SPOT ELEVATIONS ARE SHOWN WITH PERMISSION FROM SHANNON SURVEYING, INC. PER SURVEY PREPARED BY SHANNON SURVEYING, INC. DATED 08/08/2022, FILE NUMBER 23-19-26 EUDORA .
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN

|                        |          |                                        |       |
|------------------------|----------|----------------------------------------|-------|
| CLIENT:                | PROJECT: | PROJECT NO.                            | SHEET |
|                        |          |                                        |       |
| EUDORA ROAD, LLC       |          | FREDDY'S FROZEN CUSTARD - MOUNT DORA   |       |
| DEMOLITION & SWPP PLAN |          | 2495 EUDORA RD, MT DORA, FLORIDA 32757 |       |

STATE OF FLORIDA  
SLOAN Engineering Group  
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
888.387.8653 (TOLL FREE)  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC#) 1526247

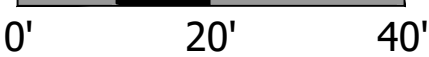
|                                     |            |           |    |                |    |
|-------------------------------------|------------|-----------|----|----------------|----|
| DESIGNED BY:                        | SM         | DRAWN BY: | DH | CHECKED BY:    | SM |
| DATE:                               | 11/21/2024 | NO.       | 1  | REVISION BLOCK |    |
| DESCRIPTION: DEMOLITION & SWPP PLAN |            |           |    |                |    |





NORTH

SCALE: 1" = 20'



SITE CHARACTERISTICS

PARCEL INFORMATION:

|                           |                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------|
| PROJECT LOCATION:         | EUDORA ROAD<br>MOUNT DORA, FLORIDA 32757<br>SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST |
| PARCEL ID:                | 231926-000400-010700                                                                     |
| PROJECT/SITE AREA:        | 36,323 SF / 0.83 AC                                                                      |
| ALT KEY:                  | 3618921 (CITY OF MOUNT DORA)                                                             |
| ZONING:                   | C-3 (HIGHWAY COMMERCIAL)                                                                 |
| FUTURE LAND USE:          | COMMERCIAL                                                                               |
| CURRENT USE:              | VACANT LOT                                                                               |
| PROPOSED USE:             | FAST-FOOD RESTAURANT                                                                     |
| MAXIMUM ISR:              | 65% (0.65)                                                                               |
| PROPOSED ISR:             | 63.74% (0.6374)                                                                          |
| MAXIMUM FAR:              | 0.35                                                                                     |
| PROPOSED FAR:             | 0.076                                                                                    |
| OPEN SPACE:               | 13,172 SF / 0.30 AC                                                                      |
| MAXIMUM BUILDING HEIGHT:  | 65'                                                                                      |
| PROPOSED BUILDING HEIGHT: | 23'-9"                                                                                   |
| BUILDING FFE:             | 105.50'                                                                                  |
| DIMENSION:                | VARIABLES (1-STORY)                                                                      |
| AREA:                     | 3,776 SF                                                                                 |
| FLOOD AREA:               | ZONE "X"                                                                                 |
| FIRM:                     | 12069C0358E                                                                              |
| FIRM DATE:                | DECEMBER 18, 2012                                                                        |

BUILDING SETBACKS:

|                 |                   |
|-----------------|-------------------|
| STREET SETBACK: | 100 FEET FROM C/L |
| SIDE:           | 25 FEET           |
| REAR:           | 25 FEET           |

LANDSCAPE BUFFERS:

|                         |         |
|-------------------------|---------|
| FRONT LANDSCAPE BUFFER: | 10 FEET |
| SIDE LANDSCAPE BUFFER:  | 10 FEET |
| REAR LANDSCAPE BUFFER:  | 10 FEET |

DEVELOPMENTAL STATISTICS:

PRE DEVELOPMENT

|                  |          |           |         |
|------------------|----------|-----------|---------|
| IMPERVIOUS:      | 0.000 AC | 0 SF      | 0.00%   |
| PERVIOUS:        | 0.834 AC | 36,323 SF | 100.00% |
| TOTAL SITE AREA: | 0.834 AC | 36,323 SF | 100.00% |

POST DEVELOPMENT

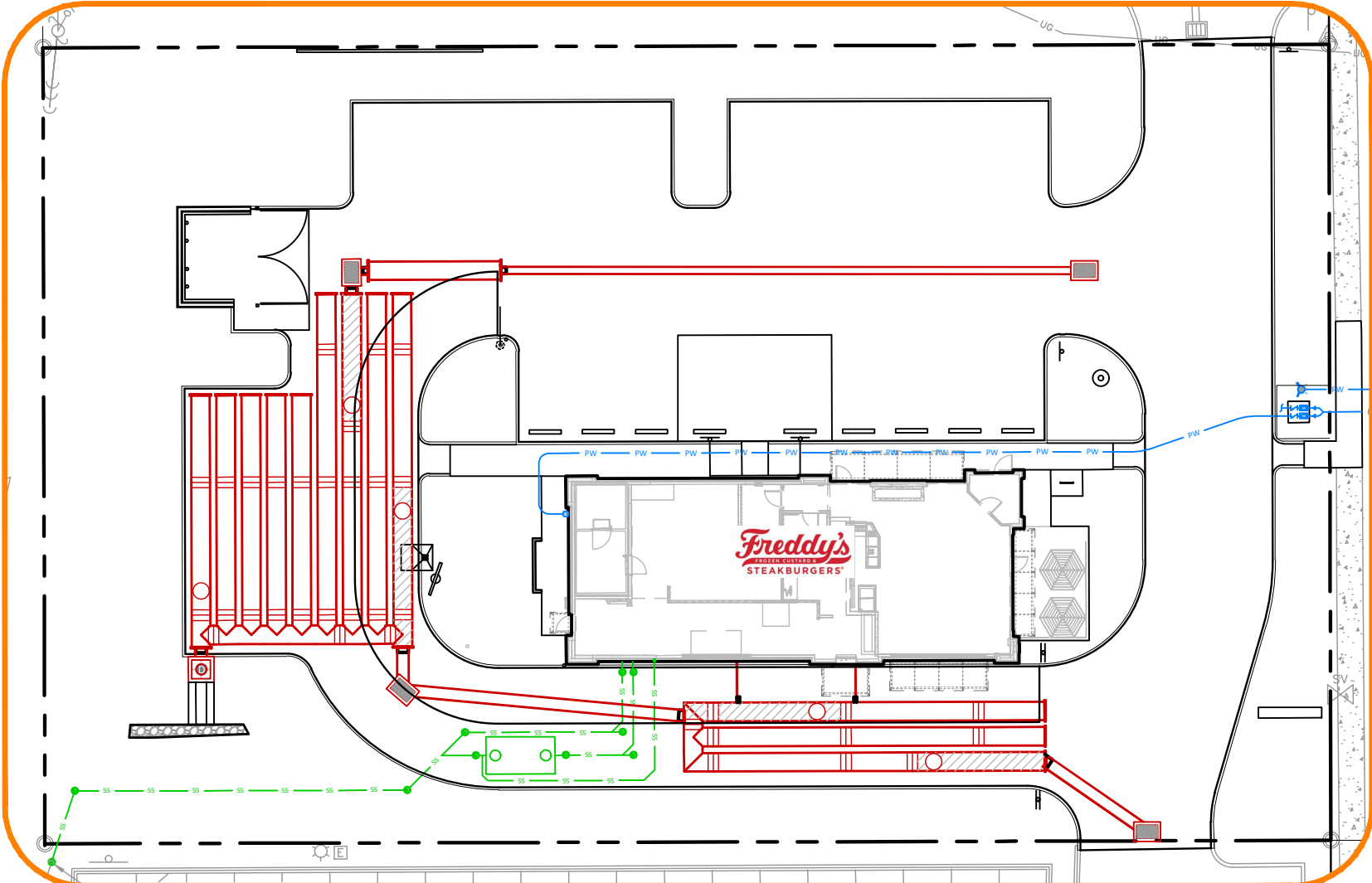
|                    |          |           |         |
|--------------------|----------|-----------|---------|
| PERVIOUS:          | 0.302 AC | 13,172 SF | 36.26%  |
| IMPERVIOUS:        | 0.531 AC | 23,151 SF | 63.74%  |
| PAVEMENT/CONCRETE: | 0.468 AC | 20,375 SF |         |
| BUILDING:          | 0.064 AC | 2,776 SF  |         |
| TOTAL SITE AREA:   | 0.834 AC | 36,323 SF | 100.00% |

PARKING STATISTICS:

|                                                                                       |           |
|---------------------------------------------------------------------------------------|-----------|
| REQUIRED PARKING:                                                                     |           |
| (ONE SPACE FOR EACH FOUR SEATS PLUS ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT) |           |
| 72 SEATS / 4 =                                                                        | 18 SPACES |
| 8 EMPLOYEES =                                                                         | 8 SPACES  |
| TOTAL REQUIRED PARKING =                                                              | 26 SPACES |
| PROVIDED PARKING:                                                                     |           |
| STANDARD SPACES =                                                                     | 24 SPACES |
| HANDICAP SPACES =                                                                     | 2 SPACES  |
| TOTAL PARKING PROVIDED =                                                              | 26 SPACES |

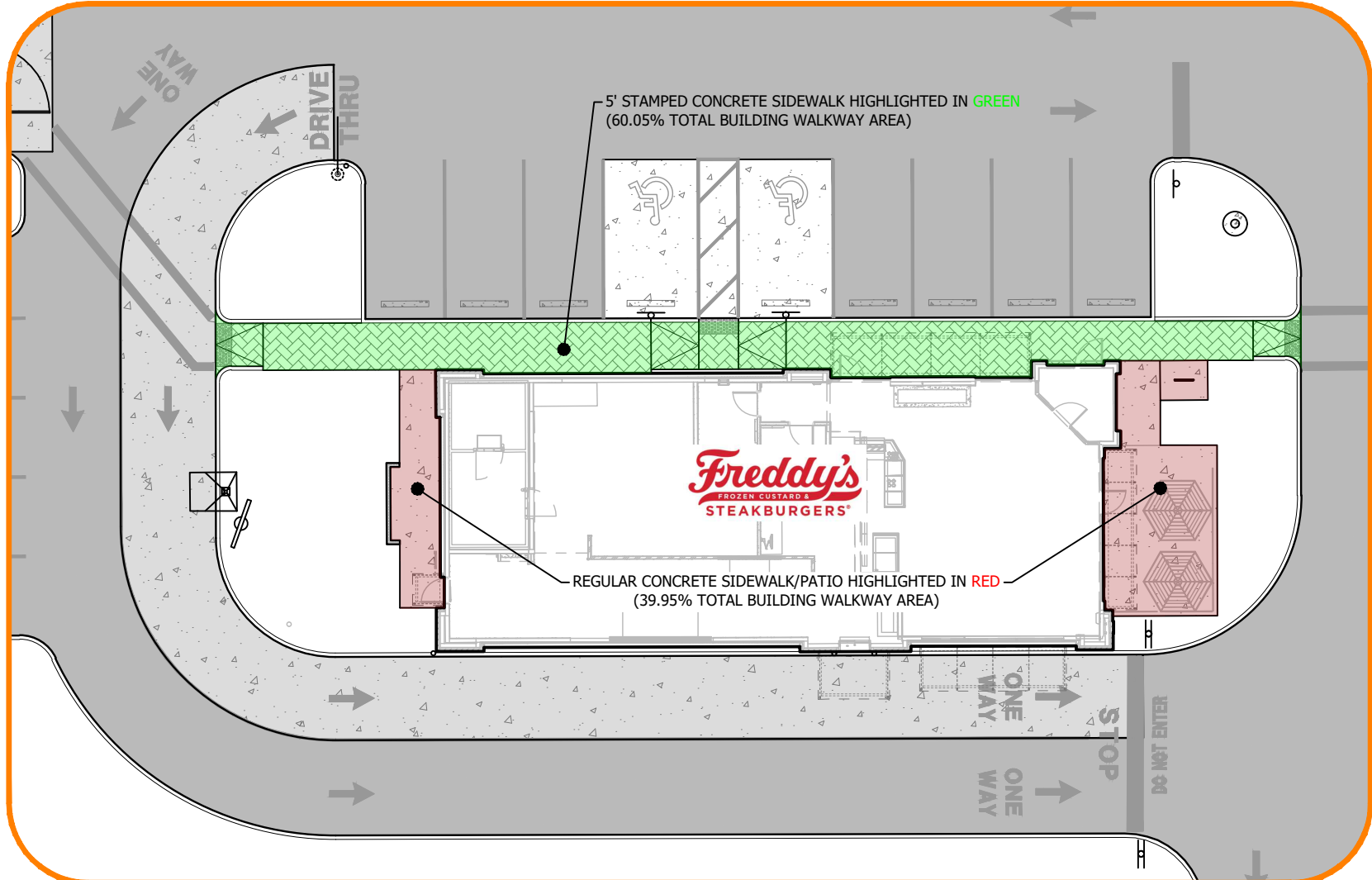
STAMPED CONCRETE:

|                          |            |        |
|--------------------------|------------|--------|
| BUILDING'S WALKWAY AREA: | 1,354.1 SF | 100%   |
| REGULAR CONCRETE AREA:   | 540.9 SF   | 39.95% |
| STAMPED CONCRETE AREA:   | 813.2 SF   | 60.05% |



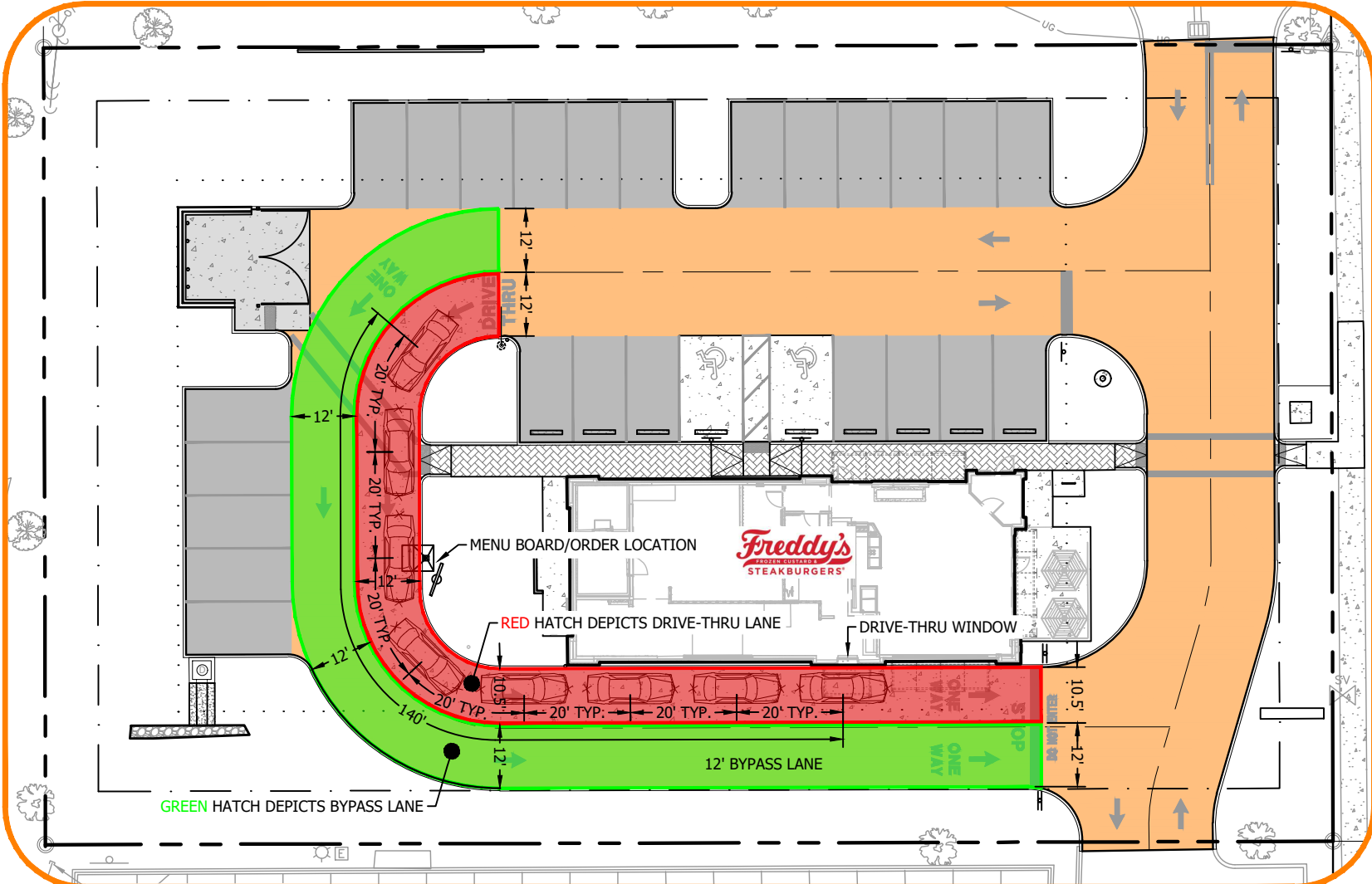
UNDERGROUND EXFILTRATION SYSTEM DETAIL

SCALE: 1" = 30'



STAMPED CONCRETE LOCATION DETAIL

SCALE: 1" = 20'



DRIVE-THRU & BYPASS LANE DETAIL VIEW

SCALE: 1" = 30'



Turning Performance Analysis

08/04/2021

Bid Number: 626

Department: Mount Dora Fire Department

Chassis: Enforcer Chassis, PUC

Body: Pumper, PUC, Aluminum

Parameters:

Inside Cramp Angle: 50°

Axle Track: 85.86 in.

Wheel Offset: 4.68 in.

Tread Width: 15.8 in.

Chassis Overhang: 65.95 in.

Additional Bumper Depth: 26 in.

Front Overhang: 91.95 in.

Wheelbase: 195.5 in.

Calculated Turning Radii:

Inside Turn: 12 ft. 7 in.

Curb to curb: 27 ft. 6 in.

Wall to wall: 32 ft. 5 in.

Category

Option

Description

Axle, Front, Custom

0630699

Axle, Front, Dana, D-2000F, 18,000 lb (385 Tires) Saber FR/Enforcer

Wheels, Front

0752585

Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Dura-Black, Hub Pilot

Tires, Front

0594622

Tires, Front, Goodyear, G258 MSA, 385/55R22.50, 18 ply

Bumpers

0737133

Bumper, 27" Extended, Under Slung, Painted, Recessed Xrays/Trays, 12" H, SFR/Ent

Notes:

\*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.0 inch curb.

Definitions:

Inside Cramp Angle

Axle Track

Wheel Offset

Tread Width

Chassis Overhang

Additional Bumper Wheel

Wheelbase

Inside Turning Radius

Curb to Curb Turning Radius

Wall to Wall Turning Radius

Maximum turning angle of the front inside fire.

King-pin to King-pin distance of front axle.

Offset from the center line of the wheel to the King-pin.

Width of the tire tread.

Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.

Depth that the bumper assembly adds to the front overhang.

Distance between the center lines of the vehicles front and rear axles.

Radius of the smallest circle around which the vehicle can turn.

Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.

Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis, bumper extensions and/or aerial devices.

Pumper, PUC

Body

Chassis

Enforcer Chassis, PUC

CHASSIS

AXLE, FRONT, CUSTOM

18,000 lb Gross Axle

AXLE, REAR

31,000 lb Gross Axle

ENGINE

450 HP Cummins L8 Engine

TRANSMISSION

Allison 5th Gen, 3000 EKS P

BUMPER

27" Shoring

CAB

7010 Enforcer Cab, PUC

BODY

WATER TANK

750 Gallon Poly Water Tank

COMP, PUMPER, REAR

44.50" PP RollUp Rear Comp w/Fullboard, PUC

COMP, PUMPER, LEFT SIDE

180" RollUp Full Height & Depth Front & Rear, PUC

COMP, PUMPER, RIGHT SIDE

180" RollUp Full Height & Depth Front & Rear, PUC

FIRE SUPPRESSION

PUMPHOUSE

Control Panel, PUC

PUMP

1500 GPM Pumper PUC

CROSSSLAYS, 1.50"

1.50", Crossslay Not Required

CROSSSLAYS, 2.50"

2.50", Poly Trg, 300"

GENERATOR

Generator Not Required

Foam System

Foam System Not Required

Foam Cell

Foam Cell Not Required

Side Roll and Frontal Impact Protection

1. 3000 LB BATTERY WITH 100 AMP HOUR CAPACITY LOCATED ON DRIVER SIDE OF THE CAB

2. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

3. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

4. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

5. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

6. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

7. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

8. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

9. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

10. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

HOSEBED CAPACITY

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

200' 3/4" 1.5" PUC HOSE

1. 3000 LB BATTERY WITH 100 AMP HOUR CAPACITY LOCATED ON DRIVER SIDE OF THE CAB

2. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

3. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

4. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

5. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

6. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

7. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

8. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

9. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

10. BATTERY CABLES LOCATED IN COMPARTMENT ON TOP OF CAB

Pierce

MANUFACTURING INC.

JOB NO. 35625

DATE 1/24/2021

TIME 2700/120

COL 2800/120

35625AD

CLIENT: EUDORA ROAD, LLC

PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA

TURNING RADIUS ANALYSIS PLAN

2495 EUDORA RD, MT DORA, FLORIDA 32757

2575

C301

2575

C301

2575

C301

2575

C301

X:\Engineering\2575-FPC of Central Florida-Freddy's Frozen Custard-Mt Dora\2575 Base.dwg, C301, 1/21/2024 8:56:47 AM, dharip, 1:1

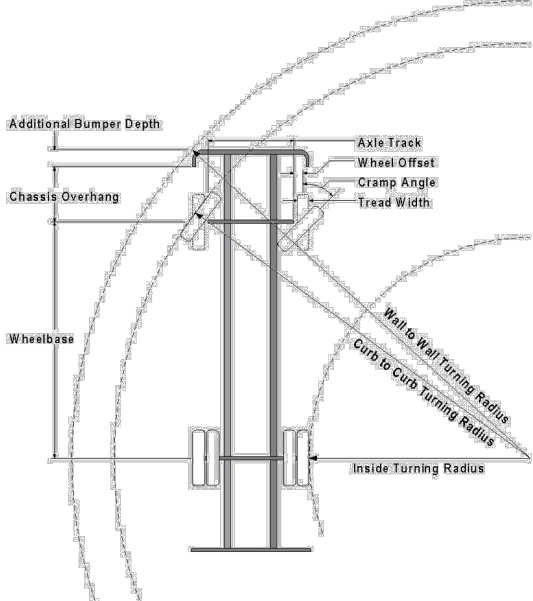


**Turning Performance Analysis**

08/04/2021

**Bid Number:** 673  
**Department:** Mount Dora Fire Department

**Chassis:** Velocity Chassis, 100AAT  
**Body:** Aerial, 100AAT, Alum Body



**Parameters:**

Inside Cramp Angle: 40°

Axle Track: 82.92 in.

Wheel Offset: 4.68 in.

Tread Width: 16.3 in.

Chassis Overhang: 78 in.

Additional Bumper Depth: 15 in.

Front Overhang: 93 in.

Wheelbase: 261 in.

**Calculated Turning Radii:**

Inside Turn: 24 ft. 10 in.

Curb to curb: 40 ft. 5 in.

Wall to wall: 44 ft. 11 in.

| Category            | Option  | Description                                                                      |
|---------------------|---------|----------------------------------------------------------------------------------|
| Axle, Front, Custom | 0508846 | Axle, Front, Oaksho TAK-4, Non Drive, 24,000 lb, Velocity                        |
| Wheels, Front       | 0752585 | Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Dura-Black, Hub Pilot           |
| Tires, Front        | 0677592 | Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating |
| Bumpers             | 0725706 | Bumper, 15" Extended, Alum. Painted, Integrated, 100AAT, VEL                     |
| Aerial Devices      | 0771866 | Aerial, Ascendant 100' Aerial Tower                                              |

**Notes:**

\*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

**Definitions:**

Inside Cramp Angle

Maximum turning angle of the front inside fire.

Axle Track

King-pin to King-pin distance of front axle.

Wheel Offset

Offset from the center line of the wheel to the King-pin.

Tread Width

Width of the tire tread.

Chassis Overhang

Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.

Additional Bumper Wheel

Depth that the bumper assembly adds to the front overhang.

Wheelbase

Distance between the center lines of the vehicles front and rear axes.

Inside Turning Radius

Radius of the smallest circle around which the vehicle can turn.

Curb to Curb Turning Radius

Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.

Wall to Wall Turning Radius

Radius of the smallest circle around which the vehicle's tires can turn. This measures, takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

**CHASSIS**  
Pierce Velocity Chassis, Big Block  
500 HP Cummins 6.7 Engine  
15" Extended Reinforced Axle

**CAB**  
6000 Velocity FR Cab  
24,000 lb TAC-4 Axle  
ALUM. REAR  
52,000 lb Reinforced Axle

**AXLE, FRONT, CUSTOM**  
24,000 lb TAC-4 Axle  
ALUM. REAR  
52,000 lb Reinforced Axle

**TRANSMISSION**  
Allison 550 Gen, 6500 EVO F  
40" Control Zone 5th Gear Power  
2000 GPM Automatic 5100

**STEERING**  
40" Control Zone 5th Gear Power  
2000 GPM Automatic 5100

**CROSSHAIRS, L, 30°**  
G3 1.50", 200" of 2.00" Hose  
CROSSHAIRS, R, 30°  
2.00" Crosshairs, Not Required

**SPEEDLAYS**  
Speedlays Not Required  
Generator, Not Required

**CUSTOMER APPROVAL**  
APPROVED BY: [Signature]  
DATE: [Date]

**Pierce MANUFACTURING INC.**  
35606AD

**JOB NO. 35606**  
DATE: 1/24/2024  
DRAWN BY: TEA  
CHECKED BY: SM  
DATE: 1/24/2024

CLIENT: EUDORA ROAD, LLC

PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA

PROJECT NO. 2575

SHEET C302

TURNING RADIUS ANALYSIS PLAN

2495 EUDORA RD, MT DORA, FLORIDA 32757

**SLOAN**  
Engineering Group  
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
(888) 863-9619  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

DESIGNED BY: SM

DRAWN BY: DH

CHECKED BY: SM

NO. 1

DATE 1/21/2024

DESCRIPTION REVISED PER SHOWN & CITY OF MOUNT DORA COMMENTS

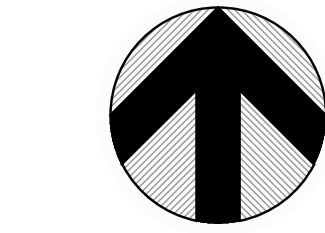
SAINTS NERVAL, III, P.E.  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
LICENSE NO. 74539

1/21/2024

NOTARY PUBLIC  
NOTARIAL PUBLIC NO. 11712024  
NOTARY PUBLIC  
SIGNED AND SEALED

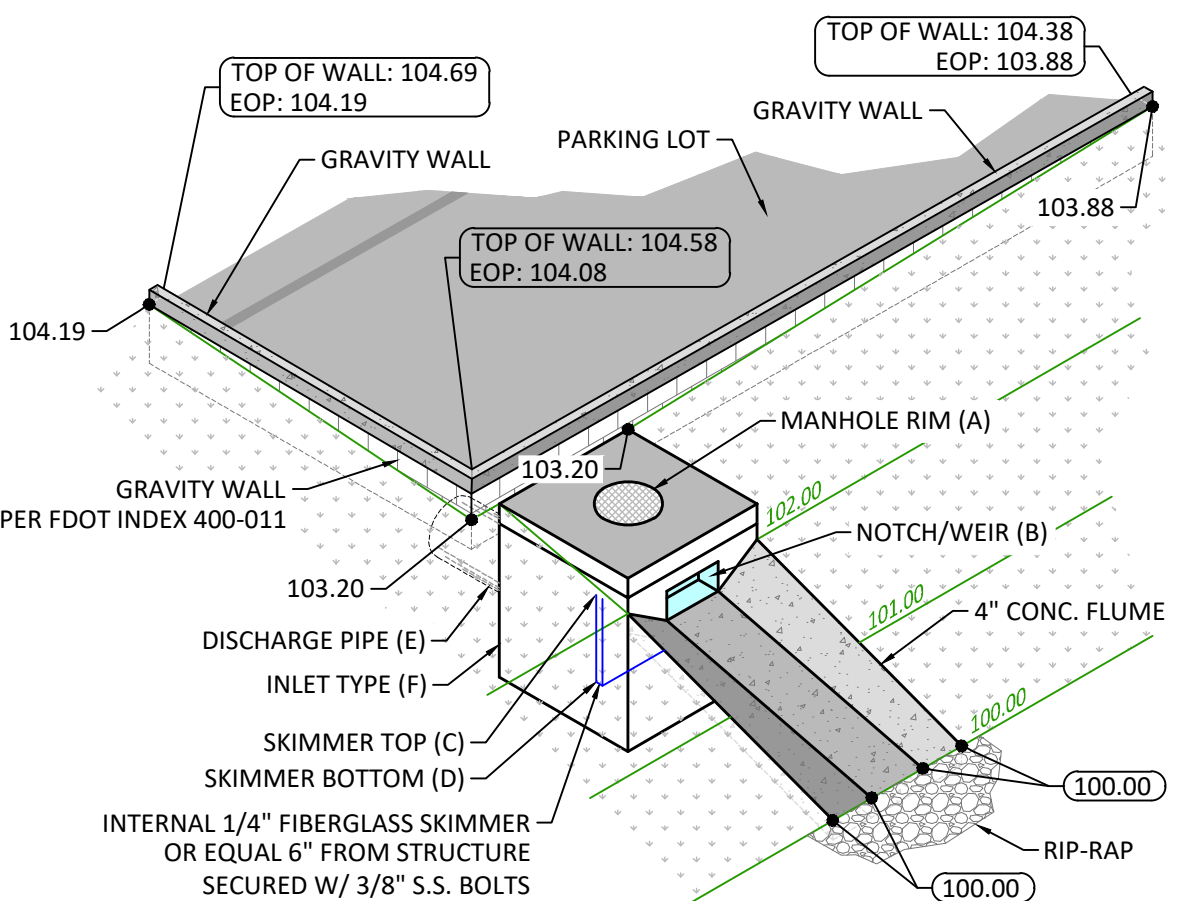
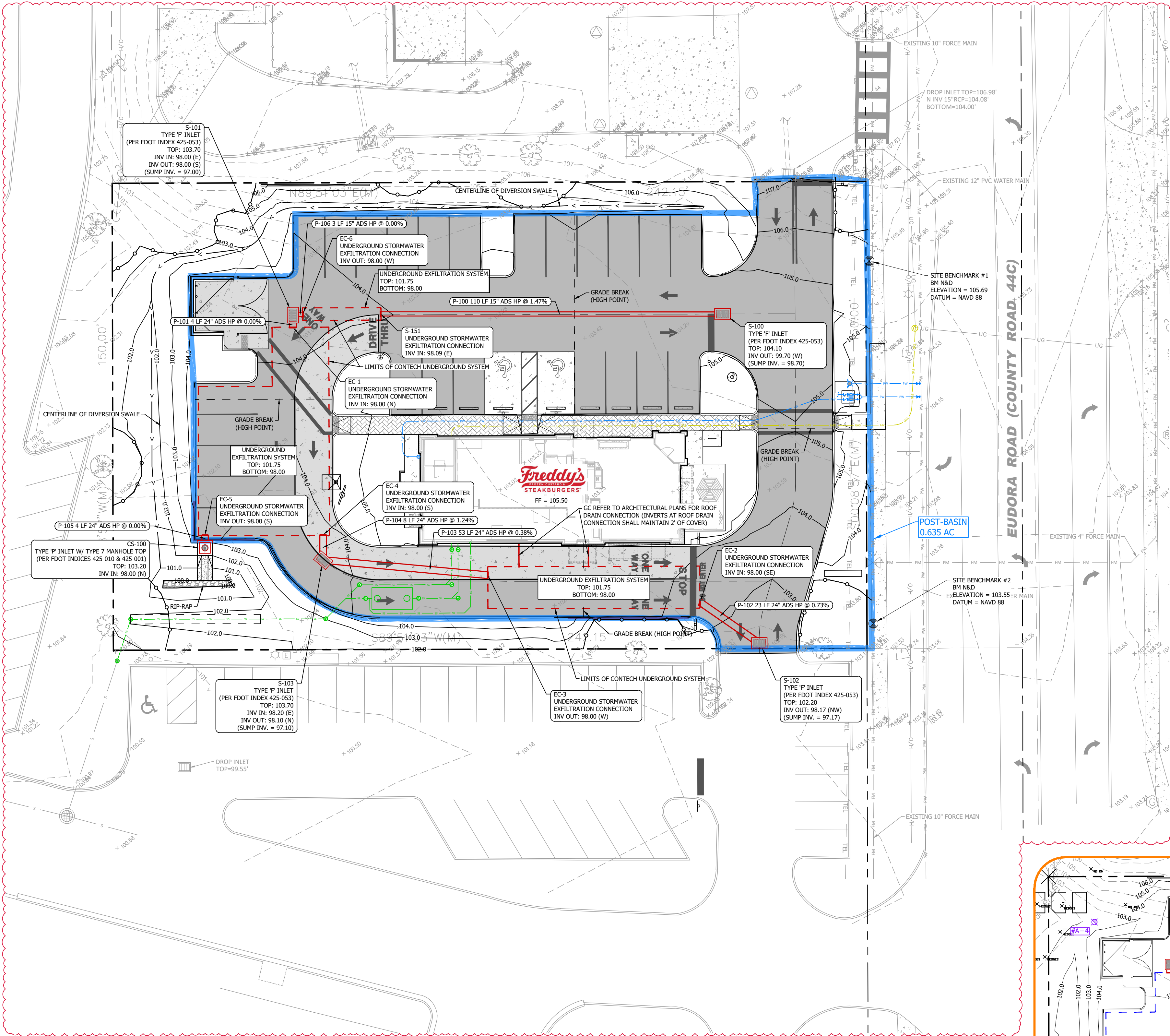
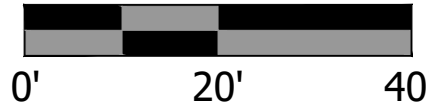
X:\Engineering\2575-FPC of Central Florida-Freddy's Frozen Custard-Mt Dora\2575 Base.dwg, C302-Truck, 1/21/2024 8:56:57 AM, d:\harpur, 1:1



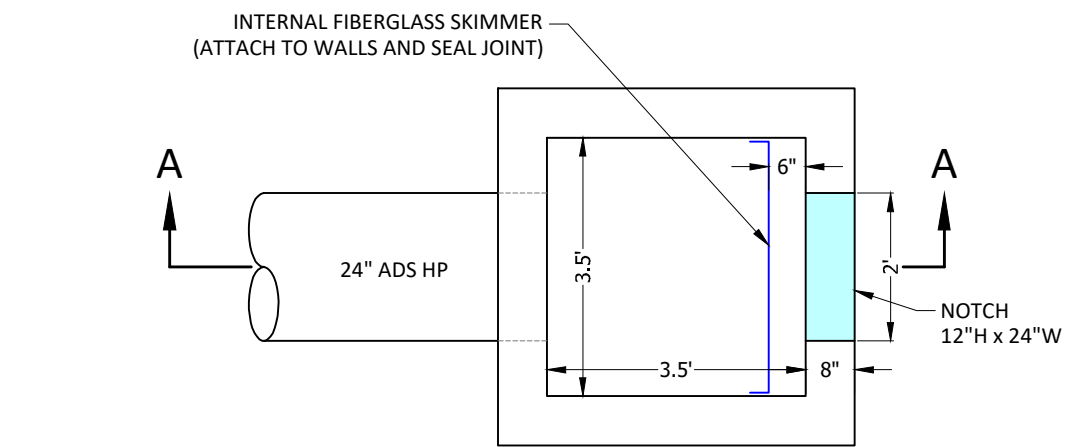


NORTH

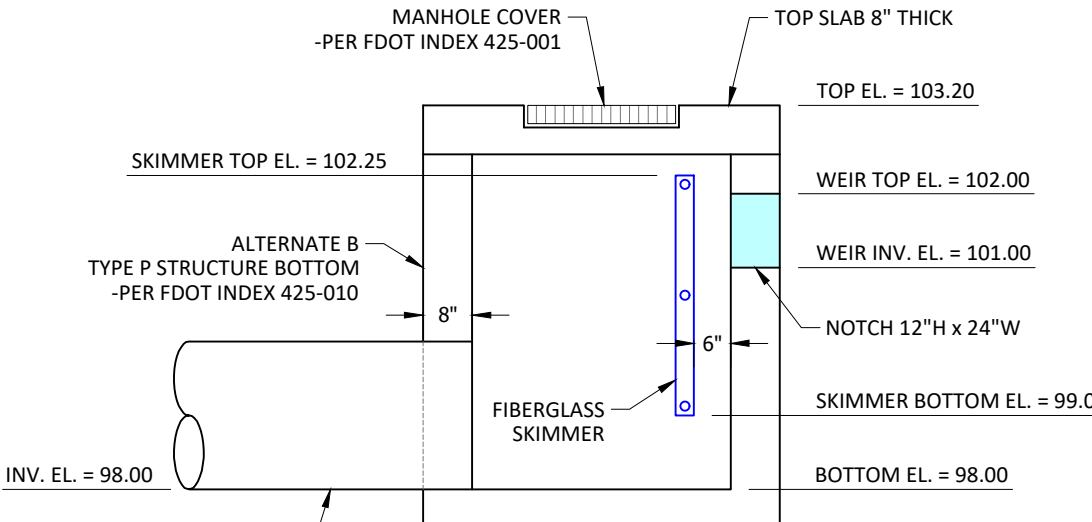
SCALE: 1" = 20'



| #      | A      | B            | C      | D     | E                  | F            |
|--------|--------|--------------|--------|-------|--------------------|--------------|
| CS-100 | 103.20 | 24" @ 101.00 | 102.25 | 99.00 | 24" ADS HP @ 98.00 | TYPE P INLET |

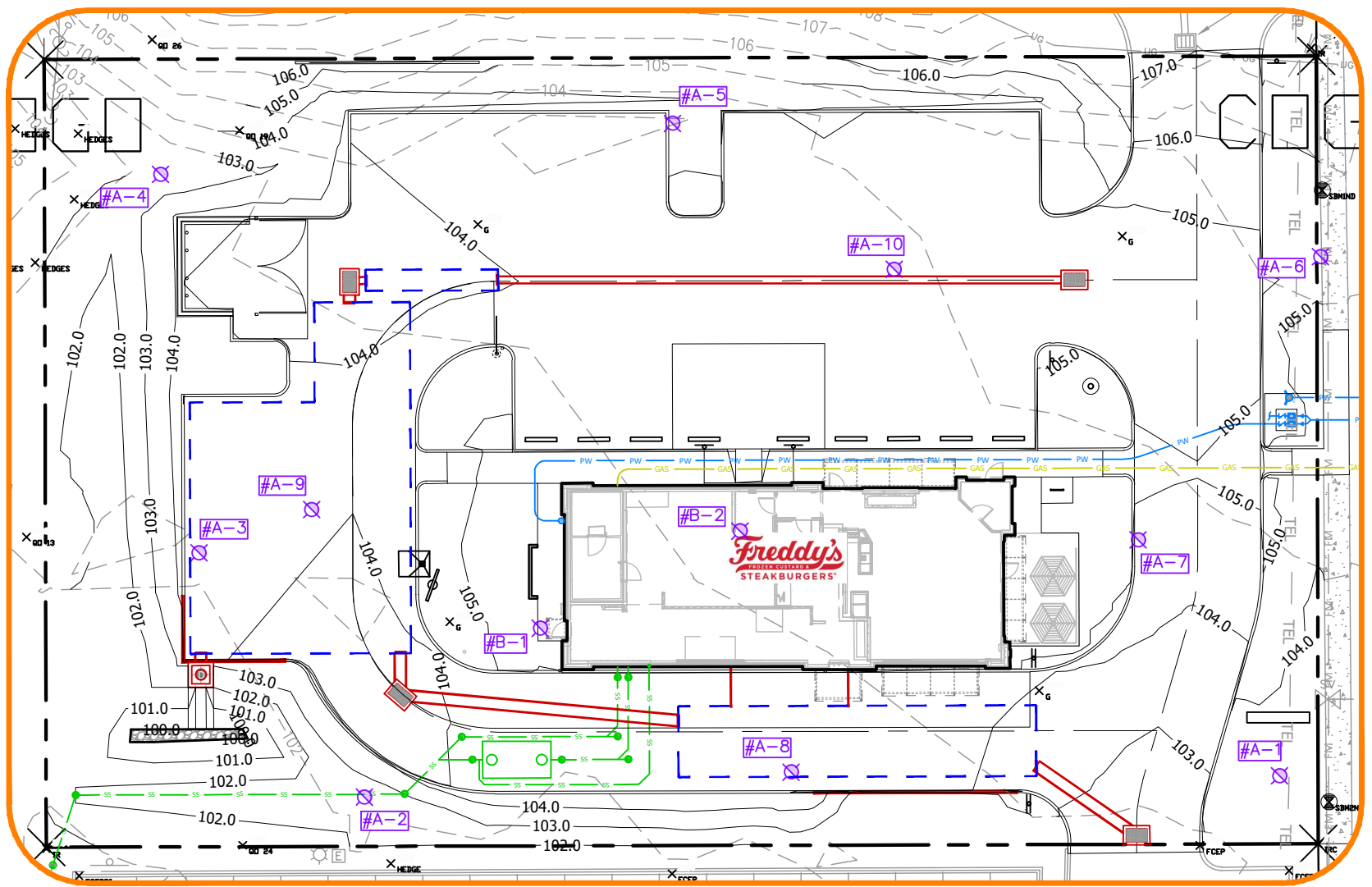


PLAN



SECTION A-A

CS-100 CONTROL STRUCTURE DETAIL  
N.T.S.



