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

# PLANNING & ZONING COMMISSION
## City Hall Board Room
June 18, 2025 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;** Circle K (C-Store) (Project Name); 19110 US Hwy 441 (Site Address); One Oak MD Groves, LLC (Owner); Bohler Engineering, FL LLC (Applicant); Bohler Engineering, FL LLC (Engineer); Bohler Engineering, FL LLC (Landscape Architect). RDC (Architect). Project No. SP25-01.

B. **Request for Minor Site Plan;** Worth's Property LLC (Project Name); 620 N Highland Street (Site Address); Worth's Property, LLC (Owner); Worth's Property, LLC (Applicant); Make Design Studios (Architect). Project No. SP25-02Minor.

VI. Other Business

A. Ordinance Update**:** Land Development Code
B. Discussion: JPA Agreement
C. Legislative Updates

VII. Announcement of next scheduled meeting date:

**A. Next regularly scheduled meeting date: July 16, 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@cityofmountdora.com. If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

**CITY OF MOUNT DORA, FLORIDA**

**PLANNING AND ZONING COMMISSION MINUTES**

**March 19, 2025**

## 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 10:02 a.m. on Wednesday, March 19, 2025.

## II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring, Harris Turner, Andrea Lother, & Suzanne Scheck

Absent: Barbara Tietmeyer

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

Presenters: Michele Janiszewski, *Senior Planner*; Andrew Marsian, *Utilities Director*

## III. Approval of Minutes

***Ms. Scheck motioned to approve the meeting minutes dated February 19, 2025. Mr. Coombes 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.** Presentation: Public Works Wastewater Capacity

Mr. Marsian answered questions/concerns from the board. Confirmed WW2 is at capacity. There is already a committed list, of almost a million gallons a day currently.

Discussion on what plants cover specific portions of the city.

Mr. Marsian clarified that there is a possibility of a crossover if one of the other plants go down but it's limited. It would be a very critical situation.

Mr. Marsian stated that the majority of the projects coming in, are related to WW2. Most of the development is east of 441.

Conversation regarding providing service for areas that aren't annexed currently.

Ms. Janiszewski stated that our utility service boundary mirrors the same boundary as our joint planning area with Lake County. We also have a small section with Orange County that we provide service to. We do provide utilities outside of city boundaries. If a project is seeking to connect to our utilities and is contiguous, we ask that they annex in and obtain entitlements through the City. If it's not eligible for annexation, the City will provide services contingent upon the completion of a covenant to annex; executed and recorded.

Mr. Marsian stated that we still have capacity at WW2 on paper. However, the actual plant is only operating at about fifty-five percent. Available capacity is only for the vested/committed properties.

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Mr. Marsian stated that they just received the contract back for a "Ribs" (Rapid Inflow Basin) project for infiltration basins. This is intended for the adjacent property on the Westside property of 441. It will add additional capacity to WW2, with a quarter million gallons a day. The expecting time frame is between ten to twelve months. Hopefully the City can have it re-rated, depending on the clarifiers to have an additional quarter of a million; to assist with the committed list.

Mr. Marsian stated that they will be mirroring WW2, to bring its capacity from one in a quarter million to about three in a half million. Mr. Marsian clarified specifically which parts will be mirrored.

Discussion regarding location on the Westside of 441 that's integral to WW2. Mr. Marsian clarified that further south, the city owns forty acres. This is where the "Ribs" project will be.

Discussion on the areas serviced with reclaimed water. There is an augmentation well to supplement reclaimed water.

Ms. Janiszewski stated that Public Works is currently working to have all the water lines mapped.

Conversation regarding whether we are requiring new developments to connect/comply to reclaimed.

Ms. Janiszewski clarified that our code states, if reclaimed is available they need to connect. If it's not, provisions need to be made. Water utilities is a part of our Development Review Committee, so it's reviewed.

Mr. Marsian stated that reclaimed water is paid for at a lower rate than regular water.

Discussion on what water is used for sprinkler systems. Mr. Marsian stated the majority is reclaimed, supplemented with augmentation well. Regarding downtown, there is some reclaimed being used but not as much.

Mr. Marsian stated the option/infrastructure wasn't there and it's very expensive to do.

Conversation on costs for WW2 and "Ribs" projects.

Discussion on collection of impact fees, to help pay for cost of WW2 and "Ribs" projects.

Ms. Janiszewski stated we cannot collect impact fees until they are connected to our system.

Discussion on committed list for WW2 and future capacity.

Mr. Marsian clarified that we do have capacity but it's reserved. Waste water facilities can't operate at a one-hundred percent. Generally, they are operated at seventy to eighty. There are rules that state once the facility reaches seventy, designs must be in place to upgrade and etc. We currently have a big committed list and not a huge amount of capacity.

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Mr. Marsian stated the utilization for WW1 is running at sixty-two/ sixty-five. It was constructed in the seventies. It's in the capital plan to rehab. WW2 was constructed in 2004.

Discussion on what is utilizing most of the capacity at WW2. Mr. Marsian stated the majority is the larger developments.

Discussion on Mount Dora Groves (North & South). Ms. Janiszewski stated that they did sign a pre-annexation agreement and are on the committed capacity list. The Mount Dora North/South (Richland), isn't currently. Staff asked the applicant to provide a phasing plan but has not received anything as of yet.

Mr. Marsian stated the City is looking at four to five years to have the mirroring project done at WW2.

Discussion on taxes/fees.

Mr. Marsian confirmed that any properties that aren't annexed or have a pre-annexation agreement, are subject to a twenty-five percent surcharge essentially on impact fees/usage.

Discussion on funding for mirroring WW2. Mr. Marsian stated there are currently a lot of options. They are currently applying for a twenty million dollar grant. They are hoping to obtain thirty to forty million dollars in grants. The impact fees will help, once collected.

Conversation regarding the rehab for WW1. Mr. Marsian stated the rehab will be about fifteen million. There is money set aside already to rehab. The footprint is staying the same, just replacing necessities.

Discussion on whether more capacity can be added to WW1. Mr. Marsian stated they don't anticipate a lot of growth.

**B.** Capital Improvement Plan Ordinance Update

Discussion of LOS (level of service) table D. Ms. Janiszewski clarified the expected levels of service.

Conversation on status of current Capital Improvement plans.

Ms. Janiszewski stated that she is unaware of the status of plans listed for prior years but knows they aren't on the current list for upcoming.

Discussion on round-a-bout on HWY 19 & 441. Ms. Janiszewski stated that it's a county project and is unaware of the current status.

Discussion on adding capacity to established levels of service.

Ms. Janiszewski clarified that the numbers are based on what was published and approved in the budget.

The board stated that it would be helpful to know what projects have been completed/removed, due to no funding or etc.

Ms. Janiszewski stated this is just to mirror what was already approved by City Council and just applies to the ones that add capacity.

***On a motion by Mr. Turner, seconded by Ms. Scheck, the board moved to recommend approval to City Council for the lowering of gpd for eru's. As it's consistent with the comprehensive plan, with a 6-0 vote.***

**C.** Land Development Code Ordinance Update

Ms. Janiszewski stated staff needs additional time to review. There is also a conflict with a pending bill in the legislature, regarding accessory dwellings. Staff is currently monitoring.

Mr. Beach proposed a change to the accessory dwelling unit section. Specifically regarding the architectural standard/style, for the principal dwelling unit and front porch. He stated that the two should coincide with similar language, since they are both additions to a primary residence.

Ms. Janiszewski noted the change.

Mr. Hand stated if pending bill does become a law, it would be effective July 1, 2025, unless the bill is amended.

## VI. Other Business

Discussion on attorney opposition to a boundary change to the Northeast CRA development area, at Lake County meeting, regarding Simpson Groves South project.

Ms. Janiszewski stated that it's already annexed in. The Northeast CRA is trying to adjust their boundary to incorporate the Mount Dora Groves South, as it would significantly increase their funding. It's not the city boundary that is being referred to, but the boundary of the CRA. The city has CRA boards to address these issues/concerns.

Mr. Hand provided further clarification on the TIF (Tax Increment Funds) reduction agreement.

Discussion on storm water management workshop. Mr. Coombes stated that he will be attending and would be happy to provide report at the next meeting.

Conversation regarding status of development for new Resource and Recreation Center on Lincoln Avenue.

Ms. Janiszewski stated that the applicant resubmitted and staff provided them with comment letter. Not sure on timelines of approval or construction.

## VII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: April 16, 2025

Mr. Coombes stated he will not be at the next regularly scheduled meeting.

## VIII. Adjournment

***On a motion by Mr. Coombes, seconded by Ms. Scheck, the meeting was adjourned at 11:08 a.m.***

_____ _____

Miles Beach
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@cityofmountdora.com

**DATE:** June 18, 2025

**TO:** Planning and Zoning Commission

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

**RE:** **Application for a Site Plan: Circle K , Mount Dora Groves South PUD (Project Name)**, 19110 US Highway 441, Mount Dora (Site Address); Andrew J. Hupp, One Oak MD Groves, LLC (Property Owner); Ryan Hileman, Bohler Engineering Fl, LLC (Applicant and Engineer); Kevin Aust, Bohler Engineering Fl, LLC (Landscape Architect); Rashmi Mehadia, AIA, RDC (Architect).
**Project No. SP25-01**

## 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
Lake County Ordinance #2022-57

## SITE SUMMARY:

| | |
|---|---|
| Owners | OneOak MD Groves, Andrew Hupp |
| Applicant | Bohler Engineering Fl, LLC; Ryan Hileman |
| Address | 19110 US Highway 441, Mount Dora, FL |
| Parcel ID(s) | 20-19-27-0002-000-01000 |
| Alternate Key Nos. | 1445710 |
| Zoning District: | County Planned Unit Development (PUD) |
| Future Land Use Category: | County Planned Unit Development (PUD) |
| Overall Site Area: | +/- 2.66 acres (1115,953 sf) |
| Existing Use: | Vacant |
| Proposed Use: | Convenience Store with Fuel Pumps |
| Proposed Building Height | 23’-0” |
| Maximum Building Height | 60’-0” |
| Proposed Impervious Surface Ratio (ISR) | 0.68 |
| Maximum Impervious Surface Ratio (ISR) | 0.70 |

## SURROUNDING PROPERTY LIST

| Direction | Jurisdiction | FLU | Zoning District | Existing Uses(s) |
|---|---|---|---|---|
| North | County | County PUD | County PUD | SouthLoch (Mount Dora Groves North PUD) |
| South | City | County PUD | County PUD | Yardly (Mount Dora Groves South PUD) |
| East | City | County PUD | County PUD | 5/3 Bank (Lot 2) (Mount Dora Groves South) |
| West | City | County PUD | County PUD | Culvers |

## BACKGROUND:

This application is a request for approval of a site plan for a new convenience store with fuel pumps. The subject 2.66 +/- acre property is located at 19110 US Highway 441, on a portion of property identified by Alternate Key Number 1445710. Further, this property is identified as proposed Lot 1 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.

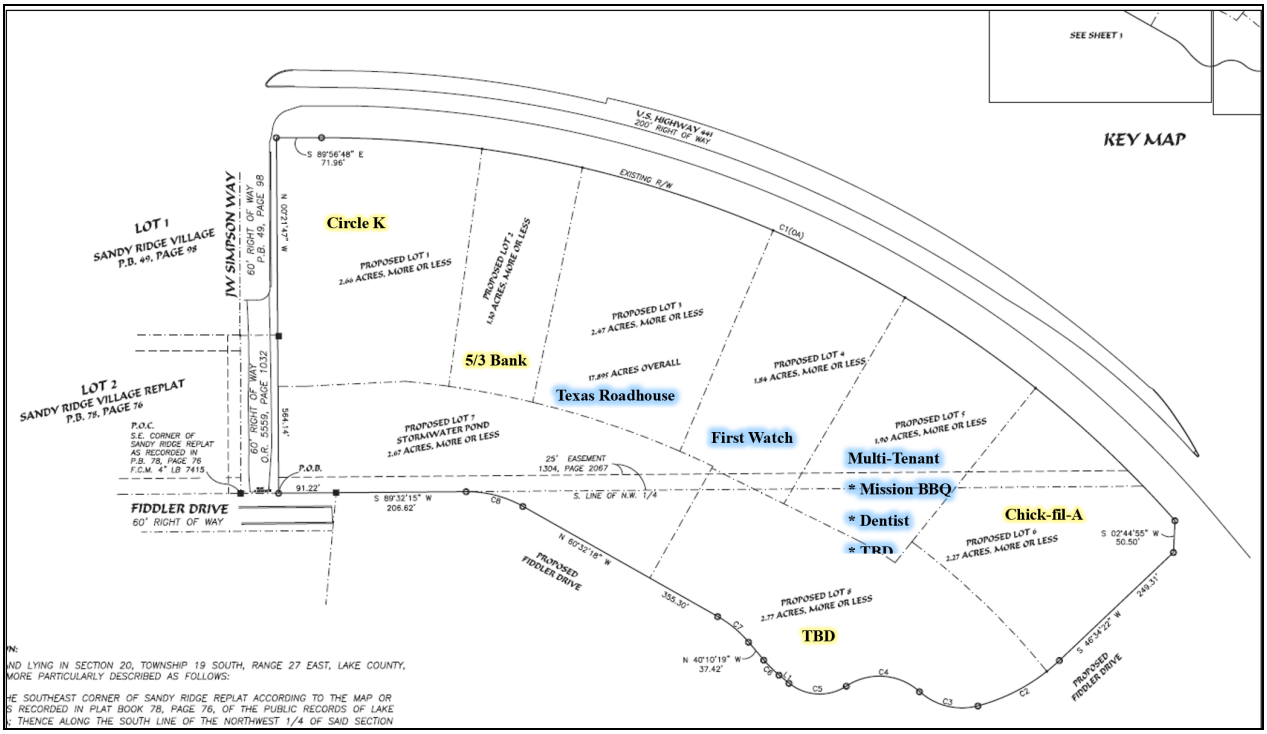



**Figure 1 One Oak Commercial Development for Lot 3, 4, 5 and Infrastructure (Lake County Approved Major Site Plan)**

## 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 5,200-sf convenience store with a detached fuel canopy, 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 project site (Lot 1) will provide vehicular access connection along the existing JW Simpson Way and the JW Simpson Way extension to the south. The project provides internal traffic circulation to the neighboring developments. Pedestrian access will be provided by a new sidewalk constructed along US Highway 441, and a second walkway from JW Simpson Way to Lot 2 (5/3 Bank).

The proposed access is consistent with LDC Section 6.5.10, providing for adequate provisions for ingress and egress to all loading areas for use by employees, delivery services, customers, and general public.

Parking & Loading Areas

Off-street parking requirements shall be provided consistent with the LDC Section 6.5.2. Parking for the proposed 5,200-sf convenience store requires a minimum of one (1) space for each one-hundred (100) square feet of gross area, requiring at least 52 parking spaces. The Circle K development proposed a total of fifty-three (53) parking spaces, three (3) 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 convenience store 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 a fifteen-foot (15') Type "B" landscape buffer along US 441 right-of-way and a ten-foot (10') Type "A" landscape buffer along the JW Simpson right-of-way and along shared property lines within the One Oak Commercial Development project site.

Utilities (Water, Sewer, and Reclaim)

The property will receive City of Mount Dora utilities, including water, reclaim water, wastewater, and electric. The subject property will be connected to Wastewater Treatment Plant II. Wastewater Capacity is vested pursuant to the Mount Dora Groves Pre-Annexation agreement.

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
DRC Comments (*dated May 13, 2025)*
Application (*Deed, Survey, Stormwater Statement, etc.)*
Site Plan
Architectural Elevations
Landscape Plans

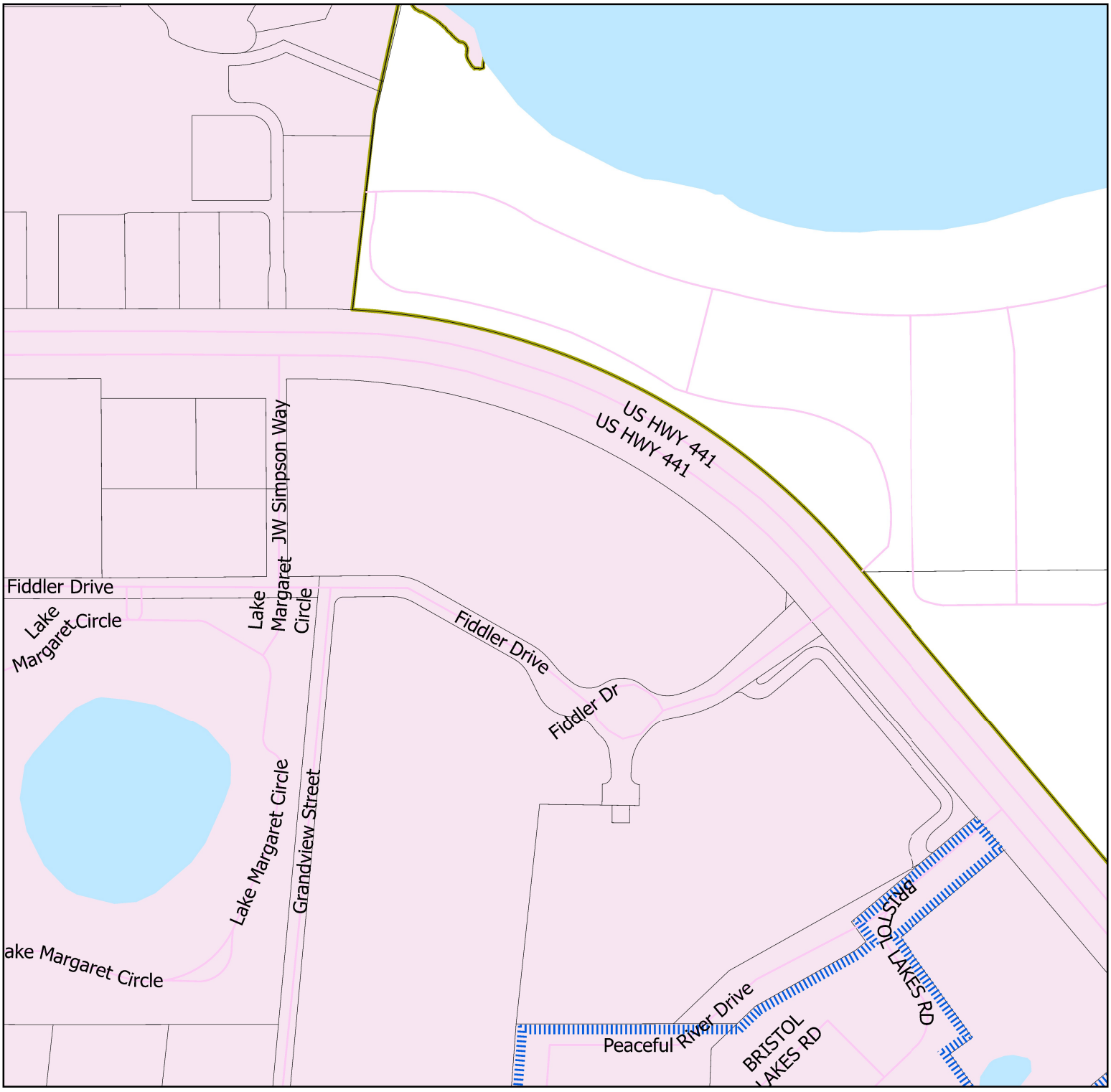
# Vicinity Map

19110 US Highway 441
Mount Dora Groves South, OneOak Commercial Lot 1
Circle K

**Legend**

City Limits
- In
- Out
- Northeast Community Redevelopment Area

N

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CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

rdc.

# Development Review Committee Response Sheet



Conditional Use Permit

| | | | |
|---|---|---|---|
| PROJECT | Circle K<br>One Oak Commercial (Lot 1)<br>-Mount Dora Groves South PUD<br>Mount Dora, FL | ORIGINAL SUBMITTAL DATE<br>DEPARTMENT<br>REVIEWED BY | 05.13.2025<br>Development Review Committee<br>Michele Janiszewski |
| ARCHITECT | Rashmi Mehadia<br>703- 668-8252<br><br>rashmi.mehadia@rdcollaborative.com | RESUBMITTAL DATE | 05.15.2025<br>Planning and Development Review Response |
| RDC PROJECT NO. | 24-355 | | |

RESPONSE TO MAY 13, 2025 – 3RD REVIEW COMMENTS

1. **Comment:** ***The western (left) elevation does not meet the criteria established in LDC Section 6.13.3 (1)(b)(2) (Page 6 of Ordinance 2022-57), which requires buildings between 5,000 and 19,999 SF of gross building area, inclusive, with facades facing a public street to have two of the following design features: a. Windows comprising a minimum of 33 percent of the affected façade; b. Projected covered public entry with a minimum of 20 percent of the wall space devoted to windows; or c. Covered walkway (excluding canvas type unless provided with six-inch columns or better" attached to the building, with a minimum width of six feet and a 50 percent minimum coverage for the affected façade.***

   **rdc Response:** Based on comment received, the left elevation now proposes additional spandrel windows to reach a transparency percentage of 33%; due to the operational need of C-store, equipment cannot be relocated and creates the need for spandrel glass. Also included in the additions are a 2'-6" extension of the overhangs and 3'-6" extension of the awnings to provide cover walkway, which now mirrors the length of the overhang and has a 61% coverage of the facade. Please refer to "Left Elevation (West)" on sheet three (3) – 'C-Store Elevations' for architectural updates. In addition to the elevations refer to the added sheet 'C-Store Floor Plan' on sheet two (2) and added "Awning & Canopy Detail" on sheet three (3) for walkway coverage and projections in façade. Please review sheets seven through nine (7-9) for additional information.

2. **Comment:** ***It appears that the covered walkways on the front (north) elevations are less than 6' wide and cover less than 50% of the façade length as well.***

   **rdc Response:** Based on comment received, the front elevation now proposes the 2'-6" extension of the overhangs and 3'-6" extension of the awnings to provide cover walkway, which now mirrors the length of the overhang. In addition, the front façade now has a total coverage percentage of 84%. Please refer to "Front Elevation (North)" on sheet three (3) – 'C-Store Elevations' for architectural updates. In addition to the elevations refer to the added sheet 'C-Store Floor Plan' on sheet two (2) and "Awning & Canopy Detail" on sheet three (3) for walkway coverage and projections in façade. Please review sheets seven through nine (7-9) for additional information.

Please do not hesitate to reach out to rdc for any questions or comments regarding architectural elevations, renderings and design. Thank you.

**Rashmi Mehadia, AIA, NCARB, LEED AP**
Studio Director
Senior Associate

e: rashmi.mehadia@rdcollaborative.com
p: 703.659.8252 c: 216.233.6093

**rdc.**
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Reston, VA 20190
rdcollaborative.com

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

**CITY HALL**
510 North Baker Street
Mount Dora, Florida 32735
352-735-7100
MountDora.gov

May 6, 2025

**Bohler Engineering FL, LLC**
**Attn**: Ryan Hileman
135 W Central Blvd., Ste. 600
Orlando, FL 32801
Via Email: fl-permits@bohlereng.com

Re: **DRC Verification: Additional Information Needed**
Circle-K - 19110 US Highway 441, Mount Dora
Site Plan (SP25-01) – Second Review

Dear Mr. Hileman:

Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the above-referenced project, and additional information is needed to complete our review. The Site Plan documents need to be revised to satisfactorily address the attached DRC review comments prior to scheduling a public hearing date for the Planning and Zoning Commission (PZC). **If revised plans are submitted to the Office of Planning and Zoning by Friday, May 9th, the application will be placed on the agenda for the Planning and Zoning Commission meeting on May 21, 2025.**

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

Please be advised, pursuant to Land Development Code (LDC) Section 5.2.2. (9), more than two reviews by DRC staff for a site plan shall be considered a new application and, therefore, require an additional application fee. In additions, costs incurred by the City's outside engineering consultants and City Attorney will be billed directly to the applicant.

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

Sincerely,
Michele Janiszewski
Michele Janiszewski, AICP

Enclosed: CPH Comments dated April 25, 2025
DRC Comments dated May 6, 2025

CC: Andrew J. Hupp, One Oak MD Groves LLC (Property Owner) (no email provided)
Kevin Aust, Bohler Engineering FL, LLC (Landscape Architect) fl-permits@bohlereng.com
Rashmi Mehadia, AIA, RDC (Architect), rashmi.mehadia@rdcollaborative.com

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

**DELIVERED VIA E-MAIL**

April 24, 2025

Mr. Adam Sumner
Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: C Store Mount Dora (Circle K) – Site Plan (Project No.: SP25-01)
One Oak Mount Dora Groves Development
Second Review

Dear Mr. Sumner,

We are in receipt of the Site Plan Application, Civil Plans, Survey, Geotechnical Report, Landscape & Irrigation Plans, Drainage Narrative, and other documentation for the above referenced development. The following comments are based upon our review of the documents received by CPH on January 22, 2025, as submitted by Bohler Engineering, LLC.

We reviewed the plans, the EOR response and our previous comments to verify all our comments have been addressed. With the exception of two notes below, all our previous comments have been addressed.

On sheet C-501, our previous comment referenced the sanitary sewer laterals for non-residential properties. The comment stated they shall be a minimum of 6-inch diameter extending from the building. The EOR Response was: The sewer laterals existing the building are 4-inch per the MEP plans and are upsized to 6-inch diameter before connecting to the stub provided by the master developer. The first two runs of gravity sewer from the building, starting at CO-01 and including CO-02, totaling 71 LF of pipe, are still shown as 4-inch, at 3.00% and 3.66%. At the Wye connection from the grease trap, CO-04, the gravity line upsizes to 6-inch. Typically, the gravity lines upsize at CO-01. This is a private system and will be the responsibility of the property owner. The concern is the potential for clogging because of the use of 4-inch gravity sewer and including one 90-degree turn (at CO-02). We will leave this comment to the discretion of the City Public Works review.

Landscape & Irrigation Plans, Sheet C-701 – our previous comment had referenced the location of the water main to the proposed landscaping. This has been updated. However, the depiction of the gravity sewer on the same landscape plan has not been updated to match the layout on sheet C501. This is not a significant comment that would require a resubmittal of the landscape sheet for our review. However, this needs to be updated for the final drawings submitted to the City for stamping once approved.

This concludes our review of the plans and documents. As noted above, we have two notes on the plans that are not exactly correct. The sanitary sewer may pose an issue with the operation of the sewer from the building. The landscape plan should be updated to match the site plans.

If the City has no objections, we have no objections to the approval of these plans. Please feel free to contact us should you have any questions.

Sincerely,
**CPH Consulting, LLC,**

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

CC: Katherine Shafer
Sache Fernandez, CPH

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CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

**CITY HALL**
510 North Baker Street
Mount Dora, Florida 32735
352-735-7100
MountDora.gov

# DEVELOPMENT REVIEW COMMITTEE COMMENTS

# PLANNING AND ZONING

| | |
|---|---|
| **DATE:** | May 6, 2025 |
| **FROM:** | Development Review Committee |
| **CONTACT:** | 352-735-7112 Ext.7112 or WinklerR@cityofmountdora.com |
| **PROJECT NAME:** | Circle K – One Oak Commercial (Lot 1) – Mount Dora Groves South PUD |
| **REVIEW TYPE:** | Site Plan Review (SP25-01) – Second Review |

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

## Review Comments

**The applicant must revise the plan sets and/or provide additional information to address the following comments.**

### Architectural Review

**Michele Janiszewski, AICP, MicheleJ@mountdora.gov**

1. LDC Section 6.13.3 (1)(b)(2) (Page 6 of Ordinance 2022-57), requires buildings between 5,000 and 19,999 SF of gross building area, inclusive, with facades facing a public street to have two of the following design features: Windows comprising a minimum of 33 percent of the affected façade; Projected covered public entry with a minimum of 20 percent of the wall space devoted to windows; or Covered walkway (excluding canvas type unless provided with six-inch columns or better) attached to the building, with a minimum width of six feet and a 50 percent minimum coverage for the affected facade.

   The front elevation is approximately 2,290 SF and proposes approximately 450 SF of windows which is only 20% of the wall space and does not provide a covered walkway. Please revise the elevations to demonstrate compliance with this provision. The western elevation will also need to demonstrate compliance with this provision.

2. LDC Section 6.13.3 (1)(h)(2)(a) (Page 9 of Ordinance 2022-57), states that buildings between 5,000 and 19,999 square feet of gross building area, inclusive, shall have not have a primary façade with a horizontal length exceeding fifty (50) feet. Projections and recesses shall have a minimum depth of two feet.

Revise the elevations to include projections and recesses on the front (northern) elevation.

3. Building Elevations: Corporate colors or colors used in the marketing of the business occupying the space which are not earth tone shall be calculated towards the allowable signage copy area (which commercial design standards are set forth in Exhibit C, Ord. #2022-57); This requirements is intended to provide corporates, franchises, and corporate chains the opportunities to use other exterior colors (other than earth tone), but these colors be considered signage for the purpose of this Ordinance; provided these provisions don't conflict with Florida Statutes Section 553.

   Please provide the square footage of corporate colors for signage calculation.

4. LDC Section 6.3.13 (1)(i)(1) (Page 10 of Ordinance 2022-57), 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.

**Landscaping Review**
**Michele Janiszewski, AICP, MicheleJ@mountdora.gov**

1. Please update the site data table to include the linear feet of the north perimeter.

   NORTH PERIMETER: XX' LF

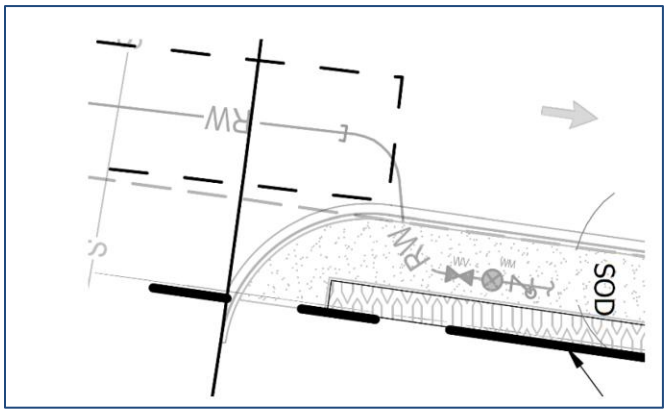
   3 ORNAMENTAL TREES/ 100 LF
   28 SHRUBS/ 100 LF

2. Update building perimeter landscaping details to reflect the requirements in Ordinance #2022-57. Page 27 of Ordinance 2022-57 states that building perimeters shall include plantings at a ratio of 100 square feet of planters per 1,000 square feet of building ground floor area. Planters shall either be raised or at ground level and be a minimum of ten (10) feet wide. Seating courtyards, eating areas, and plazas may be incorporated within them.

   LANDSCAPED AREA SHALL BE 3' WIDE, A MINIMUM OF 40% OF BUILDING PERIMETER, LOCATED WITHIN 25' OF BUILDING

**Water Utilities**

Sheets C-501 and C-701 – "RW" reclaim water shows the backflow and meter connected. This is fine but change the naming on the drawing to avoid confusion. It is shown as "WV" and "WM" which is the designation for Potable appurtenances.

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## Informational Comments

The Divisions or Departments of the City involved with the review process have provided informational comments to inform you of Code requirements and/or processes that will be required as you move forward with the development process. Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application.

### Planning and Zoning

**Comments provided by Ryan Winkler, winklerr@cityofmountdora.com**

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 along with all required State and Agency permits. 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.

2. As-Built Record drawings are required to be reviewed and approved by staff prior to closing out the site development permit. Please ensure the as-built record drawings as provided in a timely manner to ensure there is no delay in obtaining the Certificate of Occupancy for the structure(s).

3. The subject property is presently zoned County Planned Unit Development (PUD) by County Ordinance #2022-57 Mount Dora Groves South PUD. Subject property was annexed into the City March 19, 2024.

4. Illumination onto adjacent right-of-way or property shall not exceed 0.5 foot-candles. Lighting fixtures shall be a maximum of 30-ft in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas. Lighting fixtures shall be design to blend into the landscape through the use of dark colors such as bronze, black, and forest greet. Concrete poles or mill finish is not permitted. Light pole footers shall not be exposed more than six (6) inches above finished grade.

5. Ensure the two accent or specimen trees (in addition to the minimum required landscaping) along the front facade are a minimum diameter of four inches measured four feet above the ground and a minimum height of 18 feet at planting.

### Building Services – Flood Review (MJ)

**Comments provided by Ryan Morgan, morganr@mountdora.gov**

Property is located within floodzone X which is outside the Special Flood Hazard Area (MJ).

**Electric Utility (MJ)**
**Comments provided by Wayne Zimmerman, ZimmermanW@mountdora.gov**

1. Subject property is within the City of Mount Dora's service area for electricity.
2. Per City Ordinance all electric infrastructure required to serve the new facilities will be at the cost of the developer.
3. Close coordination will be required with the City Electric Department prior to and during construction to establish electric service. Owner/builder/developer must follow the rules and procedures contained in the document "Rules and Procedures for Electric Service" which may be downloaded from the City web site www.cityofmountdora.com. These rules include the required submission of electrical load information, and mandatory meetings with the Electric Department to determine the type of electric service and locations of all facilities. Complete details are contained in the "Rules and Procedures for Electric Service" that are contained in a PDF file that can be accessed through the following page links: Departments | Public Works and Utilities | Engineering | Standard Utility Details | Electric Service - Rules and Procedures (link to PDF File). This document may also be obtained from the City Building Department or the City Electric Department.

**Public Works (MJ)**
**Comments provided by George Marek, marekg@mountdora.gov**

The Applicant shall provide a dust and erosion control with the submittal for the Site Development Permit. The Dust and Erosion control plan shall be consistent with Mount Dora Code of Ordinances, Chapter 20, Article III and indicate the specific measures and sequencing to be used to control sediment and erosion on a development site during and after construction.

**Fire Prevention and Building Services (MJ)**
**Comments provided by John Abner, abnerj@mountdora.gov**

1. Impact Fee(s) will be assessed with the building permits.
2. Each separate structure will require a separate building permit (e.g. site lighting, dumpster enclosures, retaining walls, fences, fire sprinkler system, etc.).
3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates per 8.7.2.1, NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations as adopted in the Florida Fire Prevention Code.

135 W Central Blvd, Suite 600
Orlando, FL 32801
o. 321-234-2880

May 9, 2025

City of Mount Dora
510 North Baker Street
Mount Dora, FL 32735

**Project Name:** **C-Store / Circle-K Mount Dora**
**Application No.:** **NO.SP25-01**

Dear Ryan Winkler,

We have received your comment letter dated May 6, 2025 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

**CPH REVIEW COMMENTS:**

***Sheet C-501:***

1. *Our previous comment referenced the sanitary sewer laterals for non- residential properties. The comment stated they shall be a minimum of 6-inch diameter extending from the building. The EOR Response was: The sewer laterals exiting the building are 4-inch per the MEP plans and are upsized to 6-inch diameter before connecting to the stub provided by the master developer. The first two runs of gravity sewer from the building, starting at CO-01 and including CO-02, totaling 71 LF of pipe, are still shown as 4-inch, at 3.00% and 3.66%. At the Wye connection from the grease trap, CO-04, the gravity line upsizes to 6-inch. Typically, the gravity lines upsize at CO-01. This is a private system and will be the responsibility of the property owner. The concern is the potential for clogging because of the use of 4-inch gravity sewer and including one 90-degree turn (at CO-02). We will leave this comment to the discretion of the City Public Works review.*

   **RESPONSE: The sewer lines have been upsized to 6-inch diameter at CO-01 and CO-06.**

***Landscape and Irrigation Plans:***

***Sheet C-701:***

2. *Our previous comment had referenced the location of the water main to the proposed landscaping. This has been updated. However, the depiction of the gravity sewer on the same landscape plan has not been updated to match the layout on sheet C501. This is not a significant comment that would require a resubmittal of the landscape sheet for our review. However, this needs to be updated for the final drawings submitted to the City for stamping once approved.*

   **RESPONSE: The depiction of the utility lines on the landscape plan has been updated to match the layout on Sheet C-501.**

**DRC REVIEW COMMENTS:**

**Architectural Review:**

1. *LDC Section 6.13.3 (1)(b)(2) (Page 6 of Ordinance 2022-57), requires buildings between 5,000 and 19,999 SF of gross building area, inclusive, with facades facing a public street to have two of the following design features: Windows comprising a minimum of 33 percent of the affected façade; Projected covered public entry with a minimum of 20 percent of the wall space devoted to windows;*

*or Covered walkway (excluding canvas type unless provided with six-inch columns or better) attached to the building, with a minimum width of six feet and a 50 percent minimum coverage for the affected facade.*

*The front elevation is approximately 2,290 SF and proposes approximately 450 SF of windows which is only 20% of the wall space and does not provide a covered walkway. Please revise the elevations to demonstrate compliance with this provision. The western elevation will also need to demonstrate compliance with this provision.*

**RESPONSE:** **Based on comment received, the front elevation now proposes additional windows with a mix use of spandrel and insulated glass in order to provide a transparency percentage of 33%; due to the operational need of C-store, equipment can not be relocated and creates the need for spandrel glass. Also included in the additions are two 3' deep pilaster to further insinuate the C-store's covered entrance and awnings to allow more coverage of the walkways in front of C-store. The left western elevation can not achieve a 33% transparency due to the operational and utility needs for the C-store to be accommodated in a small footprint. we added an awning to allow coverage to the side walk way of C-store. Please refer to "Front Elevation (North)" and "Left Elevation (West)" on sheet three (3) – 'C-Store Elevations' for architectural updates. In addition to the elevations refer to the added 'C-Store Floor Plan' on sheet two (2) for walkway coverage and projections in façade. Please review sheets seven through nine (7-9) for additional information.**

2. *LDC Section 6.13.3 (1)(h)(2)(a) (Page 9 of Ordinance 2022-57), states that buildings between 5,000 and 19,999 square feet of gross building area, inclusive, shall have not have a primary façade with a horizontal length exceeding fifty (50) feet. Projections and recesses shall have a minimum depth of two feet.*

   *Revise the elevations to include projections and recesses on the front (northern) elevation.*

   **RESPONSE:** **Acknowledged. Please refer to "Front Elevation (North)" on sheet three (3) – 'C-Store Elevations' and sheet two (2) – 'C-Store Floor Plan' where two 3' deep pilaster are proposed at the central tower of C-store and reforms the front facades horizontal length. Please review sheets seven through nine (7-9) for updated perspective views.**

3. *Building Elevations: Corporate colors or colors used in the marketing of the business occupying the space which are not earth tone shall be calculated towards the allowable signage copy area (which commercial design standards are set forth in Exhibit C, Ord. #2022-57); This requirements is intended to provide corporates, franchises, and corporate chains the opportunities to use other exterior colors (other than earth tone), but these colors be considered signage for the purpose of this Ordinance; provided these provisions don't conflict with Florida Statutes Section 553.*

   *Please provide the square footage of corporate colors for signage calculation.*

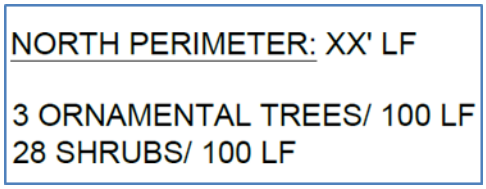
   **RESPONSE:** **Acknowledge. Please refer to "Front Elevation (North)" on sheet three (3) – 'C-Store Elevations' where store signage is removed, signage will be approved separately. Please review sheets seven through nine (7-9) for updated perspective views.**

4. *LDC Section 6.3.13 (1)(i)(1) (Page 10 of Ordinance 2022-57), 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: Based on comment received, all four (4) elevations meet (B) 3'-0" Overhang, (E) Raise cornice, (F) Picked Roof Forms – Parapet Variations, (H) Other structural Details – Corner Tower Conditions, and (J) emphasized building base 3'-0" high; building design treatments and are called out on each elevation. Please refer to all four (4) elevations on sheet three (3) – 'C-Store Elevations' for the five (5) building design treatments being met with key and labels. Please review sheets seven through nine (7-9) for updated perspective views.**

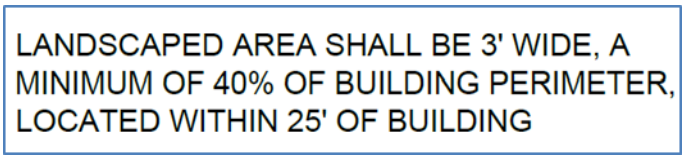
**Landscaping Review:**

1. *Please update the site data table to include the linear feet of the north perimeter.*




**RESPONSE: The site data table has been updated to reflect the same verbiage as above. REQUIRED: 15' (TYPE C): 4CANOPY TREES/ 100 LF, 3 ORNAMENTAL TREES/ 100 LF, 28 SHRUBS/ 100 LF with quantities on how we meet this requirement in the provided column.**

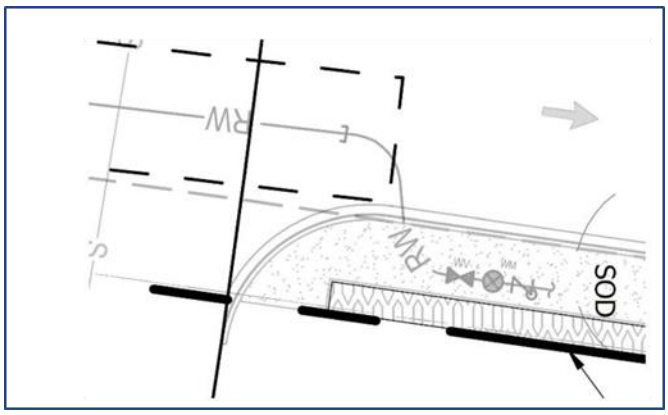
2. *Update building perimeter landscaping details to reflect the requirements in Ordinance #2022-57. Page 27 of Ordinance 2022-57 states that building perimeters shall include plantings at a ratio of 100 square feet of planters per 1,000 square feet of building ground floor area. Planters shall either be raised or at ground level and be a minimum of ten (10) feet wide. Seating courtyards, eating areas, and plazas may be incorporated within them.*




**RESPONSE: Ordinance #2202-57 building perimeter landscape requirements have been added to the code chart. Additionally, dimensions have been added to the landscape plan demonstrating how we meet SF requirement with plant material in these areas.**

**Water Utilities:**

1. *Sheets C-501 and C-701 – "RW" reclaim water shows the backflow and meter connected. This is fine but change the naming on the drawing to avoid confusion. It is shown as "WV" and "WM" which is the designation for Potable appurtenances.*




**RESPONSE: Reclaim water valve and meter naming designation have been updated to show as "RWV" and "RWM" to avoid confusion. Please refer to the updated Civil and Landscape Plans.**

**Informational Comments:**

**Planning and Zoning:**

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 along with all required State and Agency permits. 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: Noted.**

2. *As-Built Record drawings are required to be reviewed and approved by staff prior to closing out the site development permit. Please ensure the as-built record drawings as provided in a timely manner to ensure there is no delay in obtaining the Certificate of Occupancy for the structure(s).*

   **RESPONSE: Noted.**

3. *The subject property is presently zoned County Planned Unit Development (PUD) by County Ordinance #2022-57 Mount Dora Groves South PUD. Subject property was annexed into the City March 19, 2024.*

   **RESPONSE: Noted.**

4. *Illumination onto adjacent right-of-way or property shall not exceed 0.5 foot-candles. Lighting fixtures shall be a maximum of 30-ft in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas. Lighting fixtures shall be design to blend into the landscape through the use of dark colors such as bronze, black, and forest greet. Concrete poles or mill finish is not permitted. Light pole footers shall not be exposed more than six (6) inches above finished grade.*

   **RESPONSE: Noted.**

5. *Ensure the two accent or specimen trees (in addition to the minimum required landscaping) along the front facade are a minimum diameter of four inches measured four feet above the ground and a minimum height of 18 feet at planting.*

   **RESPONSE: Noted. The plan has been updated with 2 Medjool Date Palms each at 4" cal. 18' min OA. HT.**

**Building Services – Flood Review (MJ):**

1. *Property is located within floodzone X which is outside the Special Flood Hazard Area (MJ).*

   **RESPONSE: Noted.**

**Electric Utility (MJ):**

1. *Subject property is within the City of Mount Dora's service area for electricity.*

   **RESPONSE: Noted.**

2. *Per City Ordinance all electric infrastructure required to serve the new facilities will be at the cost of the developer.*

   **RESPONSE: Noted.**

3. *Close coordination will be required with the City Electric Department prior to and during construction to establish electric service. Owner/builder/developer must follow the rules and procedures contained in the document "Rules and Procedures for Electric Service" which may be downloaded from the City web site www.cityofmountdora.com. These rules include the required submission of electrical load information, and mandatory meetings with the Electric Department to determine the type of electric service and locations of all facilities. Complete details are contained in the "Rules and Procedures for Electric Service" that are contained in a PDF file that can be accessed through the following page links: Departments | Public Works and Utilities | Engineering | Standard Utility Details | Electric Service - Rules and Procedures (link to PDF File). This document may also be obtained from the City Building Department or the City Electric Department.*

   **RESPONSE: Noted.**

**Public Works (MJ):**

1. *The Applicant shall provide a dust and erosion control with the submittal for the Site Development Permit. The Dust and Erosion control plan shall be consistent with Mount Dora Code of Ordinances, Chapter 20, Article III and indicate the specific measures and sequencing to be used to control sediment and erosion on a development site during and after construction.*

   **RESPONSE: Noted. Sediment and Erosion Control Plan included in Civil Plan Set, see Sheet C-801.**

**Fire Prevention and Building Services (MJ):**

1. *Impact Fee(s) will be assessed with the building permits.*

   **RESPONSE: Noted.**

2. *Each separate structure will require a separate building permit (e.g. site lighting, dumpster enclosures, retaining walls, fences, fire sprinkler system, etc.).*

   **RESPONSE: Noted.**

3. *A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates per 8.7.2.1, NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations as adopted in the Florida Fire Prevention Code.*

   **RESPONSE: Noted. Note is shown on sheet C-201 of the Civil Plans.**

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (321) 234-2880.

Sincerely,

**BOHLER**

Ryan Hileman, PE
Sr. Project Manager

cc: File

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Office Use Only:
Project # SP-_____

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

# SITE PLAN APPLICATION

Date: 01/20/25 Project Name: C-Store - Mount Dora

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

2. Applicant's Name: Ryan Hileman
   Company's Name: Bohler Engineering FL, LLC
   Address: 135 W Central Blvd., Suite 600
   City, State & Zip: Orlando FL 32801
   Phone: 813-812-4100 E-mail: fl-permits@bohlereng.com

3. Property Owner's Name(s): Andrew J. Hupp
   Company's Name: One Oak MD Groves, LLC
   Address: 907 S. Ft. Harrison Ave., Ste. 102
   City, State & Zip: Clearwater, FL 33756
   Phone: 7272101900 E-mail: fl-permits@bohlereng.com

4. Engineer's Name: Ryan Hileman
   Company's Name: Bohler Engineering FL, LLC
   Address: 135 W Central Blvd., Suite 600
   City, State & Zip: Orlando FL 32801
   Phone: 813-812-4100 E-mail: fl-permits@bohlereng.com

5. Landscape Architect's Name: Kevin Aust
   Company's Name: Bohler Engineering FL, LLC
   Address: 135 W Central Blvd., Suite 600
   City, State & Zip: Orlando FL 32801
   Phone: 813-812-4100 E-mail: fl-permits@bohlereng.com

6. Architect's Name: Rashmi Mehadia, AIA
   Company's Name: RDC
   Address: 11921 Freedom Drive, Unit 1110
   City, State & Zip: Reston VA 20190
   Phone: 703- E-mail: rashmi.mehadia@rdcollaborative.com

7. Briefly describe the property project and proposed use(s): Convenience store with gas sales
8. Property is located on the following adjacent streets: US 441 & JW Simpson Way
9. Public or Private Roadways*: Public

   **Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*
10. Is this project within the Joint Planning Agreement boundaries? ☒ Yes ☐ No
11. Zoning District: PD Future Land Use Category: N/A
12. Building Size Existing (SF): _____ Proposed (SF): 5,200
13. Total (SF): _____
14. Proposed Number of Seats: NA
15. Size of property in Acres: 2.66 Square Feet: 115,953
16. Number of structures to be built on the site: 1
17. Height of structures(s): 22'-4" Building Stories: 1
18. Total square footage of impervious surface: 88,634
19. The percentage of lot coverage: 82%
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.

This item has been digitally signed and sealed by Ryan Keith Hileman, 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.

**Owner/Applicant Signature**

01/20/25

**Date**

# SUBMITTAL CHECKLIST & PROCEDURES

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

## PROCEDURES

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

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

2. Development Review Committee (DRC) no longer holds formal meetings. Project comment reports will be sent on or before the last Wednesday of the month in which the submittal was received and reviewed.

3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.

## SUBMITTAL CHECKLIST

The following must be submitted electronically:

1. **Application Fee: $2,500.00** ***(Check made payable to City of Mount Dora)***

   **Note:** *Per Section 5.2.2(9) LDC More than two reviews by the development review committee for a site plan shall be considered a new application and, therefore, require an additional application fee.*

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

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

2. Completed & signed application.
3. Site Plan signed and sealed required, drawn to an appropriate scale, on 24" x 36" sheets.
4. Exterior Building Elevations (all sides) including dimensions, height elevations, proposed exterior color scheme, etc. same paper size as site plan.
5. Color renderings (all sides). Building perspective drawing (optional). These can be 11"x17" paper size.
6. Landscape Plan signed and sealed drawn to an appropriate scale, on 24" x 36" sheets.
7. Photometric plan (exterior lighting plan). Drawn to an appropriate scale, on 24" x 36" sheets.
8. Drainage Calculations and Traffic Impact Analysis Reports (signed and sealed).
9. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.
10. The Property Card(s) from the Lake County Property Appraiser's office and proof of ownership (warranty deed or title certificate).

11. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale).
12. Legal description of the property.
13. Permits from all regulatory and applicable governmental agencies, including but not limited to the following:
    a. Department of Environmental Regulations
    b. St. Johns River Water Management District
    c. Army Corps of Engineers
    d. Florida Department of Transportation

**Submittals are to be in accordance with the City Land Development Code, relevant sections are shown below. For complete Land Development Code information refer to the City website (https://bit.ly/3PHEzk7 )**

## 5.2 Procedures for review of site plans.

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

**5.2.2. - Application Procedure:**

1. An approved site plan is required prior to the issuance of a building permit.
2. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.
3. All applicants applying for site plan review, submitted under the purview of this chapter, shall submit an electronic document (PDF) of the site plan to the development review coordinator (three paper copies may be submitted in lieu of a PDF).
4. All submittals and revisions for consideration by the development review committee for any given month must be made to the development review coordinator by the first Monday of that month.
5. Site plan submittals shall contain the information required by section 5.3 or applicants will not be placed on the DRC agenda until they are completed.
6. Appropriate fees shall be paid at the time of submittal.
7. The development review committee shall review all site plans for compliance with site plan requirements. The applicant shall be invited to meet with the development review committee in their review of the site plan. The development review coordinator shall inform the applicant by letter of the recommendations which will be made by the development review committee to the planning and zoning commission if the applicant is not present.
8. If substantial revisions are required as determined by the development review committee, the revised site plan shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. The development review committee will then review these changes for compliance with the appropriate site plan regulations and make recommendations to the planning and zoning commission.
9. More than two reviews by the development review committee for a site plan shall be considered a new application and, therefore, require an additional application fee.

10. Based upon the information provided by the applicant and the recommendations of the development review committee, the planning and zoning commission will approve, approve subject to stated conditions or deny the site plan.
11. Upon-site plan approval and issuance of a building permit, the development shall be built in accordance with the approved site plan and site plan regulations.

## 5.3. – Required Submittals

**5.3.1. Qualification of engineer.** Site plans or any portion thereof involving engineering shall be certified and prepared by, or under the direct supervision of, a professional engineer, qualified by training and experience in the specific technical field involved and registered or licensed to practice that profession in the State of Florida.5.3.2.General development and proposed improvements.

**5.3.2. General development and proposed improvements.**

1. *General information:*
    a. Name of project.
    b. Statement of intended use of site.
    c. Legal description of the property and size of parcel in acres or square feet.
    d. Name, address and telephone number of the owner or owners of record.
    e. Name, address and telephone number of the owner's (or owners') agent.
    f. Name, address, signature and registration of the professionals preparing the plan.
    g. Date, north arrow and scale, number of sheets; the scale (not smaller than one inch to 50 feet) shall be designated and, where appropriate, as determined by the development review coordinator, the same scale should be used on all sheets.
    h. Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals 2,000 feet.
    i. Linear dimensions of the site.
    j. Existing topography with a maximum of one-foot contour intervals for the proposed site and 300 feet adjacent to the site on all sides, except where determined to be unreasonable by the development review coordinator.
    k. Finished grade elevation.
    l. All existing and proposed building restriction lines (i.e., highway setback lines, easement, covenants, rights-of-way, and building setback lines).
    m. Commitments, such as contributions to offset public facilities impacts.
    n. Zoning on all adjacent land.
    o. All rights-of-way and curb cuts within 150 feet of the proposed site on both sides of the road.

2. *Buildings and structures:*
    a. Intended use.
    b. Number of stories.
    c. Height of building.
    d. Number of dwelling units and density for multifamily site plans.
    e. Projected number of employees.
    f. If restaurant, show number of seats and occupancy load.
    g. Square footage for proposed development-gross square footage, non-storage area, square footage of each story, gross square footage of sales area, etc.
    h. Photograph or sketch of proposed sign with dimensions and material type.
    i. Facade and elevation plans as follows:
        1. Exterior elevations with material designations.

2. Outline specifications of facade and roof treatments.3.General exterior color description including signs.

3. *Streets, sidewalks, driveways, parking areas and loading spaces:*
    a. Engineered plans and specifications for streets, sidewalks and driveways.
    b. All parking spaces designated.
    c. Number of parking spaces.
    d. Number and location of handicapped spaces.
    e. Number and designation of loading spaces.
    f. Number of square feet of paved parking and driveway area.
    g. Surface materials of driveways.
    h. Cross-section of proposed street improvements.
    i. Fire lanes.
    j. Location of proposed driveway(s) and median cut(s).
    k. Internal traffic circulation plan, including directional arrows and signs to direct traffic flow.
    l. Location of traffic-control signs and signalization devices.
    m. Designated location of sidewalks.
    n. Coordination of walkways, driveways, etc., with facilities in adjacent developments.
    o. All proposed streets and alleys.
    p. The extension or construction of service roads and access thereto on-site must be shown where applicable.
    q. All new developments, including public rights-of-way, shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead sky glow. All fixtures shall be designed meeting the International Dark Sky Association principals.
    r. All new developments shall provide parking light poles and fixtures meeting the city's fixture and pole design styles as provided in the City of Mount Dora Standard Details Construction Manual. Further exterior lighting design requirements are listed in section 6.13 (commercial architectural and site design requirements).

4. *Traffic impact analysis data:*
    a. Requirements: The developer shall prepare, or have prepared, by a qualified traffic engineer, a traffic impact analysis, unless determined by the city that the proposed development will not have a traffic impact which justifies such an analysis.
    b. Data: The analysis of traffic impacts will provide the following findings, and appropriate methodologies utilized in determining the findings:
        1. Total projected average weekday trip ends for the site in question.
        2. Design capacity of the accessed and impacted roads.
        3. Average projected peak-hour (including time of day) trip projections for the site in question.
        4. Analysis of projected on- and off-site traffic patterns, such as turning movements.
        5. Projected percentage of truck traffic.
        6. Recommended improvements made necessary by development.
        7. Other related information as required by the city engineer.
        8. Impact to existing levels of service on accessed and impacted roads.
    c. The applicant shall be responsible for all costs associated with review of the traffic impact analysis by the city engineer.
    d. All traffic impact analysis shall be conducted in conformance with the traffic impact study (TIS) guidelines dated March 2008 or most recent version.

5. *Drainage:* Engineering plans and specifications for collection and treatment of storm drainage, including a description of the preservation of any natural features, such as lakes and streams or other natural features.

6. *Dredge and fill:* If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to issuance of such permit.

7. *Soils:*
    a. Indicate soil classifications on the site plan as identified by the United States Department of Agriculture Soil Conservation Service in the "Lake County Area Soil Survey." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the identified soils are not classified correctly. If that determination is concurred with by the city, the soils shall be correctly identified for the purpose of this chapter.
    b. Soil analysis by a qualified soil engineer must be furnished upon request of the director of public services.

8. *Erosion control:* Provision for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

9. *Limits of floodplain:* Indicate flood elevation for 100-year flood elevation on the site plan as established by the United States Geological Survey Map series entitled, "Map of Floodprone Areas," or the Department of Housing and Urban Development "Flood Boundary and Floodway Maps." An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that his property does not fall within the designated flood delineation. If said expert determines that the property in question is not within a floodprone area, and said determination is acceptable to the floodplain manager and the city engineer, said property shall be designated as non-floodprone for the purpose of this code.

10. *Proposed water and sewer facilities:*
    a. Water: Size, material and location of water mains, plus valves and fire hydrants, fire flow calculations plus engineering plans and specifications within 300 feet of the site.
    b. Sanitary sewer system: Size, material and location of lines plus engineering plans and specifications, with submittal of profile where required.
    c. Electric and gas.
11. *Solid waste:* Location(s) and access provisions for refuse service, including pad screening, fencing and landscaping.
12. *Landscaping, arbor, recreation and open space:*
    a. Landscaping plan, irrigation system plan and provision for maintenance, include size, type and location of all landscaping, screens, walls, fences, and buffers.
    b. Application for arbor permit, if applicable.
    c. Recreation and open space areas, if applicable.

**5.3.3.** ***Existing improvements*** *(on-site, adjacent to site and across or opposite any public rights-of-way).*

1. Locations and sizes of driveways and median cuts within 300 feet of the site.
2. Sidewalks, streets, alleys and easements (note widths and type).

3. Drainage systems to include natural and structural (size and materials, invert elevation).
4. Size and location of nearest water mains, valves and fire hydrants.
5. Sanitary sewer systems (size, invert elevations, etc., to be included).
6. Gas, electrical and telephone lines, where available.
7. Tree survey indicating the location of all trees on-site which are a minimum of six inches in diameter measured approximately three feet above the ground designating the trees to be retained, removed, relocated or replaced. Smaller trees to be retained may also be shown by the applicant to assist the arbor inspector in determining replacement requirements. Groups of trees in close proximity may be designated as "clumps" of trees with the estimated number and type of trees noted. Trees with a diameter of 24 inches and greater shall be identified by type, height, diameter and canopy spread. Trees to be removed, relocated or replaced must be named (common and botanical name) on the plan.

**5.3.4. Additional data.**

1. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of this ordinance.

**5.3.5. Additional required legal submittals where facilities are dedicated to the public.** The approval of the site plan wherein facilities are dedicated to the city, shall be made only pursuant to certification of adequacy of the following list of required submittals by the city manager and city attorney, as appropriate:

1. Bonds. The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the city, by filing a performance bond or bonds executed by an approved surety company in the amount of 110 percent of the construction costs, including landfill. Costs for construction shall be determined by (1) estimate by the applicant's engineer, or (2) a copy of the actual construction contracts as provided. The amounts of the performance and maintenance bond must be approved as adequate by the director of public services and/or the city engineer. In lieu of performance bonding, improvements may be installed following site plan approval and preceding issuance of the certificate of occupancy, subject to the approval of the city. In all cases where public improvements are installed prior to issuance of the certificate of occupancy, a two-year maintenance bond in the amount of 20 percent of the construction costs must be submitted. A completed maintenance bond form shall be submitted when utilizing a cashier's check or certified check as the form of guaranty in lieu of a surety. The certificate of occupancy cannot be issued until the maintenance bond is approved. Bonding requirements may also be met by, but not limited to, the following:
    a. Escrow deposit:
        i. Cashier check.
        ii. Certified check.
    b. Others, as approved by the city council, which may include developer-lender city agreement for providing public improvement, assignment of interest-bearing certificate of deposit, irrevocable letters of credit or developer's agreement.