SOIL BORING LOCATIONS  
SCALE: 1" = 30'

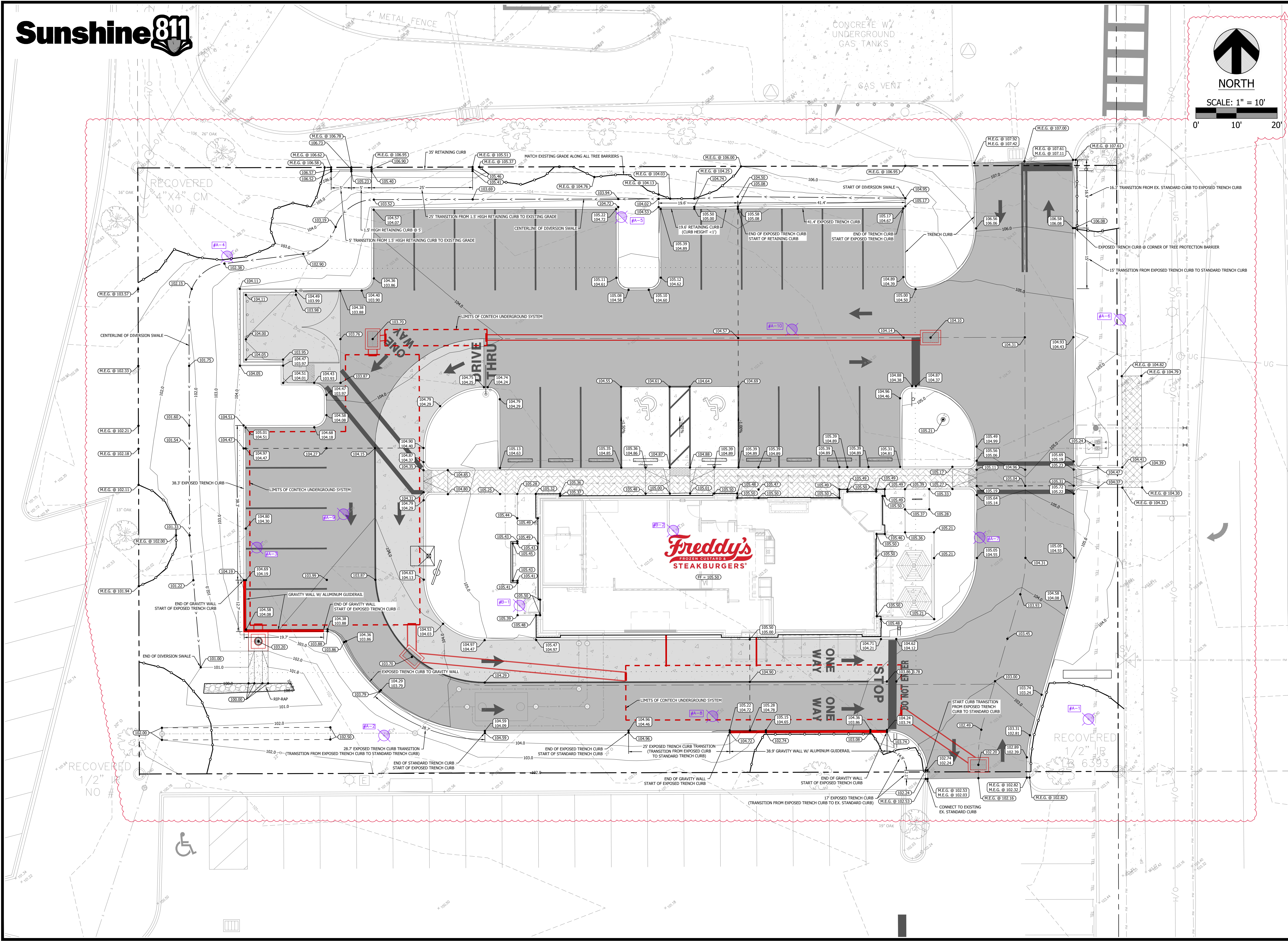
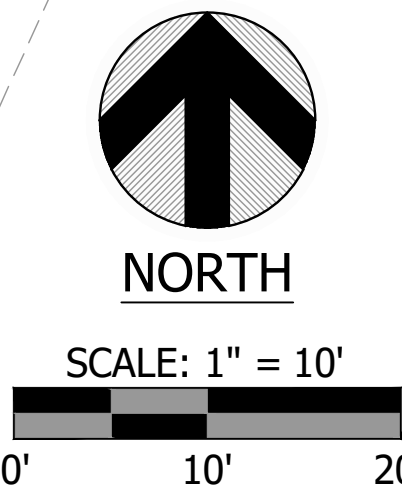
| NO.             | DATE       | DESCRIPTION                                    |
|-----------------|------------|------------------------------------------------|
| 1               | 11/21/2024 | REVISED PER SHAW & CITY OF MOUNT DORA COMMENTS |
| REVISION BLOCK  |            |                                                |
| DESIGNED BY: SM |            |                                                |
| DRAWN BY: DH    |            |                                                |
| CHECKED BY: SM  |            |                                                |

**SLOAN** Engineering Group  
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
883.863.8633 (FL) 883.863.8633 (OR)  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) 26247

|             |                                      |
|-------------|--------------------------------------|
| CLIENT:     | UDORA ROAD, LLC                      |
| PROJECT:    | FREDDY'S FROZEN CUSTARD - MOUNT DORA |
| PROJECT NO. | 2575                                 |
| SHEET       | C400                                 |

GRADING & DRAINAGE PLAN





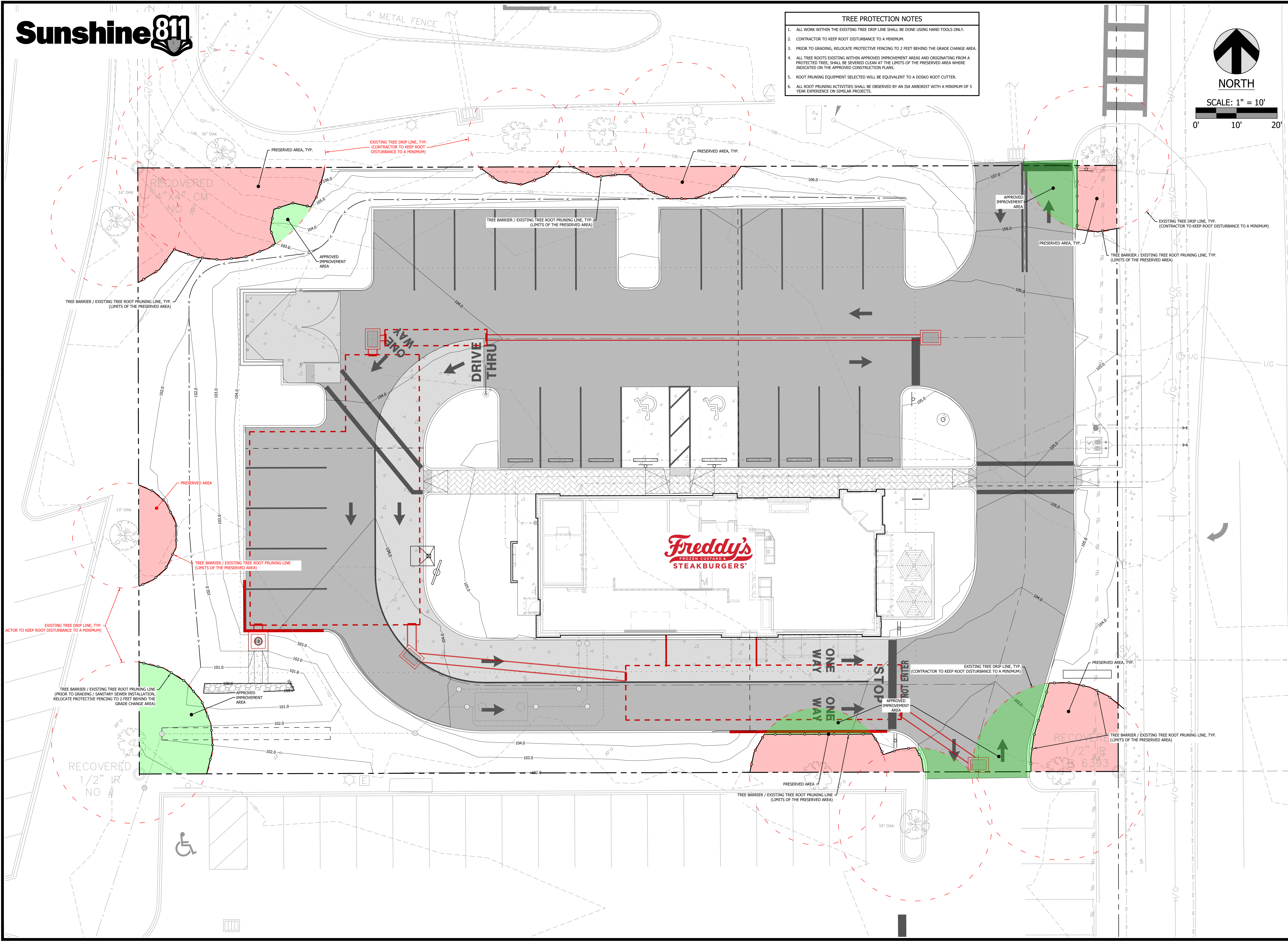
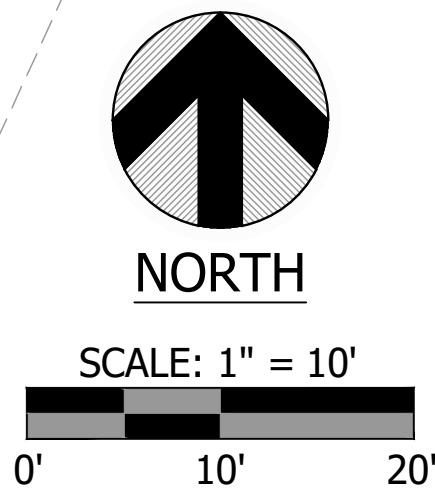
X:\Engineering\32575-FPC of Central Florida-Freddy's Frozen Custard-Mt. Dora\Load\32575 Base.dwg, C401 Grading Plan, 11/21/2024 10:07:30 AM, dshpwr, 1:1

|                                                                                                                                                                     |  |                                                                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| CLIENT: EUDORA ROAD, LLC                                                                                                                                            |  | PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA                                                                                                                       |  |
| PROJECT NO. 2575                                                                                                                                                    |  | SHEET C401                                                                                                                                                          |  |
| DESIGNED BY: SM                                                                                                                                                     |  | DRAWN BY: DH                                                                                                                                                        |  |
| CHECKED BY: SM                                                                                                                                                      |  | DATE: 11/21/2024                                                                                                                                                    |  |
| NO. 1                                                                                                                                                               |  | DESCRIPTION: REVISED PER SHAW & CITY OF MOUNT DORA COMMENTS                                                                                                         |  |
| REVISION BLOCK                                                                                                                                                      |  | REVISION BLOCK                                                                                                                                                      |  |
| STATE OF FLORIDA<br>PROFESSIONAL ENGINEER<br>LICENSE NO. 74533                                                                                                      |  | STATE OF FLORIDA<br>PROFESSIONAL ENGINEER<br>LICENSE NO. 74533                                                                                                      |  |
| SLOAN Engineering Group<br>150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830<br>(888) 887-8887 (LOCAL) 941-591-1919<br>FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) 126247 |  | SLOAN Engineering Group<br>150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830<br>(888) 887-8887 (LOCAL) 941-591-1919<br>FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) 126247 |  |





- TREE PROTECTION NOTES
1. ALL WORK WITHIN THE EXISTING TREE DRIP LINE SHALL BE DONE USING HAND TOOLS ONLY.
  2. CONTRACTOR TO KEEP ROOT DISTURBANCE TO A MINIMUM.
  3. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
  4. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THE APPROVED CONSTRUCTION PLANS.
  5. ROOT PRUNING EQUIPMENT SELECTED WILL BE EQUIVALENT TO A DOSKO ROOT CUTTER.
  6. ALL ROOT PRUNING ACTIVITIES SHALL BE OBSERVED BY AN ISA ARBORIST WITH A MINIMUM OF 5 YEAR EXPERIENCE ON SIMILAR PROJECTS.



|                                                    |  |                                                 |  |
|----------------------------------------------------|--|-------------------------------------------------|--|
| CLIENT: EUDORA ROAD, LLC                           |  | PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA   |  |
| PROJECT NO. 2575                                   |  | SHEET C402                                      |  |
| DESIGNED BY: SM                                    |  | DRAWN BY: DH                                    |  |
| CHECKED BY: SM                                     |  | DATE: 11/21/2024                                |  |
| REVISION BLOCK                                     |  | REVISIONS                                       |  |
| SLOAN Engineering Group                            |  | 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830     |  |
| FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247 |  | FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 74539 |  |



UTILITY NOTES

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN, FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
2. ALL CLEANOUTS IN TRAVEL LANES SHALL HAVE TRAFFIC RATED CAPS.
3. REFER TO SHEET C101 FOR THE GENERAL POTABLE WATER AND SANITARY SEWER NOTES.
4. THE PROPOSED UTILITIES WILL BE PRIVATELY MAINTAINED.

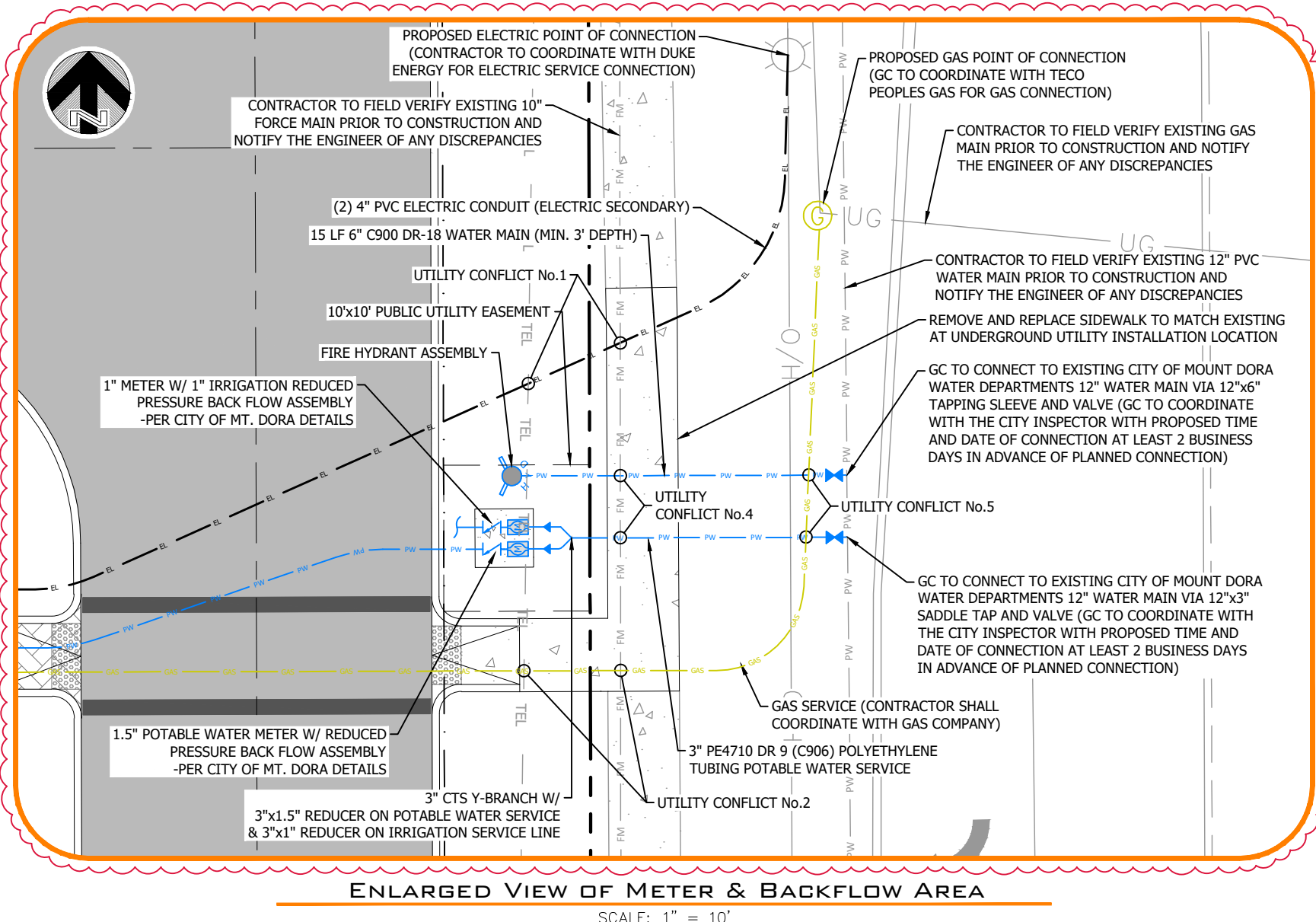
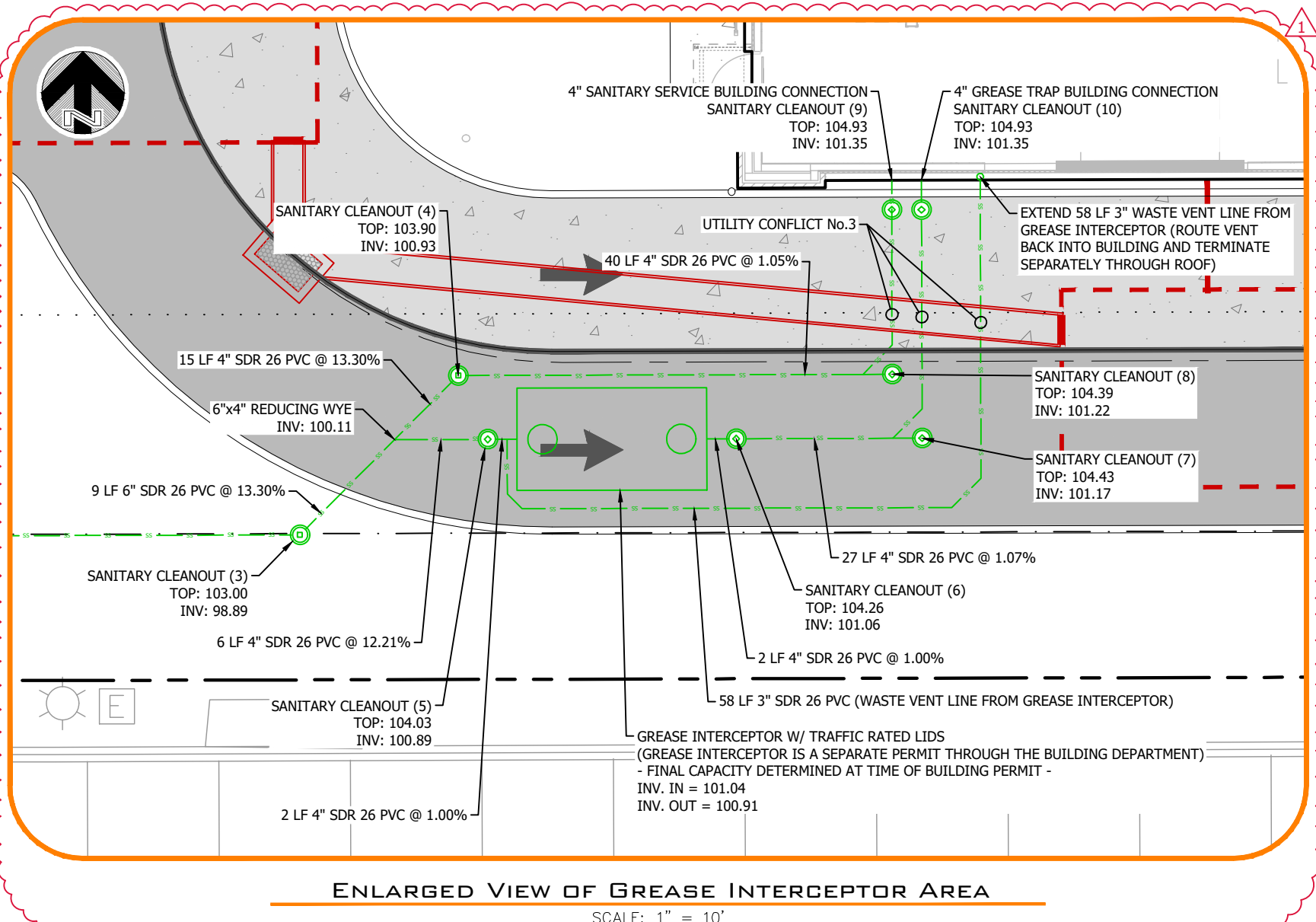
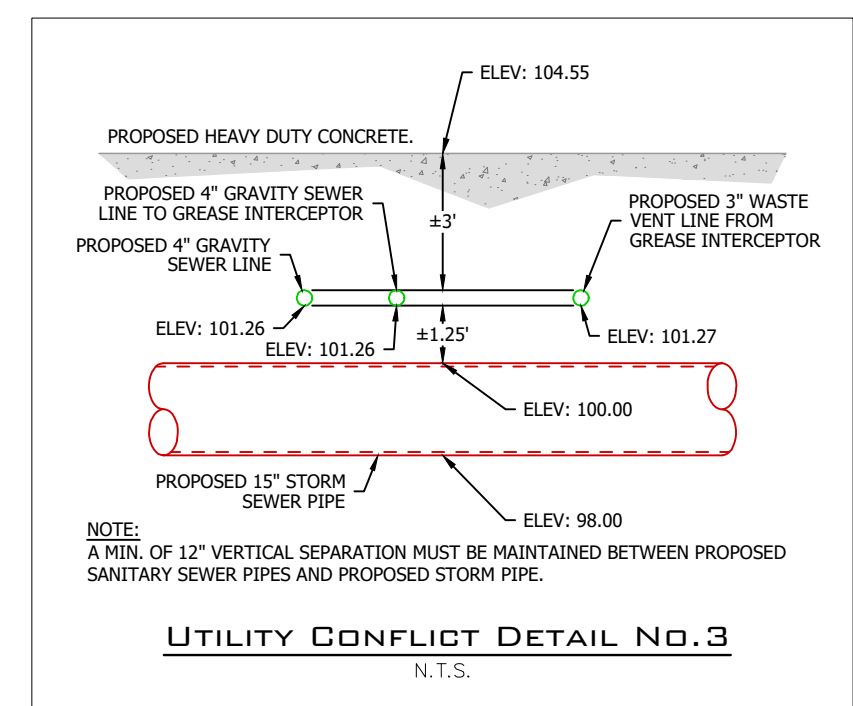
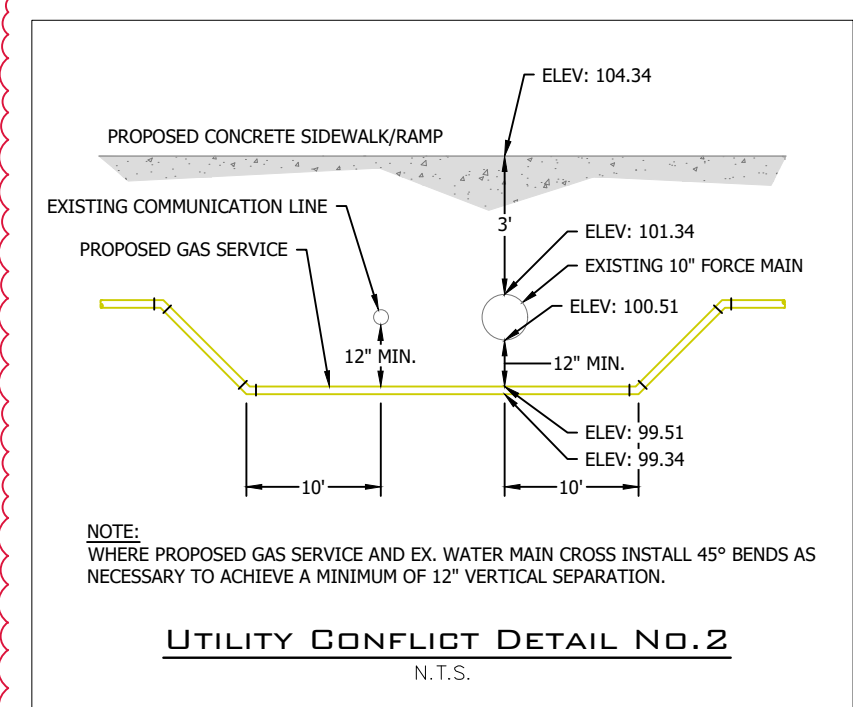
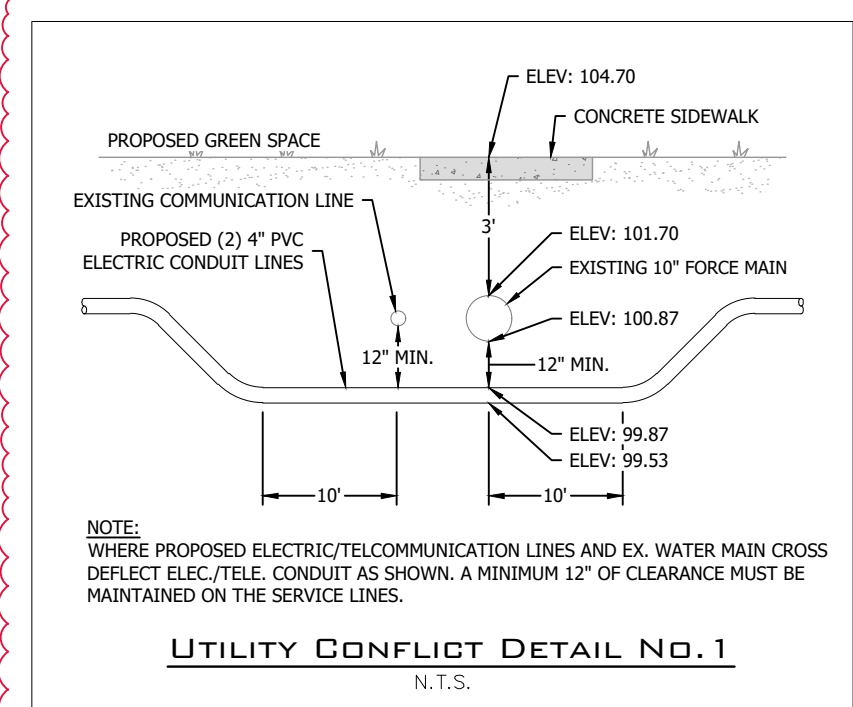
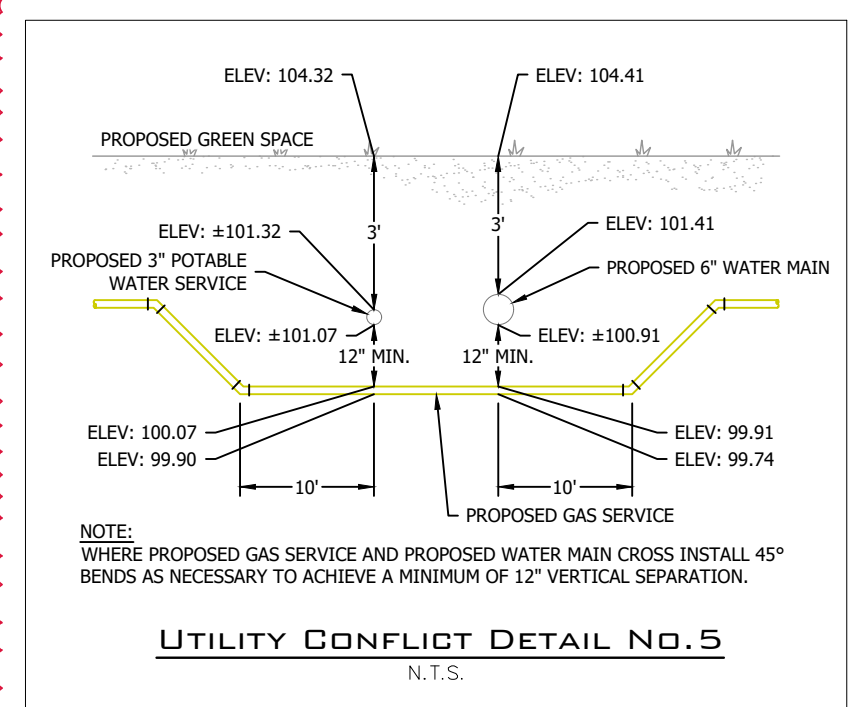
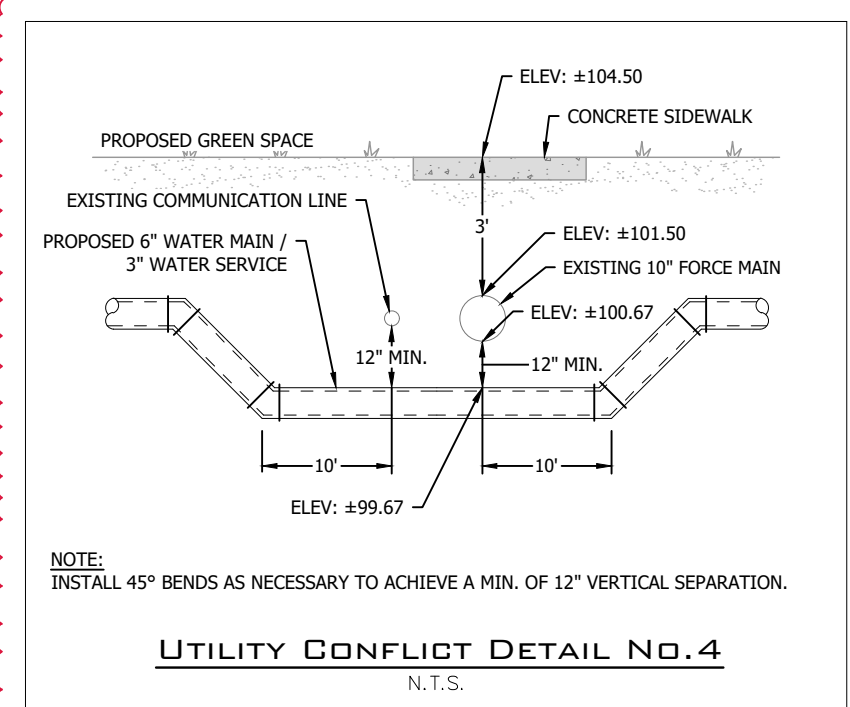
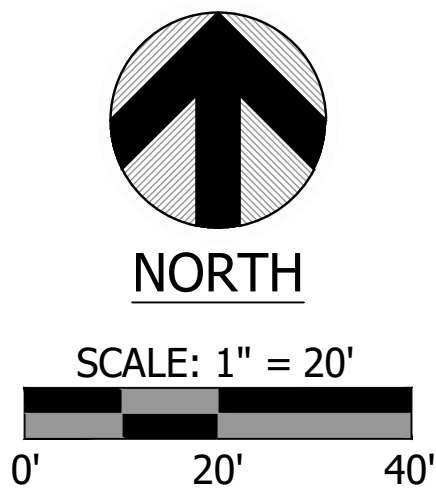
PROJECTED FLOWS

POTABLE WATER/WASTEWATER

- PER CHAPTER 646-6, TABLE 1, FOOD OPERATIONS FOR RESTAURANT OPERATING 16 HOURS OR LESS PER DAY PER SEAT, (40 GPD/SEAT)
- 72 SEATS x 40 GPD/SEAT = **2,880 GPD**

IRRIGATION

- TOTAL ZONE GPM x 30 MIN. RUN TIME (2x PER WEEK)
- 116.92 GPM x 30 GPM x 2 x 7 = **1,002 GPD**



| NO.            | DATE       | DESCRIPTION                                     |
|----------------|------------|-------------------------------------------------|
| 1              | 11/21/2024 | REVISED PER SHOWN & CITY OF MOUNT DORA COMMENTS |
| REVISION BLOCK |            |                                                 |
| DESIGNED BY:   | SM         | SM                                              |
| DRAWN BY:      | DH         | SM                                              |
| CHECKED BY:    | SM         |                                                 |

**SLOAN** Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
(888) 883-8833  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) 126247

|             |                                      |
|-------------|--------------------------------------|
| CLIENT:     | EUDORA ROAD, LLC                     |
| PROJECT:    | FREDDY'S FROZEN CUSTARD - MOUNT DORA |
| PROJECT NO. | 2575                                 |
| SHEET       | C500                                 |

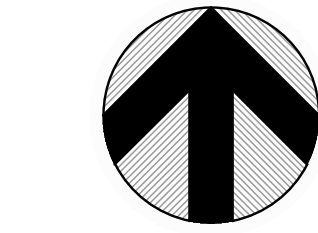
UTILITY PLAN





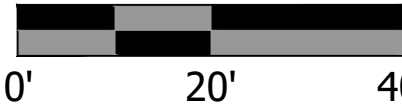
| Luminaire Schedule |     |         |                       |       |                  |                    |
|--------------------|-----|---------|-----------------------|-------|------------------|--------------------|
| Symbol             | Qty | Label   | Description           | LLF   | Luminaire Lumens | Luminaire Watts    |
|                    | 1   | R2 HS   | RSX2 LED P4 40K R2 HS | 0.950 | 18967            | 189.54             |
|                    | 2   | R4      | RSX2 LED P4 40K R4    | 0.950 | 25328            | 189.54             |
|                    | 2   | TWIN R4 | RSX2 LED P4 40K R4    | 0.950 | 25328            | 189.54             |
|                    |     |         |                       |       |                  | <b>Total Watts</b> |
|                    |     |         |                       |       |                  | 758.16             |

| Calculation Summary |       |      |      |     |         |         |
|---------------------|-------|------|------|-----|---------|---------|
| Label               | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| Site Planar         | Fc    | 5.36 | 12.6 | 0.9 | 5.96    | 14.00   |



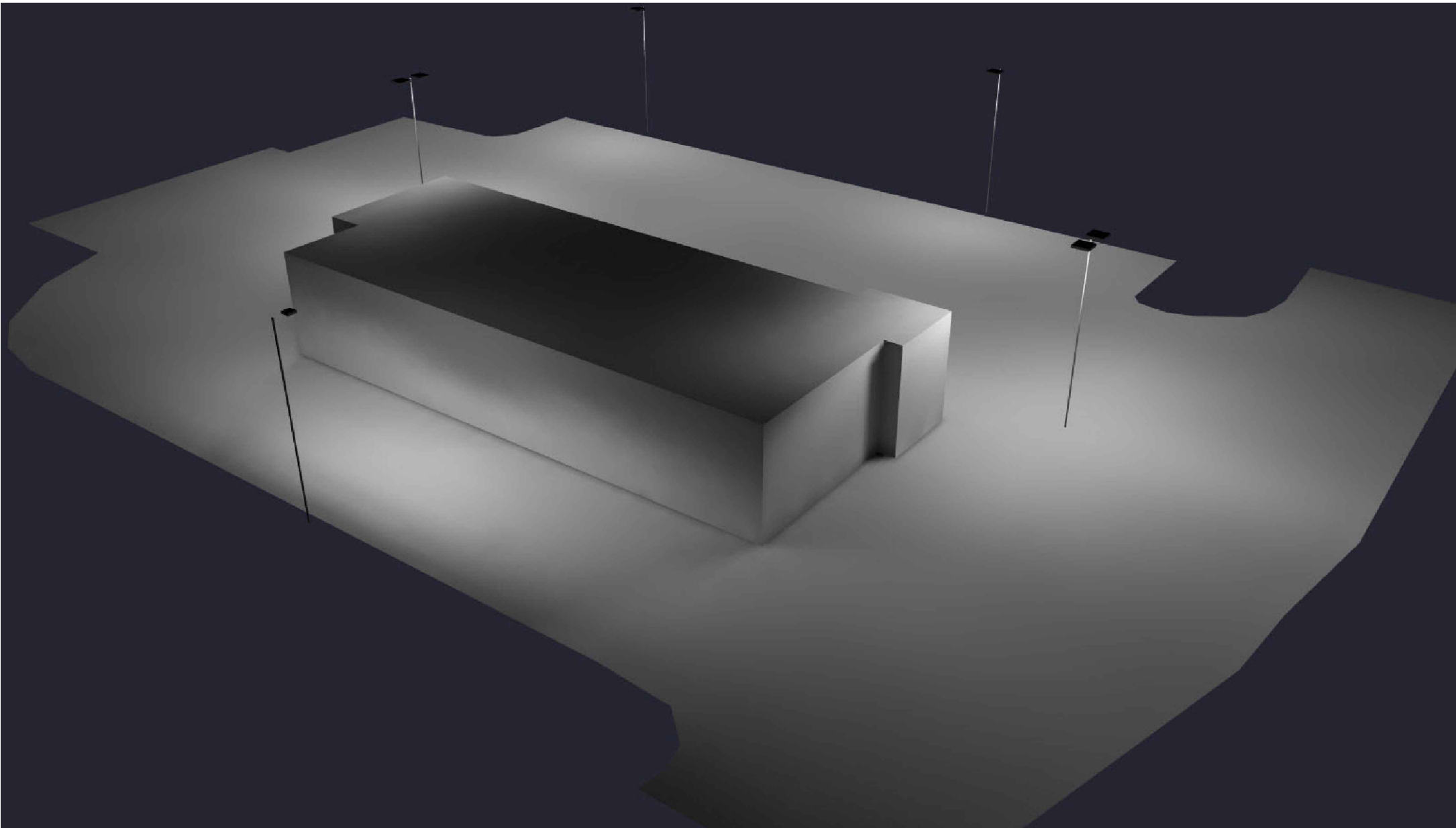
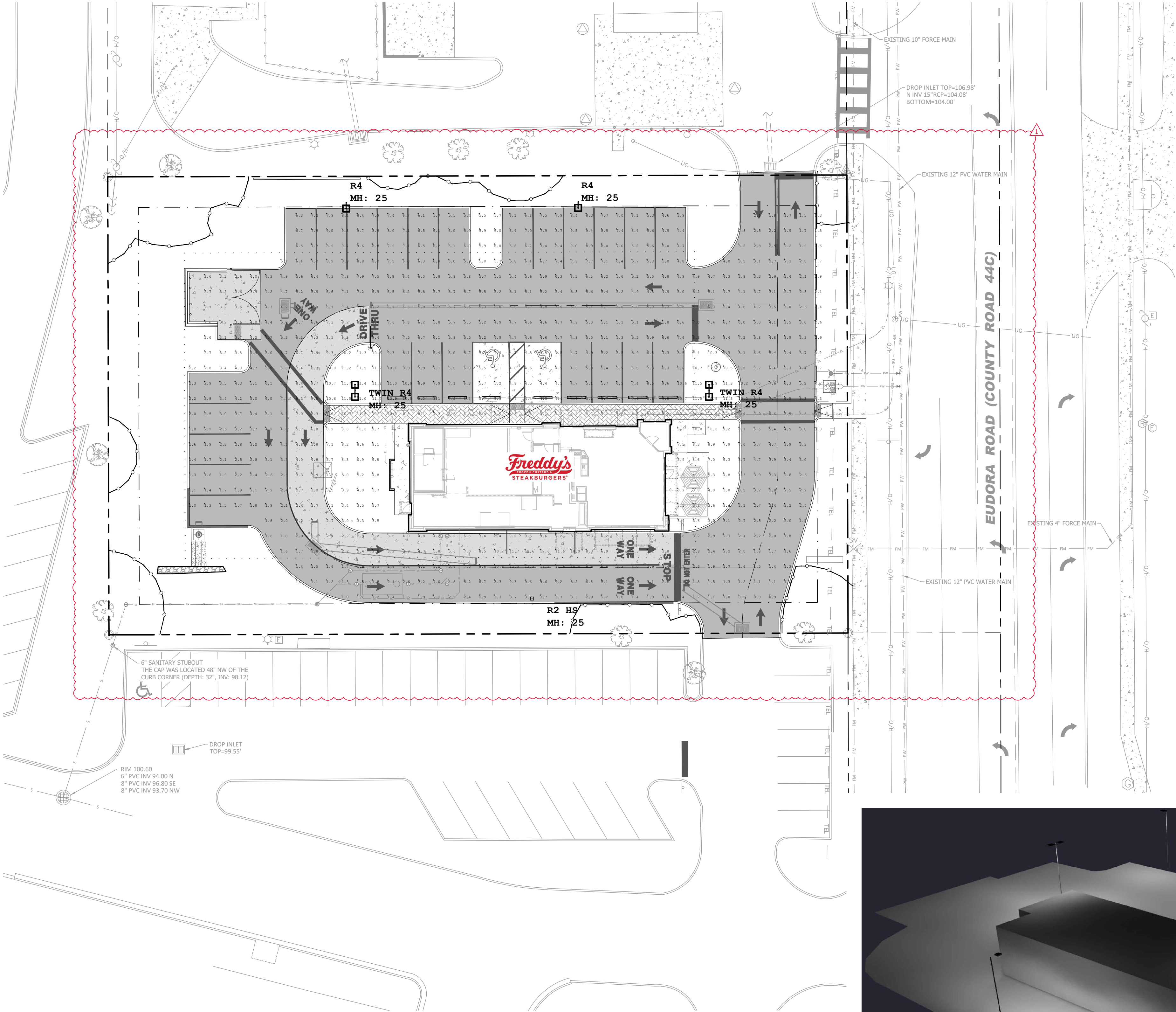
NORTH

SCALE: 1" = 20'



LIGHT POLE NOTE

1. LIGHT POLE FOOTERS MAY NOT BE EXPOSED MORE THAN SIX INCHES ABOVE FINISH GRADE.



CLIENT: EUDORA ROAD, LLC

PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA

PROJECT NO. 2575

SHEET C501

LIGHTING PLAN

2495 EUDORA RD, MT DORA, FLORIDA 32757

DESIGNED BY: SM

DRAWN BY: DH

CHECKED BY: SM

SLOAN Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830

883.863.8633 (LOCAL) 813.415.1919 (TOLL FREE)

FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) #26247

NO. 1

DATE: 11/21/2024

DESCRIPTION: REVISED PER SHAWD & CITY OF MOUNT DORA COMMENTS

REVISION BLOCK

|     |            |                                                 |
|-----|------------|-------------------------------------------------|
| NO. | DATE       | DESCRIPTION                                     |
| 1   | 11/21/2024 | REVISED PER SHAWD & CITY OF MOUNT DORA COMMENTS |

SANTOS NERVA, III, P.E.