2. *Title certificate.* A certificate of ownership signed by a licensed attorney-at-law or an abstract company shall be required when property is conveyed to the city, in a form approved by the city attorney, and showing:
    a. Parties executing site plan are owners of the land embraced by the site.
    b. All mortgages, liens or other encumbrances.
    c. That all taxes and assessments are paid to date.
    d. Description of site is correct.
    e. No conflicting rights-of-way, easements, or site plans exist.

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

## Section 6.15. - Trail Design Guideline Requirements.

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

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

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

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

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

# LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Circle K Stores, Inc. to act on behalf of One Oak MD Groves, LLC, in regard 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, manger

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____online notarization, this 14th day of January, 2025, by Andrew J. Hupp, as manager of Hupp RE Holdings, LLC, as manager of One Oak MD Groves, LLC, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.

_____
Notary Public

_____
Print Name
Commission No._____
Expiration Date:_____

INSTRUMENT#: 2024038274 OR BK 6309 PG 2344 PAGES: 5 4/3/2024 4:24:49 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $44.00 DEED DOC:$0.70

*This instrument was prepared by*
*and should be returned to:*
Tyler Hill, Attorney
Hill Ward Henderson
P.O. Box 2231
Tampa, Florida 33601

# SPECIAL WARRANTY DEED

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

## W I T N E S S E T H :

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

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

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

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

GRANTOR:

*WITNESSES:*
*(As to both signatories)*

**SIMPSON FAMILY PARTNERSHIP, LTD.**, a Florida limited partnership

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

By: _____
Michael Lee Simpson
General Partner

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

By: _____
Howard James Simpson, III
General Partner

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on March 25, 2024, by Michael Lee Simpson and Howard James Simpson, III, as General Partners of SIMPSON FAMILY PARTNERSHIP, LTD., a Florida limited partnership, on behalf of the partnership. Such officers ☐ are personally known to me or ☒ have produced a valid driver's license as identification.

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

Carol S Murray
NOTARY PUBLIC

My Commission Expires: 11-16-2024

# EXHIBIT A
## Legal Description – One Oak Parcel (SF portion)

***All of the following property:***

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

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

***That is located within the Parent Parcel described below:***

PARENT PARCEL:

PARCEL 3:
FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH 89°43'35" WEST 178.61 FEET, NORTH 02°18'40" EAST 850 FEET, SOUTH 89°43'35" EAST 268.59 FEET, NORTH 49°59'25" EAST 142.41 FEET, NORTH 35°45'51" WEST 328.42 FEET, NORTH 54°14'09" EAST 78.70 FEET, NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" EAST 387.11 FEET TO SOUTHWESTERLY R/W LINE OF US HWY 441, NORTH 40°01'05" WEST ALONG SAID HWY 125 FEET FOR POINT OF BEGINNING, RUN SOUTH 49°59'25" WEST 466.05 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 72.53 FEET TO NORTH LINE OF SE 1/4 OF SW 1/4, SOUTH 89°55'0" WEST TO SW CORNER OF NE 1/4 OF SW 1/4, NORTH ALONG SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST ALONG SAID NORTH

LINE TO A POINT SOUTHWESTERLY R/W LINE OF US HWY 441, SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W LINE OF US HWY 441 TO POINT OF BEGINNING.

*LESS AND EXCEPT:*

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.

AND
PARCEL 4:
SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY OF US HWY 441.

AND
PARCEL 5:
W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY 441; LESS BEG AT W 1/4 CORNER RUN NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4 567.89 FEET TO SOUTH R/W OF US HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W LINE 530 FT, THENCE DEPARTING SAID SOUTH R/W LINE RUN SOUTH 02°55'30" EAST 312.84 FEET, SOUTH 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°27'30" WEST 470 FEET TO POINT OF BEGINNING; ALSO LESS ANY PORTION LYING WITHIN THE PLAT OF LAKESIDE AT WATERMAN VILLAGE, AS RECORDED IN PLAT BOOK 76, PAGES 30 THROUGH 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

## EXHIBIT B

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Terms and conditions contained in Interlocal Agreement between the City of Eustis and the City of Mount Dora recorded in Official Records Book 1115, Page 2012.

3. Grant of Easement in favor of The City of Mount Dora recorded in Official Records Book 1304, Page 2067.

4. Lake County, Florida Resolution No. 2023-67, recorded June 5, 2023 in Official Records Book 6154, Page 428.

5. Lake County Ordinance No. 2022-56, FLU-22-04-4 Mount Dora Groves South, recorded June 13, 2023 in Official Records Book 6158, Page 2472.

6. Lake County Ordinance No. 2022-57, Mount Dora Groves South RZ-22-13-4, recorded June 13, 2023 in Official Records Book 6159, Page 41.

7. The following matters disclosed by survey prepared by Extreme Surveying of Florida, Inc., dated October 24, 2023, Job No. 2308-100-44: a) Rights of others in and to the use of the graded road running throughout the Southerly portion of property.

8. Memorandum of Joint Development and Escrow Agreement (to be recorded immediately following this deed).

9. Memorandum of Non-Solicitation Covenant (to be recorded immediately following this deed).

10. Master Declaration of Easements, Covenants, Conditions and Restrictions (to be recorded immediately following this deed).

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

Sunbiz.org Division of Corporations
an official State of Florida website



# Detail by Entity Name

Florida Limited Liability Company
ONE OAK MD GROVES, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L23000343723 |
| **FEI/EIN Number** | 93-2472936 |
| **Date Filed** | 07/20/2023 |
| **Effective Date** | 07/20/2023 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC AMENDMENT |
| **Event Date Filed** | 02/23/2024 |
| **Event Effective Date** | NONE |

**Principal Address**

907 S. FT. HARRISON AVENUE
STE. 102
CLEARWATER, FL 33756

**Mailing Address**

907 S. FT. HARRISON AVENUE
STE. 102
CLEARWATER, FL 33756

**Registered Agent Name & Address**

HUPP, ANDREW J
907 S. FT. HARRISON AVENUE
STE. 102
CLEARWATER, FL 33756

Name Changed: 02/23/2024

**Authorized Person(s) Detail**

**Name & Address**

Title AMBR

CJM HOLDINGS MD GROVES, LLC
414 JENNIE JEWEL DRIVE
ORLANDO, FL 32806

HUBB RE HOLDINGS, LLC
907 S. FT. HARRISON AVENUE, STE. 102
CLEARWATER, FL 33756

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2024 | 01/24/2024 |

**Document Images**

| | |
|---|---|
| 02/23/2024 -- LC Amendment | View image in PDF format |
| 01/24/2024 -- ANNUAL REPORT | View image in PDF format |
| 07/20/2023 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

# Property Record Card

## General Information

| | | | |
|---|---|---|---|
| **Name:** | SIMPSON FAMILY PARTNERSHIP LTD | **Alternate Key:** | 1445710 |
| **Mailing Address:** | 445 LIMIT AVE MOUNT DORA, FL 32757 *Update Mailing Address* | **Parcel Number:** | 20-19-27-0002-000-01000 |
| | | **Millage Group and City:** | 0002 Unincorporated |
| | | **2024 Total Certified Millage Rate:** | 13.5721 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | US HIGHWAY 441 MOUNT DORA FL, 32757 | **Property Name:** | -- *Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map* *School Boundary Maps* |
| **Property Description:** | W 1/2 OF NW 1/4 LYING S OF HWY 441--LESS BEG AT W 1/4 COR RUN N 02-55-30 W ALONG W LINE OF NW 1/4 567.89 FT TO S R/W OF US HWY 441, RUN N 87-22-0 E ALONG SAID S R/W LINE 530 FT, THENCE DEPARTING SAID S R/W LINE RUN S 02-55-30 E 312.84 FT, S 87-22-0 W 60 FT, S 02-55-30 E 255.8 FT, S 87-27-30 W 470 FT TO POB--LESS LAKESIDE AT WATERMAN VILLAGE PB 76 PB 30-32-- | | |

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 (6603) | 0 | 0 | CITRUS | 8.780 | Acre | $10,536.00 | $158,040.00 |

**Click here for Zoning Info Map** **FEMA Flood**

## Miscellaneous Improvements

**There is no improvement information to display.**

## Sales History

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

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|---|---|---|---|---|---|
| 1205 / 651 | 12/01/1992 | Warranty Deed | Unqualified | Vacant | $1.00 |
| 1205 / 646 | 12/01/1992 | 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 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is**

**not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.**

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|---|---|---|---|---|---|
| LAKE COUNTY BCC GENERAL FUND | $158,040 | $10,536 | $10,536 | 5.0364 | $53.06 |
| SCHOOL BOARD STATE | $158,040 | $10,536 | $10,536 | 3.1240 | $32.91 |
| SCHOOL BOARD LOCAL | $158,040 | $10,536 | $10,536 | 2.9980 | $31.59 |
| LAKE COUNTY WATER AUTHORITY | $158,040 | $10,536 | $10,536 | 0.2940 | $3.10 |
| NORTH LAKE HOSPITAL DIST | $158,040 | $10,536 | $10,536 | 0.4100 | $4.32 |
| ST JOHNS RIVER FL WATER MGMT DIST | $158,040 | $10,536 | $10,536 | 0.1793 | $1.89 |
| LAKE COUNTY MSTU STORMWATER | $158,040 | $10,536 | $10,536 | 0.4957 | $5.22 |
| LAKE COUNTY MSTU AMBULANCE | $158,040 | $10,536 | $10,536 | 0.4629 | $4.88 |
| LAKE COUNTY VOTED DEBT SERVICE | $158,040 | $10,536 | $10,536 | 0.0918 | $0.97 |
| LAKE COUNTY MSTU FIRE | $158,040 | $10,536 | $10,536 | 0.4800 | $5.06 |
| | | | | **Total:** 13.5721 | **Total:** $143.00 |

## Exemptions Information

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

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

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

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Property data updated nightly.
**Site Notice**

# ORDINANCE 2022-57

## Mount Dora Groves South

## RZ-22-13-4

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Tara Tedrow, Lowndes Law (the "Applicant"), submitted a rezoning application on behalf of Simpson Family Partnership LTD & Mount Dora Groves Inc (the "Owners"), to rezone approximately 80.32 +/- acres from Agriculture (A) and Urban Residential District (R-6), and establish a Planned Unit Development (PUD) to accommodate a mixed-use development including 783 single-family and multi-family dwelling units, 150,000 square-feet of commercial uses, and associated recreational facilities; and

**WHEREAS**, the subject property consists of approximately 80.32 +/- net acres located south of US Highway 441 and north of Limit Avenue, in the unincorporated Mount Dora area, in Section 20, Township 19 South, Range 27 East, identified by Alternate Key Numbers 1445710, 3884340, 1445698, 1445647, and 3816281, and more particularly described in Exhibit "A" – Legal Description; and

**WHEREAS,** the property is located within the Planned Unit Development Future Land Use Category, as designated by Ordinance 2022-56; and

**WHEREAS,** the Lake County Planning & Zoning Board did on the 12th day of October 2022 review Petition RZ-22-13-4; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 6th day of December 2022; and

**WHEREAS**, the Board of County Commissioners has reviewed the recommended application and ordinance, the recommendations of the Lake County Planning & Zoning Board and County staff, and comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

**WHEREAS**, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida, that:

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit Development (PUD). The uses of the property shall be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit "B". To the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall take precedence.

**A. Permitted Land Uses.**

1. A maximum of 783 total Single-Family and Multi-Family Dwelling Units (including multifamily detached units), not to exceed an overall density of 9.75 dwelling units per net acre; provided such density may be higher on individual development sites within the property so long the maximum of 783 units is not exceeded. A mandatory homeowner's association must be established, and such residential developments may individually be gated. Multifamily detached units shall be defined as one (1) and or two (2) dwelling units per building, on one (1) parcel and under common ownership.

2. 150,000 square-feet of Employment Center (C-3) commercial uses to be developed within the US 441 Major Commercial Corridor.
3. Associated recreational and amenity facilities, to be owned and maintained by the homeowner's association.
4. Accessory uses directly associated with the above uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

**B. Open Space, Impervious Surface Ratio, Building Height, and Lot Size.**

1. Open Space: A minimum of twenty-five (25) percent of the net buildable area of the entire property shall be designated as Open Space. Open Space standards shall adhere to the definition in the Comprehensive Plan, as amended.
2. Impervious Surface Area:
   a. Maximum ISR shall be 0.65 for the overall residential development. Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the residential development will not exceed 0.65.
   b. Maximum ISR shall be 0.70 for the overall commercial development. Individual outparcels may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the commercial development will not exceed 0.70.
3. Maximum Building Height:
   a. The maximum building height for single-family detached and single-family attached (townhome) units is thirty-five (35) feet.
   b. The maximum building height for multi-family units and commercial uses is sixty-five (65) feet.
4. Minimum Lot and Unit Sizes: Single-family detached lots shall contain no less than 4,440 square-feet. Single-family attached (townhome) lots shall contain no less than 1,200 square-feet and minimum living area shall be 1,000 square-feet. Multi-family attached and detached units shall contain a minimum of 600 square-feet of living area (heated and air-conditioned space).

**C. Setbacks and Parking.**

1. The development standards for single-family detached and single-family attached (townhome) units shall be as follows:

| | |
|---|---|
| Front Setback: | 12-feet from the property line |
| Garage Setback: | 20-feet from the property line |
| Front Porch Setback: | 12-feet from the property line |
| Secondary Front Setback: | 15-feet from the property line |
| Side Setback: | 5-feet from the property line |

| | |
|---|---|
| Rear Setback: | 10-feet from the property line (primary structure), 5-feet from the property line (accessory structures) |
| Parking Required: | Minimum of 2 spaces per unit |

2. The development standards for multi-family units shall be as follows:

| | |
|---|---|
| Front / Side / Rear Setback: | 10-feet from property lines for buildings under 35-Feet (25-feet from property lines for building over 35-Feet |
| Minimum Building Separation: | 10-feet between structures |
| Parking Required: Multi-Family | 2 space per unit unless a parking study is provided by an engineer that supports a reduced parking ratio. Under no circumstances will there be less than 1.75 parking space per unit. This includes guest parking. |
| Parking Required: Multi-Detached | 2 space per unit unless a parking study is provided by an engineer that supports a reduced parking ratio. However, under no circumstances will there be less than 1.75 parking space per unit. One space per unit is required to be either a detached garage or carport space. This includes guest parking. |

3. The development standards for commercial uses shall be as follows:

| | |
|---|---|
| Front / Side / Rear Setback: | 50-feet from highway US 441 and 25'-Feet from all other right-of-way of any road |
| Parking Required: | In accordance with this Ordinance. |

**D. Single Family Residential Design Guidelines.**

1. Building Design.

   a. Single-Family Residential (SFR) units shall be designed utilizing Craftsman, Bungalow, Florida Cracker/Low Country, or Southern Living (front porch) architectural design standards which shall require a variety of architectural features and materials such as stone, stucco, craftsman columns, porches, metal roofs, tile, shutters, decorative doors, etc. to achieve each architectural style.

   b. Minimum structure size shall be 1,000 square feet of living area (heated and air-conditioned space).

   c. Either side-load or front-load garage design may be utilized. All SFR units shall be designed and built with a 2-car garage minimum.

   d. Conversion of garage into living space shall be prohibited.

e. All exterior colors shall be predominantly earth tones.

2. Front Yard fencing shall be limited to 4-feet in height.

3. RV storage on lots with or without a SFR unit is prohibited.

4. The Architectural Design Standards above shall be incorporated into the Homeowners Association Restrictive Covenants or other applicable documents.

5. All areas of the Planned Unit Development (PUD) shall maintain grass height of 12 inches or less until as such time as the PUD fully develops.

**E.** Multi-Family Design Guidelines

Multifamily detached units shall be designed utilizing Craftsman, Bungalow or Florida Cracker/Low Country architectural design standards which shall require a variety of architectural features and materials such as stone, stucco, cementitious siding and decorative doors to achieve each architectural style. Any Multi-family community that has buildings over 35-Feet must contain one of each element of the three categories below. Alternative type elements may be considered that meet or exceed the intent of each category.

1. *Building Elements*

a) Renewable energy systems—Solar panels;
b) Heat island effect reducers—Green roofs, green walls, roof decks;
c) Green building materials and finishes— environmentally responsible manufactured or recycled materials; or
d) Smart home technology—LED lighting, Energy Star certified products, programmable thermostats, electrochromic windows, occupancy sensors, dimmers.

2. *Architecture* elements:

a) Cool roofs—Materials with high solar reflectance index (SRI), cool roof shingles, wood roof deck
b) High performance windows—Noise-reducing, heat reducing
c) Soundproofing walls and floors
d) Terraced floor setbacks
e) Secured bicycle storage areas

3. *Site* elements:

a) Industry certification submittals—LEED;
b) Enhanced stormwater management—Low impact design (LID) measures that reuse or recycle water for onsite use;
c) Community outdoor space—Urban plazas, green space, parks; or
d) Sculpture art-work.

**F. Commercial Design Guidelines.**

1. *Building Design.*

a. *Purpose and intent.* This section provides standards to maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community. Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrian; reduce the massing aesthetic; recognize the local character, and be site responsive. Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. Articulation of buildings shall be accomplished by varying the buildings' mass in height and width so that they appear to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian (see Illustration 1 below).

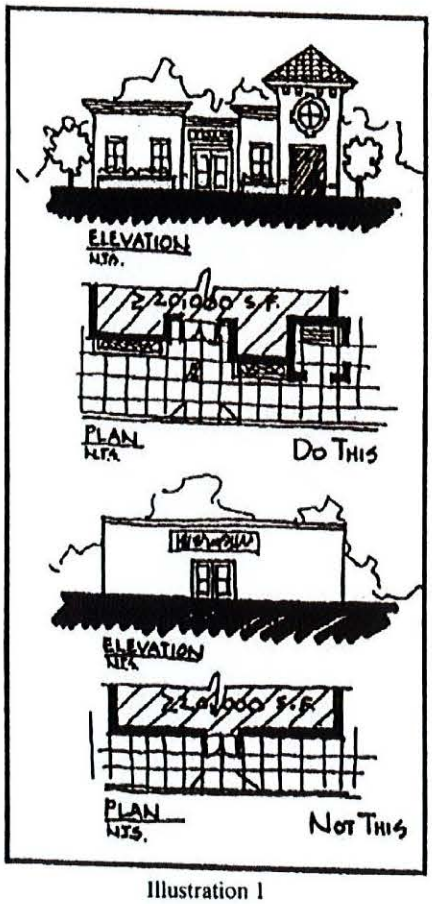



Illustration 1

Buildings and structures on corner lots shall be designed with additional architectural embellishments, such as corner towers, or other such design features, to emphasize their location as gateways and transition points within the community. Signage may

not be located upon or within these additional architectural embellishments.

b. *Building orientation standards.* (See Illustration 2 below)

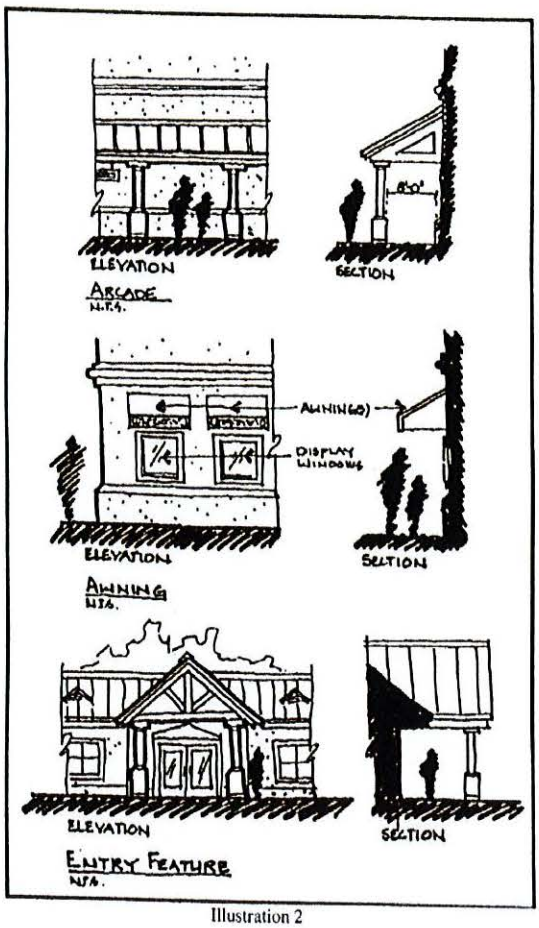



Illustration 2

i. For buildings of 20,000 square-feet of gross building area or more, façades that are adjacent to an arterial or collector street, shall have two of the following design features:

1. Windows comprising a minimum of forty (40) percent of the affected façade;
2. Projected covered public entry with a minimum of twenty-five (25) percent of the wall space devoted to windows; or
3. Covered walkway (excluding canvas type unless provided with 6-inch columns or better) attached to the building, with a minimum width of 8-feet and a sixty (60) percent minimum coverage for the affected façade.

ii. For buildings of between 5,000 and 19,999 square-feet, inclusive, or gross building area, façades facing a public street shall have two of the following design features:

1. Windows comprising a minimum of thirty-three (33) percent of the affected façade;

2. Projected covered public entry with a minimum of twenty (20) percent of the wall space devoted to windows; or

3. Covered walkway (excluding canvas type unless provided with 6-inch columns or better) attached to the building, with a minimum width of 6-feet and a fifty (50) percent minimum coverage for the affected façade.

iii. For buildings of less than 5,000 square feet of gross building area, façades facing a public street shall have one of the following design features:

1. Windows comprising a minimum of twenty-five (25) percent of the affected façade; or

2. Projected covered public entry with a minimum of twenty (20) percent of the wall space devoted to windows.

c. *Façade/wall height transition.* New structures that are proposed to be located within 300-feet of an existing building, and are more than twice the height of any existing building within 300-feet shall provide transitional massing elements to transition between the existing buildings of lower height within 300-feet, and the proposed structures. The transitional massing element can be no more than one hundred (100) percent taller than the average height of the adjacent buildings (see Illustration 3 below).

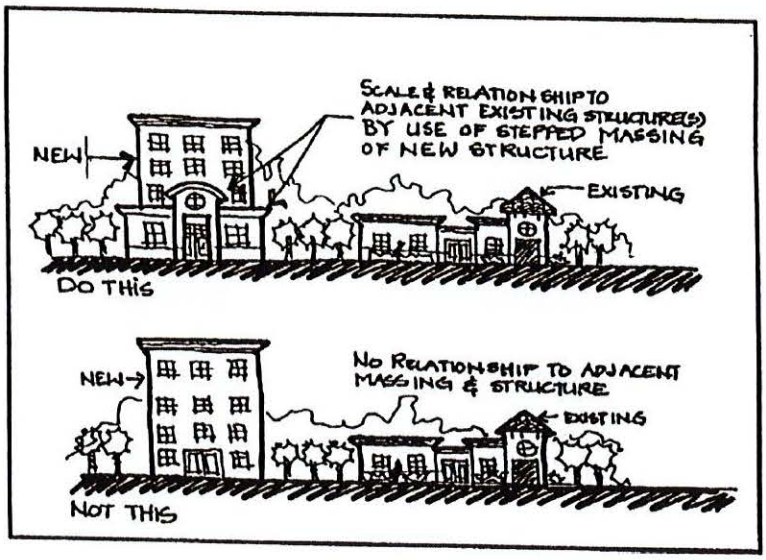



Illustration 3

d. *Façade standard.* All primary façades of a building shall be designed with consistent architectural style and detail and trim features. Façades attached to a primary façade shall incorporate features of the primary façade for a minimum of thirty-three (33) percent of the overall wall length measured from the attached primary façade. In the case of outparcel buildings, all exterior façades shall adhere to the requirements of this section with respect to architectural design treatments for primary façades.

e. *Window standards.* Windows shall not appear to be false or applied.

f. *Awning standards.* These standards shall apply to awnings associated with and attached to a building/structure (see Illustration 4).

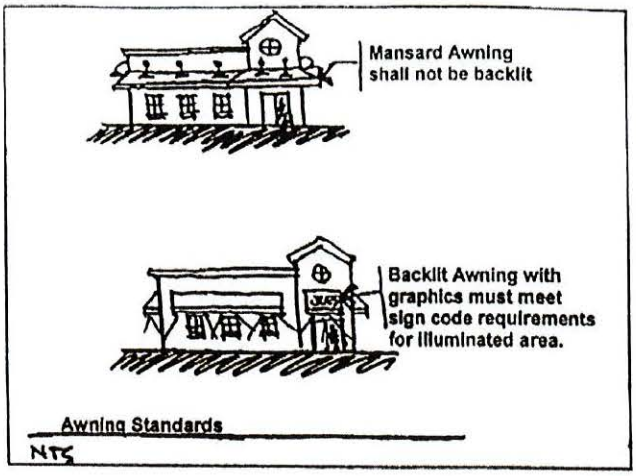


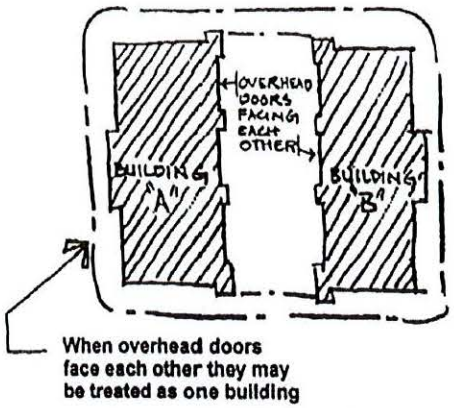

Illustration 4

i. Mansard awnings are permitted provided they do not extend above the roofline of the building and are not backlit.

ii. All other awnings shall adhere to the following standards:

1. Awnings may be backlit provided the illuminated portion of the awning with graphics does not exceed the size limitations and standards of this Ordinance.

g. *Overhead doors.* Overhead doors facing one another may be treated as interior space provided that the buildings meet all other requirements of this Ordinance. (See Illustration 5).




Overhead Door Diagram

Illustration 5

h. *Massing standards.* Exterior façades shall be designed to employ the following design treatments:

i. For buildings of 20,000 square-feet of gross building area or more;

1. No horizontal length or uninterrupted curve of a primary building façade shall exceed 100 linear-feet. For arcaded façades, no horizontal length or uninterrupted curve of the arcaded façade shall exceed 120-feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of 3-feet with twenty-five (25) percent of these having a varied length with a minimum differential of 1-foot (see Illustration 6).

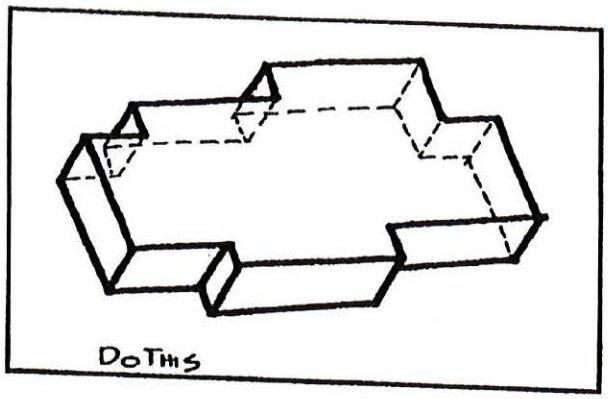



Illustration 6

2. Exterior wall planes shall not constitute more than sixty (60) percent of each affected façade.

3. Primary façades on the ground floor shall have features along a minimum of fifty (50) percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of 6-feet clear in width; display windows; entry areas; or other such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of twenty (20) feet in length or less.

ii. For buildings of between 5,000 and 19,999 square-feet, inclusive, of gross building area;

1. No horizontal length or uninterrupted curve of any primary façade shall exceed 50-feet. For arcaded façades, no horizontal length or uninterrupted curve of any primary façade shall exceed 80-feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of 2-feet.

2. Exterior wall planes shall not constitute more than fifty (50) percent of each affected façade.

3. Primary façades on the ground floor shall have features along a minimum of thirty-three (33) percent of their horizontal length per affected side. These features include, but are not limited to: arcades, a minimum of 6-feet clear in width; display windows; entry areas; or any such design elements. Awnings are included in this calculation at 1.5 times the window width when associated with windows/doors and are in increments of 10-feet in length or less.

iii. For buildings of less than 5,000 square feet of gross building area;

1. No horizontal length or uninterrupted curve of any primary façade shall exceed 35 linear-feet. For arcaded façades, no horizontal length or uninterrupted curve of the arcaded façade shall exceed 60-feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of 1-foot.

iv. All buildings shall provide a minimum of one offset per public street.

*i. Design elements.*

i. All commercial buildings shall have a minimum of four of the following building design treatments (see Illustrations 7 and 8 below):

1. Canopies or porticos, integrated with the building's massing and style;
2. Overhangs, minimum of 3-feet;
3. Arcades, minimum of 8-feet for buildings of 20,000 square-feet of gross building area or more, and 6-feet for all other buildings, clear in width;
4. Sculptured artwork;
5. Raised cornice or building banding with a minimum of two reliefs;
6. Peaked roof forms;
7. Arches;
8. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;
9. Clock bell towers or other such roof treatment (e.g. dormers, belvederes, cupolas);
10. Emphasized building base, minimum of 3-feet high and minimum projection from the wall of 2-inches;
11. Additional roof articulation above the minimum standards;
12. Metal or tile roof as the dominant roof material; or
13. Any other treatment which, in the opinion of the County Manager or designee, meets the intent of this section.

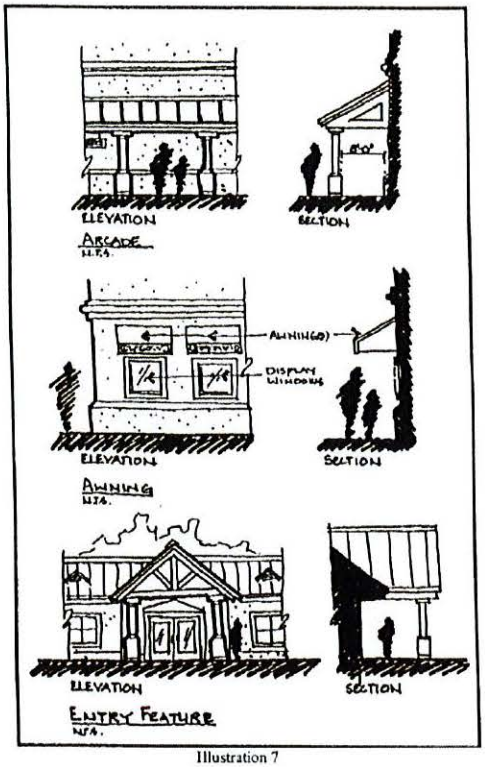



Illustration 7

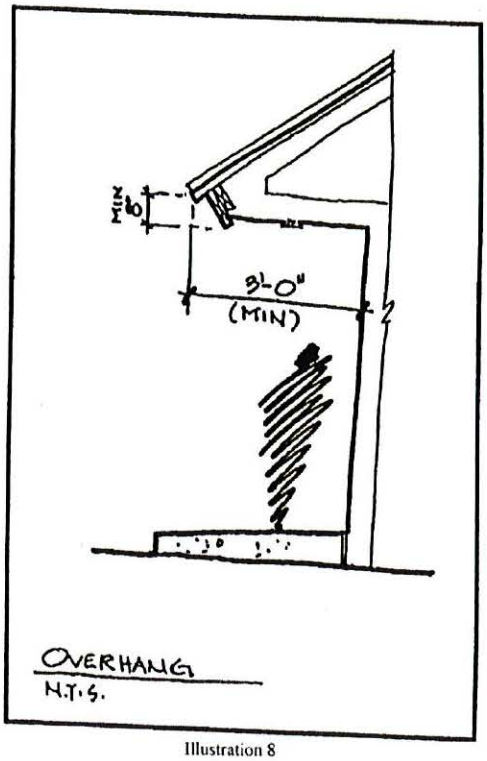



Illustration 8

*j.* All commercial sites shall have at least one of the following site design elements:

*i.* 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;

*ii.* Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60 percent of walkway area;

*iii.* Water element(s), a minimum of 150 square feet in area; or

*iv.* 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.

*k. Detail features.*

i. *Purpose and intent.* The design elements in the following standards shall be integral parts of a building's exterior façade and shall be integrated into the overall architectural style. These elements shall not consist solely of applied graphics, or paint.

ii. *Blank wall areas.* Blank wall areas shall not exceed 10-feet in the vertical direction nor 20-feet in the horizontal direction of any primary façade. For façades connected to a primary façade, this shall apply to a minimum of thirty-three (33) percent of the attached façade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of 6-feet or less. Relief and reveal work depth must be a

minimum of one-half inch. Landscaping may be used to assist in reducing the blank wall area. Such landscaping shall not be in lieu of architectural treatment (see Illustration 9 and 10 below).

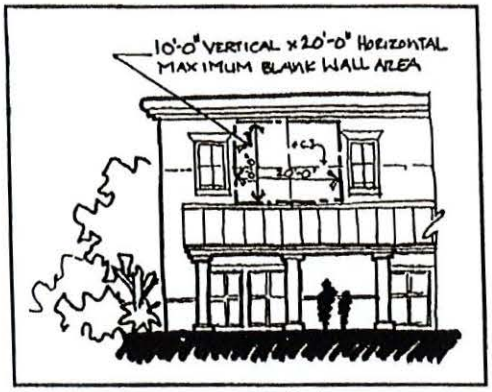



Illustration 9

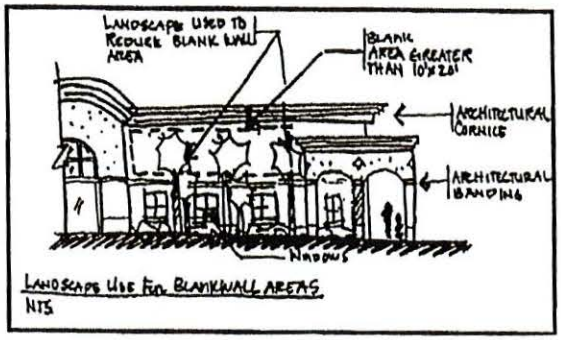



Illustration 10

iii. *Repeating façade treatments.* Building façades shall include a repeating pattern and shall include no less than three of the design elements listed below. At least one of these design elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 50-feet for buildings of 20,000 square-feet of gross building area or more, and 25-feet for all other buildings, horizontally; and a maximum of 15-feet vertically for all buildings.

1. Color change;
2. Texture change;
3. Material module change;
4. Expression of architectural or structural bays, through a change in plane of no less than 12-inches in width, such as a reveal, an offset, or a projecting rib (see Illustration 11 below);

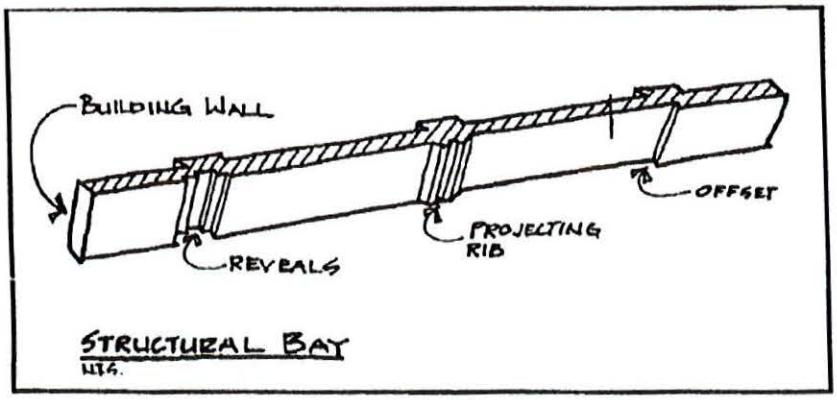



Illustration 11

5. Architectural banding;

6. Building setbacks or projections, a minimum of 3-feet in width on upper level(s); or

7. Pattern change.

l. Additional façade design treatments for multiple use buildings

i. *Purpose and intent.* The presence of buildings with multiple tenants creates variety, breaks up large expanses of uninterrupted façades, and expands the range of the site's activities. Windows and window displays of such stores shall be used to contribute to the visual interest of exterior façades. The standards in this section are directed toward those situations where more than one retailer, with separate exterior customer entrances, are located within the principal building.

*ii. First floor primary façade treatments.*

1. The first floor of the primary façades shall, at a minimum, utilize windows between the heights of 3-feet and 8-feet above the walkway grade for no less than thirty (30) percent of the horizontal length of the building façade.

2. Windows shall be recessed, a minimum of one-half inch, and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.

2. *Roof treatments.*

a. *Purpose and intent.* Variations in roof lines shall be used to add interest to, and reduce the massing of buildings. Roof features shall be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. Roofing material should be constructed of durable high-quality material in order to enhance the appearance and attractiveness of the community. The following standards identify appropriate roof treatments and features.

b. *Roof edge and parapet treatment.* At a minimum of two locations, the roof edge and/or parapet shall have a vertical change from the dominant roof condition, a minimum of 3-feet for buildings of 20,000 square-feet of gross building area or more, and 2-feet for all other buildings. At least one such change shall be located on a primary façade adjacent to a collector or arterial right-of-way (see Illustration 12 below). One additional roof change must be provided for every 25,000 square-foot increment over 50,000 square-feet of ground floor space.

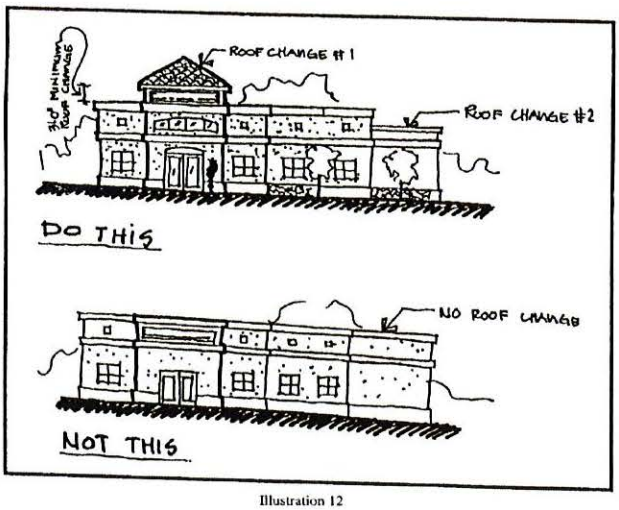



Illustration 12

c. Roofs shall meet the following requirements (see Illustration 13 below):

i. Parapets shall be used to conceal roof top equipment and flat roofs;

ii. Except where an overhang is not possible due to a parapet wall treatment, overhangs shall be provided and shall be no less than 3-feet beyond the supporting walls. Where overhangs on existing buildings being renovated are less than 3-feet they shall be provided with a band or cornice, a minimum of 8-inches in width, at least 8-inches below the soffit at the wall;

iii. Fascia shall be a minimum of 8-inches;

iv. Tile, metal, or 320-pound, 30-year architectural grade asphalt shingles of earth tone as the dominant roof material;

v. Canopies covering fueling islands must match the roof treatment of the primary structure.

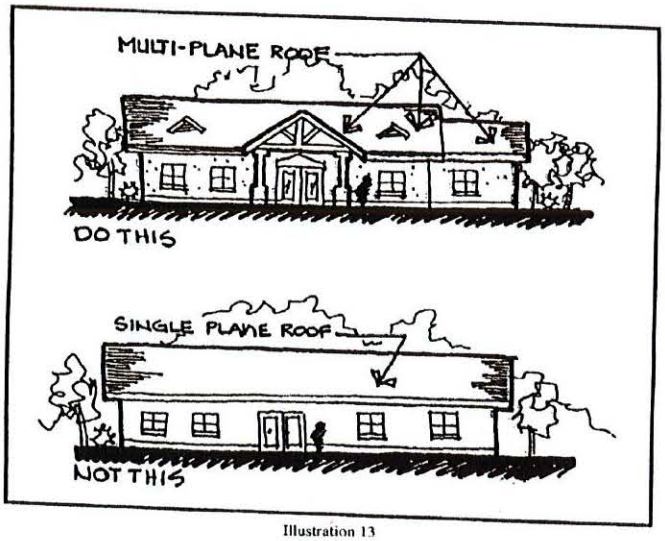



Illustration 13

d. *Prohibited roof types and materials.* The following types of materials are prohibited:

i. Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better;

ii. Mansard roofs and canopies except as specifically provided for herein;

iii. Roofs utilizing less than or equal to a 2:12-pitch unless utilizing full parapet coverage; and

iv. Back-lit awnings used as a mansard or canopy roof.

3. *Entryways/customer entrance treatments.*

a. *Purpose and intent.* Entryway design elements and variations are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project.

b. *Entryways/customer entrance standards.* These standards identify appropriate entry features.

i. For buildings of 20,000 square-feet of gross building area or more;

1. *Single-use buildings.* Single use buildings shall have a clearly defined, highly visible customer entrances which shall include the following:

a. An outdoor patio area adjacent to the customer entrance, a minimum of 200 square-feet in area which incorporates the following:

i. Benches or other seating components;

ii. Decorative landscape planters or wing walls which incorporate landscaped areas; and

iii. Structural or vegetative shading.

b. A main front entry which shall be setback from the drive a minimum distance of 15-feet.

2. *Multiple-Use buildings and projects.* Multi-use structures shall include the following:

a. Anchor tenants shall provide clearly defined, highly visible customer entrances.

b. Each anchor tenant shall have a front entry which shall be setback from the drive a minimum of 15-feet.

c. A provision for intermittent shaded outdoor community space at a minimum of one (1) percent of the total gross floor area of the building or commercial project. Said community space shall be located off or adjacent to the circulation path of the complex or main structure and shall incorporate benches or other seating components.

ii. For buildings of between 10,000 and 19,999 square-feet, inclusive, or gross

building area;

1. An outdoor patio area adjacent to the customer entrance, a minimum of 50 square-feet in area and which incorporates one of the following:
    a. Benches or other seating components
    b. A provision for intermittent shaded outdoor community space at a minimum of one (1) percent of the total gross floor area of the building or commercial project. Said community space shall be located off or adjacent to the circulation path of the complex or main structure and shall incorporate benches or other seating components.
2. A main front entry which shall be setback from the drive a minimum of 15-feet.

4. *Materials.*

a. *Purpose and intent.* Exterior building materials contribute significantly to the visual impact of a building on the community. They shall be well-designed and integrated into a comprehensive design style for the project.

b. *Exterior building materials, exterior colors, and standards.*

i. Predominant exterior building materials shall include, but are not limited to:

1. Stucco of earth tone;
2. Natural brick (unpainted, unstained, and untinted);
3. Textured, other than smooth or ribbed, concrete masonry units of earth tone;
4. Stone (unpainted, unstained, and untinted), excluding an ashlar or rubble construction look;
5. Wooden or composite siding;
6. The following colors are prohibited: use of florescent or day glow colors; or
7. Corporate colors or colors used in the marketing of the business occupying the space which are not earth tone shall be calculated towards the allowable signage copy area (which commercial design standards are set forth in Exhibit "C").. This requirement is intended to provide corporations, franchises, and corporate chains the opportunities to use other exterior colors (other than earth tone), but these colors be considered signage for the purpose of this Ordinance; provided these provisions don't conflict with Florida Statutes Section 553.

ii. Predominant exterior building materials that are prohibited include:

1. Plastic or vinyl siding;
2. Corrugated or reflective metal panels;
3. Tile;
4. Smooth or rib-faced concrete block; and

5. Applied stone in an ashlar or rubble look.

iii. Automotive and other special type service buildings may utilize prefabricated metal buildings under the following conditions:

1. Metal buildings are more than 250-feet from any right-of-way;
2. Metal buildings are located directly behind the main showroom/sales center [or primary structure] so as not to be a dominant façade along the street;
3. At least eighty (80) percent of the front elevation of any such building and accompanying showroom/sales center must be the elevation of the accompanying showroom/sales center.

5. *Drive-through window standards.* Drive-through windows and lanes shall be designed to adhere to the following standards:

a. Drive-through windows shall not be placed between the right-of-way of a primary collector or arterial roadway and the associated building, unless the vegetation required by a Type "B" landscape buffer is installed within the buffer width required for the project and maintained along the entire length of the drive-through stacking and exit lanes between the drive-through lane and the adjacent right-of-way. A permanent covered porte-cochere type structure, other than awning/canvass type structure(s), may be installed extending the width of the drive-through and covering the service window(s). Such structure shall be integrated structurally and architecturally into the design of the building.

b. Stacking lanes must be provided. Stacking spaces and lanes for drive-through stations shall not impede on- and off-site traffic movements by blocking vehicular or pedestrian circulation.

6. *Service function areas (SFA) including but not limited to loading, storage, mechanical equipment, and solid waste disposal.*

a) *Purpose and intent.* To diminish, in a safe manner, the visual impacts of service functions that may detract or have a negative impact on the streetscape, landscape and/or the overall community image.

b) *Buffering and screening standards.* Loading or docking, outdoor storage, trash collection, mechanical equipment, trash compaction, vehicular storage, excluding new and used cars, recycling, roof top equipment and other service function areas shall be fully screened from adjacent properties and road way corridors at ground and pedestrian level

c) *Materials and design standards.* Screening material and design shall be consistent with design treatment of the primary facades of the commercial building or project and the landscape plan

7. *Outside play structures.* Outside play structures are prohibited, except in conjunction with those personal service type and institutional uses for which an outside play area is an integral part of the use (e.g. day cares, pre-schools, and schools).

8. *Pedestrian walkways.*

   a) *Purpose and intent.* To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways and to provide safe passage from the public right-of-way to the commercial building or project, and between alternative modes of transportation.

   b) *Pedestrian access standards.* Pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian ways may be incorporated within a required landscape perimeter buffer, provided said buffer is not less than ten feet in width on average. Shared pedestrian walkways are encouraged between adjacent commercial projects.

   c) *Minimum ratios.* Pedestrian ways shall be provided at a minimum ratio of one for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, delivery or employee vehicles.

   d) *Materials.* Pedestrian walkways shall be consistent with the provisions of the Americans with Disabilities Act (ADA), the Accessibility Guidelines and the Florida Accessibility Code. Materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete

   e) *Pedestrian crosswalks at building perimeter.* Building perimeter crosswalks shall be designed and coordinated to move people safely to and from buildings and parking areas by identifying pedestrian crossings with signage and variations in pavement materials or markings

   f) *Shade.* Pedestrian walkways shall provide intermittent shaded areas when the walkway exceeds 100 linear feet in length at a minimum ratio of 100 square feet of shaded area per every 100 linear feet of walkway. Shade structures may be natural, manmade or a combination of both

9. *Lighting.*

   a) *Purpose and intent.* Commercial buildings and sites, including their outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blend the project into the surrounding landscape.

   Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. All fixtures used in exterior lighting are to be selected for functional and aesthetic value. Decorative lighting fixtures in keeping with the architecture style shall be used for commercial wall mount lighting and parking lot light poles. Exterior lighting shall be in

accordance with the lighting design standards of this code.

b) *Shielding standards.* Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties. Illumination onto adjacent right-of-way or property shall not exceed 0.5 foot candles

c) *Fixture height standards.* Lighting fixtures shall be a maximum of 30 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas (see Illustration 14 below).

d) *Design standards.* Lighting shall be used to provide safety while accenting key architectural elements and/or emphasizing landscape features. Light fixtures shall be used as an integral design element that complements the design of the project. This can be accomplished through style, material or color (excluding florescent, primary and secondary colors) or by designing the lighting fixtures to blend into the landscape through the use of dark colors such as bronze, black and forest green. Concrete type poles or mill finish is not permitted. Light pole footers shall not be exposed more than six inches above finish grade

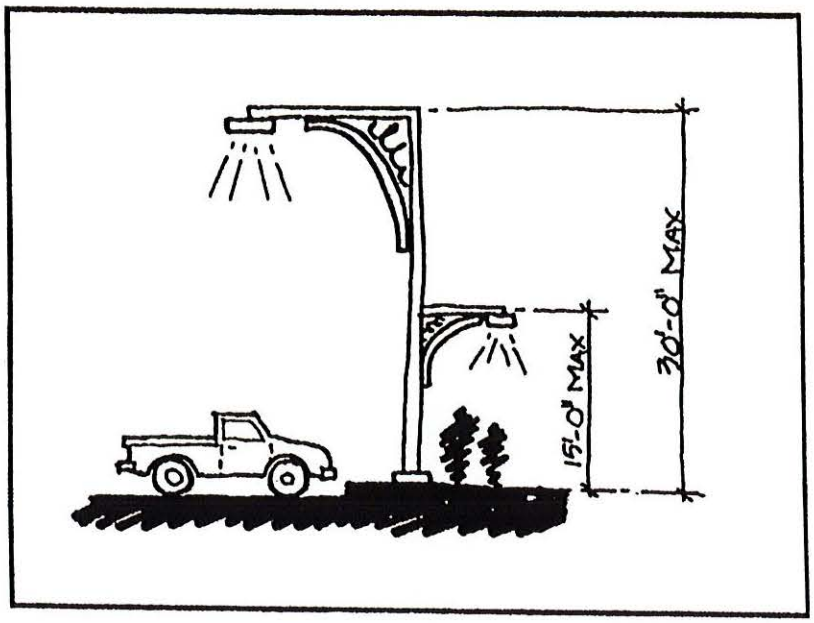



Illustration 14

10. *Fencing standards.* Chain link and wood fencing are prohibited forward of the primary facade, except as provided below, and must be a minimum of 100 feet from a public right-of-way. Chain link and wood fencing facing a public right-of-way shall be buffered at a minimum by an irrigated hedge directly in front of the fence on the side of the right-of-way. Plant material shall be a minimum of 24 inches in height and width and planted to create a continuous visual barrier at time of installation. This plant material shall be maintained at a minimum of three quarter the height of the

fencing. (See Illustration 15)

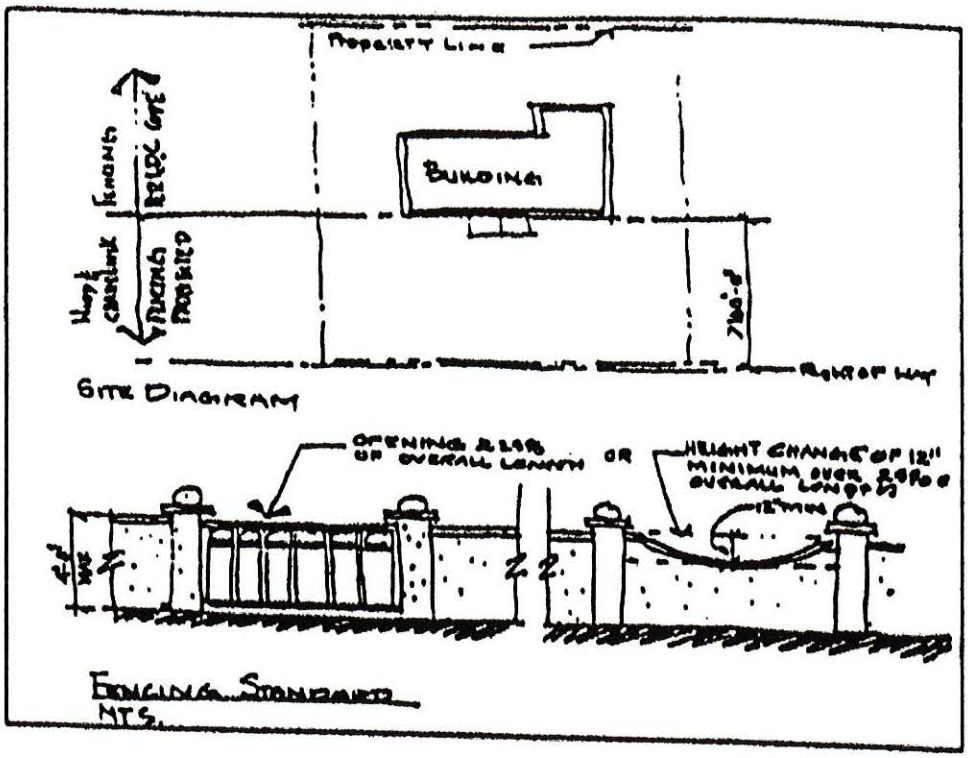



Illustration 15

Fencing forward of the primary facade is permitted under the following conditions

a) Fencing does not exceed four feet in height;
b) The fencing provides either an open view at a minimum of 25 percent of its length or provides variation in its height for a minimum of 15 percent of its length with a deviation of at least 12 inches; and
c) The fence style must complement building style through material, color and/or design.

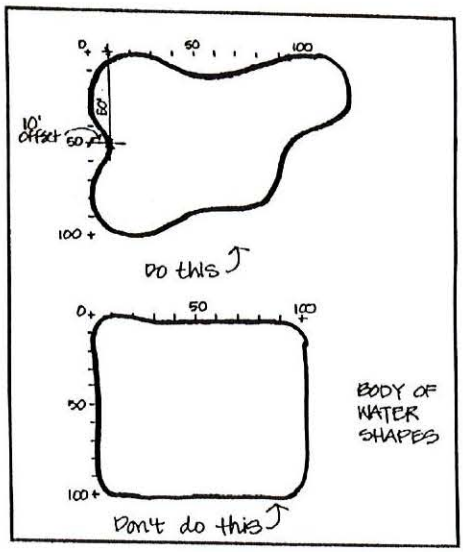
11. *Outparcels.*

a. *Purpose and intent.* To provide unified architectural design between outparcel structures and the main structure on the site in order to enhance the visual impact of the structures and to provide for safe and convenient vehicular and pedestrian access and movement within the site.

b. *Outparcel design.* All exterior façades of an outparcel structure shall be considered primary façades and shall employ architectural, site, and landscaping design elements which are integrated with and common to those used on the primary structure on site. These common design elements shall include colors and materials associated with the main structure. When the use of common wall, side-by-side development occurs, continuity of façades and consolidated parking for several businesses on one parking lot may be used. Outparcels that are adjacent to each other shall have vehicular

connection between their respective parking lots and interconnected pedestrian walkways.

12. *Natural and manmade bodies of water including wet and dry retention areas for buildings of 20,000 square-feet or more (exceeding 12-feet in width).* The shape of a manmade body of water, including wet and dry retention areas, shall be designed to appear natural by having off-sets in the edge alignment that area a minimum of 10-feet and spaced 50-feet apart. On sites with buildings of 20,000 square-feet of gross building area or more, all bodies of water, including wet and dry retention areas, exceeding 20,000 square-feet in area, and which are located adjacent to a public right-of-way, shall incorporate into the overall design of the project at lease two of the following items (see Illustration 14 below):




a. A 5-foot-wide walkway with trees an average of 50-feet on center and shaded benches a minimum of 6-feet in length or picnic tables with one located every 150-feet.

b. A public access pier with covered structure and seating.

c. An intermittent shaded plaza/courtyard, a minimum of 200 square-feet in area, with benches and/or picnic tables adjacent to the waterbody.

d. A permanent fountain structure.

13. *Architectural and site design standards and guidelines for commercial buildings and projects with a gross building area of 20,000 square feet or larger*

a) *Off street parking design.* Subject to the following provisions

a) *Purpose and intent.* Commercial buildings and sites, including their outparcels, shall be designed to provide safe, convenient, and efficient access for pedestrians and vehicles. Parking shall be designed in a consistent and coordinated manner for the entire site. The parking area shall be integrated and designed so as to enhance the visual appearance of the community.

b) *Design standards.* Parking, utilizing the same degree of angle, shall be developed throughout the site to provide efficient and safe traffic and pedestrian circulation. A single bay of parking provided along the perimeter of the site may vary in design in order to maximize the number of spaces provided on-site. The mixture of one-way and two-way parking aisles, or different degrees of angled parking within any parking area is prohibited, except as noted above, or where individual parking areas are physically separated from one another by a continuous landscape buffer, a minimum ten feet in width with limited access. Landscape buffers for these locations shall use landscape material other than grass for separation of parking areas (See Illustrations 17 and 18).

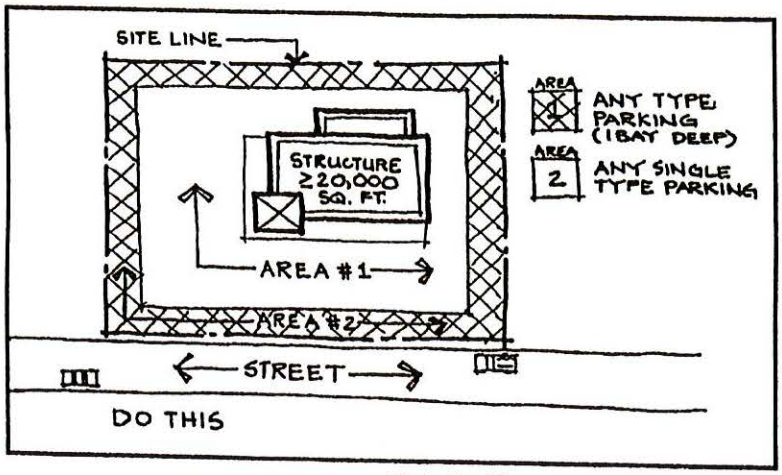



**Illustration 17**

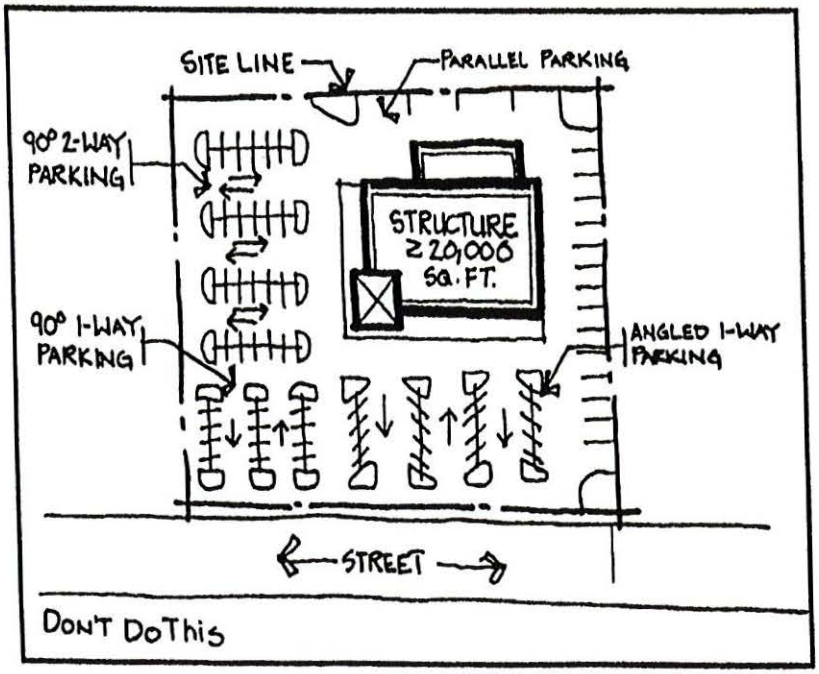



Illustration 18

c) *Maximum parking.* Parking in excess of the minimum parking requirements shall consist of grassed parking surface as opposed to paved or paver block surfaces. These parking spaces shall be located furthest from the main building on the site.

d) *Parking location.* Projects shall be designed to adhere to the following standards;

1. *Interior lots.* No more than 50 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway. (See Illustration 19 below).

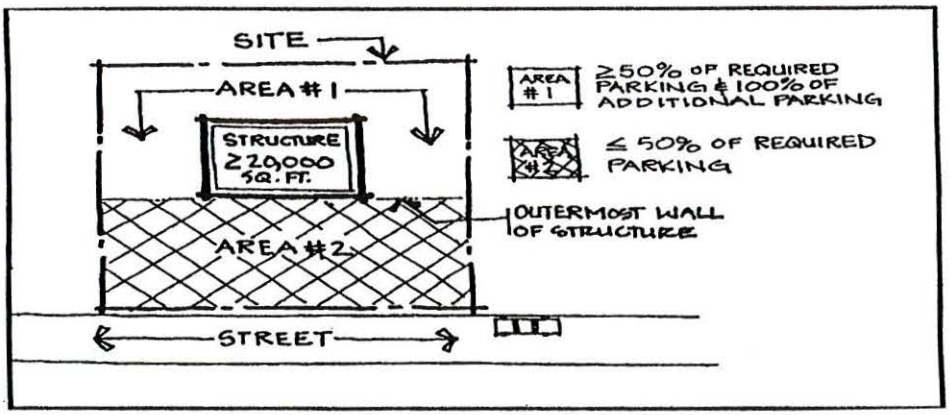



Illustration 19

2. *Corner lots.* No more than 80 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street or navigable waterway area, with no single side to contain more than 65 percent of the required parking. (See illustration 20 below).

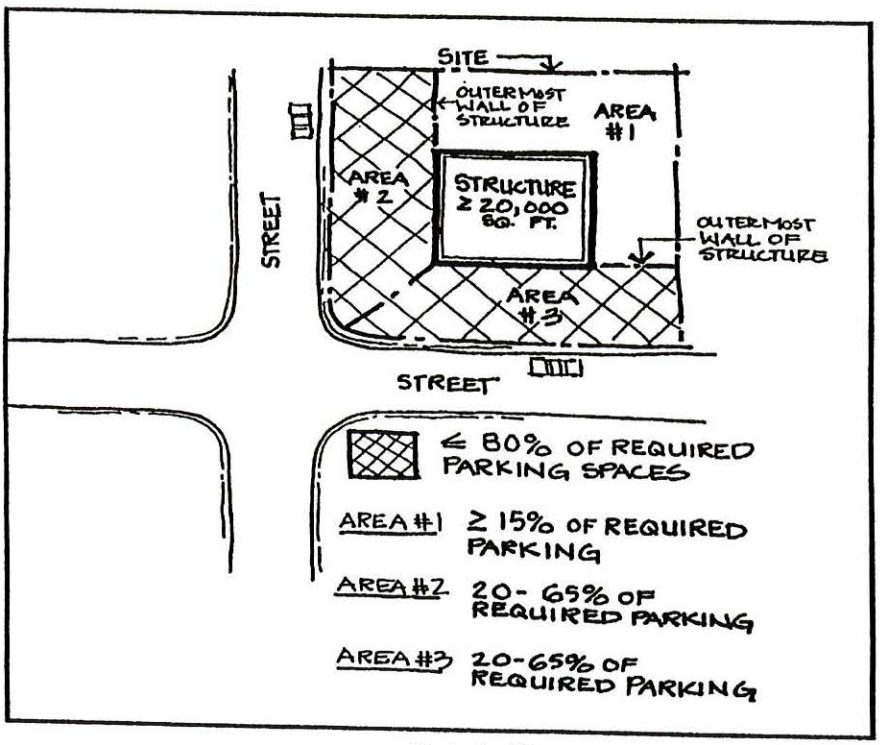



Illustration 20

e. *Parking structure standards.* A minimum of 60 percent of any primary facade of a parking structure or covered parking facility shall incorporate two of the following (see Illustration 21 below for examples):

1. Transparent windows, with clear or lightly-tinted glass, where pedestrian oriented businesses are located along the facade of the parking structure;
2. Display windows;
3. Decorative metal grille-work or similar detailing which provides texture and partially and/or fully covers the parking structure opening(s);
4. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work, or similar features; or,
5. Vertical trellis or other landscaping or pedestrian plaza area.

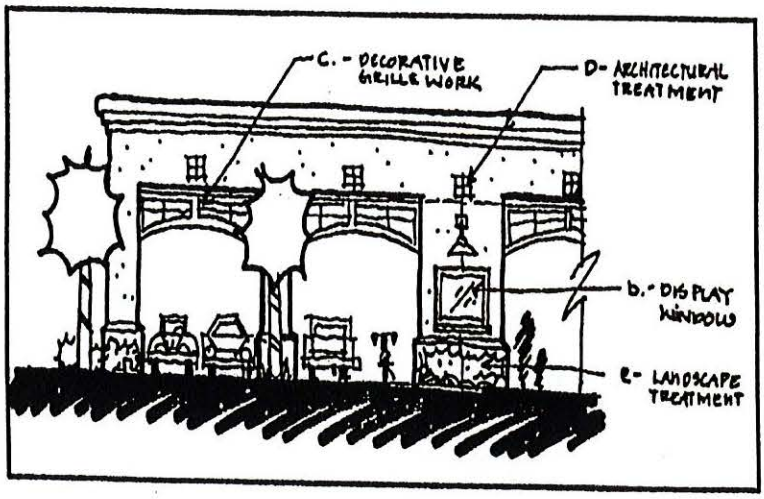



Illustration 21

14. *Landscaping*, "Landscaping and buffering" the following requirements shall apply.

a) *Purpose and intent.* To provide enhanced landscaping within the vehicular and pedestrian use areas of large commercial buildings and projects. Such landscaping is intended to enhance the visual experience of the motoring and pedestrian public, commonly referred to as the "streetscape". Landscaping should be used to enhance and complement the site design and building architecture.

b) *Landscaping.* The following requirements, with the exception of building perimeter plantings, shall be counted toward the required greenspace and open space requirements.

c) Tree and lighting locations shall be designed so as not to conflict with one another (see Illustration 22 below).

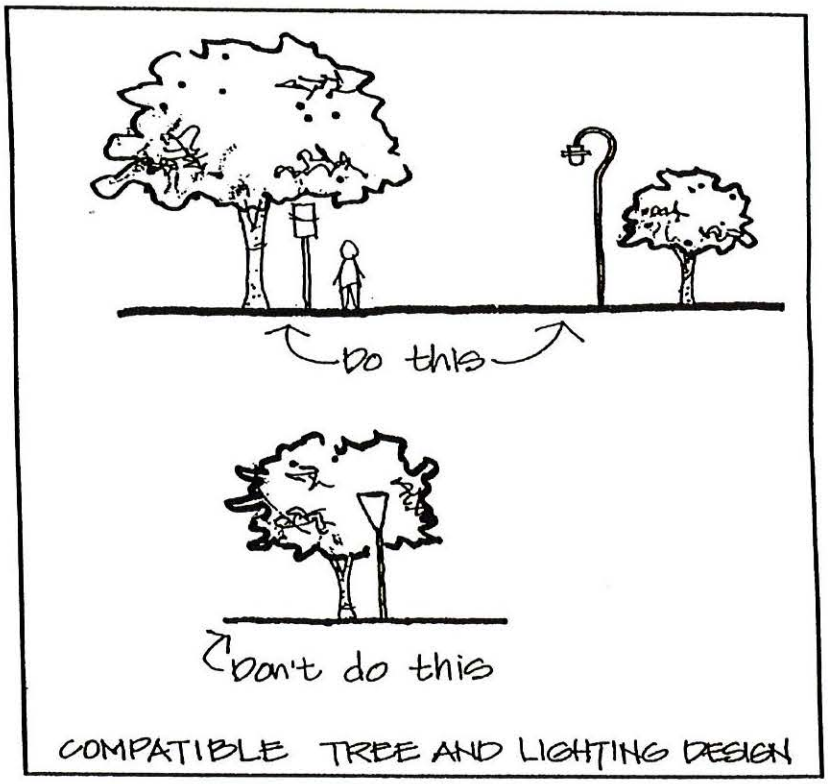



Illustration 22

d) *Locational requirements for building perimeter plantings.*

1. Perimeter landscape plantings shall be located adjacent to the primary building facade, including building entrance areas, plazas, and courtyards. These areas shall be landscaped with any combination of trees, palms, shrubs and ground covers (see Illustrations 23 and 24

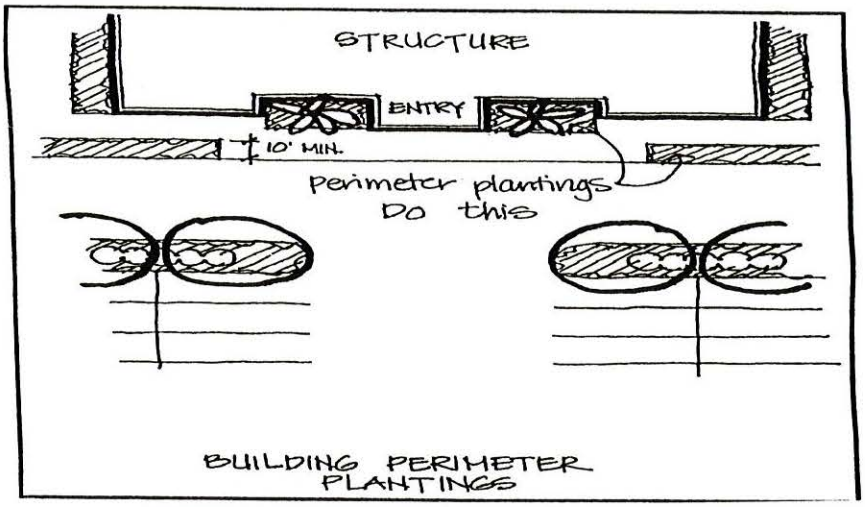



Illustration 23

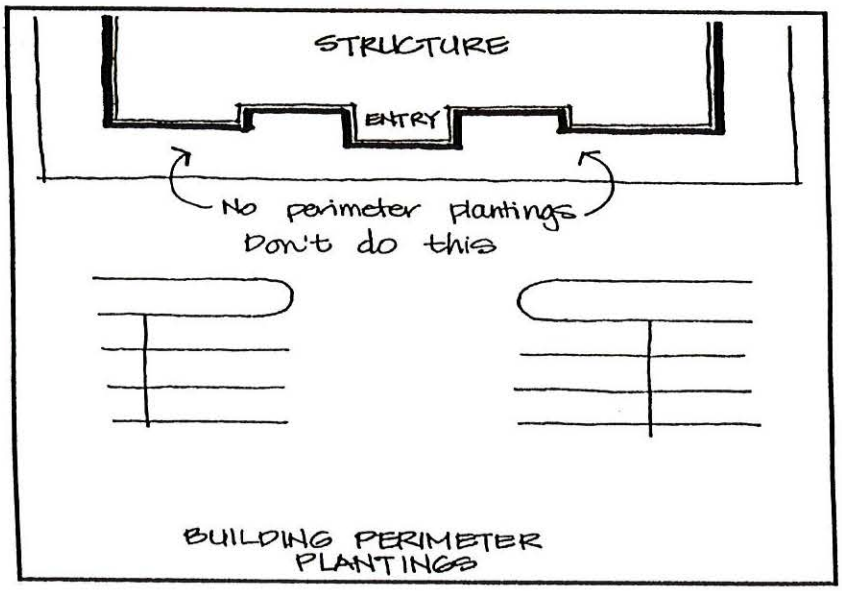



Illustration 24

2. Building perimeters shall include plantings at a ratio of 100 square feet of planters per 1,000 square feet of building ground floor area. Planters shall either be raised or at ground level and be a minimum of ten feet wide. Seating courtyards, eating areas and plazas may be incorporated within them (see Illustration 25 below).

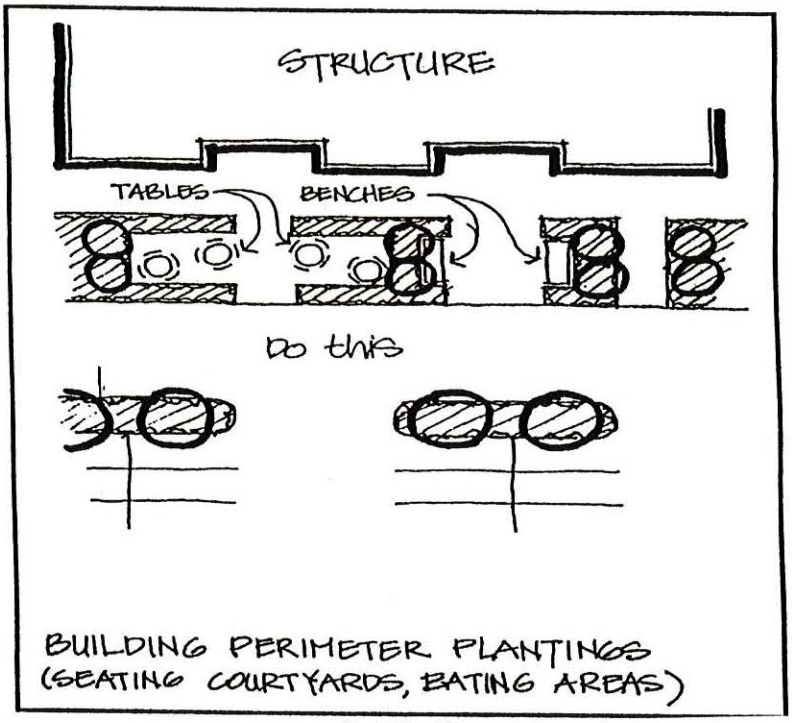



Illustration 25

15. *Shopping center design standards.* To maintain common architectural themes and to maintain architectural integrity of shopping centers, design and material standards shall be enforced.
    a) Shopping centers shall be constructed of split face, ribbed or salted block or other material as approved by the County Manager or designee.
    b) Development on outparcels of the shopping center shall maintain the same architectural features, colors and textures as the shopping center.
    c) Standard architectural themes shall be maintained on all sides of buildings.
    d) Signs shall be constructed of the same or similar materials at the shopping center and outparcels
16. *Interpretations.* During the course of review should an applicant and staff be unable to concur on the application of a specific provision or provisions of this section, the County Manager or designee shall be authorized to make a final determination. The County Manager or designee shall render his finding in writing within 15 days of receipt of a written request from the applicant. The applicant may appeal the determination of the County Manager or designee to the planning and zoning board.
17. Parking and loading areas
    1. *Permanent reservation:* Areas reserved for off-street parking or loading in accordance with the requirements of this section shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, except where equivalent parking

or loading space is provided.

2. *Determining required off-street parking and loading and unloading spaces:*

   a. When units or measurements determining the number of required off-street parking and off-street loading spaces result in a measurement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one off-street parking or off-street loading space. Provided, however, the before-mentioned provision waiving fractional units of measurements shall not apply to the first off-street loading and unloading space.

   b. As required under the off-street loading and unloading regulations, the space provided for loading and unloading purposes shall not be construed as providing required off-street parking space.

3. *Off-street parking requirements.* There shall be provided, at the time of erection of any main building or structure, or at the time any main building is enlarged or increased in capacity by adding guest rooms or floor area, minimum off-street parking space with adequate provision for ingress and egress. An off-street parking space shall consist of a minimum net area of 200 square feet, with a minimum width of ten feet and a minimum length of 20 feet, exclusive of access drives or aisles adjacent thereto. The following minimum number of spaces shall be provided:

   a. Hotels and motels: One space for each unit plus one space for each employee plus parking as may be required for accessory uses (including restaurants, conference and banquet rooms and retail store(s). Parking for all accessory uses shall be one space per six people based on occupancy load requirements.

   b. Rooming, boardinghouses or dormitories: One space for each bedroom.

   c. Retirement centers: One space per dwelling unit plus parking as may be required for accessory structures in accordance with established standards

   d. Adult living facilities: One space for each four licensed beds plus one per employee on the largest shift plus one per company vehicle.

   e. Adult living facilities: One space for each four licensed beds plus one per employee on the largest shift plus one per company vehicle.

4. Commercial:

   a. General business or personal service establishments: One space for each 250 square feet of gross floor area.

   b. Office buildings: One space for each 300 square feet of gross floor area.

   c. Restaurants and other eating establishments: One space for each four seats plus one space for each employee on the largest shift

   d. Furniture and appliance stores: One space for each 200 square feet of gross floor area up to 10,000 square feet and one space for each 600 square feet over 10,000 square feet.

e. Convenience stores: One space for each 100 square feet of gross area

f. Gas and service stations: Three spaces for each bay plus one space for each employee on the largest shift.

g. Commercial not catering to the retail trade: One space for each two employees on the largest shift plus one space for each company vehicle operating from the premises.

h. Bowling alleys: Five spaces for each alley.

i. Commercial recreation (skating rinks, miniature golf, go-cart trucks, etc.): One space for each employee plus one space for each three persons the facility is designated to accommodate.

j. Flea markets: Three spaces for each table, counter or booth.

k. Shopping centers: One space for each 250 square feet of leasable floor area

l. *Manufacturing:* One space for each 500 square feet of gross floor area

m. *Warehouse:* One space for each 1,000 square feet of gross floor area

n. *Hospitals, sanitariums and convalescent homes:* Two spaces per bed.

o. *Kennels and animal hospitals:* Four spaces plus one space for each 600 square feet of covered area over 3,000 square feet

p. *Schools and public buildings:* One space for each four seats in the main auditorium or place of assembly.

q. *Theaters:* One space for each ten seats.

r. *Stadiums and arenas:* One space for each five seats.

s. *Child care centers:* One space for each employee, plus one space for each ten clients.

t. *Libraries and museums:* One space for each 300 feet of area open to the public.

u. *Churches, temples, or places of worship:* One space for each three seating places in the main auditorium

v. *Golf and gun clubs:* One space for each five members

w. *Private clubs or lodges:* One space for each ten members.

18. *Location of off-street parking spaces;*

a) Parking spaces for other uses shall be provided on the same lot or on a lot of not more than 500 feet distance as measured along the nearest pedestrian walkway.

b) Parking requirements for two or more uses, of the same or different types, may be satisfied by the allocation of the required number of spaces of each use in a common parking facility.

19. *Parking space and aisle size requirements.* Off-street parking areas shall be designed so as to meet the minimum dimensions as shown on the following table:

| Parking Angle (degrees) | Stall Width (feet) | Stall to Curb (feet) | Access Aisle One-way (feet) | Curb Length (feet) |
|---|---|---|---|---|
| 0 | 10.0 | 10.0 | 12.0 | 22.0 |
| 30 | 10.0 | 18.7 | 12.0 | 20.0 |
| 40 | 10.0 | 20.5 | 13.0 | 15.6 |
| 45 | 10.0 | 21.2 | 13.0 | 14.1 |
| 50 | 10.0 | 21.8 | 13.0 | 13.1 |
| 60 | 10.0 | 22.3 | 18.0 | 11.6 |
| 70 | 10.0 | 22.2 | 18.0 | 10.6 |
| 80 | 10.0 | 21.4 | 24.0 | 10.2 |
| 90 | 10.0 | 20.0 | 24.0 | 10.0 |

Minimum aisle widths shall be 12 feet for one-way traffic and 24 feet for two-way traffic

20. *Parking garages;*

    a) *Parking space and aisle dimensions:* Dimensions shown above apply. Depending on the needs of the use being served by a particular parking garage, space and aisle sizes may be reduced subject to the approval of the local government.

    b) *Compact spaces:* Up to 30 percent of the required parking spaces in any parking garage may be designed as compact spaces. Such spaces must be prominently marked and posted. Minimum compact space size shall be 8.5 feet wide and 18.5 feet deep for 90-degree spaces.

21. *Motorcycle spaces.* In building sites containing at least 20 parking spaces, motorcycle parking spaces may be provided in addition to the required number of automobile spaces in accordance with the following standards:

    a) Minimum width = Four feet

    b) Minimum length = Ten feet

    c) All motorcycle parking shall be clearly identified through signage or marking as reserved for motorcycles

22. *Lighting.* Lights used to illuminate any off-street parking facility shall be arranged so as not to create a hazard or nuisance to traffic or to adjacent properties. Light height shall be limited to 35 feet.

23. *Handicapped access.* Handicap accessibility to each principal building shall be provided from rights-of-way and parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall be clear of all obstructions prior to the opening of the building to the public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than five feet shall be provided for access by wheelchairs.

*Parking space reserved for handicapped.* A parking lot servicing each entrance pathway required by this item shall have level parking spaces for physically handicapped persons in the following amounts:

| Total Spaces in Lot | Required Number of Reserved Spaces |
|---|---|
| Up to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 and over | 2% of total |

a) *Design standards for reserved spaces.* Reserved parking spaces shall be not less than 12 feet in width with a five-foot access aisle and shall be identified by above-grade signs as being reserved for physically handicapped persons. Such spaces shall be located as close as possible to elevators, ramps, walkways and entrances. Parking spaces should be located so that physically handicapped persons are not compelled to wheel or to walk behind parked cars to reach entrances, ramps, walkways and elevators.

24. *Off-street loading and unloading.* All buildings which are erected, enlarged, altered or converted shall provide off-street loading facilities in conformance with the requirements of this section, so that vehicles engaged in loading and unloading of goods and materials will not interfere with the public use of streets, sidewalks and alleys by automotive vehicles and pedestrians.

a) *Loading requirements:*

| Use Category | Gross Floor Area in Square Feet | Loading Spaces Required |
|---|---|---|
| Auditoriums, assembly halls, stadium | 20,000 to 50,000<br>Over 50,000 | Two berths<br>Four berths |
| Automotive sales or service recreation facilities, amusements | 2,000 to 15,000<br>15,000 to 40,000 | One berth<br>Two berths |
| **Each additional 10,000 or fraction thereof, add one berth. | | |
| Office buildings, apartments, hotel, motel, hospital, nursing or convalescent | 5,000 to 20,000<br>20,000 to 100,000<br>More than 100,000 | One berth<br>Two berths<br>Three berths |
| Funeral homes or mortuaries | 2,500 to 4,000<br>4,000 to 6,000 | One berth<br>Two berths |
| **Each additional 10,000 or fraction thereof, add one berth. | | |
| Retail stores (including department stores, restaurants, consumer services), wholesale and | 3,000 to 10,000<br>10,000 to 20,000 | One berth<br>Two berths |

| | | |
|---|---|---|
| jobbing establishments | | |
| **Each additional 10,000 or fraction thereof, add one berth. | | |
| *Note:* Convenience stores shall provide adequate space to accommodate a tractor trailer (14' × 60' minimum). | | |
| Manufacturing or processing, research and development | Up to 15,000<br>15,000 to 40,000<br>40,000 to 65,000 | One berth<br>Two berths<br>Three berths |

b) *Size and dimension of loading spaces.* A loading space is a space located within the main building or on the same lot which provides an area for standing, loading and unloading of trucks. The minimum dimensions of loading bays shall be as follows:

| Vehicle Type | Width (feet) | Length (feet) | Vertical Maneuvering Clearance (feet) | Apron (feet) |
|---|---|---|---|---|
| Single units | 12 | 30 | 12 | 30 |
| Tractor trailers | 14 | 60 | 15 | 60 |

The County Manager or designee shall determine the need for single unit or tractor trailer spaces or combination thereof, based upon the specific use.

c) *Changed or enlarged use.* When the use of a building or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained. When any building is enlarged or its occupancy requires off-street loading space, the full amount of such space shall be supplied and maintained for the building or use in its enlarged or extended size.

d) *Combined off-street loading.* Collective, joint or combined provisions for off-street loading facilities for two or more buildings or uses may be made, provided such loading facilities are equal in size and capacity to the combined requirements of the various buildings or uses, and are designed, located and arranged to be usable thereby. The joint use shall be by recorded easement, at a minimum.

e) *Public right-of-way provision.* In no case shall any public right-of-way be used for the loading or unloading of materials, unless in compliance with Code.

f) *Ingress and egress.* There shall be adequate provisions for ingress and egress to all loading areas designed for use by employees, customers, delivery services, sales people and the general public. Where a loading area does not abut a public right-of-way, private alley or access easement, an access drive shall be provided into the loading area, which shall consist of one drive per lane of traffic and shall not be less than 18 feet in width.

25. *Construction specifications.* All parking lots, loading areas and vehicular use areas shall have durable all-weather drainage and surface water control.

a) *Acceptable materials.* A durable all-weather surface shall mean an improved surface of

concrete, brick, asphalt, permanent porous grating or other permanent dust-free surfaces. Wood chips or similar materials shall only be allowed for lots of four spaces or less. All handicap spaces shall consist of hard surface materials

b) *Use of stone for parking surfaces.* Stone may be used as a parking surface on a limited basis as an alternative material in accordance with the following standards:

a) The entire parking facility in which the stone surface is used shall not consist of more than six parking spaces.

b) To ensure that nuisances and safety hazards will not be created by the spilling of stone onto sidewalks and streets, stone shall not be used on any driveway or parking aisle within 15 feet of a street right-of-way.

c) No limerock or similar material shall be used for stone surfaces.

d) Parking and driveway located in the front yards of the RP zoning district are restricted to either hard surface materials consisting of either concrete, brick pavers or asphalt for new developments.

26. *Wheel stop standards.* A maximum of a two-foot overhang is required from a raised curb or wheel stop onto a nonpaved surface for all off-street parking spaces, except parallel spaces and adjacent to landscaping. In cases where there is a raised curb adjacent to paved walkways wheel stops may be waived, provided there is an additional two-foot area of paved walkway adjacent to the parking space. However, the minimum parking space sizes shall not be reduced in cases where wheel stops are not used in this application. All landscaped areas shall be protected from vehicle encroachment by wheel stops.

27. *Access barriers.* Improvements shall be provided as necessary to prevent ingress and egress at any point other than designated driveways.

28. *Marking and signage of parking spaces.* All parking spaces shall be marked on the pavement (except where stone or mulch parking surfaces are used). Other directional information to assist traffic flow shall be provided by either pavement marking or signage

29. *Bicycle racks.* For proposed nonresidential uses having an off-site parking requirement of 20 spaces or more, a number of off-street bicycle parking spaces shall be provided equal to five percent of the automobile parking space requirement with a maximum of five racks. All bicycle racks must be the "Inverted U" type. Each inverted U provided will count as two bicycle parking space. Bike rack designs other than the type described above must be approved by the planning and zoning board during site plan review

30. *Unimproved parking areas.* The local government may authorize that required off-street parking spaces and vehicular use areas remain as unimproved reserved areas as follows:

31. *Reduced need.* Up to 25 percent of required spaces may be unimproved, wherever the local government finds that one or more of the following circumstances exists:

a) The expected need for off-street parking is lessened due to unusual characteristics of the use, and comparable data is available to establish that there is no present need for parking.:

b) The use will be immediately adjacent to public transportation facilities serving a significant proportion of residents, employees and/or customers.

c) The use will provide effective private or company car pool, van pool, bus or similar transportation programs.

d) There is substantial evidence that a proportion of residents, employees and/or customers utilize, on a regular basis, bicycle or pedestrian transportation alternatives commensurate with reduced parking requirements.

e) In some cases the required number of spaces may be more than the intended building use requires. If a developer feels that the parking requirements are excessive for his intended use, he may provide an alternative parking analysis from an engineer for relief of this requirement. They must show sufficient cause for their belief.

32. *Occasional parking.* Up to 40 percent of required parking spaces may be unimproved, ifparking lot is to be used for occasional parking only (approximately one or two times per week); and provided that all accessways and aisles shall be paved.

33. *Temporary or interim parking.* Up to 100 percent of required parking spaces may be unimproved, where the facility will be used on only a temporary or interim basis (not more than 90 days per year).

34. *Required conditions for reservation.* No unimproved reservation of required parking areas permitted by this code shall be authorized unless:

a) The area covered by the reservation shall be shown on the final site plan

b) The property owner shall, at his own expense, enter into a written agreement, recorded in the records of the county and running with the land, that the area covered by the reservation shall never be encroached upon, used, sold or leased for any purpose other than parking for the use it serves, so long as the off-street parking facilities are required by this section.

c) The written agreement shall include such conditions as may be necessary to guarantee development of the reserved spaces whenever the local government shall determine that the need exists, or that the reserved area has not been maintained in a healthy, grassy state. The agreement shall be voided if the reserved spaces are developed or if the off-street parking facilities are no longer required

35. *Parking structure standards.* A minimum of sixty (60) percent of any primary façade of a parking structure or covered parking facility shall incorporate two of the following (see Illustration 15 below for examples):

a. Transparent windows, with clear or lightly-tinted glass, where pedestrian oriented businesses are located along the façade of the parking structure;

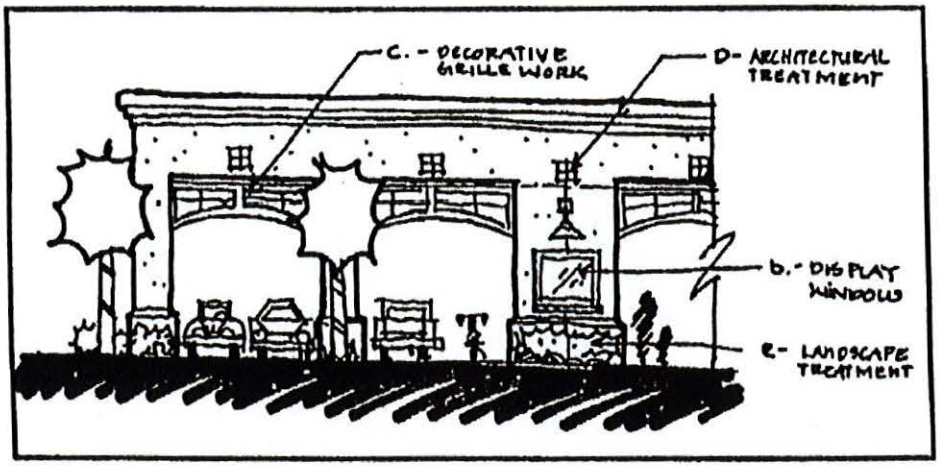
b. Display windows;

c. Decorative metal grille-work or similar detailing which provides texture and partially

and/or fully covers the parking structure opening(s);

d. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work, or similar features; or,

e. Vertical trellis or other landscaping or pedestrian plaza area.

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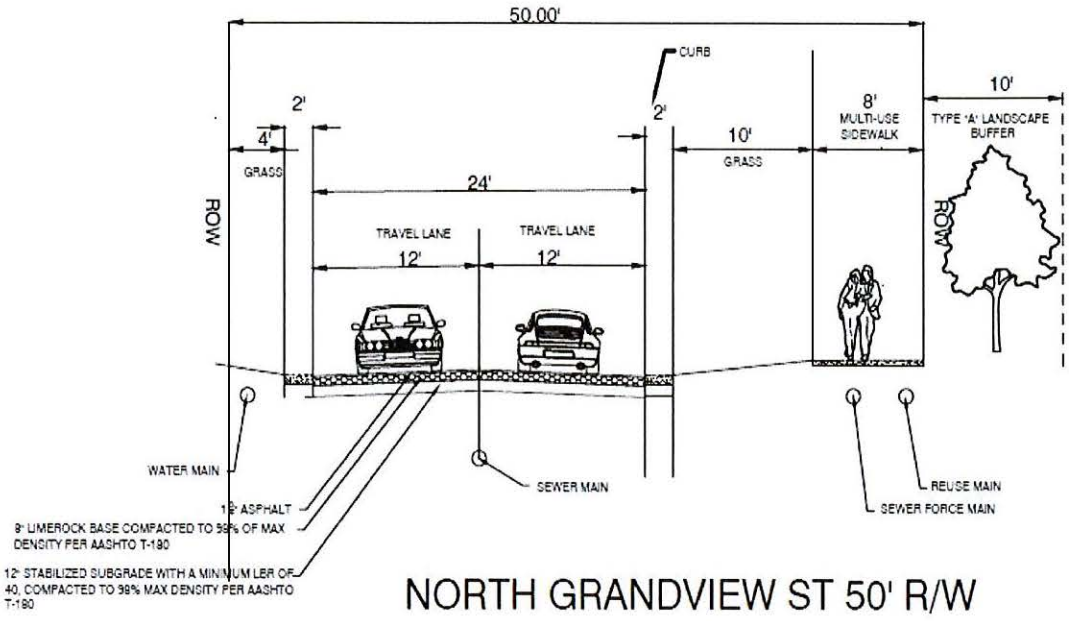
1 **G. Landscaping, Buffering, and Screening Requirements.**

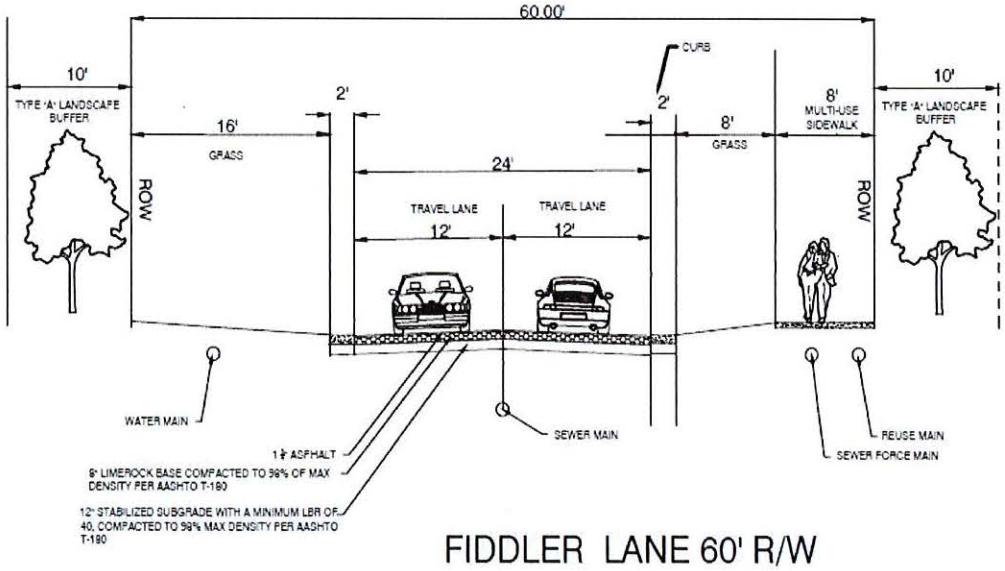
| Buffer Number | Location | Adjacent Property | Buffer Width | Buffer Type |
|---|---|---|---|---|
| 1 | North | US 441 | 15-feet | Type "C" (15-foot-wide), as defined by LDR Section 9.01.06 |
| 2 | East | Bristol Lake Road, Bristol Lake Apartments Phase II | 10-feet | Type "A" (10-foot-wide), as defined by LDR Section 9.01.06 |
| 3 | South | Limit Avenue | 10-feet | Type "A" (10-foot-wide), as defined by LDR Section 9.01.06 |
| 4 | West | Mt. Dora Public Works | No Buffer | Mount Dora Resolution 2019-40: City of Mount Dora will provide, at City's expense, both a landscape buffer and security fence along the eastern property boundary satisfactory to landowner. |
| 5 | West | Waterman Village | No Buffer | Offset 50' ROW & use neighbor existing buffer per LDR Section 9.01.06 – Waterman Village: 30-foot average width buffer, 4 canopy trees, 5 understory trees per 100 feet, hedge and a 5-foot fence. |
| 6 | West | JW Simpson Way | 10-feet | Type "A" (10-foot-wide), as defined by LDR Section 9.01.06 |
| 7 | East | *N. Grandview Street Extension | 10-feet | Type "A" (10-foot-wide), as defined by LDR Section 9.01.06 |
| 8 | South | *Fiddler Drive | 10-feet | Type "A" (10-foot-wide), as defined by LDR Section 9.01.06 |
| 9 | North | *Fiddler Drive | 10-feet | Type "A" (10-foot-wide), as defined by LDR Section 9.01.06 |
| 10 | | Between Residential Uses | 5-feet | Fence and/or precast wall in between residential uses – no landscape required. |

*See roadway cross section detail.




NORTH GRANDVIEW ST 50' R/W

1




FIDDLER LANE 60' R/W

2

3 1. Walls with decorative aluminum fencing and decorative type stone caps are required along the
4 east side of N. Grandview Street and the south side of Fiddler Drive. They will be approved and
5 constructed as part of the residential construction plan or site plan approval.

6 2. Drought tolerant, native trees, and vegetation shall be utilized for all street trees, landscape buffers,
7 and stormwater retention/detention areas.

3. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.
5. Landscaping, irrigation, and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended

**H. Transportation.**

1. All access management shall be in accordance with the Florida Department of Transportation (FDOT), Comprehensive Plan and Land Development Regulations, as amended.
2. Access from US 441 will require permitting from FDOT.
3. The development shall be required to design, permit, and construct a traffic signal on US 441 and site's entrance, if warranted by FDOT, along with coordinating the design and operation with both the Florida Department of Transportation (FDOT) and Lake County.
4. The site will need to provide vehicular, pedestrian, and bicycle connectivity, via a multi-use trail, with Fiddler Drive, JW Simpson Way and North Grandview Street.
5. Traffic calming treatments per code, if warranted by a traffic analysis, will need to be included in the infrastructure design utilizing Florida Greenbook appropriate treatments and acceptable by Department of Public Works.
6. Internal roads within the development shall be designed to meet Florida Greenbook and Lake County road design standards.
7. If the roads within the PUD are platted as public roads, future road maintenance will be funded through the use of a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.
8. Additional offsite road improvements on Limit Avenue may be required by this development if warranted by a traffic study and are eligible for impact fee credits as provided under Code.
9. Additional right-of-way for Limit Avenue will be required to meet at minimum 40-feet from centerline of the existing road, but may increase with intersection improvements or realignment if warranted by a traffic study.
10. Sidewalks will be required within the development and along Limit Avenue.

**I. Environmental Requirements.** An Environmental Assessment must be submitted within 6-months of the date the preliminary plat application is filed to address natural vegetative communities, wildlife

corridors and designated species. The assessment shall be prepared in accordance with other applicable provisions of the LDR.

J. **Stormwater Management.** The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

K. **Signage.** All signage shall be consistent with the Comprehensive Plan and LDR, as amended; except for commercial signage, which shall be according to the requirements in Exhibit "C"

L. **Lighting.** Exterior lighting must be in accordance with the LDR, as amended, and consistent with Dark-Sky Principles.

M. **Noise.** The development must comply with the noise protection provisions contained with the LDR, as amended.

N. **Utilities.** Water and sewer shall be provided to the development by the City of Mount Dora unless the City declines the provision of such utility services. A copy of the utility service agreement shall be provided to the County if entered into between the parties. If the City declines to provide utilities, the developer shall provide central water and sewer through alternative means as approved by the County.

O. **Mass Grading for Site Development.** All grading for the site development shall be in accordance with the LDR, as amended.

P. **Concurrency Management Review and Impact Fees.** The Owner and Developer shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the LDRs.

Q. **Development Review and Approval**. Prior to the issuance of any permits, the developer will be required to submit applications for a preliminary plat, construction plans, and final plat generally consistent with Exhibit "B" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

R. **PUD Expiration**. Physical development shall commence within three (3) years from the effective date of this Ordinance. Failure to commence construction within three (3) years of approval shall cause the revocation of this Ordinance, in accordance with the Comprehensive Plan, as amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

S. **Future Amendments to Statutes, Code, Plans, and/or Regulations**. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

**Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

**A.** After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.

**B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building, structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the LDR, as amended, and obtaining the permits required from the other appropriate governmental agencies.

**C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any successors and shall be subject to each condition herein set out.

**D.** Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.

**E.** The transfer of ownership or lease of any or all the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.

**F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

**Section 3. Severability:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

**Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

**Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

**ENACTED this** 6th **day of** December, **2022.**

**FILED with the Secretary of State** December 12th, **2022.**

**EFFECTIVE** December 6th, **2022.**

**BOARD OF COUNTY COMMISSIONERS**
**LAKE COUNTY, FLORIDA**

**Chairman,** Kirby Smith

**ATTEST:**

**Gary J. Cooney, Clerk of the**
**Board of County Commissioners**
**Lake County, Florida**

**APPROVED AS TO FORM AND LEGALITY**

**Melanie Marsh, County Attorney**

# Exhibit "A" – Legal Description

PARCEL 1:

FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°00'00" EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 06°13'21" EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°43'31" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06°12'45" EAST 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 89°55'08" EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05°14'23" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 89°43'36" WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06°12'45" WEST PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89°43'46" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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

PARCEL 3:

FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH 89°43'35" WEST 178.61 FEET, NORTH 02°18'40" EAST 850 FEET, SOUTH 89°43'35" EAST 268.59 FEET, NORTH 49°59'25" EAST 142.41 FEET, NORTH 35°45'51" WEST 328.42 FEET, NORTH 54°14'09" EAST 78.70 FEET, NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" EAST 387.11 FEET TO SOUTHWESTERLY R/W LINE OF US HWY 441, NORTH 40°01'05" WEST ALONG SAID HWY 125 FEET FOR POINT OF BEGINNING, RUN SOUTH 49°59'25" WEST 466.05 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 72.53 FEET TO NORTH LINE OF SE 1/4 OF SW 1/4, SOUTH 89°55'0" WEST TO SW CORNER OF NE 1/4 OF SW 1/4, NORTH ALONG SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST ALONG SAID NORTH LINE TO A POINT SOUTHWESTERLY R/W LINE OF US HWY 441, SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W LINE OF US HWY 441 TO POINT OF BEGINNING.

LESS AND EXCEPT:

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.

PARCEL 4:

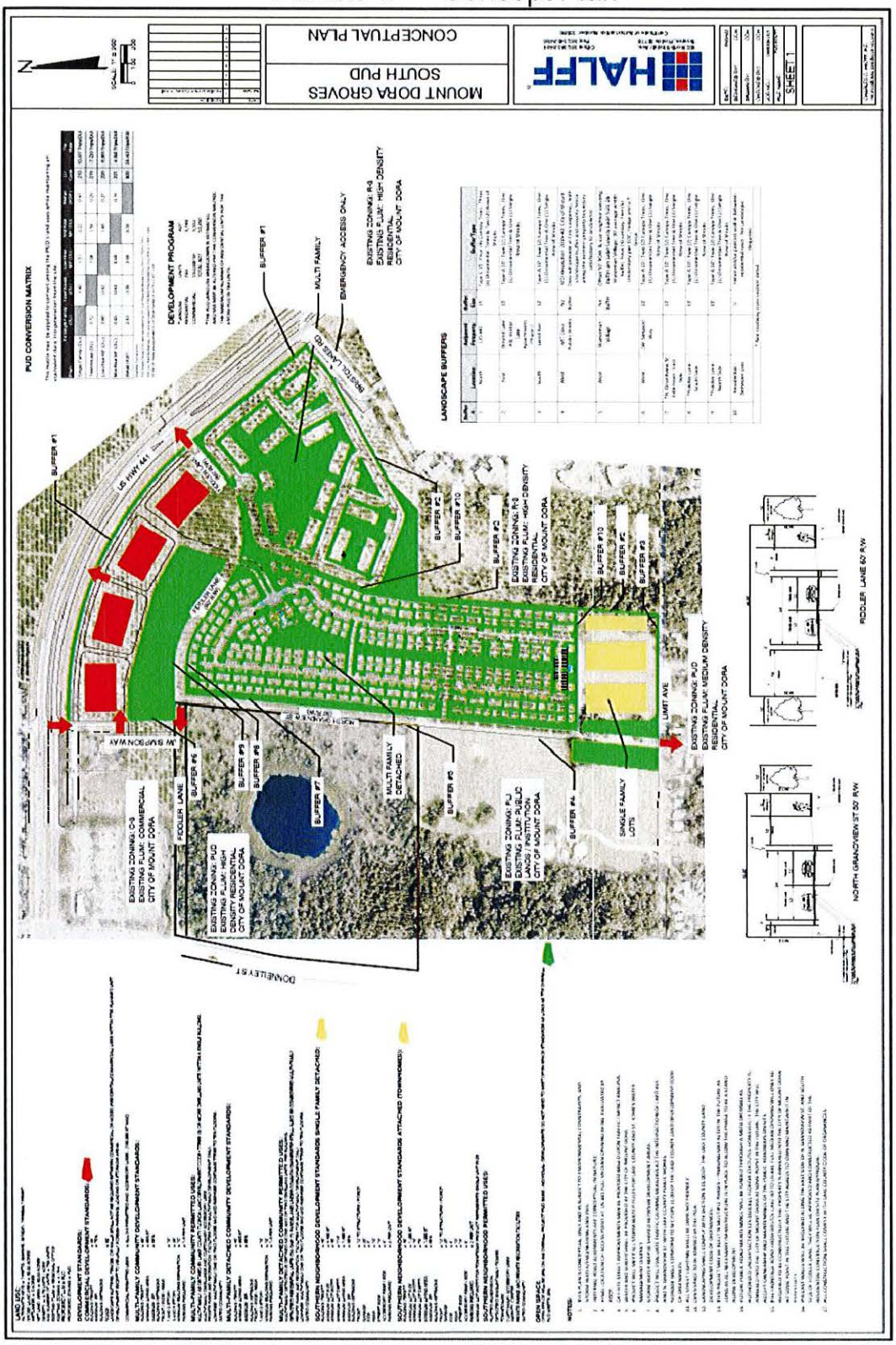
SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY OF US HWY 441.

PARCEL 5:

W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY 441; LESS BEG AT W 1/4 CORNER RUN NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4 567.89 FEET TO SOUTH R/W OF US HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W LINE 530 FT, THENCE DEPARTING SAID SOUTH R/W LINE RUN SOUTH 02°55'30" EAST 312.84 FEET, SOUTH 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°27'30" WEST 470 FEET TO POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 80.32 ACRES MORE OR LESS.

# Exhibit "B" – Concept Plan



# Exhibit "C" – Commercial Sign Standards

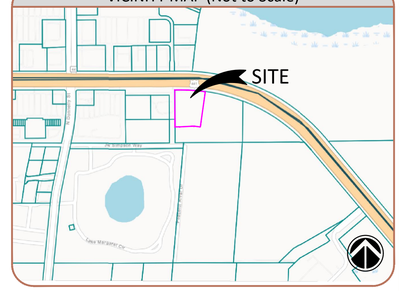
| Occupant Identification | |
|---|---|
| Zoning districts allowed | C-3 |
| Sign types allowed | C-3: awning, integral, marquee, monument, projecting, swing, wall, window |
| Sign size | C-3 (bldg. setback <250) ft.): one sq. ft./linear foot building frontage, 150 sq. ft. max. For wall type signs only. |
| | C-3 (bldg. setback 251—400 ft.): one and a half sq. ft./linear foot building frontage, 200 sq. ft. max. For wall type signs only. |
| | C-3 (bldg. setback >401 ft.): two sq. ft./linear foot building frontage, 250 sq. ft. max. For wall type signs only. |
| **C-3 Monument Sign Criteria** | |
| The C-3 monument sign copy area is in addition to the wall sign size of this code. One monument per site and sign size and height limitations are based on the maximum building gross floor area are as follows: | |
| Building 19,999 sq. ft. or less | Max. Size: 50 square feet<br>Max. Height: 8-feet |
| Building 20,000—99,999 sq. ft. | Max. Size: 75 square feet<br>Max. Height: 8-feet |
| Building 100,000—149,000 sq. ft. | Max. Size: 100 square feet<br>Max. Height: 10-feet |
| Building 150,000 sq. ft. or greater | Max. Size: 150 square feet<br>Max. Height: 10-feet |

SHEET 1 OF 2

# ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
0 60 120
1 INCH = 60 FEET

VICINITY MAP (Not to Scale)




## GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH LINE OF STATE ROAD 500 (U.S. HIGHWAY 441); BEING: N89°56'48"E PER DESCRIPTION SHOWN HEREON.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. 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.

4. THIS SITE LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12069C0359E, COMMUNITY NO. 120421, UNINCORPORATED LAKE COUNTY, FLORIDA, EFFECTIVE 12/18/2012.

5. 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.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. XXXXX, EFFECTIVE: XXXX, ISSUED BY XXXXX. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.

7. THIS ***"BOUNDARY AND TOPOGRAPHIC SURVEY"*** WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.

9. THE BOUNDARY OF THE PROPERTY IS CONTIGUOUS WITH STATE ROAD 500 (US HIGHWAY 441), A PAVED PUBLIC RIGHT-OF-WAY.

10. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.

11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

12. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.

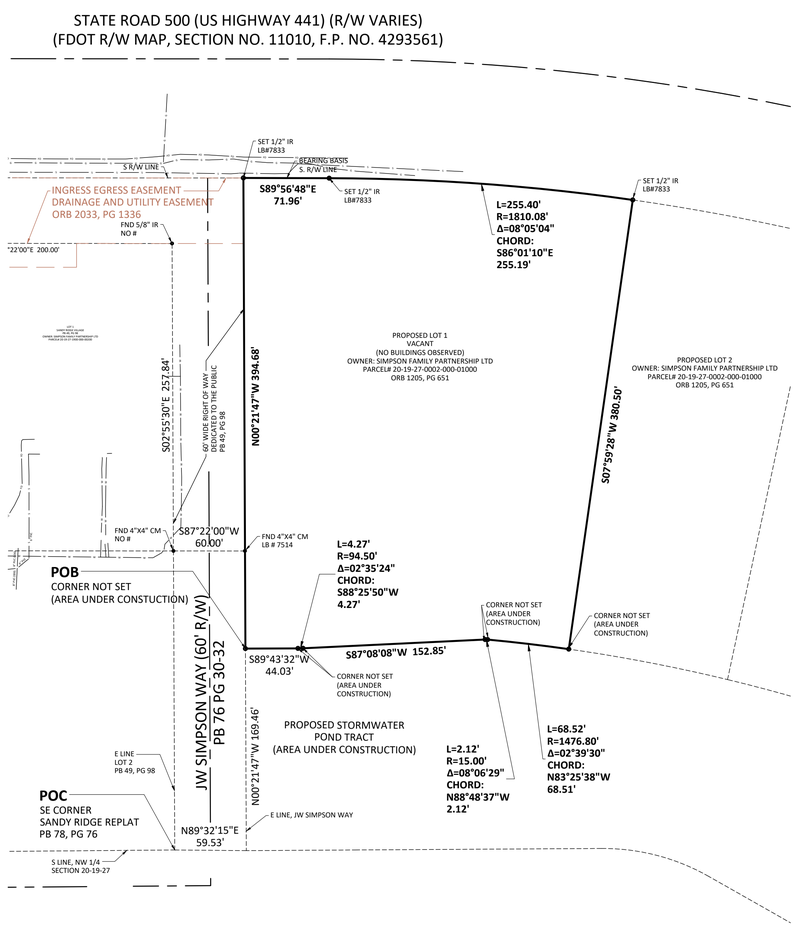
13. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 11401005-2007, BEING: 173.90 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

14. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE, NAD(83)-(2011), ESTABLISHED PER FDOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK ALONG SOUTHERN BOUNDARY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.




## DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N89°32'15"E, 59.93 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N00°21'47"W, 169.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°21'47"W, 394.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE ALONG SAID SOUTH RIGHT OF WAY, S89°56'48"E, 71.96 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY; THENCE 255.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 08°05'04" AND A CHORD BEARING AND DISTANCE OF S86°01'10"E, 255.19 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S07°59'28"W, 380.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 68.52 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1476.80 FEET, A CENTRAL ANGLE OF 02°39'30" AND A CHORD BEARING AND DISTANCE OF N83°25'38"W, 68.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 2.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 08°06'29" AND A CHORD BEARING AND DISTANCE OF N88°48'37"W, 2.12 FEET; THENCE S87°08'08"W, 152.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE 4.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET, A CENTRAL ANGLE OF 02°35'24" AND A CHORD BEARING AND DISTANCE OF S88°25'50"W, 4.27 FEET; THENCE S89°43'32"W, 44.03 FEET TO THE POINT OF BEGINNING.

## SCHEDULE B-2 EXCEPTIONS NOTES:

NOT PROVIDED AT TIME OF SURVEY

## SIGNIFICANT OBSERVATIONS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING SIGNIFICANT OBSERVATIONS ARE NOTED.
EARTH CONSTRUCTION OBSERVED ALONG THE SOUTHERLY BOUNDARY
ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST:

## ZONING INFORMATION:

ZONING NOT PROVIDED AT TIME OF SURVEY

## ALTA/NSPS Land Title Survey Certification

To: Circle K Florida Division

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16, 17 and 19 of Table A thereof. The field work was completed on 09/17/2024.

Date: 09/17/2024

ROBERT C JOHNSON, PSM 5551

ROBERT C. JOHNSON License Number LS5551 STATE OF FLORIDA Professional Surveyor and Mapper

This Survey is "NOT VALID" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.


**Altamax Surveying**
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
James@altamaxsurveying.com


## PARKING COUNT:

| | |
|---|---|
| REGULAR SPACES: | 0 |
| HANDICAP SPACES: | 0 |
| TOTAL SPACES: | 0 |

## LAND AREA:

115,953 SQUARE FEET
2.6619 ACRES
MORE OR LESS.

| | |
|---|---|
| AC | - AIR CONDITIONER |
| -BB- | - BOTTOM OF BANK |
| BHM | - BUILDING HEIGHT MEASUREMENT |
| | - BACK FLOW PREVENTER |
| | - BENCHMARK |
| | - BOLLARD |
| -E- | - BURIED ELECTRIC LINE |
| -C- | - BURIED CABLE TELEVISION LINE |
| CALC | - CALCULATED |
| C&M | - CALCULATED & MEASURED |
| Δ | - CENTRAL ANGLE |
| CBW | - CONCRETE BLOCK WALL |
| CC | - COVERED CONCRETE |
| CCR | - CERTIFIED CORNER RECORD |
| CF | - CONCRETE FLUME |
| CHW | - CONCRETE HEADWALL |
| CLF | - CHAIN LINK FENCE |
| | - CENTERLINE |
| CM | - CONCRETE MONUMENT |
| CMP | - CORRUGATED METAL PIPE |
| +CO | - CLEAN OUT |
| CONC | - CONCRETE |
| COVD | - COVERED |
| CP | - CONCRETE PAD |
| | - CURB INLET |
| CW | - CONCRETE WALKWAY |
| -D- | - BURIED STORM/DRAIN LINE |
| (D) | - DESCRIBED |
| DB | - DEED BOOK |
| DE | - DRAINAGE EASEMENT |
| | - DOT INLET |
| DP | - DUMPSTER PAD |
| DW | - DRIVEWAY |
| | - EASEMENT NUMBER |
| | - ELECTRIC BOX |
| | - ELECTRICAL METER |
| EL | - ELEVATION |
| ESMT | - EASEMENT |
| EP | - EDGE OF PAVEMENT |
| FDOT | - FLORIDA DEPARTMENT OF TRANSPORTATION |
| FPRN | - FLORIDA PERMANENT REFERENCE NETWORK |
| FIRM | - FLOOD INSURANCE RATE MAP |
| FFE | - FINISHED FLOOR ELEVATION |
| FH | - FIRE HYDRANT |
| -FM- | - BURIED FORCE MAIN LINE |
| FND | - FOUND |
| -FO- | - BURIED FIBER OPTIC CABLE LINE |
| FOC | - FIBER OPTIC CABLE BOX |
| FP | - FLAG POLE |
| -G- | - BURIED GAS LINE |
| GM | - GAS METER |
| GV | - GAS VALVE |
| | - GREASE TRAP MANHOLE |
| | - GUY WIRE ANCHOR |
| | - HANDICAP PARKING |
| HDPE | - HIGH DENSITY POLYETHYLENE PIPE |
| INST# | - RECORD INSTRUMENT# |
| INV | - INVERT ELEVATION |
| IP | - IRON PIPE |
| IR | - IRON ROD |
| L | - ARC LENGTH |
| LB | - LICENSED BUSINESS |
| | - LIGHT POLE |
| LS | - LICENSED SURVEYOR |
| LSA | - LANDSCAPED AREA |
| MF | - METAL FENCE |
| MS | - METAL SHED |
| | - MITERED END SECTION |
| | - MONITORING WELL |
| N&D | - NAIL & DISK |
| NAVD | - NORTH AMERICAN VERTICAL DATUM |
| NAD | - NORTH AMERICAN DATUM |
| NGVD | - NATIONAL GEODETIC VERTICAL DATUM |
| NTS | - NOT TO SCALE |
| ORB | - OFFICIAL RECORDS BOOK |
| -OW- | - OVERHEAD WIRE |
| PB | - PLAT BOOK |
| PC | - POINT OF CURVATURE |
| PCC | - POINT OF COMPOUND CURVATURE |
| PP | - PER PLANS |
| PG | - PAGE |
| PI | - POINT OF INTERSECTION |
| POB | - POINT OF BEGINNING |
| POC | - POINT OF COMMENCEMENT |
| PRC | - POINT OF REVERSE CURVATURE |
| # PS | - PARKING SPACES |
| PSM | - PROFESSIONAL SURVEYOR & MAPPER |
| PSP | - PEDESTRIAN SIGNAL POLE |
| PT | - POINT OF TANGENCY |
| PVC | - POLYVINYL CHLORIDE PIPE |
| R | - CURVE RADIUS |
| RCP | - REINFORCED CONCRETE PIPE |
| -R- | - REUSE WATER LINE |
| -RM- | - REUSE WATER METER |
| -RV- | - REUSE WATER VALVE |
| RP | - RAMP |
| R/W | - RIGHT-OF-WAY |
| | - SANITARY MANHOLE |
| -S- | - BURIED SANITARY LINE |
| (S) | - SURVEY |
| SF | - SQUARE FEET |
| SP | - STATE PLANE |
| SDO | - SHOWN FOR DIRECTION ONLY |
| SN | - SIGN |
| SWF | - STOCK WIRE FENCE |
| SV | - SEWER VALVE |
| XXX.00 | - SPOT ELEVATION |
| | - STORM MANHOLE |
| -T- | - BURIED TELECOMMUNICATIONS LINE |
| | - TELECOMMUNICATIONS MANHOLE |
| | - STORM INLET |
| -TB- | - TOP OF BANK |
| TP | - TRAFFIC SIGNAL POLE |
| | - TRAFFIC SIGN |
| T | - TRANSFORMER/JUNCTION BOX |
| TR | - TELEPHONE RISER |
| TSB | - TRAFFIC SIGNAL BOX |
| TV | - TELEVISION BOX |
| TSW | - TRAFFIC SIGNAL WIRE |
| TYP | - TYPICAL |
| -U- | - UNKNOWN UTILITY |
| UE | - UTILITY EASEMENT |
| UP | - UTILITY POLE |
| UM | - UTILITY MARKER |
| VCP | - VITRIFIED CLAY PIPE |
| VF | - VINYL FENCE |
| -W- | - BURIED WATER LINE |
| WF | - WOOD FENCE |
| WS | - WOOD SHED |
| | - WATER VALVE |
| | - WATER METER |
| YD | - YARD DRAIN |

**ADDRESS:**
*UNASSIGNED US HIGHWAY 441, MOUNT DORA, FL 32757*

**Job Information**

| |
|---|
| JOB NO. 906514 |
| CF NO. LAK-20-19-27 |
| FIELD DATE: 09/17/24 |
| DRAWN BY: DSK |

**Revisions**

| DATE: | DESCRIPTION: | BY: |
|---|---|---|
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| | | |
| | | |

SHEET 2 OF 2

# ALTA/NSPS LAND TITLE SURVEY

N

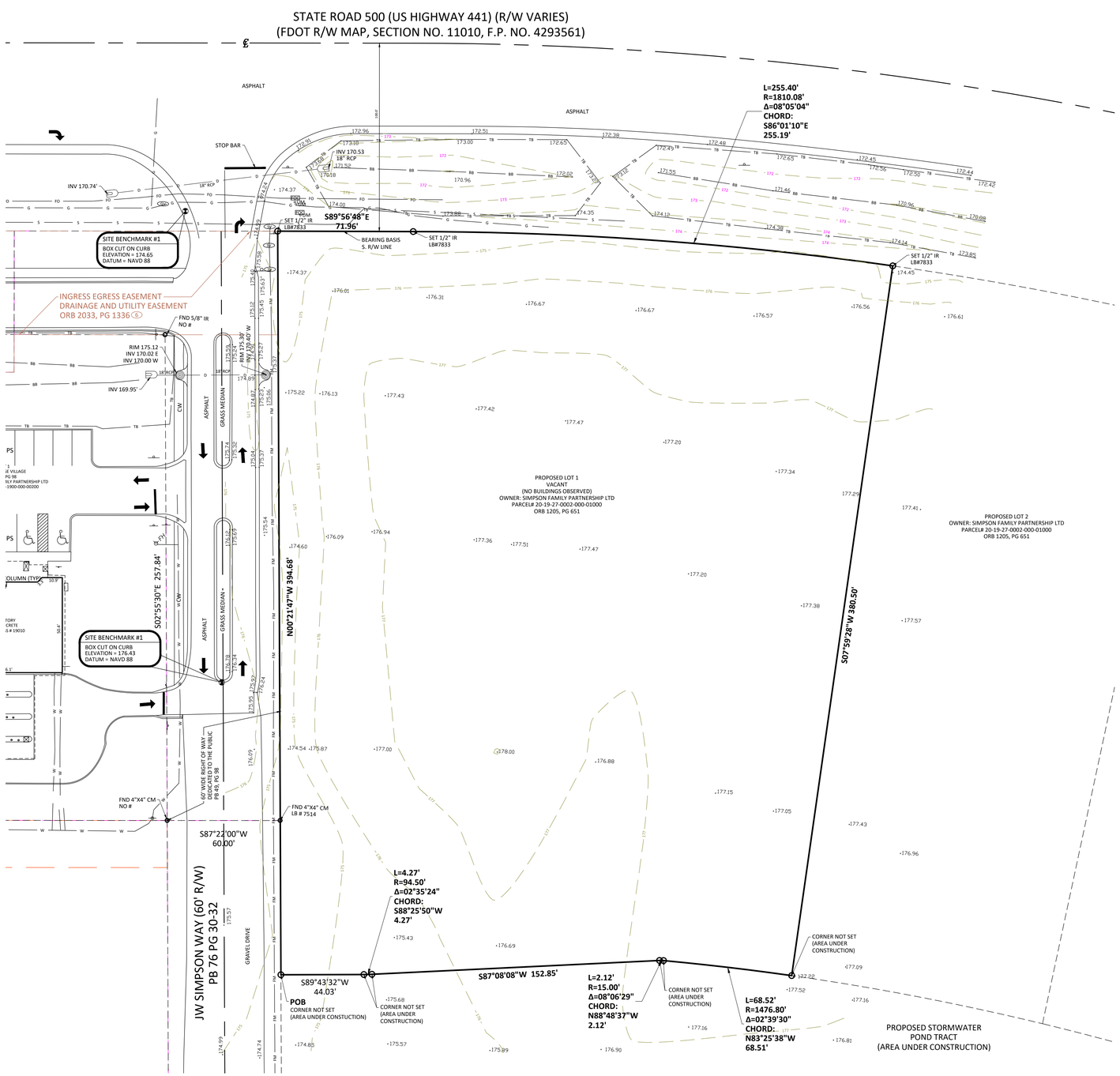
W — Altamax Surveying — E

S

**GRAPHIC SCALE**

0 30 60

1 INCH = 30 FEET




| | |
|---|---|
| AC | - AIR CONDITIONER |
| -BB- | - BOTTOM OF BANK |
| BHM | - BUILDING HEIGHT MEASUREMENT |
| | - BACK FLOW PREVENTER |
| | - BENCHMARK |
| | - BOLLARD |
| -E- | - BURIED ELECTRIC LINE |
| -C- | - BURIED CABLE TELEVISION LINE |
| CALC | - CALCULATED |
| C&M | - CALCULATED & MEASURED |
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| CLF | - CHAIN LINK FENCE |
| ℄ | - CENTERLINE |
| CM | - CONCRETE MONUMENT |
| CMP | - CORRUGATED METAL PIPE |
| + CO | - CLEAN OUT |
| CONC | - CONCRETE |
| COVD | - COVERED |
| CP | - CONCRETE PAD |
| | - CURB INLET |
| CW | - CONCRETE WALKWAY |
| -D- | - BURIED STORM/DRAIN LINE |
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| DE | - DRAINAGE EASEMENT |
| | - DOT INLET |
| DP | - DUMPSTER PAD |
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| FIRM | - FLOOD INSURANCE RATE MAP |
| FFE | - FINISHED FLOOR ELEVATION |
| -FH | - FIRE HYDRANT |
| -FM- | - BURIED FORCE MAIN LINE |
| FND | - FOUND |
| -FO- | - BURIED FIBER OPTIC CABLE LINE |
| FOC | - FIBER OPTIC CABLE BOX |
| FP | - FLAG POLE |
| -G- | - BURIED GAS LINE |
| GM | - GAS METER |
| GV | - GAS VALVE |
| | - GREASE TRAP MANHOLE |
| | - GUY WIRE ANCHOR |
| | - HANDICAP PARKING |
| HDPE | - HIGH DENSITY POLYETHYLENE PIPE |
| INST# | - RECORD INSTRUMENT# |
| INV | - INVERT ELEVATION |
| IP | - IRON PIPE |
| IR | - IRON ROD |
| L | - ARC LENGTH |
| LB | - LICENSED BUSINESS |
| | - LIGHT POLE |
| LS | - LICENSED SURVEYOR |
| LSA | - LANDSCAPED AREA |
| MF | - METAL FENCE |
| MS | - METAL SHED |
| | - MITERED END SECTION |
| | - MONITORING WELL |
| N&D | - NAIL & DISK |
| NAVD | - NORTH AMERICAN VERTICAL DATUM |
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| -R- | - REUSE WATER LINE |
| | - REUSE WATER METER |
| | - REUSE WATER VALVE |
| RP | - RAMP |
| R/W | - RIGHT-OF-WAY |
| | - SANITARY MANHOLE |
| -S- | - BURIED SANITARY LINE |
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| | - SEWER VALVE |
| XXX.00 | - SPOT ELEVATION |
| | - STORM MANHOLE |
| -T- | - BURIED TELECOMMUNICATIONS LINE |
| | - TELECOMMUNICATIONS MANHOLE |
| | - STORM INLET |
| -TB- | - TOP OF BANK |
| TP | - TRAFFIC SIGNAL POLE |
| | - TRAFFIC SIGN |
| T | - TRANSFORMER/JUNCTION BOX |
| TR | - TELEPHONE RISER |
| TSB | - TRAFFIC SIGNAL BOX |
| TV | - TELEVISION BOX |
| TSW | - TRAFFIC SIGNAL WIRE |
| TYP | - TYPICAL |
| -U- | - UNKNOWN UTILITY |
| UE | - UTILITY EASEMENT |
| UP | - UTILITY POLE |
| UM | - UTILITY MARKER |
| VCP | - VITRIFIED CLAY PIPE |
| VF | - VINYL FENCE |
| -W- | - BURIED WATER LINE |
| WF | - WOOD FENCE |
| WS | - WOOD SHED |
| | - WATER VALVE |
| | - WATER METER |
| YD | - YARD DRAIN |

**ADDRESS:**

*UNASSIGNED US HIGHWAY 441,*
*MOUNT DORA, FL 32757*

**Job Information**

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| JOB NO. 906514 |
| CF NO. LAK-20-19-27 |
| FIELD DATE: 09/17/24 |
| DRAWN BY: DSK |

**Revisions**

| DATE: | DESCRIPTION: | BY: |
|---|---|---|
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**Altamax Surveying**
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

135 W Central Boulevard, Suite 600
Orlando, FL 32801
o. 321.234.2880

January 20, 2025

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

**RE: ERP Minor Modification**
**Circle K – Mount Dora Groves**
**Master ERP # 196250-2**
**Lake County, Florida – S20/T19S/R27E**

Dear Sir/Madam,

Please find enclosed our submittal for an ERP Minor Modification. This project proposes the development of a 5,200 SF Circle K Convenience Store with Starter Gate 7 fuel canopy (4,608 SQ FT), on a 2.66 acre outparcel (lot 1) within the approved master development plans for One Oak Mount Dora Groves. The site is located at US Highway 441 & JW Simpson Way, Mt Dora, FL 32757, in the jurisdiction of the 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 which has previously been approved under ERP# 196250-2, 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 parcel. The proposed gas station will have an impervious percentage of 69.5%; therefore, no water quality treatment or attenuation are required per SJRWMD criteria; please see the table below.