STATE OF FLORIDA

PROFESSIONAL ENGINEER

LICENSE NO. 74539

11/21/2024

NOTARY PUBLIC

SIGNED AND SEALED

X:\Engineering\2575-FFC of Central Florida-Freddy's Frozen Custard-Mt Dora\2575 Base.dwg, C501 Lighting Plan, 11/21/2024 8:52:14 AM, dhaupar, 11

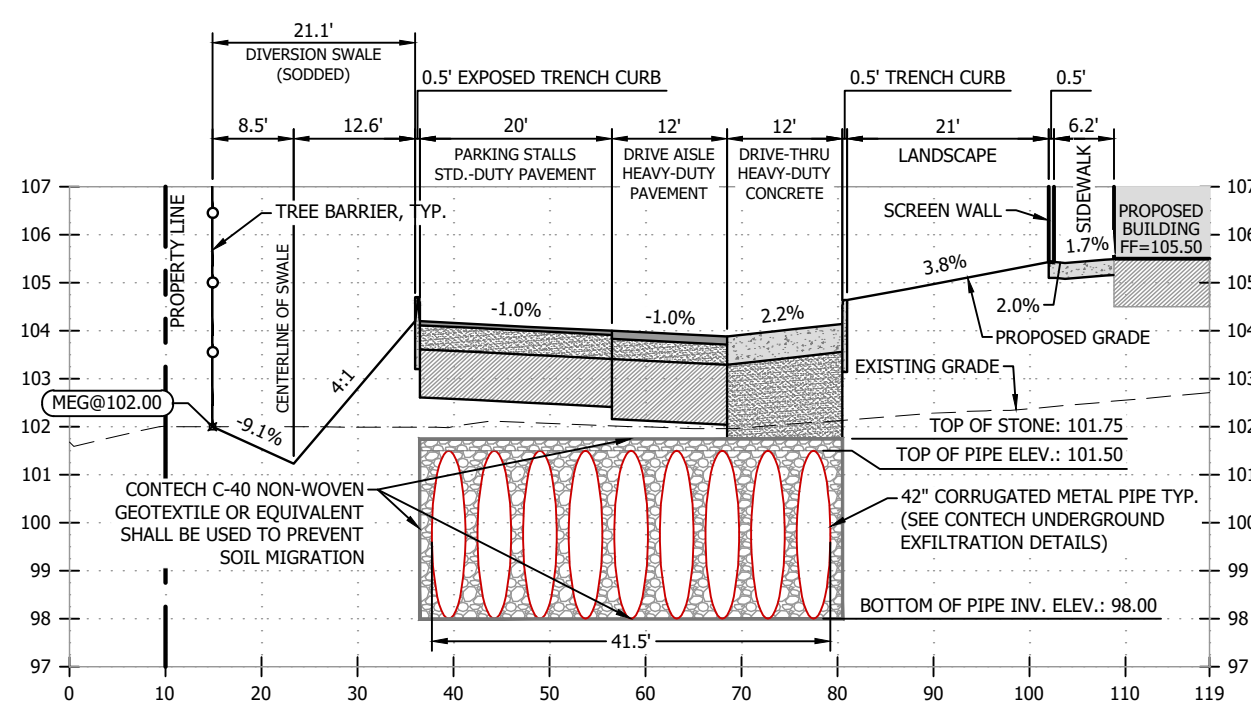


[illegible]

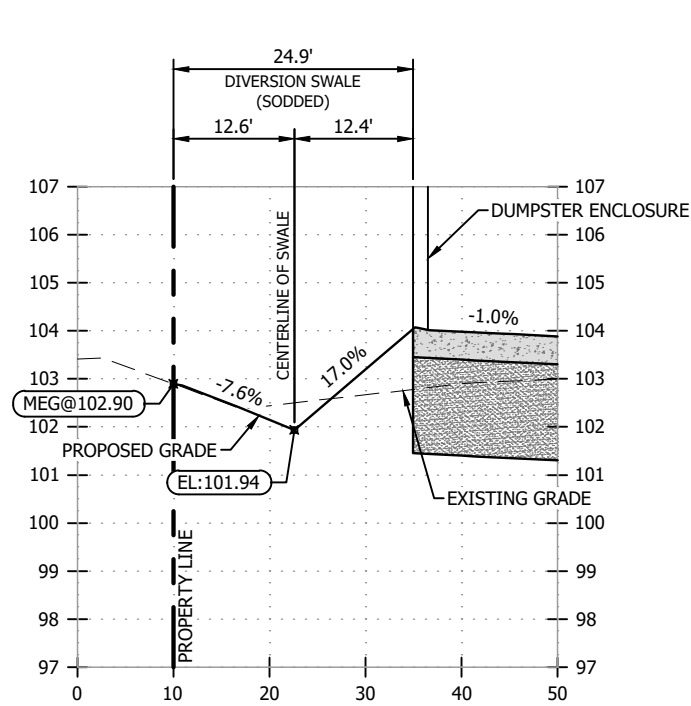
| Year | 20 | 25 | 30   | 35  | 40  | 45  | 50  | 55  | 60  | 65  | 70  | 75 | 80 | 85 | 90 | 95 | 2000 | 2005 | 2010 | 2015 | 2020 |
|------|----|----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|------|------|------|------|------|
| US   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| EU   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| JP   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| BR   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| IN   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| RU   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| UK   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| FR   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| DE   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| IT   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| ES   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| GR   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| PT   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| PL   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| CZ   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| SK   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| HU   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| RO   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| BG   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| HR   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| SI   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| LT   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  | 205  | 205  |
| LV   | 29 | 46 | 33.5 | 245 | 180 | 7.5 | 180 | 5.5 | 138 | 3.5 | 138 | 2  | 58 | 1  | 25 | 1  | 205  | 205  | 205  |      |      |

---

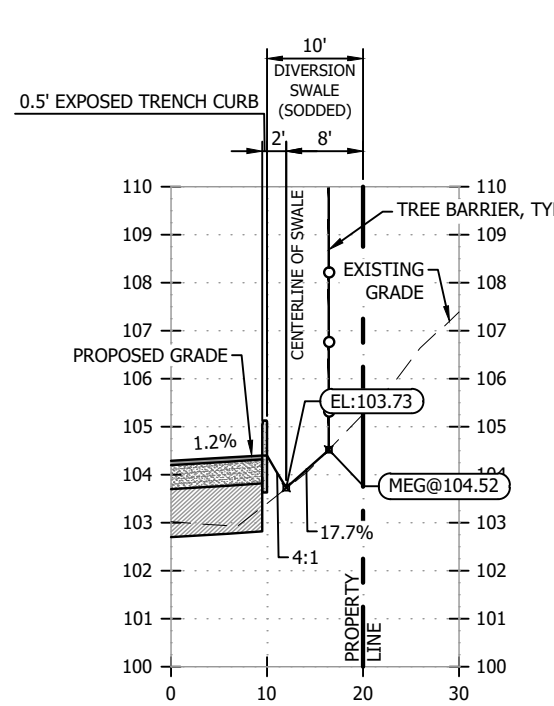




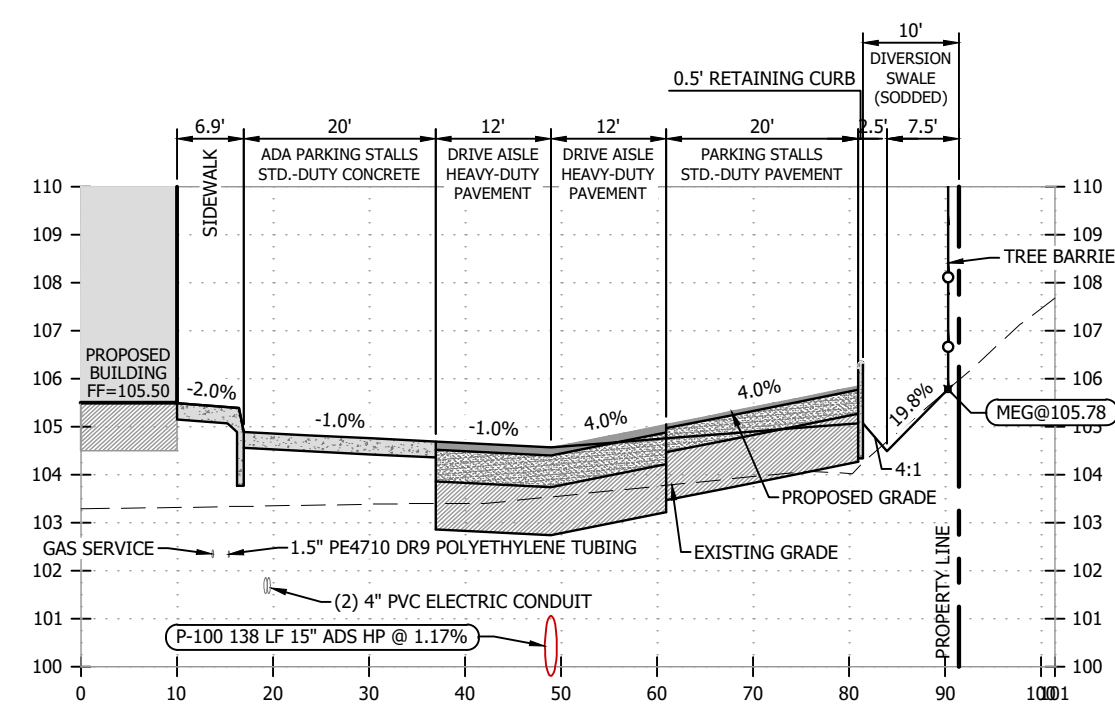
SECTION A  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'



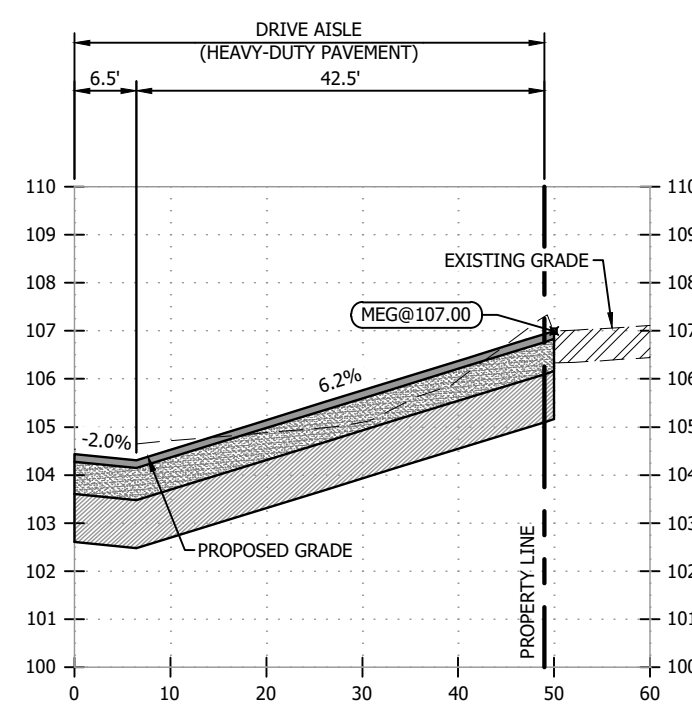
SECTION G  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'



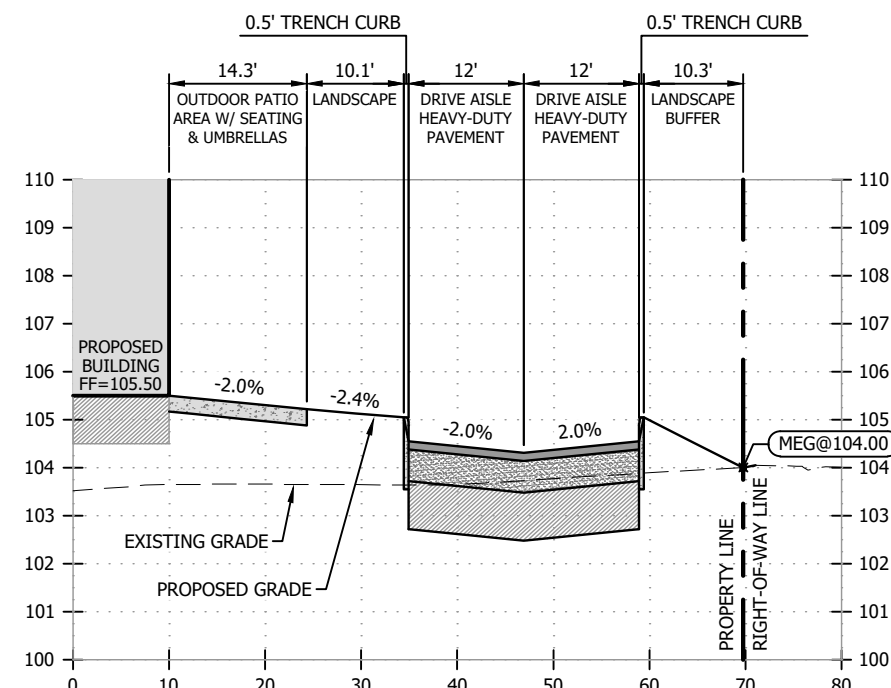
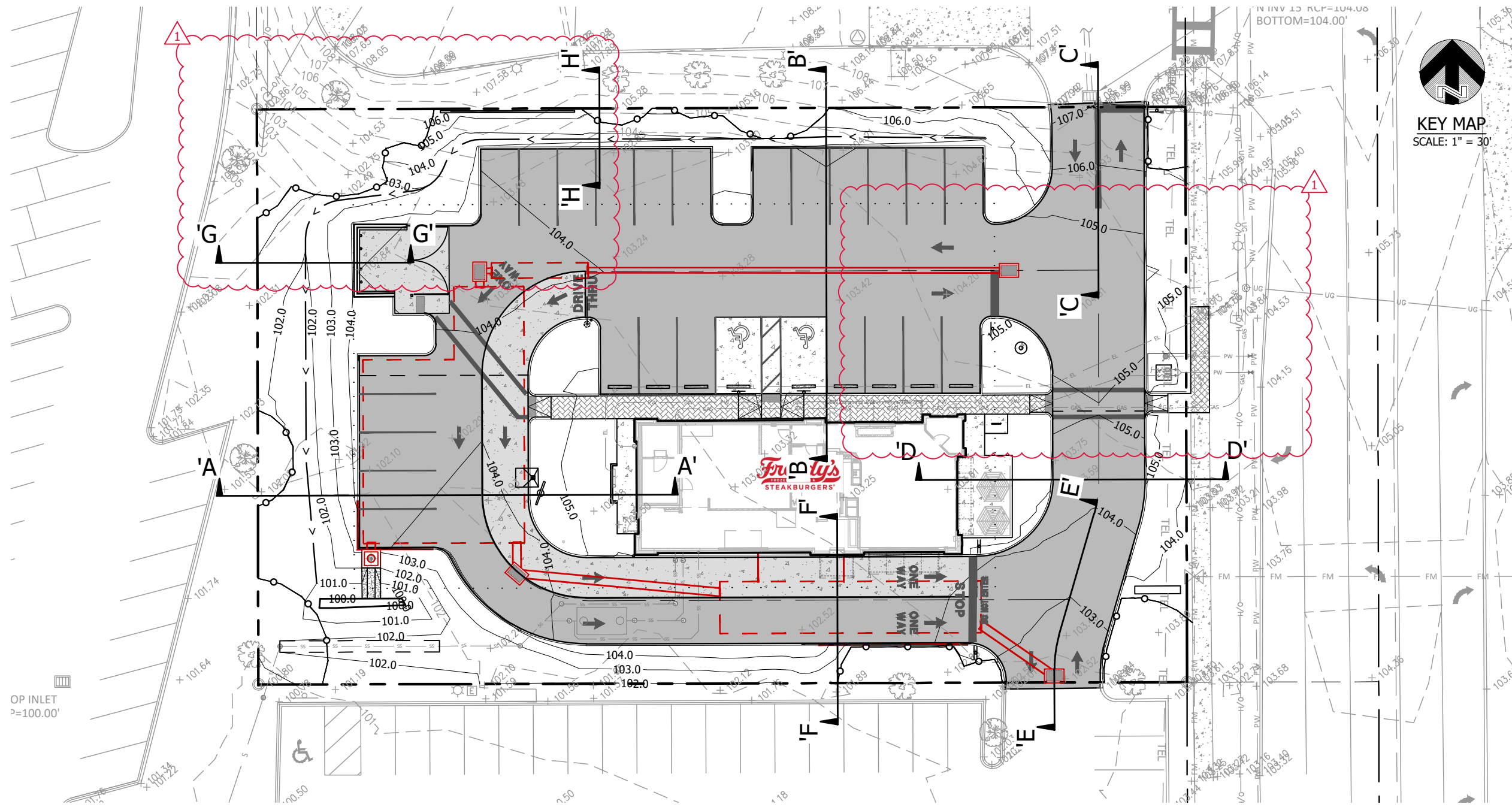
SECTION H  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'



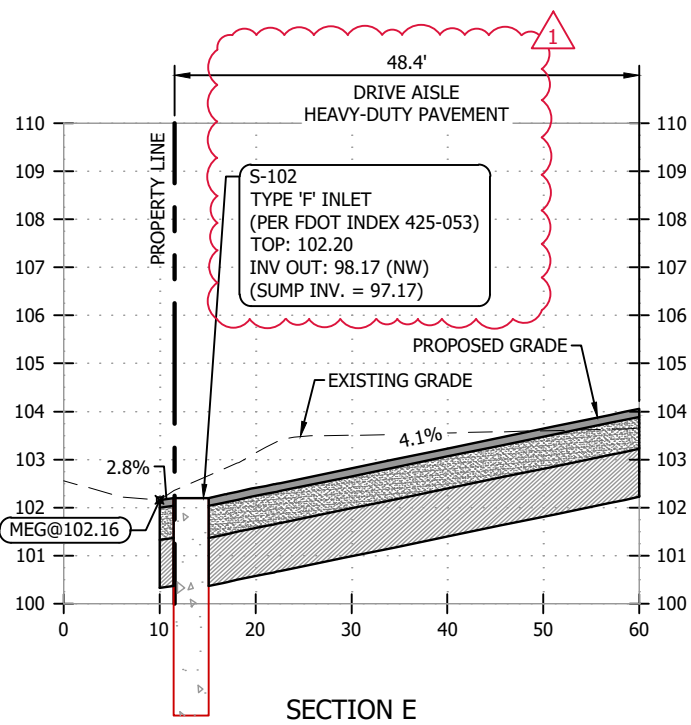
SECTION B  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'



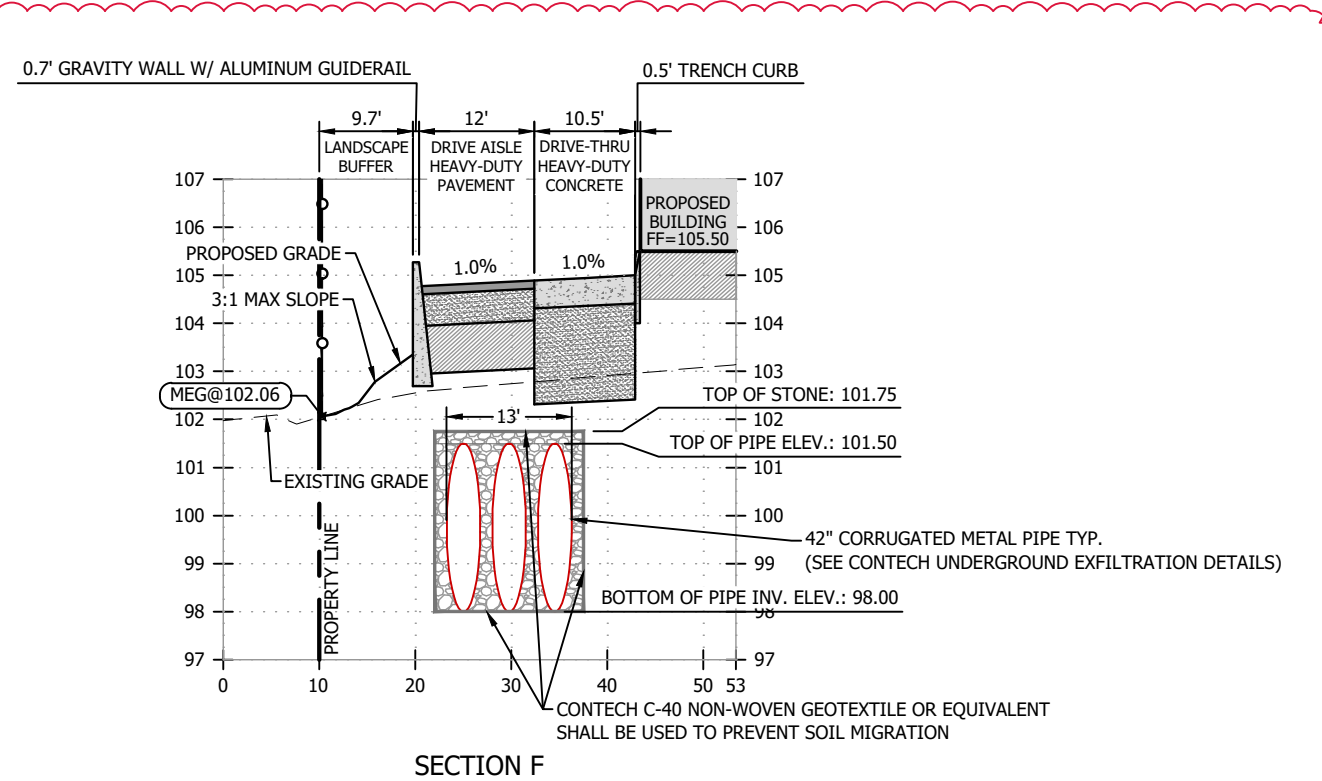
SECTION C  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'



SECTION D  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'



SECTION E  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'



SECTION F  
VERT. SCALE: 1" = 2'  
HORIZ. SCALE: 1" = 10'

| NO.              | DATE       | DESCRIPTION                                     |
|------------------|------------|-------------------------------------------------|
| 1                | 11/21/2024 | REVISED PER SHOWN & CITY OF MOUNT DORA COMMENTS |
| REVISION BLOCK   |            |                                                 |
| DESIGNED BY: SM  |            |                                                 |
| DRAWN BY: DH     |            |                                                 |
| CHECKED BY: SM   |            |                                                 |
| PROJECT NO. 2575 |            |                                                 |
| SHEET C600       |            |                                                 |

CLIENT: EUDORA ROAD, LLC

PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA

CROSS SECTIONS

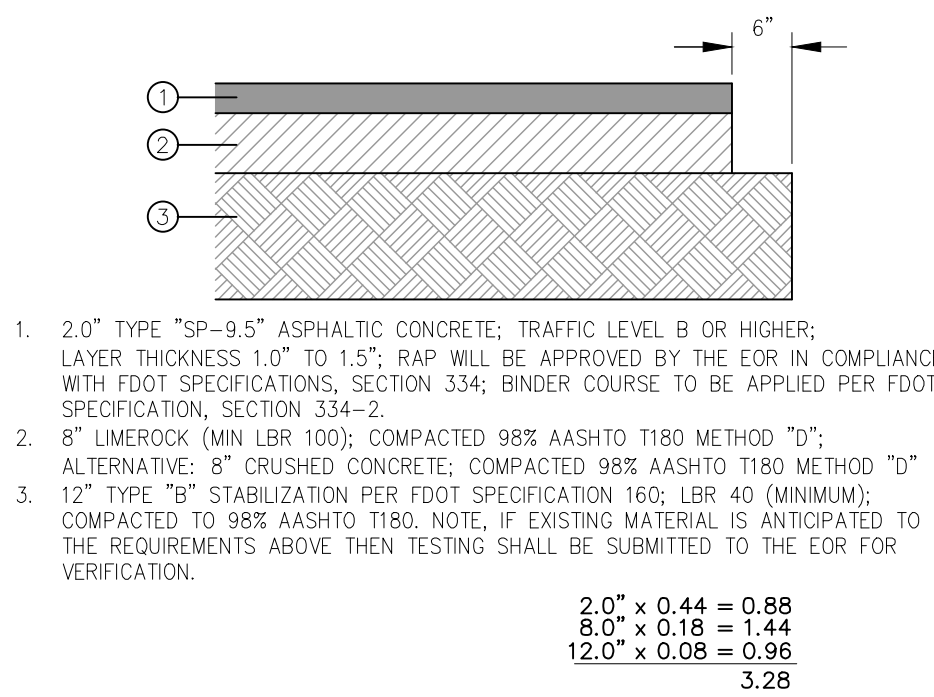
2495 EUDORA RD, MT DORA, FLORIDA 32757

SLOAN Engineering Group

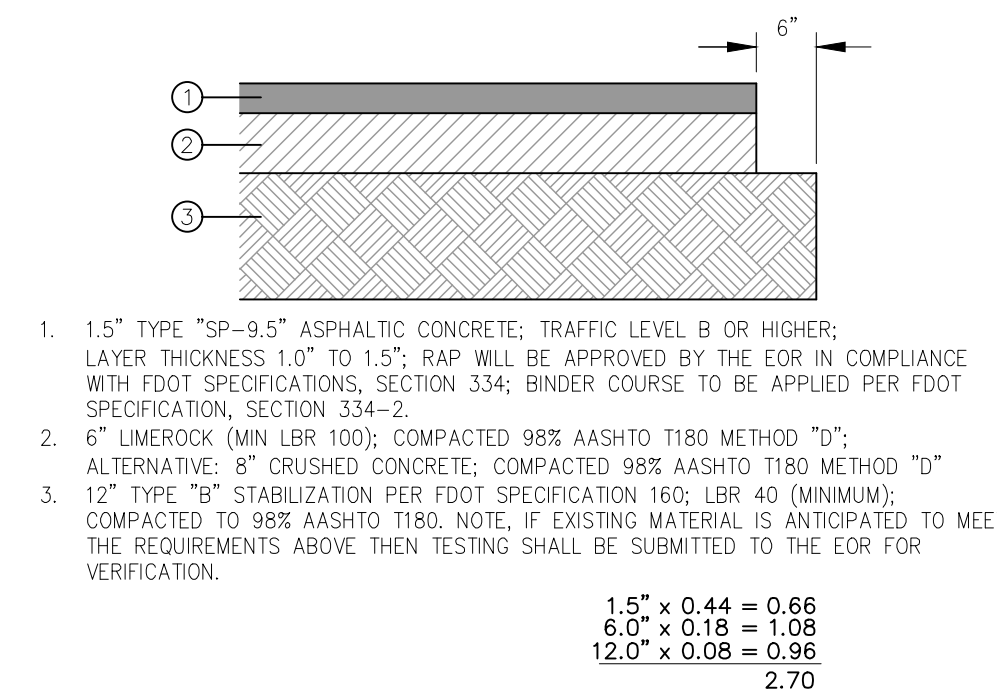
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
888.383.8833  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) #26247



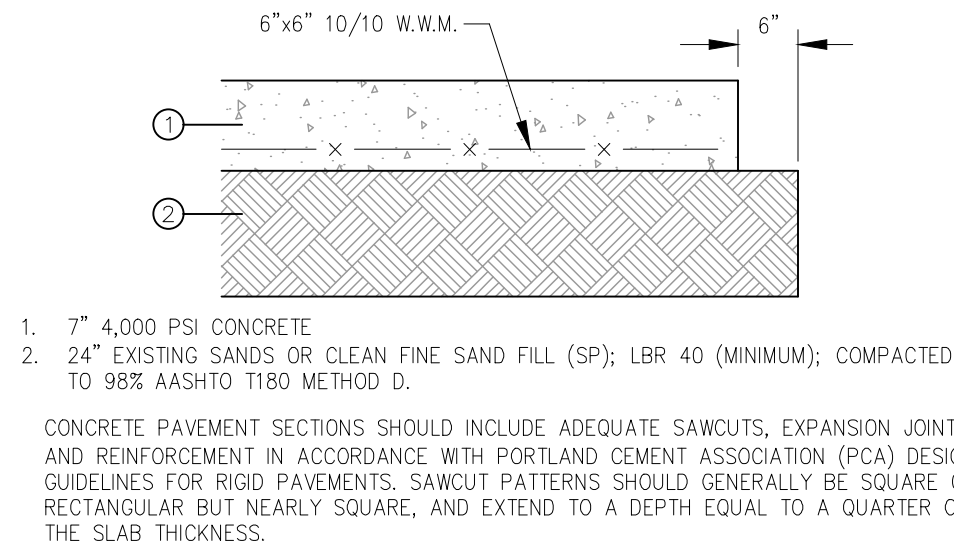
X:\Engineering\32575-FCC of Central Florida-Freddy's Frozen Custard-Mt Dora\32575 Base.dwg, C700 Site Details, 1/12/2024 8:52:51 AM, dsharpe, 1:1



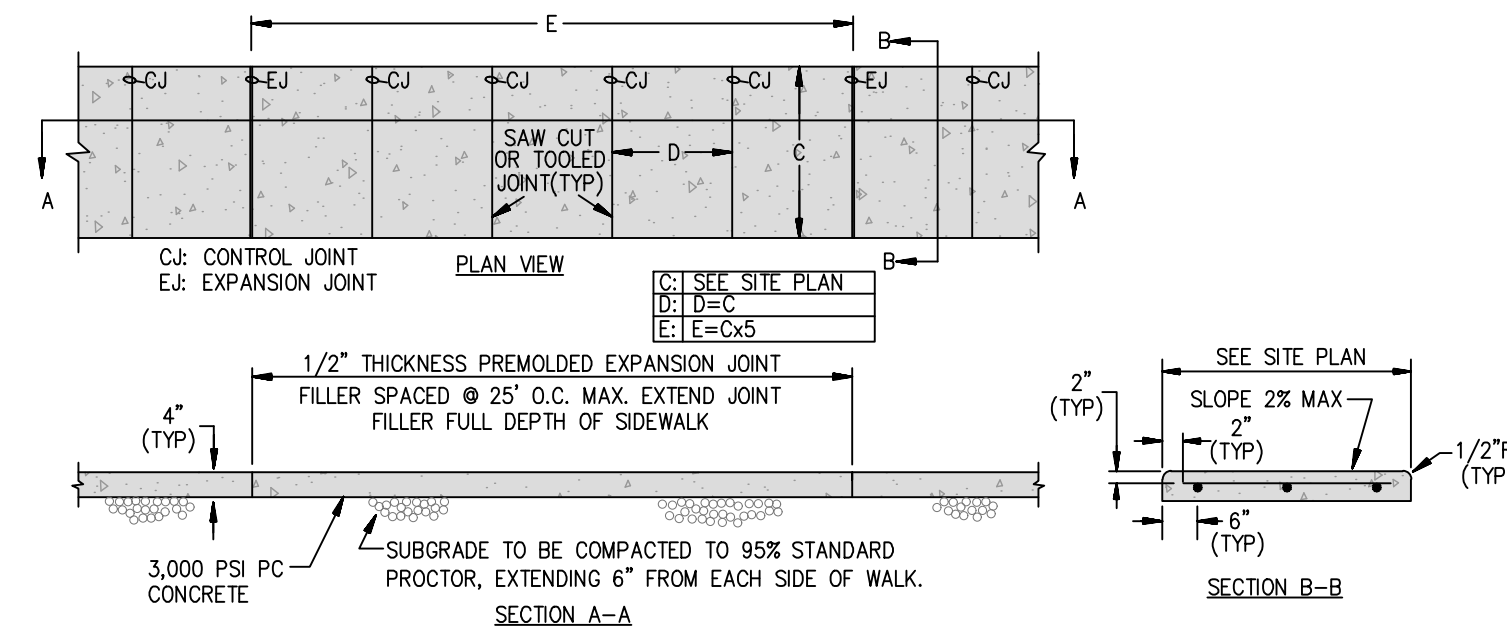
TYPICAL HEAVY DUTY ASPHALT PAVEMENT DETAIL  
N.T.S.



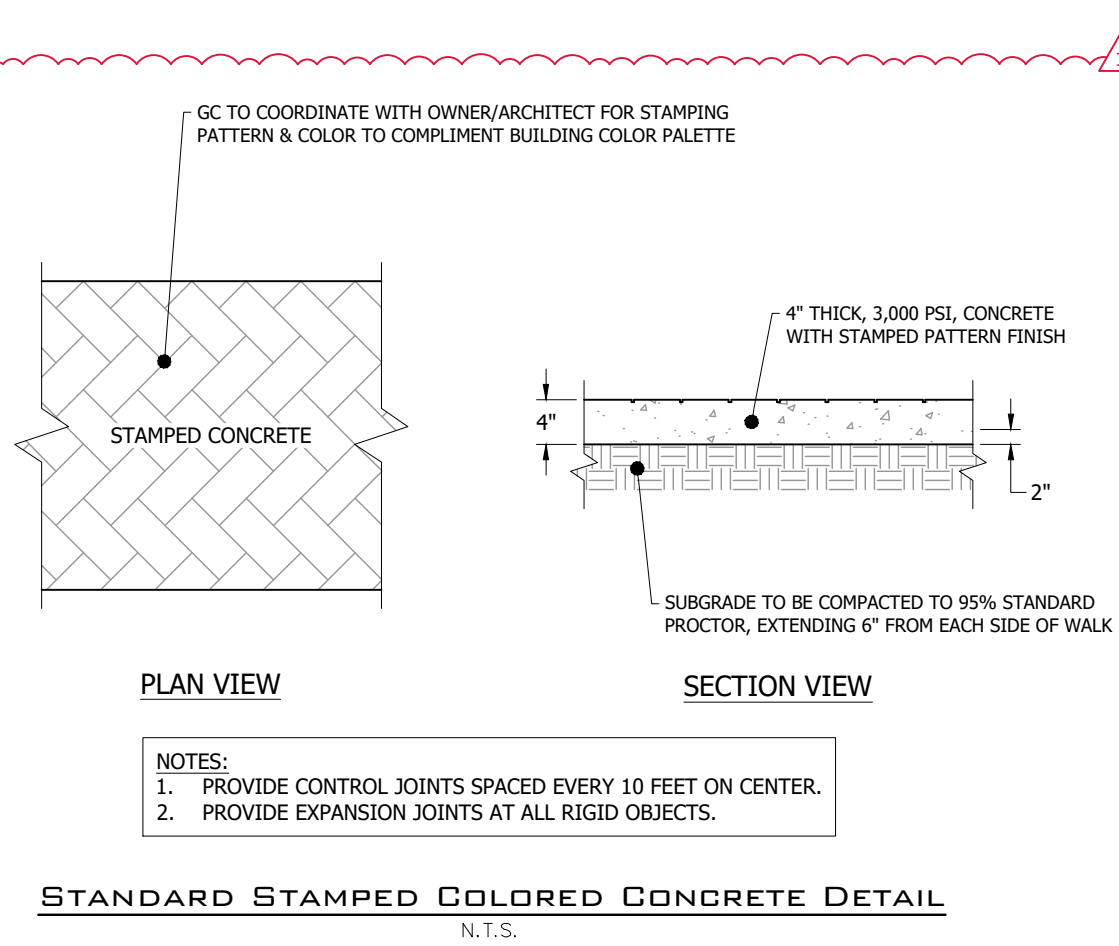
TYPICAL STANDARD DUTY ASPHALT PAVEMENT DETAIL  
N.T.S.



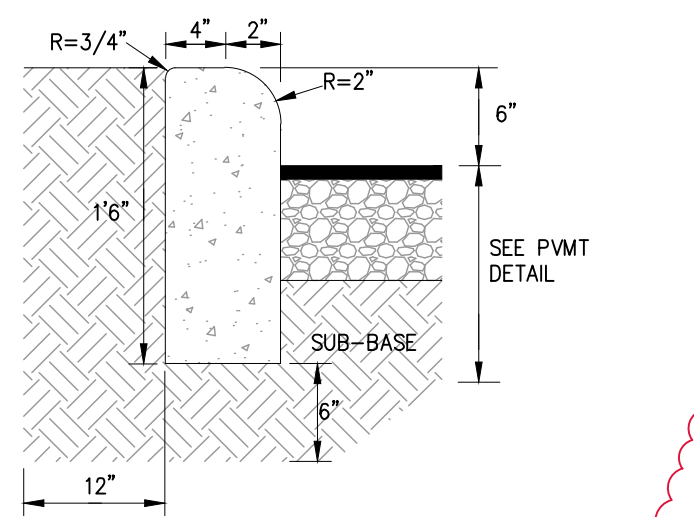
TYPICAL HEAVY DUTY CONCRETE PAVEMENT DETAIL  
N.T.S.



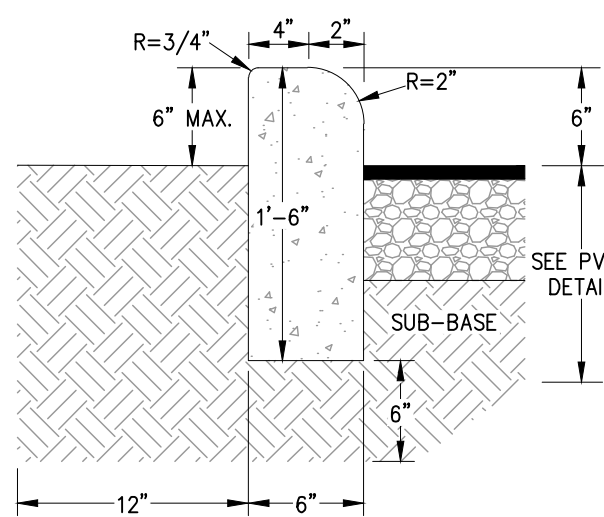
TYPICAL SIDEWALK DETAIL  
N.T.S.



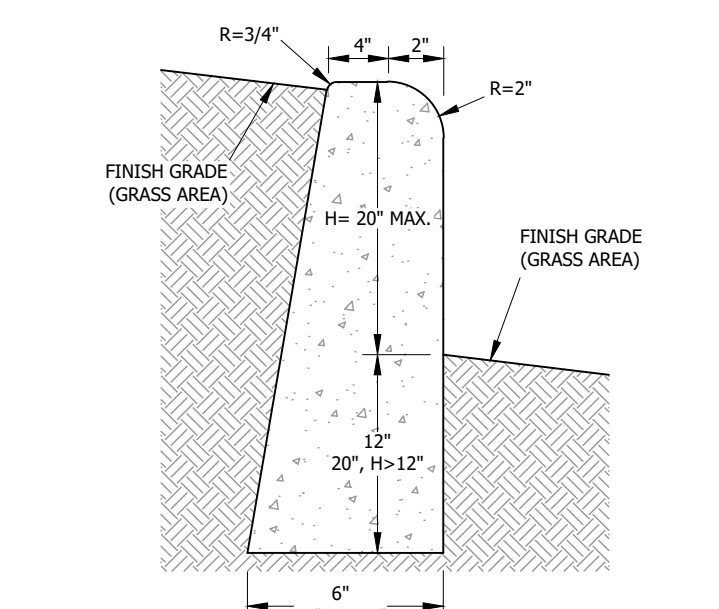
STANDARD STAMPED COLORED CONCRETE DETAIL  
N.T.S.



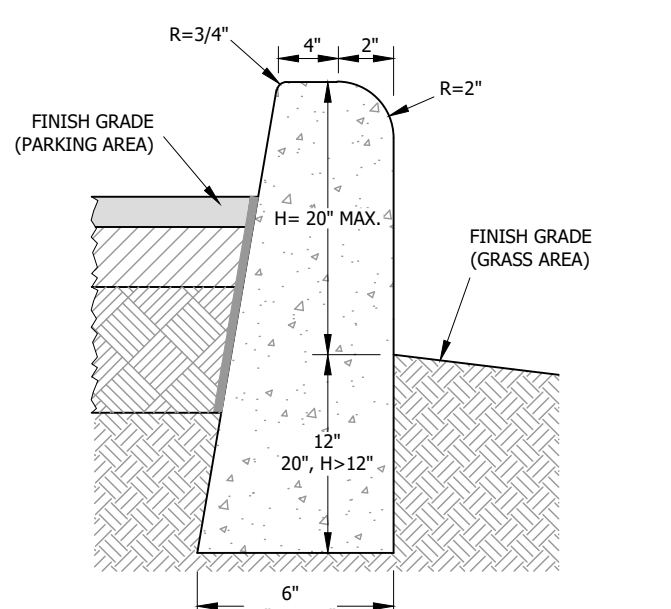
STANDARD TRENCH CURB DETAIL  
N.T.S.



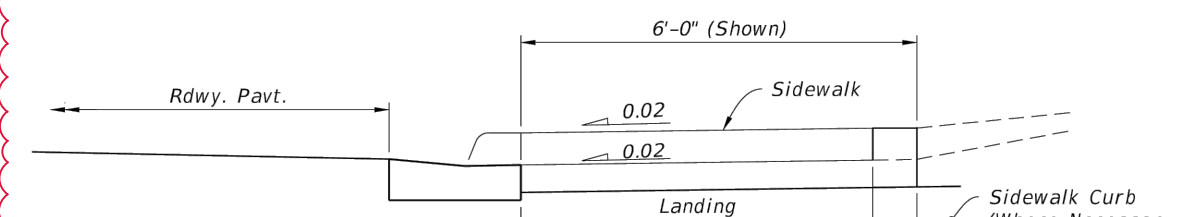
EXPOSED TRENCH CURB DETAIL  
N.T.S.



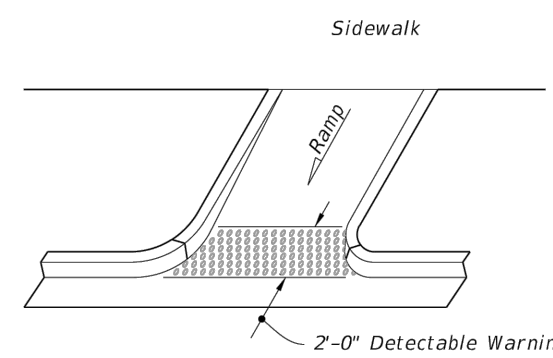
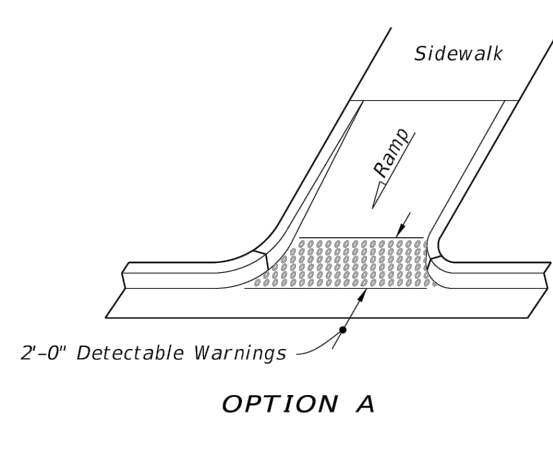
RETAINING CURB DETAIL (GRASS AREA)  
N.T.S.



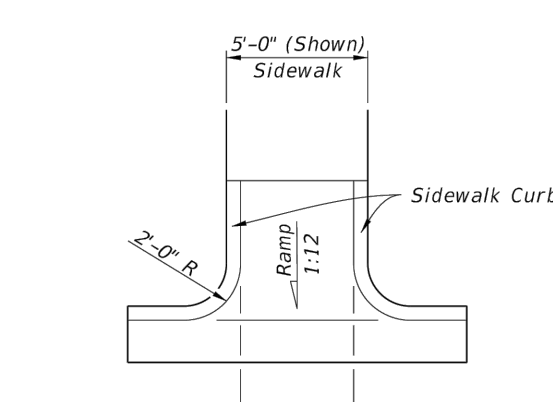
RETAINING CURB DETAIL (PAVED AREA)  
N.T.S.



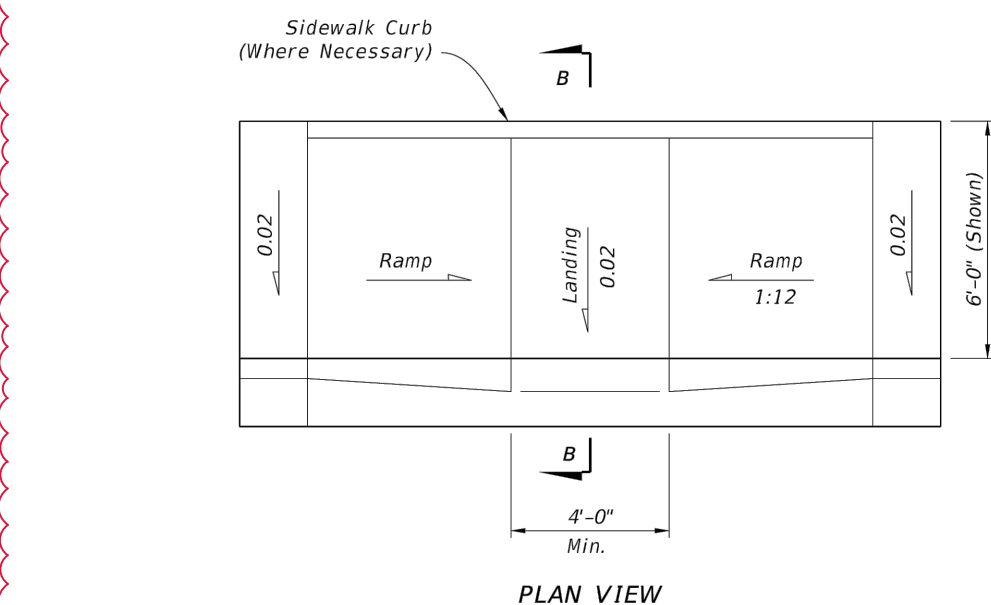
NOTE: For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details.



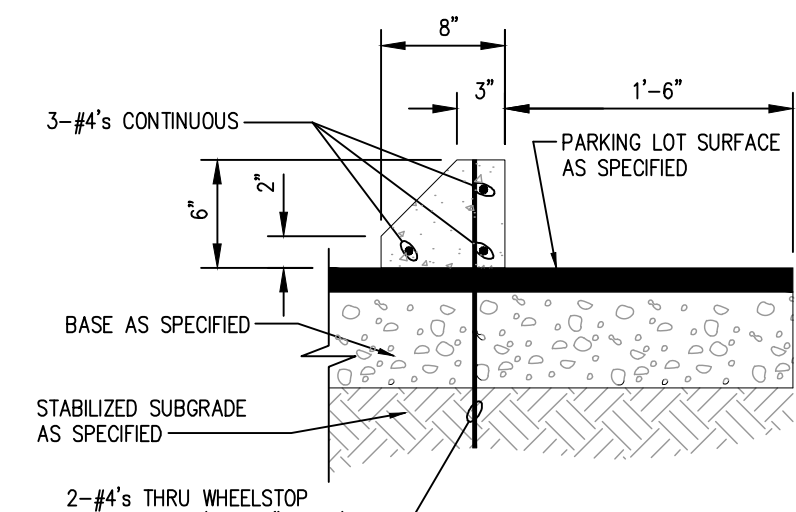
ISOMETRIC VIEW



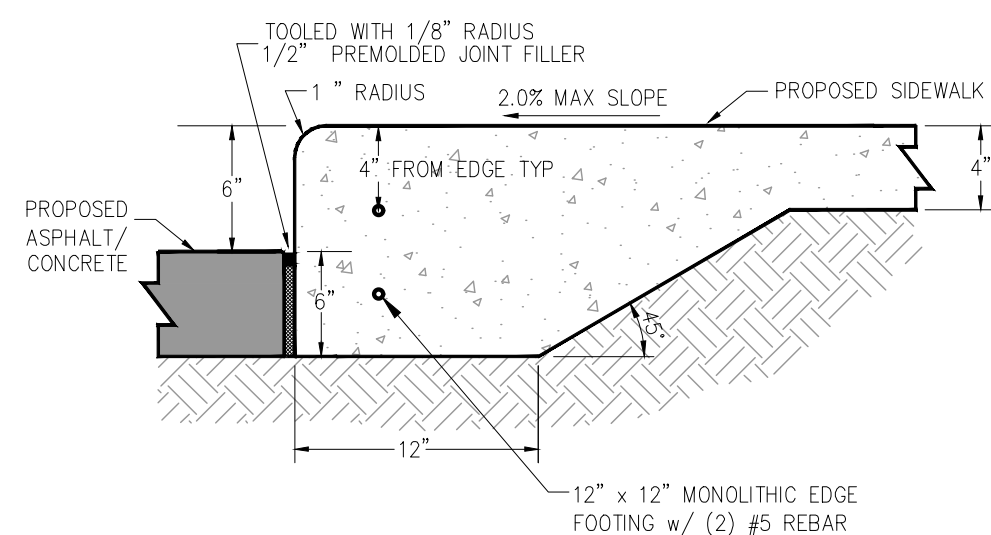
PLAN VIEW



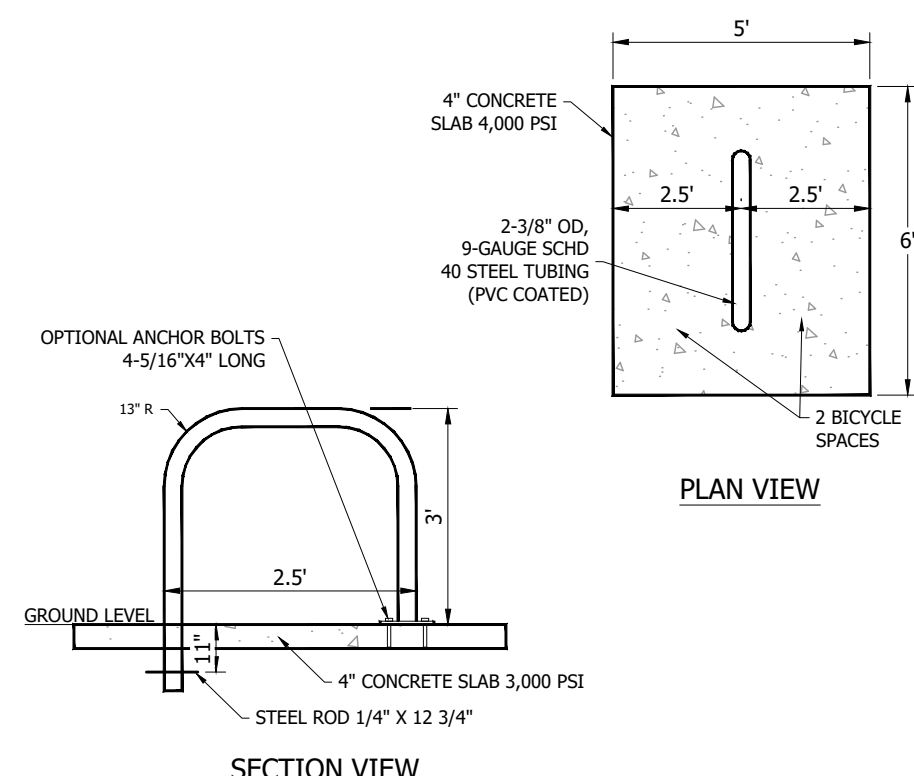
SIDEWALK CURB RAMP DETAILS  
N.T.S.