**Gas Station**

| BASIN | Land Use Description | CN | Area (ac.) | Total Area (ac) | Weighted CN | Impervious Percentage | Allowable Impervious % |
|---|---|---|---|---|---|---|---|
| PRE-DEVELOPMENT BASIN | Impervious | 98 | 0.00 | 2.66 | **39** | **0.0%** | **70** |
| | Open Space | 39 | 2.66 | | | | |
| | Open Water | 100 | 0.00 | | | | |
| POST-DEVELOPMENT BASIN | Impervious | 98 | 1.85 | 2.66 | **80.0** | **69.5%** | **70** |
| | Open Space | 39 | 0.81 | | | | |
| | Open Water | 100 | 0.00 | | | | |

Please find enclosed the following documents 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 (321) 234-2880 or via email: rhileman@bohlereng.com

Sincerely,

**BOHLER ENGINEERING**

Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development

# PROP. SITE PLAN DOCUMENTS

FOR

PROPOSED

# CIRCLE K - MOUNT DORA

## LOCATION OF SITE

**19110 US HIGHWAY 441**

**MOUNT DORA, FL 32757**

**CITY OF MOUNT DORA**

**PID #: 20-19-27-0002-000-01000**

**SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST**

### REFERENCES AND CONTACTS

**REFERENCES**

♦BOUNDARY & TOPOGRAPHIC SURVEY:
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
DATED: 09/17/2024
ELEVATIONS: NAVD 1988

♦ONE OAK MD GROVES PLAN:
GOODWYN MILLS CAWOOD, LLC
21764 STATE ROAD 54
LUTZ, FL 33549
DATED: 07/25/2024

♦GEOTECHNICAL INVESTIGATION REPORT:
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FL 32811
DATED: 09/17/2024

♦ARCHITECTURAL PLAN:
RDC COLLABORATIVE
11921 FREEDOM DR, SUITE 1110
RESTON, VA 20190
PHONE: (703) 668-0086
DATED: 01/17/2025

♦PHOTOMETRIC PLAN:
RED LEONARD ASSOCIATES
1340 KEMPER MEADOW DR
FORREST PARK, OH 45240
PHONE: (513) 574-9500
DATED: 01/28/2025

**GOVERNING AGENCIES**

♦PLANNING, ZONING COMMITTEE
CITY OF MT DORA PLANNING & DEVELOPMENT
510 N. BAKER STREET
MOUNT DORA, FL 32757
PHONE: (352) 735-7112

♦BUILDING DEPARTMENT
CITY OF MT DORA BUILDING DIVISION
510 N. BAKER STREET
MOUNT DORA, FL 32757
PHONE: (352) 735-7115

♦ENGINEERING DEPARTMENT
CITY OF MT DORA ENGINEERING DEPARTMENT
900 N. DONNELLY STREET
MOUNT DORA, FL 32757
PHONE. (352) 735-7151 EXT. 1825

♦FIRE DEPARTMENT
CITY OF MOUNT DORA FIRE DEPARTMENT
1300 N DONNELLY STREET
MOUNT DORA, FL 32757
PHONE: (352) 735-7140

**ROW JURISDICTION**

♦TRAFFIC, STORMWATER, WATER & SEWER
US 441
FDOT DISTRICT 5
719 S. WOODLAND BLVD
DE LAND, FL 32720
PHONE: (386) 943-5000

SJRWMD
601 S LAKE DESTINY DR #200
MAITLAND, FL 32751
PHONE: (407) 659-4800

JW SIMPSON WAY
CITY OF MOUNT DORA
900 NORTH DONNELLY STREET
MOUNT DORA, FL 32727
PHONE: (352) 735-7151

**UTILITIES**

♦WASTEWATER, POTABLE, AND RECLAIM
CITY OF MOUNT DORA UTILITIES DEPARTMENT
900 N. DONNELLY STREET
MOUNT DORA, FL 32757
PHONE: (352) 735-7151

♦GAS
TECO PEOPLE'S GAS - EUSTIS
1724 KURT ST
EUSTIS, FL 32726
PHONE: (813) 275-3783

♦ELECTRIC
CITY OF MOUNT DORA ELECTRIC UTILITY
STEVE LANGLEY
900 N DONNELLY STREET
MOUNT DORA, FL 32757
PHONE: (352) 735-7151

♦TELEPHONE/CABLE/FIBER
CENTURYLINK
1290 MT HOMER RD
EUSTIS, FL 32726
PHONE: (850) 599-1444

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

### LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N89°32'15"E, 59.93 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N00°21'47"W, 169.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°21'47"W, 394.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE ALONG SAID SOUTH RIGHT OF WAY, S89°56'48"E, 71.96 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY; THENCE 255.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 08°05'04" AND A CHORD BEARING AND DISTANCE OF S86°01'10"E, 255.19 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S07°59'28"W, 380.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 68.52 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1476.80 FEET, A CENTRAL ANGLE OF 02°39'30" AND A CHORD BEARING AND DISTANCE OF N83°25'38"W, 68.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 2.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 08°06'29" AND A CHORD BEARING AND DISTANCE OF N88°48'37"W, 2.12 FEET; THENCE S87°08'08"W, 152.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE 4.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET, A CENTRAL ANGLE OF 02°35'24" AND A CHORD BEARING AND DISTANCE OF S88°25'50"W, 4.27 FEET; THENCE S89°43'32"W, 44.03 FEET TO THE POINT OF BEGINNING.

N

**LOCATION MAP**

SCALE: 1" = 1000'
SOURCE: MICROSOFT BING

### SHEET INDEX

| SHEET TITLE | SHEET NUMBER |
|---|---|
| COVER SHEET | C-101 |
| GENERAL NOTES AND LEGEND | C-102 |
| EXISTING CONDITIONS AND DEMOLITION PLAN | C-201 |
| SITE PLAN | C-301 |
| VEHICULAR MOVEMENT PLAN | C-302 - C-303 |
| PAVING/GRADING/DRAINAGE PLAN | C-401 |
| GRADING DETAIL PLAN | C-402 |
| JOINT DETAIL PLAN | C-403 |
| UTILITY PLAN | C-501 |
| EROSION AND SEDIMENT CONTROL PLAN | C-801 |
| CONSTRUCTION DETAILS | C-901 |
| CIRCLE K DETAILS | C-902 |
| FDOT DETAILS | C-903 - C-904 |
| MOUNT DORA DETAILS | C-905 - C-909 |

### PERMIT INFORMATION

| | |
|---|---|
| CITY OF MT DORA - SITE PLAN | SP25-01 |
| FDOT - DRAINAGE | 2025-D-592-00005 |
| SJRWMD - ERP | 196250-11 |

**OWNER**
ONE OAK MD GROVES, LLC
ANDREW HUPP
907 S FT. HARRISON AVE, SUITE 102
CLEARWATER, FL 33756
(407) 353-7211
AHUPP@ONEOAKDEV.COM

**DEVELOPER**
CIRCLE K
3802 CORPOREX PARK DR, SUITE 200
TAMPA, FL 33619
(813) 910-6800
KSCHMID@CIRCLEK.COM

PREPARED BY

BOHLER

CONTACT: FL-PERMITS@BOHLERENG.COM

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVIL-CNDS-FLA230210.00-0A-----LAYOUT: C-101 COVR
AJ

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONTENT OF THIS PLANSET CONSTITUTE ORIGINAL WORK AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE / RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ / RH |

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

**PROJECT No.:** FLA230210.00-0A
**DRAWN BY:** AJ
**CHECKED BY:** RH
**DATE:** 5/7/2025
**CAD I.D.:** P-CIVL-CNDS

**PROJECT:**

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

This item has been digitally signed and sealed by Ryan Keith Hileman, 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.

**SHEET TITLE:**

**COVER SHEET**

**SHEET NUMBER:**

**C-101**

**REVISION 2 - 05/07/2025**

## GENERAL NOTES

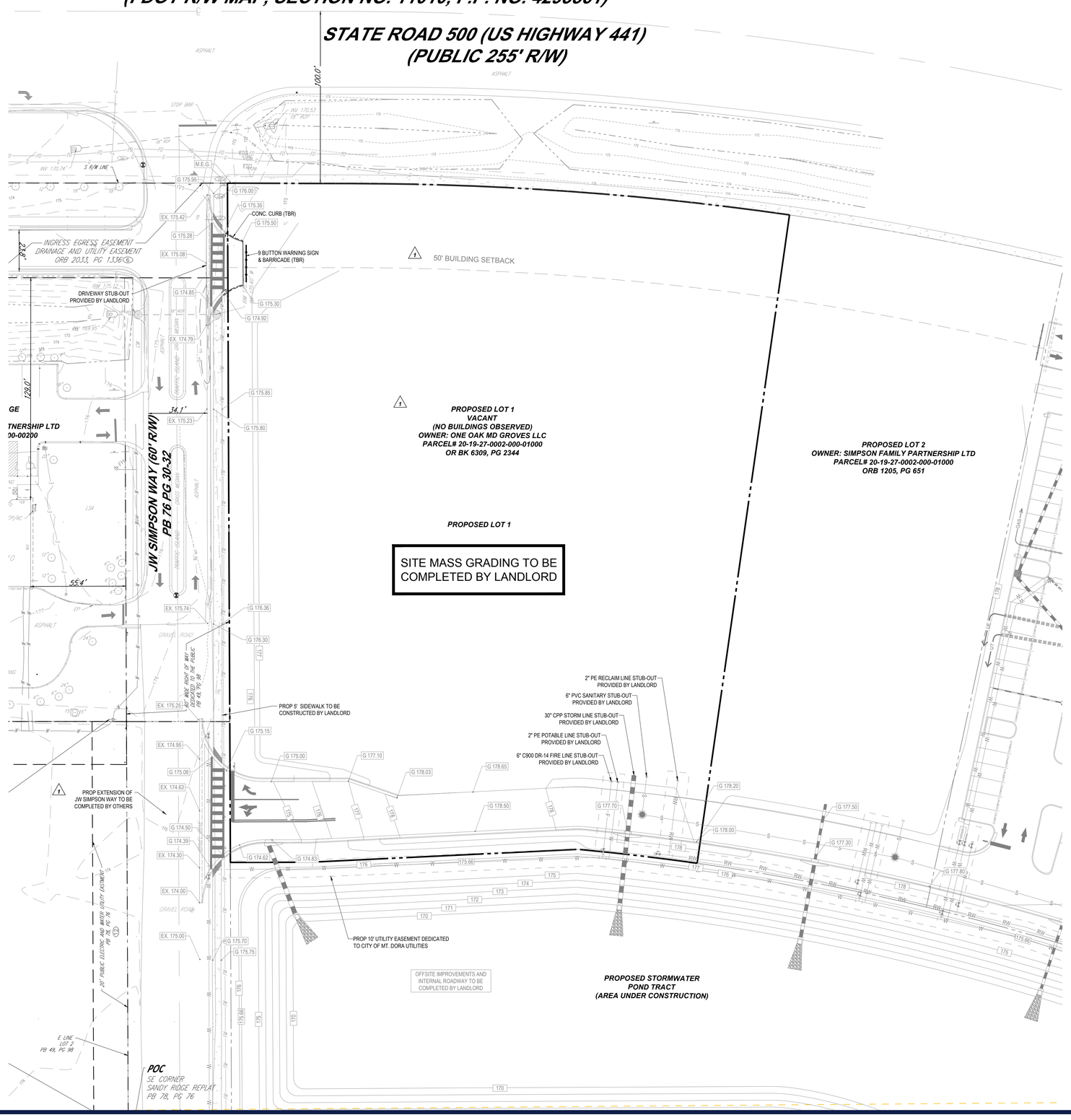
(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNERS AND OTHERS PROVIDED TO BOHLER ENGINEERING FL, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS HIRED FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE CONDUCTED UNTIL SUCH TIME AS ALL REQUIRED PERMITS ARE OBTAINED AND ALL CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND/OR FIRE SUPPRESSION PLANS WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLETE AND APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES BEING INCORRECTLY SHOWN ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, ALL UP-TO-GRADE AREAS BEFORE AND AFTER EACH WORK DAY AND UPON THE REMOVAL OF ANY BARRIERS INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND LEGALLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR SHALL REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND OR ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE PRIOR TO ANY CONSTRUCTION IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL CHARGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL), INCLUDING ALSO AS UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ALL SUBCONTRACTORS AND CONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE PRIOR TO COMMENCING ANY WORK AND UPON THE RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES FROM AND AGAINST ANY SUBCONTRACTOR OR SUBCONSULTANT CLAIMS, DEMANDS, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF CONTRACTOR HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES OVER THE CONSTRUCTION ACTIVITIES RELATED TO THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL OF RECORD AND BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS AND THEIR CONSULTANTS AND SUBCONSULTANTS (COLLECTIVELY, AND INCLUDING BOHLER, THE "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR ACTIVITIES AS SET FORTH IN THIS NOTE. THESE NOTES AND THE REQUIREMENTS THEREIN, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW 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, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. WHEN BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THESE PLANS, ALL FINES AND/OR PENALTIES RESULTING FROM SUCH DEVIATIONS AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME, AS WELL THE FLORIDA TRENCH SAFETY ACT.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS, SPECIFICATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAILS TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS, FDEP REQUIREMENTS, SJRWMD REQUIREMENTS, OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

## DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR A COMPLETE AND FUNCTIONAL CONSTRUCTION.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES MUST BE IN STRICT COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, RULES, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA, FLORIDA TRENCH SAFETY ACT, AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN, CONSTRUCTED AS PART OF THE PROJECT OR EXISTING PRIOR TO CONSTRUCTION, TO SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
6. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTEGRITY OF THE PLANS TO THE PROFESSIONAL OF RECORD AND BOHLER. ANY QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN CONNECTION WITH THE WORK ARE NOT WITHIN BOHLER'S SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
7. THE CONTRACTOR MUST BECOME FAMILIAR WITH ALL APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ARE NO LONGER IN SERVICE PRIOR TO PERFORMING ANY DEMOLITION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER AP




## LEGEND

**EXISTING CONDITIONS PLAN**

| | |
|---|---|
| ONSITE PROPERTY LINE / R.O.W. LINE | |
| NEIGHBORING PROPERTY LINE | |
| EX. EASEMENT | |
| EX. ROADWAY C/L | |
| EX. OVERHEAD ELECTRIC | OH OH OH |
| EX. STORM SEWER | |
| EX. SANITARY LINE | S S S |
| EX. GAS LINE | G G G |
| EX. TELEPHONE LINE | T T T |
| EX. FENCE | X X X |
| EX. SPOT ELEVATION | x 176.62 |
| MASTER DEVELOPMENT SPOT ELEVATION | 176.62 |
| EX. TREE | 20" PINE |
| EX. CONCRETE | |

## DATUM NOTE:

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 11401005-2007, BEING: 173.90 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

## FEMA NOTE:

THIS SITE LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12069C0359E, COMMUNITY NO. 120421, UNINCORPORATED LAKE COUNTY, FLORIDA, EFFECTIVE 12/18/2012.

## CITY OF MOUNT DORA NOTES:

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

30 15 7.5 0 30

SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHT AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE<br>RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ<br>RH |

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVIL-EXST |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

This item has been digitally signed and sealed by Ryan Keith Hileman, 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.

SHEET TITLE:

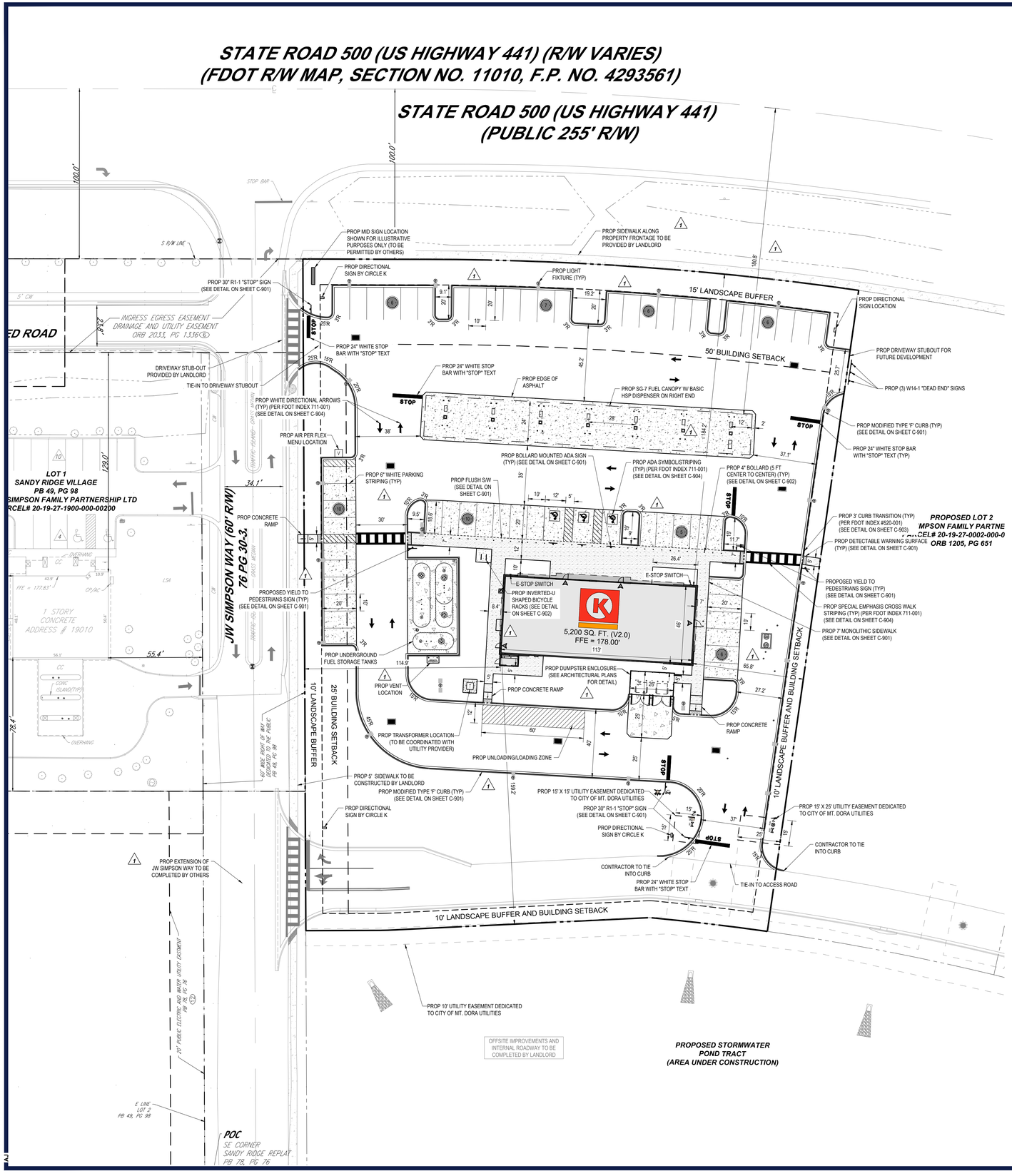
**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET NUMBER:

**C-201**

REVISION 2 - 05/07/2025

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SETS\P-CIVIL-EXST-FLA230210.00-0A---1LAYOUT C-201 EXST
AJ




## SITE NOTES:

1. 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.
2. 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.
3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. 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.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. 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.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
12. 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.
13. 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.
14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
16. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. CITY OF MOUNT DORA IS NOT RESPONSIBLE TO RELOCATE ANY EXISTING UTILITIES AND WILL BE DONE BY SITE CONTRACTOR AT OWNER'S EXPENSE.

## ADA ACCESSIBILITY NOTES:

1. 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).
2. 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%.
3. 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.
4. 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.
5. 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.
6. 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.

## FDOT NOTES:

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.

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

30 15 7.5 0 30

SCALE: 1" = 30'

## LEGEND

| SITE PLAN | |
|---|---|
| EX PROPERTY LINE | |
| EX ADJACENT PROPERTY LINE | |
| EX ROAD CENTERLINE | |
| PROP PROPERTY LINE | |
| PROP BUFFER | |
| PROP SETBACK | |
| PROP PARKING COUNT | X |
| PROP SIGN | |
| PROP BUILDING ENTRANCE | |
| PROP CONCRETE SIDEWALK | |
| PROP STANDARD DUTY CONCRETE PAVEMENT | |
| PROP HEAVY DUTY CONCRETE PAVEMENT | |

## ZONING TABLE

ZONE: PUD - LAKE COUNTY ORD. 2022-57
USE: VACANT COMMERCIAL
SECTION 23 - TOWNSHIP 34 SOUTH - RANGE 28 EAST

## APPLICANT / OWNER INFORMATION

| | |
|---|---|
| APPLICANT: | CIRCLE K STORES INC.<br>3802 CORPOREX PARK DR, STE 200<br>TAMPA, FL 33619 |

## PARCEL INFORMATION

| | |
|---|---|
| PARCEL NUMBER: | 20-19-27-0002-000-01000 |
| SITE ADDRESS: | 19110 US HIGHWAY 441, MT DORA, FL 32757 |
| JURISDICTION: | CITY OF MT DORA |
| FUTURE LAND USE: | PUD (PLANNED UNIT DEVELOPMENT) |
| EXISTING LAND USE: | UNDEVELOPED |
| PROPOSED LAND USE: | GAS STATION |
| FEMA ZONE: | ZONE X |

## BULK REQUIREMENTS

| ITEM | REQUIRED | PROPOSED |
|---|---|---|
| MIN. LOT AREA | NONE | 115,953 SF |
| MIN. STRUCTURE SETBACKS | | |
| FRONT | 50' | 50' |
| SIDE (E) | 25' | 25' |
| SIDE (W) | 10' | 10' |
| REAR | 10' | 10' |
| MIN. LANDSCAPE SETBACKS | | |
| FRONT | 15' | 15' |
| SIDE (ROW) | 10' | 10' |
| REAR | 10' | 10' |
| MAX FLOOR AREA RATIO | 1.0 | 0.04 |
| MIN. ACCESS DRIVEWAY WIDTH | 24 FT (TWO-WAY)<br>12 FT (ONE-WAY) | 24 FT (TWO-WAY)<br>14 FT (ONE-WAY) |
| BUILDING HEIGHT | 60' | 23'-0" |

## AREA CALCULATIONS

| | |
|---|---|
| TOTAL PROJECT AREA | 115,953 SF (2.66 AC) |
| EXISTING GREEN SPACE | 107,657 SF (2.47 AC, 93%) |
| EXISTING POND AREA | 0 SF (0.00 AC, 0%) |
| EXISTING TOTAL IMPERVIOUS AREA | 8,296 SF (0.19 AC, 7%) |
| EXISTING BUILDING AREA | 0 SF (0.00 AC, 0%) |
| EXISTING VUA AREA | 8,296 SF (0.19 AC, 100%) |
| EXISTING OTHER IMPERVIOUS AREA | 0 SF (0.00 AC, 0%) |
| PROPOSED GREEN SPACE | 37,378 SF (0.86 AC, 32%) |
| PROPOSED POND AREA | 0 SF (0.00 AC, 0%) |
| PROPOSED TOTAL IMPERVIOUS AREA | 78,575 SF (1.80 AC, 68%) |
| PROPOSED BUILDING AREA | 5,200 SF (0.12 AC, 7%) |
| PROPOSED VUA AREA | 69,134 SF (1.59 AC, 88%) |
| PROPOSED OTHER IMPERVIOUS AREA | 4,241 SF (0.09 AC, 5%) |

## PARKING CALCULATIONS

| | |
|---|---|
| REGULAR PARKING SPACES PROVIDED | 53 SPACES |
| TOTAL ADA SPACES PROVIDED | 3 SPACES |
| TOTAL SPACES PROVIDED | 56 SPACES |
| REQUIRED PARKING SPACES | 1 SPACE / 100 SF OF BUILDING AREA = 5,200 SF / 100 SF = 52 SPACES REQUIRED |
| BICYCLE SPACES REQUIRED | 5% OF VEHICLE PARKING = 3 SPACES |
| BICYCLE SPACES PROVIDED | 4 SPACES |

## 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 |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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES


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## REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE |
| | | | RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ |
| | | | RH |

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**PROJECT No.:** FLA230210.00-0A
**DRAWN BY:** AJ
**CHECKED BY:** RH
**DATE:** 5/7/2025
**CAD I.D.:** P-CIVL-SITE

**PROJECT:**

**PROP. SITE PLAN DOCUMENTS**

**FOR**

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780


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**SHEET TITLE:**

**SITE PLAN**

**SHEET NUMBER:**

**C-301**

**REVISION 2 - 05/07/2025**

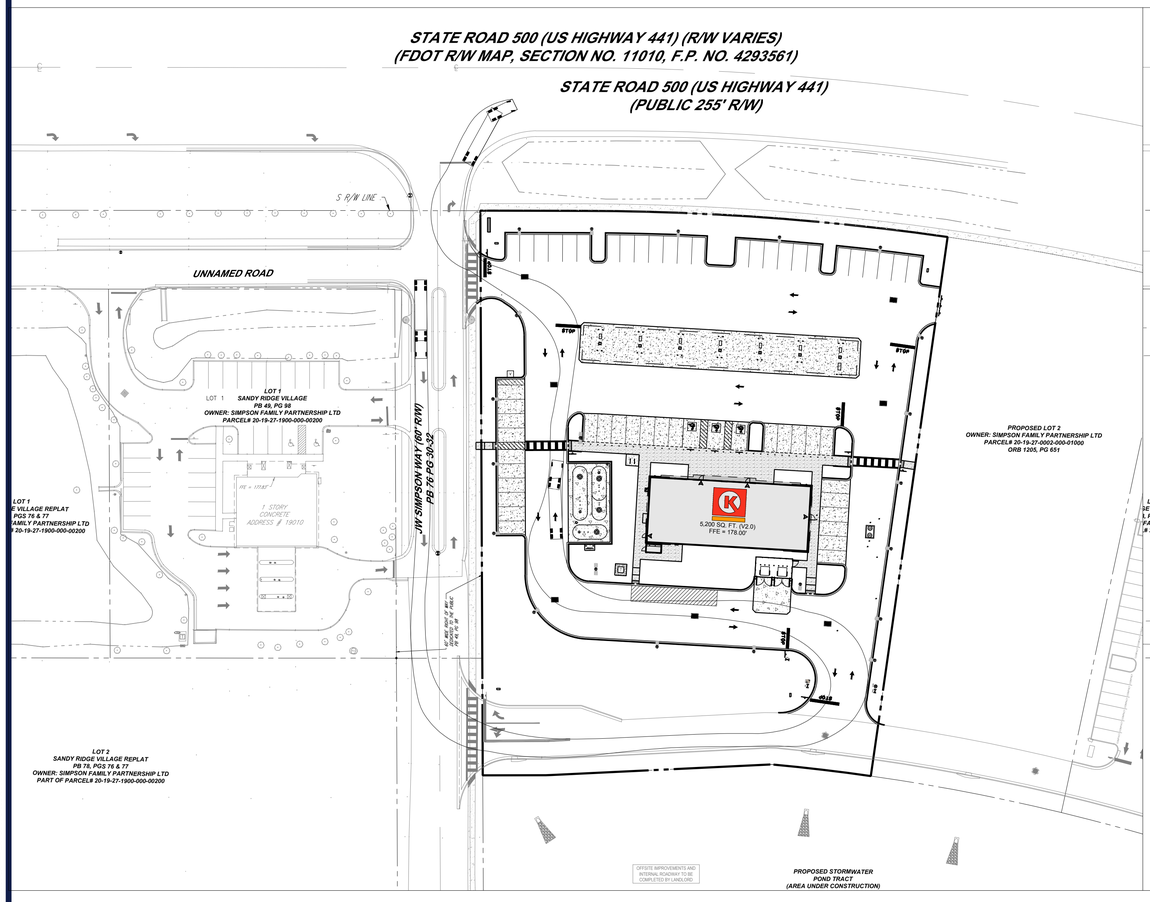
N W E S
GRID NORTH
NAD83

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SETS\P-CIVL-SITE-FLA230210.00-0A-----LAYOUT C-301 SITE
AJ

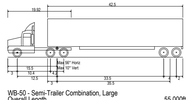
**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

50 25 12.5 0 50

SCALE: 1" = 50'

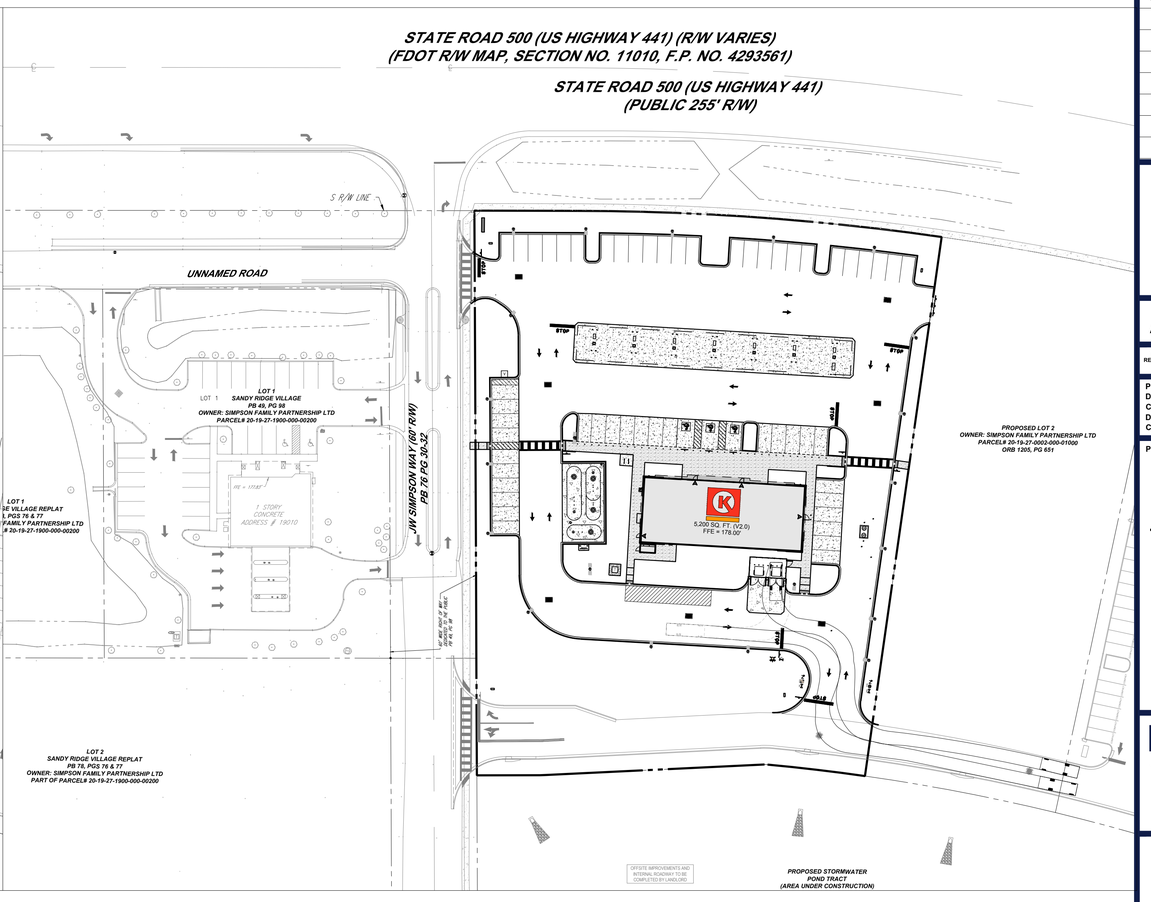



## FUEL TRUCK MOVEMENT




WB-50 - Semi-Trailer Combination, Large

| | |
|---|---|
| Overall Length | 55.000ft |
| Overall Width | 8.500ft |
| Overall Body Height | 12.052ft |
| Min Body Ground Clearance | 1.334ft |
| Max Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Curb to Curb Turning Radius | 45.000ft |




## GARBAGE TRUCK MOVEMENT

Mack Granite Axle Forward 4x2 GU712 + Wayne PowerLynx PL16

| | |
|---|---|
| Overall Length | 35.708ft |
| Overall Width | 8.375ft |
| Overall Body Height | 10.546ft |
| Min Body Ground Clearance | 1.376ft |
| Track Width | 8.375ft |
| Lock-to-lock time | 6.00s |
| Curb to Curb Turning Radius | 29.300ft |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|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 5/7/2025 |
| CAD I.D.: | P-CIVL-SITE |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

PROPOSED DEVELOPMENT

19110 US HIGHWAY 441
MOUNT DORA, FL 32757
LAKE COUNTY
S 20 - T 19 S - R 27 E


BOHLER

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
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SHEET TITLE:

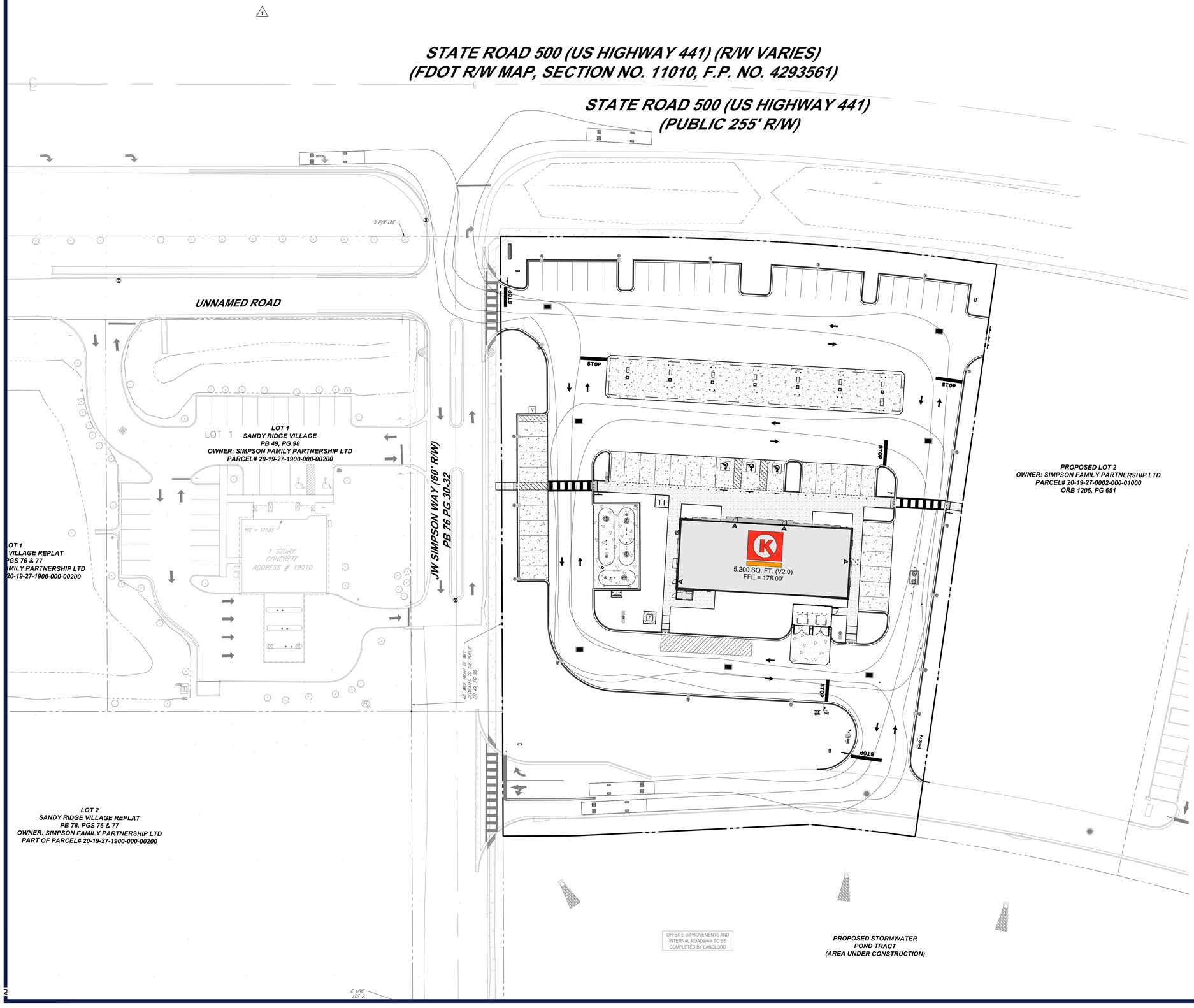
**VEHICULAR MOVEMENT PLAN**

SHEET NUMBER:

**C-302**

REVISION 2 - 05/07/2025

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-SITE-FLA230210.00-0A-----=LAYOUT C-302 AUTOTURN
AJ




THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

30 15 7.5 0 30

SCALE: 1" = 30'

## PIERCE PUC PUMPER

| | |
|---|---|
| Pierce Puc Pumper (Mt Dora) | |
| Overall Length | 42.850ft |
| Overall Width | 8.330ft |
| Overall Body Height | 10.912ft |
| Min Body Ground Clearance | 0.671ft |
| Track Width | 6.910ft |
| Lock-to-lock time | 4.00s |
| Curb to Curb Turning Radius | 40.420ft |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### REVISIONS

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| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 5/7/2025 |
| CAD I.D.: | P-CIVL-SITE |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

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PROPOSED DEVELOPMENT

19110 US HIGHWAY 441
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SHEET TITLE:

**VEHICULAR MOVEMENT PLAN**

SHEET NUMBER:

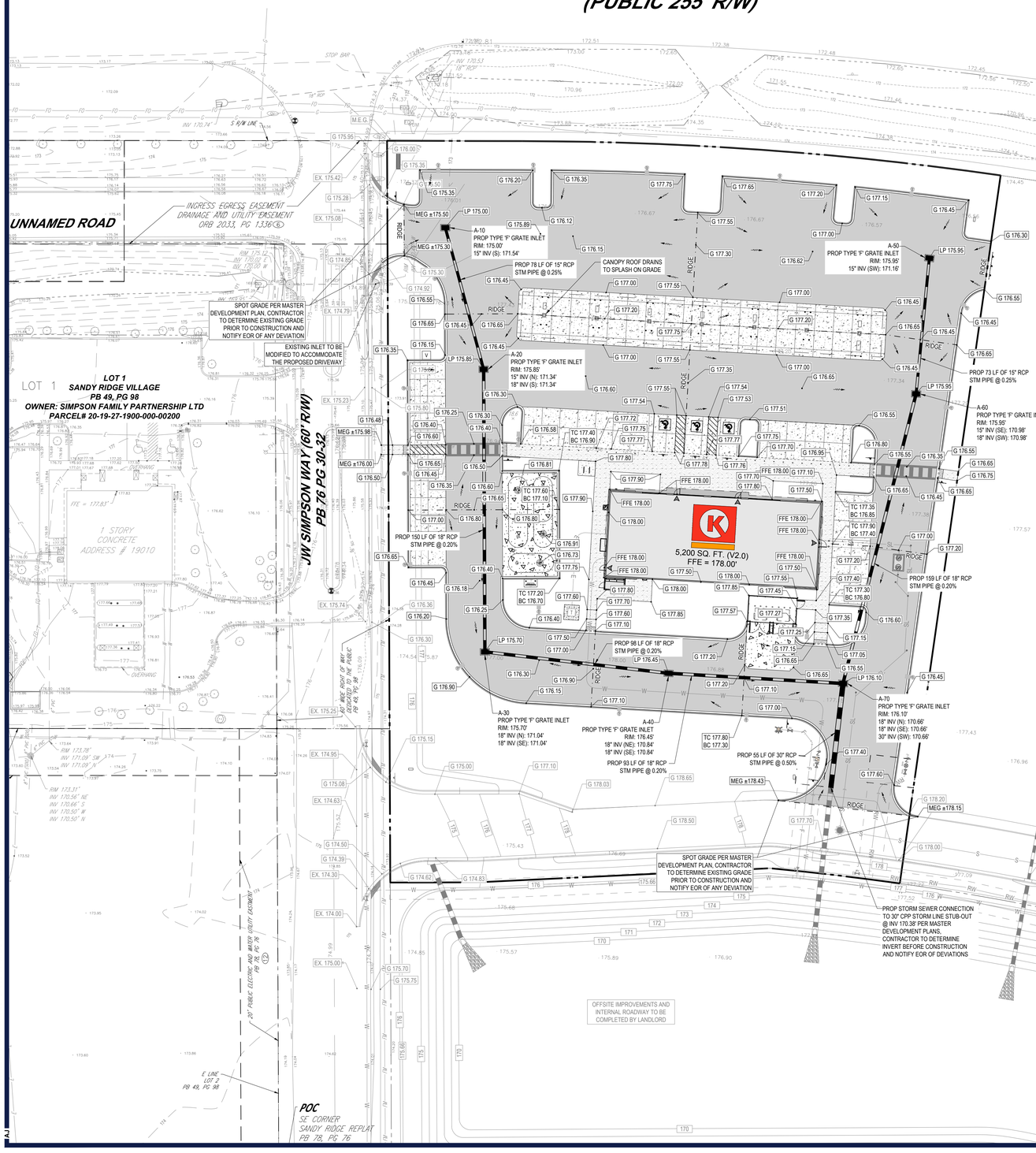
**C-303**

REVISION 2 - 05/07/2025

May 09, 2025
AJ
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-SITE-FLA230210.00.0A-----LAYOUT C-303 AUTOTURN

# STATE ROAD 500 (US HIGHWAY 441) (R/W VARIES)
# (FDOT R/W MAP, SECTION NO. 11010, F.P. NO. 4293561)

## STATE ROAD 500 (US HIGHWAY 441)
## (PUBLIC 255' R/W)



## LEGEND

**GRADING PLAN**

| | |
|---|---|
| PROPERTY LINE | |
| PROP HEAVY DUTY ASPHALT PAVEMENT | |
| PROP CONCRETE SIDEWALK | |
| PROP STANDARD DUTY CONCRETE PAVEMENT | |
| PROP HEAVY DUTY CONCRETE PAVEMENT | |
| PROP SPOT ELEVATION | G 99.99 |
| EX STORM SEWER | |
| PROP STORM SEWER | |
| PROP GRATE INLET | |
| PROP STORM CLEANOUT | |
| PROP STORM MANHOLE | |
| RIDGE LINE | |
| SWALE LINE | |

## GENERAL NOTES:

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.

## PAVING AND GRADING NOTES:

A. GENERAL:

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "G" = FINISHED GRADE; "MEG" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
4. 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.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
8. 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.

B. MATERIALS:

1. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS OR EQUIVALENT LIMEROCK THICKNESS W/ MINIMUM LBR-100 (MAX. 6" LIFTS).
2. ASPHALT SURFACES SHALL BE FDOT TYPE SP-12.5 ASPHALTIC CONCRETE TOPPED WITH SP-9.5 FINE MIX, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE A MINIMUM OF 3" THICK (1-1/2" SP-12.5 AND 1-1/2" SP-9.5) AND SHALL BE CONSTRUCTED IN FOUR 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 A 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 (AASHTO 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 AASHTO 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.

D. TESTING

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.

## DEWATERING NOTE:

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

## STORM DRAINAGE NOTES:

A. GENERAL:

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

B. MATERIALS:

1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED. ALL PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
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.

C. INSTALLATION:

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.

D. CONNECTIONS TO EXISTING STORM STRUCTURES:

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.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

## DATUM NOTE:

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 11401005-2007, BEING: 173.90 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

## FEMA NOTE:

THIS SITE LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12069C0359E, COMMUNITY NO. 120421, UNINCORPORATED LAKE COUNTY, FLORIDA, EFFECTIVE 12/18/2012.

**THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY**

30 15 7.5 0 30

SCALE: 1" = 30'


BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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| | | | RH |
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| | |
|---|---|
| PROJECT No.: | FLA230210.000-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVL-GRDR |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

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**PROPOSED DEVELOPMENT**

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**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


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SHEET TITLE:

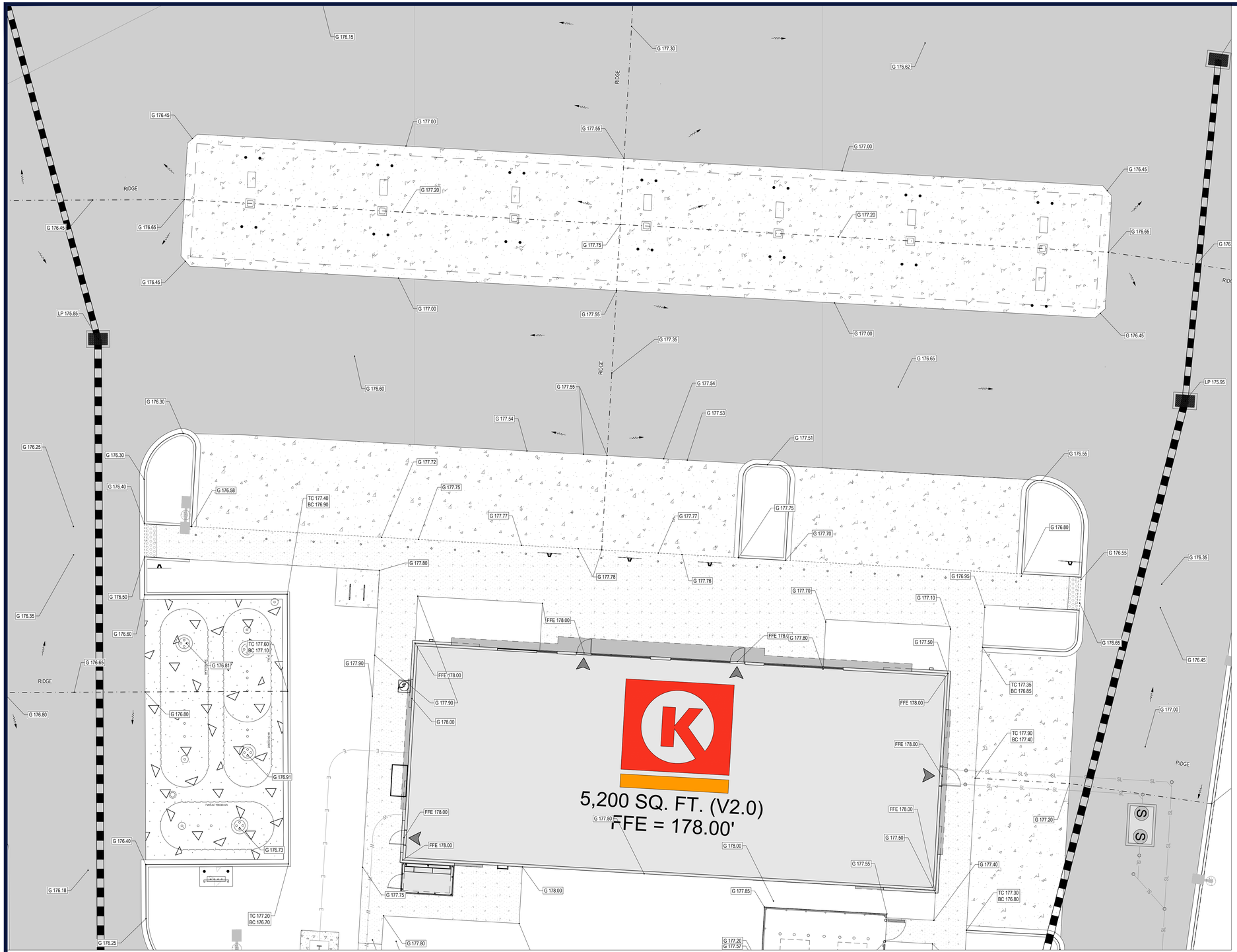
**PAVING/ GRADING/ DRAINAGE PLAN**

SHEET NUMBER:

**C-401**

REVISION 2 - 05/07/2025

May 09, 2025
H:\2023\FLA230210.000\ENGINEERING\CAD\DRAWINGS\PLAN SETS\P-CIVL-GRDR-FLA230210.00-SIA-----1A LAYOUT, C-401 GRDR
AJ




## CANOPY & TANK GRADING DETAIL

1" = 10'

**THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY**

10 5 2.5 0 10

1"= 10'

## GENERAL NOTES:

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.

## DATUM NOTE:

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 11401005-2007, BEING: 173.90 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

## FEMA NOTE:

THIS SITE LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12069C0359E, COMMUNITY NO. 120421, UNINCORPORATED LAKE COUNTY, FLORIDA, EFFECTIVE 12/18/2012.


BOHLER

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



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### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE / RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ / RH |

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| | |
|---|---|
| **PROJECT No.:** | FLA230210.00-0A |
| **DRAWN BY:** | AJ |
| **CHECKED BY:** | RH |
| **DATE:** | 3/31/2025 |
| **CAD I.D.:** | P-CIVL-GRDR |

**PROJECT:**

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


BOHLER

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. No. 30780


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**SHEET TITLE:**

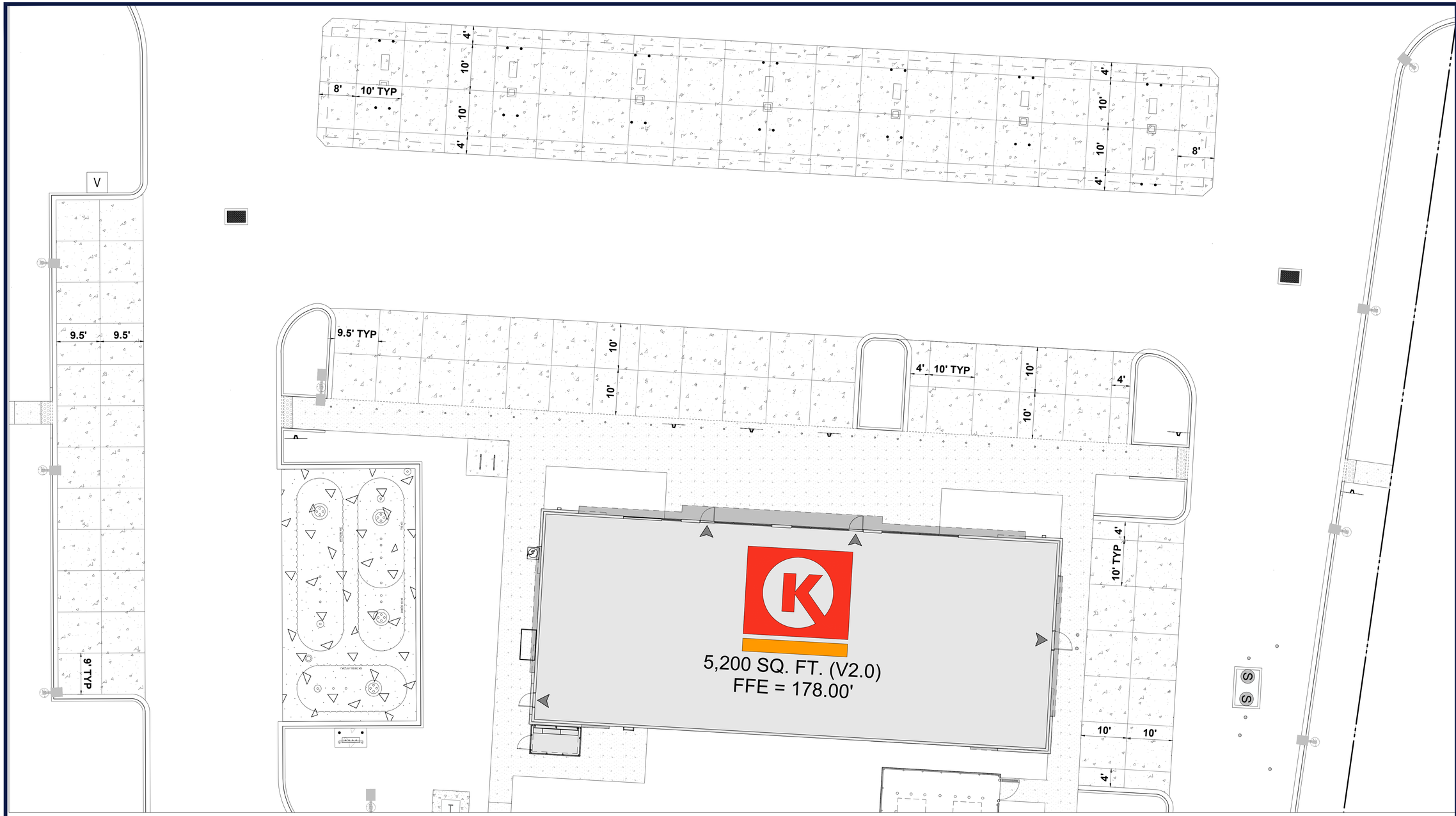
**GRADING DETAIL PLAN**

**SHEET NUMBER:**

**C-402**

**REVISION 2 - 05/07/2025**

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-GRDR-FLA230210.00-0A——3-LAYOUT C-402 GRDR DETL PLAN
AJ




## PARKING & CANOPY PAVEMENT JOINT DETAIL

1" = 10'

N
W
E
S
NAD83
NAVD88

**THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY**

10 5 2.5 0 10

1"= 10'

## GENERAL NOTES:

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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.

## DATUM NOTE:

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## FEMA NOTE:

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1 **NEW SHEET**


BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL ESSENTIALS
PERMITTING SERVICES
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### REVISIONS

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|---|---|---|---|
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| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ / RH |

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| | |
|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVL-GRDR |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
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SHEET TITLE:

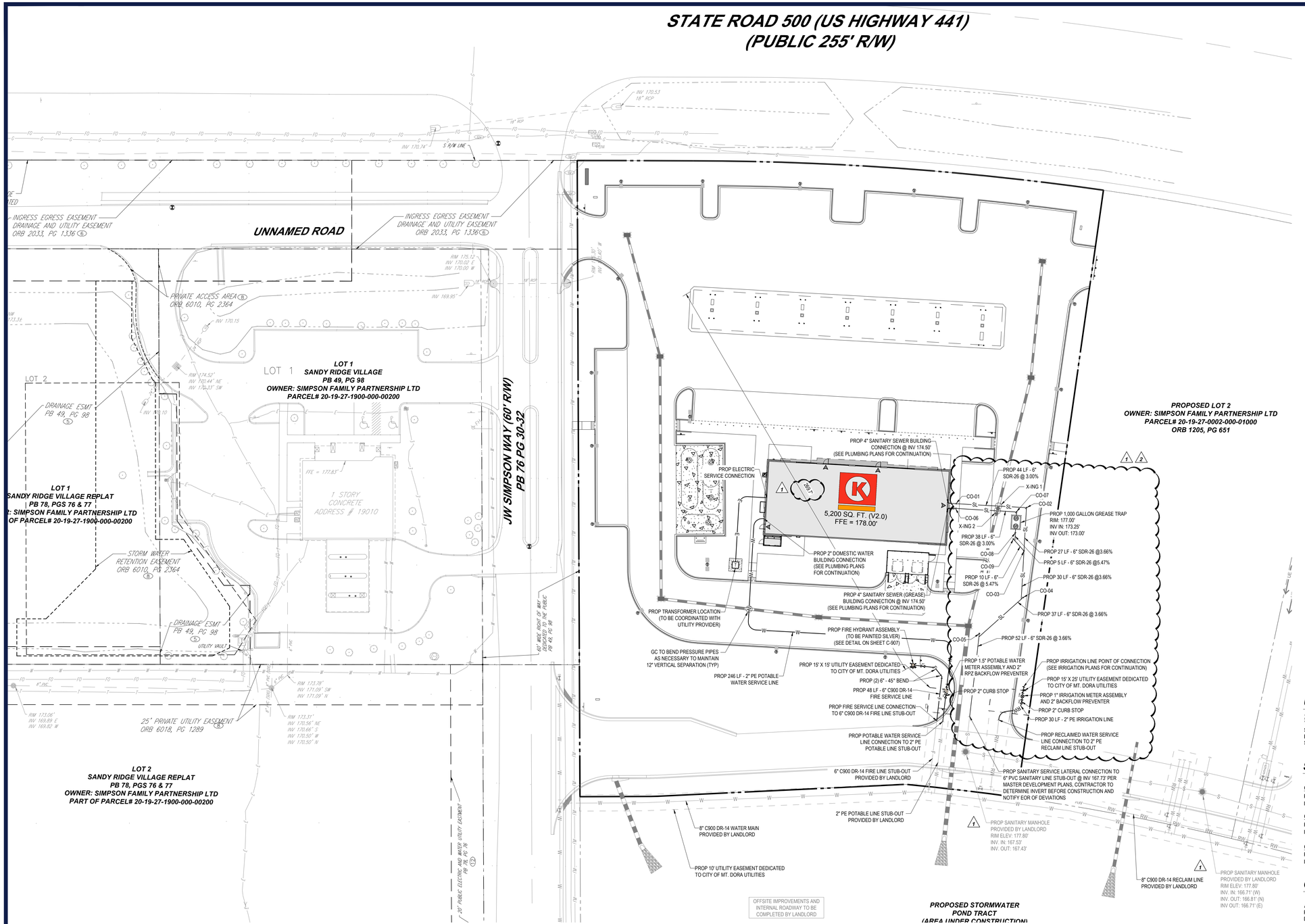
**JOINT DETAIL PLAN**

SHEET NUMBER:

**C-403**

REVISION 2 - 05/07/2025


May 09, 2025
H:\2023\FLA\230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SETS\P-CIVL-GRDR-FLA230210.00-0A-----LAYOUT, C-403 JOINT DETL PLAN
AJ




## LEGEND

| UTILITY PLAN | |
|---|---|
| EX. UNDERGROUND WATER LINE | W W |
| EX. UNDERGROUND ELECTRIC LINE | E E |
| EX. STORM SEWER | |
| EX. SANITARY SEWER MAIN | S S |
| EX. FORCE MAIN | FM FM |
| EX. GAS LINE | G G |
| EX. OVERHEAD LINE | OH OH |
| EX. SANITARY MANHOLE | S |
| PROP UNDERGROUND WATER LINE | W W |
| PROP UNDERGROUND ELECTRIC LINE | E E |
| PROP STORM SEWER | |
| PROP SANITARY SEWER MAIN | S S |
| PROP SANITARY FORCE MAIN | FM FM |
| PROP GAS LINE | G G |
| PROP OVERHEAD LINE | OH OH |
| PROP SANITARY MANHOLE | S |
| PROP SANITARY CLEANOUT | |
| PROP BACKFLOW PREVENTER | |
| PROP WATER METER | METER |
| PROP WATER VALVE | WV |

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

30 15 7.5 0 30

SCALE: 1" = 30'

## UTILITY CROSSING SCHEDULE:

X-ING 1:
TOP UTILITY - 6" SANITARY
SAN INV. = 173.61'
BOTTOM UTILITY - 18" STORM
STM T/P = 172.53'

X-ING 2:
TOP UTILITY - 6" SANITARY
SAN INV. = 173.63'
BOTTOM UTILITY - 18" STORM
STM T/P = 172.52'

## SANITARY CLEANOUT SCHEDULE:

| | | |
|---|---|---|
| CO-01<br>RIM ELEV = 177.92'<br>INV = 174.40' | CO-02<br>RIM ELEV = 177.04'<br>INV = 173.08' | CO-03<br>RIM ELEV = 176.91'<br>INV = 172.09' |
| CO-04<br>RIM ELEV = 176.65'<br>INV = 170.99' | CO-05<br>RIM ELEV = 176.32'<br>INV = 169.64' | CO-06<br>RIM ELEV = 177.92'<br>INV = 174.40' |
| CO-07<br>RIM ELEV = 177.01'<br>INV = 173.31' | CO-08<br>RIM ELEV = 176.93'<br>INV = 172.91' | CO-09<br>RIM ELEV = 176.90'<br>INV = 172.64' |

## 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.

## DATUM NOTE:

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## FEMA NOTE:

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## 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 OWNERS SIDE OF THE WATER METER AND BFP ASSEMBLY.

## 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 TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE 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 H20 LOADING.

C. INSTALLATION:

1. PIPE AND FITTINGS:
   a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, 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 LIFT OF BACKFILL.
6. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO 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. SURVEYOR TO AS-BUILT THE INVERT ELEVATIONS OF THE GRAVITY SEWER LATERALS AT ALL CLEANOUTS.
7. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

## 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.


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## REVISIONS

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|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 5/7/2025 |
| CAD I.D.: | P-CIVL-UTIL |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


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SHEET TITLE:

**UTILITY PLAN**

SHEET NUMBER:

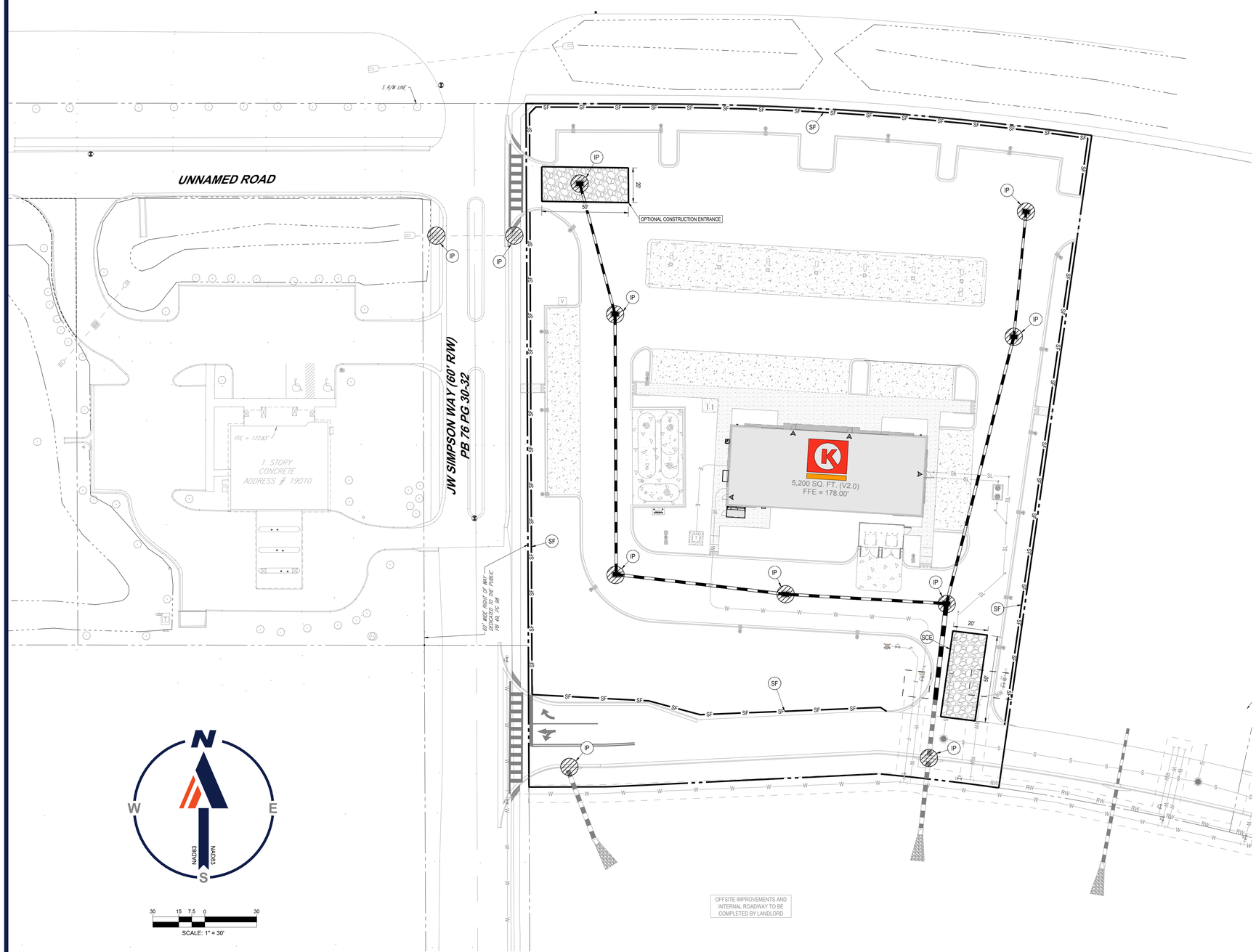
**C-501**

**REVISION 2 - 05/07/2025**

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SETS\P-CIVL-UTIL-FLA230210.00-0A-----SLAYOUT C-501 UTIL
AJ

# STATE ROAD 500 (US HIGHWAY 441) (R/W VARIES)
# (FDOT R/W MAP, SECTION NO. 11010, F.P. NO. 4293561)

## STATE ROAD 500 (US HIGHWAY 441)
## (PUBLIC 255' R/W)




**THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY**

## KEYNOTES:

- (IP) INLET PROTECTION (SEE DETAIL ON SHEET C-901)
- (SCE) CONSTRUCTION ENTRANCE (SEE DETAIL ON SHEET C-901)
- (SF) SILT FENCE (SEE DETAIL ON SHEET C-901)

## DATUM NOTE:

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## FEMA NOTE:

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## LEGEND

**SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE I**

| | |
|---|---|
| ONSITE PROPERTY LINE / R.O.W. LINE | |
| NEIGHBORING PROPERTY LINE | |
| EX. EASEMENT | |
| EX. ROADWAY C/L | |
| EX. OVERHEAD ELECTRIC | OH OH OH |
| EX. STORM SEWER | |
| EX. SANITARY LINE | S S S |
| EX. FENCE | X X X |
| EX. SPOT ELEVATION | XX.XX'X OR XXX'X |
| EX. TREE | 20" PINE |
| EX. CONCRETE | |
| SOIL TRACKING PREVENTION MAT | |
| PROP. SILT FENCE | SF SF |
| PROP. INLET PROTECTION | |

## POLLUTION PREVENTION NOTES:

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 FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.] 1
2. OFF SITE SURFACE WATER DISCHARGES WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO FDEP WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS 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 PRACTICAL.
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. 1
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   - C. A COPY OF THE FDEP NOI WILL NEED TO BE PROVIDED TO SJRWMD AND THE CITY OF MOUNT DORA.
   - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   - E. A COPY OF THE SWPPP AND COPIES 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 THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.
9. COR SHALL PROVIDE THE CITY WITH A COPY OF THE SWPPP FOR REVIEW/APPROVAL PRIOR TO COR MOBILIZING TO THE SITE TO INSTALL BMPS.
10. SEDIMENT AND EROSION CONTROL PROGRAM SHALL CONFORM TO THE NPDES, FDEP, SJRWMD, AND CITY REGULATIONS FOR STORM WATER RUNOFF OF CONSTRUCTION SITES.

## MAINTENANCE NOTES:

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.

1. INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
5. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
6. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

## SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER,PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE 1
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. PREPARE CLEARING AND GRUBBING OF THE SITE, 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 GENERIC PERMIT.


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| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE / RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ / RH |

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| | |
|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVIL-EROS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


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ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
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SHEET TITLE:

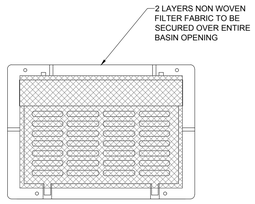
**EROSION AND SEDIMENT CONTROL PLAN**

SHEET NUMBER:

**C-801**

**REVISION 2 - 05/07/2025**

May 09, 2025
AJ
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\P-CIVIL-EROS-FLA230210.00-0A-----1A1YOUT C-801 EROS




## INLET PROTECTION
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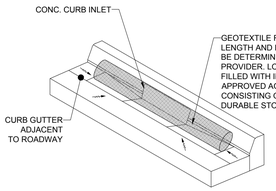
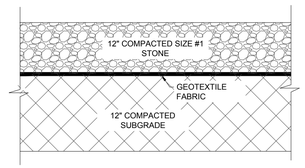
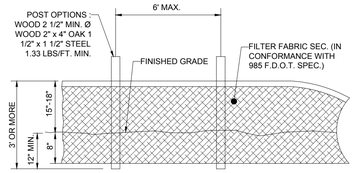


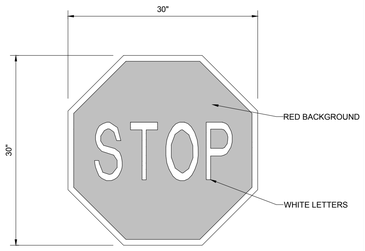

## CURB INLET FILTER LOG DETAIL
NOT TO SCALE



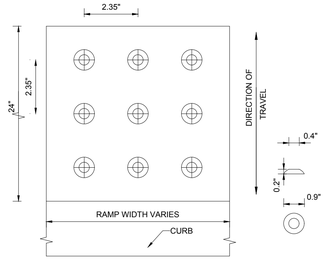

## SOIL TRACKING PAD DETAIL
NOT TO SCALE




## SILT FENCE DETAIL
NOT TO SCALE

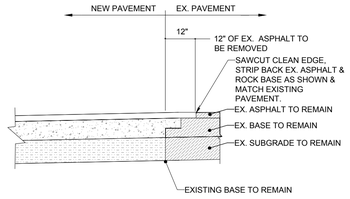



## R1-1 STOP SIGN DETAIL
NOT TO SCALE

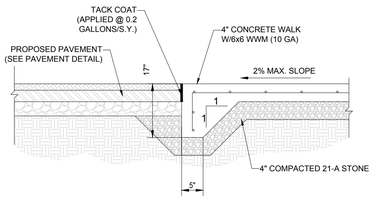



NOTE: SIDEWALK RAMPS TO MEET ADA, FDOT DESIGN STANDARDS, AND LOCAL SPECIFICATIONS.

## DETECTABLE WARNING DETAIL
NOT TO SCALE

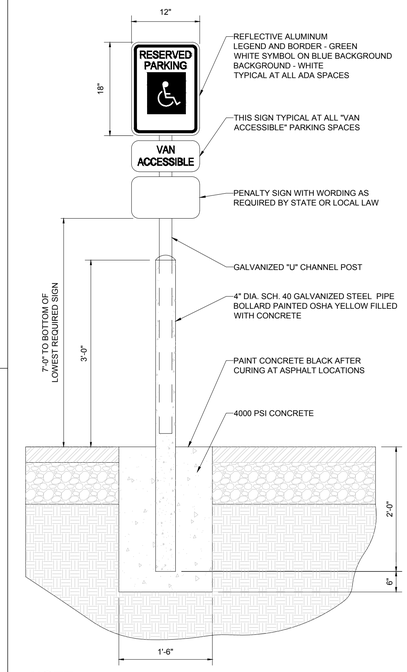



## SAWCUT DETAIL
NOT TO SCALE



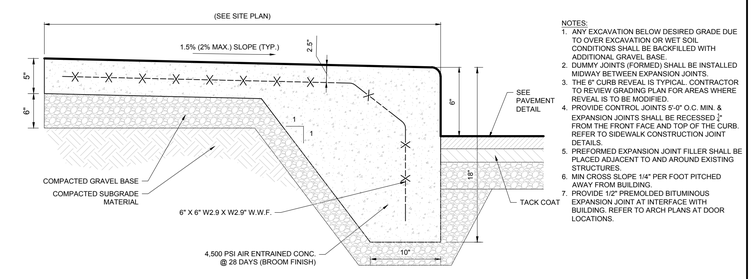

**NOTE:**
1. CONCRETE TO BE 4000 P.S.I. @ 28 DAYS.

## MONOLITHIC CURB & FLUSH SIDEWALK DETAIL
NOT TO SCALE



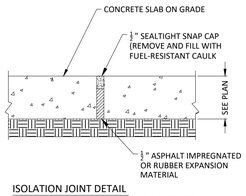

**NOTE:**
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

## BOLLARD MOUNTED ADA PARKING SIGN DETAIL
NOT TO SCALE

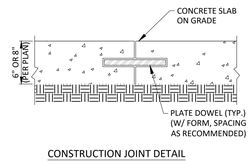



NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ADDITIONAL GRAVEL BASE.
2. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
3. THE 6" CURB REVEAL IS TYPICAL. CONTRACTOR TO REVIEW GRADING PLAN FOR AREAS WHERE REVEAL IS TO BE MODIFIED.
4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS SHALL BE RECESSED ½" FROM THE FRONT FACE AND TOP OF THE CURB. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
5. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.
6. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
7. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT INTERFACE WITH BUILDING. REFER TO ARCH PLANS AT DOOR LOCATIONS.

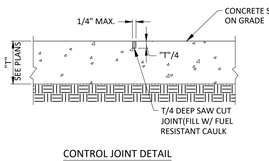
## MONOLITHIC CURB AND SIDEWALK
NOT TO SCALE (BE-S030201 - 06/2024)




ISOLATION JOINT DETAIL
AT STRUCTURES SUCH AS GAS ISLANDS, BUILDING CANOPY COLUMNS, BOLLARDS ETC.



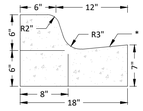

CONSTRUCTION JOINT DETAIL




CONTROL JOINT DETAIL

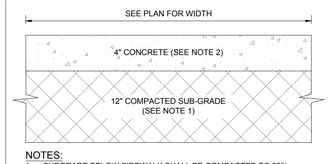
NOTE: SEE ARCHITECT SPECIFICATIONS FOR COMPLETE CONCRETE DETAILS.

## CONCRETE JOINT DETAILS
NTS



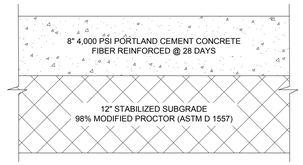

*NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

## MODIFIED TYPE F CURB
NTS



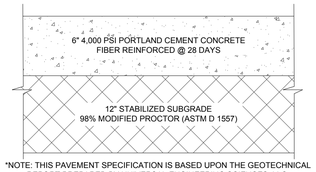

NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX IN ACCORDANCE WITH ASTM D-1557.
2. CONCRETE STRENGTH SHALL BE MIN. 4000 PSI @ 28 DAYS.
3. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
4. PROVIDE FIBROUS JOINTS 20' O.C.

## CONCRETE SIDEWALK DETAIL
NOT TO SCALE



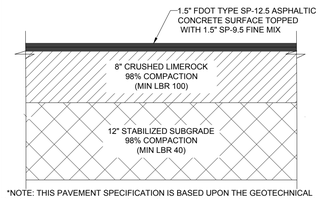

*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, LLC, DATED 09/17/2024.

## HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE




*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, LLC, DATED 09/17/2024.

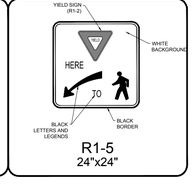
## STANDARD CONCRETE DETAIL
NOT TO SCALE




*NOTE: THIS PAVEMENT SPECIFICATION IS BASED UPON THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED 09/17/2024.

## HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE

W14-1
30"x30"




R1-5
24"x24"

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| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE / RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ / RH |

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| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 5/7/2025 |
| CAD I.D.: | P-CIVL-CNDS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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SHEET TITLE:

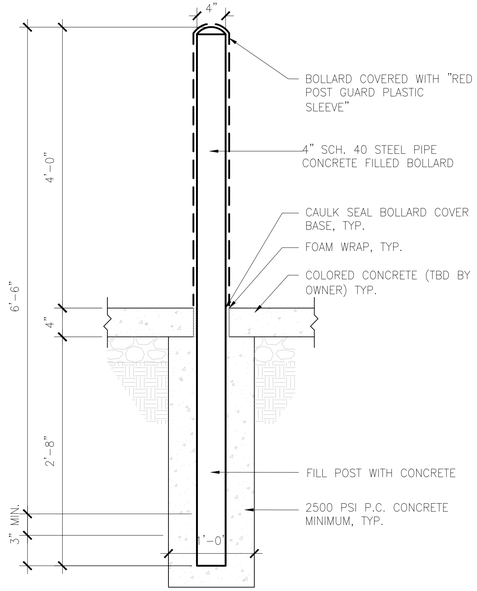
**CONSTRUCTION DETAILS**

SHEET NUMBER:

**C-901**

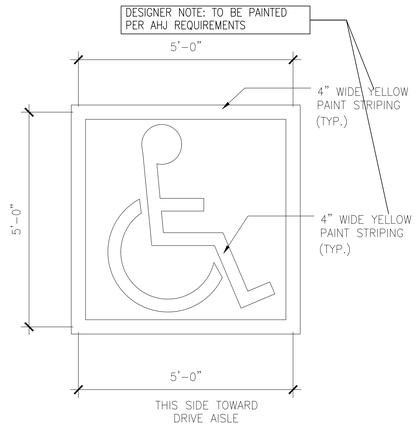
REVISION 2 - 05/07/2025

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-CNDS-FLA230210.00-0A.-----\LAYOUT( C-901 CONST DETL
AJ



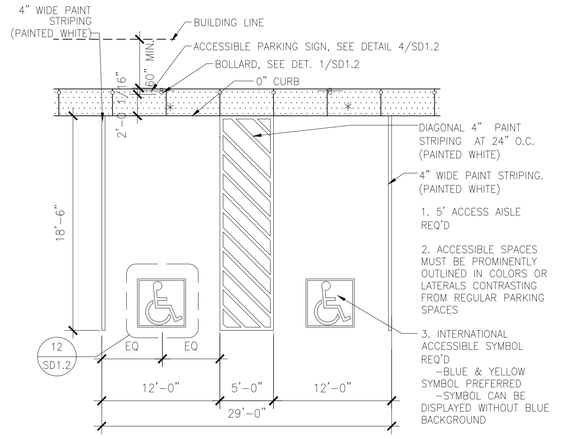

## 1 GUARD POST

1"=1'-0"



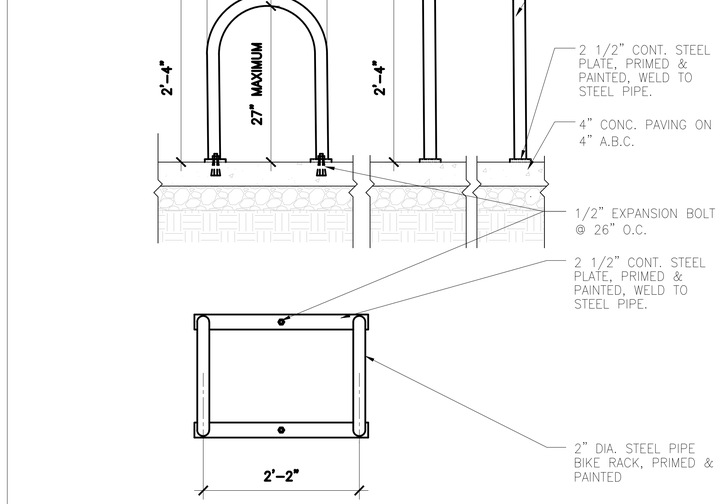

## 12 ACCESSIBLE PARKING SYMBOL

1/2"=1'-0"



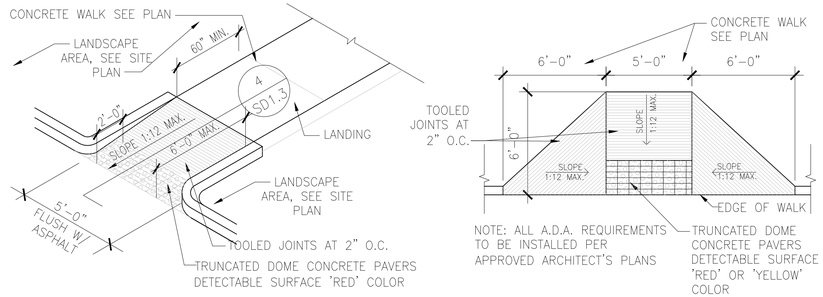

## 9 ACCESSIBLE PARKING STALL

1/8"=1'-0"




## 11 BIKE RACK DETAIL (TYPICAL OF 2)

3/4"=1'-0"




## 5 ACCESSIBLE RAMPS

3/16"=1'-0"

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|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVIL-OCDS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**

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SHEET TITLE:

**CIRCLE K DETAILS**

SHEET NUMBER:

**C-902**

REVISION 2 - 05/07/2025

May 09, 2025
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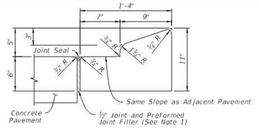
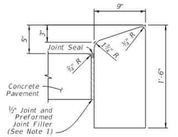
AJ



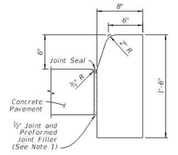

NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A




NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

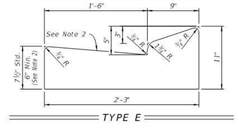



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

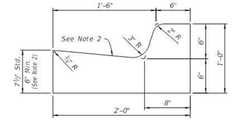
TYPE D

NOTES:

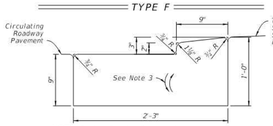
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.




TYPE E

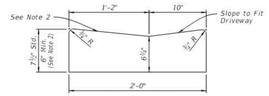



TYPE F

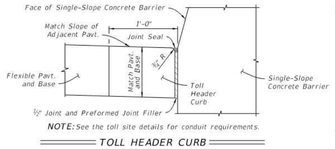



NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

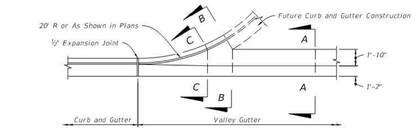



DROP CURB

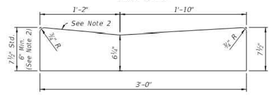



NOTE: See the toll site details for conduit requirements.

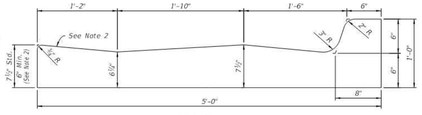
TOLL HEADER CURB



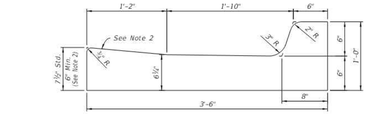

PLAN VIEW



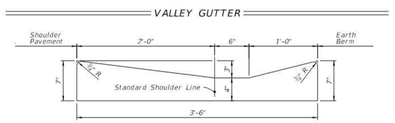

SECTION A-A




SECTION B-B



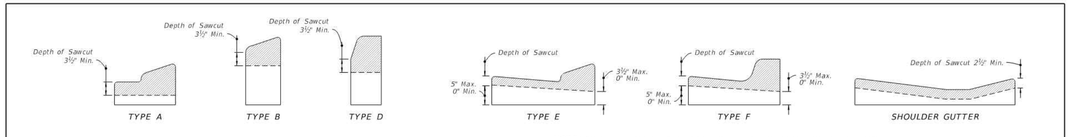

SECTION C-C




SHOULDER GUTTER

CONCRETE CURB AND GUTTER

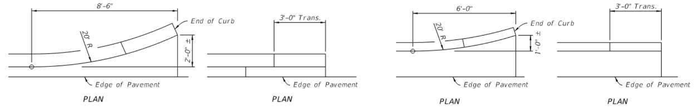
| LAST REVISION | DESCRIPTION: | FDOT | FY 2025-26 STANDARD PLANS | CURB AND GUTTER | INDEX | SHEET |
|---|---|---|---|---|---|---|
| 11/01/21 | REVISION | | | | 520-001 | 2 of 3 |

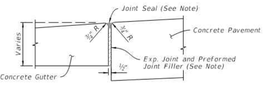



NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINTS IN CURB

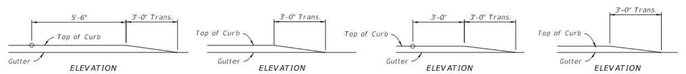
CONTRACTION JOINTS IN CURB & GUTTER




NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

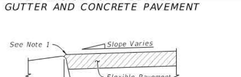



CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

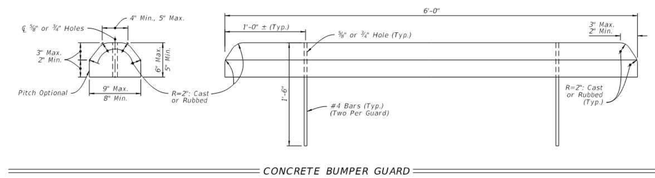
CURB AND CURB & GUTTER ENDINGS



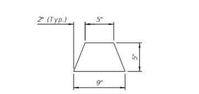

NOTES:

1. Surface on Low Side of Pavement to be ¼" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT




CONCRETE BUMPER GUARD



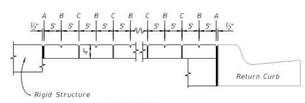

ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

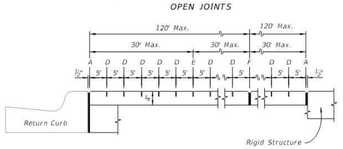
| LAST REVISION | DESCRIPTION: | FDOT | FY 2025-26 STANDARD PLANS | CURB AND GUTTER | INDEX | SHEET |
|---|---|---|---|---|---|---|
| 11/01/21 | REVISION | | | | 520-001 | 3 of 3 |

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)




OPEN JOINTS




SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

D- ¾" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ¾" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

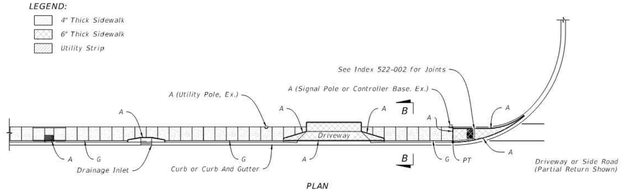
SIDEWALK JOINTS



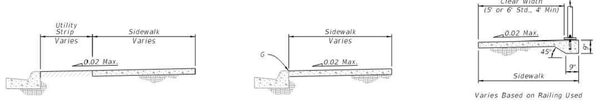

SIDEWALK WITH UTILITY STRIP

LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip




SIDEWALK WITHOUT UTILITY STRIP




GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

| LAST REVISION | DESCRIPTION: | FDOT | FY 2025-26 STANDARD PLANS | CONCRETE SIDEWALK | INDEX | SHEET |
|---|---|---|---|---|---|---|
| 11/01/18 | REVISION | | | | 522-001 | 1 of 2 |

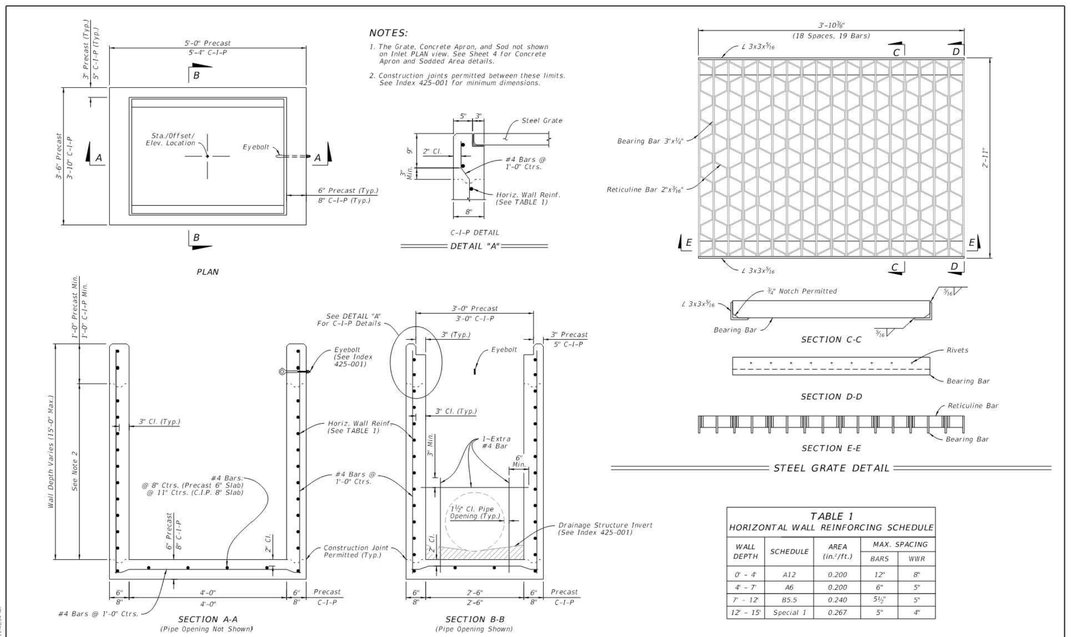



TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

| WALL DEPTH | SCHEDULE | AREA (in.²/ft.) | MAX. SPACING BARS | MAX. SPACING 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" |

DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

| LAST REVISION | DESCRIPTION: | FDOT | FY 2025-26 STANDARD PLANS | DITCH BOTTOM INLET TYPES F AND G | INDEX | SHEET |
|---|---|---|---|---|---|---|
| 11/01/20 | REVISION | | | | 425-053 | 2 of 4 |

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LAND SURVEYING
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| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
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| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE |
| | | | RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ |
| | | | RH |

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PROJECT No.: FLA230210.00-0A
DRAWN BY: AJ
CHECKED BY: RH
DATE: 3/31/2025
CAD I.D.: P-CIVIL-OCDS

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

PROPOSED DEVELOPMENT

19110 US HIGHWAY 441
MOUNT DORA, FL 32757
LAKE COUNTY
S 20 - T 19 S - R 27 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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SHEET TITLE:

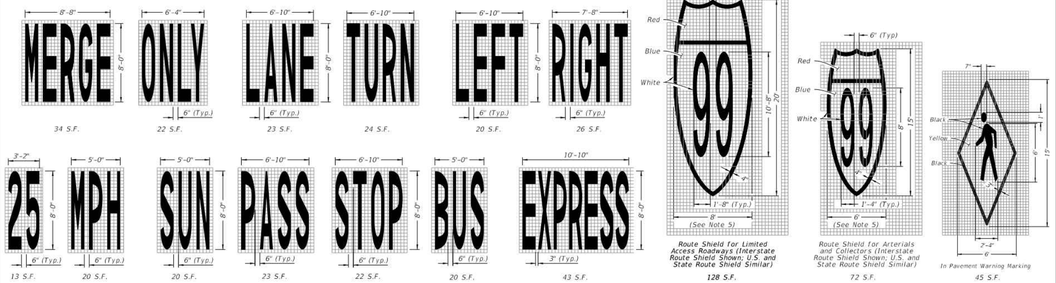
**FDOT DETAILS**

SHEET NUMBER:

**C-903**

REVISION 2 - 05/07/2025

May 09, 2025
11:20:23 P:\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVIL-OCDS-FLA230210.00-0A.----\LAYOUT: C-903 FDOT DETL
AJ

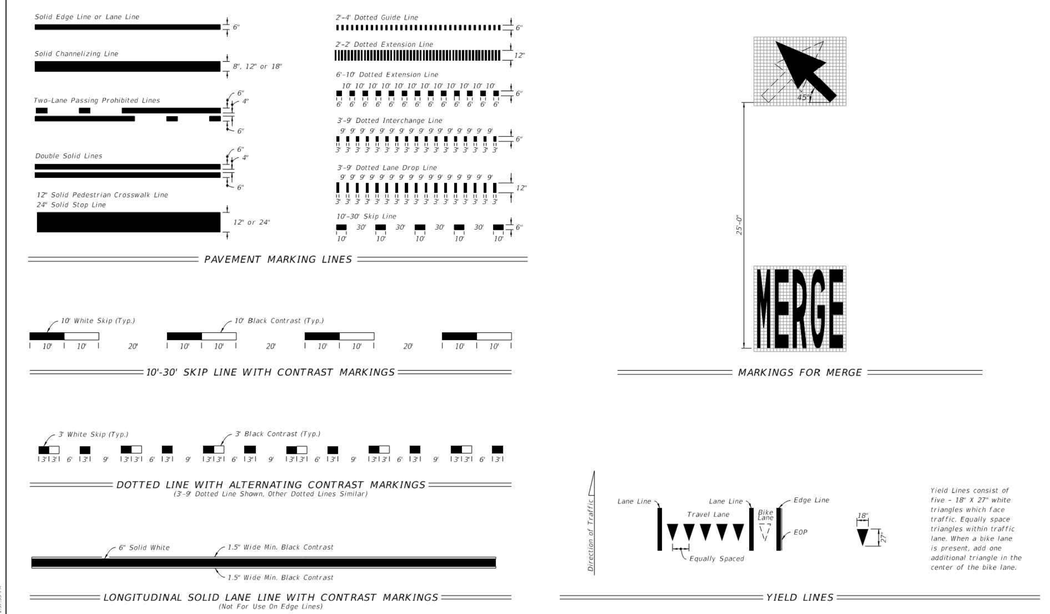



PAVEMENT MESSAGE AND ARROW DETAILS

**PAVEMENT MESSAGES NOTES:**

1. Place all pavement messages 25' back from the stop line.
2. Dimensions are within 1" ±.
3. All grids are 4" x 4".
4. All pavement messages must be white except Route Shields and In Pavement Warning Markings.
5. Increase width of route shield for routes with three digits.

| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT FY 2025-26 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 1 of 13 |
|---|---|---|---|---|---|---|




PAVEMENT MARKING LINES

10'-30' SKIP LINE WITH CONTRAST MARKINGS

MARKINGS FOR MERGE

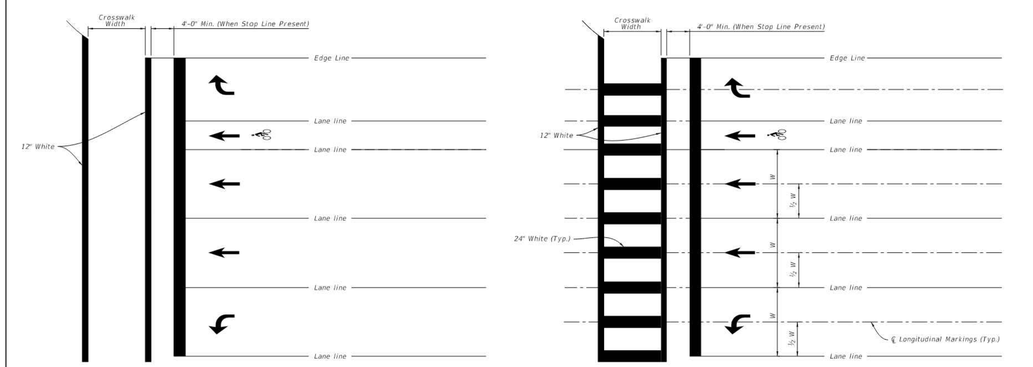
DOTTED LINE WITH ALTERNATING CONTRAST MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)

LONGITUDINAL SOLID LANE LINE WITH CONTRAST MARKINGS
(Not For Use On Edge Lines)

YIELD LINES

*Yield Lines consist of five – 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.*

| LAST REVISION 11/01/22 | REVISION | DESCRIPTION: | FDOT FY 2025-26 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 2 of 13 |
|---|---|---|---|---|---|---|



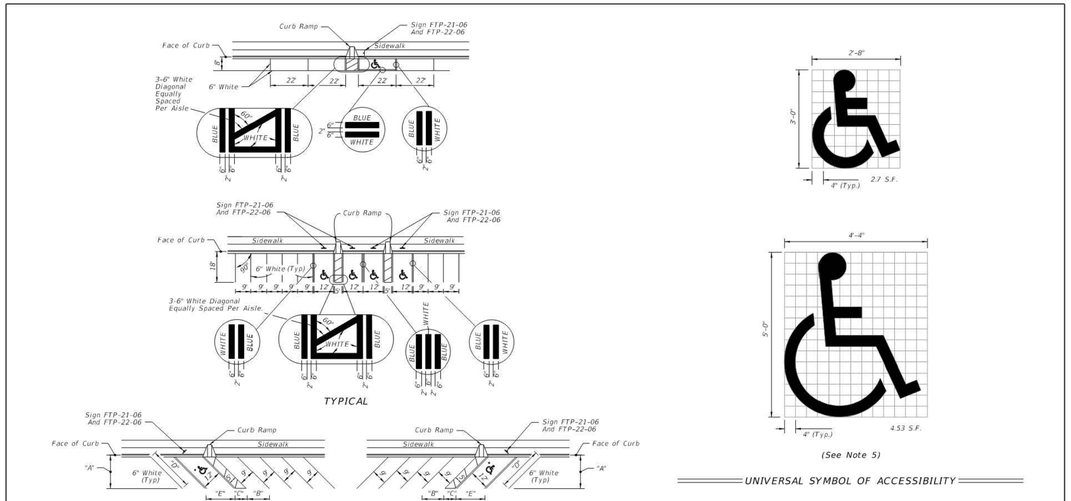

STANDARD CROSSWALK DETAILS

SPECIAL EMPHASIS CROSSWALK DETAILS

**NOTES:**

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT FY 2025-26 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 9 of 13 |
|---|---|---|---|---|---|---|




| DIMENSIONS | | | | | | |
|---|---|---|---|---|---|---|
| ∠ θ | "A" | "B" | "C" | "D" | "E" |
| 45° | 17'-0" | 12'-9" | 7'-0" | 24'-0" | 17'-0" |

PAVEMENT MARKING FOR PARKING

UNIVERSAL SYMBOL OF ACCESSIBILITY

**NOTES:**

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT FY 2025-26 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 11 of 13 |
|---|---|---|---|---|---|---|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| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE<br>RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ<br>RH |

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|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVIL-OCDS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


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SHEET TITLE:

**FDOT DETAILS**

SHEET NUMBER:

**C-904**

REVISION 2 - 05/07/2025


May 09, 2025
11:32:23 P:\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVIL-OCDS-FLA230210.00-0A-----LAYOUT: C-904 FDOT DETL
AJ

## GENERAL UTILITIES CONSTRUCTION NOTES

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

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| MOUNT DORA, FLORIDA Incorporated 1925 | STANDARD CONSTRUCTION DETAIL<br>GENERAL NOTES | GU001-1A<br>ISSUED: 2017<br>REVISED: -- |

## GENERAL UTILITIES CONSTRUCTION NOTES

12. COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FDEP "LETTER OF RELEASE REQUEST" SIGNED BY THE ENGINEER OF RECORD MUST BE SUBMITTED TO THE CITY ENGINEER FOR PROCESSING. NO POTABLE WATER LINE SHALL BE PLACED INTO SERVICE WITHOUT RECEIPT OF FDEP AUTHORIZATION.
13. FDEP CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.
14. EARTHWORK, PAVEMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY LDC, SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
15. COPIES OF ALL MATERIALS AND COMPACTION TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.
16. THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR /SITE DEVELOPER. THE CONTRACTOR MUST CONTACT PUBLIC SERVICES -ENGINEERING AT (352) 735-7151, TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.
17. LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT (352) 735-7151 OR (352) 551-9263 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032 TO COORDINATE THE START UP INSPECTION.
18. ALL MANUALS FOR LIFT STATION CONTROL PANELS, GENERATORS, AND PUMPS WILL BE REQUIRED PRIOR TO START UP. THESE MANUALS WILL BE SUBJECT TO CITY REVIEW / APPROVAL TO INCLUDE O&M MANUALS. NO LIFT STATION WILL BE ACCEPTED UNTIL SATISFACTORY DOCUMENTATION HAS BEEN PROVIDED. ANY LIFT STATION PUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A REBUILD KIT CONSISTING OF BEARINGS SEALS, O-RINGS AND WEAR RINGS. ALSO, A TOOL KIT WITH BOX IS REQUIRED.
19. DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(4)(A) - BONDS, 5.3.5(1) - BONDS, AND 7.2.4 - BONDS AND WARRANTIES. THE CITY'S LAND DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MUNICODE.COM FOR YOUR REFERENCE.
20. AS-BUILT DRAWINGS - PER LDC 7.13.6: OWNER / DEVELOPER SHALL PROVIDE FOUR HARD COPIES AND ONE ELECTRONIC OF THE APPROVED FINAL ENGINEERING PLANS CONFORMED TO SHOW ALL AS-BUILT CONDITIONS. AS-BUILTS MUST SHOW ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. CERTIFICATION OF THE PROJECT ENGINEER ATTESTING TO THE ACCURACY OF THE DRAWINGS IF REQUIRED, CITY ACCEPTANCE OF IMPROVEMENTS AND / OR ISSUANCE OF OCCUPANCY WILL BE WITHHELD UNTIL SATISFACTORY AS-BUILTS ARE PROVIDED.

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| MOUNT DORA, FLORIDA Incorporated 1925 | STANDARD CONSTRUCTION DETAIL<br>GENERAL NOTES | GU001-1B<br>ISSUED: 2017<br>REVISED: -- |

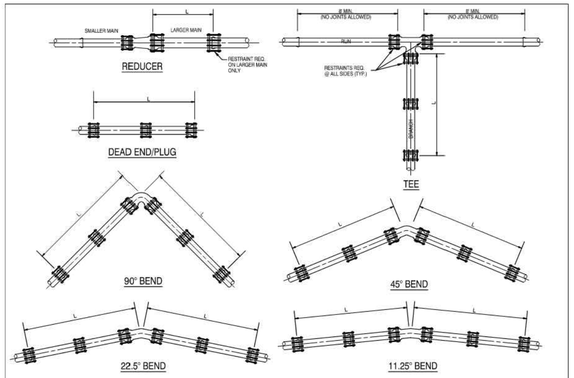


TABLE OF THRUST RESTRAINT LENGTHS

| PIPE SIZE (INCHES) | 90° BEND | | 45° BEND | | 22.5° BEND | | 11.25° BEND | | TEES | | DEAD END & PLUG | | REDUCER | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PVC (L) | DUCTILE IRON (L) | PVC (L) | DUCTILE IRON (L) | PVC (L) | DUCTILE IRON (L) | PVC (L) | DUCTILE IRON (L) | PVC (L) | DUCTILE IRON (L) | PVC (L) | DUCTILE IRON (L) | PIPE SIZES | PVC (L) | DUCTILE IRON (L) |
| 4 | 20' | 16' | 8' | 7' | 4' | 3' | 2' | 2' | 15 | 12' | 45 | 29' | 6"x4" | 33' | 21' |
| 6 | 28' | 22' | 12' | 9' | 6' | 4' | 3' | 2' | 33' | 21' | 63' | 40' | 8"x6" | 34' | 22' |
| 8 | 36' | 29' | 17' | 12' | 7' | 6' | 4' | 3' | 52' | 33' | 82' | 52' | 10"x8" | 35' | 21' |
| 10 | 43 | 34' | 18' | 14 | 9' | 7' | 4' | 3' | 68 | 42' | 98' | 63 | 12"x10" | 34' | 22' |
| 12 | 50' | 40' | 21' | 17 | 10' | 8' | 5' | 4' | 84 | 54' | 116' | 74 | 16"x12" | 63' | 40' |
| 16 | 63' | 51' | 26' | 21' | 12' | 10' | 6' | 5' | 116' | 74' | 148' | 94 | 18"x16" | 33' | 21' |
| 18 | 70' | 56' | 29' | 23' | 14' | 11' | 7' | 6' | 131' | 83' | 182' | 103' | 20"x18" | 32' | 21' |
| 20 | 79' | 61' | 31' | 25' | 15' | 12' | 7' | 6' | 145' | 92' | 178' | 113' | 20"x20" | 62' | 39' |
| 24 | 86' | 70' | 36' | 29' | 17' | 14' | 9' | 7' | 173' | 110' | 237' | 132' | | | |

THRUST RESTRAINT DESIGN NOTES

1. RESTRAINT JOINTS, FITTINGS, & VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY UNI-FLANGE.
2. DATA BASED ON MAX. PRESSURE OF 150 p.s.i., THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL w/ A MINIMUM OF 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
4. THRUST BLOCKS SHALL BE USED ONLY IN EXTRAORDINARY SITUATIONS AND MUST BE APPROVED BY THE CITY ENGINEER.

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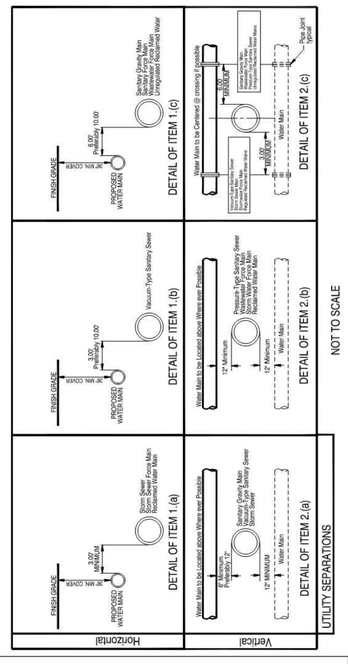
| MOUNT DORA, FLORIDA Incorporated 1925 | THRUST RESTRAINT DETAIL | GU0014-1<br>ISSUED: 2017<br>REVISED: -- |

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| MOUNT DORA, FLORIDA Incorporated 1925 | PIPE CLEARANCE | GU0016-1<br>ISSUED: 2017<br>REVISED: -- |

General Water Notes

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

COLOR Coding

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

Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

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

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

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

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| MOUNT DORA, FLORIDA Incorporated 1925 | PIPE CLEARANCE NOTES | GU0016-2<br>ISSUED: 2017<br>REVISED: -- |

Utility Construction Notes (DEP) (CONTINUED)

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

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.

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

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

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

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

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

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

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

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

(5) Exceptions/Mitigation:

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

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| MOUNT DORA, FLORIDA Incorporated 1925 | PIPE CLEARANCE NOTES | GU0016-2B<br>ISSUED: 2017<br>REVISED: -- |


BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES


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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE<br>RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ<br>RH |

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVL-OCDS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780


This item has been digitally signed and sealed by Ryan Keith Hileman, 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.

SHEET TITLE:

**MOUNT DORA DETAILS**

SHEET NUMBER:

**C-905**

REVISION 2 - 05/07/2025

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-OCDS-FLA230210.00-0A---XLAYOUT C-905 MT DORA DETL
AJ

WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

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

WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

| | POTABLE WATER GENERAL NOTES | PW001-1B |
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WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

## 7.13. - WATER DISTRIBUTION SYSTEMS.

7.13.1.

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

7.13.2.

DESIGN STANDARDS.

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

| | POTABLE WATER GENERAL NOTES | PW001-1C |
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B. FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INDUSTRIAL AREAS AND APARTMENT OR MULTIUNIT COMPLEXES, SHALL PROVIDE A MINIMUM OF 1,500 GPM AT A 20 PSI RESIDUAL PRESSURE. LARGER COMMERCIAL/INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT.

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

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

DESIGN FLOWS AND METHOD OF COMPUTATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY.

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

| | POTABLE WATER GENERAL NOTES | PW001-1D |
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7.13.3.

STANDARD REQUIREMENTS.

1. GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 7.3, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING," SECTION 7.4, "BORING AND JACKING," AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES," AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS."
2. FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502, "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4½ INCHES IN DIAMETER AND TWO HOSE NOZZLES 2½ INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING NUTS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARREL BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE. OUTLET NOZZLES SHALL BE ON THE SAME PLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5¼ INCHES MINIMUM OPENING UNLESS OTHERWISE REQUESTED AND SHOW INLET CONNECTION TO BE SIX INCHES MINIMUM.
    A. HYDRANTS SHALL BE INSTALLED PLUMB AND IN TRUE ALIGNMENT WITH THE CONNECTION PIPES TO THE WATER MAIN. THEY SHALL BE SECURELY BRACED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL) WITH CONCRETE THRUST BLOCKS. THE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT.
    B. HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY (WATER AND FIRE DEPARTMENT).
3. JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,500 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.

| | POTABLE WATER GENERAL NOTES | PW001-1E |
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4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER. WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED, DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALIGNMENT AT EACH SIDE OF THE CANAL, ETC.
5. CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE.
6. SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITHIN AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF POLYETHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN. THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF, PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS.
7. AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS-CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.

| | POTABLE WATER GENERAL NOTES | PW001-1F |
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| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE |
| | | | RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ |
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| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVL-OCDS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

PROPOSED DEVELOPMENT

19110 US HIGHWAY 441
MOUNT DORA, FL 32757
LAKE COUNTY
S 20 - T 19 S - R 27 E


BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780


This item has been digitally signed and sealed by Ryan Keith Hileman, 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.

SHEET TITLE:

**MOUNT DORA DETAILS**

SHEET NUMBER:

**C-906**

REVISION 2 - 05/07/2025

May 09, 2025
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AJ

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 |
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3.

HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY THE CITY, FOR A PERIOD OF NOT LESS THAN TWO HOURS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AWWA PROVISIONS FOR PVC-AWWA PUBLICATION M-23 AND FOR DIP-AWWA STANDARD C600, SECTION 4. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULAS:

PVC DIP $L = NDP\ 1/2$

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

$\frac{}{133,200}$

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 |
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7.13.5.

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

1.

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

2.

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

3.

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

7.13.6.

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

| POTABLE WATER GENERAL NOTES | PW001-1I |
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| | ISSUED: 2017 |
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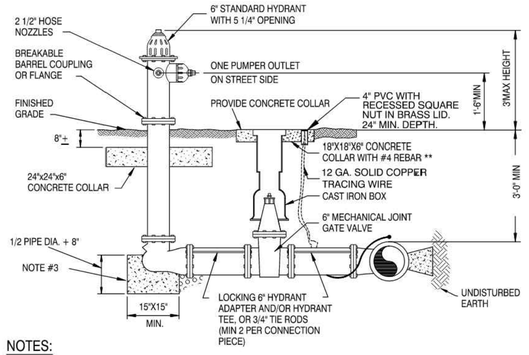


NOTES:

1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING B84B, MUELLER A-423, OR CLOW MEDALLION.
2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS.
3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE WILL EXTEND ABOVE MID LINE OF PIPE
4. WEEP HOLES TO BE PLUGGED.
5. A VERTICAL CLEARANCE OF 1'-6" SHALL BE MAINTAINED FOR A HORIZONTAL DISTANCE OF 4 FEET IN ALL DIRECTIONS AROUND ALL HYDRANTS.
6. PRIVATELY-OWNED WATER SYSTEM HYDRANTS SHALL BE MAINTAINED BY OWNERS.
7. ANNUAL MAINTENANCE RECORDS FOR PRIVATE HYDRANTS SHALL BE SUBMITTED TO CITY FIRE DEPARTMENT.

* COIL EXCESS TRACING WIRE IN PVC TUBE FOR LOCATING.