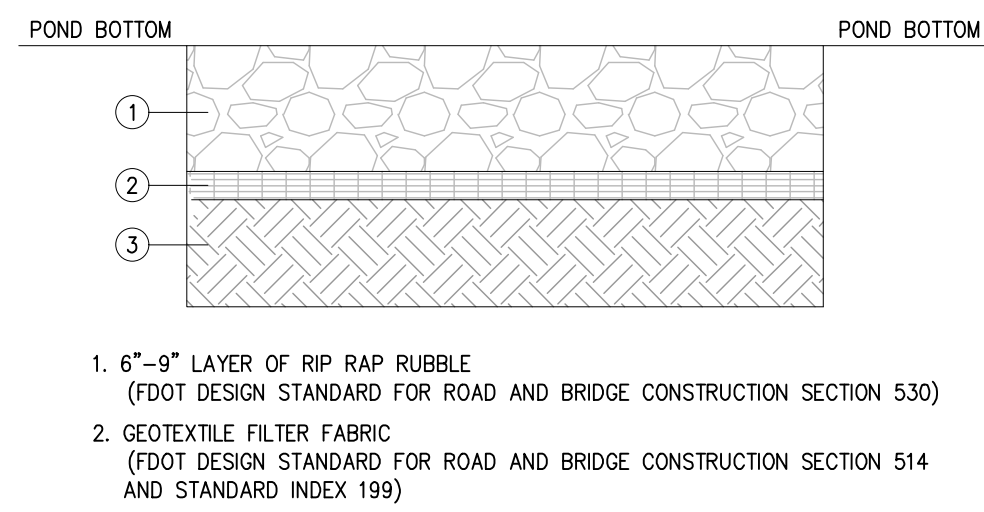
CONCRETE WHEELSTOP DETAIL  
N.T.S.



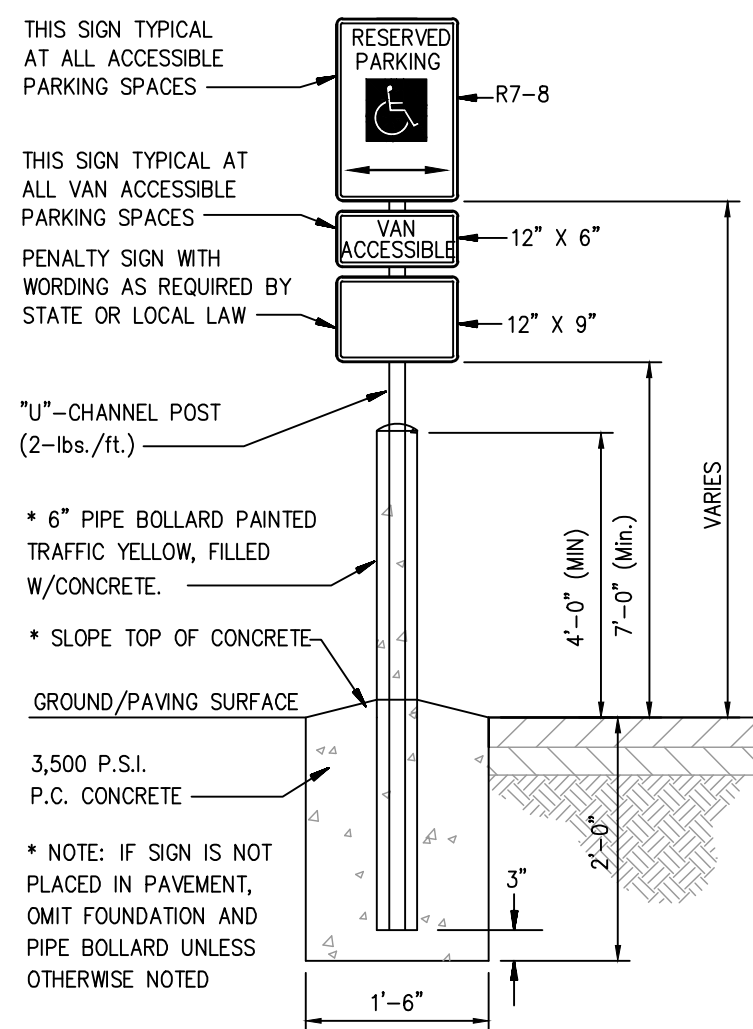
RAISED SIDEWALK DETAIL  
N.T.S.



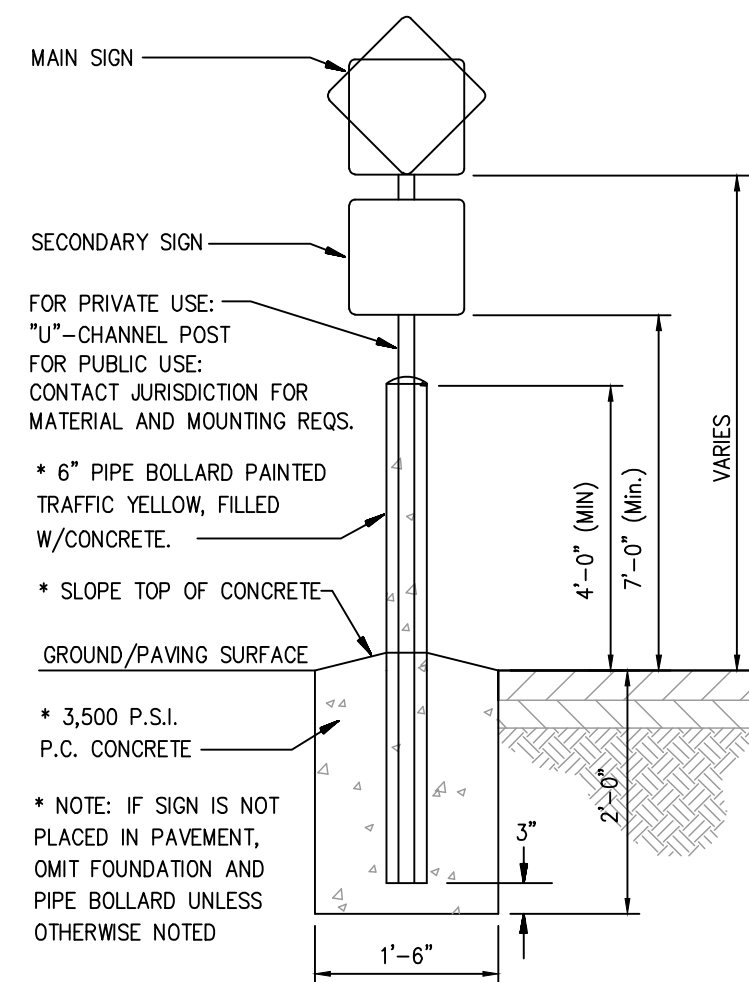
BIKE RACK DETAIL  
N.T.S.



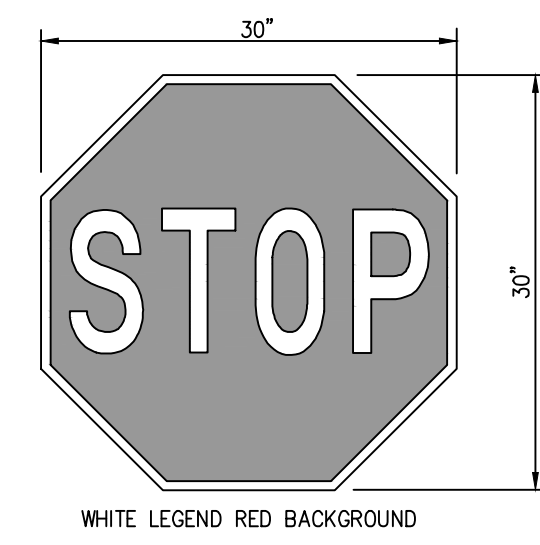
RIP-RAP DETAIL  
N.T.S.



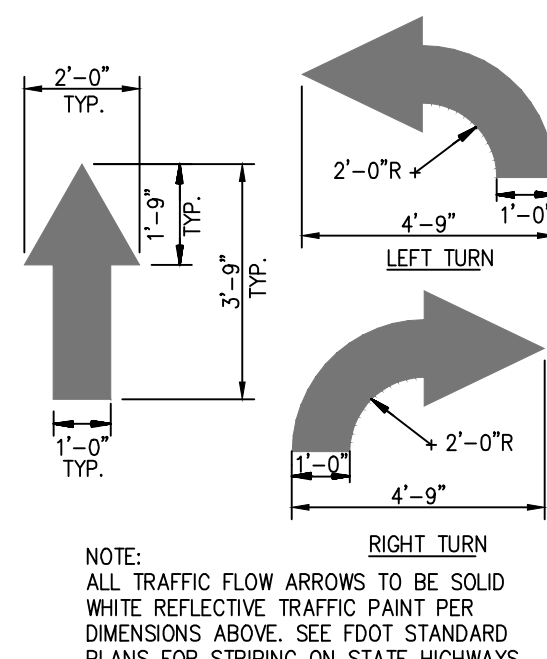
ACCESSIBLE PARKING SIGN DETAIL  
N.T.S.



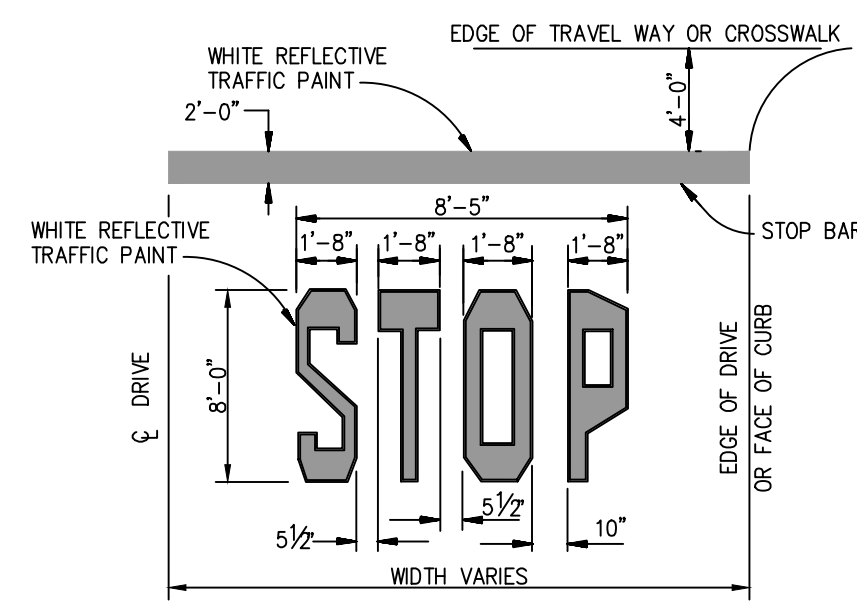
TYPICAL SIGN DETAIL  
N.T.S.



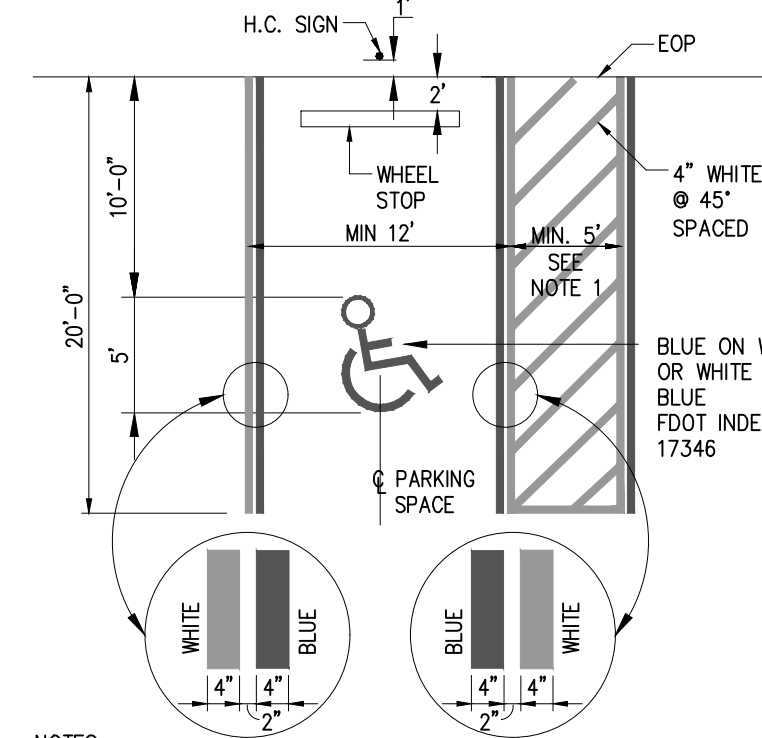
TYPICAL STOP SIGN DETAIL  
N.T.S.



TYPICAL ARROW DETAIL  
N.T.S.



TYPICAL STOP BAR ACCENT DETAIL  
N.T.S.



NOTES:

- STRIPED ACCESS IS 5' MINIMUM FOR STANDARD HC STALLS.
- SLOPE IN STALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION WITHIN HC STRIPING.
- ALL STRIPING TO ADHERE TO A.D.A. AND THE FL ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

ADA PARKING DETAIL  
N.T.S.

| CLIENT:     | EUDORA ROAD, LLC                     |
|-------------|--------------------------------------|
| PROJECT:    | FREDDY'S FROZEN CUSTARD - MOUNT DORA |
| PROJECT NO. | 2575                                 |
| SHEET       | C700                                 |

| NO.            | DATE      | DESCRIPTION                                     |
|----------------|-----------|-------------------------------------------------|
| 1              | 1/12/2024 | REVISED PER SHOWN & CITY OF MOUNT DORA COMMENTS |
| REVISION BLOCK |           |                                                 |
| DESIGNED BY:   | SM        | SM                                              |
| DRAWN BY:      | DH        | SM                                              |
| CHECKED BY:    | SM        | SM                                              |

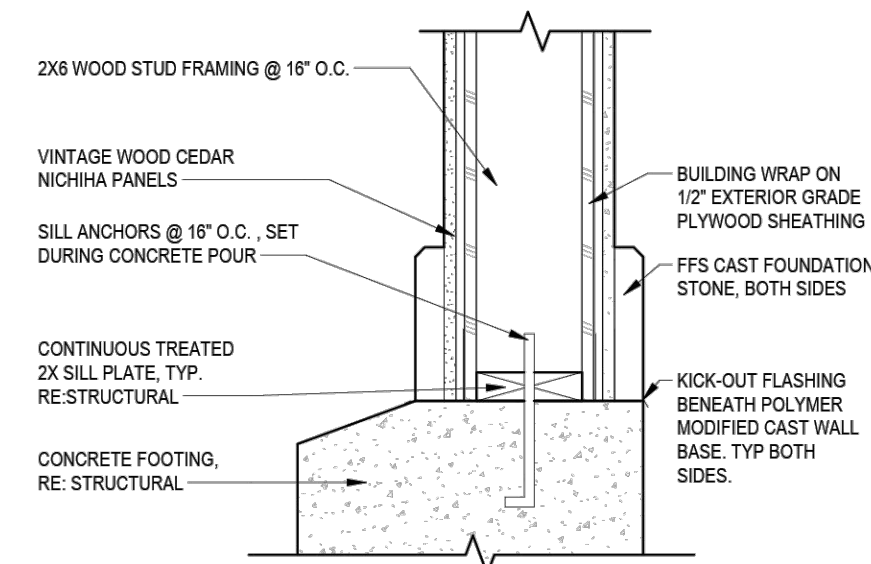
**SLOAN** Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
(888) 845-5555  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) 126247

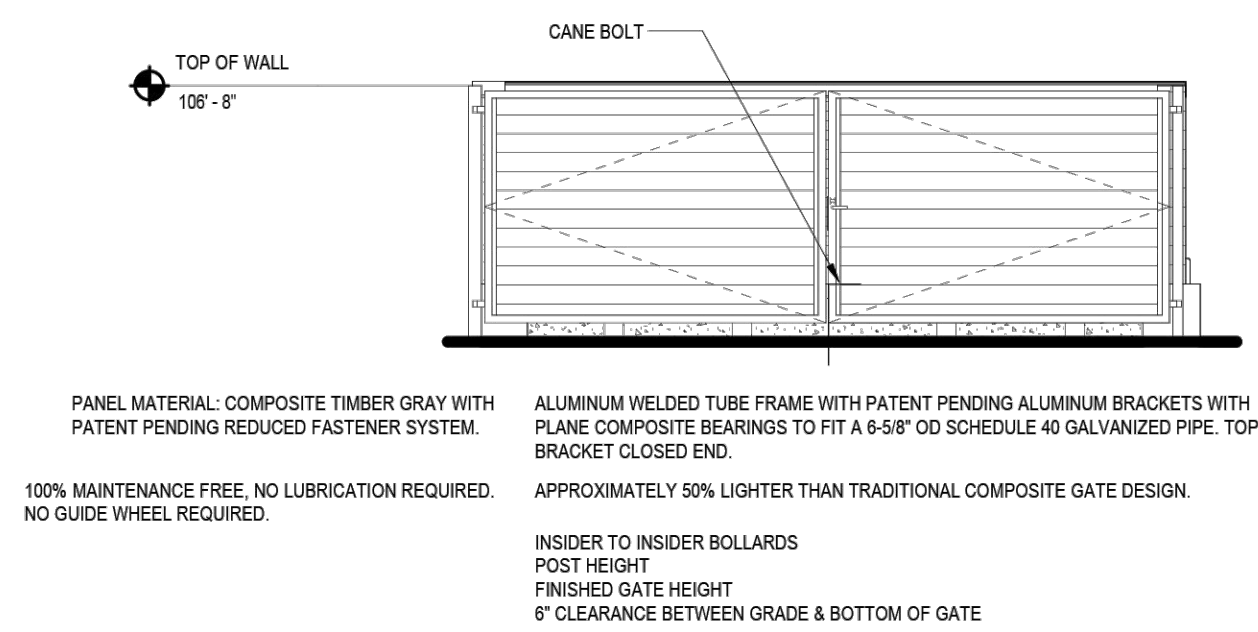
## SITE DETAILS

2495 EUDORA RD, MT DORA, FLORIDA 32757

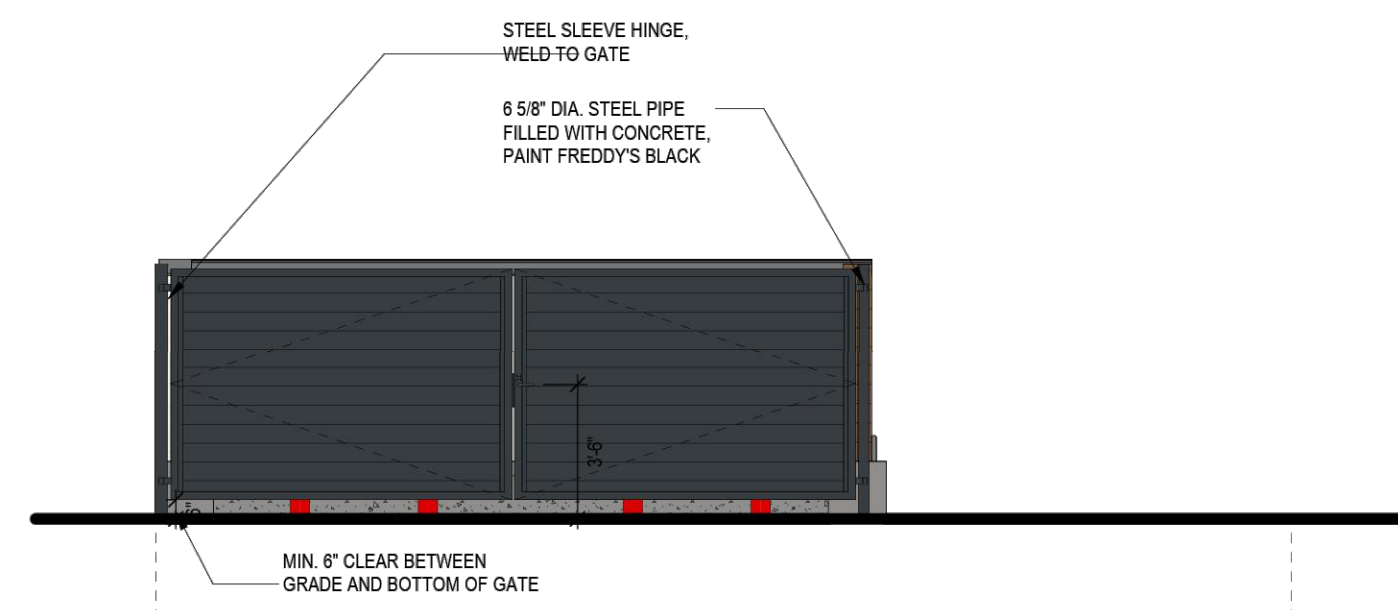




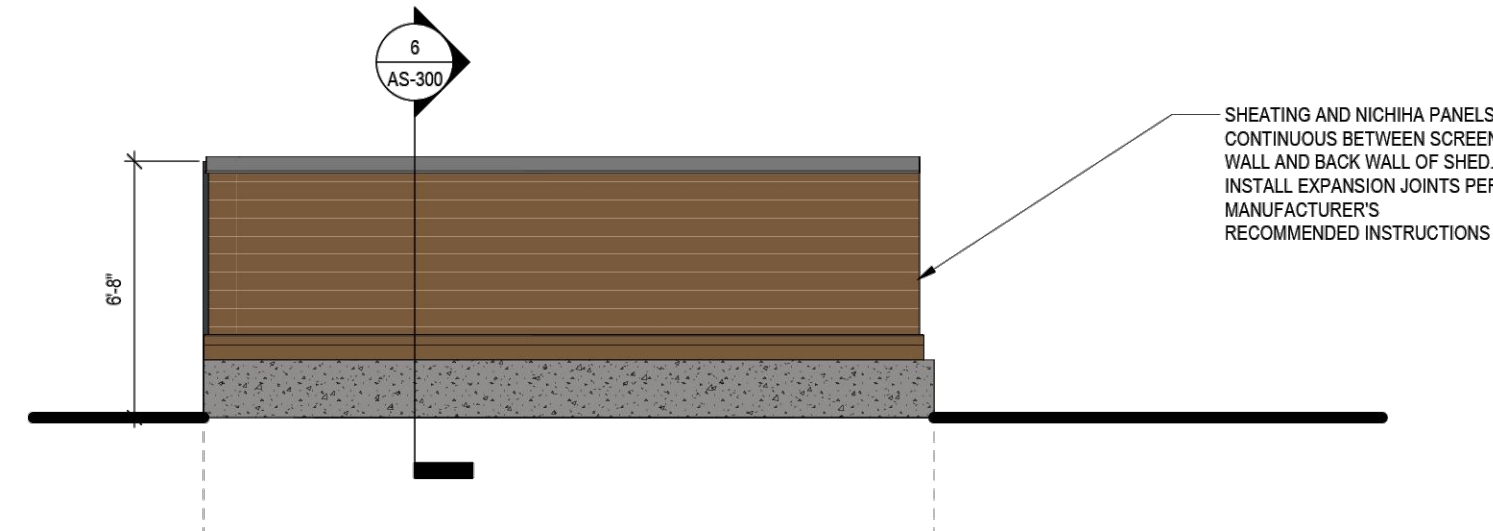
20 FLASHING DETAIL



10 MUELLER DOOR COMPANY COMPOSITE PANEL



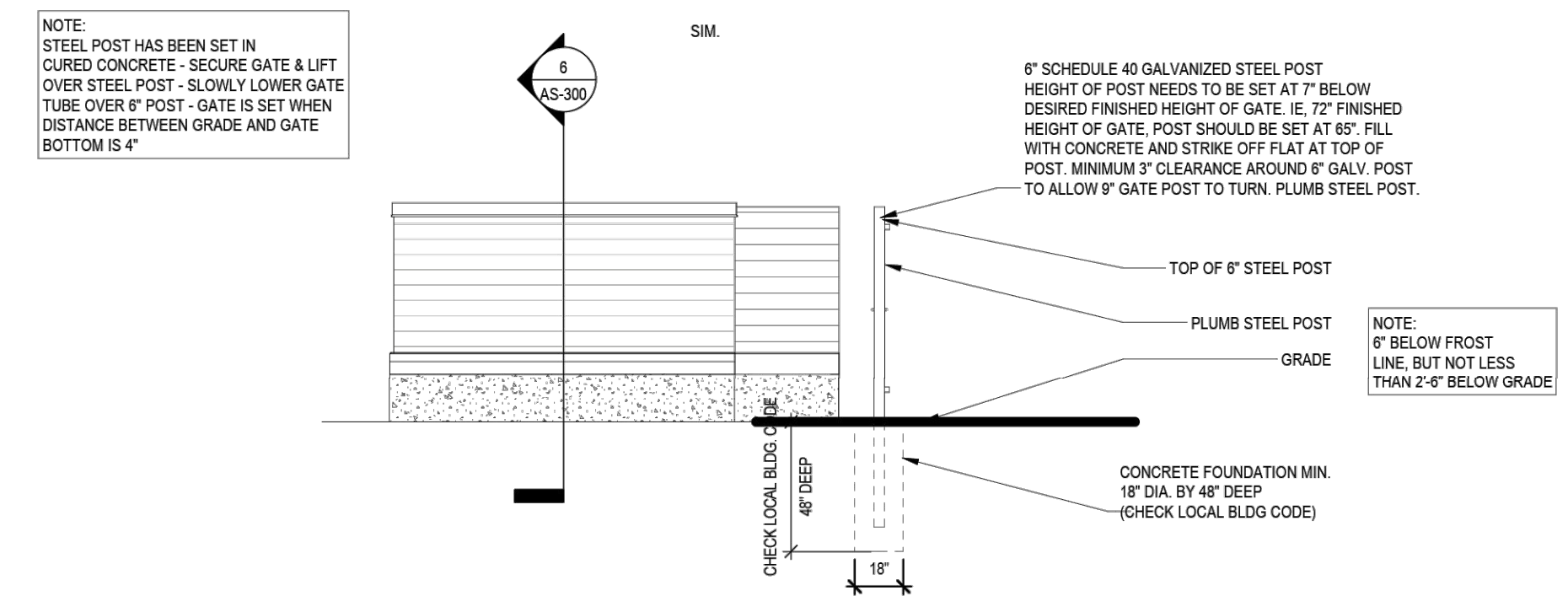
9 TRASH ENCLOSURE FRONT ELEVATION



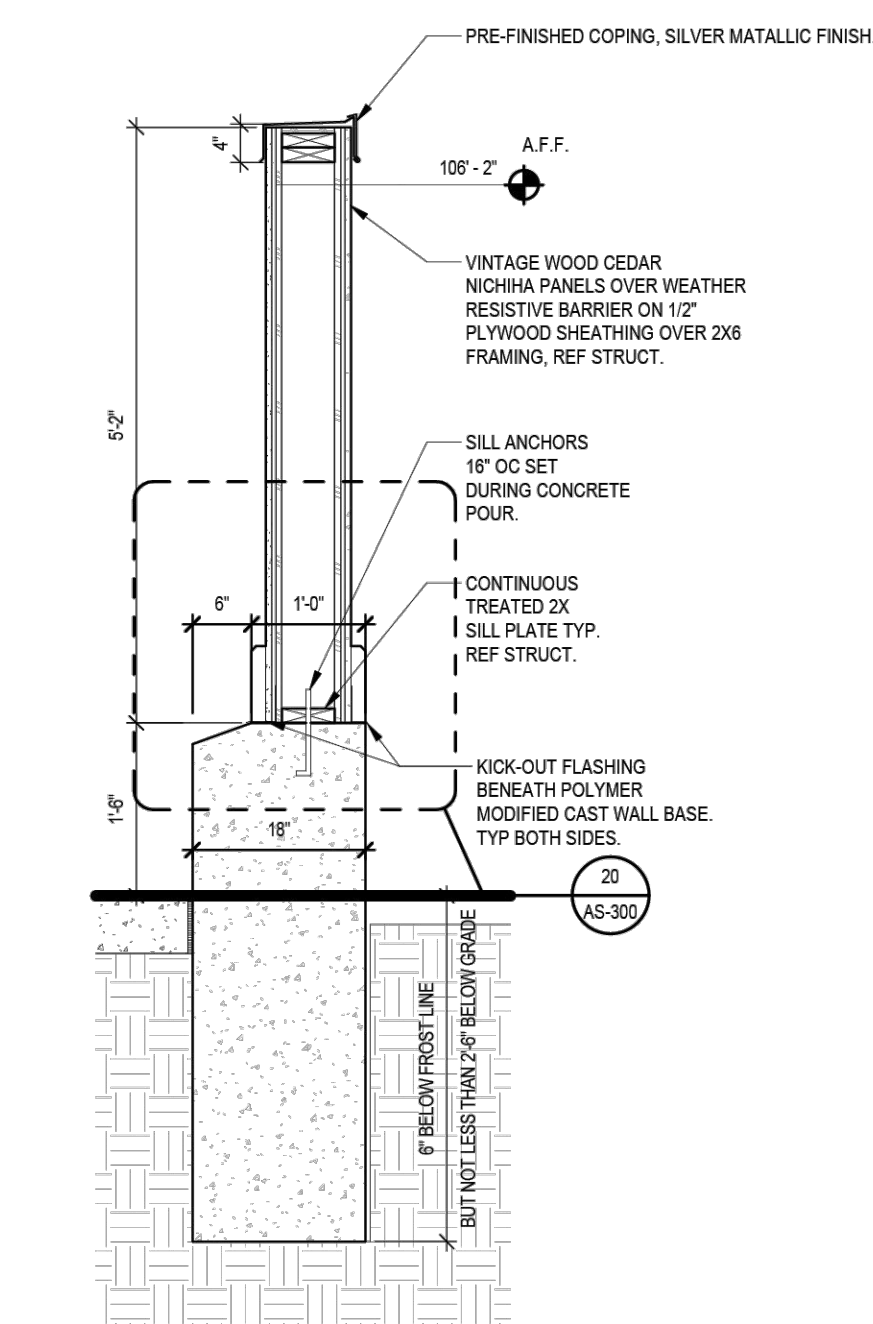
13 TRASH ENCLOSURE REAR ELEVATION



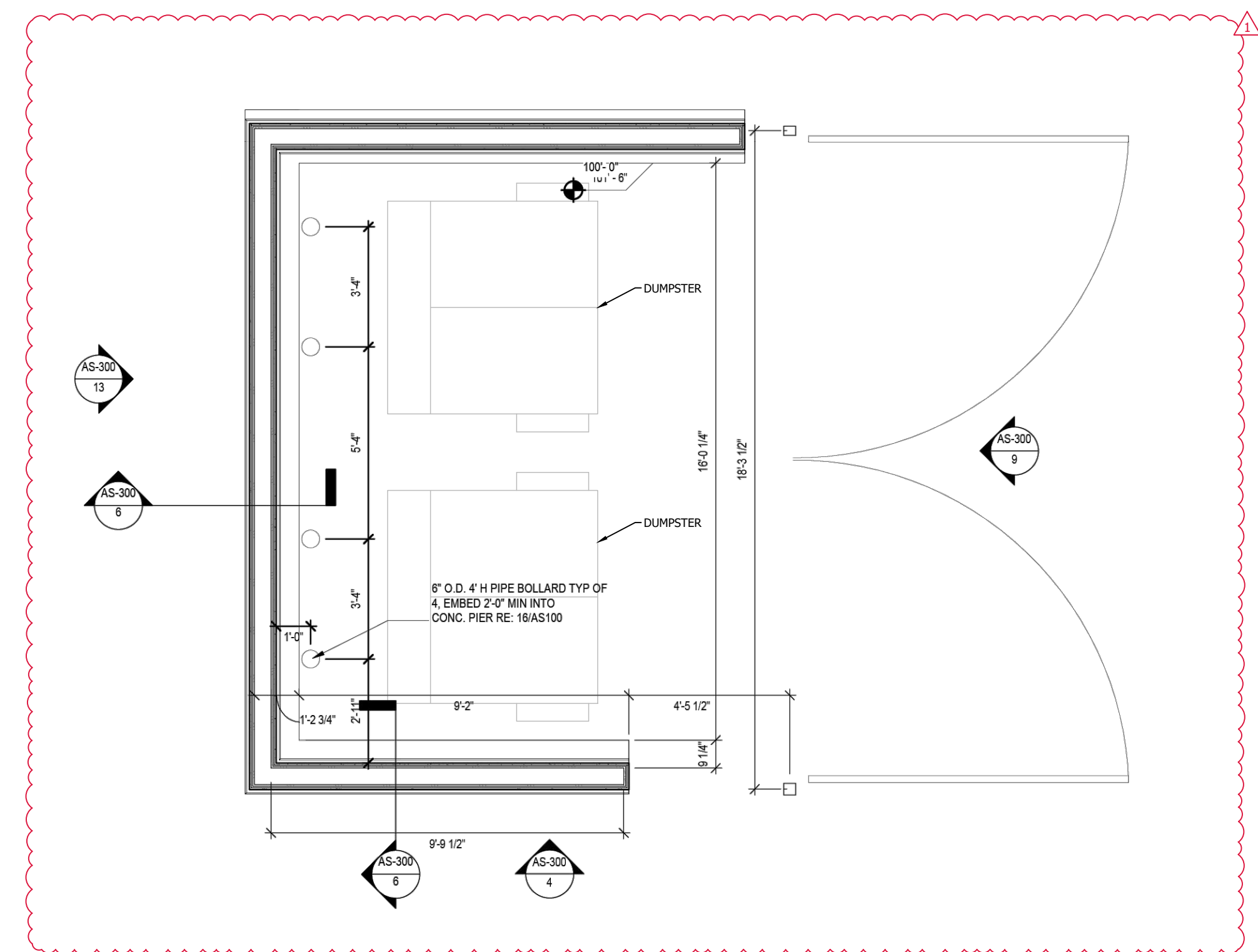
VINTAGEWOOD  
1818  
NICHIIHA  
WOODGRAIN



4 TRASH ENCLOSURE POST POSITION DETAIL & INSTALLATION



6 TRASH ENCLOSURE WALL SECTION



1 ENLARGED TRASH ENCLOSURE PLAN

|                                                                        |  |                                                                                                                                                                                                       |  |
|------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROJECT NO.                                                            |  | SHEET                                                                                                                                                                                                 |  |
| 2575                                                                   |  | C701                                                                                                                                                                                                  |  |
| CLIENT:                                                                |  | FREDDY'S FROZEN CUSTARD - MOUNT DORA                                                                                                                                                                  |  |
| PROJECT:                                                               |  | TRASH ENCLOSURE DETAILS                                                                                                                                                                               |  |
|                                                                        |  | <p><b>SLOAN</b><br/>Engineering Group</p> <p>150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830<br/>PHONE: (863) 800-3946 • FAX: (863) 800-1119<br/>FLORIDA CERTIFICATE OF AUTHORIZATION (F.C.A.) #26247</p> |  |
| EUDORA ROAD, LLC                                                       |  | <div style="text-align: right;"> <br/>             2495 EUDORA RD., MT DORA, FLORIDA 32757           </div>                                                                                           |  |
| DESIGNED BY:                                                           |  | SM                                                                                                                                                                                                    |  |
| DRAWN BY:                                                              |  | DH                                                                                                                                                                                                    |  |
| CHECKED BY:                                                            |  | SM                                                                                                                                                                                                    |  |
| SANTOS MEDINA, III, P.E.<br>PROFESSIONAL ENGINEER<br>LICENSE NO. 74539 |  | REVISION BLOCK<br>                                                                                                                                                                                    |  |
| NO.                                                                    |  | DATE                                                                                                                                                                                                  |  |
| △                                                                      |  | 11/21/2024                                                                                                                                                                                            |  |
| REVISION DESCRIPTION                                                   |  | REVISED PER SHIMKO & CITY OF MOUNT DORA COMMENTS                                                                                                                                                      |  |



PROJECT SUMMARY

CALCULATION DETAILS  
• LOADING = HS20HS25  
• APPROX. LINEAR FOOTAGE = 742 LF

STORAGE SUMMARY  
• STORAGE VOLUME REQUIRED = 10,000 CF  
• PIPE STORAGE VOLUME = 7,139 CF  
• BACKFILL STORAGE VOLUME = 2,875 CF  
• TOTAL STORAGE PROVIDED = 10,014 CF  
• STONE VOID = 40%

PIPE DETAILS  
• DIAMETER = 42"  
• CORRUGATION = 2.23x1/2"  
• GAGE = 86.07"  
• COATING = ALT2  
• WALL TYPE = XFILTRATION  
• BARREL SPACING = 15"

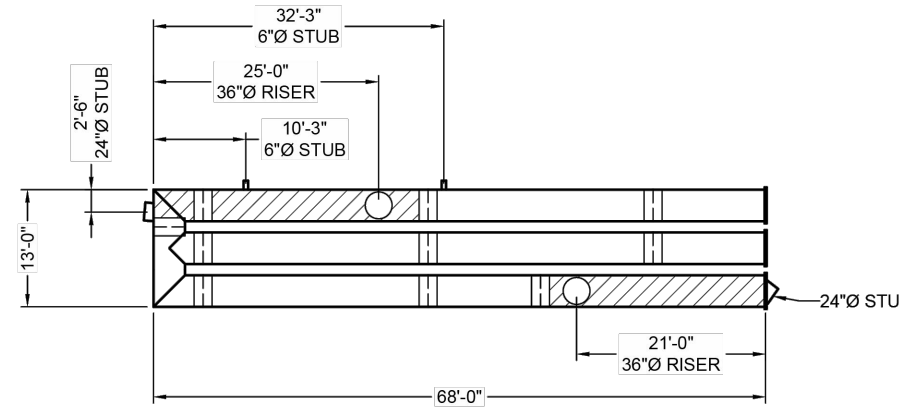
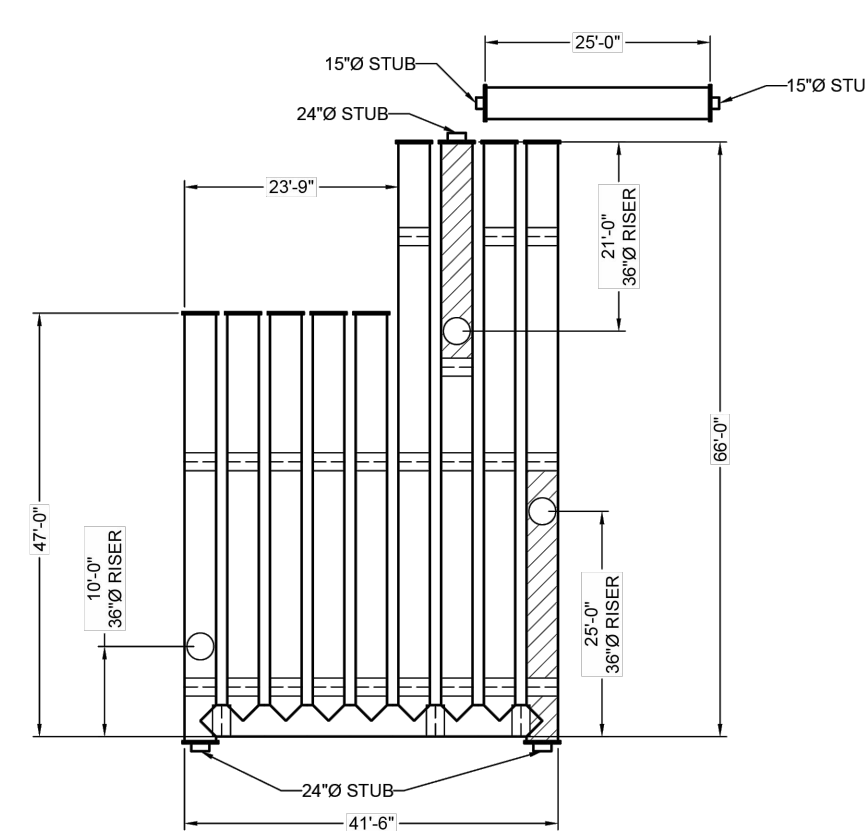
BACKFILL DETAILS  
• WIDTH AT ENDS = 15"  
• ABOVE PIPE = 3"  
• WIDTH AT SIDES = 15"  
• BELOW PIPE = 0"

KEY

SOLID  
CONTAINMENT BASIN PRETREATMENT

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 24" X 2" CORRUGATION AND 10 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYOIDS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



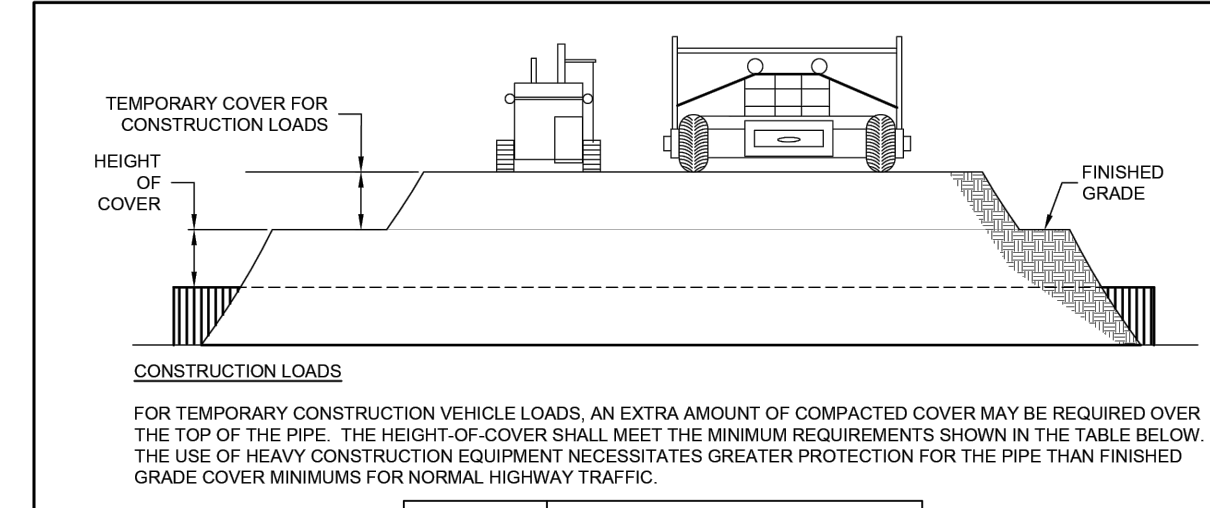
ASSEMBLY  
SCALE: 1" = 20'

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45386  
800-338-1122 513-645-7000 513-645-7993 FAX  
www.contechES.com

**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
DYOIDS  
DRAWING

#810,522 Freddy's Steakburgers  
Oviedo, FL  
42" RETENTION SYSTEM

| PROJECT NO. | REQ. NO.             | DATE      |
|-------------|----------------------|-----------|
| 30319       | 50106                | 7/15/2024 |
| DESIGNED    | DYD                  | DRAWN     |
| CHECKED     | DYD                  | APPROVED  |
| DATE        | REVISION DESCRIPTION | BY        |
| 7/15/2024   | 1                    |           |



| PIPE SPAN, INCHES | AXLE LOADS (kips) |       |        |         |                    |
|-------------------|-------------------|-------|--------|---------|--------------------|
|                   | 18-50             | 50-75 | 75-110 | 110-150 | MINIMUM COVER (FT) |
| 12-42             | 2.0               | 2.5   | 3.0    | 3.0     |                    |
| 48-72             | 3.0               | 3.0   | 3.5    | 4.0     |                    |
| 78-120            | 3.0               | 3.0   | 3.5    | 4.0     |                    |
| 126-144           | 3.5               | 4.0   | 4.0    | 4.5     |                    |

\*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM  
SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM

SCOPE  
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL  
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-214 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS  
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE  
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

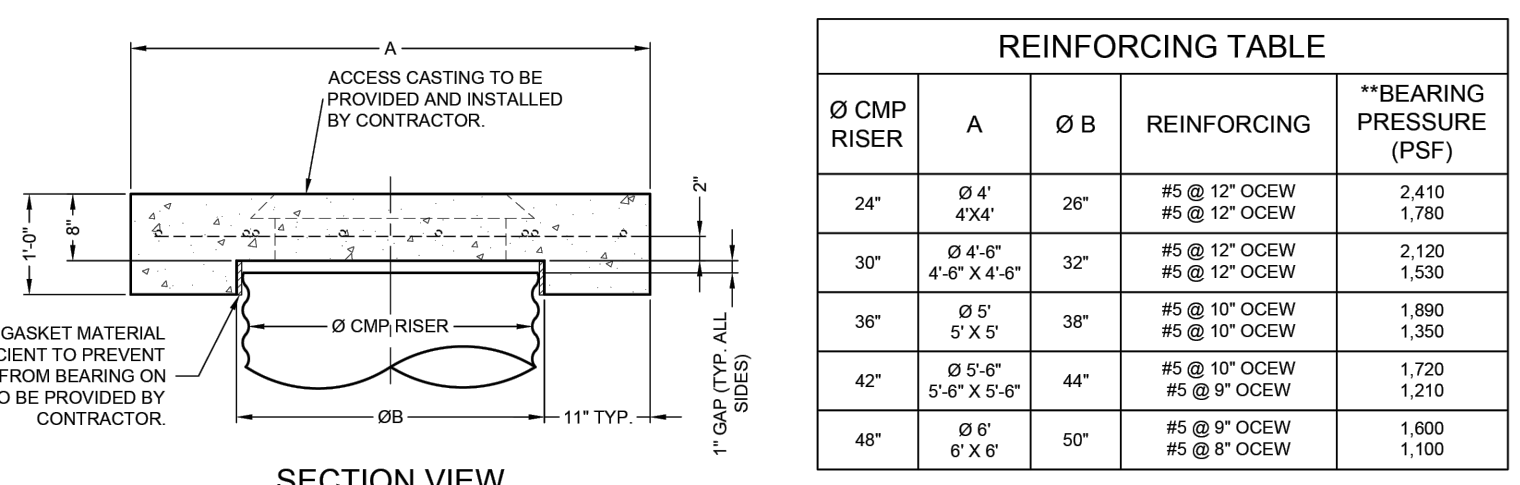
IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45386  
800-338-1122 513-645-7000 513-645-7993 FAX  
www.contechES.com

**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
DYOIDS  
DRAWING

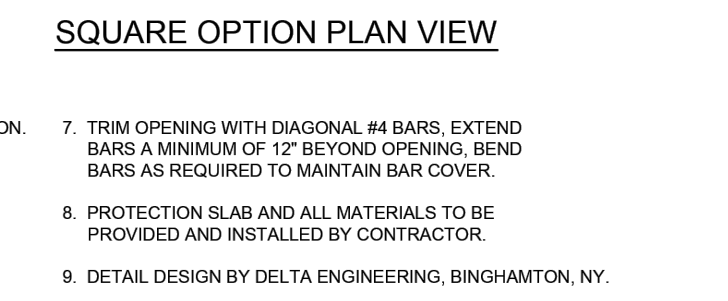
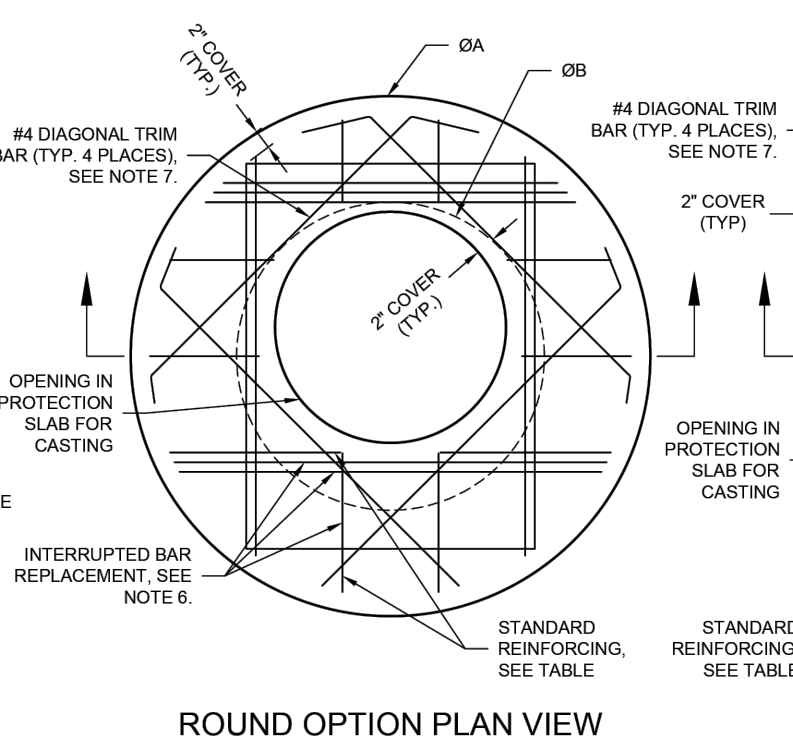
#810,522 Freddy's Steakburgers  
Oviedo, FL  
42" RETENTION SYSTEM

| PROJECT NO. | REQ. NO.             | DATE      |
|-------------|----------------------|-----------|
| 30319       | 50106                | 7/15/2024 |
| DESIGNED    | DYD                  | DRAWN     |
| CHECKED     | DYD                  | APPROVED  |
| DATE        | REVISION DESCRIPTION | BY        |
| 7/15/2024   | 3                    |           |



| REINFORCING TABLE |                  |     |                                |                          |
|-------------------|------------------|-----|--------------------------------|--------------------------|
| Ø CMP RISER       | A                | Ø B | REINFORCING                    | **BEARING PRESSURE (PSF) |
| 24"               | Ø 4' 4'x4'       | 26" | #5 @ 12" OCEW<br>#5 @ 12" OCEW | 2,410<br>1,780           |
| 30"               | Ø 4' 6" 4'x4' 6" | 32" | #5 @ 12" OCEW<br>#5 @ 12" OCEW | 2,120<br>1,530           |
| 36"               | Ø 5' 5'x5'       | 38" | #5 @ 10" OCEW<br>#5 @ 10" OCEW | 1,890<br>1,350           |
| 42"               | Ø 5' 6" 5'x5' 6" | 44" | #5 @ 10" OCEW<br>#5 @ 9" OCEW  | 1,720<br>1,210           |
| 48"               | Ø 6' 6'x6'       | 50" | #5 @ 9" OCEW<br>#5 @ 8" OCEW   | 1,600<br>1,100           |

\*\* ASSUMED SOIL BEARING CAPACITY



NOTES:  
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.  
2. DESIGN LOAD HS25.  
3. EARTH COVER = 1" MAX.  
4. CONCRETE STRENGTH = 3,500 psi  
5. REINFORCING STEEL = ASTM A615, GRADE 60.  
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.

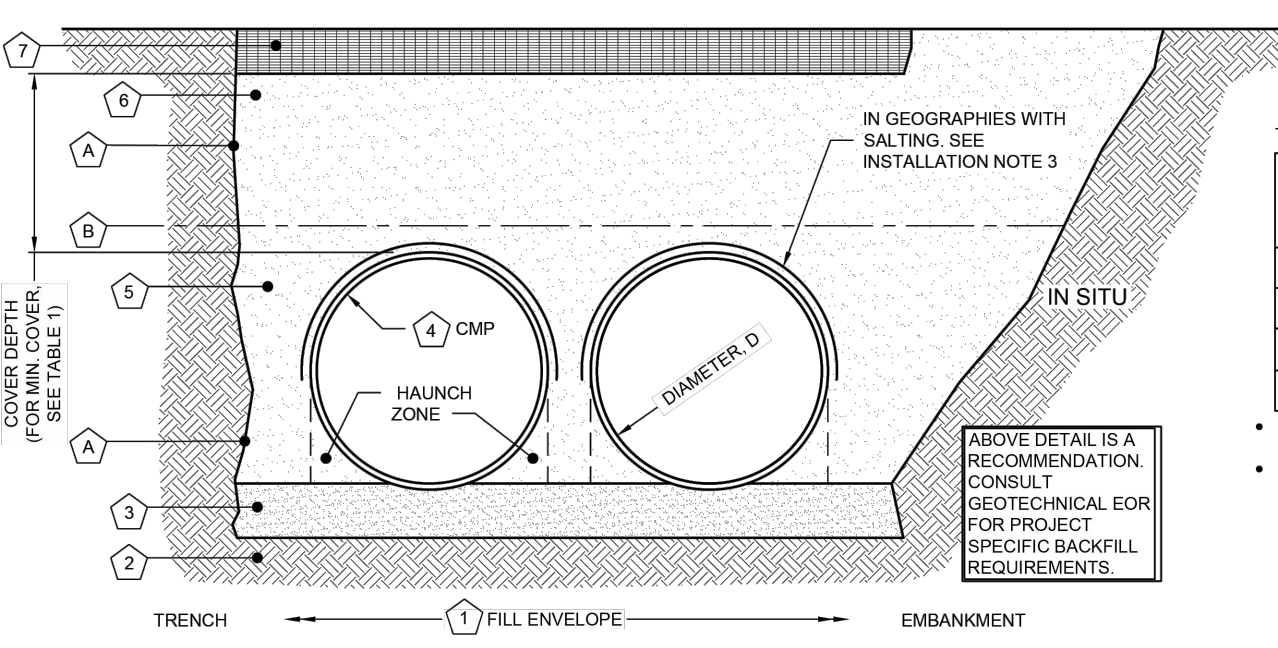
MANHOLE CAP DETAIL  
SCALE: N.T.S.

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45386  
800-338-1122 513-645-7000 513-645-7993 FAX  
www.contechES.com

**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
DYOIDS  
DRAWING

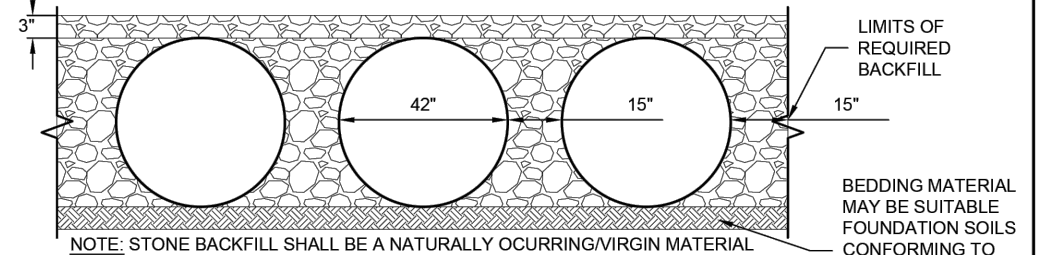
#810,522 Freddy's Steakburgers  
Oviedo, FL  
42" RETENTION SYSTEM

| PROJECT NO. | REQ. NO.             | DATE      |
|-------------|----------------------|-----------|
| 30319       | 50106                | 7/15/2024 |
| DESIGNED    | DYD                  | DRAWN     |
| CHECKED     | DYD                  | APPROVED  |
| DATE        | REVISION DESCRIPTION | BY        |
| 7/15/2024   | 3                    |           |

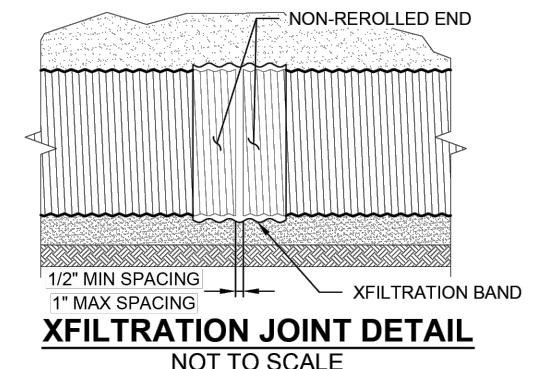


| DIAMETER, D | MIN COVER | CORR. PROFILE    |
|-------------|-----------|------------------|
| 6"-10"      | 12"       | 1 1/2" x 1/4"    |
| 12"-48"     | 12"       | 2 2/3" x 1/2"    |
| >48"-96"    | 12"       | 3" x 1", 5" x 1" |
| >96"        | D/8       | 3" x 1", 5" x 1" |

• STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE.  
• TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



TYPICAL SECTION VIEW  
SCALE: N.T.S.



| XFILTRATION® JOINT STANDARD BACKFILL SPECIFICATIONS |                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MATERIAL LOCATION                                   | MATERIAL SPECIFICATION                                                                              | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | INSTALLATION NOTES                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1. FILL ENVELOPE WIDTH                              | PER ENGINEER OF RECORD                                                                              | MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE.<br>THE SUGGESTED MINIMUM TRENCH WIDTH, OR CORRECTION: PIPE ≤ 12" : D + 16" PIPE > 12" : 1.5D + 12"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE = 24" : 3.0D PIPE 24" - 144" : D + 40" PIPE > 144" : D + 100"                                                                                                                                                                                                                                                                                                      |
| 2. FOUNDATION                                       | AASHTO M 26.5.2 - PER ENGINEER OF RECORD                                                            | PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1. WHEN PLACING THE FIRST LIFTS OF BACKFILL, IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.                                                                                                                                                                                                                                                                                 |
| 3. BEDDING                                          | AASHTO M 43 : 3, 357, 4, 467, 5, 56, 57                                                             | ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.5.1.                                                                                                                                                                                                                                                                                                                                                                                                               | 2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE-SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.                                                                                                                                                                                                                                                                                                              |
| 4. BACKFILL                                         | FREE-DRAINING, ANGULAR, WASHED-STONE PER AASHTO M 43 : 3, 357, 4, 467, 5, 56, 57 OR APPROVED EQUAL. | HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" - 10" LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO 1.99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL. THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR.<br>**IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION. | 3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION. |
| 5. COVER MATERIAL                                   | UP TO MIN. COVER - AASHTO M 145: A-1, A-2, A-3 ABOVE MIN. COVER - PER ENGINEER OF RECORD            | COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6. RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)       | PER ENGINEER OF RECORD                                                                              | FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7. SIDE GEOTEXTILE                                  | C-40NW                                                                                              | GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 8. GEOTEXTILE BETWEEN LAYERS                        | C-40NW                                                                                              | IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                       |

NOTES:  
• FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER / 2 BUT NO LESS THAN 12" FOR DIAMETERS < 72"; FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.  
• APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE MIDOT 6AA, 6A, OR 5G; PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL  
NOT TO SCALE

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45386  
800-338-1122 513-645-7000 513-645-7993 FAX  
www.contechES.com

**CONTECH**  
CMP DETENTION SYSTEMS  
CONTECH  
DYOIDS  
DRAWING

#810,522 Freddy's Steakburgers  
Oviedo, FL  
42" RETENTION SYSTEM

| PROJECT NO. | REQ. NO.             | DATE      |
|-------------|----------------------|-----------|
| 30319       | 50106                | 7/15/2024 |
| DESIGNED    | DYD                  | DRAWN     |
| CHECKED     | DYD                  | APPROVED  |
| DATE        | REVISION DESCRIPTION | BY        |
| 7/15/2024   | 2                    |           |

X:\Engineering\12575-FPC of Central Florida-Freddy's Frozen Custard-Mt. Dora\Load 12575 Base.dwg, C702:Drainage Details, 11/01/2024 8:53:23 AM, diameter, 1:1

DESIGNED BY: SM  
DRAWN BY: DH  
CHECKED BY: SM

PROJECT NO. 2575  
SHEET C702

REVISION BLOCK

| NO. | DATE       | DESCRIPTION                                    |
|-----|------------|------------------------------------------------|
| 1   | 11/21/2024 | REVISED PER SHAW & CITY OF MOUNT DORA COMMENTS |

STATE OF FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 74939

11/21/2024

NOT A PROFESSIONAL SEAL  
SEAL AND SIGNED

CLIENT: EUDORA ROAD, LLC

PROJECT: FREDDY'S FROZEN CUSTARD - MOUNT DORA

CONTECH UNDERGROUND EXFILTRATION DETAILS

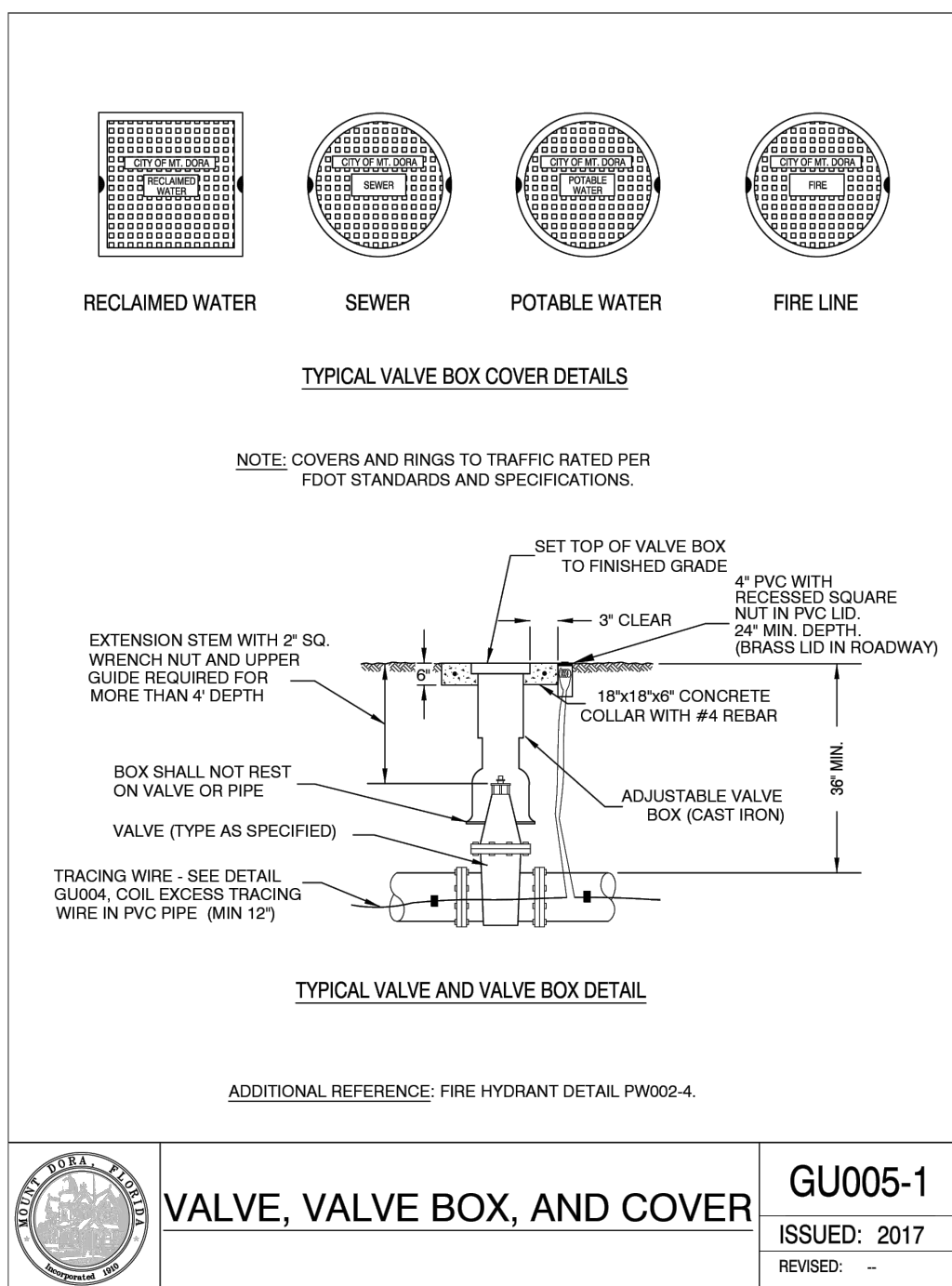
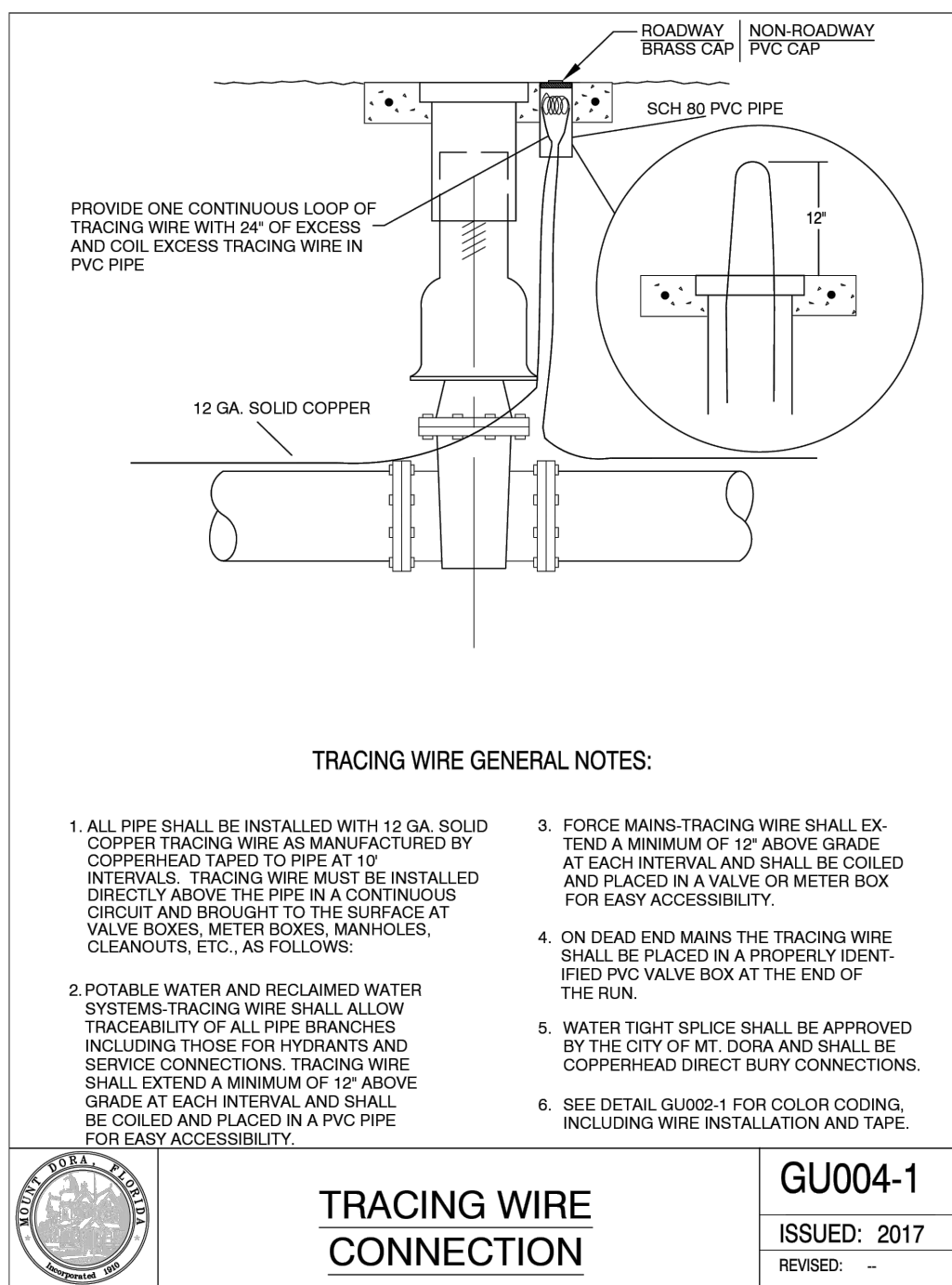
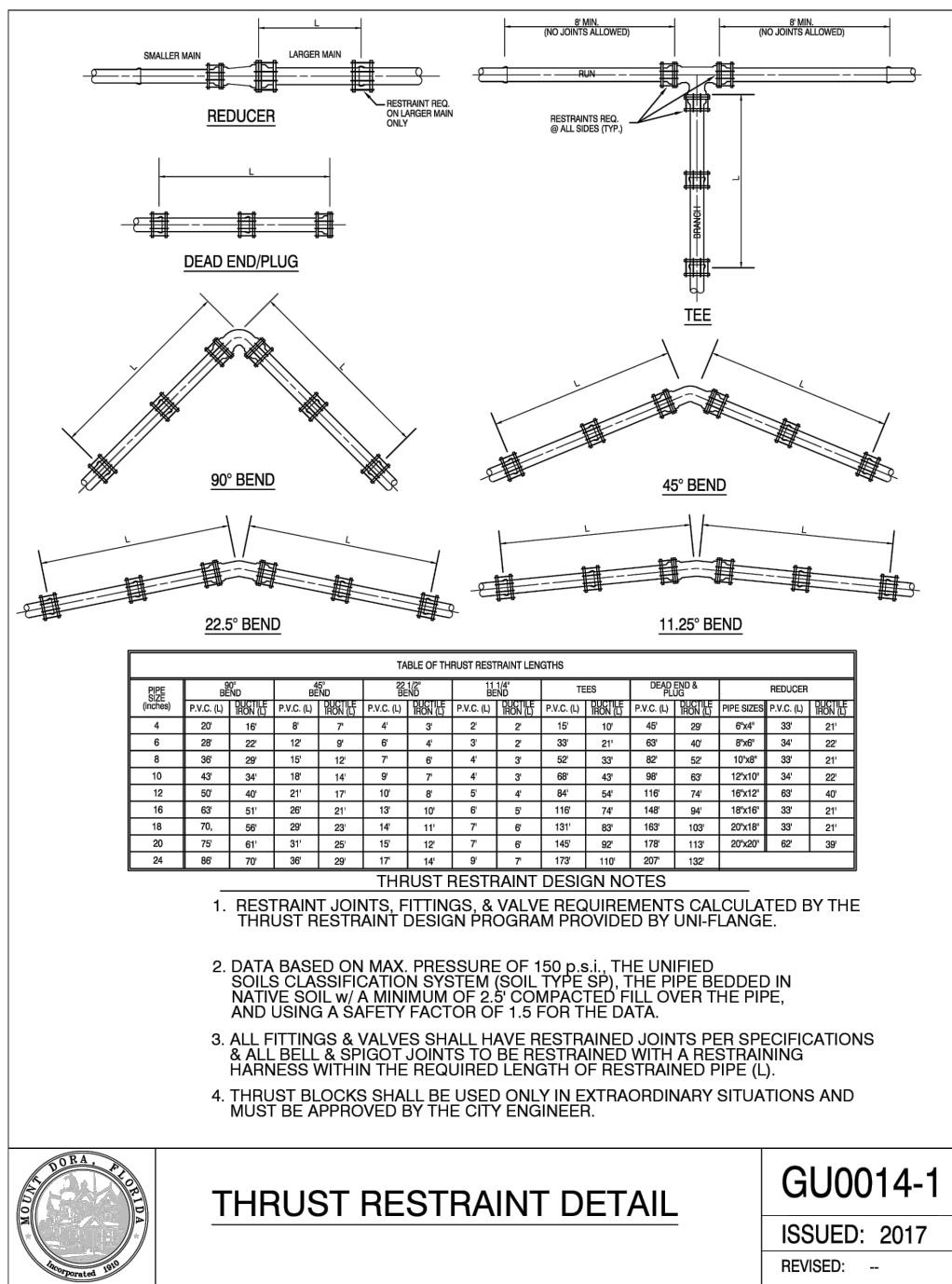
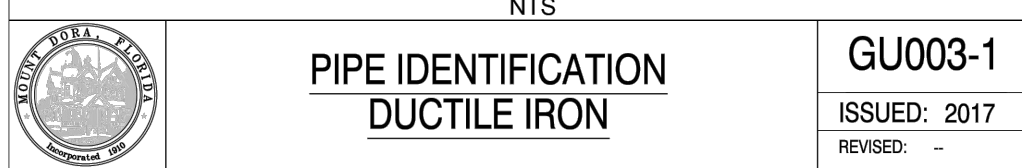
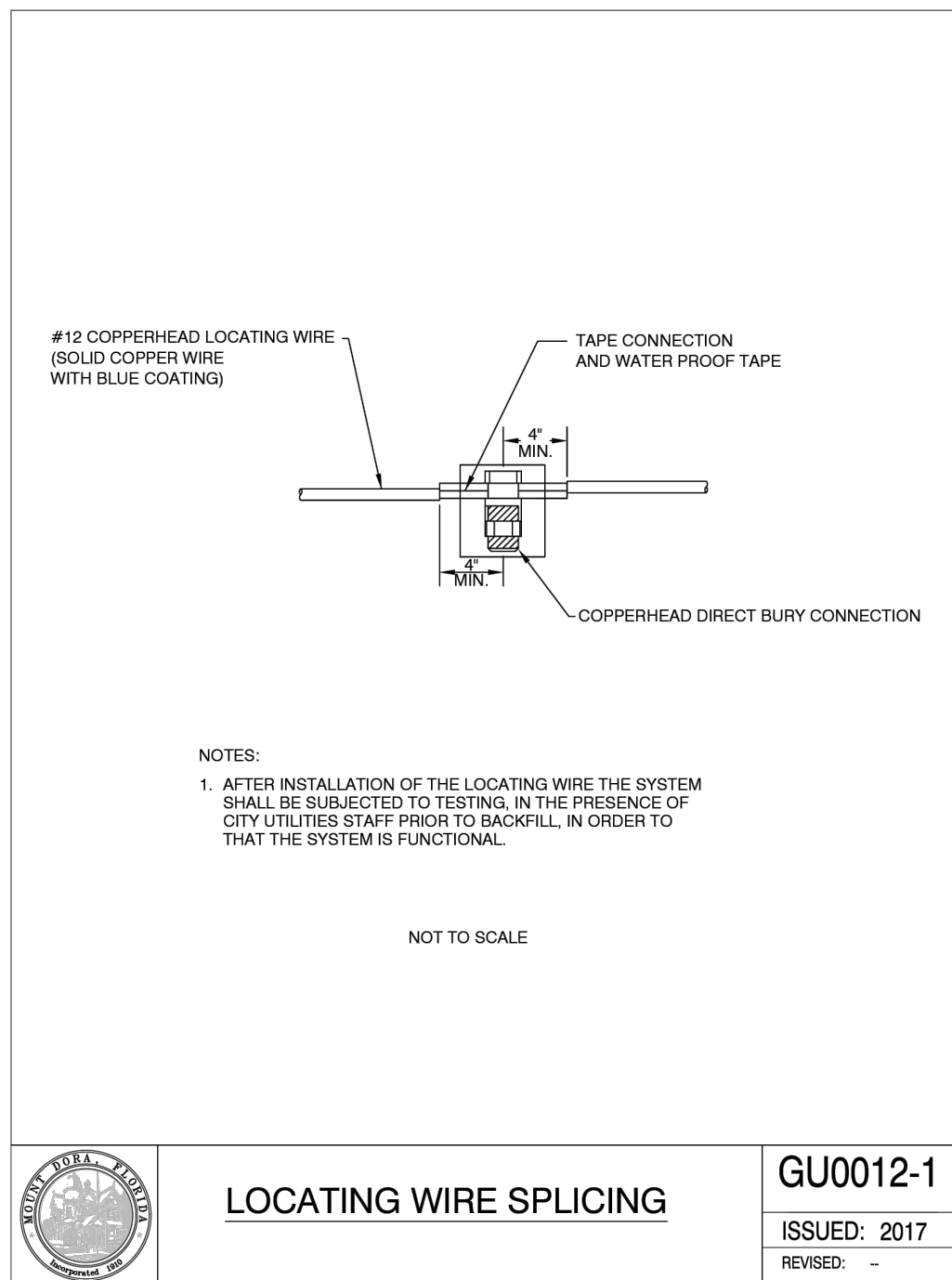
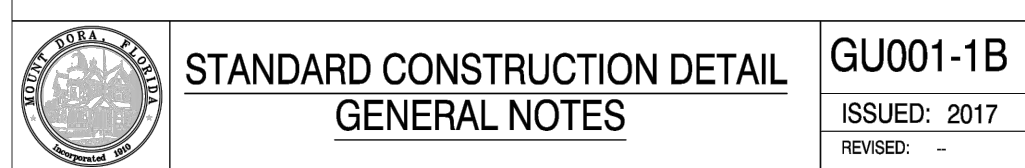
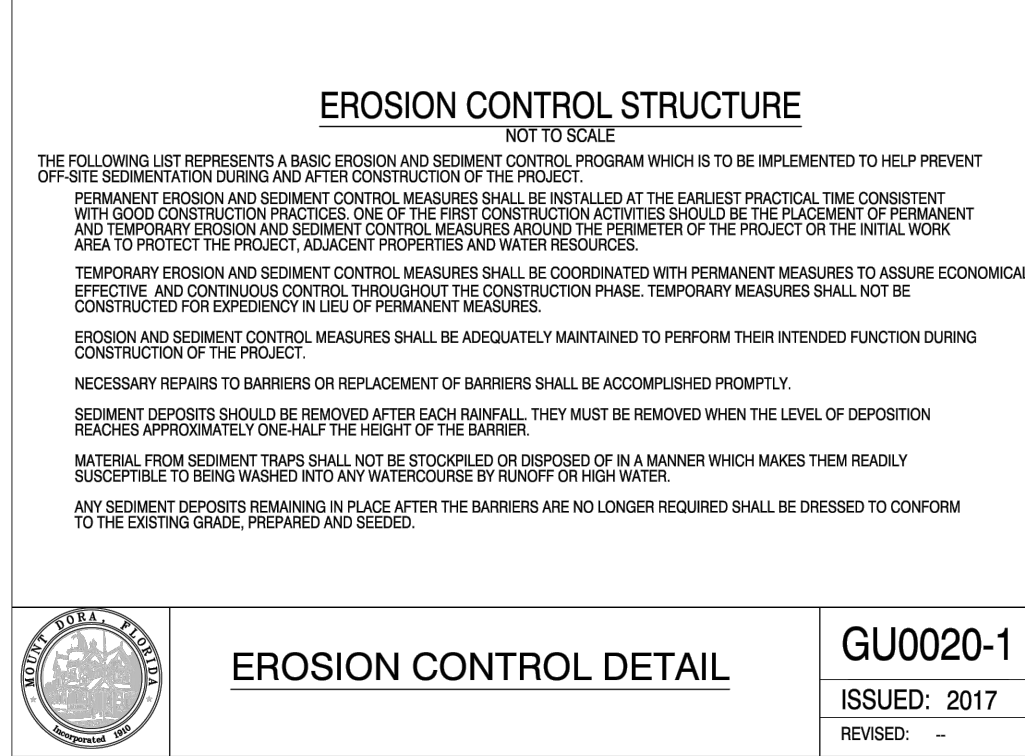
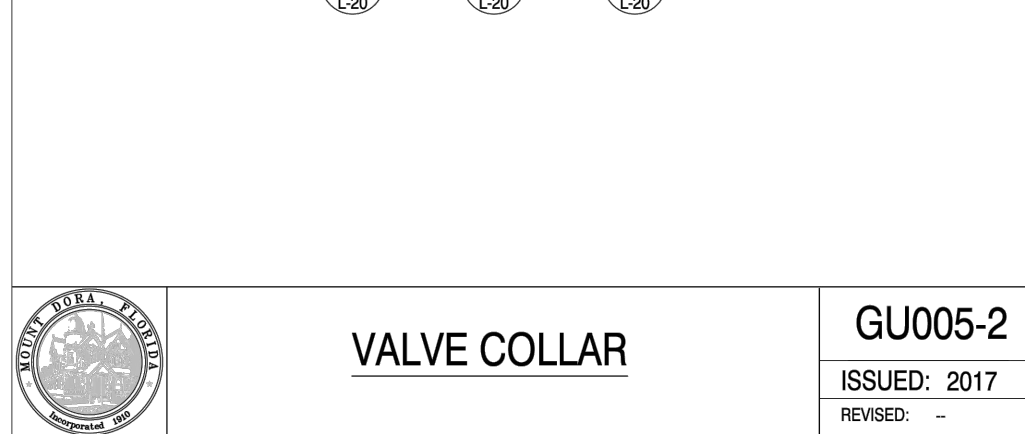
2575 C702

SLOAN Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
(888) 883-8833 (LOCAL) 883-8833  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCZ) 226247



|                                                                                   |                                                                                                                      |                             |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------|
|  | <h1 style="text-align: center;">STANDARD CONSTRUCTION DETAIL</h1> <h2 style="text-align: center;">GENERAL NOTES</h2> | GU001-1A                    |
|                                                                                   |                                                                                                                      | ISSUED: 2017<br>REVISED: -- |

[illegible]

|                                                                                                                                            |    |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESIGNED BY:                                                                                                                               | SM | <p>The State Seal is valid only when used in accordance with the provisions of the California Professional Engineers Act and the California Professional Engineers Board Rules. The seal is not valid for use on any other document or for any other purpose. The seal is not valid for use on any document or for any other purpose. The seal is not valid for use on any document or for any other purpose.</p> |
| DRAWN BY:                                                                                                                                  | DH |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| CHECKED BY:                                                                                                                                | SM |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SANTOS MEDINA, III, P.E.<br>PROFESSIONAL ENGINEER<br>LICENSE NO. 74539<br>NOT VALID FOR USE ON ANY DOCUMENT<br>DIGITALLY SIGNED AND SEALED |    |                                                                                                                                                                                                                                                                                                                                                                                                                   |



|                                                                                                                                                                                                                                                                                                                                           |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| PROJECT NO.                                                                                                                                                                                                                                                                                                                               | 2575 |
| SHEET                                                                                                                                                                                                                                                                                                                                     | CZ03 |
| <div> <div> <div>CLIENT:</div> <div>EUDORA ROAD, LLC</div> </div> <div> <div>PROJECT:</div> <div>FREDDY'S FROZEN CUSTARD - MOUNT DORA</div> </div> </div> <div> <div>CITY DETAILS</div> <div>  2495 EUDORA RD., MT DORA, FLORIDA 32757 </div> </div> |      |