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

| STANDARD FIRE HYDRANT ASSEMBLY | PW002-1 |
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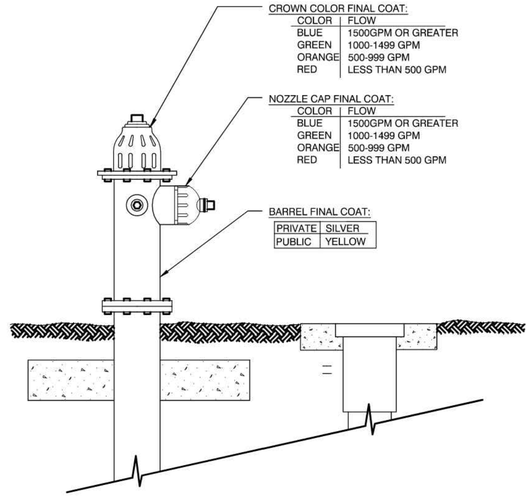


NOTE:

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

| FIRE HYDRANT COLOR IDENTIFICATION | PW003-1 |
|---|---|
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| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVL-OCDS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

PROPOSED DEVELOPMENT

19110 US HIGHWAY 441
MOUNT DORA, FL 32757
LAKE COUNTY
S 20 - T 19 S - R 27 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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SHEET TITLE:

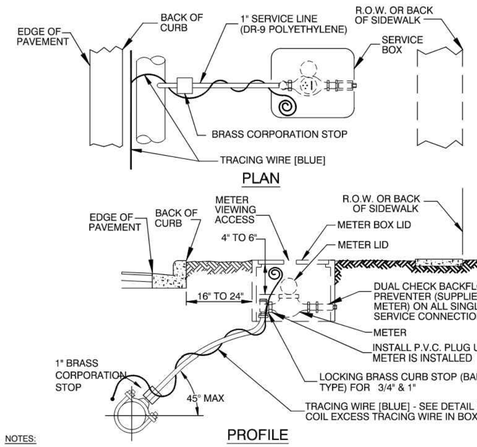
**MOUNT DORA DETAILS**

SHEET NUMBER:

**C-907**

REVISION 2 - 05/07/2025

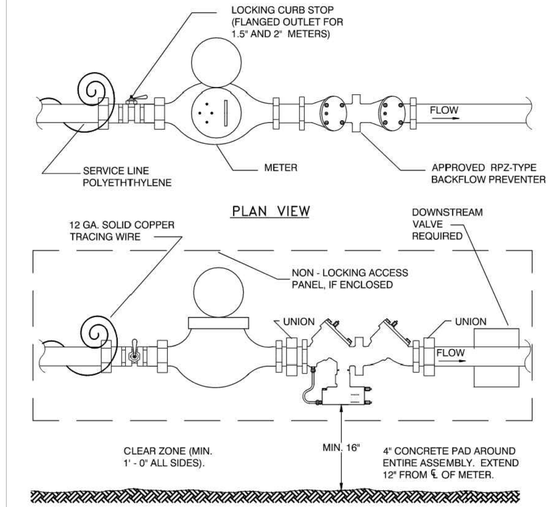
May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-OCDS-FLA230210.00-0A---LAYOUT C-907 MT DORA DETL
AJ




NOTES:

1. 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.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. 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.
4. 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.
5. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

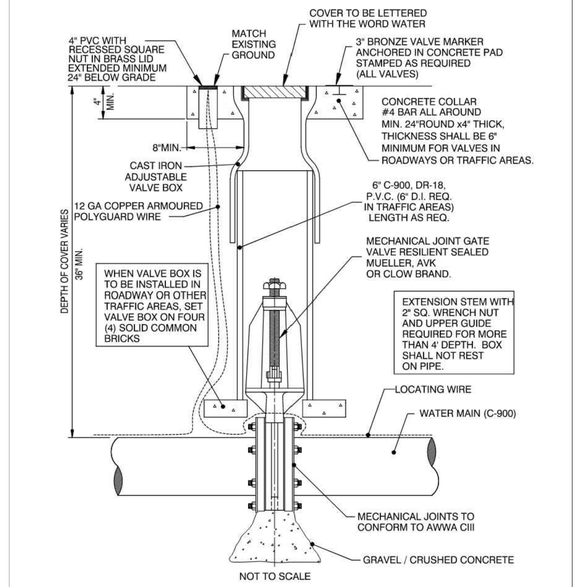
| | | |
|---|---|---|
| | POTABLE WATER-SINGLE SERVICE CONNECTION | PW004-1<br>ISSUED: 2017<br>REVISED: -- |




NOTES:

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

| | | |
|---|---|---|
| | POTABLE WATER INDIVIDUAL ABOVE GROUND METER SET | PW010-1<br>ISSUED: 2017<br>REVISED: -- |




| | | |
|---|---|---|
| | GATE VALVE & BOX | PW0012-1<br>ISSUED: 2017<br>REVISED: -- |

## RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES

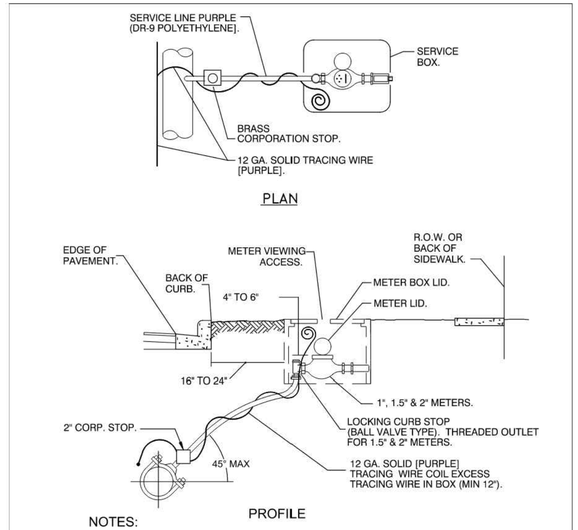
1. THE CITY'S PUBLIC SERVICES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY RECLAIMED WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW RECLAIMED WATER MAIN BEING LAID.
3. ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, WITH RESULTS PROVIDED TO THE CITY.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE ALLOWED. TUBING COLOR SHALL BE PURPLE.
8. ALL WATER SERVICE ENDINGS SHALL BE SECURED BY WIRE TO 2'x4" STAKES, APPROXIMATELY 2' ABOVE GRADE, WITH "Y" BRANCHES AT THE GROUND LEVEL, OR MAY BE PLACED IN RECLAIMED WATER METER BOXES AS SUPPLIED BY THE CITY AT THE TIME OF FINAL SUB- DIVISION INSPECTION.
9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS, PROVIDED ADEQUATE DOWNSTREAM VALVING EXISTS.
11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    - A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    - B. STANDARD GATE VALVES 2" TO 12" DIAMETER, RESILIENT SEAT GATE VALVES (AWWA C-509)
    - C. BUTTERFLY VALVES GREATER THAN 12" DIAMETER (AWWA C-504) ONLY WITH WRITTEN CITY ENGINEER APPROVAL.
    - D. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.

| | | |
|---|---|---|
| | STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER | RW001-1A<br>ISSUED: 2017<br>REVISED: -- |

## RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

| | | |
|---|---|---|
| | STANDARD CONSTRUCTION DETAIL GENERAL NOTES: RECLAIMED WATER | RW001-1B<br>ISSUED: 2017<br>REVISED: -- |




NOTES:

1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200 *RR, LAVENDER IN COLOR.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
4. CASING OF SERVICE LINES IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE..
5. 1" - 2" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.
6. RECLAIMED WATER METERS 2" AND LARGER SHALL BE NEPTUNE HP TURBINE METERS WITH STRAINERS.

| | | |
|---|---|---|
| | RECLAIMED WATER COMMERCIAL SINGLE SERVICE CONNECTION | RW005-1<br>ISSUED: 2017<br>REVISED: -- |


BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | AJ/OE<br>RH |
| 2 | 05/07/2025 | CITY OF MOUNT DORA COMMENTS | AJ<br>RH |

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| | |
|---|---|
| PROJECT No.: | FLA230210.00-0A |
| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVL-OCDS |

PROJECT:

***PROP. SITE PLAN DOCUMENTS***

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**19110 US HIGHWAY 441**
**MOUNT DORA, FL 32757**
**LAKE COUNTY**
**S 20 - T 19 S - R 27 E**


BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780


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SHEET TITLE:

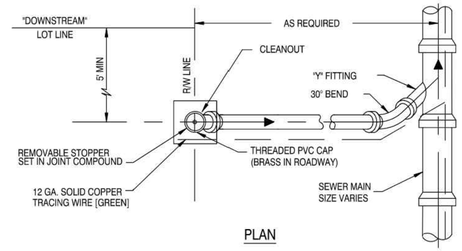
***MOUNT DORA DETAILS***

SHEET NUMBER:

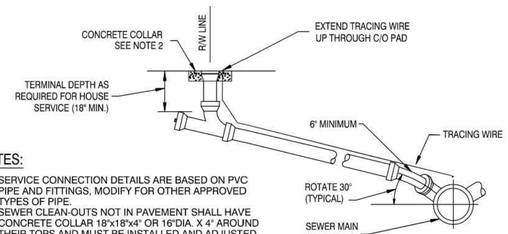
**C-908**

**REVISION 2 - 05/07/2025**

May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-OCDS-FLA230210.00-0A-----LAYOUT C-908 MT DORA DETL
AJ




PLAN



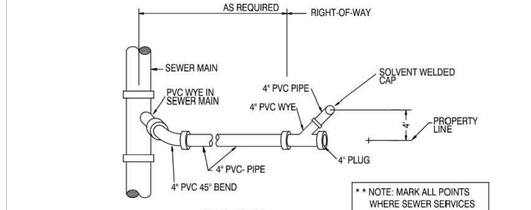

PROFILE

NOTES:

1. SERVICE CONNECTION DETAILS ARE BASED ON PVC PIPE AND FITTINGS, MODIFY FOR OTHER APPROVED TYPES OF PIPE.
2. SEWER CLEAN-OUTS NOT IN PAVEMENT SHALL HAVE CONCRETE COLLAR 18"x18"x4" OR 16"DIA. X 4" AROUND THEIR TOPS AND MUST BE INSTALLED AND ADJUSTED TO FINISHED GRADE AT THE RIGHT-OF-WAY/PROPERTY LINE.
3. ALL PVC TO CLAY SERVICE CONNECTIONS UNDER LOAD BEARING SURFACES SHALL USE DFW NON-SHEAR FERNCO TYPE CONNECTORS OR APPROVED EQUAL.
4. 90° FITTINGS ARE PROHIBITTED. MINIUMUM 6" SPOOL BETWEEN 45° FITTINGS.
5. DOUBLE SERVICE CONNECTIONS ARE PERMITTED, MINIMUM 6" PIPE REQUIRED.
6. CLEANOUTS IN SIDEWALKS SHALL BE HOUSED IN METER BOX.

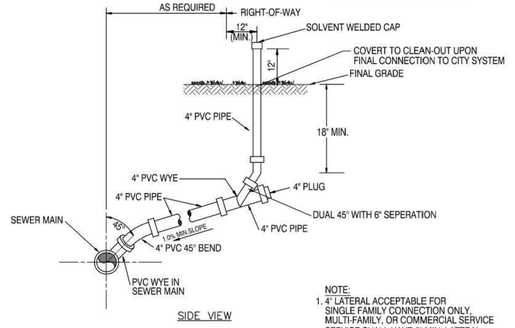
# TYPICAL SEWER CONNECTION

SS001-1
ISSUED: 2017
REVISED: --




PLAN VIEW

* * NOTE: MARK ALL POINTS WHERE SEWER SERVICES CROSS CURB WITH A "S" MARK IN CONCRETE.



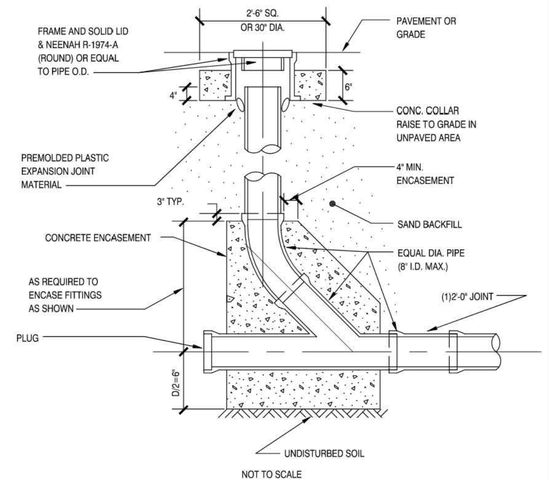

SIDE VIEW

PVC SINGLE SERVICE
NOT TO SCALE

NOTE:
1. 4" LATERAL ACCEPTABLE FOR SINGLE FAMILY CONNECTION ONLY. MULTI-FAMILY, OR COMMERCIAL SERVICE SERVICE SHALL HAVE 6" MIN. LATERAL.
2. IN BACKLOT EASEMENTS, CONCRETE COLLAR WITH REBAR REQUIRED, SINGLE & DOUBLE.

# SINGLE SANITARY SEWER SERVICE

SS012-1
ISSUED: 2017
REVISED: --



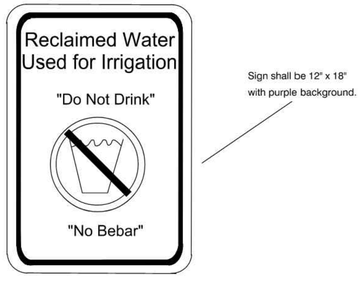

NOT TO SCALE

# GRAVITY CLEANOUT

SS014-1
ISSUED: 2017
REVISED: --

1

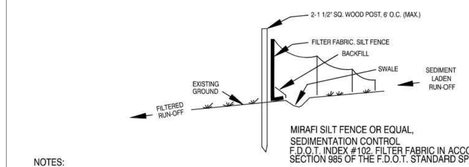
# Irrigation Systems




## Storage Ponds & Lakes

# RECLAIMED WATER REQUIRED WARNING SIGNS

RW006-1
ISSUED: 2017
REVISED: --




MIRAFI SILT FENCE OR EQUAL,
SEDIMENTATION CONTROL
F.D.O.T. INDEX #102, FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

NOTES:

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

## EROSION CONTROL STRUCTURE

NOT TO SCALE

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

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

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

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

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

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

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

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

# EROSION CONTROL DETAIL

GU0020-1
ISSUED: 2017
REVISED: --

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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| | | | RH |
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| | | | RH |

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| DRAWN BY: | AJ |
| CHECKED BY: | RH |
| DATE: | 3/31/2025 |
| CAD I.D.: | P-CIVL-OCDS |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

PROPOSED DEVELOPMENT

19110 US HIGHWAY 441
MOUNT DORA, FL 32757
LAKE COUNTY
S 20 - T 19 S - R 27 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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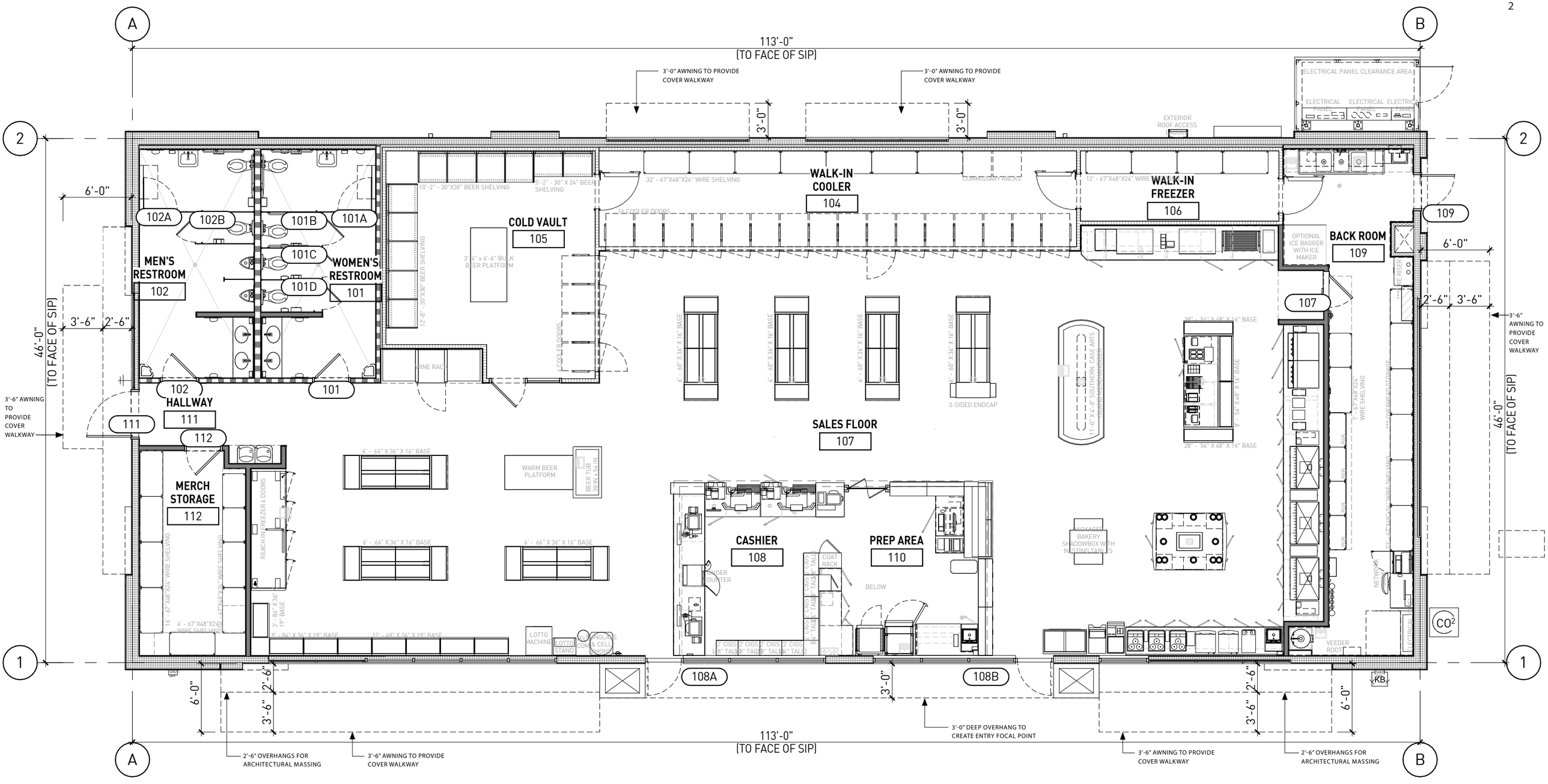
May 09, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-OCDS-FLA230210.00-0A-----A1LAYOUT C-909 MT DORA DETL
AJ

# CIRCLE K

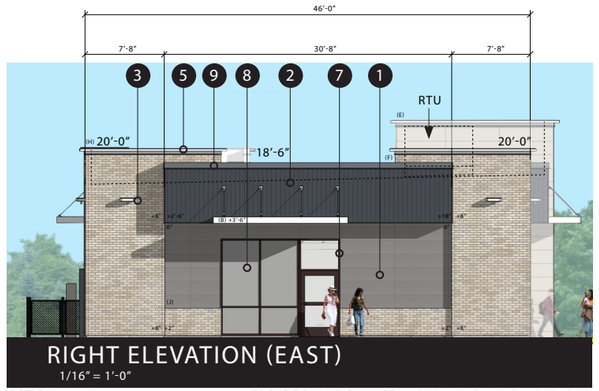
## MOUNT DORA, FL

CONCEPT ELEVATIONS
05.15.2025

rdc.




FLOOR PLAN (FOR REFERENCE ONLY)
1/8" = 1'-0"

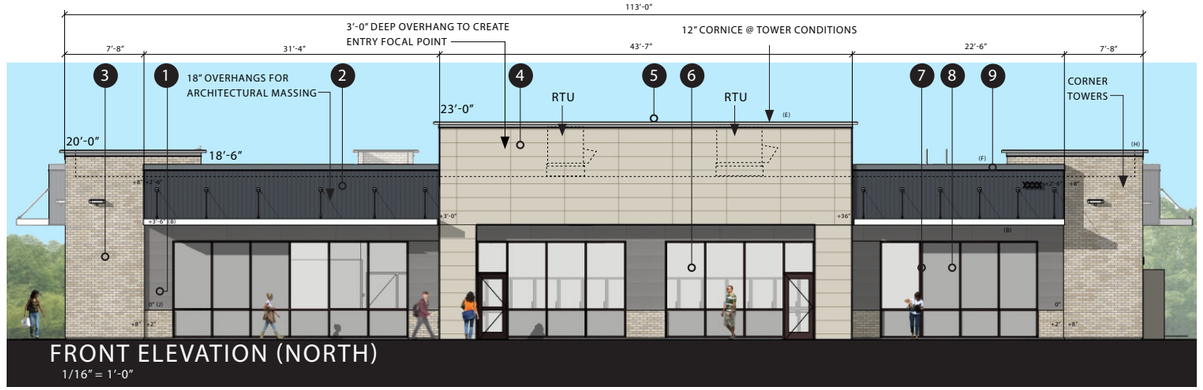



## RIGHT ELEVATION (EAST)
1/16" = 1'-0"

SECTION 6.3.13
(B) 3'-0" OVERHANG
(E) RAISE CORNICE
(F) PICKED ROOF FORMS - PARAPET VARIATIONS
(H) OTHER STRUCTURAL DETAILS - CORNER TOWER CONDITIONS
(J) EMPHASIZED BUILDING BASE 3'-0" HIGH

FACADE PLANE CHANGE = 7'-8", 31'-4", 43'-7", 22'-6", 7'-8"

DUE TO THE INTERIOR PROGRAM OF C-STORE WE ARE USING SPANDREL GLASS.
RELOCATING EQUIPMENT IS NOT OPTIONAL DUE TO LAYOUT.

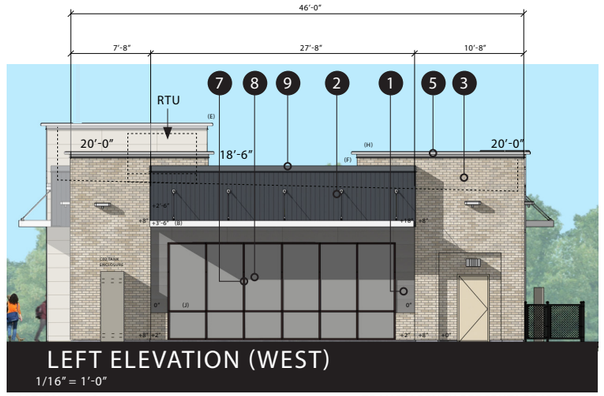



## FRONT ELEVATION (NORTH)
1/16" = 1'-0"

SECTION 6.3.13
(B) 3'-0" OVERHANG
(E) RAISE CORNICE
(F) PICKED ROOF FORMS - PARAPET VARIATIONS
(H) OTHER STRUCTURAL DETAILS - CORNER TOWER CONDITIONS
(J) EMPHASEIZED BUILDING BASE 3'-0" HIGH

TRANSPARENCY PERCENTAGE IS 33%
COVERAGE PERCENTAGE IS 84.07%
FACADE PLANE CHANGE = 7'-8", 31'-4", 43'-7", 22'-6", 7'-8"

DUE TO THE INTERIOR PROGRAM OF C-STORE WE PROPOSE THE USE OF SPANDERAL GLASS IN ORDER TO REACH TRANSPARENCY PERCENTAGE.

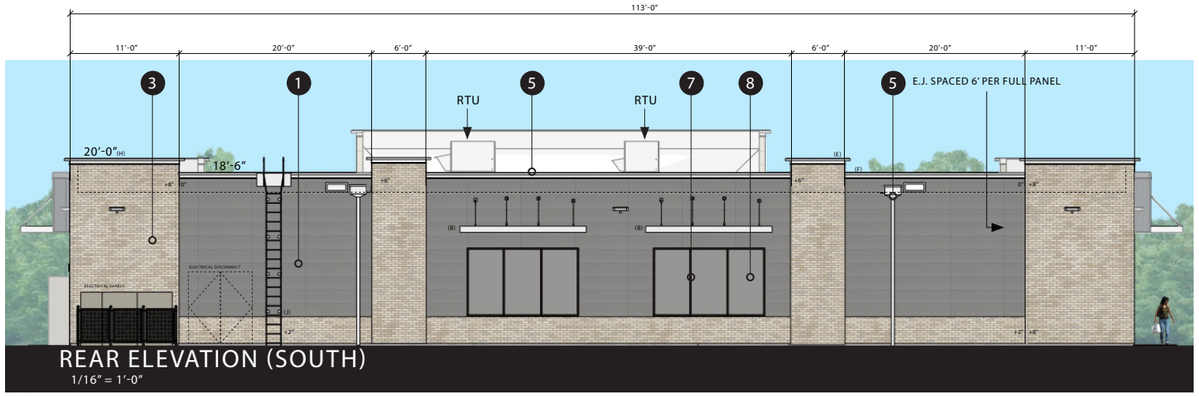



## LEFT ELEVATION (WEST)
1/16" = 1'-0"

SECTION 6.3.13
(B) 3'-0" OVERHANG
(E) RAISE CORNICE
(F) PICKED ROOF FORMS - PARAPET VARIATIONS
(H) OTHER STRUCTURAL DETAILS - CORNER TOWER CONDITIONS
(J) EMPHASEIZED BUILDING BASE 3'-0" HIGH

TRANSPARENCY PERCENTAGE IS 33%
COVERAGE PERCENTAGE IS 60.87%
FACADE PLANE CHANGE = 7'-8", 27'-8", 10'-8"

DUE TO THE INTERIOR PROGRAM OF C-STORE WE PROPOSE THE USE OF SPANDERAL GLASS IN ORDER TO REACH TRANSPARENCY PERCENTAGE.

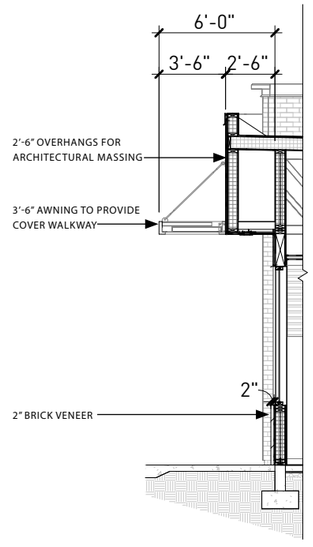



## REAR ELEVATION (SOUTH)
1/16" = 1'-0"

SECTION 6.3.13
(B) 3'-0" OVERHANG
(E) RAISE CORNICE
(F) PICKED ROOF FORMS - PARAPET VARIATIONS
(H) OTHER STRUCTURAL DETAILS - CORNER TOWER CONDITIONS
(J) EMPHASEIZED BUILDING BASE 3'-0" HIGH

FACADE PLANE CHANGE = 7'-8", 31'-4", 43'-7", 22'-6", 7'-8"

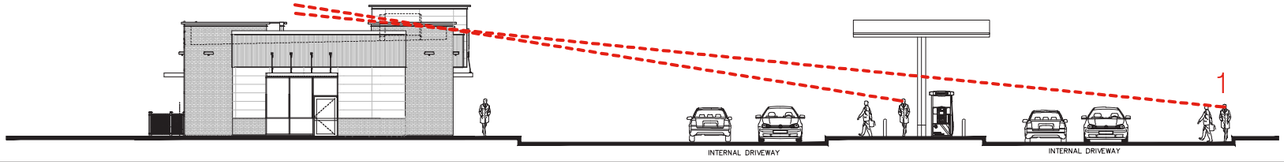
DUE TO THE INTERIOR PROGRAM OF C-STORE WE ARE USING SPANDREL GLASS. RELOCATING EQUIPMENT IS NOT OPTIONAL DUE TO LAYOUT.



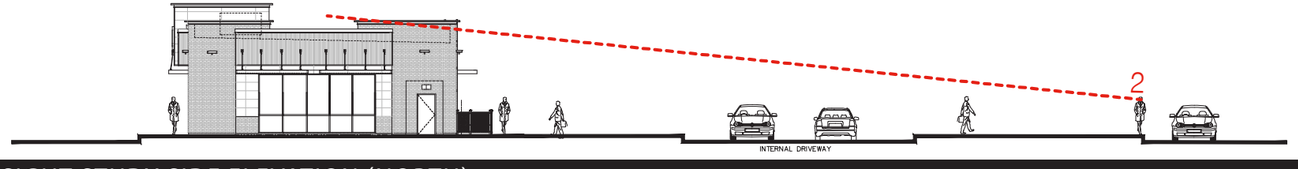

## AWNING & CANOPY DETAIL
1/8" = 1'-0"

1 NICHIHA TUFF BLOCK — SW 6255 MORNING FOG
2 NICHIHA RIBBED — SW 7075 WEB GRAY
3 NICHIHA CANYON BRICK — SHALE BROWN
4 NICHIHA TUFF BLOCK — SW 9166 DRIFT OF MIST
5 METAL COPING GUTTER, DOWNSPOUT, AWNING — SW 7004 SNOWBOUND
6 INSULATED CLEAR GLASS
7 ANODIZED WINDOW FRAMING — DARK BRONZE
8 SPANDREL GLASS
9 METAL COPING — SW 7075 WEB GRAY

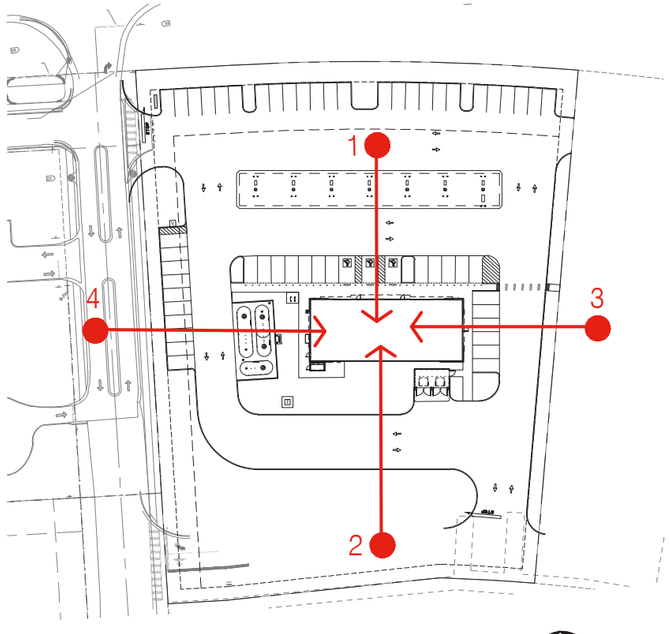
# C- STORE ELEVATIONS
CONCEPT ELEVATION STUDIES



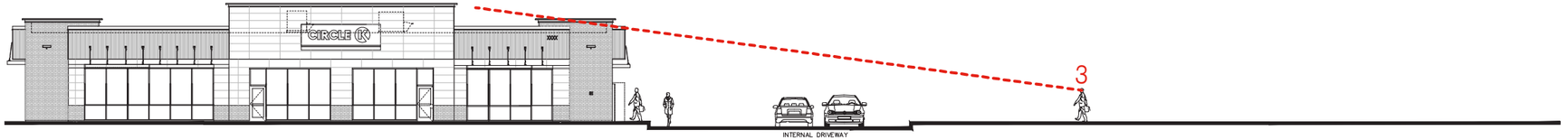

1. SIGHT STUDY SIDE ELEVATION (SOUTH)



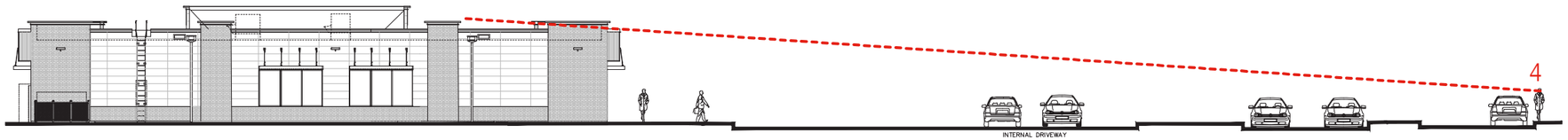

2. SIGHT STUDY SIDE ELEVATION (NORTH)



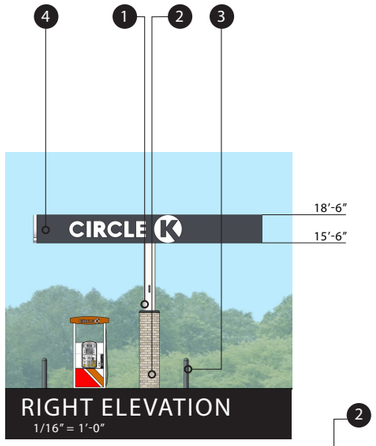

SITE PLAN (FOR REFERENCE ONLY)



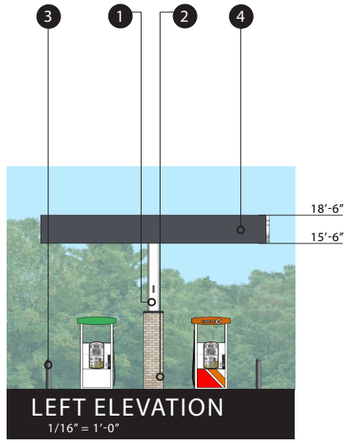

3. SIGHT STUDY FRONT ELEVATION (NORTHWEST)



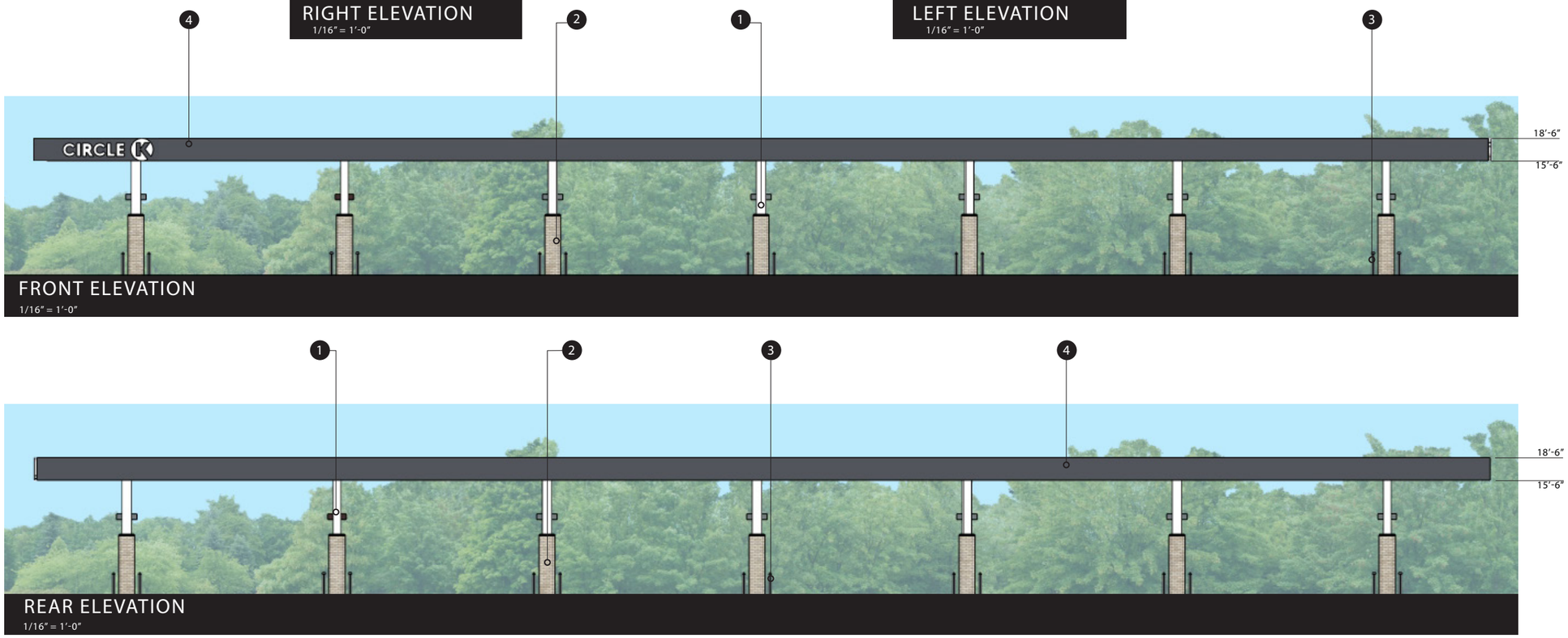

4. SIGHT STUDY REAR ELEVATION (NORTHEAST)




RIGHT ELEVATION
1/16″ = 1′-0″




LEFT ELEVATION
1/16″ = 1′-0″




FRONT ELEVATION
1/16″ = 1′-0″

REAR ELEVATION
1/16″ = 1′-0″

1

STEEL COLUMN
PAINT FINISH

RAL 9016
SHELL WARM WHITE

2

NICHIHA
CANYON BRICK

SHALE BROWN

3

PVC STRAIGHT BOLLARD
SLEEVE - 6″ DIA.
12″GAUGE, 36″H,

SW 7075
WEB GRAY

4

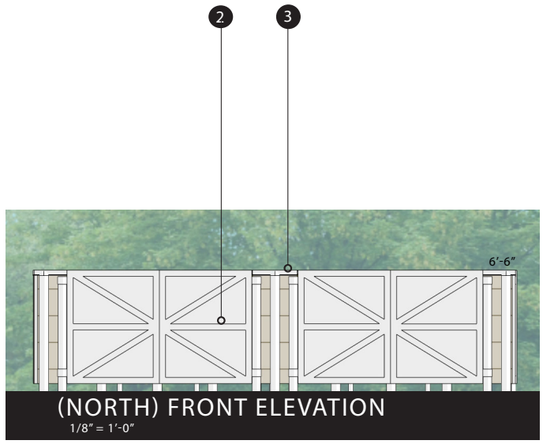
ACM PANEL

SW 7075
WEB GRAY

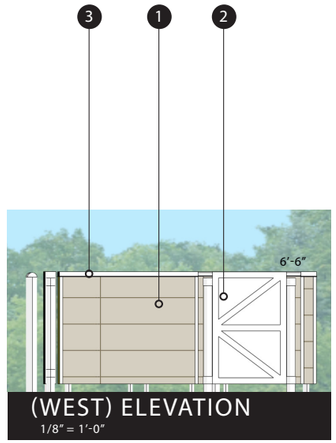


## FUEL CANOPY ELEVATIONS

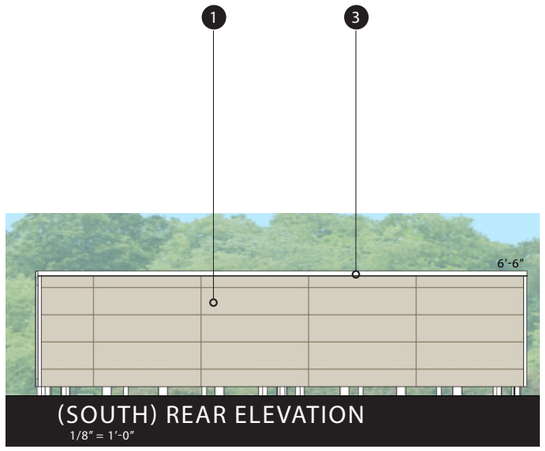
CONCEPT ELEVATION STUDIES



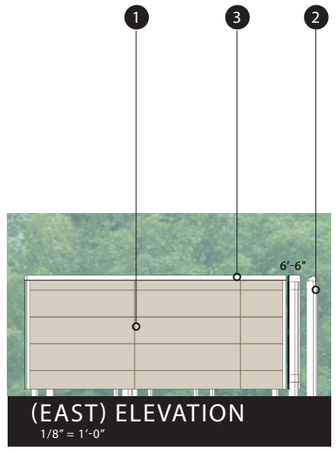

(NORTH) FRONT ELEVATION
1/8" = 1'-0"




(WEST) ELEVATION
1/8" = 1'-0"




(SOUTH) REAR ELEVATION
1/8" = 1'-0"




(EAST) ELEVATION
1/8" = 1'-0"

1

NICHIHA
TUFFBLOCK

SW 9166
DRIFT OF MIST

2

METAL GATE AND
BOLLARD

SW 7004
SNOWBOUND

3

METAL COPING

SW 7004
SNOWBOUND



## TRASH ENCLOSURE ELEVATIONS

CONCEPT ELEVATION STUDIES

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: ALL IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT PROTRAY THE EXACT SCALE, COLOR, MATERIALS OR CONSTRUCTION THAT COULD OCCUR DUE TO MATERIAL AVAILABILITY AND FINAL ARCHITECTURAL MODIFICATIONS

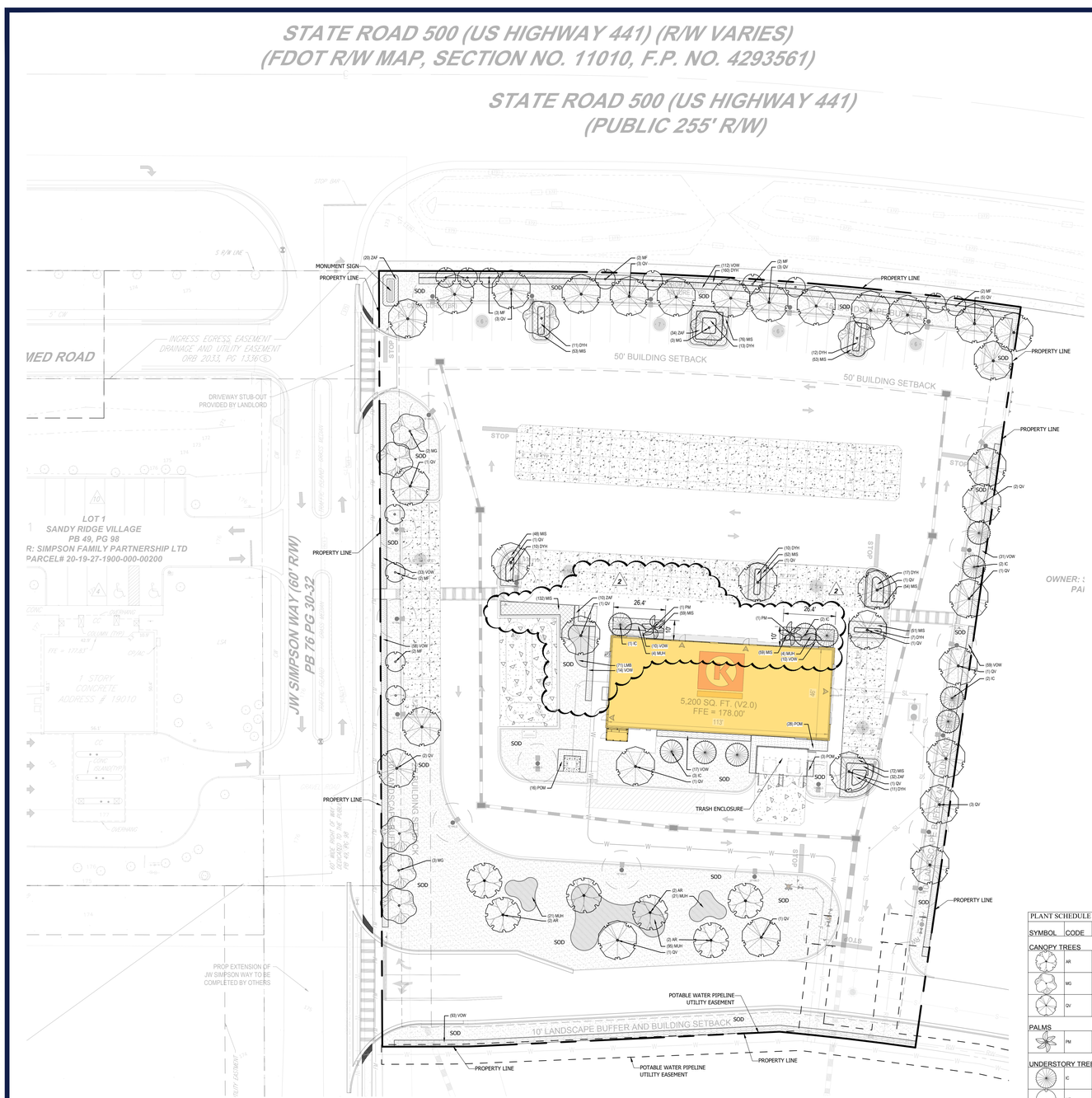
## PERSPECTIVE VIEWS

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: ALL IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT PROTRAY THE EXACT SCALE, COLOR, MATERIALS OR CONSTRUCTION THAT COULD OCCUR DUE TO MATERIAL AVAILABILITY AND FINAL ARCHITECTURAL MODIFICATIONS

## PERSPECTIVE VIEWS

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: ALL IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT PROTRAY THE EXACT SCALE, COLOR, MATERIALS OR CONSTRUCTION THAT COULD OCCUR DUE TO MATERIAL AVAILABILITY AND FINAL ARCHITECTURAL MODIFICATIONS

## PERSPECTIVE VIEWS



## GENERAL LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
3. DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
4. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
5. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
6. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
7. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
8. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
9. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
10. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, C-704.
11. THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

## NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

## LANDSCAPE & ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS.

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

**NOTE:** ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OR DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

## TREE PLANTING NOTE:

COMMERCIAL CANOPY TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT FEET (8' HEIGHT) AND A CALIPER REQUIREMENT OF TWO INCHES (2" CALIPER) MEASURED SIX INCHES ABOVE THE GROUND IMMEDIATELY UPON PLANTING OR WHERE REQUIRED AS REPLACEMENT PLANTING. ANCHORING OR STAKING IS NOT REQUIRED. TREES OF SPECIES PROVIDING ROOTS KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12 FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY ENCASED WITHIN A CONTAINER FOR WHICH THE MINIMUM INTERIOR DIMENSIONS SHALL BE FIVE FEET SQUARE AND FIVE FEET DEEP IN COMPLIANCE WITH THE CONSTRUCTION REQUIREMENTS OF THE CITY. ALL ROOTBALL WRAPPING SHALL BE REMOVED PRIOR TO PLANTING.

## LANDSCAPING NOTE:

LANDSCAPING TO BE PROVIDED IN ACCORDANCE WITH COUNTY ORDINANCE #2022-57, MOUNT DORA GROVES SOUTH PUD.

PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | NATIVE | DROUGHT | |
|---|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | | |
| | AR | 6 | ACER RUBRUM | RED MAPLE | 3" CAL. 12` OA. HT. MIN. | CONT./B&B | NATIVE | YES | |
| | MG | 8 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 3" CAL. 12` OA. HT. | CONT./B&B | NATIVE | YES | |
| | QV | 33 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 3" CAL. 12` OA. HT. | CONT./B&B | NATIVE | YES | |
| PALMS | | | | | | | | | |
| | PM | 2 | PHOENIX DACTYLIFERA `MEDJOOL` | MEDJOOL DATE PALM | 4" CAL. 18` MIN. OA. HT. | CONT./B&B | NO | TOLERANT | |
| UNDERSTORY TREES | | | | | | | | | |
| | IC | 10 | ILEX CASSINE | DAHOON HOLLY | 1.5"-2" CAL. 8` MIN. HT. X 5` SPRD. | CONT./B&B | NATIVE | YES | |
| | MF | 13 | MYRICANTHES FRAGRANS | SIMPSON`S STOPPER | 1.5"-2" CAL. 8` MIN. HT. X 5` SPRD. | CONT./B&B | NATIVE | YES | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | NATIVE | DROUGHT TOLERANT | SPACING |
| SHRUB AREAS | | | | | | | | | |
| | DYH | 251 | ILEX VOMITORIA `STOKES DWARF` | STOKES DWARF YAUPON HOLLY | 36" HT. X 24" SPRD. | CONTAINER | NATIVE | YES | 24" o.c. |
| | MUH | 205 | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | 36" HT. X 36" SPRD. | CONTAINER | NATIVE | YES | 30" o.c. |
| | POM | 60 | PODOCARPUS MACROPHYLLUS | YEW PODOCARPUS | 36" HT. X 24" SPRD. | CONTAINER | NO | YES | 30" o.c. |
| | VOW | 437 | VIBURNUM OBOVATUM | WALTER'S VIBURNUM | 36" HT. X 36" SPRD. | CONTAINER | NATIVE | YES | 36" o.c. |
| | ZAF | 96 | ZAMIA FLORIDANA | FLORIDA COONTIE | 36" HT. X 24" SPRD. | CONTAINER | NATIVE | YES | 24" o.c. |
| GROUND COVERS | | | | | | | | | |
| | LMB | 71 | LIRIOPE MUSCARI `BIG BLUE` | BIG BLUE LILYTURF | 18" HT. X 18" SPRD. | CONTAINER | NO | YES | 18" o.c. |
| | MIS | 709 | MIMOSA STRIGILLOSA | SUNSHINE MIMOSA | 12" HT X 18" SPRD | CONTAINER | NATIVE | TOLERANT | 18" o.c. |
| SOD | | | | | | | | | |
| | ZE | 24,508 SF | ZOYSIA JAPONICA `EMPIRE` | EMPIRE ZOYSIA GRASS | FULL, TIGHT COVERAGE | PALLET | NO | | |

## LANDSCAPE DATA TABLE

| | |
|---|---|
| JURISDICTION | CITY OF MOUNT DORA/LAKE COUNTY |
| FUTURE LAND USE | PUD (PLANNED DEVELOPMENT) |
| EXISTING LAND USE | VACANT COMMERCIAL (MASTER DEVELOPMENT) |
| TOTAL SITE AREA | 115, 953 SF (2.66 AC) |
| IMPERVIOUS AREA | 88,364 SF (2.03 AC) |
| TOTAL VUA | 72,403 SF (1.66) |
| PROPOSED BUILDING | 5,200 SF (0.12 AC) |

**NATIVE SPECIES**

| | REQUIRED | PROVIDED |
|---|---|---|
| 50% OF REQUIRED PLANTS SHALL BE NATIVE SPECIES | 50 % | 100% (70 NATIVE TREES)<br>94% (989 NATIVE SHRUBS)<br>90% (NATIVE GROUND COVER) |

**COMMERCIAL SITES:**

| | | |
|---|---|---|
| 2 ACCENT OR SPECIMEN TREES ALONG THE FRONT FACADE WITH A MIN DIAMETER OF 4 INCHES MEASURED 4 FT ABOVE THE GROUND AND MIN HEIGHT OF 18FT AT PLANTING | 2 LARGE SPECIMEN PALMS | 2 LARGE SPECIMEN PALMS |

**LANDSCAPE BUFFER REQUIREMENTS** (sec 9.01.06)

| | REQUIRED TREES/SHRUBS | PROVIDED TREES/SHRUBS |
|---|---|---|
| NORTH: R.O.W. 327' LF | | |
| REQUIRED: 15' (TYPE C)<br>4 CANOPY TREES/ 100 LF<br>3 ORNAMENTAL TREES/ 100 LF<br>28 SHRUBS/ 100 LF | 12 TREES<br>9 TREES<br>91 SHRUBS | 12 TREES<br>9 TREES<br>266 SHRUBS |
| EAST BUFFER: 380' LF - 50' DRIVE ISLE =330' LF | | |
| REQUIRED: 10' (TYPE A)<br>2 CANOPY TREES/ 100 LF<br>1 ORNAMENTAL TREES/ 100 LF<br>28 SHRUBS/ 100 LF | 7 TREES<br>4 TREES<br>92 SHRUBS | 7 TREES<br>4 TREES<br>96 SHRUBS |
| SOUTH BUFFER: 271' LF | | |
| REQUIRED: 10' (TYPE A)<br>*UTILITY EASEMENT*<br>28 SHRUBS/ 100 LF | 76 SHRUBS | 93 SHRUBS |
| WEST BUFFER: 394' LF - 71' DRIVE ISLE= 323' LF | | |
| REQUIRED: 10' (TYPE A)<br>2 CANOPY TREES/ 100 LF<br>1 ORNAMENTAL TREES/ 100 LF<br>28 SHRUBS/ 100 LF | 6 TREES<br>3 TREES<br>90 SHRUBS | 6 TREES<br>3 TREES<br>91 SHRUBS |

**INTERNAL LANDSCAPE PARKING** (sec 9.01.07)

| | REQUIRED | PROVIDED |
|---|---|---|
| A MINIMUM OF 50% OF THE REQUIRED INTERIOR PARKING AREAS SHALL BE LIVE OAKS TREES | 50% | 70% |
| SINGLE ROW TERMINAL ISLANDS: (12)<br>1 CANOPY TREE PER ISLAND<br>SHRUB LENGTH OF ISLAND | 12 TREES<br>WITH SHRUBS | 12 TREES<br>WITH SHRUBS |

**BUILDING PERIMETER LANDSCAPE** (sec 9.01.07 B)

| | REQUIRED | PROVIDED |
|---|---|---|
| BUILDING PERIMETERS SHALL INCLUDE PLANTINGS AT A RATIO OF 100 SF OF PLANTERS PER 1,000 SF OF BUILDING GROUND FLOOR AREA. PLANTERS SHALL BE A MINIMUM OF 10 FT WIDE<br>5,200 SF/1,000 SF = 5.2 X 100 SF = 520 SF<br>LANDSCAPED AREA SHALL BE 3' WIDE, A MINIMUM OF 40% OF BUILDING PERIMETER, LOCATED WITHIN 25' OF BUILDING | 520 SF | (2) 10 X 26 PLANTERS<br>520 SF |
| NORTH PERIMETER: 113' LF | .40 X 113' = 45' LF | 52' LF |
| 3 ORNAMENTAL TREES/ 100 LF<br>28 SHRUBS/ 100 LF | 2 TREES<br>13 SHRUBS | 3 TREES<br>28 SHRUBS |
| SOUTH PERIMETER: 113' LF | .40 X 113' = 45' LF | 87' LF |
| 3 ORNAMENTAL TREES/ 100 LF<br>28 SHRUBS/ 100 LF | 2 TREES<br>13 SHRUBS | 3 TREES<br>38 SHRUBS |
| WEST PERIMETER: 46' LF | .40 X 46' = 18' LF | 37' LF |
| 1 CANOPY TREE/ 100 LF<br>28 SHRUBS/ 100 LF | 1 TREE<br>6 SHRUBS | 1 TREE<br>14 SHRUBS |

**TOTAL LANDSCAPE REQUIREMENTS**

| | | |
|---|---|---|
| TOTAL CANOPY TREES: | 38 TREES | 47 TREES |
| TOTAL PALMS: | | 2 PALMS |
| TOTAL ORNAMENTAL/UNDERSTORY TREES: | 22 TREES | 23 TREES |
| TOTAL SHRUBS: | REQUIRED | 1,049 SHRUBS |
| TOTAL SQUARE FOOTAGE OF GREENSPACE/LANDCSPAE AREA | | 37,273 SF |

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

**PLEASE REFER TO C-703 FOR PLANT SCHEDULE**


BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES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### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |
| 2 | 05/09/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | FLA230210.00 |
| DRAWN BY: | EP |
| CHECKED BY: | BW/KA |
| DATE: | 5/8/2025 |
| CAD I.D.: | LAND |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**US HIGHWAY 441 & JW SIMPSON WAY,**
**MT DORA, FL 32757**
**S 20 - T 19 S - R 27 E**


BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780


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SHEET TITLE:

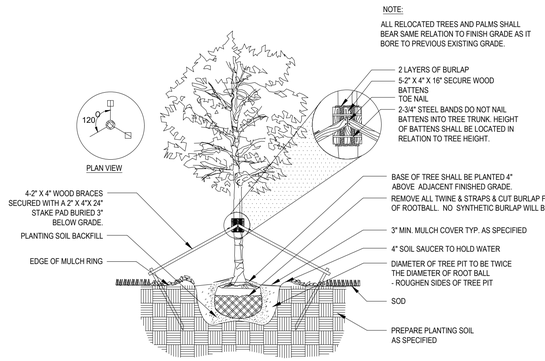
**LANDSCAPE PLAN**

SHEET NUMBER:

**C-701**

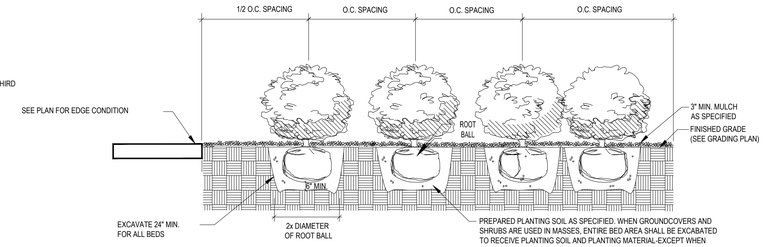
REVISION 2 - 05/09/2025

May 08, 2025
EP
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\P-C\7XX_LAND FLA230210.00-A1---LAYOUT C-701 LANDSCAPE PLAN



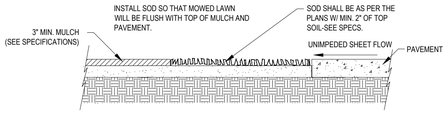

## 1 TREE INSTALLATION

**SECTION** NTS



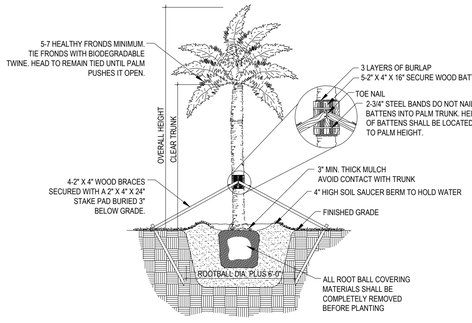

## 4 SHRUB PLANTING

**SECTION** NTS



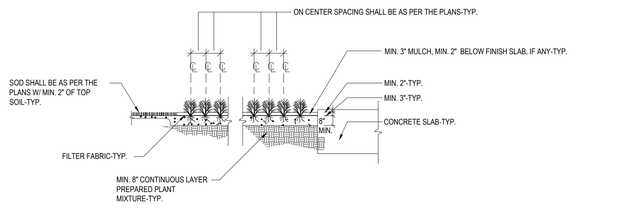

## 7 SOD INSTALLATION

**SECTION** NTS




## 2 PALM INSTALLATION

**SECTION** NTS

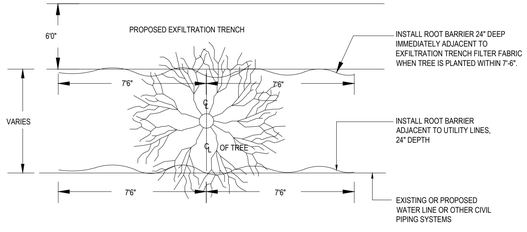



## 5 GROUNDCOVER PLANTING

**SECTION** NTS

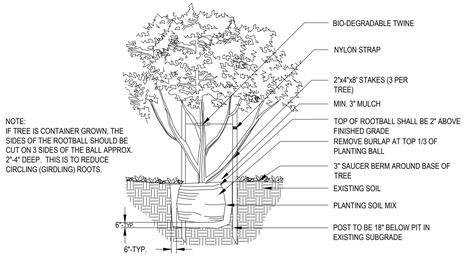
NOTES:
1) ROOT BARRIER TO BE INSTALLED WHERE LARGE SHADE TREES ARE TO BE PLANTED WITHIN 10' OF NEW OR PROPOSED UTILITY LINES OR UTILITY STRUCTURES.
2)ROOT BARRIERS TO BE INSTALLED WHERE TREES OR PALMS ARE TO BE PLANTED WITHIN' 10' OF PAVED AREAS (I.E. PLANTING ISLANDS, MEDIANS, SIDEWALKS, ETC) .

ROOT BARRIER SPECIFICATIONS:
PANEL: .085 THICK POLYPROPYLENE
ROUNDED EDGES
ANTI-LIFT PADS
ZIPPER JOINT SYSTEM
24" DEPTH



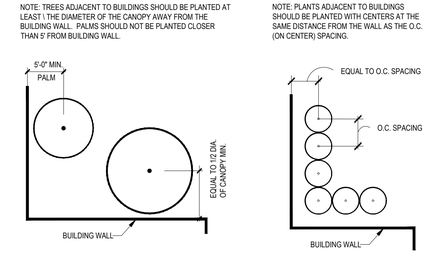

## 8 ROOT BARRIER

**SECTION** NTS




## 3 SMALL TREE

**SECTION** NTS




## 6 PLANTING ADJACENT TO BUILDING

**SECTION** NTS

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BOHLER

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

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |
| 2 | 05/09/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |

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PROJECT No.: FLA230210.00
DRAWN BY: EP
CHECKED BY: BW/KA
DATE: 5/8/2025
CAD I.D.: LAND

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

PROPOSED DEVELOPMENT

US HIGHWAY 441 & JW SIMPSON WAY,
MT DORA, FL 32757
S 20 - T 19 S - R 27 E

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
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Phone: (321) 234-2880
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SHEET TITLE:

**LANDSCAPE DETAILS**

SHEET NUMBER:

**C-702**

REVISION 2 - 05/09/2025

# LANDSCAPE NOTES:

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.

2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.

4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE CITY OF MOUNT DORA TO OBTAIN PERMIT INFORMATION.

5. CONTRACTOR SHALL NOTIFY SUNSHINE 811 AND SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.

6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

| CALIPER | MINIMUM ROOT BALL DIAMETER |
|---|---|
| 1 | 16 |
| 2 | 24 |
| 3 | 32 |
| 4 | 42 |
| 5 | 54 |
| 6 | 60 |
| 7 | 70 |
| 8 | 80 |
| >8 | 12 INCHES PER INCH OF TRUNK DIAMETER |

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.

7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.

8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.

9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.

10. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.

11. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.

12. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.

13. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.

14. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.

15. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.

18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.

19. MULCHING:
   ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   E. CYPRESS OR COLORED MULCH SHALL NOT BE USED.
   F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

19. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.

20. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

21. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.

22. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.

23. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.

24. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.

25. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 556.

26. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.

27. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.

28. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.

29. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.

30. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.

31. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.

32. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.

33. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.

34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.

35. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.

36. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.

37. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.

38. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.

39. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.

40. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.

41. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.

42. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS " PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.

43. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLANS OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.

44. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.

45. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.

46. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH

47. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

48. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.

49. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.

50. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

51. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

52. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

53. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.

54. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.

55. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.

56. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.

57. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

58. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL .
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.

59. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.

60. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.

61. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.

62. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

63. APPLICATION/ SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS, THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 90 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.

64. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH EVER IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.

65. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.

66. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING LANDSCAPE ITEMS. DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, SOD OR ASSOCIATED PROPERTY, OR IRRIGATION SYSTEMS EQUIPMENT, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL LANDSCAPE RELATED ITEMS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 20% TOPSOIL
   B. 10% PEAT OR COMPOST
   C. 70% SAND
5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL
6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.
7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH
12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.
5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | NATIVE | DROUGHT | |
|---|---|---|---|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | | | | | |
| | AR | 6 | ACER RUBRUM | RED MAPLE | 3" CAL. 12` OA. HT. MIN. | CONT./B&B | NATIVE | YES | |
| | MG | 8 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 3" CAL. 12` OA. HT. | CONT./B&B | NATIVE | YES | |
| | QV | 33 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 3" CAL. 12` OA. HT. | CONT./B&B | NATIVE | YES | |
| **PALMS** | | | | | | | | | |
| | PM | 2 | PHOENIX DACTYLIFERA `MEDJOOL` | MEDJOOL DATE PALM | 4" CAL. 18` MIN. OA. HT. | CONT./B&B | NO | TOLERANT | |
| **UNDERSTORY TREES** | | | | | | | | | |
| | IC | 10 | ILEX CASSINE | DAHOON HOLLY | 1.5"-2" CAL. 8` MIN. HT. X 5` SPRD. | CONT./B&B | NATIVE | YES | |
| | MF | 13 | MYRCIANTHES FRAGRANS | SIMPSON`S STOPPER | 1.5"-2" CAL. 8` MIN. HT. X 5` SPRD. | CONT./B&B | NATIVE | YES | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | NATIVE | DROUGHT TOLERANT | SPACING |
| **SHRUB AREAS** | | | | | | | | | |
| | DYH | 251 | ILEX VOMITORIA `STOKES DWARF` | STOKES DWARF YAUPON HOLLY | 36" HT. X 24" SPRD. | CONTAINER | NATIVE | YES | 24" o.c. |
| | MUH | 205 | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | 36" HT. X 36" SPRD. | CONTAINER | NATIVE | YES | 30" o.c. |
| | POM | 60 | PODOCARPUS MACROPHYLLUS | YEW PODOCARPUS | 36" HT. X 24" SPRD. | CONTAINER | NO | YES | 30" o.c. |
| | VOW | 437 | VIBURNUM OBOVATUM | WALTER'S VIBURNUM | 36" HT. X 36" SPRD. | CONTAINER | NATIVE | YES | 36" o.c. |
| | ZAF | 96 | ZAMIA FLORIDANA | FLORIDA COONTIE | 36" HT. X 24" SPRD. | CONTAINER | NATIVE | YES | 24" o.c. |
| **GROUND COVERS** | | | | | | | | | |
| | LMB | 71 | LIRIOPE MUSCARI `BIG BLUE` | BIG BLUE LILYTURF | 18" HT. X 18" SPRD. | CONTAINER | NO | YES | 18" o.c. |
| | MIS | 709 | MIMOSA STRIGILLOSA | SUNSHINE MIMOSA | 12" HT X 18" SPRD | CONTAINER | NATIVE | TOLERANT | 18" o.c. |
| **SOD** | | | | | | | | | |
| | ZE | 24,508 SF | ZOYSIA JAPONICA `EMPIRE` | EMPIRE ZOYSIA GRASS | FULL, TIGHT COVERAGE | PALLET | NO | | |


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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
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## REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |
| 2 | 05/09/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |

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**PROJECT NO.:** FLA230210.00
**DRAWN BY:** EP
**CHECKED BY:** BW/KA
**DATE:** 5/8/2025
**CAD I.D.:** LAND

**PROJECT:**

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**US HIGHWAY 441 & JW SIMPSON WAY,**
**MT DORA, FL 32757**
**S 20 - T 19 S - R 27 E**


BOHLER

135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

FLORIDA BUSINESS CERT. OF AUTH. No. 30780


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**SHEET TITLE:**

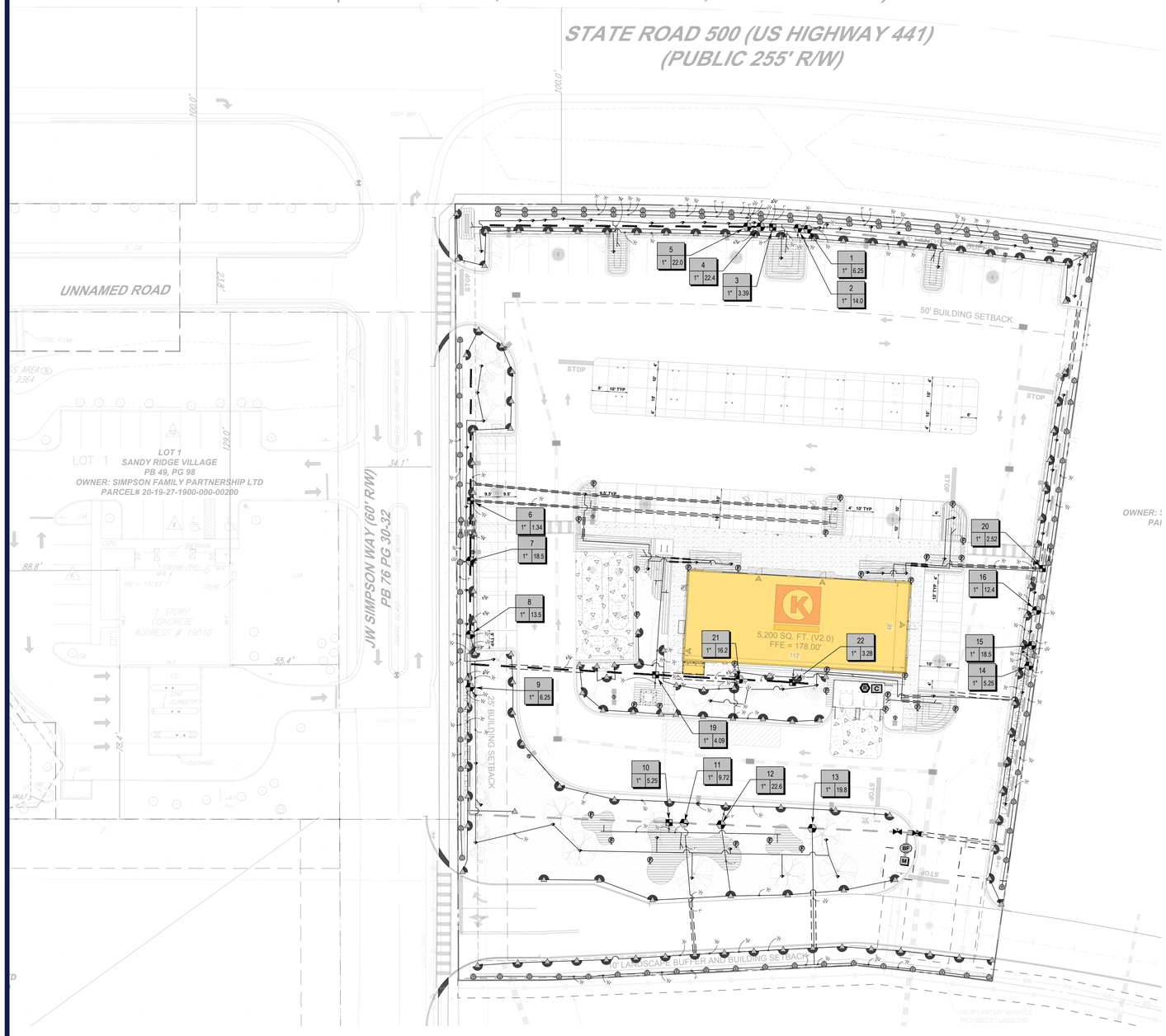
**LANDSCAPE NOTES**

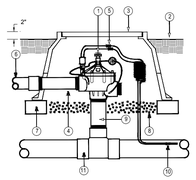
**SHEET NUMBER:**

**C-703**

**REVISION 2 - 05/09/2025**

May 08, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVIL-LAND-FLA230210.00.DA------\LAYOUT: C-703 LANDSCAPE NOTES
EP


STATE ROAD 500 (US HIGHWAY 441) (R/W VARIES)
(FDOT R/W MAP, SECTION NO. 11010, F.P. NO. 4293561)
STATE ROAD 500 (US HIGHWAY 441)
(PUBLIC 255' R/W)
UNNAMED ROAD
LOT 1
SANDY RIDGE VILLAGE
PB 49, PG 98
OWNER: SIMPSON FAMILY PARTNERSHIP LTD
PARCEL# 20-19-27-1900-000-00200
JW SIMPSON WAY (60' R/W)
PB 76 PG 30-32
50' BUILDING SETBACK
25' BUILDING SETBACK
10' LANDSCAPE BUFFER AND BUILDING SETBACK
5,200 SQ. FT. (V2.0)
FFE = 178.00'
1 1" 6.25
2 1" 14.0
3 1" 3.39
4 1" 22.4
5 1" 22.0
6 1" 1.34
7 1" 18.5
8 1" 13.5
9 1" 6.25
10 1" 5.25
11 1" 9.72
12 1" 22.6
13 1" 19.8
14 1" 5.25
15 1" 18.5
16 1" 12.4
19 1" 4.09
20 1" 2.52
21 1" 16.2
22 1" 3.28
STOP
8' 10' TYP
4' 10' TYP
9.5' TYP
OWNER: SIMPSON FAMILY PARTNERSHIP LTD
PARCEL# 20-19-27-1900-000-00200
LOT 2
SANDY RIDGE VILLAGE
PB 49, PG 98
OWNER: SIMPSON FAMILY PARTNERSHIP LTD
PARCEL# 20-19-27-1900-000-00200
AREA 2364
CONCRETE
ADDRESS # 19010
88.8'
55.4'
78.4'
34.1'
129.0'
100.0'
3' DR
3' UTIL
CONC FLUME
EDGE OF PAVEMENT
GRASS
ASPHALT
CONC
GAS
WATER
SIGN
INLET
INV. 177.81
INV. 177.87
INV. 177.91
INV. 177.97
INV. 178.01
INV. 178.07
INV. 178.11
INV. 178.17
INV. 178.21
INV. 178.27
INV. 178.31
INV. 178.37
INV. 178.41
INV. 178.47
INV. 178.51
INV. 178.57
INV. 178.61
INV. 178.67
INV. 178.71
INV. 178.77
INV.

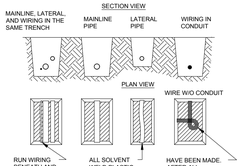


1. Hardie 100 series electric RCV (size per plans)
2. Finish Grade
3. Carson 1419-18 Valve Box w/1419-4B bolt down lid
4. 6" PVC SCH 80 nipple
5. 3M Waterproof wire connectors
6. PVC lateral line (size and type as per legend)
7. Common red brick (4 required)
8. Pea Gravel-12" deep
9. PVC Schedule 80 nipple (length as required)
10. Common and control wires to controller location
11. Pressure main line piping with main line fitting (depth , size and type as required)

NOTE: Refer to product literature for additional installation and adjustment information.

## 1 REMOTE CONTROL VALVE

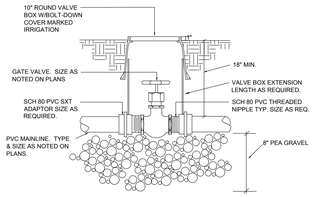
SECTION — NTS




NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

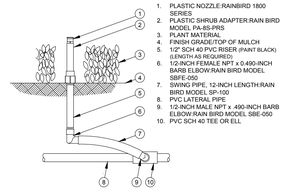
## 2 PIPE & WIRE TRENCHING

SECTION — NTS




## 3 GATE VALVE

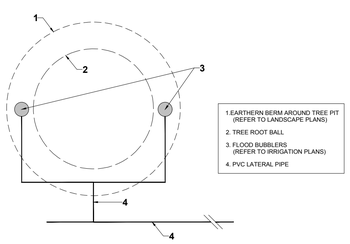
SECTION — NTS



1. PLASTIC NOZZLE:RAINBIRD 1800 SERIES
2. PLASTIC SHRUB ADAPTER:RAIN BIRD MODEL PA-8S:PRS
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. 1/2" SCH 40 PVC RISER (PAINT BLACK) (LENGTH AS REQUIRED)
6. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW:RAIN BIRD MODEL SBFE-050
7. SWING PIPE, 12-INCH LENGTH:RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW:RAIN BIRD MODEL SBE-050
10. PVC SCH 40 TEE OR ELL

## 4 NOZZLE ON A RISER

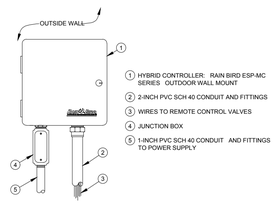
SECTION — NTS



1. EARTHERN BERM AROUND TREE PIT (REFER TO LANDSCAPE PLANS)
2. TREE ROOT BALL
3. FLOOD BUBBLERS (REFER TO IRRIGATION PLANS)
4. PVC LATERAL PIPE

## 5 BUBBLER HEAD PLACEMENT

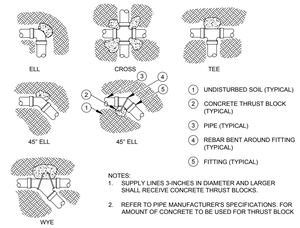
SECTION — NTS




1. HYBRID CONTROLLER: RAIN BIRD ESP-MC SERIES OUTDOOR WALL MOUNT
2. 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

## 6 HYBRID CONTROLLER

SECTION — NTS

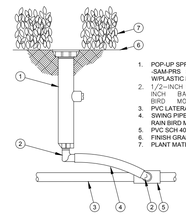



1. UNDISTURBED SOIL (TYPICAL)
2. CONCRETE THRUST BLOCK (TYPICAL)
3. PIPE (TYPICAL)
4. REBAR BENT AROUND FITTING (TYPICAL)
5. FITTING (TYPICAL)

NOTES:
1. SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. REFER TO PIPE MANUFACTURER'S SPECIFICATIONS. FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK

## 7 THRUST BLOCK

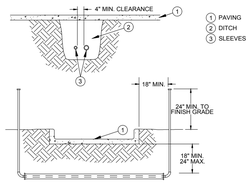
SECTION — NTS



1. POP-UP SPRAY SPRINKLER: -SAM-PRS : RAIN BIRD 1806 W/PLASTIC MPR NOZZLE
2. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
3. PVC LATERAL PIPE
4. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
5. PVC SCH 40 TEE OR ELL
6. FINISH GRADE/TOP OF MULCH
7. PLANT MATERIAL

## 8 POP-UP SPRAY SPRINKLER

SECTION — NTS

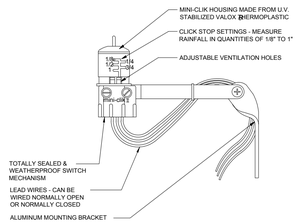



1. PAVING
2. DITCH
3. SLEEVES

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. MECHANICALLY TAMP TO 95% PROCTOR.

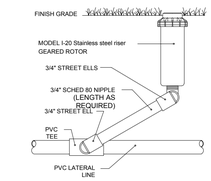
## 9 SLEEVING

SECTION — NTS



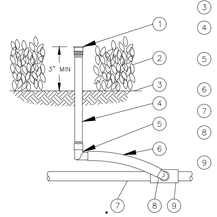

## 10 RAIN MOSITURE SENSOR

SECTION — NTS




## 11 POP-UP ROTOR RIGID SWING ARM

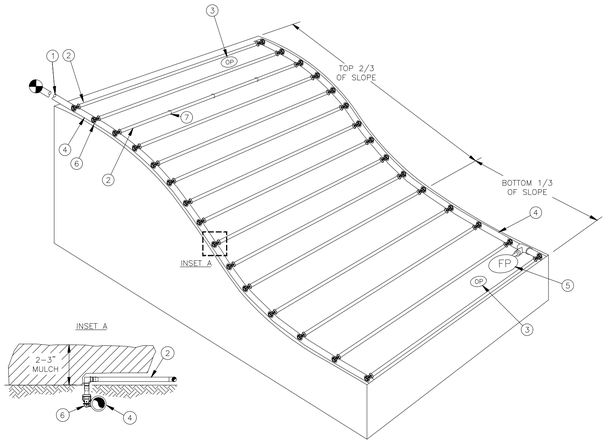
SECTION — NTS




1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

## 12 PRESSURE COMPENSATING FULL CIRCLE BUBBLER 1400 SERIES

SECTION — NTS




| XFS-CV Dripline Maximum Lateral Lengths (Feet) | | | | |
|---|---|---|---|---|
| Inlet Pressure psi | 12" Spacing | | 18" Spacing | |
| | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 |
| 20 | 192 | 136 | 254 | 215 |
| 30 | 289 | 205 | 402 | 337 |
| 40 | 350 | 248 | 498 | 416 |
| 50 | 397 | 281 | 573 | 477 |
| 60 | 436 | 309 | 637 | 529 |

1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT
2. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
3. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
4. QF SUPPLY HEADER
5. FLUSH POINT: SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
6. PRE-INSTALLED BARBED FITTING
7. TIE DOWN STAKES RAIN BIRD TDS-050

NOTES:
1. FOR ALL QF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
4. WHEN ELEVATION CHANGE EXCEEDS **10 FEET** IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

## 13 DRIP IRRIGATION

SECTION — NTS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**PROJECT No.:** FLA230210.00
**DRAWN BY:** EP
**CHECKED BY:** BW/KA
**DATE:** 3/28/2025
**CAD I.D.:** LAND

**PROJECT:**

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

**PROPOSED DEVELOPMENT**

**US HIGHWAY 441 & JW SIMPSON WAY, MT DORA, FL 32757**
**S 20 - T 19 S - R 27 E**


BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880

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**SHEET TITLE:**

**IRRIGATION DETAILS**

**SHEET NUMBER:**

**C-705**

**REVISION 2 - 05/09/2025**


May 08, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\SP-CIVL-IRRG-FLA230210.00-SA---\LAYOUT: C-705 IRRIGATION DETAILS
CD

# IRRIGATION SPECIFICATIONS

PART 1 - GENERAL 1.01 SCOPE

A. PROVIDE COMPLETE SPRINKLER INSTALLATION AS DETAILED AND SPECIFIED HEREIN, INCLUDING FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION. WORK INCLUDES BUT IS NOT LIMITED TO:
1. TRENCHING AND BACKFILL.
2. AUTOMATIC CONTROLLED SYSTEM.
3. UPON COMPLETION OF INSTALLATION, SUPPLY RECORD DRAWINGS SHOWING DETAILS OF CONSTRUCTION INCLUDING LOCATION OF MAINLINE PIPING, MANUAL AND AUTOMATIC VALVES, ELECTRICAL SUPPLY TO VALVES, AND SPECIFICALLY EXACT LOCATION OF AUTOMATIC VALVES.

B. NOTE: ALL SLEEVES AS SHOWN ON PLANS WILL BE FURNISHED BY GENERAL CONTRACTOR. METER AND POWER SOURCE TO BE PROVIDED BY GENERAL CONTRACTOR AS REQUIRED BY LOCAL JURISDICTION.

1.02 APPLICABLE STANDARDS

A. D1785 - POLY (VINLY CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND CL200
B. D2464 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS THREADED, SCHEDULE 40
C. D2466 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS SOCKET TYPE, SCHEDULE 40
D. D2564 - SOLVENT CEMENTS FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS
E. STANDARD RECOMMENDED PRACTICE FOR:

1. D2855 - MAKING SOLVENT - CEMENTED JOINTS WITH POLY (VINYL CHLORIDE) (PVC) PIPE AND FITTINGS.

1.03 MAINTENANCE AND GUARANTEE

A. MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
B. PROVIDE MAINTENANCE OF SYSTEM, INCLUDING RAISING AND LOWERING OF HEADS TO COMPENSATE FOR LAWN GROWTH, CLEANING AND ADJUSTMENT OF HEADS, RAISING AND LOWERING OF SHRUB HEADS TO COMPENSATE FOR SHRUB GROWTH, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
C. CONTRACTOR SHALL BLOWOUT, CLOSE AND OPEN THE SYSTEM ONCE DURING THE GUARANTEE PERIOD.
D. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS OR WORKMANSHIP, INCLUDING REPAIR OF BACKFILL SETTLEMENT.

1.04 SUBMITTALS

A. USE OF MATERIALS DIFFERING IN QUALITY, SIZE, OR PERFORMANCE FROM THOSE SPECIFIED WILL ONLY BE ALLOWED UPON WRITTEN APPROVAL OF OWNER/IRRIGATION DESIGNER. THE DECISION WILL BE BASED ON COMPARATIVE ABILITY OF MATERIAL OR ARTICLE TO PERFORM FULLY ALL PURPOSES OF MECHANICS AND GENERAL DESIGN CONSIDERED TO BE POSSESSED BY ITEM SPECIFIED. BIDDERS DESIRING TO MAKE A SUBSTITUTION FOR SPECIFIED SPRINKLERS SHALL SUBMIT MANUFACTURER'S CATALOG SHEET SHOWING FULL SPECIFICATION OF EACH TYPE OF SPRINKLER PROPOSED AS A SUBSTITUTE, INCLUDING DISCHARGE IN GPM MAXIMUM ALLOWABLE OPERATING PRESSURE AT SPRINKLER. APPROVAL OF SUBSTITUTE SPRINKLER SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITY TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM.
B. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM. IF IRRIGATION CONTRACTOR NOTES ANY PROBLEMS IN HEAD SPACING OR POTENTIAL COVERAGE, IT IS HIS RESPONSIBILITY TO NOTIFY THE IRRIGATION DESIGNER IN WRITING, BEFORE PROCEEDING WITH WORK. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE OF ALL AREAS TO BE IRRIGATED.
C. CONTRACTOR TO FURNISH AN AS BUILT DRAWING OF ENTIRE SYSTEM FOR REVIEW PRIOR TO ACCEPTANCE.

1.05 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

1.06 COORDINATION

A. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

PART 2 - PRODUCTS

2.01 GENERAL

A. SPRINKLER MAINS: SPRINKLER MAINS ARE THAT PORTION OF PIPING FROM WATER SOURCE TO OPERATING VALVES. THIS PORTION OF PIPING IS SUBJECT TO SURGES, BEING A CLOSED PORTION OF SPRINKLER SYSTEM. QUICK COUPLER LINES ARE CONSIDERED A PART OF SPRINKLER MAIN.
B. LATERAL PIPING: LATERAL PIPING IS THAT PORTION OF PIPING FROM OPERATING VALVE TO SPRINKLER HEADS & DRIPLINE. THIS PORTION OF PIPING IS NOT SUBJECT TO SURGES, BEING AN "OPEN END" PORTION OF SPRINKLER SYSTEM.

2.02 POLY VINYL CHLORIDE PIPE (PVC)

A. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH COMMERCIAL STANDARDS NOTED HEREIN.
B. MARKING AND IDENTIFICATION: PVC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, PIPE SIZE, TYPE OF PIPE, AND MATERIAL, SDR NUMBER, PRODUCT STANDARD NUMBER, AND THE NSF (NATIONAL SANITATION FOUNDATION) SEAL.
C. PVC PIPE FITTINGS: SHALL BE OF THE SAME MATERIAL AS THE PVC PIPE SPECIFIED AND SHALL BE COMPATIBLE WITH PVC PIPE FURNISHED.

2.03 POLYETHYLENE PIPE

A. POLYETHYLENE PIPE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH COMMERCIAL STANDARDS BY A REPUTABLE DEALER.

2.04 COPPER TUBING

A. HARD, STRAIGHT, LENGTHS OF DOMESTIC MANUFACTURE ONLY. NO COPPER TUBE OF FOREIGN EXTRUSION OR ANY SO-CALLED IRRIGATION TUBING (THIN WALL) SHALL BE USED.

2.05 COPPER TUBE FITTINGS

A. CAST BRASS OR WROUGHT COPPER, SWEAT-SOLDER TYPE.

2.06 WIRE

A. TYPE UF WITH A 4/64" INSULATION THICKNESS WHICH IS UNDERWRITER'S LABORATORY APPROVED FOR DIRECT UNDERGROUND BURIAL WHEN USED IN A NATIONAL ELECTRIC CODE CLASS II CIRCUIT (30 VOLTS AC OR LESS).

2.07 SCHEDULE 80 PVC NIPPLES

A. COMPOSED OF STANDARD SCHEDULE 40 PVC FITTINGS AND PVC MEETING NOTED STANDARDS. NIPPLES FOR HEADS AND SHRUB RISERS, WHERE APPLICABLE, NO CLAMPS OR WIRES MAY BE USED. TO BE NOMINAL ONE-HALF (1/2") INCH DIAMETER BY EIGHT (8") INCHES LONG.

B. POLYETHYLENE NIPPLES SIX (6") INCHES LONG TO BE USED ON ALL POP-UP SPRAY HEADS.

2.08 MATERIALS - SEE IRRIGATION PLAN

A. SPRINKLER HEADS IN LAWN AREA AS SPECIFIED ON PLAN.
B. PVC PIPE: CLASS 200, SDR 21 COPPER TUBING (MUNICIPAL CONNECTION): TYPE "M" 24V WIRE: AWG 14 SINGLE STRAND, TYPE U.F.
C. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
D. REFER TO DRAWING FOR BACKFLOW PREVENTION REQUIREMENTS. COORDINATE EXACT LOCATION WITH IRRIGATION DESIGNER.

PART 3 EXECUTION 3.01 INSTALLATION - GENERAL

A. CONTRACTOR IS TO VERIFY PRESSURE AND FLOW RATES PRIOR TO BEGINNING INSTALLATION. CONTRACTOR TO PROVIDE ANY PRESSURE REDUCING VALVES OR BOOSTER PUMPS TO ACHIEVE STATIC PRESSURE AS STATED.
B. STAKING: BEFORE INSTALLATION IS STARTED, PLACE A STAKE WHERE EACH SPRINKLER IS TO BE LOCATED, IN ACCORDANCE WITH DRAWING. STAKING SHALL BE APPROVED BY IRRIGATION DESIGNER AS REQUIRED.
C. EXCAVATIONS: EXCAVATIONS ARE UNCLASSIFIED AND INCLUDE EARTH, LOOSE ROCK, ROCK OR ANY COMBINATION THEREOF, IN WET OR DRY STATE. BACKFILL TRENCHES WITH MATERIAL THAT IS SUITABLE FOR COMPACTION AND CONTAINS NO LUMPS, CLODS, ROCK, DEBRIS, ETC. SPECIAL BACKFILL SPECIFICATIONS, IF FURNISHED TAKE PREFERENCE OVER THIS GENERAL SPECIFICATION.
D. BACKFILL: FLOOD OR HAND-TAMP TO PREVENT AFTER SETTLING. HAND RAKE TRENCHES AND ADJOINING AREA TO LEAVE GRADE IN AS GOOD OR BETTER CONDITION THAN BEFORE INSTALLATION.
E. PIPING LAYOUT: PIPING LAYOUT IS DIAGRAMMATIC. ROUTE PIPING AROUND TREES AND SHRUBS IN SUCH A MANNER AS TO AVOID DAMAGE TO PLANTINGS. DO NOT DIG WITHIN BALL OF NEWLY PLANTED TREES OR SHRUBS.

3.02 PIPE INSTALLATION
A. SPRINKLER MAINS: INSTALL A FOUR (4") INCH MINIMUM WIDTH TRENCH WITH A MINIMUM OF TWELVE (12") INCHES OF COVER.
B. LATERAL PIPING: INSTALL A FOUR (4") INCH WIDE MINIMUM TRENCH DEEP ENOUGH TO ALLOW FOR INSTALLATION OF SPRINKLER HEADS AND VALVES, BUT IN NO CASE, WITH LESS THAN EIGHT (8") INCHES OF COVER.
C. TRENCHING: REMOVE LUMBER, RUBBISH, AND LARGE ROCKS FROM TRENCHES. PROVIDE FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF EACH PIPE LINE TO PREVENT UNEVEN SETTLEMENT. WEDGING OR BLOCKING OF PIPE WILL NOT BE PERMITTED. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING, AND KEEP PIPING CLEAN BY APPROVED MEANS DURING AND AFTER LAYING OF PIPE.

3.03 PVC PIPE AND FITTING ASSEMBLY

A. SOLVENT: USE ONLY SOLVENT RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT-WELDED JOINTS. THOROUGHLY CLEAN PIPE AND FITTINGS OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
B. PVC TO METAL CONNECTION: WORK METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE SUCH AS PERMATEX NO. 2 ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED.

3.04 COPPER TUBING AND FITTING ASSEMBLY

A. CLEAN PIPE AND FITTING THOROUGHLY AND LIGHTLY SAND PIPE CONNECTIONS TO REMOVE RESIDUE FROM PIPE. ATTACH FITTINGS TO TUBING IN AN APPROVED MANNER USING 50-50 SOFT SOLID CORE SOLDER.

3.05 SHRUB SPRAY HEADS (FIXED)

A. SHRUB SPRAY HEADS: SUPPLY IN ACCORDANCE WITH MATERIALS LIST, WITH NOZZLING IN ACCORDANCE WITH DRAWINGS. DRAWINGS INDICATE SIZE OF NOZZLING AND DEGREE OF ARC. DETERMINE CORRECT DEGREE OF ARC OF NOZZLE (IF CONDITIONS WARRANT) BY AREA TO BE COVERED AND BY WIND CONDITIONS THAT MAY AFFECT COVERAGE.

3.06 POP-UP SPRAY HEADS A. SUPPLY POP-UP SPRAY HEADS IN ACCORDANCE WITH MATERIALS LIST AND PLAN. ATTACH SPRINKLER TO LATERAL PIPING WITH A SEMI-FLEXIBLE POLYETHYLENE SCH 80 NIPPLE NOT LESS THAN THREE (3") INCHES OR MORE THAN SIX (6") INCHES LONG.

3.07 VALVES
A. SUPPLY VALVES IN ACCORDANCE WITH MATERIALS LIST AND SIZED ACCORDING TO DRAWINGS. INSTALL VALVES IN A LEVEL POSITION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR TYPICAL INSTALLATION OF ELECTRIC VALVE, VALVE BOX.

3.08 WIRING
A. ALL VALVE CONTROL WIRING SHALL BE THROUGH TWO-WIRE FROM CONTROLLER TO DECODER. ALL CONNECTIONS SHALL BE AS PER THEIR MANUFACTURER'S INSTRUCTIONS. NO CONDUIT WILL BE REQUIRED FOR U.F. WIRE UNLESS OTHERWISE NOTED ON THE PLAN. WIRE SHALL BE TUCKED UNDER THE PIPING.
B. A WIRE TYPE AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES.

3.09 AUTOMATIC SPRINKLER CONTROLS

A. SUPPLY IN ACCORDANCE WITH IRRIGATION PLAN. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

3.10 TESTING

A. SPRINKLER MAINS: TEST SPRINKLER MAIN ONLY FOR A PERIOD OF TWELVE (12) TO FOURTEEN (14) HOURS UNDER NORMAL PRESSURE. IF LEAKS OCCUR, REPLACE JOINT OR JOINTS AND REPEAT TEST.
B. COMPLETE TESTS PRIOR TO BACKFILLING. SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO INSURE STABILITY OF LINE UNDER PRESSURE. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUAL INSPECTION FOR FULL PERIOD OF TEST.

3.11 FINAL ADJUSTMENT

C. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE FINAL ADJUSTMENT OF SPRINKLER SYSTEM IN PREPARATION FOR IRRIGATION DESIGNER'S FINAL INSPECTION. COMPLETELY FLUSH SYSTEM TO REMOVE DEBRIS FROM LINES AND TURNING ON SYSTEM. CHECK SPRINKLERS FOR PROPER OPERATION AND PROPER ALIGNMENT FOR DIRECTION OF FLOW. CHECK EACH SECTION OF SPRAY HEADS FOR OPERATING PRESSURE AND BALANCE TO OTHER SECTIONS BY USE OF FLOW ADJUSTMENT AND TOP OF EACH VALVE. CHECK NOZZLING FOR PROPER COVERAGE. PREVAILING WIND CONDITIONS MAY INDICATE THAT ARC OF ANGLE OF SPRAY SHOULD BE OTHER THAN SHOWN ON DRAWINGS. IN THIS CASE, CHANGE NOZZLES TO PROVIDE CORRECT COVERAGE.

D. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION, PROPERTY, OR IRRIGATION SYSTEMS EQUIPMENT. DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MAIN LINES, LATERALS, HEADS, VALVES, BACKFLOW DEVICES, METERS, CONTROLLERS AND ASSOCIATED WIRES, RAIN SENSORS, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL IRRIGATION RELATED ITEMS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

NOTE:

- PLANS DESIGNED BY PROFESSIONAL IRRIGATION DESIGNER. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED BY CERTIFIED IRRIGATION CONTRACTOR
- THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY
- REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES
- REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS (C-705 & C-706)

**THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY**

**REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES**

**REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS**

**OPERATING DESIGN CAPACITY SHALL NOT EXCEED 5-FEET-PER-SECOND VELOCITY IN THE FULL-PIPE FLOW IN PIPELINES WITH VALVES OR OTHER FLOW CONTROL APPURTENANCE WITHIN THE SYSTEM. KEEP THE WORKING PRESSURE AT ANY POINT AT OR BELOW 72 PERCENT OF THE PRESSURE RATING OF THE IRRIGATION SYSTEM.**

**IRRIGATION PLAN IS CONCEPTUAL. MAINLINE, LATERALS, HEADS, AND EQUIPMENT ARE SHOWN ON THE PLAN FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION RELATED ITEMS WITHIN LANDSCAPE OR PERVIOUS AREA AT BACK OF CURB, FRONT OF WALK, BACK OF WALK OR ADJACENT TO OTHER HARDSCAPE TO FACILITATE FUTURE LOCATIONS AND TO ENSURE PROTECTION FROM FUTURE DAMAGE. INSTALL ITEMS PER TO SPECS AND DETAILS.**

*NOTE:*
*ALL PIPING, VALVE BOXES, HEADS, ETC. SHALL BE PURPLE IN COLOR TO SIGNIFY THE USE OF NON-POTABLE WATER FOR IRRIGATION.*


BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES


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## REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 04/01/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |
| 2 | 05/09/2025 | CITY OF MOUNT DORA COMMENTS | EP/GD<br>KA/BW |

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | FLA230210.00 |
| DRAWN BY: | EP |
| CHECKED BY: | BW/KA |
| DATE: | 3/28/2025 |
| CAD I.D.: | LAND |

PROJECT:

**PROP. SITE PLAN DOCUMENTS**

FOR

CIRCLE K STORES INC.

PROPOSED DEVELOPMENT

US HIGHWAY 441 & JW SIMPSON WAY,
MT DORA, FL 32757
S 20 - T 19 S - R 27 E


BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT MICHAEL WALDMAN, PLA, 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.

SHEET TITLE:

**IRRIGATION NOTES**

SHEET NUMBER:

**C-706**

REVISION 2 - 05/09/2025


May 08, 2025
H:\2023\FLA230210.00\ENGINEERING\CAD\DRAWINGS\PLAN SET\P-CIVL-IRRG-FLA230210.00.DA----LAYOUT: C-706 IRRIGATION NOTES

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@cityofmountdora.com**

**DATE:** June 18, 2025

**TO:** Planning and Zoning Commission

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

**RE:** **Request for Site Plan**; Worth Property (Project Name); 620 N Highland Street, Mount Dora (Site Address); North of E 5th Avenue and East of N Highland Street (General Location); Leslie Worth (Property Owner and Applicant); Andrew MacPhee, Make Design Studios (Architect).
**Project No. SP25-02Minor**

## SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request.

## REFERENCES/SUPPORT:

Land Development Code Section 5.1, Site Plan Regulations
Land Development Code Section 6.1, Design Standards

## SITE SUMMARY:

| | |
|---|---|
| Parcel ID: | 29-19-27-0200-000-01900 |
| Alternate Key: | 1469902 |
| Existing Use: | Single-Family Residence |
| Proposed Use: | Office |
| Future Land Use: | Commercial |
| Zoning: | C-2A Peripheral Commercial Downtown |
| Overlay Zones: | Mount Dora Community Redevelopment Area (CRA) |
| Max. Building Height: | 35-feet |
| Proposed Building Height: | Primary Building – 14’-1” (no change proposed)<br>Accessory Structure (Garage) – 13’-2” (no change proposed) |
| Proposed Building Size: | Primary Building – 1,670-sf (no change proposed)<br>Accessory Structure (Garage) – 512-sf (no change proposed) |
| Site Area: | 0.25 acres (10,912.5-sf) |
| Maximum ISR: | 80% |
| Proposed ISR: | 33% |
| Maximum FAR: | 0.50 |
| Proposed FAR: | 0.199 |

**Surrounding Property Table:**

| Direction | City/County | FLU | Zoning | Existing Use(s) |
|---|---|---|---|---|
| North | City | Commercial | C-2A | Financial Office |
| South | City | Commercial | C-2A | Residential |
| East | City | Commercial | PLI | Mount Dora High School |
| West | City | Medium Density | R-2 | Residential |

## ANALYSIS:

The Applicant is requesting site plan approval to convert an existing single-family residence into a professional office for therapy services. The subject property is zoned C-2A (Peripheral Downtown Commercial) Zoning District, and is designated with a Commercial future land use designation, pursuant to the 20245 Comprehensive Plan. The proposed use is a permitted use in the C-2A zoning district.

The proposed improvements will include conversion of the existing single-family residence to an office, improve the access driveway to N Highland Street, construct parking lot, pedestrian walkways, and install landscaping elements. The Applicant indicates the existing one-story garage will remain.

The subject property is located within the Mount Dora Community Redevelopment Area (CRA) and Historic Preservation Review Area. The application does not propose any exterior building modifications, thus not requiring a Certificate of Appropriateness (COA) issued by the Historic Preservation Board.

Parking space ratios are based on one (1) space per 250 square feet of gross floor area. A total of seven (7) standard parking spaces are proposed, in addition to one (1) handicap and one (1) compact space, providing a total of nine (9) parking spaces on-site.

The preparation of a Traffic Impact Study (TIS) shall be necessary at the time of development plan is submitted for any project that generates vehicular traffic; projects that generate less than 26 peak hour trips may request an exemption. The proposed office use is anticipated to generate less than twenty-six (26) weekday AM peak hour, weekday PM hour or weekend net new peak hour trips. As such, the Applicant submitted a Request for Exemption to the Traffic Impact Study.

The C-2A zoning district requires buildings to be buffered from property lines consistent with existing, adjacent or nearby buildings as to provide uniform landscaping and buffering. The Applicant provided a landscaping plan that retain the existing landscape buffer along the northern property line. Additional building landscaping is proposed along the N Highland Street frontage in planter boxes. No trees are proposed to be removed as part of this site plan request.

## 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 May 14, 2025)*

Application
Traffic Study Exemption
Site Plan
Landscaping Plan

# Vicinity Map

**Legend**

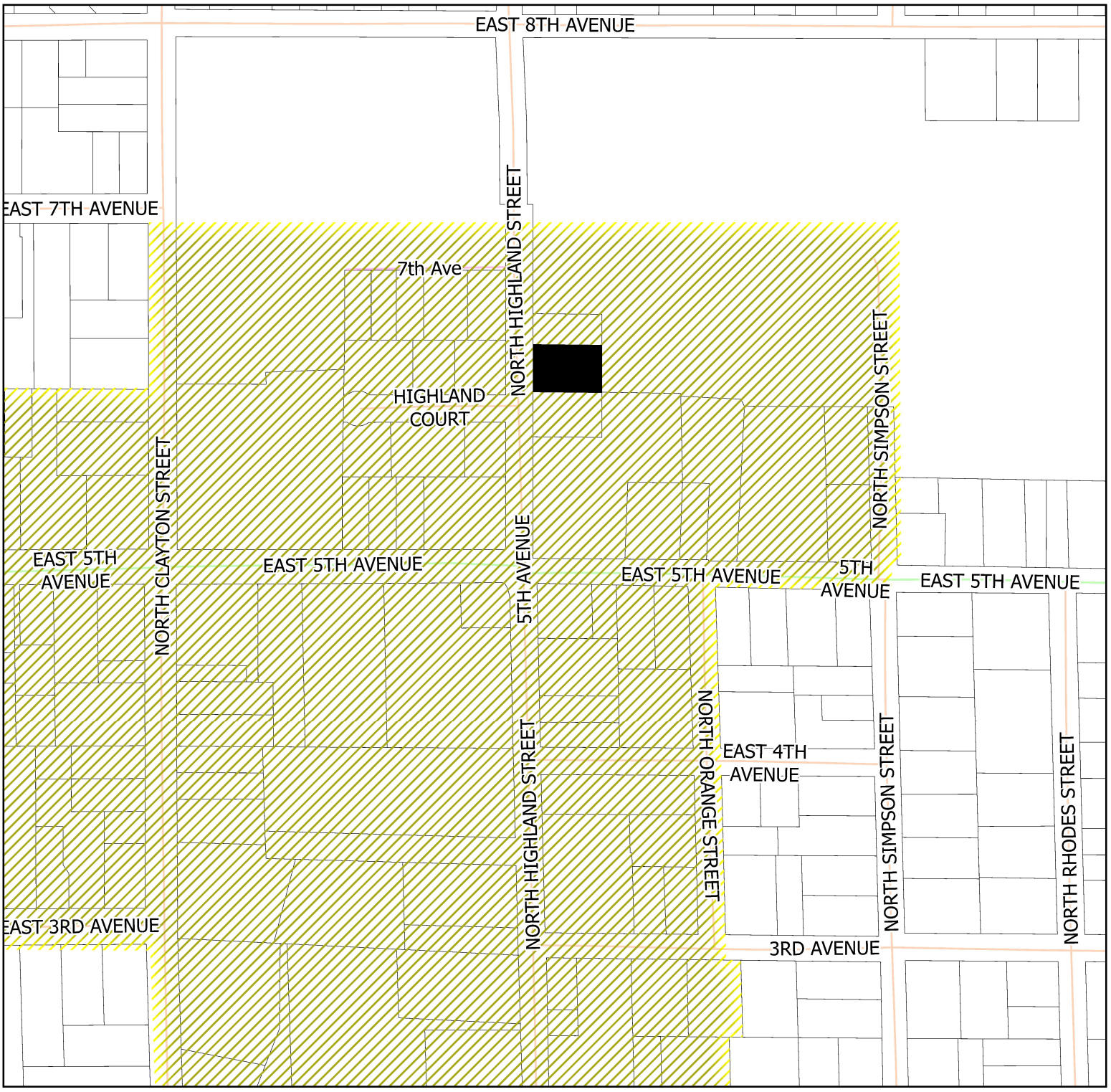
Overlay Districts

Mount Dora Community Redevelopment Area (CRA)

Subject Property

620 N Highland Street
Worth Property LLC

N

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CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

make_

# Comment Response

Date: 05/14/2025

To: City of Mount Dora

Division: Planning and Development

Project: Worth's Property

Permit #: SP25-02Minor

Reference: Response to DRC Application Review Comments, Cycle 1

Below are responses to unresolved Minor Site Plan application review comments provided by the City of Mount Dora Office of Planning and Development. Please note that all revisions to the drawings have been clouded and tagged as Revision #1.

## APPLICATION COMMENTS

**Comment Ref #1:**

*Provide the name and company of the Registered Professional Engineer that designed the site improvements. The plans received are signed by an Architect.*

Response Ref #1:

Florida law allows registered professional architects to prepare, sign, and seal site plans. Architects are also allowed to prepare, sign and seal drainage plans and calculations to the extent allowed by state law.

Per discussion with planning staff, there were no objections to a registered professional architect designing, or signing and sealing the plans, pending final input from the City Attorney.

## CONSTRUCTION PLANS COMMENTS

**Sheet G-001:**

**Comment Ref #2:**

*These site plans shall be prepared by a Registered Professional Engineer licensed to perform this work, and shall sign and seal the plans. Add engineers name to the cover sheet.*

Response Ref #2:

Per discussion with planning staff, there were no objections to a registered professional architect performing this work, or signing and sealing the plans, pending final input from the City Attorney.

**Comment Ref #3:**

*Convert all references from Architect to Engineer.*

Response Ref #3:

Pursuant to responses to comments 1 and 2, converting all references is not necessary.

**Comment Ref #4:**

*Add parcel ID number to the cover sheet.*

Response Ref #4:

The parcel ID and Altkey number that were included in the “Site Data” table on sheet G-100 have been moved to the cover sheet for reference.

**Comment Ref #5:**

*Remove all notes that related to building construction and only provide those notes germane to site construction.*

Response Ref #5:

Please see revised “General Notes”.

**Comment Ref #6:**

*General Notes #5 shall provide a listing of all permits required for this project.*

Response Ref #6:

This general note has been revised to include state and federal jurisdictions. A list of known required permits has been added to the note. Additional permits may be required but are not known at this time.

**Comment Ref #7:**

*General Notes #18 shall include the following language: “Florida Law (F.S. 556) Underground Facility Damage Prevention and Safety Act mandates that excavators/contractors shall contact Sunshine 811 (fka: Sunshine State One-Call of Florida) by calling 800-432-4770 or 811 at least 2 full business days prior to beginning any excavation or demolition to allow member operators an opportunity to identify and mark their underground facilities and appropriately respond to the Positive Response System.”*

Response Ref #7:

Please see revised General Notes #18. This information is already included in General Notes #4 on sheet G-100.

**Comment Ref #8:**

*General Notes #28 shall reference that a fire sprinkler system will require a separate permit with the City.*

Response Ref #8:

General Notes #28 has been removed. A fire sprinkler system is not required for this project.



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**Sheet G-100:**

**Comment Ref #9:**

*General Notes #3 shall provide a listing of all permits required for this project.*

Response Ref #9:

This general note has been revised to include local, state, and federal jurisdictions. A list of known required permits has been added to the note. Additional permits may be required but are not known at this time.

**Comment Ref #10:**

*General Notes #15 shall also include the City in receiving a copy of test reports.*

Response Ref #10:

General Notes #15 has been revised to include the AHJ.

**Comment Ref #11:**

*Paving, Grading & Drainage Notes after note #4 add a note stating that the Contractor shall prepare a SWPPP plan and submit it to the City for review and approval prior to mobilizing the site to install the BMPs.*

Response Ref #11:

Per discussion with planning staff, a SWPPP plan is not required for a project of this size for a site that has already been developed.

**Comment Ref #12:**

*Paving, Grading & Drainage Notes after note #4 add a note stating that the Contractor's SWPPP plan shall be in accordance with the FDEP, WMD, and City regulations for stormwater management during a construction activity.*

Response Ref #12:

Per discussion with planning staff, a SWPPP plan is not required for a project of this size for a site that has already been developed.

**Comment Ref #13:**

*Paving, Grading & Drainage Notes after note #4 add notes detailing inspections, maintenance, and record keeping of the SWPPP for the project.*

Response Ref #13:

Per discussion with planning staff, a SWPPP plan is not required for a project of this size for a site that has already been developed.

**Comment Ref #14:**

*Paving, Grading & Drainage Notes #12 contractor shall also schedule a pre-pour inspection with the City.*

Response Ref #14:

Paving, Grading & Drainage Notes #12 has been revised to include County Public Works.



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**Comment Ref #15:**

*Demolition notes – add a note stating the silt fence and any other erosion protection measures are to be installed and inspected by the City prior to any site demo or site work taking place.*

Response Ref #15:

Note #9 has been added to the Demolition Notes.

**Comment Ref #16:**

*Site Data Building Setbacks – per the provided survey, the existing building has a front setback of 19.6 feet, south side setback of 3.1 feet, north side setback of 18.2 feet. the applicant needs to confirm the south side setback meets the criteria listed on the plan sheet.*

Response Ref #16:

The building is existing and no modifications to the structure are being proposed. Per discussion with planning staff, the main building should be considered existing, non-conforming.

**Comment Ref #17:**

*Site Data – is the garage to remain as a vehicular parking area or storage or is the garage to be converted to an office or other commercial use. If yes, many of the Data calculations will need to be modified.*

Response Ref #17:

The garage is to remain as a vehicular parking area. The data calculations account for the garage as part of the FAR, impervious area, and parking requirements.

**Comment Ref #18:**

*Site Data Utility Demand Calculations – there are calculations listed on the site data table. City to also confirm if these are acceptable.*

Response Ref #18:

No comments were received from Public Utilities. Per discussion with planning staff, this would imply that the calculations provided are acceptable.

**Comment Ref #19:**

*Boundary Survey should be on its own separate plan sheet.*

Response Ref #19:

Per discussion with planning staff, this is not required.

**Comment Ref #20:**

*Boundary Survey does not provide the appropriate FEMA flood zone for the property the Flood Disclaimer only references "located in zone."*

Response Ref #20:

According to publicly available FEMA flood zone maps, the property is within Zone X – Area of Minimal Flood Hazard. Per discussion with planning staff, the information included in the Site Data table is acceptable.



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**Comment Ref #21:**

*Boundary Survey - if the blue "X" is being used for water meters and gate valves then two different symbols shall be used.*

Response Ref #21:

As noted on the survey's Utility Legend, the blue "X" symbolizes the water meter. Gate valves are not shown, nor proposed as part of the work. Per discussion with planning staff, there were no objections to symbols used on the survey.

**Comment Ref #22:**

*Boundary Survey - provide an FFE for the one-story garage.*

Response Ref #22:

The FFE for the garage has been verified and updated on the survey and plans.

**Sheet AD101:**

**Comment Ref #23:**

*Drafting comment - Move text away from hatched areas for clarity in reading. Very difficult to read the text on the plans.*

Response Ref #23:

Text has been replaced with keynotes for clarity.

**Comment Ref #24:**

*Show SWPPP BMPs on site. Show location of silt fence (to be all around property).*

Response Ref #24:

Per discussion with planning staff, SWPPP BMPs are not required for this scope nor is a silt fence.

**Comment Ref #25:**

*Show temporary construction entrance and concrete wash out basin.*

Response Ref #25:

Per discussion with planning staff, these elements are not required for this scope of work.

**Comment Ref #26:**

*Provide details of the BMPs to be utilized for the project.*

Response Ref #26:

Per discussion with planning staff, these details are not required for this scope of work.

**Comment Ref #27:**

*There is a call out to remove all posts, power in this area. Clarify the reference to "power." Is a power pole being removed from the site?*



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Response Ref #27:

The previous owner had an above ground pool, which has since been removed, in this area of the property. Power was run from a disconnect switch on the west face of the building to a receptacle mounted on a 4x4 wood post for the pool pump and filter equipment. The intent is to cut the power supply back to the disconnect switch and remove any 4x4 wood posts that were used for the old equipment that no longer remains.

**Sheet AS101:**

**Comment Ref #28:**

*Move text away from hatched areas for clarity in reading.*

Response Ref #28:

Text has been replaced with keynotes for clarity.

**Comment Ref #29:**

*Provide a legend for the various hatched surfaces.*

Response Ref #29:

Please see added legend for hatched surfaces designations.

**Comment Ref #30:**

*Provide the location for the sewer lateral and cleanouts.*

Response Ref #30:

Please see sheet AS101 for sewer lateral and cleanout notations. Per discussion with public works staff, a cleanout will be added at the right-of-way line.

**Comment Ref #31:**

*Provide the layout for the water service to the structure.*

Response Ref #31:

Please see sheet AS101 for water service notation. No alterations to the existing 1” water service are proposed.

**Comment Ref #32:**

*The new parking spaces are running up against trees that are to remain. Is this layout safe for the trees or will it be detrimental? Need a response from a landscape architect to confirm the layout and tree locations.*

Response Ref #32:

Per discussion with planning staff, there were no objections to reducing the depth of the standard parking spaces to 18’-0” to provide additional buffering to existing trees. Please see revised parking space layout. Staff also confirmed that a response from a landscape architect is not required.



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**Comment Ref #33:**

*Proved a dimension for the narrow location of the drive isle off the corner of the building.*

Response Ref #33:

A dimension of 12'-0" has been added to the plan at the requested location.

**Comment Ref #34:**

*The FFPC shall be to the latest edition.*

Response Ref #34:

FFPC 8th edition noted in the Gravel Detail is the latest edition.

**Comment Ref #35:**

*Typically, there is a geogrid/honeycomb type product to be used with the gravel which holds the gravel in place. Please take a second look at the installation of the gravel.*

Response Ref #35:

Per discussion with planning staff, a geogrid/honeycomb type product is not required for this project. Pressure treated wood curbing is called out along edge of all gravel areas not abutting concrete.

**Comment Ref #36:**

*Need a filter fabric layer between the gravel and the stabilized subgrade to keep the gravel from migrating into the soil.*

Response Ref #36:

Per discussion with planning staff, a filter fabric layer is not required for this project.

**Sheet AS102:**

**Comment Ref #37:**

*Provide stormwater calculations to show the runoff from the site and provide a retention basin, or request a waiver from the City.*

Response Ref #37:

Per discussion with planning staff, stormwater calculations are not required for this project. The site is already developed. The reconfigured gravel parking area will not affect runoff from the site.

**Comment Ref #38:**

*The front grading shall mostly direct the runoff to Highland Street and not to adjacent properties.*

Response Ref #38:

Per discussion with planning staff, there were no objections to the existing front grading. No changes to the existing front grading are proposed. While the direction of the existing slope runs in a southerly direction, the grade change is minimal and completely of pervious material.



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**Comment Ref #39:**

*Provide spot elevations along the edge of the driveway and parking areas to depict the runoff directional arrows.*

Response Ref #39:

Per discussion with planning staff, this information is not required for this project. There will be essentially no runoff as the driveway and parking areas, except for the handicapped space, are of pervious material. Some additional spot elevations have been added for field coordination.

**Comment Ref #40:**

*The runoff on the driveway is being directed towards the structure and the provided elevations are higher than the FFE. Drainage shall be directed away from the structure.*

Response Ref #40:

Acknowledged. A pedestrian walkway has been added along the north face of the building. Spot elevations have been revised to indicate slope away from the building.

**Comment Ref #41:**

*The runoff from the rear drive aisle and parking areas can not be directed to the south and onto the adjacent property.*

Response Ref #41:

Per discussion with planning staff, there were no objections to the existing grading. No changes to the existing grading are proposed. While the direction of the existing slope runs in a southerly direction, the grade change is minimal and completely of pervious material.

**Sheet AS103:**

**Comment Ref #42:**

*Provide additional landscaping to meet the City's LDC requirements or ask for a waiver.*

Response Ref #42:

Please see sheet AS103 for revised landscaping design. Refer to response to comment #4 below regarding landscape requirements.

**Items not Provided**

**Comment Ref #43:**

*Geotechnical Report as referenced in General Notes #19. Has a report been prepared?*

Response Ref #43:

Per discussion with planning staff, a geotechnical report is not required for this project. General Notes #19 has been deleted.

**Comment Ref #44:**

*Boundary and Topographic Survey.*



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Response Ref #44:

As referenced in comments 19-22, a Boundary and Topographic Survey is provided on sheet G-100.

**PLANNING AND ZONING COMMENTS**

**Comment Ref #1:**

***Site Data Table.*** *Please provide the following information on the Site Data Table.*

a. *Existing Use.*
b. *Proposed Use.*
c. *Floor Area by use (sf), if more than one use on a singular site.*

Response Ref #1:

Existing and proposed uses have been added to the Site Data table. Floor areas are listed under Dimension Information #3. There are no proposed changes to the existing building areas.

**Comment Ref #2:**

***Pedestrian Walkways.*** *Please review the front entrance walkway. LDC 6.13.3 (8)(b), Pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, between parking areas and the building entrances. Pedestrian ways shall be a minimum of five (5) feet wide. Such walkways shall be consistent with ADA provisions, and such materials may include specialty pavers, concrete, colored concrete, or stamped pattern concrete.*

Response Ref #2:

The door on the west face of the building will not be the main entrance to the building. The new building entrance will be through the double door on the east side of the building. A five (5) feet wide pedestrian way made of concrete is proposed between the ADA parking space and the building entrance. A five (5) feet wide pedestrian way made of stamped concrete or pavers along the north and east sides of the building is proposed linking the surrounding streets, external sidewalks, and the building entrance.

**Comment Ref #3:**

***Commercial Site Design and Architectural Requirements.*** *All commercial sites shall have at least one of the following site design elements. Update the site plan with notation of the selected design element:*

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 façade with a minimum diameter of four inches measured four feet above the ground and a minimum height of 18 feet at planting.*



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Response Ref #3:

Please see sheet AS101 for a walkway of stamped concrete or specialty pavers along the north and east sides of the building per LDC 6.13.8 (option b above).

**Comment Ref #4:**

***Landscaping.*** *Update Landscape Plan to show building perimeter landscaping.*

a. *(Location) Perimeter landscape plantings shall be located adjacent to the primary building façade, including building entrance areas, plazas, and courtyards. These areas shall be landscaped with any combination of trees, palms, shrubs, and ground covers.*
b. *Building perimeters shall include plantings at a ratio of 100 square feet of planters per 1,000 square feet of building ground floor area. Planters shall either be raised or at ground level and be a minimum of ten feet wide. Seating courtyards, eating areas, and plazas may be incorporated within them.*

Response Ref #4:

The total building ground floor area for the main building and garage is 2,182 gross square feet. This would require 218 square feet of building perimeter plantings. The area along the south half of the west façade, adjacent to the entrance, will provide approximately 115 gross square feet of building perimeter planting area for low shrubs and ground cover. The area along the north half of the west façade, adjacent to the pedestrian walkway, will provide approximately 134 gross square feet of planting area for low shrubs and ground cover. Together, these areas will provide 249 gross square feet of building perimeter planting area, which is more than the 218 square feet required. Also, planter boxes will be added along the front (west) façade to enhance the street facing appearance of the building.

**UTILITIES COMMENTS**

**Comment #1:**

*Indicate site potable water usage and sanitary usage.*

Response #1:

The site potable water usage and sanitary usage are for a commercial office.

**Comment #2:**

*Sanitary Lateral for property is not shown on the plans as well as any possible conflicts. Indicate size and location.*

Response #2:

Please see updated survey for municipal sanitary line. Please see sheet AS101 for sanitary lateral point of connection and size.

**Comment #3:**

*Water service for the property is not shown only the location of the meter. Indicate size of the service, meter, backflow preventer, routing, and connection to the main.*

Response #3:

Please see updated survey for municipal water line. Please see sheet AS101 for water service size, meter, routing, and connection to the main. A backflow preventer is not required or proposed for this project.

**Comment #4:**

*Water meter is shown close to the driveway apron. Provide more detailed information to demonstrate whether the meter will require relocation.*

Response #4:

The water meter is existing and intended to remain as located. The new concrete apron will be installed in the same location as the existing apron. Please see added note on sheet AS101 to "provide protective bollards" to keep the water meter from being damaged by vehicular traffic.

**Comment #5:**

*Is the site to be irrigated?*

Response #5:

No.

**Comment #6:**

*There is a 6" water main that runs parallel to N. Highland Street. Provide clearances for the new driveway application with more traffic on the commercial side. The main must be protected with sufficient clearance for the new driveway.*

Response #6:

Please see sheet AS101 for clearance note. The contractor will verify the depth of the 6" water main prior to installing the new concrete apron. If necessary, the water main will be dropped to provide the requisite clearance.

***END COMMENT RESPONSE***

Should you have any questions or concerns regarding the provided comment responses, please do not hesitate to contact me.

Thank you,

Sent from: Andrew MacPhee, AIA
[407.491.4134] m
andy@makedesignstudios.com

CITY OF MOUNT DORA

SP25-02MINOR

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

# MINOR SITE PLAN APPLICATION

Date: 03/28/2025 Project Name: WORTH'S PROPERTY LLC - MINOR SITE PLAN

1. Site Address: 620 N HIGHLAND STREET, MOUNT DORA, FL 32757

2. Applicant's Name: LESLIE WORTH

   Company's Name: WORTH'S PROPERTY LLC

   Address: PO BOX 1659

   City, State & Zip: EUSTIS, FL 32727

   Phone: 352-217-4316 E-mail: LESLIE@WORTHWHILETHERAPY.COM

3. Property Owner's Name(s): LESLIE WORTH

   Company's Name: WORTH'S PROPERTY LLC

   Address: PO BOX 1659

   City, State & Zip: EUSTIS, FL 32727

   Phone: 352-217-4316 E-mail: LESLIE@WORTHWHILETHERAPY.COM

4. Engineer's Name: N/A

   Company's Name: _____

   Address: _____

   City, State & Zip: _____

   Phone: _____ E-mail: _____

5. Landscape Architect's Name: N/A

   Company's Name: _____

   Address: _____

   City, State & Zip: _____

   Phone: _____ E-mail: _____

6. Architect's Name: ANDREW MACPHEE
Company's Name: MAKE DESIGN STUDIOS
Address: 135 W CENTRAL BLVD, SUITE 820
City, State & Zip: ORLANDO, FL 32801
Phone: 407-491-4134 E-mail: ANDY@MAKEDESIGNSTUDIOS.COM

7. Briefly describe the property project and proposed use(s): EXISTING RES USE TO BE CONVERTED TO COMMERCIAL OFFICE

8. Property is located on the following adjacent streets: N HIGHLAND STREET JUST NORTH OF HIGHLAND COURT

9. Zoning District: C-2A Future Land Use Category: COMMERCIAL

10. Building Size Existing (SF): 1,670 GSF Proposed (SF: 1,670 GSF
Total (SF): 2,182 GSF (INCLUDING ACCESSORY GARAGE)

11. Proposed Number of Seats: N/A

12. Size of property in Acres: 0.25 Square Feet: 10,987

13. Number of structures to be built on the site: 2 EXISTING TO REMAIN

14. Height of structures(s): 14'-1" Building Stories: 1

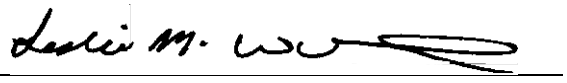
15. Total square footage of impervious surface: 3,656

16. The percentage of lot coverage: 33.28% (NET DECREASE FROM EXISTING)

17. Are vested rights being requested as part of this application? Yes _____ No X
*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.