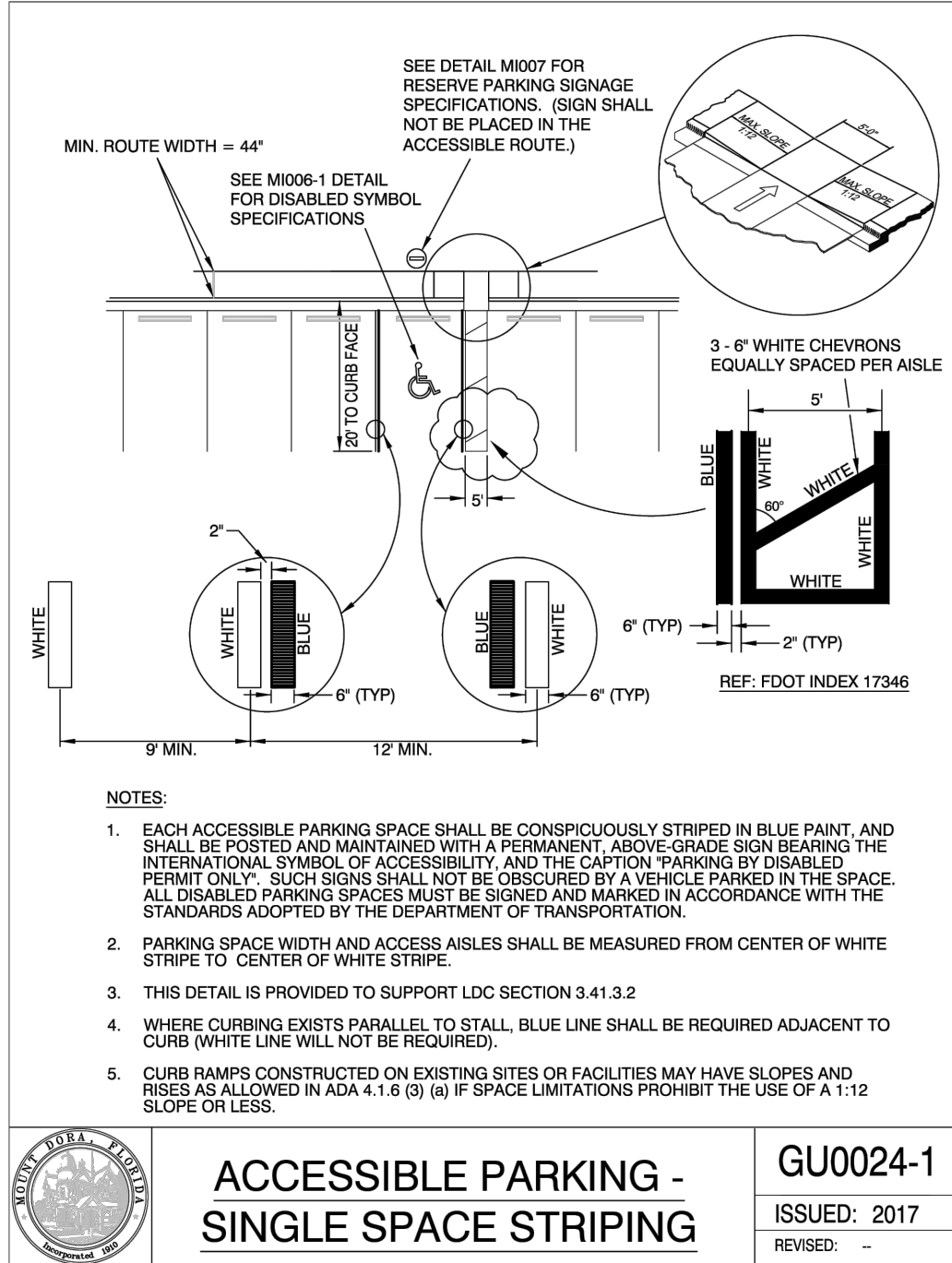
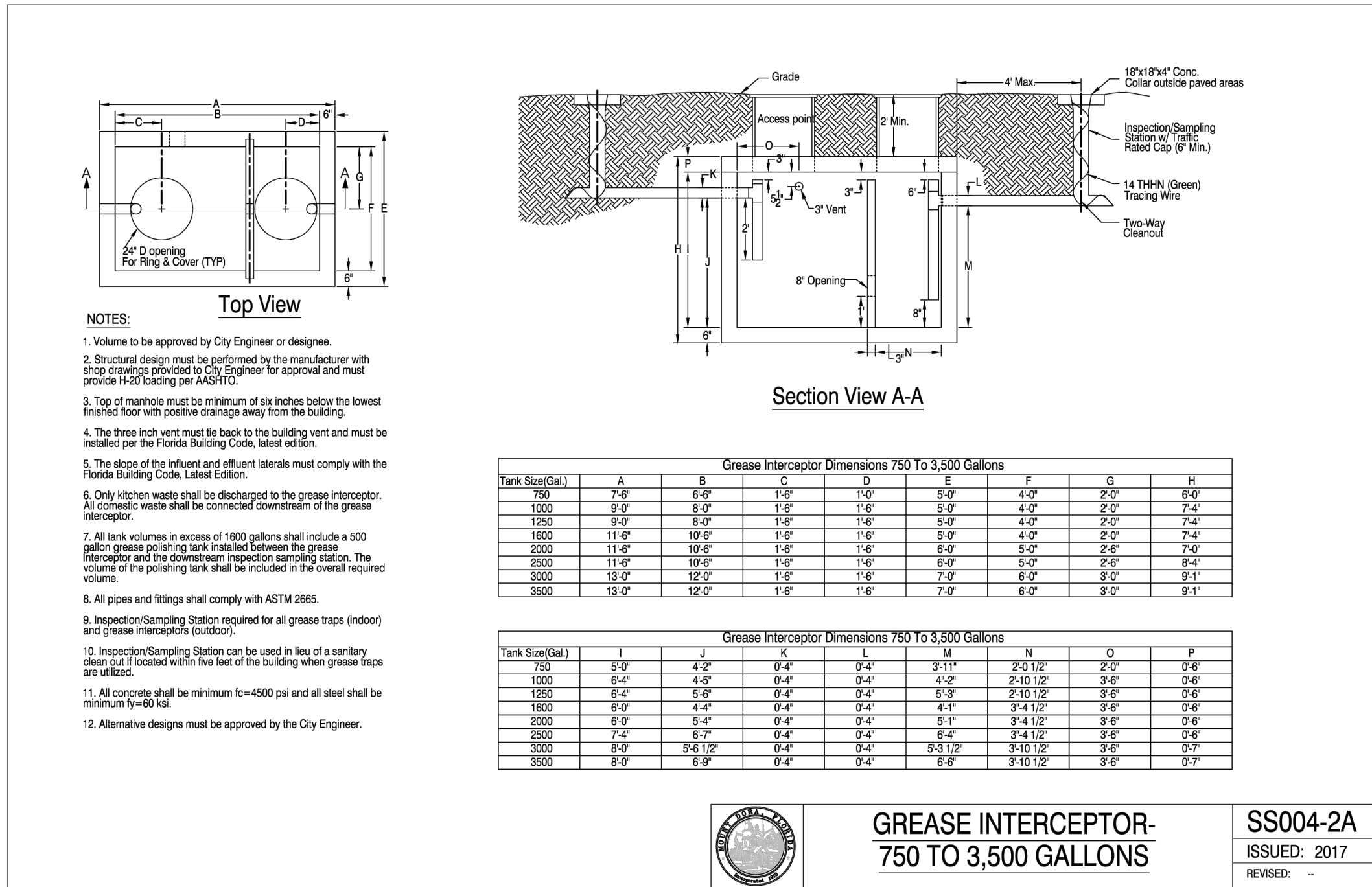
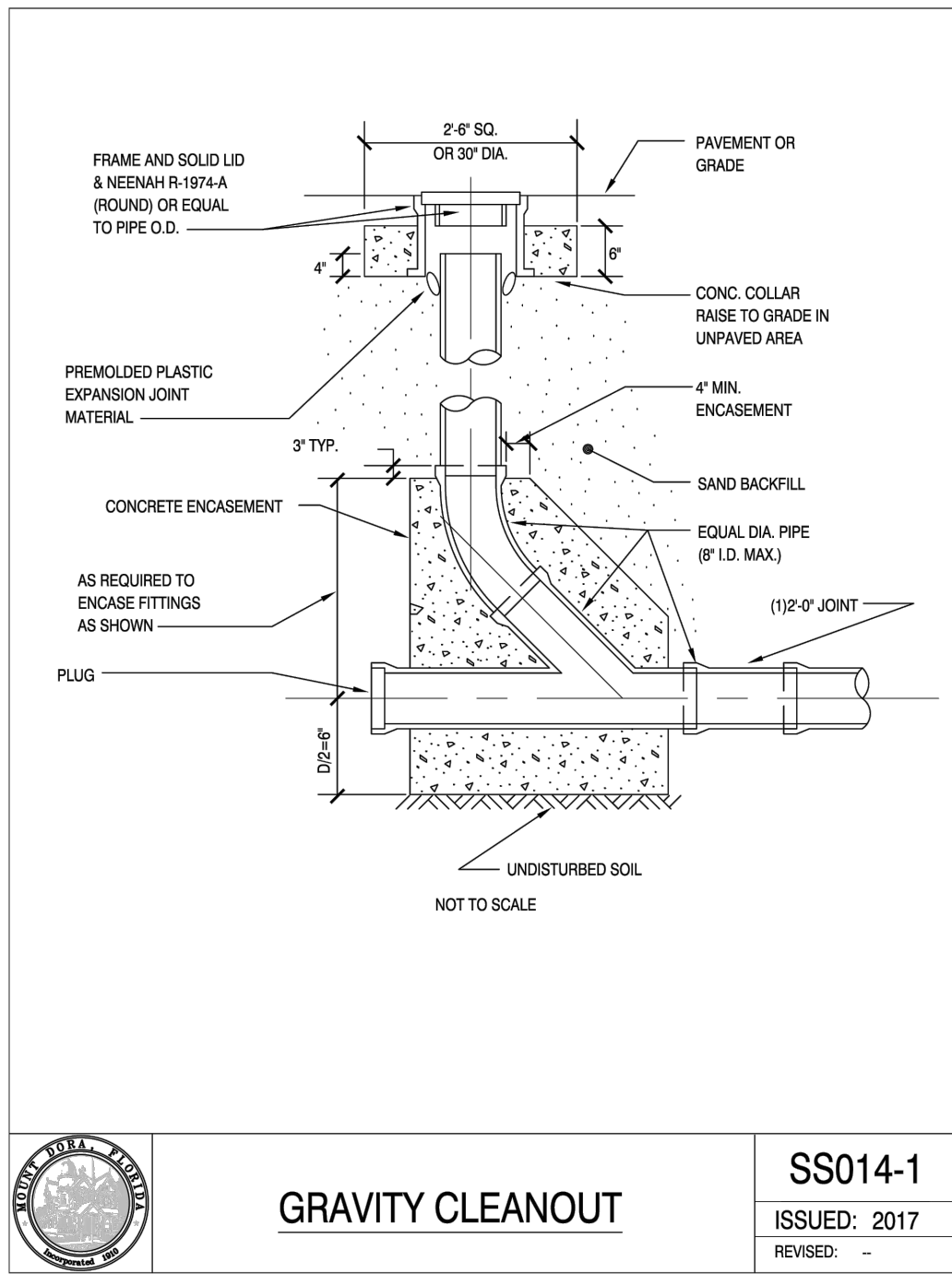
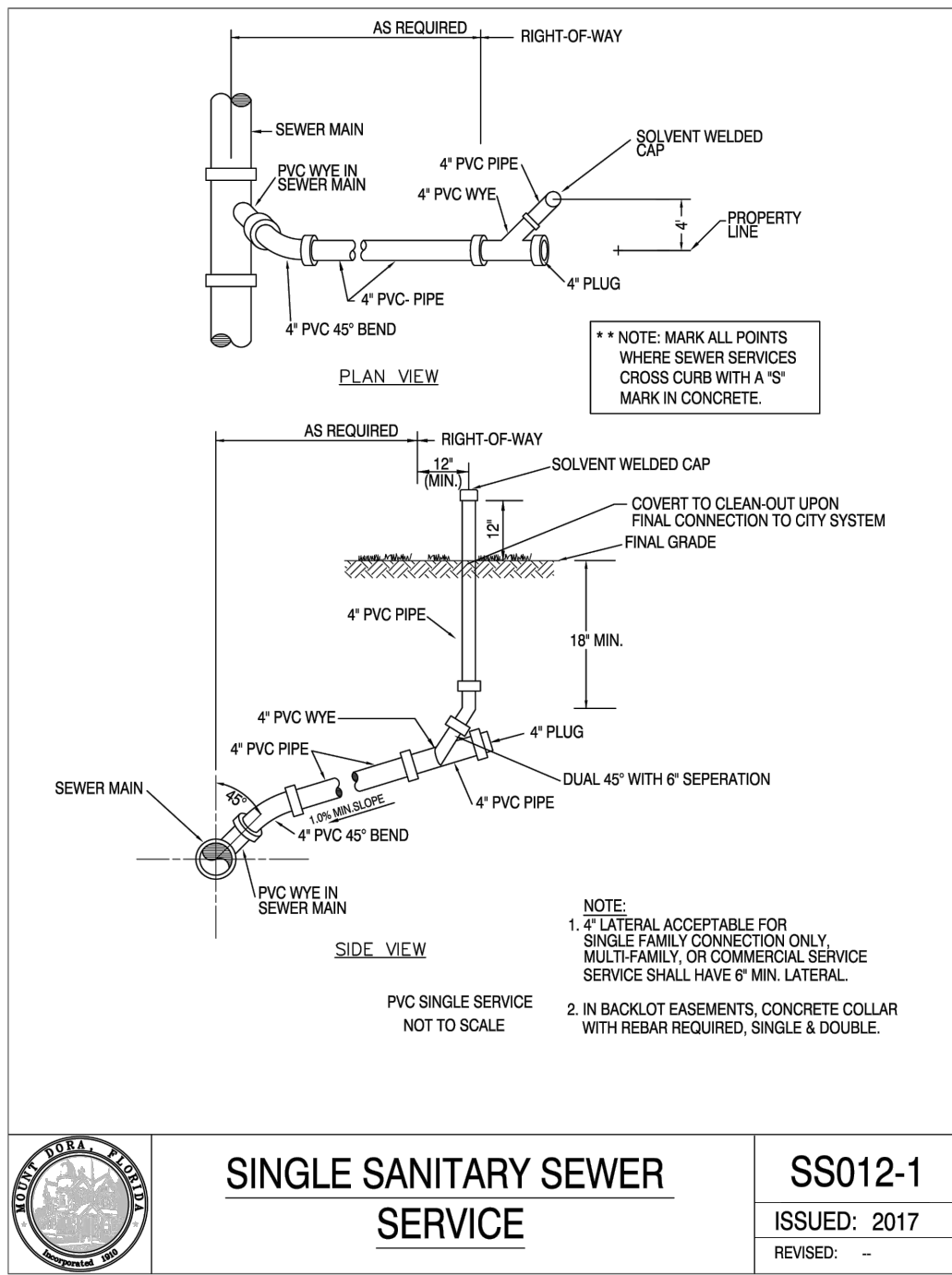
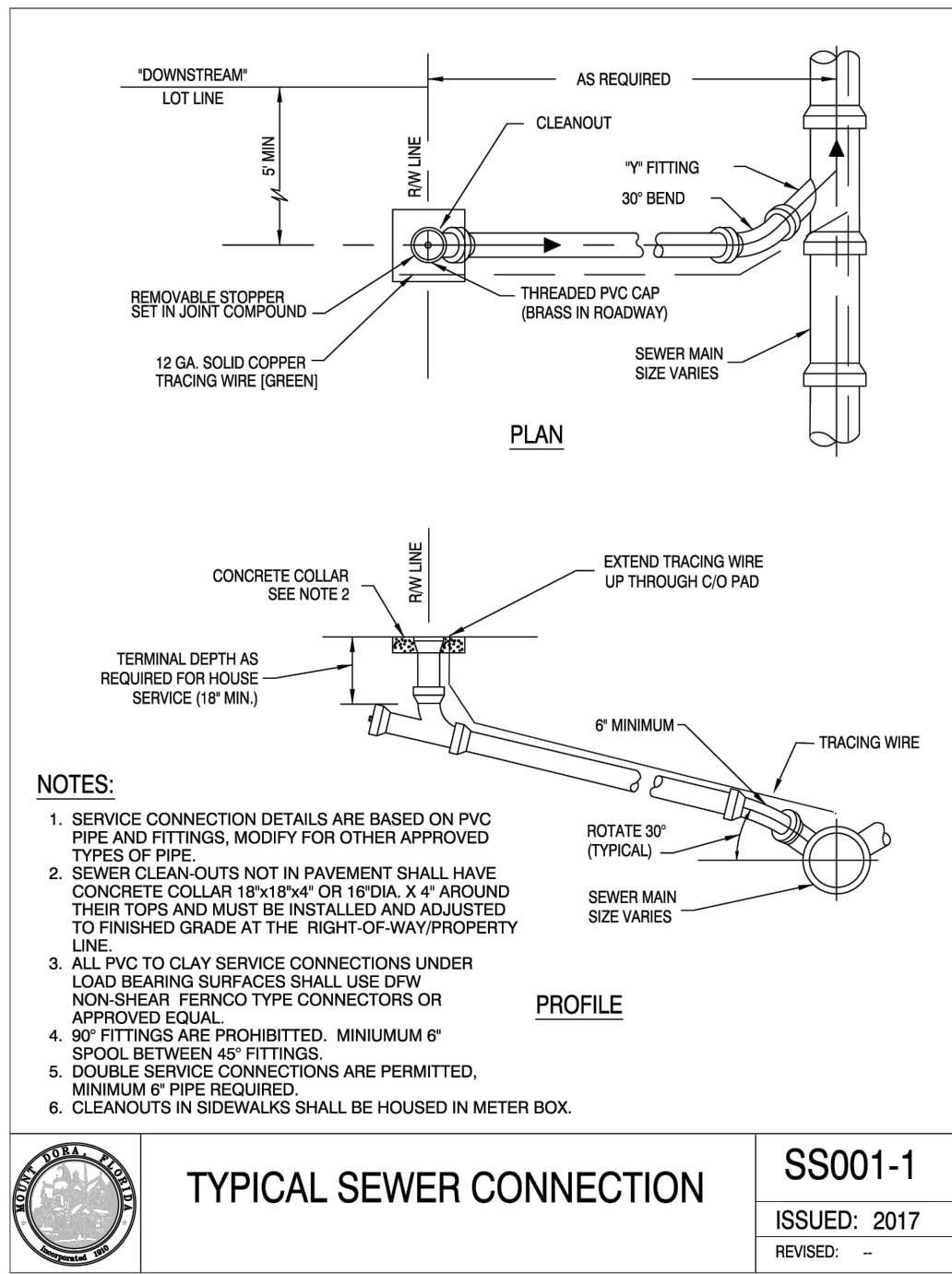




EUDORA ROAD, LLC

FREDDY'S FROZEN CUSTARD





| NO. | DATE       | DESCRIPTION                                     |
|-----|------------|-------------------------------------------------|
| 1   | 11/21/2024 | REVISED PER SHAWD & CITY OF MOUNT DORA COMMENTS |

| DESIGNED BY: | SM |
|--------------|----|
| DRAWN BY:    | DH |
| CHECKED BY:  | SM |

**SLOAN**  
Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
888.387.8653 (TOLL FREE)  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCZ) #26247

| CLIENT:  | EUDORA ROAD, LLC                     |
|----------|--------------------------------------|
| PROJECT: | FREDDY'S FROZEN CUSTARD - MOUNT DORA |

| PROJECT NO. | 2575 |
|-------------|------|
| SHEET       | C705 |

| CITY DETAILS |
|--------------|
|--------------|

| GU0024-1     |
|--------------|
| ISSUED: 2017 |
| REVISED: -   |

| SS001-1      |
|--------------|
| ISSUED: 2017 |
| REVISED: -   |

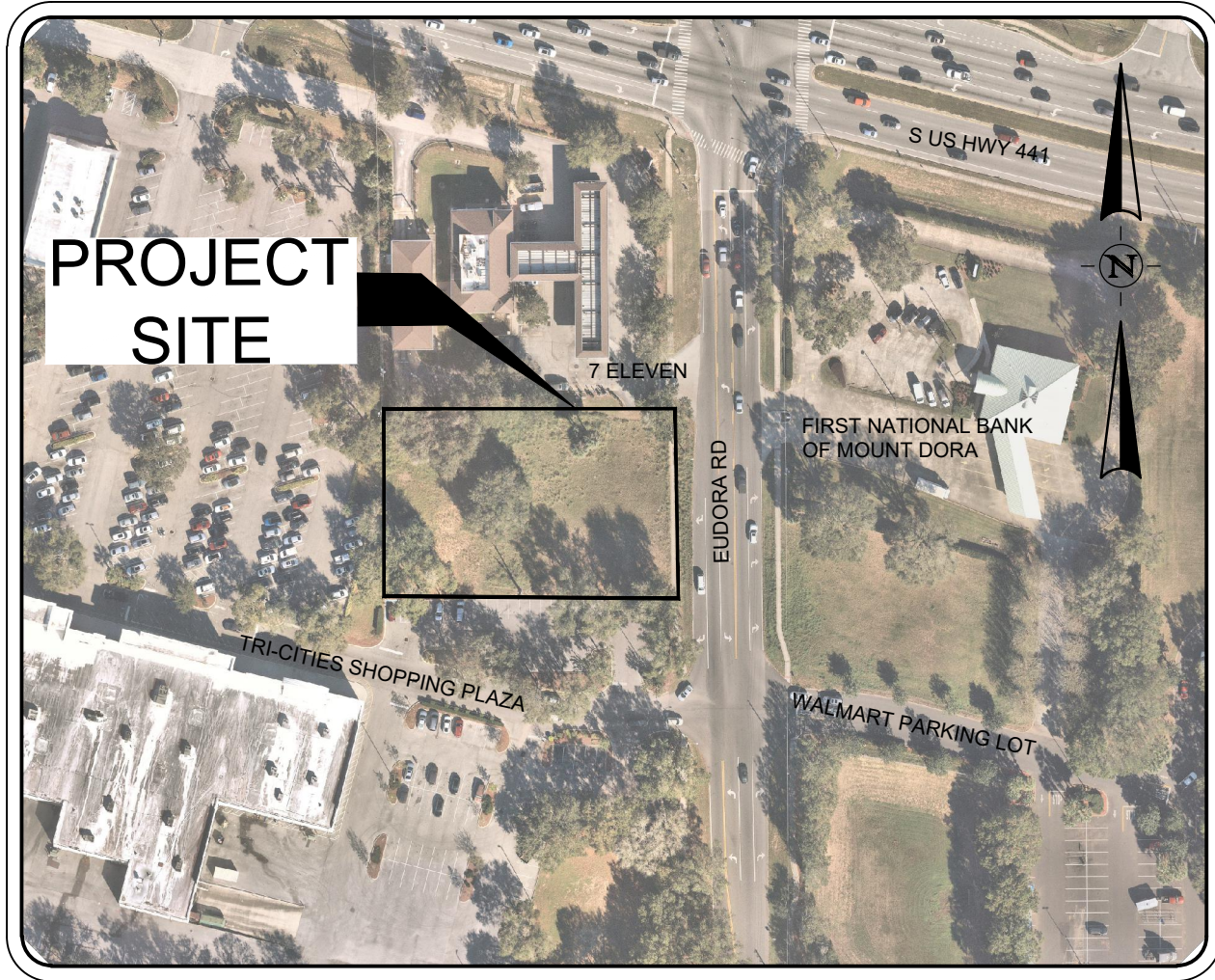
| SS012-1      |
|--------------|
| ISSUED: 2017 |
| REVISED: -   |

| SS014-1      |
|--------------|
| ISSUED: 2017 |
| REVISED: -   |

| SS004-2A     |
|--------------|
| ISSUED: 2017 |
| REVISED: -   |

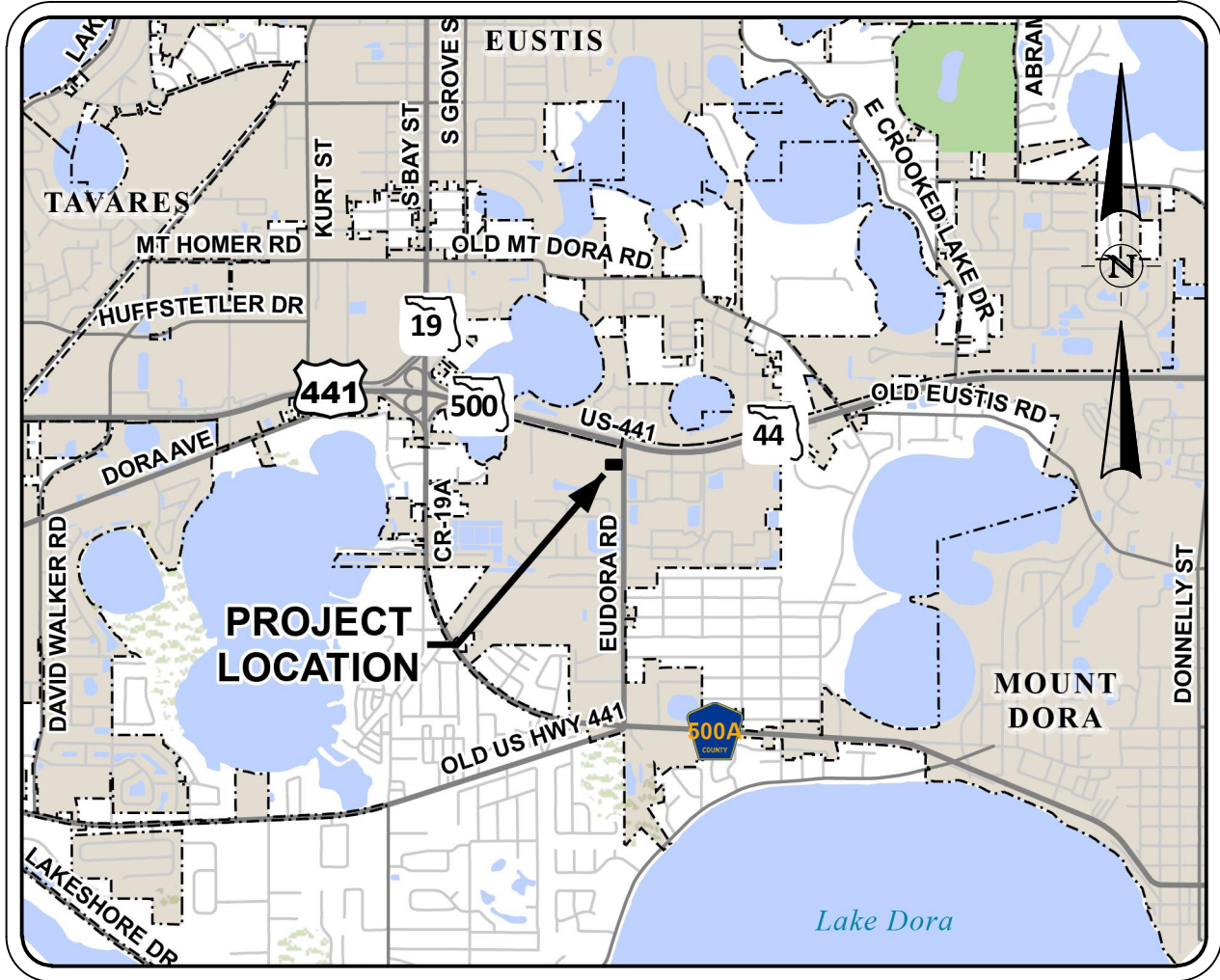


CODE LANDSCAPE PLANS  
FOR  
**FREDDY'S STEAKBURGERS**  
MOUNT DORA, FLORIDA  
JUNE 2024



PROJECT MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

INDEX OF LANDSCAPE PLANS

| SHEET NO. | SHEET DESCRIPTION    |
|-----------|----------------------|
| L000      | COVER SHEET          |
| LM100     | TREE MITIGATION PLAN |
| LP100     | LANDSCAPE PLAN       |
| LP500     | LANDSCAPE DETAILS    |
| LP501     | LANDSCAPE NOTES      |
| LI100     | IRRIGATION PLAN      |
| LI500     | IRRIGATION DETAILS   |
| LI501     | IRRIGATION NOTES     |

OWNER/CLIENT:  
FFC OF CENTRAL FLORIDA

TAVERES, FLORIDA  
TEL. 831-944-2126  
BWHITE@FLCUSTARD.COM

PREPARED BY:



1000 N. ASHLEY DRIVE  
SUITE 900 TAMPA FLORIDA USA 33602  
TEL. 813-620-4500 FAX 813-620-4980  
www.halff.com

11/19/2024

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY  
LAURA M. DUPLAIN, PLA  
LICENSE # 6667408  
ON THE DATE ADJACENT TO THE  
SEAL.

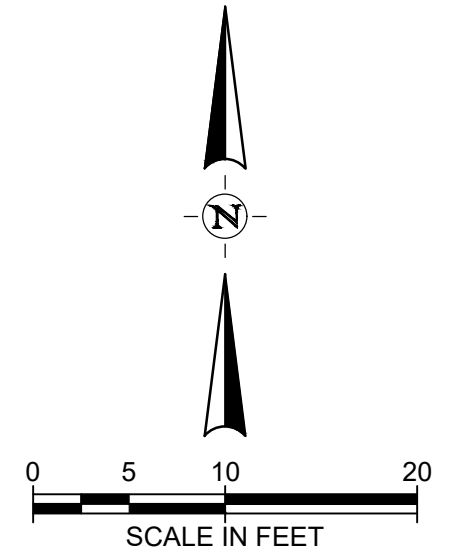
PRINTED COPIES OF THIS  
DOCUMENT ARE NOT  
CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.



Know what's below.  
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND  
LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED  
TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "SUNSHINE  
811" SYSTEM AT 1-800-432-4770 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION  
FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY  
RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING  
UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID  
DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND  
RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S  
APPROVAL AT THE EXPENSE OF THE CONTRACTOR.





FREDDY'S STEAKBURGERS  
MOUNT DORA, FLORIDA

# FFC OF CENTRAL FLORIDA

[illegible]

| TREE MITIGATION                                                                                                           |         |     |                               |
|---------------------------------------------------------------------------------------------------------------------------|---------|-----|-------------------------------|
| PROTECTED TREES<br>6'-24" = 1/1 TREE REPLACEMENT<br>> 24" = 1 TREE PER 6' REMOVED                                         |         |     |                               |
| DBH REMOVED<br>(INCHES)                                                                                                   | SPECIES | QTY | REPLACEMENT<br>TREES REQUIRED |
| 28                                                                                                                        | OAK     | 1   | 5                             |
| 22                                                                                                                        | OAK     | 1   | 1                             |
| 19                                                                                                                        | OAK     | 1   | 1                             |
| 16                                                                                                                        | OAK     | 1   | 1                             |
| 26                                                                                                                        | PINE    | 1   | 4                             |
| 24                                                                                                                        | PINE    | 1   | 4                             |
| 14                                                                                                                        | PALM    | 1   | 1                             |
| 12                                                                                                                        | PALM    | 1   | 1                             |
| 10                                                                                                                        | PALM    | 1   | 1                             |
| TOTAL REPLACEMENT TREES REQUIRED:                                                                                         |         |     | 19                            |
|                                                                                                                           |         |     |                               |
| REPLACEMENT TREES PROVIDED ON SITE:<br>(REFER TO SHEET LP501 FOR PLANTING<br>SCHEDULE)<br>(13) SLASH PINE<br>(6) LIVE OAK |         |     | 19                            |

THE SEAL ORIGINALLY APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY:

|                  |                 |
|------------------|-----------------|
| LAURA M. DUPLAIN | 6667408         |
| NAME             | PLA LICENSE NO. |
| 11/19/2024       |                 |
| DATE             |                 |

THE RECORD COPY OF THIS DRAWING IS ON  
FILE AT THE OFFICES OF:

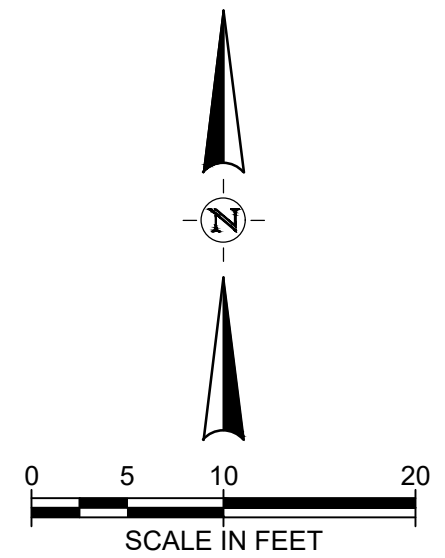
HALFF ASSOCIATES, INC.

|                       |       |
|-----------------------|-------|
| CA 3380 & LC 26000645 | FL    |
| FIRM OR BUSINESS NO.  | STATE |

PROJECT NO.: 57565.001  
ISSUED: JUNE 2024  
DRAWN BY: SG  
CHECKED BY: LMD  
SCALE: 1" = 10'  
SHEET TITLE:  
**TREE  
MITIGATION  
PLAN**

LM100





**FREDDY'S STEAKBURGERS**  
MOUNT DORA, FLORIDA

FFC OF CENTRAL FLORIDA



1000 N. ASHLEY DR., SUITE 500  
TAMPA, FLORIDA 33602  
TEL. (813) 620-4500

[illegible]

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

|                 |                 |
|-----------------|-----------------|
| AURA M. DUPLAIN | 6667408         |
| NAME            | PLA LICENSE NO. |
| 1/19/2024       |                 |

THE RECORD COPY OF THIS DRAWING IS ON  
FILE AT THE OFFICES OF:  
KALFF ASSOCIATES, INC.

|                       |       |
|-----------------------|-------|
| CA 3380 & LC 26000645 | FL    |
| FIRM OR BUSINESS NO   | STATE |

|                        |
|------------------------|
| PROJECT NO.: 57565.001 |
| ISSUED: JUNE 2024      |
| DRAWN BY: SG           |

|                 |
|-----------------|
| CHECKED BY: LMD |
| SCALE: 1" = 10' |
| SHEET TITLE:    |

LANDSCAPE  
PLAN

LP100

ALL DISTURBED AREAS SHALL BE SODDED, SEE GENERAL  
LANDSCAPE NOTE #3 ON SHEET LP501  
PROPOSED SOD SHALL BE BAHIA SOD.

WEST BUFFER PROVIDED: 10' WIDTH  
5 CANOPY TREES  
8 UNDERSTORY TREES

Pinus elliottii / Slash Pine

Quercus virginiana / Southern Live Oak


 МИНИСТЕРСТВО ОБРАЗОВАНИЯ И НАУКИ  
 РЕСПУБЛИКИ КАЗАХСТАН

Shrub Area

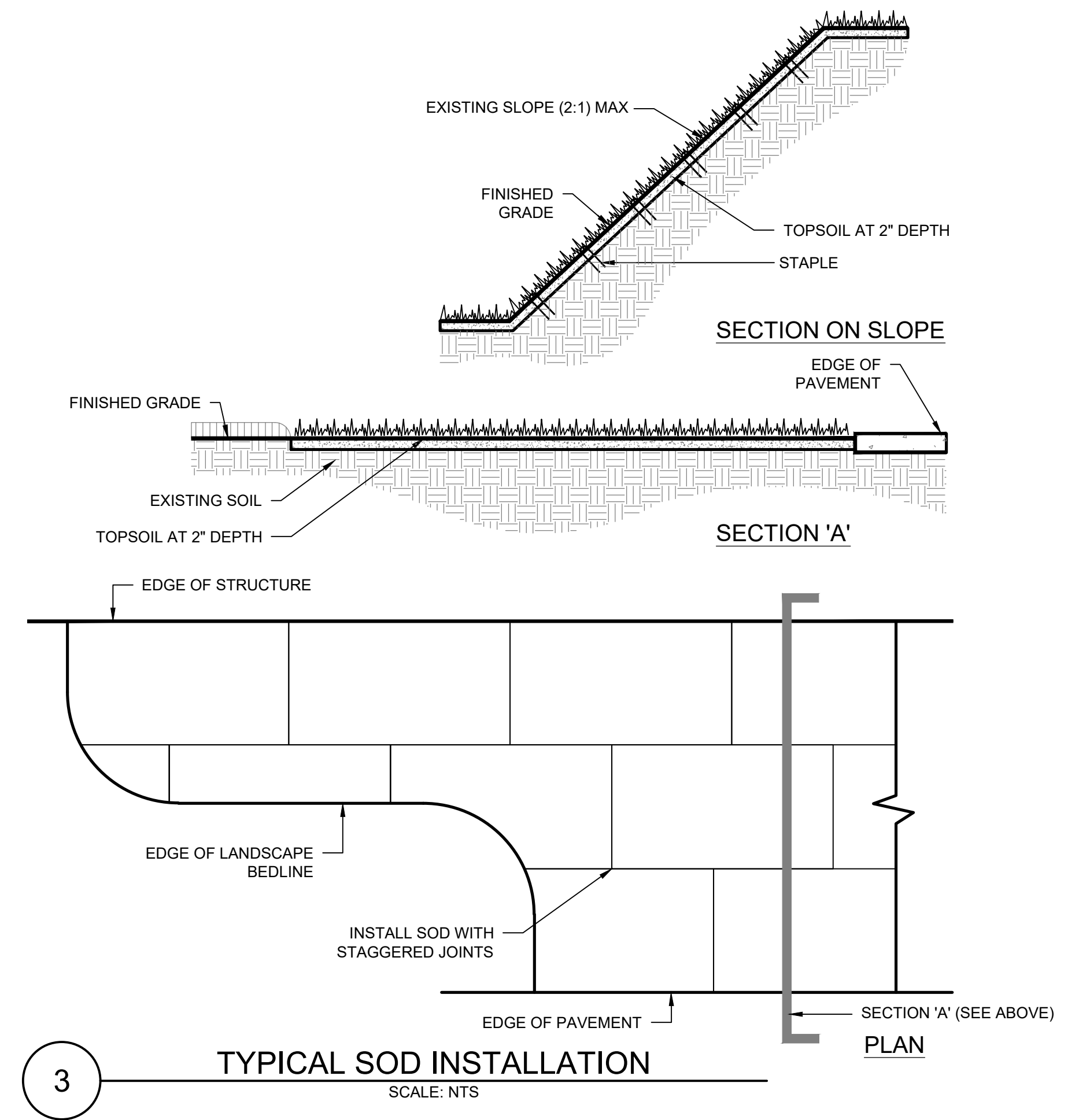
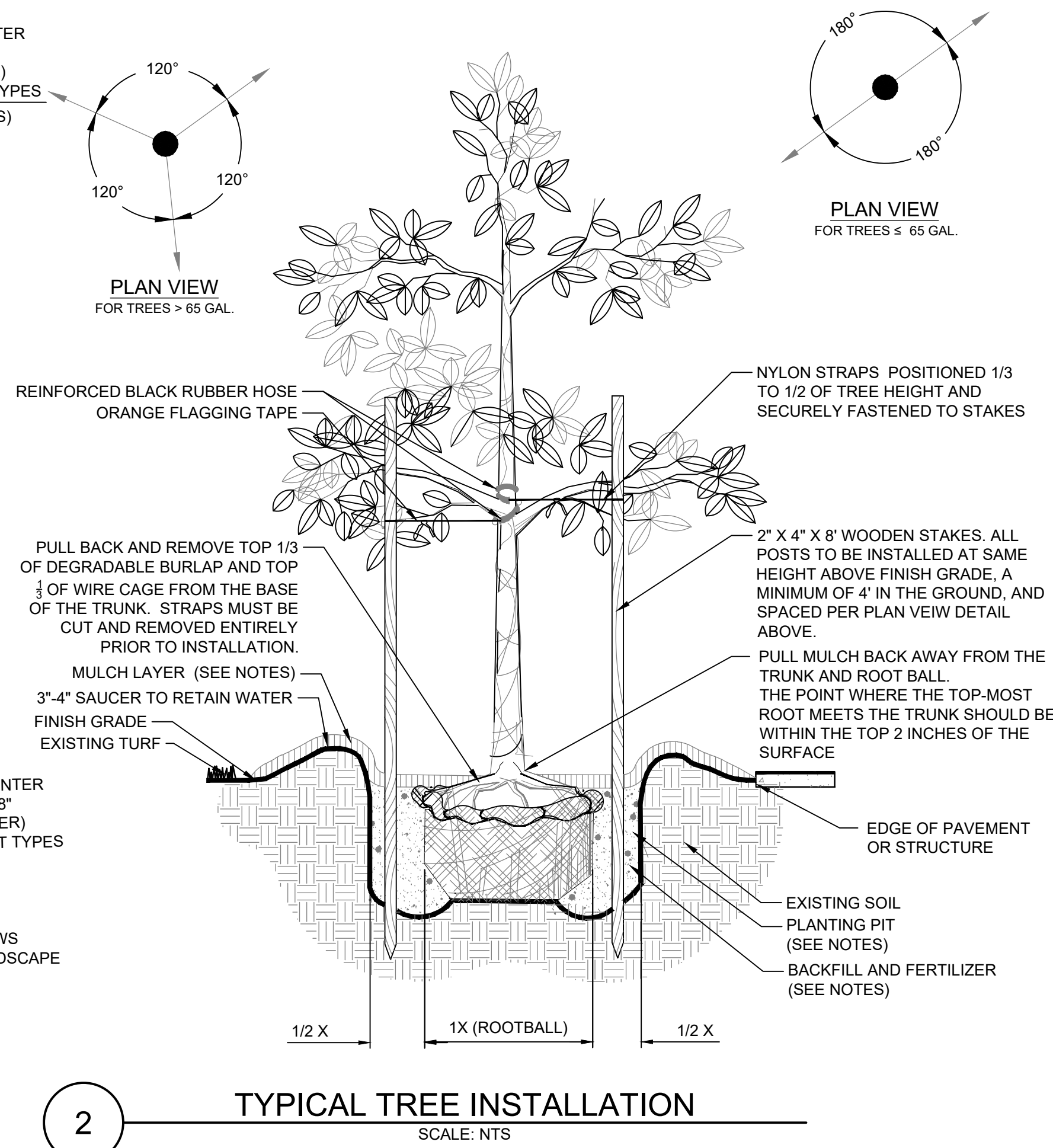
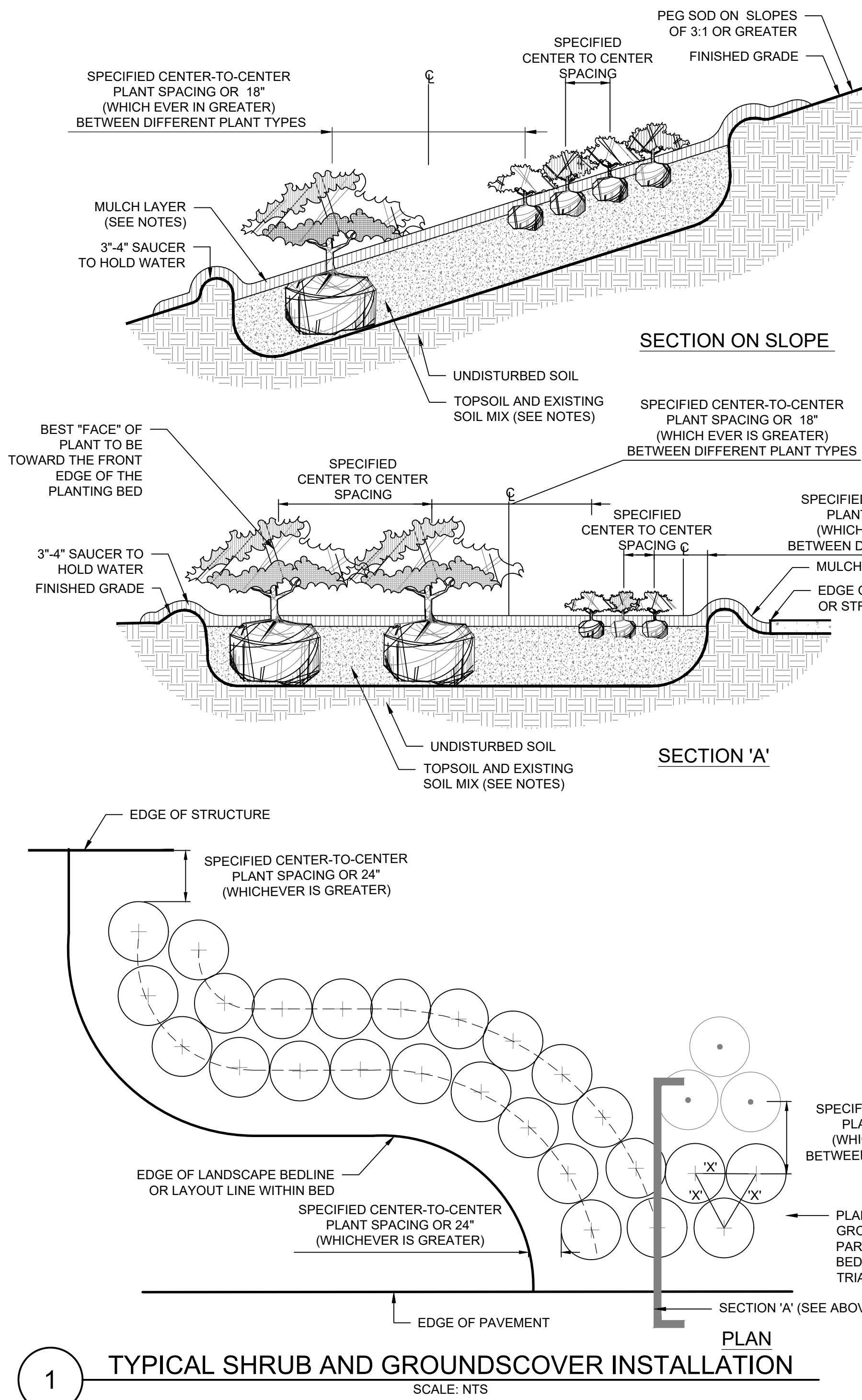
**Ilex vomitoria 'Nana' / Dwarf Yaupon Holly**

0

 *Trachaleanermum asiaticum* / Asiatic lemmings



FILE NAME: A:\57000\57565001\LA CAD\DL-PLAN-LAND-57565.001.dwg DATE: November 19, 2024, TIME: 9:00 AM, USER: ah5043



FREDDY'S STEAKBURGERS  
MOUNT DORA, FLORIDA

FFC OF CENTRAL FLORIDA



| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |

THE SEAL, ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
LAURA M. DUPLAIN 6667408  
NAME PLA LICENSE NO.  
11/19/2024  
DATE  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF ASSOCIATES, INC.  
CA 3380 & LC 26000645 FL  
FIRM OR BUSINESS NO. STATE

PROJECT NO.: 57565.001  
ISSUED: JUNE 2024  
DRAWN BY: SG  
CHECKED BY: LMD  
SCALE: N.T.S.  
SHEET TITLE:

LANDSCAPE  
DETAILS

LP500



FILE NAME: A:\5700a\57565001\LA\CAADD\PLAN\LAND-57565.001.dwg DATE: November 19, 2024, TIME: 9:00 AM, USER: ah5043

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND DETERMINING REQUIRED QUANTITIES AND AVAILABILITY OF ALL MATERIALS PRIOR TO BIDDING. QUANTITIES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL INSPECT PLANTING AREAS AND VERIFY THAT NO OBJECTIONABLE MATERIALS OR OBSTRUCTIONS ARE PRESENT. PRESENT FINDINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE, AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION INCLUDING BUT NOT LIMITED TO EXISTING PLANT MATERIAL, GRADES, SIDEWALKS, SITE FURNISHINGS, CURBS, AND UTILITIES. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE AT THE CONTRACTOR'S EXPENSE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS DISTURBED BY OTHER CONTRACTORS OR BY LANDSCAPE INSTALLATION.
- IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE. CONTRACTOR TO COORDINATE PROJECT SCHEDULE WITH OWNER'S REPRESENTATIVE. WORK TO BEGIN WITHIN 5 BUSINESS DAYS OF RECEIPT OF NOTICE TO PROCEED.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH HARDSCAPE, ELECTRICAL, AND IRRIGATION WORK.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL.
- COLLECT SOIL SAMPLES AT A MINIMUM OF (1) PLANTING LOCATIONS THROUGHOUT THE PROJECT. SUBMIT TESTING LOCATIONS TO OWNER'S REPRESENTATIVE PRIOR TO TAKING SAMPLES. SAMPLES SHALL BE SENT TO AN APPROVED AGRONOMIC SOILS TESTING LABORATORY, STATING PROPOSED PLANT MATERIAL AT EACH TEST LOCATION. ANALYSIS SHALL INCLUDE, AT A MINIMUM, PH, NPK, ORGANIC CONTENT, TEXTURE, AND SOLUBLE SALTS. SUBMIT RESULTS/RECOMMENDATIONS AND PROPOSED FERTILIZER ANALYSIS/AMENDMENTS TO OWNER'S REPRESENTATIVE. COSTS OF FERTILIZER AND AMENDMENTS ARE TO BE INCLUDED IN THE COST OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT AFFECT PLANTING PROCEDURES. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES ON THE DRAWINGS AND ANY UNDERGROUND, SUBSURFACE, OR OVERHEAD UTILITIES OR STRUCTURES THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE DRAWINGS.
- IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES OR STRUCTURES BY HIS OWN NEGLIGENCE THEY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, NOTES, AND THE LANDSCAPE SCHEDULE FOR COMPLETE LANDSCAPE INSTALLATION INSTRUCTIONS. NOTIFY OWNER'S REPRESENTATIVE OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. ANY DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH PLANTS OF SAME SPECIES (MIN 12" HT, 3" CAL, 6" CT) EQUALING THE TOTAL DIAMETER BREAST HEIGHT (DBH) OF THE DAMAGED TREE AND SHALL BE SUBJECT TO ALL REQUIREMENTS HEREIN.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL NEWLY INSTALLED PLANT MATERIAL AS NEEDED TO MAINTAIN HEALTH AND VIGOR THROUGHOUT THE 90 DAY MAINTENANCE PERIOD REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION AND/OR RAINFALL.

DAMAGES AND WARRANTY:

- ALL PLANT MATERIAL, INCLUDING TRANSPLANTED PLANT MATERIAL, SHALL BE GUARANTEED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND UNTIL THE END OF THE (1) YEAR WARRANTY PERIOD. MAINTENANCE SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. AFTER WHICH THE LANDSCAPE CONTRACTOR WILL COORDINATE MAINTENANCE WITH OWNER'S REPRESENTATIVE. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION AND/OR WARRANTY PERIOD SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-STAKING OF TREES DURING THE WARRANTY PERIOD. IF NECESSARY, MAXIMUM TOLERANCE FROM VERTICAL SHALL BE 3 DEGREES. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES OR PALMS. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE OWNER AND/OR THE OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
- CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING TO OWNERS REPRESENTATIVE. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND/OR THEIR REPRESENTATIVE SHALL DECLARE THE PROJECT TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE 1 YEAR WARRANTY PERIOD AND THE 90 DAY MAINTENANCE PERIOD.
- CONTRACTOR SHALL REMOVE ALL PLANT SAUCERS, GRADE SMOOTH, AND RE-MULCH AS WELL AS REMOVE PLANTING STAKES FROM SITE AFTER THE (1) YEAR WARRANTY PERIOD.

PROJECT SUBMITTALS:

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL FOR ALL PROPOSED MATERIALS INCLUDING BUT NOT LIMITED TO PLANTS, STAKING, SOIL AMENDMENTS, FERTILIZER, MULCH, ETC. PRIOR TO PURCHASING. CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF ALL PLANT MATERIAL ON-SITE FOR REVIEW BY OWNER'S REPRESENTATIVE. NOTIFY OWNER'S REPRESENTATIVE OF INSPECTION A MINIMUM OF 3 BUSINESS DAYS PRIOR TO INSPECTION. IF APPROVED BY OWNER'S REPRESENTATIVE, THEN DATED AND SCALED COLOR PHOTOGRAPHS MAY ALSO BE SUBMITTED.
- ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPILED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
- CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.
- PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTORS EXPENSE.
- PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT PLANS/DOCUMENTS AND THREE (3) COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULES, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.

SITE REQUIREMENTS:

- CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
- LANDSCAPE HOLDING AREA, INGRESS, EGRESS, AND SITE ACCESS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOT DISTURB OR IMPEDE ACCESS TO THE SITE BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEANUP OF PREMISES AND REMOVAL OF DISCARDED OR SURPLUS MATERIALS AND RUBBISH IN A LAWFUL MANNER. ANY OPEN PITS OR TRENCHES SHALL BE COMPLETELY AND THOROUGHLY BARRICADED DURING THE WORKDAY AND COMPLETELY FILLED IN AT THE END OF EACH WORKDAY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT REMAINING ON SITE AT THE END OF THE WORK DAY SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEASE ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TO REMAIN PLANT CARE:

- FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES AND PALMS TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
- ALL WORK INVOLVING EXISTING TREES TO REMAIN SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
- ROOT PRUNE ALL TREES TO BE SAVED PER DRAWINGS PRIOR TO GRADING AROUND TREES.
- TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
- FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.

PLANT MATERIAL NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK.
- CONTAINER GROWN PLANTS: A MINIMUM OF 80% OF THE CONTAINER ROOTBALL MUST BE BOUND BY THE ROOT SYSTEM. ENCIRCLING OR "RING" ROOTS ARE PROHIBITED AND PLANTS WILL BE REJECTED.
- ALL SOD SHALL BE WEED AND WEED SEED FREE, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING AND LAID WITH TIGHTLY BUTTED JOINTS. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD. STAKING OF SOD SHALL BE DONE AS NECESSARY TO PREVENT MOVEMENT OF MATERIAL.
- ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
- SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE. ALL SUBSTITUTIONS MUST MEET MINIMUM SPECIFICATIONS ON THE PLANT LIST.
- SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF SUBSTITUTION IS APPROVED, ALL PLANT SPECIFICATIONS WILL APPLY TO APPROVED BALLED AND BURLAPPED MATERIAL.
- NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE CENTERLINE OF SWALES AND FROM PROPOSED STORMWATER INLETS.

PLANTING:

- TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
- BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE THIRD (1/3) OF DEGRADABLE BURLAP AND TOP ONE THIRD (1/3) OF WIRE CAGE PULLED BACK AND REMOVED FROM THE BASE OF THE TRUNK. STRAPS MUST BE CUT AND REMOVED ENTIRELY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF ANY CONFLICTS EXIST BETWEEN THE BUILT ENVIRONMENT AND PLANS (I.E. UTILITY CABINETS, UTILITY VALVES, STREET SIGNS, SIDEWALK LOCATIONS)

PLANTING AREA PREPARATION NOTES:

- THE CONTRACTOR SHALL STAKE LOCATIONS AND LIMITS OF TREES, PLANTING, MULCH, AND SOD AREAS TO REFLECT PLANS TO GREATEST EXTENT POSSIBLE. FOR TREES LOCATED BETWEEN BACK OF CURB AND FRONT OF SIDEWALK, PLACE TREES EQUAL DISTANCE FROM CURB AND SIDEWALK. FOR TREES LOCATED OUTSIDE OF RIGHT-OF-WAY, PLACE TREES A MINIMUM OF 5' FROM BACK OF SIDEWALK. 2.5' FOR PALMS. COORDINATE WITH OWNER'S REPRESENTATIVE TO INSPECT STAKING LOCATIONS AND LIMITS ON SITE. PROVIDE MINIMUM 5 BUSINESS DAYS ADVANCE NOTIFICATION OF PROPOSED INSPECTION. CONTRACTOR SHALL MAKE MODIFICATIONS AS MAY BE REQUESTED.
- WORK WITHIN 15' OF EXISTING TREES TO REMAIN SHALL BE PERFORMED USING HAND TOOLS. ANY DISTURBED ROOTS SHALL BE SEVERED USING CLEAN AND SHARP TOOLS.
- HERBICIDE APPLICATION: BEGIN TURF SPRAYING PROCESS A MINIMUM 30 DAYS PRIOR TO PLANTING AS FOLLOWS: SPRAY TURF AREA TO BE KILLED WITH GLYPHOSATE PER MANUFACTURER'S RECOMMENDATIONS. 7 DAYS AFTER SPRAYING, CLOSE MOW TO 1" HEIGHT. 14 DAYS AFTER CLOSE MOWING, RE-SPRAY WITH GLYPHOSATE PER MANUFACTURER'S RECOMMENDATIONS. PROTECT EXISTING PLANTS TO REMAIN FROM OVER-SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED RADICATION. 7 DAYS AFTER RE-SPRAYING, PROCEED WITH TURF REMOVAL AND LANDSCAPE INSTALLATION AS DESCRIBED BELOW.
- FOR PROPOSED INDIVIDUAL TREE PLANTING PITS  
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 4". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING AND BACKFILL PROCESS. INSTALL TREES AS DETAILED. ESTABLISH FINISHED PRE-MULCHING GRADE WITHIN 4" BELOW TOP OF SURROUNDING TURF OR HARDSCAPE.

TO ASSURE DRAINAGE/PERCOLATION OF INDIVIDUAL TREE PLANTING PITS PRIOR TO INSTALLATION, CONTRACTOR SHALL FILL SAMPLE TREE PITS (1 IN 5) WITH WATER AND OBSERVE PERCOLATION. HOLES SHALL PERCOLATE IN 30 MINUTES OR LESS. BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

INSTALL BACKFILL MIXTURE IN LIFTS AND TAMP LIGHTLY AROUND EACH AND EVERY PLANT. THOROUGHLY FLUSH WITH WATER AT EACH LIFT AND MAKE ADJUSTMENTS TO PROVIDE PROPERLY SET PLANT MATERIAL WITH THE TOP OF ROOTBALL 1"-2" ABOVE FINISHED GRADE.

- FOR PROPOSED PLANTING AREAS  
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 6". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING PROCESS. BEFORE INSTALLING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS. CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS. INSTALL TOPSOIL AT 6" DEPTH. TILL TOPSOIL AND EXISTING SUBSOIL TO A DEPTH OF 12". INSTALL PLANTINGS AS DETAILED. ESTABLISH OR RE-ESTABLISH PRE-MULCHING ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS.
- FOR PROPOSED MULCH ON GRADE AREAS  
LEAVE KILLED TURF IN PLACE. REMOVE KILLED TURF ONLY AT EDGES OF BED, APPROXIMATELY 12" WIDTH, AS REQUIRED TO ESTABLISH A TAPERED DIFFERENCE IN GRADE SO THAT INSTALLED MULCH (3" DEPTH) SHALL BE FLUSH TO 1" BELOW ADJACENT TURF OR HARDSCAPE.
- FOR PROPOSED SOD AREAS  
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 4". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING AND BACKFILL PROCESS. INSTALL TOPSOIL AT 2" DEPTH. TOPSOIL SHALL ESTABLISH FINISHED GRADE AT 2" BELOW EXISTING TURF OR HARDSCAPE. INSTALL SOD AS DETAILED. BUTT SOD PIECES TOGETHER CLOSELY AND ENSURE EDGES ARE TRIMMED EVENLY. ENSURE EXISTING GRADES ARE RE-ESTABLISHED FOR A FLUSH TRANSITION.
- AN EVEN, WELL DEFINED LINE SHALL SEPARATE PLANTING AND MULCH ON GRADE AREAS FROM ALL SOD OR SEEDED AREAS.
- BACKFILL MIXTURE FOR TREES AND SHRUBS SHALL CONSIST OF 25% COARSE SAND, 25% "BLENDED SOIL" OR EQUAL, AND 50% EXISTING SOIL.  
DISCARD REMAINING SOIL IN A LAWFUL MANNER. ALL PLANTING BACKFILL MIXTURES ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. MIX THOROUGHLY PRIOR TO INSTALLATION ACCORDING TO THE FOLLOWING SCHEDULE:

|             |                    |                                                   |
|-------------|--------------------|---------------------------------------------------|
| 1 GALLON:   | 0.003 CY (0.08 CF) | COARSE SAND AND 0.003 CY (0.08 CF) "BLENDED SOIL" |
| 3 GALLON:   | 0.006 CY (0.16 CF) | COARSE SAND AND 0.006 CY (0.16 CF) "BLENDED SOIL" |
| 7 GALLON:   | 0.015 CY (0.4 CF)  | COARSE SAND AND 0.015 CY (0.4 CF) "BLENDED SOIL"  |
| 15 GALLON:  | 0.03 CY (0.8 CF)   | COARSE SAND AND 0.03 CY (0.8 CF) "BLENDED SOIL"   |
| 30 GALLON:  | 0.06 CY (1.6 CF)   | COARSE SAND AND 0.06 CY (1.6 CF) "BLENDED SOIL"   |
| 45 GALLON:  | 0.11 CY (2.9 CF)   | COARSE SAND AND 0.11 CY (2.9 CF) "BLENDED SOIL"   |
| 65 GALLON:  | 0.17 CY (4.8 CF)   | COARSE SAND AND 0.17 CY (4.8 CF) "BLENDED SOIL"   |
| 100 GALLON: | 0.26 CY (7.1 CF)   | COARSE SAND AND 0.26 CY (7.1 CF) "BLENDED SOIL"   |
| 200 GALLON: | 0.88 CY (23.8 CF)  | COARSE SAND AND 0.88 CY (23.8 CF) "BLENDED SOIL"  |
| 300 GALLON: | 1.37 CY (37 CF)    | COARSE SAND AND 1.37 CY (37 CF) "BLENDED SOIL"    |

"BLENDED SOIL" SHALL CONSIST OF: 1/3 MUSHROOM COMPOST OR PEAT, 1/3 COMMERCIALY PROCESSED AND COMPOSTED COW MANURE AND 1/3 COMPOSTED BARK. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR BLENDED SOIL COMPONENTS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

- TOPSOIL IMPORTED TO THE SITE SHALL BE SIEVED TOPSOIL, FREE OF ROCKS AND DEBRIS. CONTRACTOR SHALL SUBMIT SOIL ANALYSIS RESULTS FROM AN APPROVED AGRONOMIC SOILS TESTING LABORATORY FOR A MINIMUM OF PH, ORGANIC CONTENT, SOLUBLE SALTS, AND TEXTURE WITH A STATEMENT OF SUITABILITY FOR BAHIA (PASPALUM NOTATUM 'ARGENTINE'), ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM 'FLORATAM'), ZOYSIA (ZOYSIA JAPONICA 'EMPIRE') SOD AND SHRUBS/GRASSES. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES. SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE SUITABILITY FOR GROWTH OF ALL PROPOSED PLANT MATERIAL. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR TOPSOIL TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF OWNERS REPRESENTATIVE.

- INSTALL FERTILIZER PER MANUFACTURER RECOMMENDATIONS. CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY. AS A MINIMUM FOR BIDDING PURPOSES THE CONTRACTOR SHALL ASSUME THE FOLLOWING CONCERNING FERTILIZER:

FOR INITIAL INSTALLATION OF TREES AND SHRUBS, FERTILIZER IS ASSUMED TO BE CONTROLLED RELEASE FERTILIZER WITH A 15-9-12 ANALYSIS AND CONTAINING TRACE ELEMENTS MG, S, B, CU, FE, MN, MO, AND ZN. FERTILIZER GRANULES SHALL BE COMPOSED OF DRY NUTRIENTS ENCAPSULATED IN MULTIPLE LAYERS OF POLYMERIC RESIN.

FOR INSTALLATION OF BAHIA, ST. AUGUSTINE AND ZOYSIA SOD, FERTILIZER IS ASSUMED TO BE CONTROLLED RELEASE FERTILIZER WITH A 16-4-8. SOURCE FOR N SHALL BE RESIN-COATED UREA OR RESIN COATED AMMONIUM SALTS. MN, ZN, AND CU SHALL BE SULFATE FORMS. FE SHALL BE GRANULAR CHELATED IRON.

APPLICATION RATES ARE PROVIDED AS A RECOMMENDATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE FERTILIZER/AMENDMENTS TO ENSURE PROPER ESTABLISHMENT AND VIGOR OF PLANT MATERIAL:

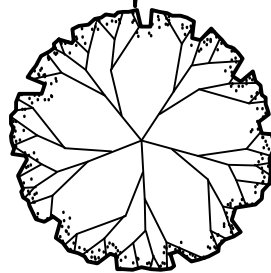
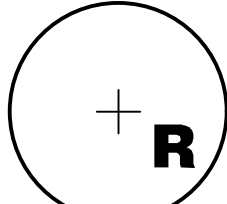
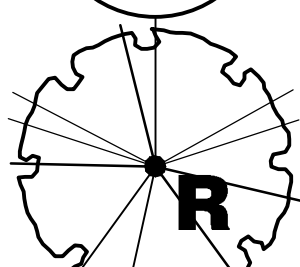
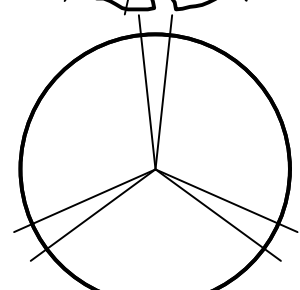
|                                                 |
|-------------------------------------------------|
| 1.0 OZ PER EA 1 GALLON CONTAINER                |
| 3.0 OZ PER EA 3 GALLON CONTAINER                |
| 6.0 OZ PER EA 7 GALLON CONTAINER                |
| 9.0 OZ PER EA 15 GALLON CONTAINER               |
| 16.0 OZ PER EA 30 GALLON CONTAINER              |
| 4.0 OZ PER EA 45 GALLON CONTAINER               |
| 32.0 OZ PER EA 65 GALLON CONTAINER              |
| 48.0 OZ PER EA 100 GALLON CONTAINER             |
| 64.0 OZ PER EA 200 GALLON CONTAINER             |
| 96.0 OZ PER EA 300 GALLON CONTAINER             |
| FOR GRASSING AND SOD AREAS: APPLY 6 LBS/1000SF. |

- BUILD EARTHEN SAUCER TO CONTAIN WATER AROUND EACH INDIVIDUAL TREE PLANTING PIT AND AT THE PERIMETER OF ALL PLANTING AREAS. REMOVE EXCESS EXCAVATED SOIL FROM THE SITE AND DISPOSE OF IN A LAWFUL MANNER.

- SPREAD MULCH AROUND INDIVIDUAL TREE RINGS, PLANTING AND MULCH AREAS.  
MULCHING FOR INDIVIDUAL TREE RINGS, PLANTING, AND MULCH AREAS SHALL BE PINE BARK NUGGETS. MULCH SHALL BE UNIFORMLY SPREAD OVER THE FULL DIAMETER OF EACH INDIVIDUAL TREE RING, PLANTING, AND MULCH AREA. MULCH AREAS INCLUDE INITIAL INSTALLATION (3" DEPTH) PLUS RE-MULCHING (1.5" DEPTH MINIMUM) A MINIMUM ONCE PER YEAR DURING THE (1) YEAR WARRANTY PERIOD. MULCH SHALL NOT BE PLACED AGAINST TRUNKS OR STEMS OF PLANTS. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR MULCH TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL INDIVIDUAL TREE RINGS, PLANTING, AND MULCH AREAS. THE HERBICIDE ACTIVE INGREDIENTS SHALL BE SUITABLE FOR CONTROL OF ANNUAL AND PERENNIAL BROADLEAF WEEDS AND GRASSES. THE HERBICIDE SHALL BE APPLIED BY HAND. MANUFACTURER RECOMMENDATIONS FOR APPLICATION METHOD, TIMING AND APPLICATION RATE SHALL BE STRICTLY ADHERED TO.

LANDSCAPE SCHEDULE:

| PLANT SCHEDULE                                                                        |         |     |                                             |                                                                    |                                  |
|---------------------------------------------------------------------------------------|---------|-----|---------------------------------------------|--------------------------------------------------------------------|----------------------------------|
| SYMBOL                                                                                | CODE    | QTY | BOTANICAL / COMMON NAME                     | REMARKS                                                            |                                  |
| TREES                                                                                 |         |     |                                             |                                                                    |                                  |
|  | ILE COM | 19  | Ilex cassine / Dahoon Holly                 | 1.5" CAL., 9' HT. x 3' SPD., FLORIDA NO. 1                         |                                  |
|  | ILE VOM | 19  | Ilex vomitoria / Yaupon Holly               | 1.5" CAL., 8' HT. x 3' SPD., FLORIDA NO. 1                         |                                  |
|  | MAG GRA | 11  | Magnolia grandiflora / Southern Magnolia    | 2" CAL., 10-12' HT. x 2-3' SPD., FLORIDA NO. 1                     |                                  |
|  | PIN ELL | 13  | Pinus elliotii / Slash Pine                 | 3.5" CAL., 12-14' HT. x 3-5' SPD., FLORIDA NO. 1, TREE REPLACEMENT |                                  |
|  | QUE V12 | 6   | Quercus virginiana / Southern Live Oak      | 3.5" CAL., 14' HT. x 5' SPD., FLORIDA NO. 1 TREE REPLACEMENT       |                                  |
|  | QUE VIR | 13  | Quercus virginiana / Southern Live Oak      | 2" CAL., 8-10' HT. x 3-5' SPD., FLORIDA NO. 1                      |                                  |
| SHRUBS                                                                                |         |     |                                             |                                                                    |                                  |
|  | POD MAC | 20  | Podocarpus macrophyllus / Yew Podocarpus    | 36" HT. x 24" FULL TO POT                                          |                                  |
|  | VIB OBO | 83  | Viburnum obovatum / Walter's Viburnum       | 24" HT. x 18" SPD., FULL TO POT                                    |                                  |
|  | VIB SUS | 183 | Viburnum suspensum / Sandankwa Viburnum     | 24" HT. x 18" SPD., FULL TO POT                                    |                                  |
|  | ZAM FLO | 5   | Zamia floridana / Florida Coontie           | 24" HT. x 24" SPD., FULL TO POT                                    |                                  |
| SYMBOL                                                                                | CODE    | QTY | BOTANICAL / COMMON NAME                     | SPACING                                                            | REMARKS                          |
| SHRUB AREAS                                                                           |         |     |                                             |                                                                    |                                  |
|  | ILX NAN | 236 | Ilex vomitoria 'Nana' / Dwarf Yaupon Holly  | 30" o.c.                                                           | 12" HT. x 12" SPD., FULL TO POT  |
| GROUND COVERS                                                                         |         |     |                                             |                                                                    |                                  |
|  | TRA ASI | 960 | Trachelospermum asiaticum / Asiatic Jasmine | 18" o.c.                                                           | 6" HT., 3-5 RUNNERS, FULL TO POT |

FREDDY'S STEAKBURGERS  
MOUNT DORA, FLORIDA

FFC OF CENTRAL FLORIDA



| REVISION |      | DESCRIPTION |  |  |  |  |  |  |  |
|----------|------|-------------|--|--|--|--|--|--|--|
| NO       | DATE |             |  |  |  |  |  |  |  |
|          |      |             |  |  |  |  |  |  |  |
|          |      |             |  |  |  |  |  |  |  |
|          |      |             |  |  |  |  |  |  |  |
|          |      |             |  |  |  |  |  |  |  |
|          |      |             |  |  |  |  |  |  |  |

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

LAURA M. DUPLAIN 6667408  
NAME PLA LICENSE NO.  
11/19/2024  
DATE

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.

CA 3380 & LC 26000645 FL  
FIRM OR BUSINESS NO. STATE

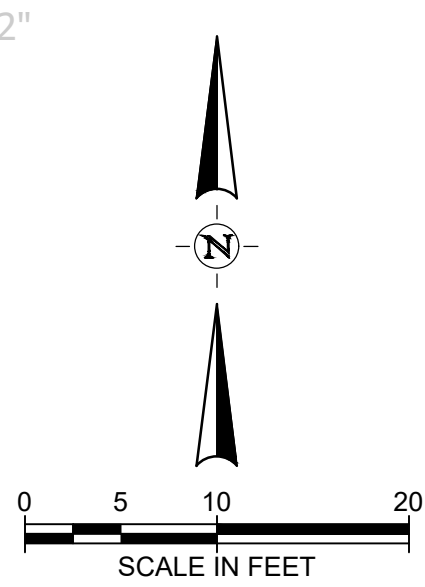
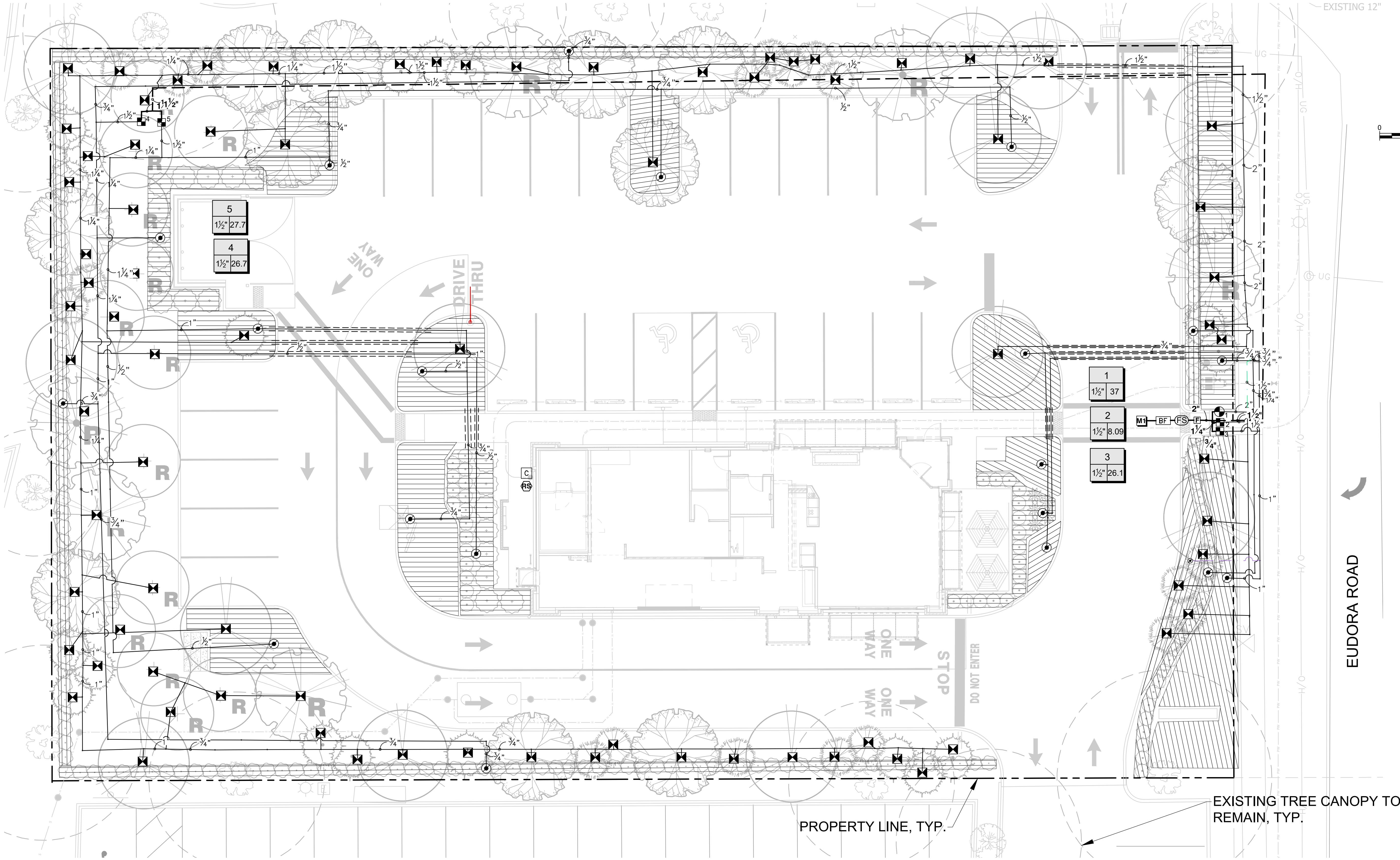
PROJECT NO.: 57565.001  
ISSUED: JUNE 2024  
DRAWN BY: SG  
CHECKED BY: LMD  
SCALE: N.T.S.  
SHEET TITLE:

LANDSCAPE  
NOTES

LP501



FILE NAME: A:\57000a\57565001\LA CAD\DL BASE-IRRI-57565.001.dwg DATE: November 19, 2024, TIME: 9:00 AM, USER: ah5043



IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                       | SYMBOL | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                           |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | Hunter PCB-R Flood Bubbler, 1/2in. FIPT. With Purple Cap for Reclaimed Water Use. 2 Bubblers @ 0.25 GPM each per tree.                                                                                                                                                                               |        | Hunter ICV-G-R 1.5in. Plastic Electric Remote Control Valves, Angle Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Reclaimed Water ID, Purple Handle. |
|        | Hunter ICZ-151-XL-40 (2) Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet                                                               |        | Febco 825Y 1" Reduced Pressure Backflow Preventer                                                                                                                                        |
|        | Pipe Transition Point above grade<br>Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.                                                                                                                                                                   |        | Hunter I2C-0800-M 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Metal Cabinet.                                                                               |
|        | Area to Receive Dripline<br>Hunter HDL-09-12-R HDL-09-12-R: Hunter Dripline with 0.9 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. |        | Hunter RFC Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.                                                                                    |
|        |                                                                                                                                                                                                                                                                                                      |        | Hunter HFS-100 Flow Sensor for use with ACC controller, 1in. Schedule 40 Sensor Body, 24 VAC, 2 amp.                                                                                     |
|        |                                                                                                                                                                                                                                                                                                      |        | Filter and Regulator Combo Kit. 1in. MPT inlet x 3/4in. FPT outlet filter with 150 mesh stainless steel screen. Pressure regulated at 25 PSI.                                            |
|        |                                                                                                                                                                                                                                                                                                      |        | Water Meter 1" Reclaim                                                                                                                                                                   |

EXISTING TREES:

CONTRACTOR TO AVOID WORKING WITHIN EXISTING TREE DRIP LINE IF POSSIBLE. ALL WORK WITHIN EXISTING TREE DRIP LINE SHALL BE DONE USING HAND TOOLS ONLY. CONTRACTOR TO KEEP ROOT DISTURBANCE TO A MINIMUM.

IMPORTANT:

- IRRIGATION DESIGN TO MEET CITY OF MOUNT DORA IRRIGATION STANDARDS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP A CLEAN SET OF AS-BUILT DRAWINGS ON SITE DURING THE INSTALLATION OF THIS SYSTEM. AS-BUILT DRAWINGS MUST BE UPDATED DAILY AND PROVIDED TO THE OWNERS REPRESENTATIVE PRIOR TO FINAL PAYMENT.
- ALL PRESSURES AND FLOWS SHALL BE ADEQUATE FOR THE COMPLETION OF THIS PROJECT.
- IRRIGATION ZONES SHALL BE DIVIDED INTO DRIP, SPRAY, ANNUAL/PLANTER, AND TREE BUBBLER ZONES. IRRIGATION TYPES MAY NOT OVERLAP.

CITY OF MOUNT DORA IRRIGATION NOTE

ALL INSTALLED IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE IRRIGATION APPROPRIATE TO MEET THE NEEDS OF THE LANDSCAPE AREA TO BE SERVED. IN EVALUATING IRRIGATION PLANS, THE PRIMARY CONSIDERATION SHALL BE WATER CONSERVATION. IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE THE MINIMUM IRRIGATION NECESSARY TO ENSURE SURVIVAL OF THE PLANT MATERIAL AND SHALL BE DESIGNED TO AVOID RUNOFF AND PROMOTE OPTIMAL PERCOLATION. THE PROPERTY OWNER OR APPLICANT SHOULD ALSO SEE THE IRRIGATION PLAN REQUIREMENTS IN SECTION 14.07.05 A.2.J.(1) - IRRIGATION PLAN.

- THE USE OF A TEMPORARY IRRIGATION SYSTEM THAT CAN BE REMOVED FOLLOWING ESTABLISHMENT OF VEGETATION IS THE PREFERRED METHOD OF IRRIGATION AND PERMANENT INSTALLED IRRIGATION SYSTEMS ARE DISCOURAGED.
- LANDSCAPE IRRIGATION SHALL COMPLY WITH THE APPLICABLE WATER USE PERMITS, RULES, AND WATER SHORTAGE ORDERS OF THE WATER MANAGEMENT DISTRICT WHERE THE IRRIGATION WILL OCCUR.
- TO CONSERVE POTABLE WATER, RECLAIMED WATER, STORM WATER PONDS, WATER RECYCLING SYSTEMS, AND WATER COLLECTED FROM CISTERNS SHALL BE ENCOURAGED FOR LANDSCAPE IRRIGATION. WATER IF THE WATER QUALITY WILL MEET THE NEEDS OF THE LANDSCAPE. SUCH USE MUST COMPLY WITH THE APPLICABLE WATER USE PERMITS, RULES AND WATER SHORTAGE ORDERS OF THE WATER MANAGEMENT DISTRICT WHERE THE LANDSCAPE IRRIGATION WILL OCCUR. DEVELOPMENTS SEEKING TO USE WATER FROM RETENTION PONDS OR NATURAL LAKES FOR LANDSCAPE IRRIGATION SHALL COMPLY WITH ALL APPLICABLE WATER USE PERMITS, RULES AND WATER SHORTAGE ORDER OF THE WATER MANAGEMENT DISTRICT WHERE THE LANDSCAPE IRRIGATION WILL OCCUR.

IRRIGATION DESIGN STANDARDS:

ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OF THE FOLLOWING STANDARDS:

- FLORIDA WATER STAR PROGRAM; OR
- ADHERE TO SEC. 9.01.05 E.2.b)

IRRIGATION CERTIFICATION:

WITHIN 30 DAYS OF ANY IRRIGATION SYSTEM INSTALLED PURSUANT TO THIS SECTION, THE PROPERTY OWNER SHALL SUBMIT TO THE COUNTY WRITTEN CERTIFICATION FROM THE FLORIDA WATER STAR INSPECTOR, LICENSED IRRIGATION CONTRACTOR OR LICENSED LANDSCAPE PROFESSIONAL THAT THE IRRIGATION SYSTEM ON THE PROPERTY MEETS THE REQUIREMENTS OF THIS SECTION, EXCEPT THAT THE OWNER, ACTING AS THE OWNER/BUILDER MAY CERTIFY THE IRRIGATION SYSTEM AS MEETING THE REQUIREMENTS HEREIN. ALL PROPERTIES SUBJECT TO SUCH CERTIFICATION MAY BE INSPECTED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.

Call Before You Dig

Call **Sunshine State One Call**, at **811** or **800-432-4770**, two full days before digging in any easement, right-of-way or permitted use area.

FREDDY'S STEAKBURGERS  
MOUNT DORA, FLORIDA

FFC OF CENTRAL FLORIDA



LAURA M. DUPLAIN  
TAMPA, FLORIDA 33602  
TEL: (813) 920-4500

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |

THE SEAL, ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
LAURA M. DUPLAIN 6667408  
NAME PLA LICENSE NO.  
11/19/2024  
DATE  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF ASSOCIATES, INC.  
CA 3380 & LC 26000645 FL  
FIRM OR BUSINESS NO. STATE

PROJECT NO.: 57565.001

ISSUED: JUNE 2024

DRAWN BY: SG

CHECKED BY: LMD

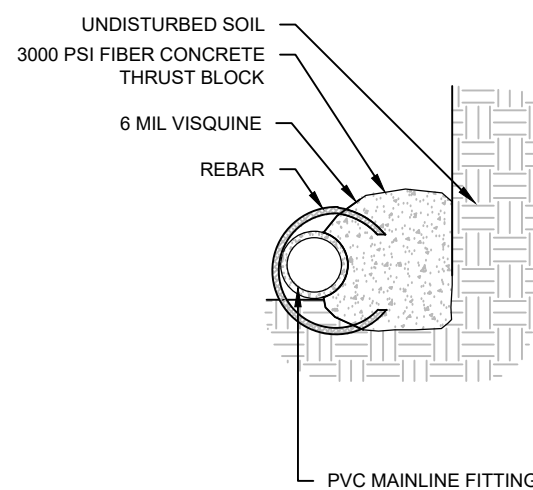
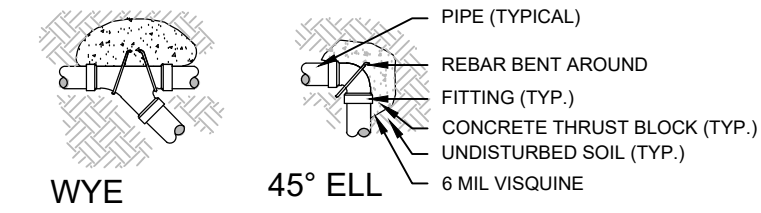
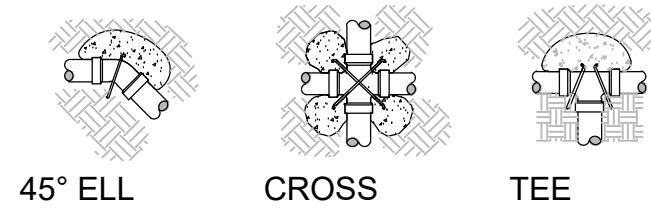
SCALE: N.T.S.

SHEET TITLE:

IRRIGATION  
PLAN

LI100



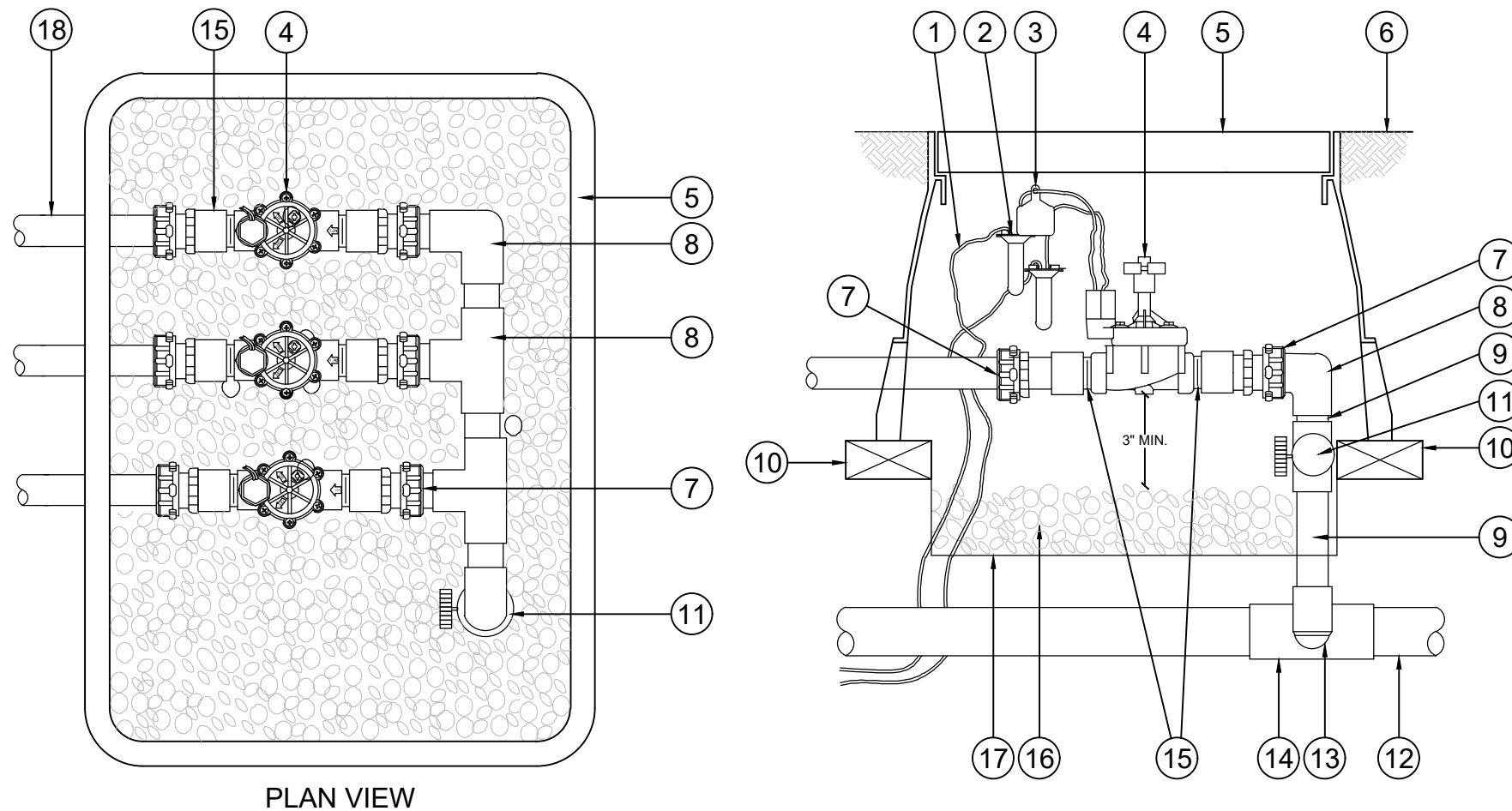


NOTES:

- SUPPLY LINES 2.0 INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS AS SPECIFIED HEREIN & AS APPLICABLE.
- ALL CONCRETE TO BE 2800 PSI OR STRONGER.
- ALL REBAR SHALL BE RUST-FREE.
- FITTINGS TO BE WRAPPED IN VISQUIEN BEFORE POURING THE THRUST BLOCK.
- CONCRETE IS NOT TO INCREASE THE IRRIGATION MAINLINE.

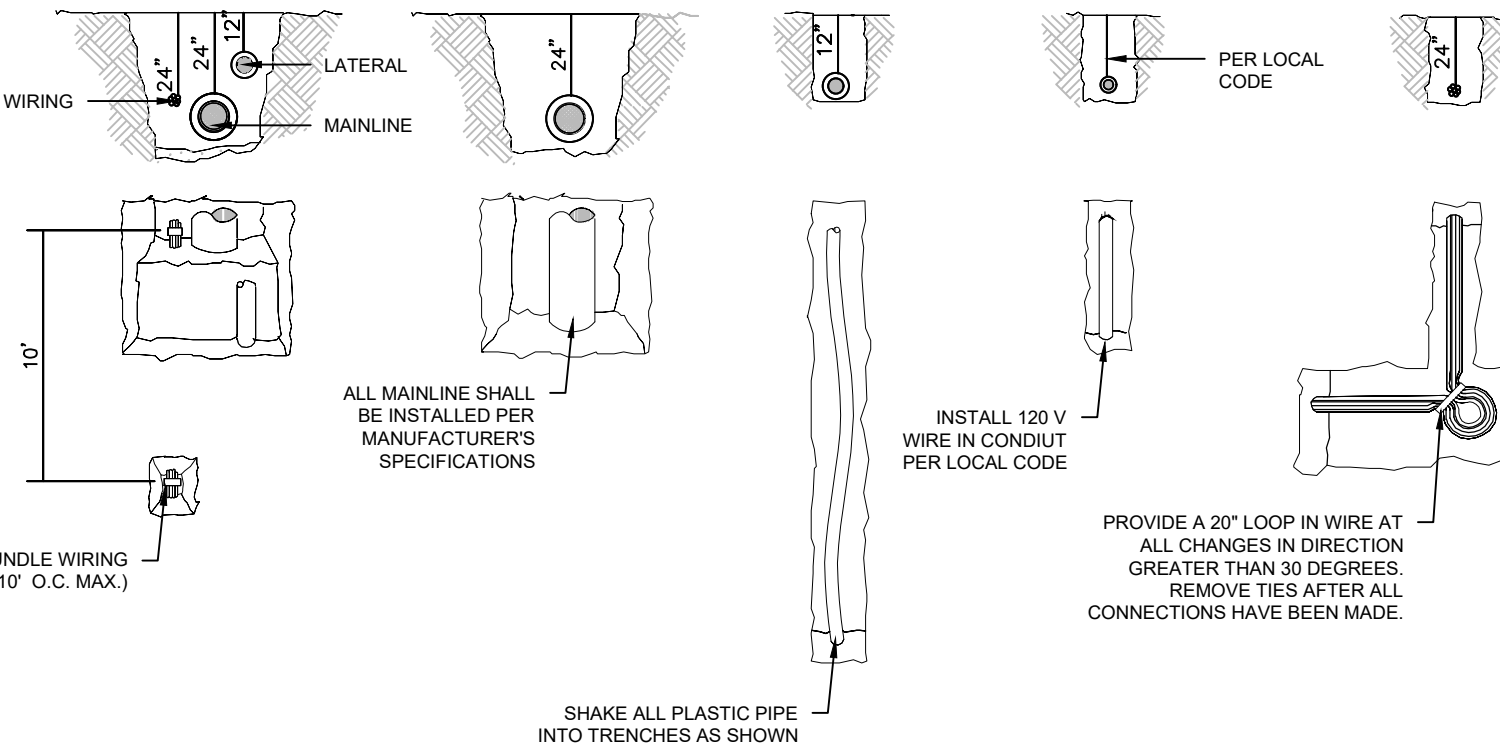
A TYPICAL THRUST BLOCKING DETAILS  
SCALE: N.T.S.

- 6-FOOT LINEAR LENGTH OF WIRE COILED
- WATERPROOF CONNECTION
- ZONE ID TAG
- CONTROL VALVE:
- VALVE BOX
- FINISH GRADE/TOP OF MULCH
- PVC UNION
- PVC SCH 40 ELL OR TEE
- PVC SCH 80 NIPPLE
- BRICK (1 OF 4)
- PVC BALL VALVE
- PVC MAINLINE PIPE
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- PVC SCH 40 OR MEGALUG TEE OR ELL AS REQUIRED
- PVC SCH 40 MALE ADAPTER
- 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- MIRAFI 140NC GEOTEXTILE FABRIC
- PVC LATERAL PIPE



D TYPICAL VALVE MANIFOLD (BUBBLERS)  
SCALE: N.T.S.

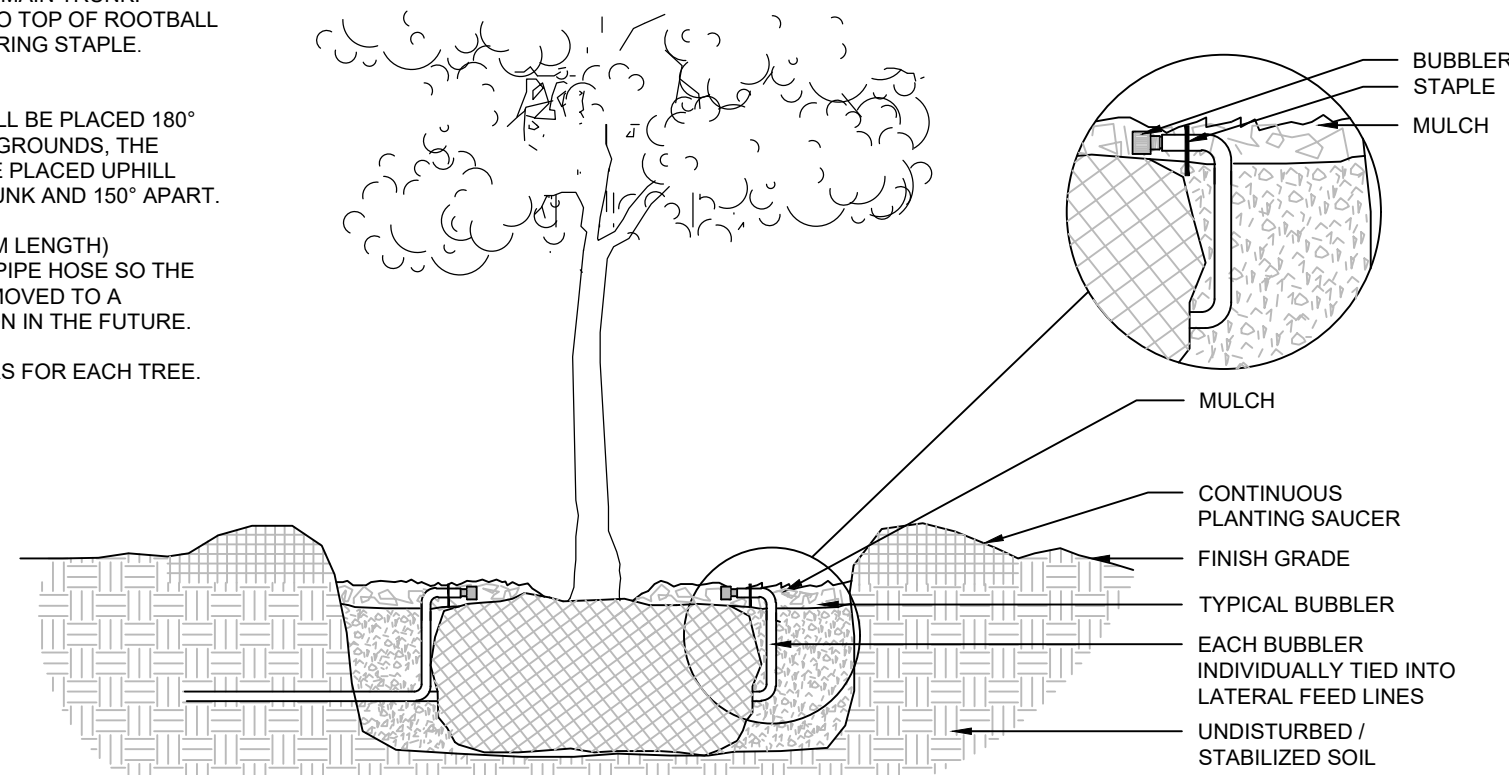
MAIN SUPPLY, LATERAL AND WIRING



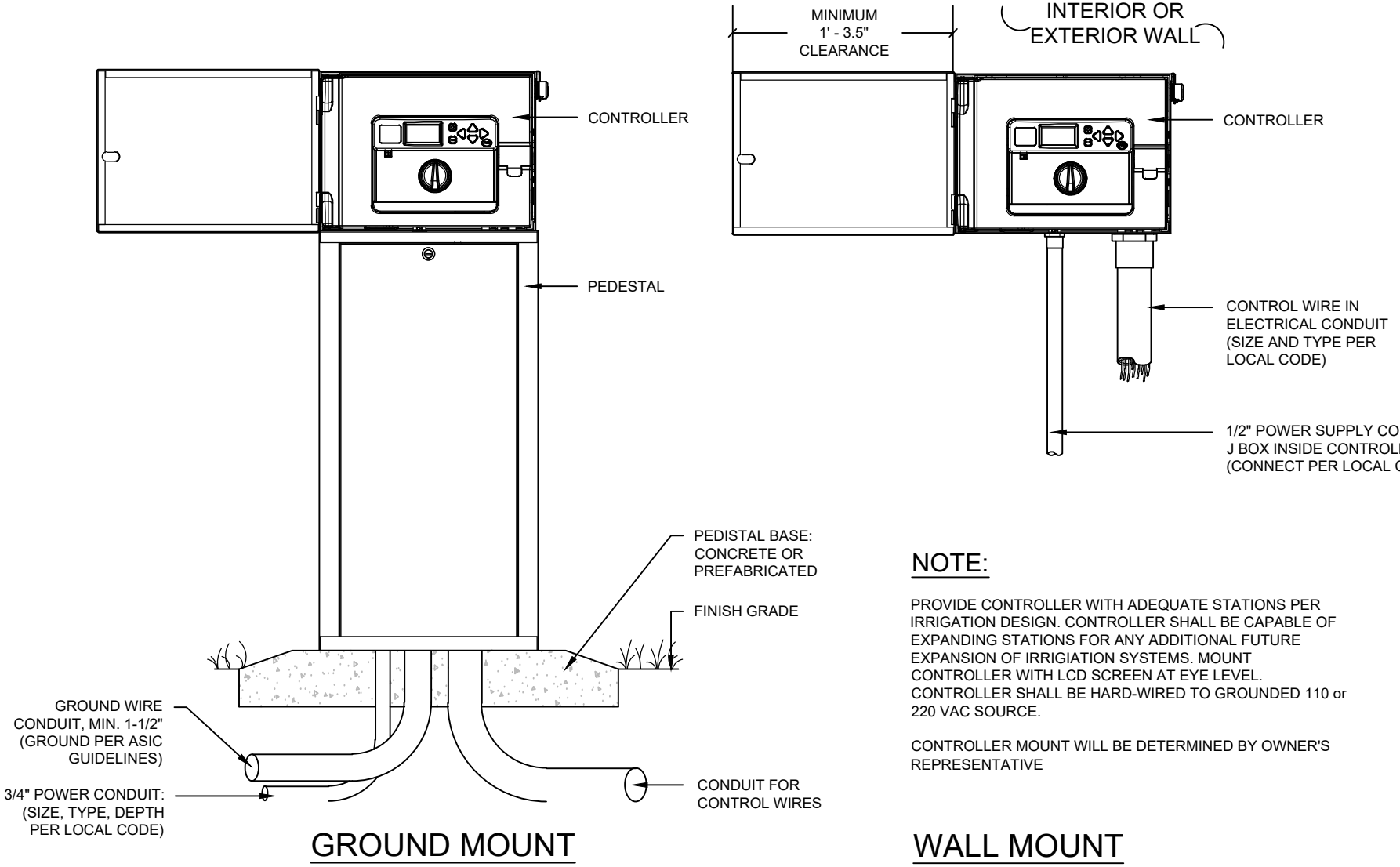
G TYPICAL TRENCH DETAIL  
SCALE: N.T.S.

NOTES:

- BUBBLERS ARE TO BE PLACED AT THE MIDPOINT BETWEEN THE EDGE OF THE ROOTBALL AND THE MAIN TRUNK. SECURE BUBBLER TO TOP OF ROOTBALL WITH A SOIL ANCHORING STAPLE.
- THE BUBBLERS SHALL BE PLACED 180° APART. IN SLOPING GROUNDS, THE BUBBLERS SHALL BE PLACED UPHILL FROM THE TREE TRUNK AND 150° APART.
- PROVIDE (5' MINIMUM LENGTH) SUFFICIENT FUNNY PIPE HOSE SO THE BUBBLERS CAN BE MOVED TO A DIFFERENT LOCATION IN THE FUTURE.
- PROVIDE 2 BUBBLERS FOR EACH TREE.

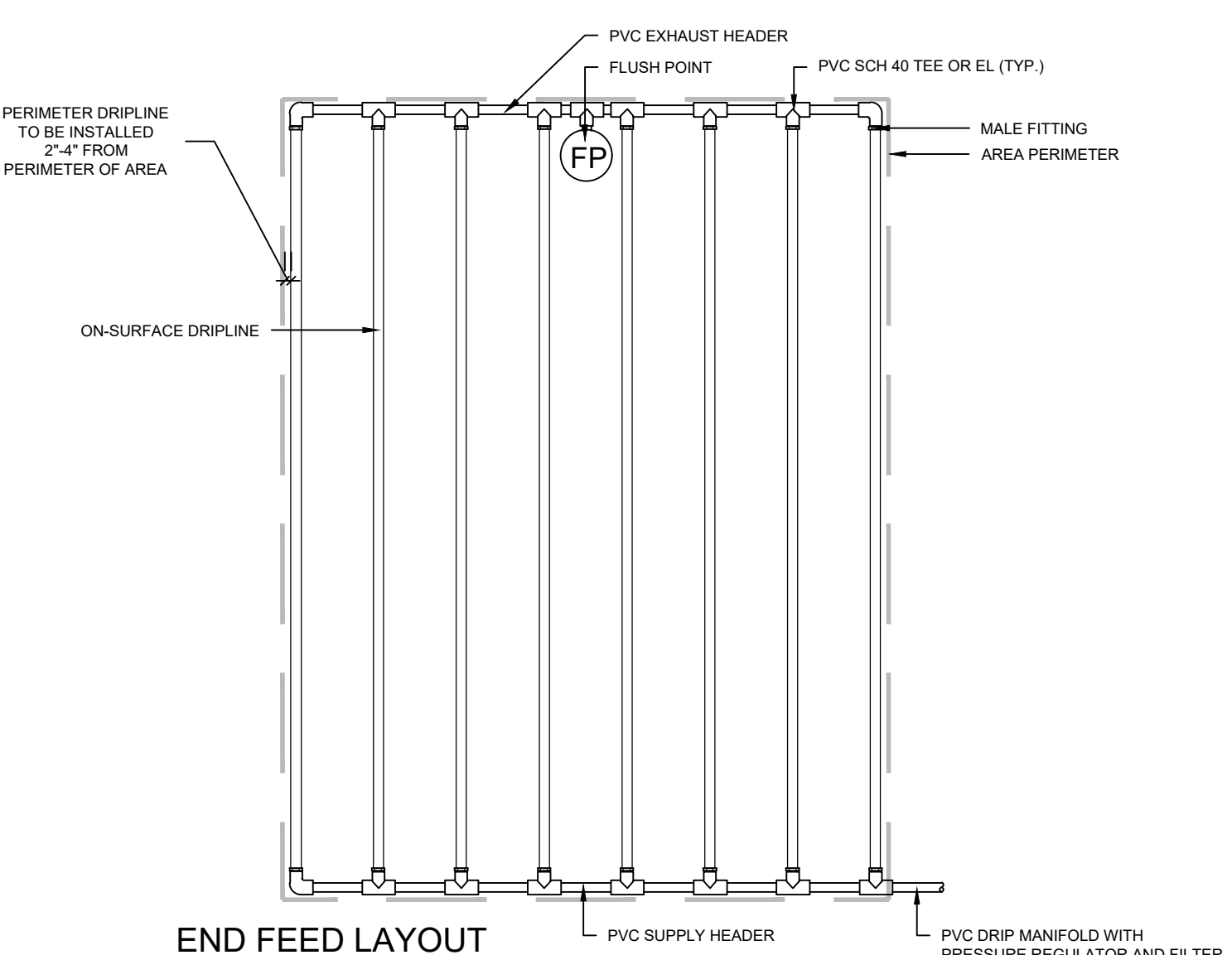
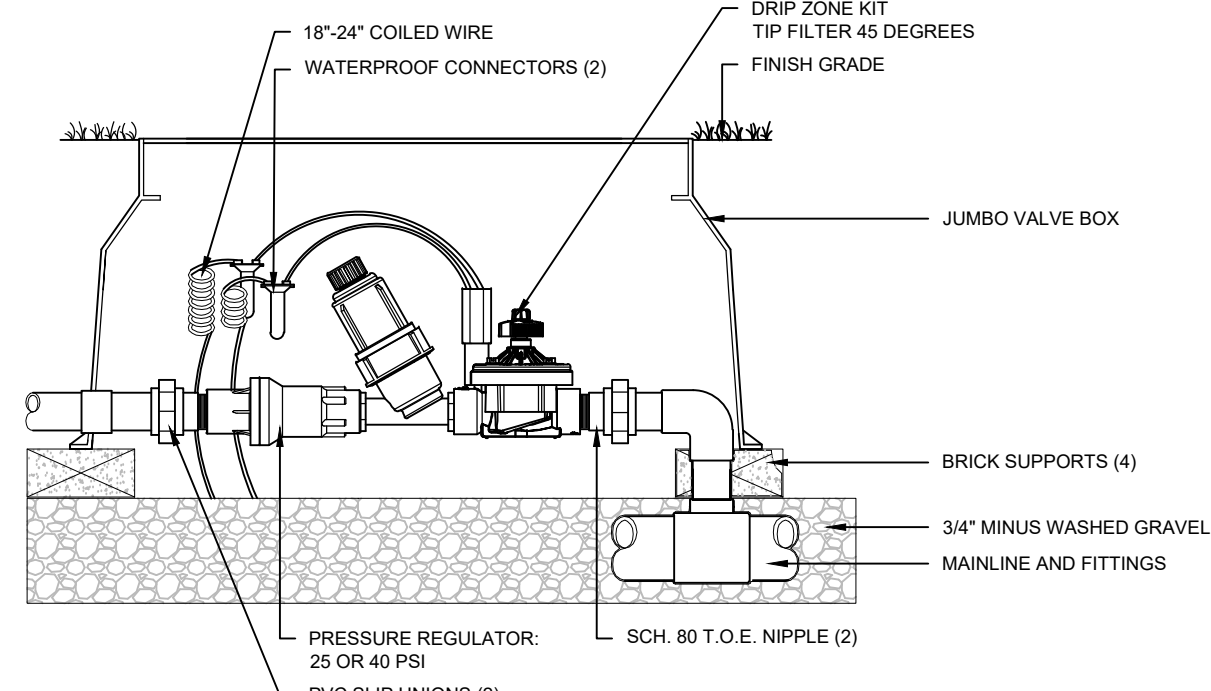


B TYPICAL BUBBLER DETAIL  
SCALE: N.T.S.

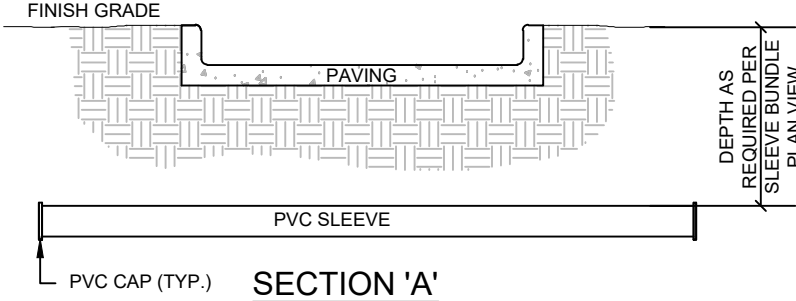


E TYPICAL CONTROLLER  
SCALE: N.T.S.

C TYPICAL VALVE (DRIP)  
SCALE: N.T.S.



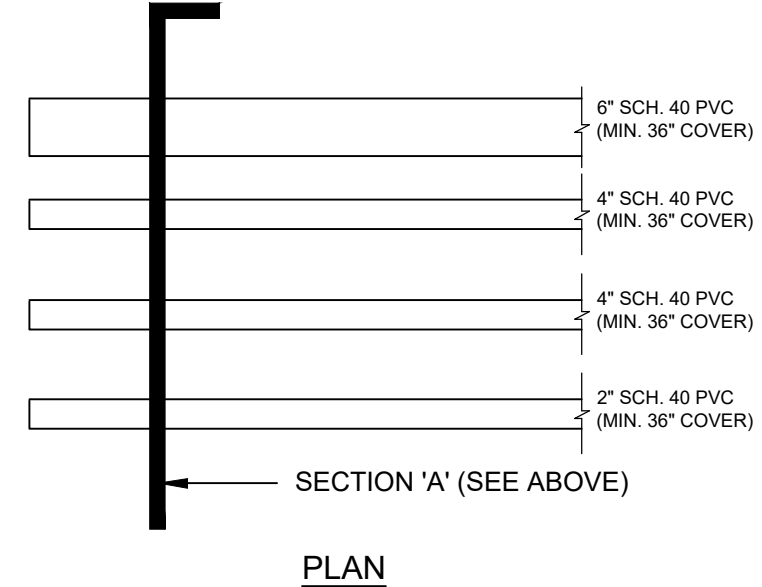
F TYPICAL DRIPLINE LAYOUT  
SCALE: N.T.S.



NOTES:

- TO FACILITATE FUTURE CABLE INSTALLATION, CONDUITS ARE PLACED AS STRAIGHT AS POSSIBLE WITHIN THE TRENCH.
- WHERE CONDUIT BREAKS ARE ANTICIPATED (I.E. AT ROAD CROSSINGS WITH MEDIAN ACCESS) THE ENTIRE LENGTH SHALL BE INSTALLED AS ONE UNIT AND THEN THE BREAK SHALL BE CUT AND REMOVED.
- SLEEVING SHALL EXTEND A MINIMUM OF 24" BEYOND EDGE OF PAVEMENT.
- THE LOCATION OF SLEEVE ENDS SHALL BE RECORDED USING TWO PERMANENT REFERENCE POINTS AND THE APPROXIMATE DEPTH BELOW FINISH GRADE.
- CONDUITS SHALL BE INSTALLED WITH CLEAN (BARB FREE) ENDS AND FREE OF CRACKING AND OTHER DAMAGE.
- CONTRACTOR TO REFER TO IRRIGATION PLANS FOR SLEEVE SIZE, QUANTITY AND LOCATION.

H SLEEVE BUNDLE  
SCALE: N.T.S.



\*REQUIRED CONDUIT SIZES FOR NON STANDARD SLEEVE BUNDLES.

PIPE SIZE TABLE

| IRRIGATION ZONE DEMAND<br>GALLONS PER MINUTE (GPM) | MINIMUM PIPE SIZE |
|----------------------------------------------------|-------------------|
| 5-10                                               | 3/4"              |
| 11-15                                              | 1"                |
| 16-25                                              | 1-1/4"            |
| 26-32                                              | 1-1/2"            |
| 33-52                                              | 2"                |
| 53-75                                              | 2-1/2"            |
| 76-110                                             | 3"                |

REFER TO EACH IRRIGATION ZONE ON PLAN DRAWINGS FOR ZONE GPM  
ALL PIPE SHALL BE SIZED SO AS NOT TO EXCEED 5 FPS

I PIPE SIZE TABLE  
SCALE: N.T.S.

FREDDY'S STEAKBURGERS  
MOUNT DORA, FLORIDA

FFC OF CENTRAL FLORIDA



| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |
|              |      |             |

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
LAURA M. DUPLAIN 6667408  
NAME PLA LICENSE NO.  
DATE 11/19/2024  
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF ASSOCIATES, INC.  
CA 3380 & LC 26000645 FL  
FIRM OR BUSINESS NO. STATE

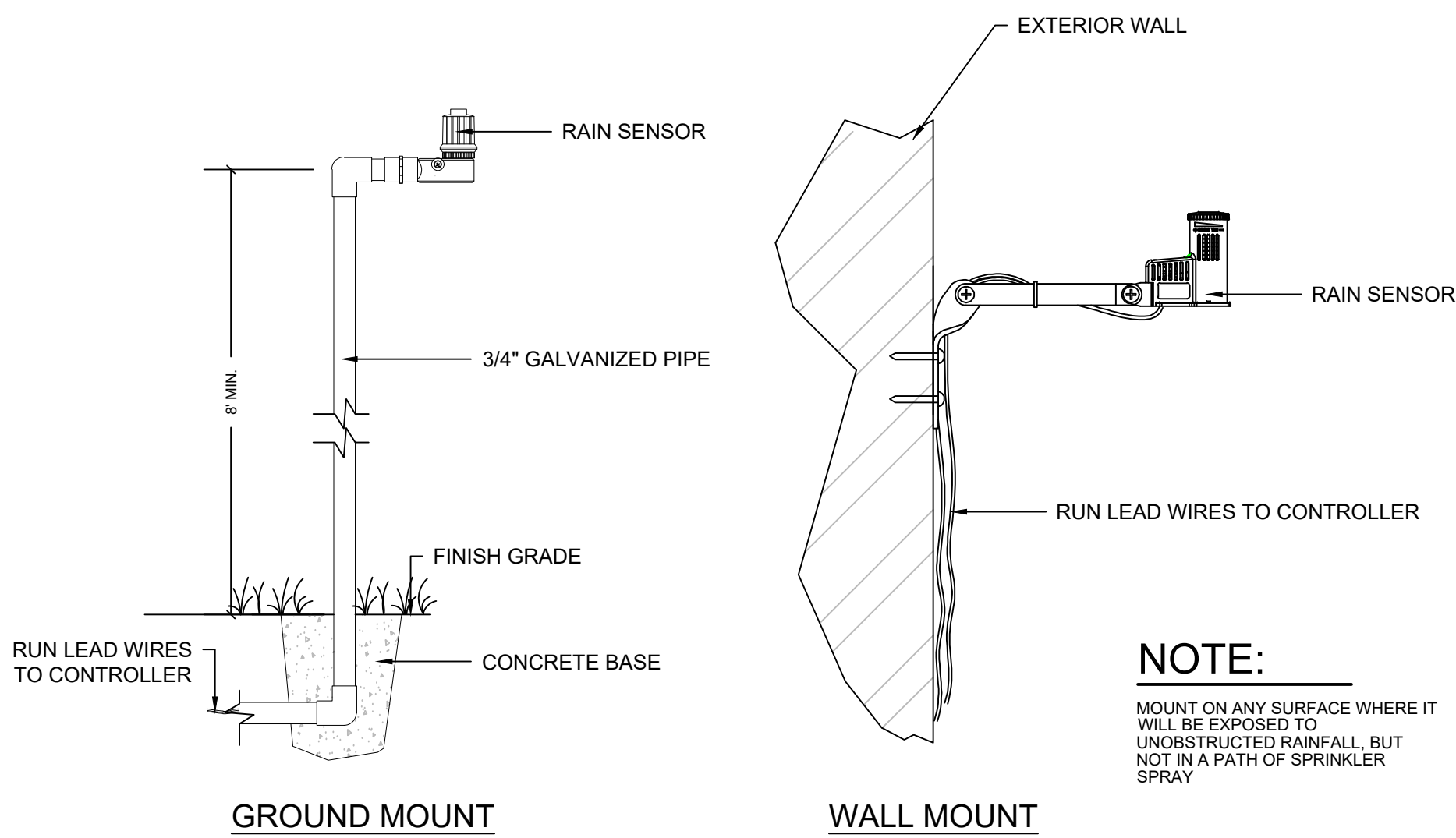
PROJECT NO.: 57565.001  
ISSUED: JUNE 2024  
DRAWN BY: SG  
CHECKED BY: LMD  
SCALE: N.T.S.  
SHEET TITLE:

IRRIGATION  
DETAILS

LI500



FILE NAME: A:\57000s\57565\001\LACADD\L\_BASE-IRRL\57565.001.dwg DATE: November 19, 2024, TIME: 9:00 AM, USER: ah5043



**K** TYPICAL RAIN SENSOR  
SCALE: N.T.S.  
(OR APPROVED EQUAL)

VALVE SCHEDULE

| NUMBER | MODEL                    | SIZE   | TYPE              | GPM   | PSI  | PSI @ POC | PRECIP    |
|--------|--------------------------|--------|-------------------|-------|------|-----------|-----------|
| 1      | Hunter ICV-G-R           | 1-1/2" | Bubbler           | 37    | 33.1 |           | 1.72 in/h |
| 2      | Hunter ICZ-151-XL-40 (2) | 1-1/2" | Area for Dripline | 8.09  | 24.5 |           | 1.44 in/h |
| 3      | Hunter ICZ-151-XL-40 (2) | 1-1/2" | Area for Dripline | 26.1  | 25.5 |           | 1.45 in/h |
| 4      | Hunter ICZ-151-XL-40 (2) | 1-1/2" | Area for Dripline | 26.67 | 33.3 |           | 1.44 in/h |
| 5      | Hunter ICZ-151-XL-40 (2) | 1-1/2" | Area for Dripline | 27.7  | 30.8 |           | 1.44 in/h |

CRITICAL ANALYSIS

Generated: 2024-10-21 07:25

P.O.C. NUMBER: 01  
Water Source Information: Reclaim

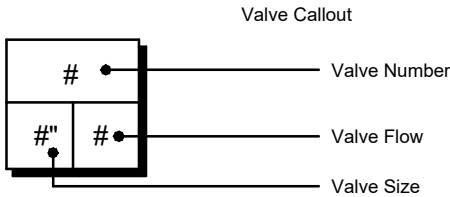
FLOW AVAILABLE  
Water Meter Size: 1"  
Flow Available: 45 GPM

PRESSURE AVAILABLE  
Static Pressure at POC: 65 PSI  
Elevation Change: 5.00 ft  
Service Line Size: 8"  
Length of Service Line: 20 ft  
Pressure Available: 63 PSI

DESIGN ANALYSIS  
Maximum Station Flow: 36 GPM  
Flow Available at POC: 45 GPM  
Residual Flow Available: 9 GPM

Critical Station: 1  
Design Pressure: 15 PSI  
Friction Loss: 15.7 PSI  
Fittings Loss: 0.78 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 1.64 PSI  
Pressure Req. at Critical Station: 34.5 PSI  
Loss for Fittings: 0.01 PSI  
Loss for Main Line: 0.15 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 10.4 PSI  
Loss for Water Meter: 7.8 PSI  
Critical Station Pressure at POC: 52.9 PSI  
Pressure Available: 63 PSI  
Residual Pressure Available: 10.1 PSI

| IRRIGATION_SCHEDULE |                                                                                                                                                                                                                                                                                                         |            |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                          | QTY        |
|                     | Hunter PCB-R<br>Flood Bubbler, 1/2in. FIPT. With Purple Cap for Reclaimed Water Use. 2 Bubbler @ 0.25 GPM each per tree.                                                                                                                                                                                | 162        |
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                          | QTY        |
|                     | Hunter ICZ-151-XL-40 (2)<br>Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2in. inlet x single 2in. outlet                                                               | 4          |
|                     | Pipe Transition Point above grade<br>Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.                                                                                                                                                                      | 21         |
|                     | Area to Receive Dripline<br>Hunter HDL-09-12-R<br>HDL-09-12-R: Hunter Dripline with 0.9 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. | 5,758 s.f. |
| SYMBOL              | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                                                                                                          |            |
|                     | Hunter ICV-G-R<br>1.5 in. Plastic Electric Remote Control Valves, Angle Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Reclaimed Water ID, Purple Handle.                                                                                                            |            |
|                     | Febcu 825Y 1"<br>Reduced Pressure Backflow Preventer                                                                                                                                                                                                                                                    |            |
|                     | Hunter I2C-0800-M<br>8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Metal Cabinet.                                                                                                                                                                                           |            |
|                     | Hunter RFC<br>Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.                                                                                                                                                                                                |            |
|                     | Hunter HFS-100<br>Flow Sensor for use with ACC controller, 1in. Schedule 40 Sensor Body, 24 VAC, 2 amp.                                                                                                                                                                                                 |            |
|                     | Hunter HFR-100-075-25<br>Filter and Regulator Combo Kit. 1in. MPT inlet x 3/4in. FPT outlet filter with 150 mesh stainless steel screen. Pressure regulated at 25 PSI.                                                                                                                                  |            |
|                     | Water Meter 1"<br>Reclaim                                                                                                                                                                                                                                                                               |            |
|                     | Irrigation Lateral Line: PVC Schedule 40                                                                                                                                                                                                                                                                |            |
|                     | Irrigation Lateral Line: PVC Class 200                                                                                                                                                                                                                                                                  |            |
|                     | Irrigation Mainline: PVC Class 200 SDR 21                                                                                                                                                                                                                                                               |            |
|                     | Pipe Sleeve: PVC Schedule 40<br>Sleeves at each crossing to be 2 sizes larger than the pipe to be installed in the sleeve. sleeves shall extend 24" beyond curb and be capped.                                                                                                                          |            |



GENERAL IRRIGATION NOTES:

- SCOPE OF WORK: THE WORK CONSISTS OF THE PREPARATION OF DESIGN DOCUMENTS AND INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, PERMITS, MATERIALS, AND THE PERFORMANCE OF ALL OPERATIONS IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. IT SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND GALVANIZED STEEL PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, RAIN / MOISTURE SENSING DEVICES, PRESSURE RELIEF VALVES, CHECK VALVES, VALVE ACCESS BOXES, SPRINKLER HEADS, ELECTRIC CONTROLLERS, FLOAT SWITCHES, ELECTRIC WIRE, PUMPS, PUMP INTAKE AND SUCTION SYSTEM, NECESSARY MOTOR STARTERS, RELAYS, ETC. AS CALLED FOR IN THESE SPECIFICATIONS, OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM.
- POINT OF CONNECTION SHALL BE A RECLAIM WATER METER, SPECIFIC LOCATION TO BE IDENTIFIED BY OWNER'S REPRESENTATIVE.
- LIMITS OF IRRIGATION: PROVIDE 100% COVERAGE OF ALL PREPARED PLANTING BEDS AS SHOWN ON THE DRAWINGS WITH TREES, SHRUBS, AND GROUNDCOVERS. TREES ISOLATED IN LAWN AREAS SHALL BE PROVIDED WITH A BUBBLER AND ZONED INDEPENDENTLY. SOD AND/OR SEEDED AREAS AS IDENTIFIED IN PLANTING PLANS ARE INTENDED TO BE PROVIDED WITH 100% IRRIGATION COVERAGE.
- IRRIGATION TO MEET PLANT CITY IRRIGATION STANDARDS AS WELL AS ANY OTHER APPLICABLE MUNICIPAL AND STATE LAWS AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK. THESE LAWS, RULES, AND REGULATIONS ARE HEREBY INCORPORATED INTO, AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION SUBCONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE-MENTIONED RULES, REGULATIONS OR REQUIREMENTS, AND SHOULD A CONFLICT OCCUR, THE RULES OR REQUIREMENTS OF THE GOVERNING CODE SHALL BE ADHERED TO. HOWEVER, WHEN THESE SPECIFICATIONS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE, THESE SPECIFICATIONS AND/OR APPROVED DRAWINGS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF SAID RULES, REGULATIONS OR CODES.
- ANY PERMITS FOR THE INSTALLATION OR CONSTRUCTION OF ANY OF THE WORK INCLUDED UNDER THIS CONTRACT, WHICH ARE REQUIRED BY ANY OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION, SHALL BE OBTAINED AND PAID FOR BY THE IRRIGATION SUBCONTRACTOR. PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON SITE, COPIES OF PERMIT SHALL BE SENT TO OWNER'S REPRESENTATIVE.
- DESIGN PLANS: THE LANDSCAPE IRRIGATION SUBCONTRACTOR SHALL SUBMIT DESIGN DRAWINGS FOR REVIEW AND APPROVAL 35 DAYS PRIOR TO INSTALLATION. THE R/L DRAWINGS SHALL BE LEGIBLE AND PREPARED AT A SCALE SUITABLE FOR CONSTRUCTION. PLANS SHALL INCLUDE LEGEND, WATER SOURCE, POINT(S) OF CONNECTION, DESIGN OPERATING PRESSURE, AND FLOW RATE PER ZONE, AVERAGE APPLICATION RATE PER ZONE IN GALLONS PER MINUTE, WATERING SCHEDULE, LOCATION OF PIPE AND SLEEVES WITH SIZES INDICATED, CONTROLLERS, VALVES, SPRINKLERS, BACKFLOW PREVENTION DEVICE, ELECTRICAL SUPPLY, ROADWAYS, SIDEWALKS, STRUCTURES AND OTHER RELEVANT SITE CONDITIONS.
- PRIOR TO PURCHASING, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PROPOSED MATERIALS INCLUDING BUT NOT LIMITED TO PUMP, WELL, BACKFLOW PREVENTER, CONTROLLER, PIPE, FITTINGS, SLEEVES, VALVES, ETC.
- HEAD PLACEMENT SHOULD ALWAYS BE DONE WHILE TAKING INTO CONSIDERATION:
  - WHAT IS THE BEST FOR THE GROWTH AND MAINTENANCE OF THE PLANT MATERIAL.
  - MAINTAINING A CONSTANT AND EVEN DISTRIBUTION AND PRECIPITATION RATE.
  - THE SPACING BETWEEN HEADS SHALL NOT EXCEED 50% OF THE DIAMETER FOR HEADS SPACED ON A SQUARE PATTERN OR 60% OF THE DIAMETER FOR HEADS SPACED ON A TRIANGULAR PATTERN.
- AUTOMATIC CONTROL TIMER, PUMP/WELL ASSEMBLY, BACKFLOW PREVENTER, AND RAIN SENSOR LOCATIONS TO BE VERIFIED WITH OWNER'S REPRESENTATIVE.
- FIELD ALTERATIONS MADE IN THE IRRIGATION CONTRACT DRAWING MUST BE IN THE BEST INTEREST OF THE PLANT MATERIAL AND LANDSCAPE IRRIGATION SYSTEM. CHANGES MADE BY THE IRRIGATION CONTRACTOR WHICH ARE DEEMED, BY THE OWNER AND/OR OWNER'S REPRESENTATIVE, NOT TO BE IN CONFORMITY WITH THIS CRITERIA WILL BE REMOVED AND REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE. IF A QUESTION SHOULD ARISE AS TO THE BEST WAY TO COMPLETE A FIELD ALTERATION, CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL.
- THE CONTRACTOR SHALL STAKE OUT THE LOCATION OF EACH RUN OF PIPE, DRIP IRRIGATION ARRAYS AND VALVES PRIOR TO TRENCHING. TRENCHES FOR PIPE SHALL BE CUT TO REQUIRED GRADE LINES, AND COMPACTED TO PROVIDE ACCURATE GRADE AND UNIFORM BEARING FOR THE FULL LENGTH OF THE LINE. THE BOTTOM OF TRENCHES SHALL BE FREE OF ROCK OR OTHER SHARP-EDGED OBJECTS. MINIMUM COVER SHALL BE AS FOLLOWS: PRESSURE MAINLINE 24" AT TOP OF THE PIPE TO FINISH GRADE; LATERAL PIPING 12" AT TOP OF PIPE FROM FINISH GRADE; SLEEVING UNDER ROADWAY 36" AT TOP OF PIPE FROM FINISH GRADE.
- THE IRRIGATION AND LANDSCAPE CONTRACTORS SHALL COORDINATE THE PLACEMENT OF THE IRRIGATION EQUIPMENT AND LANDSCAPE MATERIAL WITHIN THE PLANTED AREA. THE IRRIGATION CONTRACTOR SHALL INSTALL HIS MATERIAL AT THE EDGE OF THE PLANTED AREAS AVOIDING PLANTS, ROOT BALLS, LIGHTS, BOLLARDS, FENCES, ETC.
- OPEN CUTS IN ASPHALT AND WALKS ARE NOT PERMITTED. TRENCHES MUST BE PROTECTED FROM VEHICLE AND PEDESTRIAN TRAFFIC AT ALL TIMES. IT WILL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO BARRICADE AND DIVERT TRAFFIC. ALL TRENCHES SHALL BE CLOSED AT THE END OF EACH WORKDAY.
- SLEEVES UNDER ROADWAYS AND SIDEWALKS ARE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND SHALL BE INSTALLED, IF POSSIBLE, PRIOR TO ANY PAVING. SLEEVING DEPTH TO BE A MINIMUM OF 36" FROM TOP OF PIPE TO FINISHED GRADE BELOW ALL ROADWAYS. SLEEVING BENEATH SIDEWALKS SHALL BE LOCATED AND PROVIDED BY THE IRRIGATION CONTRACTOR. SLEEVING SIZES TO BE INSTALLED PER PLANS OR TWO TIMES LARGER THAN THE PIPE TO BE PLACED INSIDE THE SLEEVE, WHICHEVER IS GREATER. SLEEVING MATERIAL TO BE SCHEDULE 40 PVC. SLEEVE ALL WIRE CROSSINGS EITHER IN CONDUIT OR IN SCHEDULE 40 PVC PIPE (IF CONTROL WIRE IS DIRECT BURIAL).
- ALL TRENCHES WITHIN FIFTEEN FEET (15') OF EXISTING TREES TO BE HAND EXCAVATED TO AVOID CONFLICTS WITH TREES.
- NO ROOTS SHALL BE CUT WITHIN A FIFTEEN FOOT (15') RADIUS OF ALL EXISTING TREES. IRRIGATION PIPES AND CONDUIT SHOULD BE DIRECTIONAL BORED WITHIN THIS AREA.
- CONTRACTOR SHALL COORDINATE ELECTRICAL AND WATER REQUIREMENTS AND POINT OF CONNECT WITH OWNER'S REPRESENTATIVE.
- ALL PIPE SHALL BE SIZED SO AS NOT TO EXCEED 5 FPS.
- INITIAL BACKFILL ON PVC LINE SHALL BE PULVERIZED NATIVE SOIL, FREE OF FOREIGN MATTER, SOIL OR SAND WITHIN 4" OF UNDERGROUND PIPING SHALL BE CLEAN. PLANT LOCATIONS SHALL TAKE PRECEDENCE OVER SPRINKLER AND PIPE LOCATIONS. THE CONTRACTOR SHALL COORDINATE THE PLACING OF THE SPECIMEN TREES AND SHRUBS WITH THE ROUTING OF LINES AND FINAL HEAD LOCATIONS.
- RECORD DRAWINGS: AFTER FINAL ACCEPTANCE OF THE COMPLETED INSTALLATION, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF COMPLETE, REPRODUCIBLE, RECORD DRAWINGS FOR SUBMITTAL TO THE OWNER. PLANS SHALL INCLUDE ANY FIELD CHANGES OR DEVIATIONS FROM THE ORIGINAL, APPROVED DESIGN DOCUMENTS WITH TWO SCALED POINTS OF REFERENCE FOR EACH ITEM.
- CONTRACTOR SHALL SUPPLY ZONE MAP, PRECIPITATION RATES, ANY KEYS, OPERATING MANUALS, WARRANTIES, COPY OF THE CONTROLLER SCHEDULE, AND EXACT EQUIPMENT PARTS BREAKOUTS WITH MODEL NUMBERS, ETC. IN A 3-RING BINDER TO OWNER'S REPRESENTATIVE UPON COMPLETION OF THE PROJECT.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC. THE LOCATIONS OF THE EQUIPMENT SHALL BE COORDINATED IN THE FIELD, AND ADJUSTED AS NECESSARY TO AVOID CONFLICTS, AND TO REACT TO FIELD VARIABLES. DUE TO SMALL SCALE OF DRAWINGS, IT IS OFTEN NECESSARY TO SHOW PIPING OR OTHER ELEMENTS OUTSIDE RIGHTS-OF-WAY OR IN PAVEMENT AREAS. THE INSTALLATION OF ALL PIPING AND OTHER EQUIPMENT SHALL BE IN PERVIOUS AREAS AND WITHIN RIGHTS-OF-WAY UNLESS IT IS SPECIFICALLY NOTED TO THE CONTRARY.

ELECTRICAL SUPPORT FOR LANDSCAPE IRRIGATION SYSTEM:

- FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND INCIDENTALS REQUIRED AND INSTALL, PLACE IN OPERATION AND FIELD TEST ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF THE ELECTRICAL FACILITIES REQUIRED FOR CONTROL WIRING FOR THE UNDERGROUND ELECTROMECHANICALLY CONTROLLED IRRIGATION SYSTEM, COMPLETE, AND IN STRICT ACCORDANCE WITH THIS SECTION OF THE SPECIFICATIONS, THE APPLICABLE DRAWINGS, AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT.
- THE CONTROLLERS FOR THE IRRIGATION VALVES SHALL BE INSTALLED AND WIRED, COMPLETE UNDER THIS SECTION. THE ELECTRICAL CONTRACTOR SHALL BRING WIRING AND CONNECTIONS TO A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE FOR THE CONTROL PANEL(S), AND SHALL PROVIDE 110 VOLT CONNECTION FROM THE POWER SOURCE TO THE CONTROLLERS. (THE LOW VOLTAGE CONTROL WIRING SHALL BE RUN UNDERGROUND TO THE RESPECTIVE REMOTE VALVES BY THE IRRIGATION CONTRACTOR).
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING AND VERIFYING THE IRRIGATION CONTROLLERS TO BE OPERATIONAL. THE IRRIGATION CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR PROVIDING A FULLY OPERATIONAL SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE IRRIGATION CONTRACTOR, GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS.
- QUALITY ASSURANCE: ALL WORK SHALL BE PERFORMED BY AN ELECTRICIAN LICENSED IN THE STATE OF FLORIDA AND ALL WORK SHALL COMPLY WITH APPLICABLE NFPA REQUIREMENTS.
- MATERIALS: ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
  - UNDERGROUND CONDUIT: SHALL BE RIGID SCHEDULE 80 PVC, EQUAL TO TYPE 80 HEAVY WALL RIGID PVC-CONDUIT SIZED TO PROVIDE EASY WIRE PULL WITH A MIN. 1 INCH INSIDE DIAMETER. ALL JOINTS SHALL BE SOLVENT WELDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. CONDUIT FITTINGS, ELBOWS, SWEEPS AND CEMENT SHALL BE PRODUCED BY THE SAME MANUFACTURER.
  - CONDUIT FOR 120 AND 277 VOLT CIRCUITS SHALL BE SCHEDULE 80 ELECTRICAL CONDUIT.
  - RIGID METAL CONDUIT: EXPOSED CONDUIT SHALL BE GALVANIZED RIGID METAL CONDUIT INSTALLED WITH CAST METAL FITTINGS.
  - CONDUCTORS FOR LOW VOLTAGE CONTROL CIRCUITS (BELOW 24V): ALL WIRING USED FOR INTERCONNECTING THE AUTOMATIC REMOTE CONTROL VALVES FOR IRRIGATION WITH THE AUTOMATIC CONTROLLERS SHALL BE SINGLE STRANDED OR SOLID COPPER CONDUCTORS WITH TYPE UF, 600 VOLT INSULATION WHICH SHALL BEAR THE UL APPROVAL FOR DIRECT UNDERGROUND BURIAL FEEDER CABLE.
  - INSULATION SHALL BE 4/8 INCH THICK MINIMUM COVERING OF AN APPROVED THERMOPLASTIC COMPOUND FOR POSITIVE WATERPROOF PROTECTION OF SIZE 12 THROUGH AND INCLUDING SIZE 10 AWG.
  - WIRE CONNECTORS: CONNECTIONS TO REMOTE CONTROL IRRIGATION VALVES AND ALL SPLICES IN THE WIRING FOR SUCH VALVES SHALL BE MADE WITH WATERPROOF CONNECTORS AND SEALING CEMENT EQUAL TO RAIN BIRD SNAP-TITE CONNECTORS, MODEL ST-03.
  - ALL VALVE CONTROL WIRES SHALL BE MINIMUM NO. 14 GAUGE UF, AND ALL COMMON GROUND WIRES SHALL BE MINIMUM NO. 14 GAUGE UF, COLOR CODED USING WHITE. ALL CONTROL WIRING SHALL BE COLOR CODED USING WHITE FOR THE COMMON WIRE AND SELECTED COLORS FOR THE CONTROL WIRES. GREEN COLOR WIRE SHALL NOT BE USED. ALL SPLICE CONNECTIONS SHALL BE MADE IN A JUNCTION BOX AND PULL BOX MARKED ON SHOP DRAWINGS FOR ACCESSIBILITY. ALL AREAS OF 90 DEGREE TURNS SHALL BE MADE WITH ELECTRICAL SWEEP ELBOWS.
  - MISCELLANEOUS DEVICES: MISCELLANEOUS FITTINGS AND DEVICES NOT COVERED IN THE ABOVE SPECIFICATIONS SHALL BE AS REQUIRED FOR A COMPLETE INSTALLATION.

FREDDY'S STEAKBURGERS  
MOUNT DORA, FLORIDA

FFC OF CENTRAL FLORIDA



KEVIN ASHCROFT, P.E. 800  
TAMPA, FLORIDA 33602  
TEL: (813) 820-4500

| REVISION<br>NO. | DATE | DESCRIPTION |  |  |  |  |  |  |  |  |  |
|-----------------|------|-------------|--|--|--|--|--|--|--|--|--|
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |
|                 |      |             |  |  |  |  |  |  |  |  |  |

THE SEAL, ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

LAURA M. DUPLAIN 6667408  
NAME PLA LICENSE NO.  
DATE: 11/19/2024

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:  
HALFF ASSOCIATES, INC.

CA 3380 & LC 26000645 FL  
FIRM OR BUSINESS NO. STATE

PROJECT NO.: 57565.001  
ISSUED: JUNE 2024  
DRAWN BY: SG  
CHECKED BY: LMD  
SCALE: N.T.S.  
SHEET TITLE:

IRRIGATION  
NOTES

LI501





## PLANNING AND ZONING COMMISSION 2025 MONTHLY MEETING DATES

**PLANNING AND ZONING  
COMMISSION MEETING**  
Third Wednesday of each month  
at 10:00 a.m. at City Hall

|                    |
|--------------------|
| February 19, 2025  |
| March 19, 2025     |
| April 16, 2025     |
| May 21, 2025       |
| June 18, 2025      |
| July 16, 2025      |
| August 20, 2025    |
| September 17, 2025 |
| October 15, 2025   |
| November 19, 2025  |
| December 17, 2025  |
| January 21, 2026   |
| March 19, 2026     |