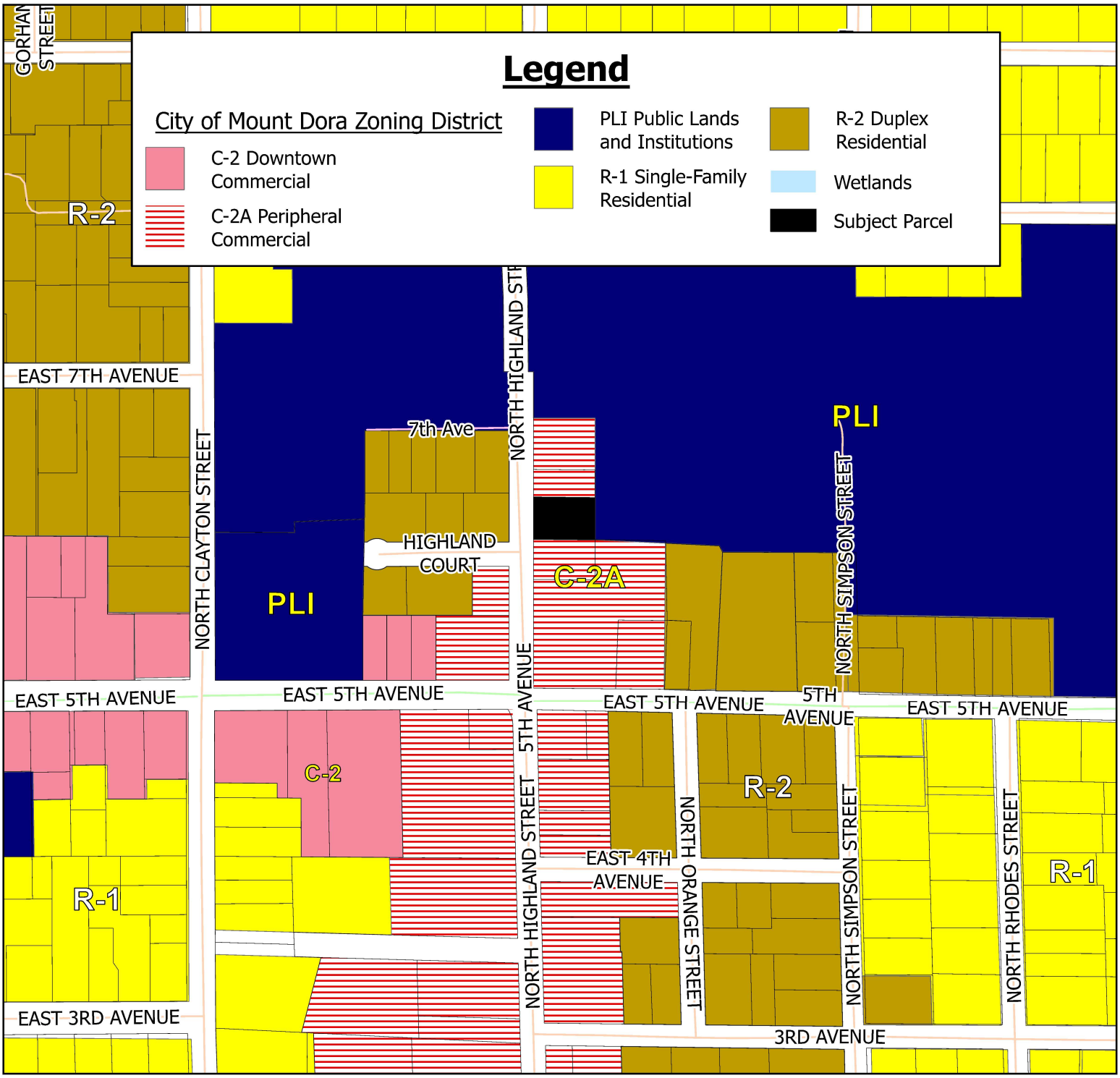


3/28/2025

**Owner/Applicant Signature** **Date**

# Zoning Map

## 620 N Highland Street
## Worth LLC




0 0.04 0.07 0.15 Miles

Date Printed: 5/23/2025 3:13 PM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

INSTRUMENT#: 2025035937 OR BK 6497 PG 1200 PAGES: 2 3/25/2025 2:53:26 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$2799.30

**Prepared by and Return To:**
Gigi Gingras
Metes & Bounds, a division of LandCastle Title Group, LLC
851 North Donnelly St, Suite 12
Mount Dora, FL 32757

**Order No.:** MD232501008

APN/Parcel ID(s): 2919270200-000-01900

# WARRANTY DEED

THIS WARRANTY DEED dated March 18, 2025, by Erik A. Maestre, a married man, hereinafter called the grantor, to Worth's Property LLC, a Florida Limited Liability Company, whose post office address is 20652 COUNTY ROAD 44A, Eustis, FL 32736, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Lake, State of Florida, to wit:

Mount Dora, Belmont Subdivision, begin on West line of Lot 20 at a point 81.9 feet North of Southwest corner of Lot 21, run North to Northwest corner of Lot 19, Easterly to Northeast corner of Lot 19, South along East line of Lots 19 and 20 to a point 76.6 feet North of Southeast corner of Lot 21, Westerly to Point of Beginning, as per Plat as recorded in Plat Book 4, page 60, all lying and being in Lake County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

This Deed is executed by Ashley Maestre solely to accomplish spousal joinder pursuant to the Homestead Provisions of the Florida Constitution. Notwithstanding anything contained in this Deed to the contrary, Ashley Maestre expressly disclaims liability for any and all warranties, representations, covenants and/or other provisions of a similar nature contained herein. By acceptance of this Deed, the Purchaser herein, specifically agrees to the conditions placed upon the execution of this Deed by Ashley Maestre.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2024.

# WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Michell Middleton
Print Name

Address: 3248 Spices Ave
Grand Isl. FL 32735

Witness Signature

Gizzie Gingras
Print Name

Address: 851 N. Donnelly St.
Mount Dora, FL 32757

Erik A. Maestre

Ashley Maestre

Address: 383 Mitnik Drive
Deltona , FL 32738

State of Florida

County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18 day of ~~February~~ March, 2025,

by Erik A. Maestre and Ashley Maestre, to me known to be the person(s) described in

or who has/have produced DL as identification.

[Notary Seal]

Notary Public State of Florida
Gizzie Joan Gingras
My Commission
HH 234368
Exp. 2/28/2026

Name:

Commission:

# PROPERTY RECORD CARD

## General Information

| | | | |
|---|---|---|---|
| **Name:** | MAESTRE ERIK A | **Alternate Key:** | 1469902 |
| **Mailing Address:** | 620 N HIGHLAND ST<br>MOUNT DORA, FL 32757<br>*Update Mailing Address* | **Parcel Number:** | 29-19-27-0200-000-01900 |
| | | **Millage Group and City:** | 0MD1 Mount Dora |
| | | **2024 Total Certified Millage Rate:** | 18.8964 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 620 HIGHLAND ST N<br>MOUNT DORA FL, 32757 | **Property Name:** | --<br>*Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map*<br>*School Boundary Maps* |
| **Property Description:** | MOUNT DORA, BELMONT SUB BEG ON W LINE OF LOT 20 AT A PT 81.9 FT N OF SW COR OF LOT 21, RUN N TO NW COR OF LOT 19, E'LY TO NE COR OF LOT 19, S ALONG E LINE OF LOTS 19 & 20 TO A PT 76.6 FT N OF SE COR OF LOT 21, W'LY TO POB, BEING A PART OF LOT 20 & ALL OF LOT 19 PB 4 PG 60 ORB 5626 PG 2195 | | |

**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 | SINGLE FAMILY (0100) | 90 | 126 | | 11340.000 | FD | $122,228.00 | $122,228.00 |

**Click here for Zoning Info Map** **FEMA Flood**

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $160,100.00 |

**Summary**

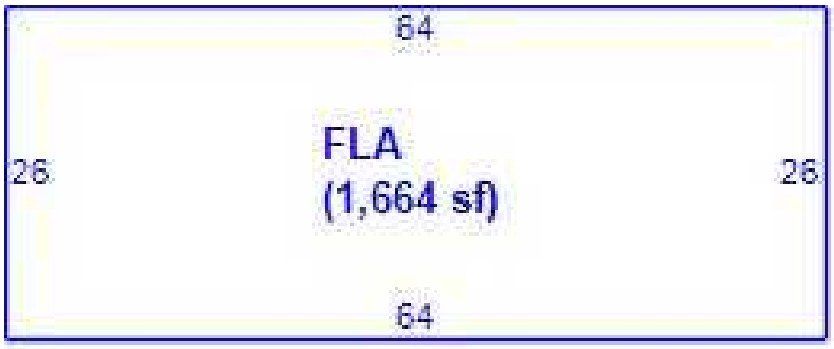
| | | | |
|---|---|---|---|
| Year Built: 1946 | Total Living Area: 1664 | Central A/C: Yes | Fireplaces: 1 |
| Bedrooms: 2 | Full Bathrooms: 2 | Half Bathrooms: 0 | |

***Incorrect Bedroom, Bath, or other information?***

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| FINISHED LIVING AREA (FLA) | BRICK/BLOCK STUCCO OR SIDING (03) | 1.00 | 1664 |

View Larger / Print / Save




## Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|---|---|---|---|---|---|
| 1 | DETACHED GARAGE (DGF1) | 344 | SF | 1972 | $3,096.00 |
| 2 | DETACHED GARAGE (DGF1) | 160 | SF | 1945 | $1,440.00 |

## Sales History

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

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|---|---|---|---|---|---|
| 5626 / 2195 | 01/14/2021 | Warranty Deed | Qualified | Improved | $270,000.00 |
| 5486 / 1412 | 06/12/2020 | Warranty Deed | Qualified | Improved | $140,000.00 |
| 5486 / 1407 | 06/07/2020 | Warranty Deed | Unqualified | Improved | $120,000.00 |
| 5374 / 616 | 11/13/2019 | Quit Claim Deed | Unqualified | Improved | $100.00 |
| 4340 / 368 | 06/06/2013 | Warranty Deed | Unqualified | Improved | $100.00 |
| 652 / 906 | 01/01/1978 | Misc Deed/Document | Qualified | Improved | $27,000.00 |

*Click here to search for mortgages, liens, and other legal documents.*

## Values and Estimated Ad Valorem Taxes

**Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is**

**not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.**

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|---|---|---|---|---|---|
| LAKE COUNTY BCC GENERAL FUND | $286,864 | $257,620 | $206,898 | 5.0364 | $1,042.02 |
| SCHOOL BOARD STATE | $286,864 | $257,620 | $232,620 | 3.1240 | $726.70 |
| SCHOOL BOARD LOCAL | $286,864 | $257,620 | $232,620 | 2.9980 | $697.39 |
| LAKE COUNTY WATER AUTHORITY | $286,864 | $257,620 | $206,898 | 0.2940 | $60.83 |
| NORTH LAKE HOSPITAL DIST | $286,864 | $257,620 | $206,898 | 0.4100 | $84.83 |
| ST JOHNS RIVER FL WATER MGMT DIST | $286,864 | $257,620 | $206,898 | 0.1793 | $37.10 |
| CITY OF MOUNT DORA | $286,864 | $257,620 | $206,898 | 6.3000 | $1,303.46 |
| LAKE COUNTY MSTU AMBULANCE | $286,864 | $257,620 | $206,898 | 0.4629 | $95.77 |
| LAKE COUNTY VOTED DEBT SERVICE | $286,864 | $257,620 | $206,898 | 0.0918 | $18.99 |
| | | | | **Total:** 18.8964 | **Total:** $4,067.09 |

## Exemptions Information

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

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

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

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**Site Notice**

make_

**Request for Exemption from Doing a Tier 1 Traffic Impact Analysis**
**620 North Highland Street, Mount Dora, FL 32757**

City of Mount Dora
Planning & Development
510 North Baker Street
Mount Dora, FL 32757

**Date:** 03.28.2025

**To Whom it May Concern,**

The purpose of this evaluation is to provide a traffic analysis for the existing property at 620 North Highland Street. The existing use is residential. The property has recently been sold, and the new owner will be changing the use to commercial (general business). The existing facility will have 1,670 GSF of office space with five units.

## TRIP GENERATION RATES

The number of vehicle trips that will originate from, or are destined to, a development is dependent upon the type and amount of land uses contained within that development. Trip rates used in this analysis are from the ITE publication, *Trip Generation, 9th Edition*. Table 1 below summarizes the land use types, land use codes and trip rates for the development.

Table 1 - ITE Trip Rates

| LAND USE | LUC | UNIT RATE | PM PEAK HOUR | | |
|---|---|---|---|---|---|
| | | | EQUATION | % IN | % OUT |
| Single Family Homes | 210 | Trips/Dwelling Unit | Average Rate = 1.00 | 63% | 37% |
| General Office | 710 | Trips/1,000 GSF | Average Rate = 1.49 | 17% | 83% |

## TRIP GENERATION - EXISTING

The existing condition of the site is a residential single family home. Table 2 summarizes the trip generation for the existing site.

Table 2 - Trip Generation Volumes (Existing)

| | | PM PEAK HOUR | | |
|---|---|---|---|---|
| LAND USE | AMOUNT | VOL | IN | OUT |
| Single Family Homes | 1 Dwelling Unit | 1 | 1 | 0 |
| **TOTAL** | | **1** | **1** | **0** |

## TRIP GENERATION - PROPOSED

Table 3 summarizes the trip generation for the proposed change of use.

Table 3 - Trip Generation Volumes (Proposed)

| | | PM PEAK HOUR | | |
|---|---|---|---|---|
| **LAND USE** | **AMOUNT** | **VOL** | **IN** | **OUT** |
| General Office | 1,670 GSF | 3 | 1 | 2 |
| | **TOTAL** | **3** | **1** | **2** |

In order to determine the net effect of the site on the road system, the trip generation volumes need to be adjusted to consider the effects of internal capture and pass-by trips. Internal capture is the portion of the total number of trips that are contained within the site. Pass-by trips are the portion of the total number of trips that are intermediate stops on the way from an origin to a destination, neither of which are the project. The number of internal capture and pass-by trips are subtracted from the trip generation volumes to determine the adjusted volume of project traffic that impacts the road system. For this evaluation the percentage of internal capture is zero. The percentage of pass-by trips is taken from the adopted Lake County Impact Fee Schedule. Table 4 summarizes the adjusted trip generation for the project.

Table 4 - Adjusted Trip Generation Volumes (Proposed)

| **LAND USE** | **TRIP GEN VOLUME** | **% PASSBY** | **PASSBY VOLUME** | **ADJ PM PK VOL** | **VOL IN** | **VOL OUT** |
|---|---|---|---|---|---|---|
| General Office | 3 | 8% | 0 | 3 | 1 | 2 |
| **TOTAL** | **3** | **---** | **0** | **3** | **1** | **2** |

**NET NEW TRIPS**

Net new trips are determined by calculating the difference in the adjusted trip volumes between the existing and the proposed uses. Table 5 summarizes the estimated trip generation net increase (or decrease) due to the proposed change of use.

Table 5 - Net New Trips

| | PM PEAK HOUR | | |
|---|---|---|---|
| **CONDITION** | **VOL** | **IN** | **OUT** |
| Existing | 1 | 1 | 0 |
| Proposed | 3 | 1 | 2 |
| **Net New Trips** | **2** | **0** | **2** |

**Request for Exemption from Doing a Tier 1 Traffic Impact Analysis**

The proposed project will result in no new inbound trip and 2 new outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore, we request an exemption from doing a Tier 1 Traffic Impact Analysis.

**Andrew MacPhee, AIA, NCARB**
Director of Operations
m 407.491.4134
e andy@makedesignstudios.com

Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

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

# Memo

| | |
|---|---|
| **Date:** | April 17, 2025 |
| **To:** | Whitney Scott |
| **Organization:** | City of Mount Dora |
| **From:** | Sandra Gorman, PE |
| **Re:** | Request for Exemption<br>620 North Highland Street |

---

As requested, CPH has reviewed the request for exemption from a Tier 1 Traffic Impact Analysis and offer the following response:

1. The letter does not specifically state if the project will include reconstruction of the existing building or simply a re-use of the existing building.

2. The request is missing a site location/site plan and description of the area of influence as noted in Section 4 of the Mount Dora TIS Guidelines. If the project includes a reconstruction of the building, please provide a site plan. If no reconstruction is proposed, no additional information is required.

3. The request for exemption is approved as the change in use is not anticipated to significantly impact existing traffic conditions in the area.

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

# GENERAL NOTES

1. THE DRAWINGS AND SPECIFICATIONS, AND ALL COPIES, THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY. OTHER USE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED.

2. THE ATTACHED DRAWING PACKAGE, INCLUDING SPECIFICATIONS, DETAILS, AND SCHEDULES, HAS BEEN TRANSMITTED AS A SINGLE DOCUMENT CONSISTING OF MULTIPLE, INTERRELATED COMPONENTS AND, IN SOME CASE, DISCIPLINES. ANY SEPARATION AND/OR BREAKING APART OF ANY INDIVIDUAL COMPONENTS AND/OR DISCIPLINES OF THIS SINGLE DOCUMENT BY THE OWNER, GENERAL CONTRACTOR, AND/OR SUBCONTRACTOR FOR THE PURPOSES SUCH AS, BUT NOT LIMITED TO BIDDING, ESTIMATING, PERMITTING, ETC. IN NO WAY RELIEVES THE RECIPIENT OF THE ORIGINAL SINGLE DOCUMENT FROM BEING RESPONSIBLE FOR ALL INFORMATION CONTAINED WITHIN THE ORIGINAL SINGLE DOCUMENT IN SUCH ACTIVITIES. RECEIPT OF THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE TERMS AND CONDITION BY THE RECIPIENT.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ISSUING COMPLETE SETS OF THE CONTRACT DOCUMENTS AND DESCRIPTION OF THE SCOPE OF WORK TO EACH OF THE SUBCONTRACTORS, PERSONS, OR ENTITIES FOR BIDDING, COORDINATION AND EXECUTION OF THEIR WORK.

4. ALL REFERENCES TO THE TERM 'CONTRACTOR' INCLUDE THE GENERAL CONTRACTOR AND SUBCONTRACTORS.

1 5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND APPROVALS BY LOCAL, STATE, AND FEDERAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
   - MINOR SITE PLAN PERMIT
   - COUNTY RIGHT-OF-WAY UTILIZATION PERMIT
   - SITE DEVELOPMENT PERMIT
   - CHANGE OF USE PERMIT
   - BUILDING PERMIT

   PROVIDE COPIES OF ALL TRANSACTIONS TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK.

6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER ALL CONSTRUCTION MEANS, METHODS, PROCEDURES AND COORDINATION OF ALL PORTIONS OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS.

7. CONTRACTOR SHALL FULLY FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF THE CONTRACT, LOCAL CONDITIONS RELATING TO LOCATION, ACCESSIBILITY, AND GENERAL CHARACTER OF THE CONSTRUCTION SITE AND LOCAL LABOR CONDITIONS SO THAT THEY UNDERSTAND THE NATURE, EXTENT, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THIS WORK.

8. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. ALL TRADES TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, HEALTH, SAFETY CODES, ORDINANCES, REQUIREMENTS, ETC. AND PROVIDE ACCEPTABLE MATERIALS AND WORKMANSHIP TO CURRENT INDUSTRY STANDARDS.

9. THESE DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED TO THE ARCHITECT BY OTHERS. THEREFORE THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR CONFLICTS, DEFICIENCIES OR INACCURACIES ARISING FROM DISCOVERY OF CONCEALED, UNKNOWN OR DIFFERING CONDITIONS AS A RESULT OF THIS CIRCUMSTANCE. CONTRACTOR SHOULD FULLY ACQUAINT HIMSELF WITH THE SITE AND FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PERFORMING ANY WORK.

10. CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCIES OR DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, CONSULTING PROFESSIONALS' DRAWINGS, SPECIFICATIONS OR EXISTING CONDITIONS THEY MAY DISCOVER PRIOR TO PURCHASING, INSTALLATION AND/OR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS AT NO ADDITIONAL COST TO THE ARCHITECT OR OWNER ONCE WORK HAS COMMENCED. THE MEANS OF CORRECTING THESE ISSUES SHALL BE APPROVED BY THE OWNER.

11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

12. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, SHALL BE DIRECTED TO THE ARCHITECT.

13. DO NOT SCALE DRAWINGS. IF A DIMENSION IS UNCLEAR OR NOT MARKED ON DRAWINGS, CONTACT THE ARCHITECT.

1 14. NOT USED.

15. NEITHER THE ARCHITECT OR ANY OF THEIR CONSULTANTS HAVE EVALUATED THE SITE FOR EXISTING SOIL CONTAMINATION, HAZARDOUS MATERIAL OR TOXIC WASTE. THEREFORE THE ARCHITECT OR THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR EXISTING CONTAMINATED, HAZARDOUS OR TOXIC CONDITIONS DISCOVERED AT THE SITE.

1 16. NOT USED.

17. NOT USED.

18. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND SERVICES, WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE THROUGHOUT THE COURSE OF THIS WORK. CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES, SERVICES, OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THIS WORK. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.

19. NOT USED.

20. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB, UNO. FINISHED FLOOR ELEV. = 0' - 0" UNO.

1 21. NOT USED.

22. 'TYPICAL' (TYP) MEANS FOR ALL SIMILAR CONDITIONS, UNO.

1 23. NOT USED.

24. NOT USED.

25. NOT USED.

26. NOT USED.

27. NOT USED.

28. NOT USED.

29. NOT USED.

30. NOT USED.

# WORTH'S PROPERTY

620 N HIGHLAND ST
MOUNT DORA, FL 32757

PARCEL: 291927020000001900
ALTKEY: 1469902 1

# SHEET INDEX

| NO | SHEET NAME | ISSUED | P | 1 | 2 | 3 |
|---|---|---|---|---|---|---|
| GENERAL | | | | | | |
| G-001 | COVER SHEET | 03/28/25 | O | O | | |
| G-100 | NOTES, SITE DATA & EXISTING SURVEY | 03/28/25 | O | O | | |
| ARCHITECTURAL DEMOLITION | | | | | | |
| AD101 | DEMO SITE PLAN | 03/28/25 | O | O | | |
| ARCHITECTURAL | | | | | | |
| AS101 | GEOMETRY PLAN, SIGNAGE & STRIPING | 03/28/25 | O | O | | |
| AS102 | GRADING & DRAINAGE PLAN | 03/28/25 | O | O | | |
| AS103 | LANDSCAPE PLAN | 03/28/25 | O | O | | |

# PROJECT DATA

PROJECT DESCRIPTION:
THIS WORK IS FOR A MINOR SITE ALTERATION OF AN EXISTING PROPERTY OF APPROXIMATELY 10,987 GSF. THE USE OF THE EXISTING BUILDING WILL BE CHANGED FROM RESIDENTIAL TO COMMERCIAL.

THE PROPOSED SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, REPLACING THE EXISTING ASPHALT DRIVEWAY APRON WITH CONCRETE PER PUBLIC WORKS STANDARDS, RESURFACE THE ASPHALT DRIVEWAY ON THE NORTH SIDE OF THE PROPERTY, EXPAND THE GRAVEL DRIVEWAY TO ACCOMMODATE THE REQUISITE PARKING FOR THE COMMERCIAL USE, AND ADD A CONCRETE PAD FOR AN ACCESSIBLE PARKING SPACE.

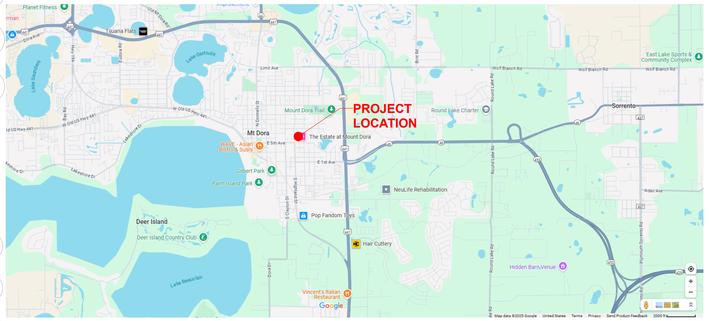
NOTE - EXTERIOR LIGHTING IS NOT INCLUDED IN THIS SUBMITTAL.

# LEGAL DESCRIPTION

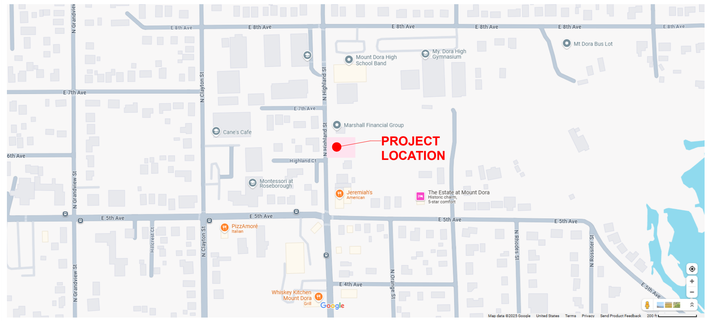
MOUNT DORA, BELMONT SUBDIVISION, BEGIN ON WEST LINE OF LOT 20 AT A POINT 81.9 FEET NORTH OF SOUTHWEST CORNER OF LOT 21, RUN NORTH TO NORTHWEST CORNER OF LOT 19, EASTERLY TO NORTHEAST CORNER OF LOT 19, SOUTH ALONG EAST HUE OF LOTS 19 AND 20 TO A POINT 76.6 FEET NORTH OF SOUTHEAST CORNER OF LOT 21, WESTERLY TO POINT OF BEGINNING, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA.

# BENCH MARK

ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS LAKE COUNTY BENCHMARK #1024, HAVING AN ELEVATION OF 159.546 FEET.




1 VICINITY MAP
NOT TO SCALE
TRUE N




2 SITE KEY MAP
NOT TO SCALE
TRUE N

# PROJECT CONTACTS

OWNER/CLIENT
WORTH'S PROPERTY LLC
PO BOX 1659
EUSTIS, FL 32727

CONTACT: LESLIE WORTH
EMAIL: LESLIE@WORTHWHILETHERAPY.COM
PHONE: 352-217-4316

ARCHITECT
MAKE DESIGN STUDIOS
135 W CENTRAL BLVD #820
ORLANDO, FL 32801

CONTACT: MATT KELLY
EMAIL: MATT@MAKEDESIGNSTUDIOS.COM
PHONE: 386-546-5091

GENERAL CONTRACTOR
PATRICK E CONNOLLY BUILDER LLC
2901 FOREST RD
EUSTIS, FL 32726

CONTACT: PAT CONNOLLY
EMAIL: CONNOLLYBUILDERS@COMCAST.NET
PHONE: 352-552-0309

STRUCTURAL ENGINEER
N/A

MECHANICAL ENGINEER
N/A

ELECTRICAL ENGINEER
N/A

CIVIL ENGINEER
N/A

LANDSCAPE ARCHITECT
N/A

INTERIOR DESIGNER
N/A

# ANNOTATIONS LEGEND

1 2 EXISTING GRID LINE
B GRID TAG
A NEW GRID LINE
WOMEN'S ROOM 106 64 SF ROOM IDENTIFICATION
1 REVISION MARK
LEVEL 0'-0" ELEVATION LEVEL
T/O SLAB 2' - 6" ELEVATION MARK

PT-01 FINISH TAG
E-28 EQUIPMENT TAG
DR-32 DOOR TAG
# WINDOW TAG
8 KEYNOTE
F-28 FURNITURE TAG
P-4 FIXTURE TAG
A-2 ACCESSORY TAG
C6 WALL TYPE
2A6 WALL TYPE

S SMOKE BARRIER
1 HR RATED WALL
2 HR RATED WALL
3 HR RATED WALL
4 HR RATED WALL
F FIRE BARRIER
1 HR SMOKE PARTITION
2 HR SMOKE PARTITION
3 HR SMOKE PARTITION
4 HR SMOKE PARTITION

PROJ N TRUE N NORTH ARROW
MATCH LINE 1 / A101 MATCHLINE
2 A-201 SHEET NUMBER DRAWING NUMBER EXT'R ELEVATION
1 4 A-251 2 3 SHEET NUMBER DRAWING NUMBER INT'R ELEVATION

2 A-302 SHEET NUMBER DRAWING NUMBER BUILDING SECTION
1 A-351 SHEET NUMBER DRAWING NUMBER WALL SECTION
3 A-531 SHEET NUMBER DRAWING NUMBER SECTION DETAIL
8 A-531 SHEET NUMBER DRAWING NUMBER DETAIL TAG

make

WORTH'S PROPERTY
620 N HIGHLAND ST
MOUNT DORA, FL 32757

Project No. MP086

STATE OF FLORIDA
ANDREW CHARLES MACPHEE
AR89234
REGISTERED ARCHITECT

Revisions

| | | |
|---|---|---|
| 1 | DRC COMMENT RESPONSE | 05/07/25 |

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Scale NOT TO SCALE

COVER SHEET

Sheet No.

G-001

# SITE WORK NOTES

**GENERAL NOTES:**

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.
2. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY MAKE DESIGN STUDIOS (ARCHITECT) AND THE OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
   - MINOR SITE PLAN PERMIT
   - COUNTY RIGHT-OF-WAY UTILIZATION PERMIT
   - SITE DEVELOPMENT PERMIT
   - CHANGE OF USE PERMIT
   - BUILDING PERMIT
4. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS / CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
5. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
6. CONTRACTOR SHALL FURNISH ARCHITECT AND OWNER WITH ACCURATE RECORD DRAWINGS SURVEY SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
7. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
8. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ARCHITECT AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY ARCHITECT AND OWNER.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT.
10. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ARCHITECT AND OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ARCHITECT AND OWNER.
11. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, ARCHITECT AND REGULATORY AGENCIES.
12. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
13. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
14. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
15. CONTRACTOR TO SUBMIT COPIES OF ANY TESTING REPORTS TO THE OWNER, ARCHITECT, AND AHJ FOR ACCEPTANCE AND CERTIFICATIONS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED IT SHALL BE PREPARED BY A FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ARCHITECT AND CITY OR COUNTY.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. ARCHITECT ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
18. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
19. TREE PROTECTION SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI A300, ALL 10 PARTS, AND THE ACCOMPANYING BEST MANAGEMENT PRACTICES (BMPS) FOR EACH 10 STANDARDS
20. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.
21. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
22. ALL SIGNAGE MUST COMPLY WITH JURISDICTION REQUIREMENTS.

**SAFETY:**

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
3. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL; ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
4. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE US DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
5. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS, THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ARCHITECT WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

**DEMOLITION:**

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
9. CONTRACTOR SHALL INSTALL SILT FENCE AND ANY OTHER EROSION PROTECTION MEASURES AND HAVE THEM INSPECTED BY THE CITY PRIOR TO ANY SITE DEMO OR SITE WORK TAKING PLACE.

**PAVING, GRADING & DRAINAGE NOTES:**

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INSOFAR AS THEY APPLY TO THE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY, SUBJECT TO DETERMINATION OF THE ARCHITECT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTIANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR TO COORDINATE DIRECTLY WITH FDEP. CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT BEFORE INITIATING CONSTRUCTION AND PERFORM ANY REQUIRED INSPECTIONS DURING CONSTRUCTION. CONTRACTOR TO ADHERE TO STATE NPDES REGULATIONS AND IS ADVISED TO OBTAIN WRITTEN EXEMPTION FROM FDEP AND TO FURNISH THAT EXEMPTION TO ALL PARTIES.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ARCHITECTS'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
6. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. NO GEOTECHNICAL REPORTS ARE REQUIRED FOR THIS SCOPE OF WORK.
7. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
8. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
9. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ARCHITECT IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
12. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND COUNTY PUBLIC WORKS FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ACCESSIBILITY STANDARDS.
13. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
14. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED.
15. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
17. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE FY 2023-24 FDOT "STANDARD PLANS FOR ROAD CONSTRUCTION" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURB AND GUTTERS CALLED FOR ON THESE PLANS.
18. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE ARCHITECT FOR APPROVAL.
19. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED).
20. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH 2023-24 FDOT DESIGN STANDARDS.
21. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
22. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
23. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
24. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL STATE AND JURISDICTIONAL PERMITTING AGENCIES.
25. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

# SITE DATA

**SITE INFORMATION**

1. PROJECT: WORTH'S PROPERTY LLC - MINOR SITE PLAN
2. ADDRESS: 620 N HIGHLAND ST, MOUNT DORA, FL 32757
3. ZONING DISTRICT: C-2A
4. FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
5. EXISTING USE:
   A. PRIMARY - RESIDENTIAL
   B. GARAGE - VEHICULAR STORAGE
6. PROPOSED USE:
   A. PRIMARY - COMMERCIAL OFFICE
   B. GARAGE - VEHICULAR STORAGE

**DIMENSION INFORMATION**

1. PARCEL SIZE: 0.25 AC
2. EXISTING BUILDING HEIGHT:
   A. PRIMARY = 14'-1" (NO PROPOSED CHANGE)
   B. GARAGE = 13'-2" (NO PROPOSED CHANGE)
3. EXISTING BUILDING AREA:
   A. PRIMARY = 1,670 GSF (NO PROPOSED CHANGE)
   B. GARAGE = 512 GSF (NO PROPOSED CHANGE)
4. FAR = 0.199 < 0.50 ALLOWED
5. BUILDING SETBACKS (FT.):
   A. FRONT YARD: ALONG HIGHLAND STREET FIVE FEET MAXIMUM SETBACK. FRONT SETBACKS SHALL BE USED AS PEDESTRIAN ACCESS OR AS SEATING AREAS WITH LANDSCAPING USED AS ACCENTS RATHER THAN AS BUFFERS.
   B. SIDE YARD SETBACKS SHALL BE DETERMINED BY AVERAGING THE SIDE YARD SETBACKS ON ALL STRUCTURES WITHIN 100 FEET OF THE PROPOSED SITE ALONG THE SAME RIGHT-OF-WAY.
   C. REAR YARDS: TEN FEET MINIMUM SETBACK.
6. LANDSCAPING/BUFFERS: BUILDINGS SHALL BE BUFFERED FROM PROPERTY LINES CONSISTENT WITH EXISTING, ADJACENT OR NEARBY BUILDINGS AS TO PROVIDE UNIFORM LANDSCAPING AND BUFFERING.

**FIRE PROTECTION**

HYDRANT LOCATED ON EAST SIDE OF N HIGHLAND ST AT E 7TH AVE APPROXIMATELY 150 FEE TO THE NORTH OF SUBJECT PARCEL.

**DRAINAGE CALCULATIONS**

EXISTING IMPERVIOUS AREA = 3,826 SF
PROPOSED IMPERVIOUS AREA = 3,656 SF PROPOSED ISR = 0.33

**PARKING REQUIREMENTS**

GENERAL BUSINESS = 1 SPACE PER 250 GSF = 1,670 GSF / 250 GSF = 7 SPACES

PROPOSED = 1 HANDICAP, 1 COMPACT, 7 REGULAR = 9 SPACES

**TRIP & TRAFFIC GENERATION**

SEE SUPPLIMENTAL LETTER REQUESTING EXEMPTION FROM PROVIDING A TRAFFIC IMPACT ANALYSIS. PEAK TRIPS LESS THAN 25 TRIPS PER DAY.

**UTILITY DEMAND CALCULATIONS**

OFFICE = 0.334

WATER CAPITAL CHARGE CALCULATION (275 GPD PER 1 ERU/ERC)
ERU/ERC NON RESIDENTIAL (OFFICE) = 0.334 PER 1,000 SF
TOTAL = 0.334 X (1,670 SF/1,000 SF)
= 0.56 ERC X 275 GPD = 153.39 GPD

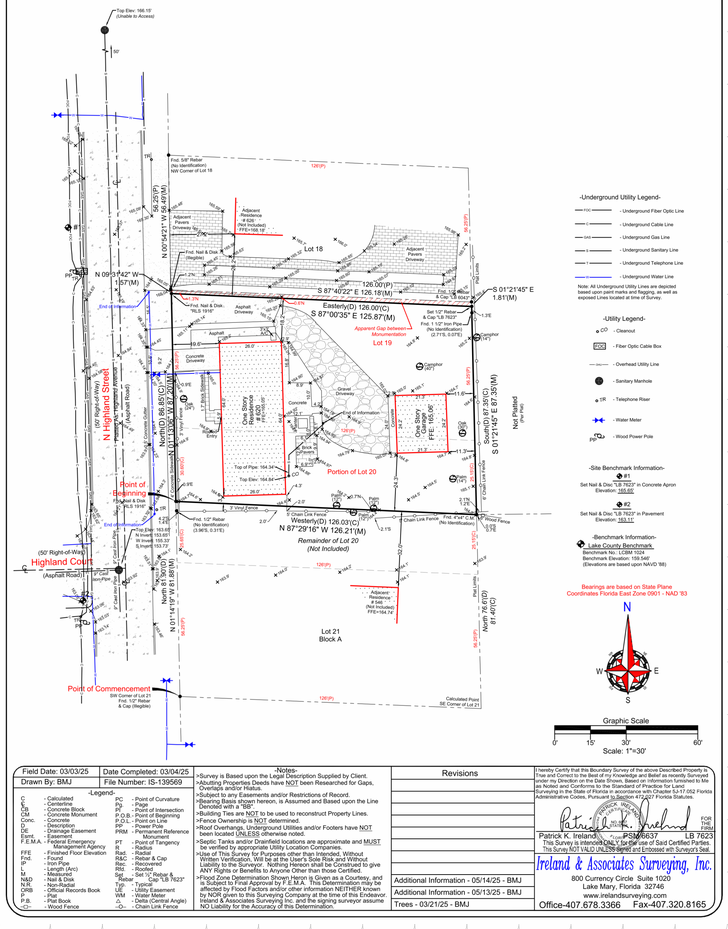
WASTEWATER CAPITAL CHARGE CALCULATION (225 GPD PER 1 ERU/ERC)
ERU/ERC NON RESIDENTIAL (OFFICE) = 0.334 PER 1,000 SF
TOTAL = 0.334 X (1,670 SF/1,000 SF)
= 0.56 ERU/ERC X 225 GPD = 125.50 GPD

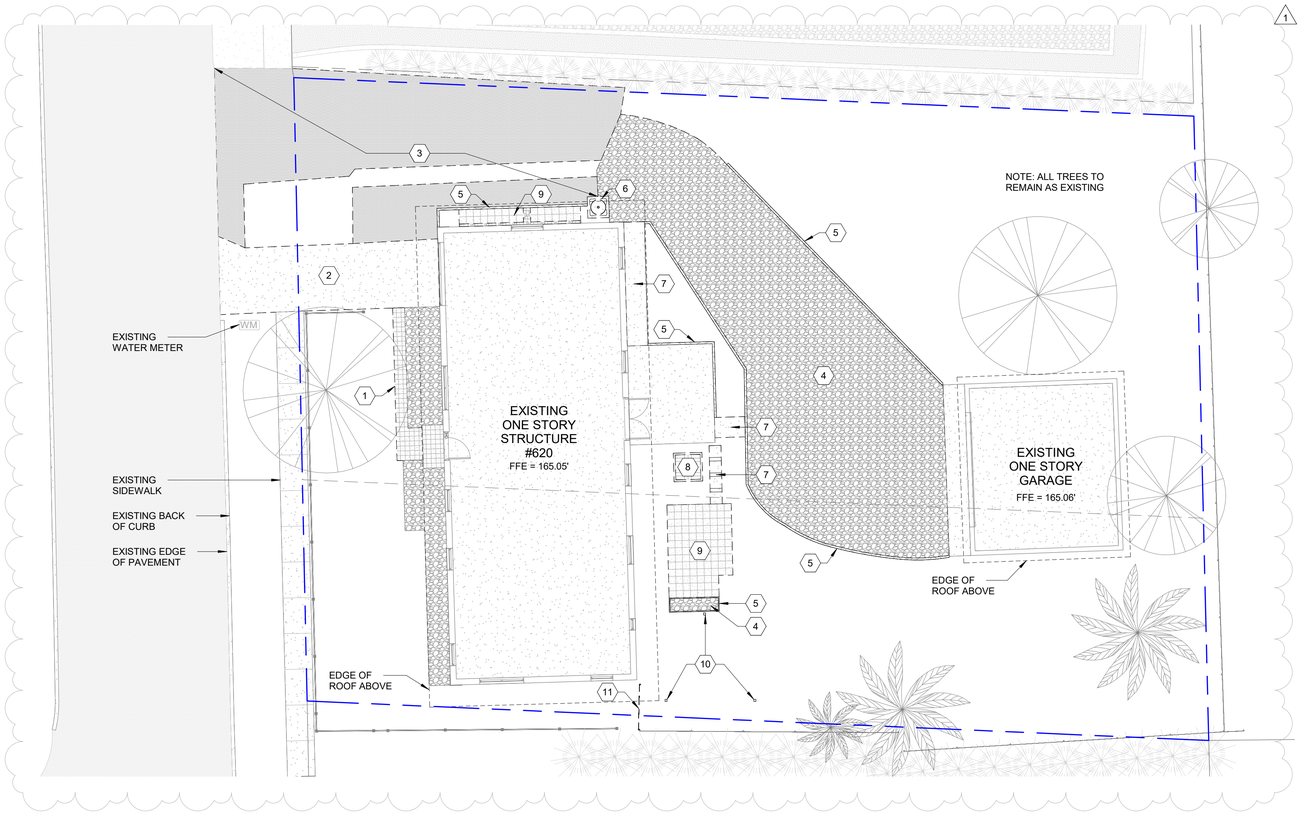
## Boundary Survey

### Legal Description:

Mount Dora, Belmont Subdivision, begin on West line of Lot 20 at a point 81.9 feet North of Southwest corner of Lot 21, run North to Northwest corner of Lot 19, Easterly to Northeast corner of Lot 19, South along East line of Lots 19 and 20 to a point 76.6 feet North of Southeast corner of Lot 21, Westerly to Point of Beginning, as per Plat as recorded in Plat Book 4, page 60, all lying and being in Lake County, Florida.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA, COMMUNITY NUMBER 120137, DATED 12/18/2012.
CERTIFIED TO: WORTH'S PROPERTY LLC; THE FIRST NATIONAL BANK OF MOUNT DORA; CLAYTON H. BLANCHARD, JR., P.A.; FLORIDA FIRST CAPITAL FINANCE CORPORATION; U.S. SMALL BUSINESS ADMINISTRATION; WILLIAM R. HUSEMAN, P.A.; METES AND BOUNDS TITLE; CHICAGO TITLE INSURANCE COMPANY


Top Elev. 166.19' (Outside to Access)
Fnd. 5/8" Rebar (No Identification) NW Corner of Lot 18
Adjacent Residence # 626 (Not Included) FFE=166.16'
Fnd. Nail & Disk (Illegible)
Lot 18
Fnd. Nail & Disk "RLS 1916"
Adjacent Pavers Driveway
Fnd. 1/2" Rebar & Cap "LB 7623"
Set 1/2" Rebar & Cap "LB 7623"
Fnd. 1 1/2" Iron Pipe
Apparent Gap between Monumentation
Lot 19
Camphor (40")
Gravel Driveway
Asphalt Driveway
Concrete Driveway
One Story Block Building FF=165.95'
Portion of Lot 20
Point of Beginning
Fnd. Nail & Disk "RLS 1916"
End of Information
Top of Pipe: 164.34'
Top Elev: 164.84'
3' Vinyl Fence
Chain Link Fence
Fnd. 4"x4" C.M. (No Identification)
Wire Fence
Westerly(D) 126.03'(C)
N 87°29'16" W 126.21'(M)
Remainder of Lot 20 (Not Included)
Lot 21
Block A
Point of Commencement
SW Corner of Lot 21
Fnd. 1/2" Rebar & Cap (Illegible)
Calculated Point SE Corner of Lot 21
(50' Right-of-Way)
Highland Court
(Asphalt Road)
N 01°01'44" W 81.86'(M)
North 81.90'(D)
N 09°31'42" W 157'(M)
N 00°34'21" W 80.49'(M)
North 80.25'(P)
North 76.61'(D)
N 01°21'45" W 81.40'(C)
S 87°40'22" E 126.18'(M)
126.00'(P)
Easterly(D) 126.00'(C)
S 87°00'35" E 125.87'(M)
S 01°21'45" E 1.81'(M)
South(D) 87.35'(C)
S 01°21'45" E 87.35'(M)
Not Platted (Per Plat)
N Highland Street
(50' Right-of-Way)
Asphalt Road
Fnd. Nail & Disk "RLS 1916"
Point of Beginning
End of Information
Top of Pipe: 163.65'
N Invert: 153.65'
W Invert: 153.72'
S Invert: 153.72'
Top of Pipe: 163.68'
Top Elev: 163.68'
Fnd. 1/2" Rebar (No Identification) (3.96'S, 0.57'E)




LEGEND

- PROPERTY LINE
- PLAT LIMIT
- PLAT LINE
- SANITARY LINE
- WATER LINE

TRUE N

## 1 DEMOLITION SITE PLAN

1" = 10'-0"

1

## DEMOLITION KEYNOTES

1. REMOVE BRICK SIDEWALK; BRICK LANDING AT DOOR TO REMAIN
2. REMOVE CONCRETE APRON AND DRIVEWAY
3. REMOVE ASPHALT TOPPING AND BASE
4. REMOVE GRAVEL
5. REMOVE WOOD EDGING
6. REMOVE AND SALVAGE A/C COMPRESSOR AND CONCRETE PAD
7. REMOVE CONCRETE WALKWAY
8. REMOVE RAISED PLANTER
9. REMOVE AND SALVAGE CONCRETE PAVERS
10. REMOVE ALL WOOD POSTS AND POWER IN THIS AREA
11. REMOVE GATE

## DEMOLITION LEGEND

| DESIGNATION | DESCRIPTION |
|---|---|
| | ELEMENT TO REMAIN |
| | ELEMENT TO BE REMOVED OR SALVAGED |

make_

**WORTH'S PROPERTY**

620 N HIGHLAND ST
MOUNT DORA, FL 32757

Project No. MP086

STATE OF FLORIDA
ANDREW CHARLES MACPHEE
AR99234
REGISTERED ARCHITECT

Revisions

| | | |
|---|---|---|
| 1 | DRC COMMENT RESPONSE | 05/07/25 |

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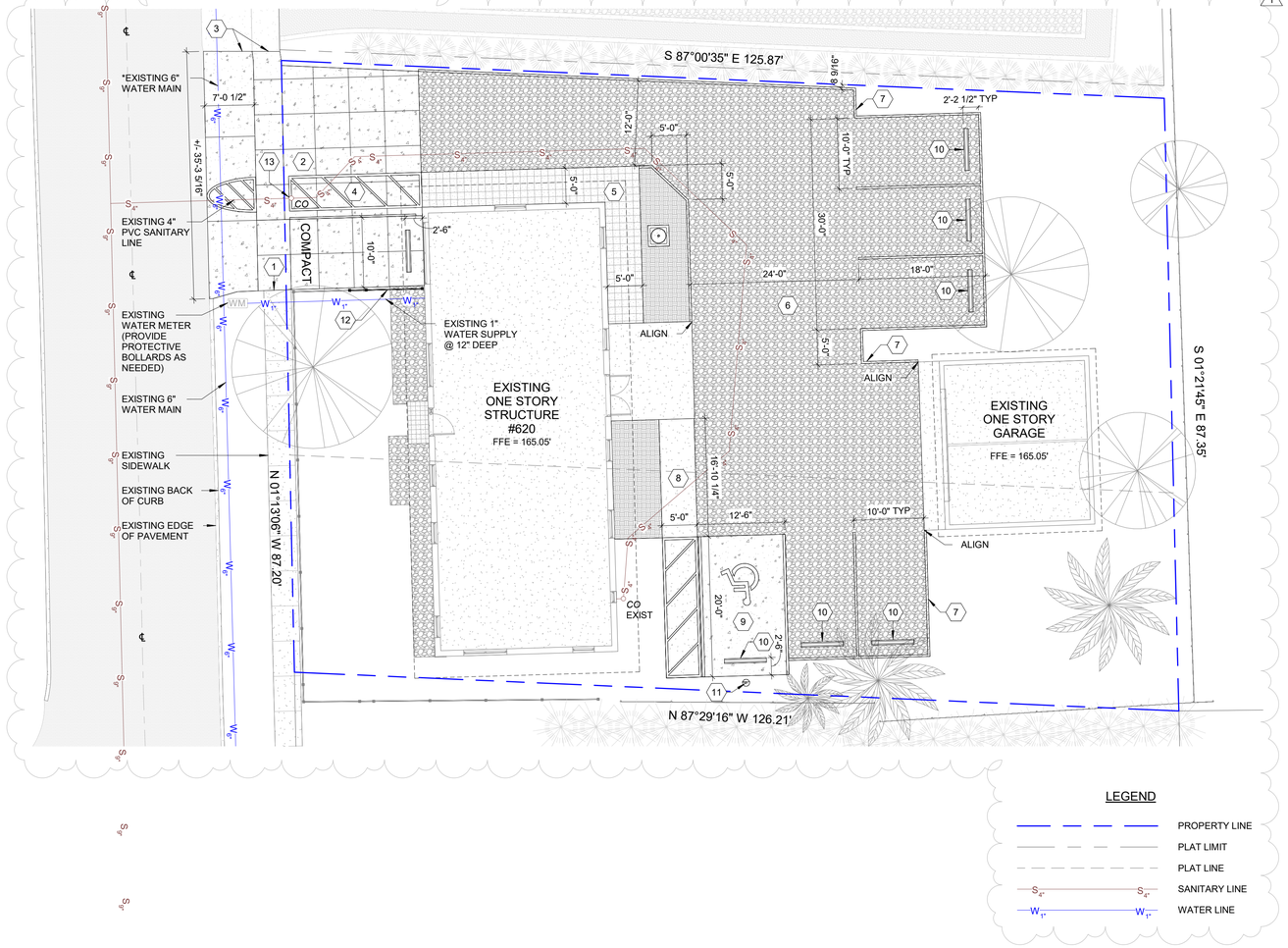
Scale 1" = 10'-0"

DEMO SITE PLAN

Sheet No.

AD101

*NOTE: VIF DEPTH OF WATER MAIN BELOW APRON. MIN DEPTH OF 24" BELOW B/O CONCRETE REQUIRED. IF MIN DEPTH NOT EXISTING, COORDINATE RECONFIGURATION OF LINE W/ MT DORA PUBLIC WORKS DEPARTMENT.




LEGEND

- PROPERTY LINE
- PLAT LIMIT
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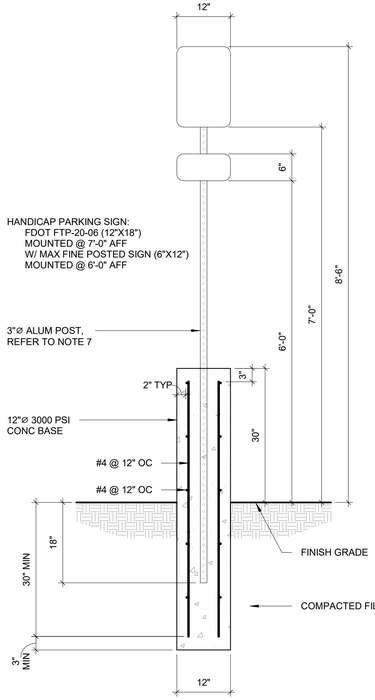
- SANITARY LINE
- WATER LINE

## 1 GEOMETRY PLAN, SIGNAGE & STRIPING

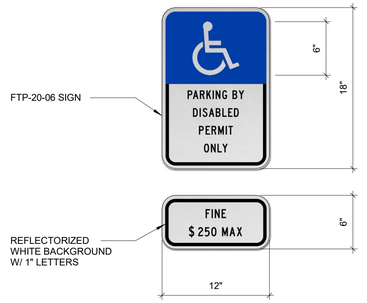
1" = 10'-0"

TRUE N



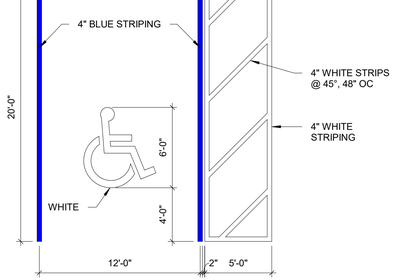

## 2 HANDICAP SIGN W/ BOLLARD DETAIL

3/4" = 1'-0"



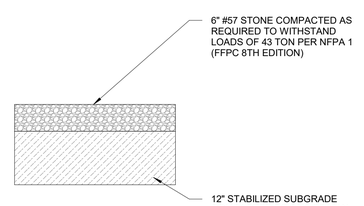

NOTES:

1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN TO HAVE A REFLECTORIZED BLUE BACKGROUND WITH REFLECTORIZED SYMBOL AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE SYMBOL AND BORDER.
4. COMPACT BACKFILL BELOW FOOTER TO BE 98% MAX DENSITY PER AASHTO T-180.
5. CONCRETE TO BE 3000 PSI.
6. REBAR TO BE GRADE 60.
7. ALUMINUM POST SHALL BE COATED PER MANUFACTURER RECOMMENDATION TO PREVENT DIRECT CONTACT WITH CONCRETE OR A SLEEVE SHALL BE PROVIDED IN THE CONCRETE BASE.
8. EXPOSED ONCRETE BASE SHALL NOT BE PAINTED.
9. ALL FASTENERS TO BE STAINLESS STEEL.



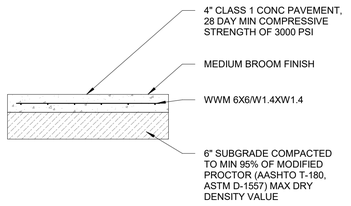

## 3 STRIPING DETAIL

3/16" = 1'-0"




## 4 GRAVEL DETAIL

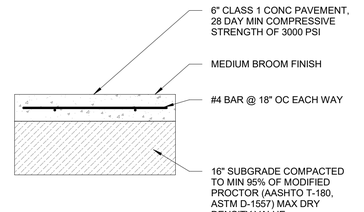
3/4" = 1'-0"




NOTE:
ALL CONC SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX NO 522-001.

## 5 4" CONC SIDEWALK

3/4" = 1'-0"




## 6 6" CONC DRIVEWAY

3/4" = 1'-0"

## HATCH PATTERN LEGEND

- ASPHALT
- CAST CONCRETE
- CONCRETE PAVERS
- MULCH / EARTH
- GRAVEL
- REINFORCED CAST CONCRETE
- PAVERS
- WOOD - SURFACE

## KEYNOTES

1. FLUSH NEW CONCRETE TO TIE INTO EXISTING SIDEWALK
2. NEW 6" REINFORCED 3,000 PSI CONCRETE APRON, SIDEWALK, AND DRIVEWAY
3. TIE INTO EXISTING ADJACENT PROPERTY APRON AND SIDEWALK
4. 4" WHITE STRIPING FOR PEDESTRIAN WALKWAY
5. NEW STAMPED CONCRETE OR SPECIALTY PAVER WALKWAY PER LDC 6.13.8
6. NEW GRAVEL PARKING LOT
7. 4X4 PT WOOD CURB/STRIPING FLUSH WITH GRADE
8. NEW 4" REINFORCED 3,000 PSI CONCRETE WALKWAY
9. NEW 6" REINFORCED 3,000 PSI CONCRETE PARKING PAD
10. WHEEL STOP PER FDOT INDEX #300
11. HANDICAPPED PARKING SIGN - SEE DETAIL
12. EXTEND MATCHING FENCE TO FACE OF BUILDING
13. NEW SANITARY CLEANOUT W/ TRAFFIC RATED COVER @ ROW

make_

WORTH'S PROPERTY

620 N HIGHLAND ST
MOUNT DORA, FL 32757

Project No. MP086

STATE OF FLORIDA · ANDREW CHARLES MACPHEE · AR89234 · REGISTERED ARCHITECT

Revisions

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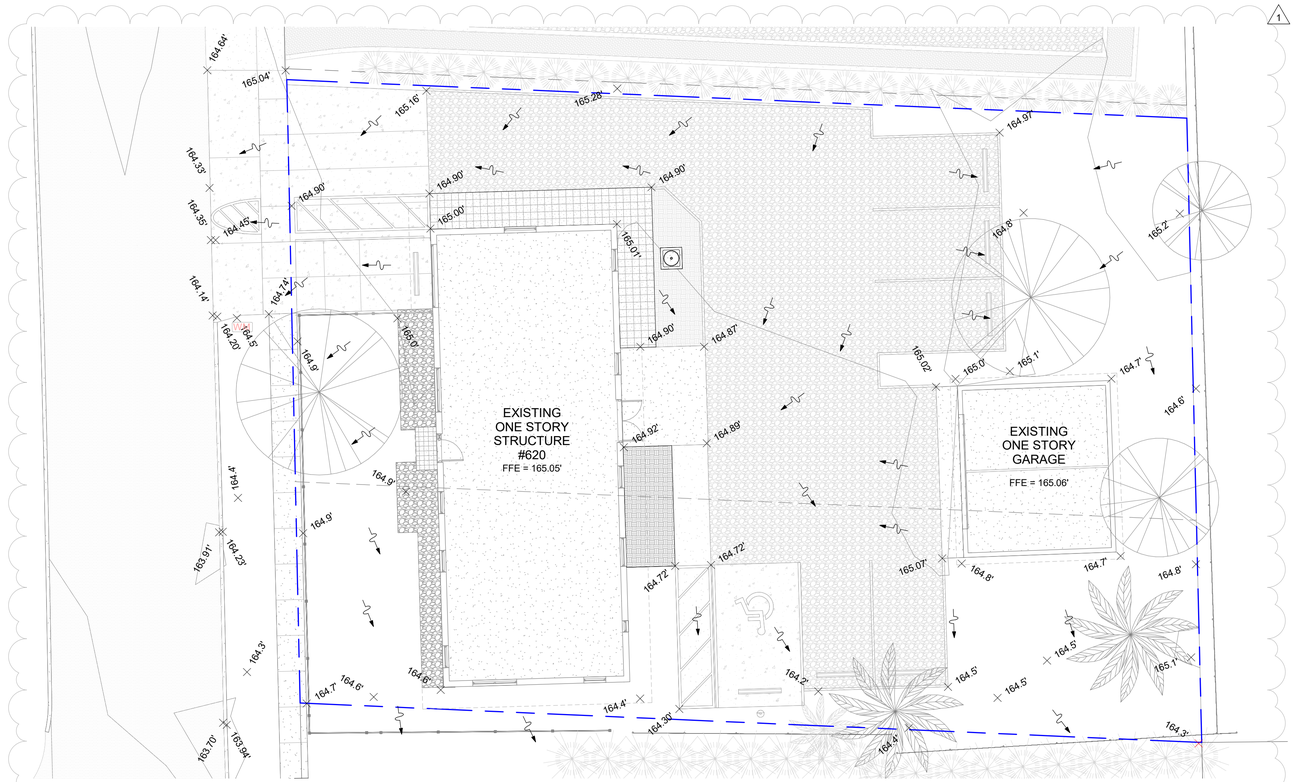
Scale As indicated

GEOMETRY PLAN, SIGNAGE & STRIPING

Sheet No.

AS101




LEGEND

- PROPERTY LINE
- PLAT LIMIT
- PLAT LINE
- SANITARY LINE
- WATER LINE

## 1 GRADING & DRAINAGE PLAN

1" = 10'-0"

TRUE N

make_

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|---|---|---|
| 1 | DRC COMMENT RESPONSE | 05/07/25 |

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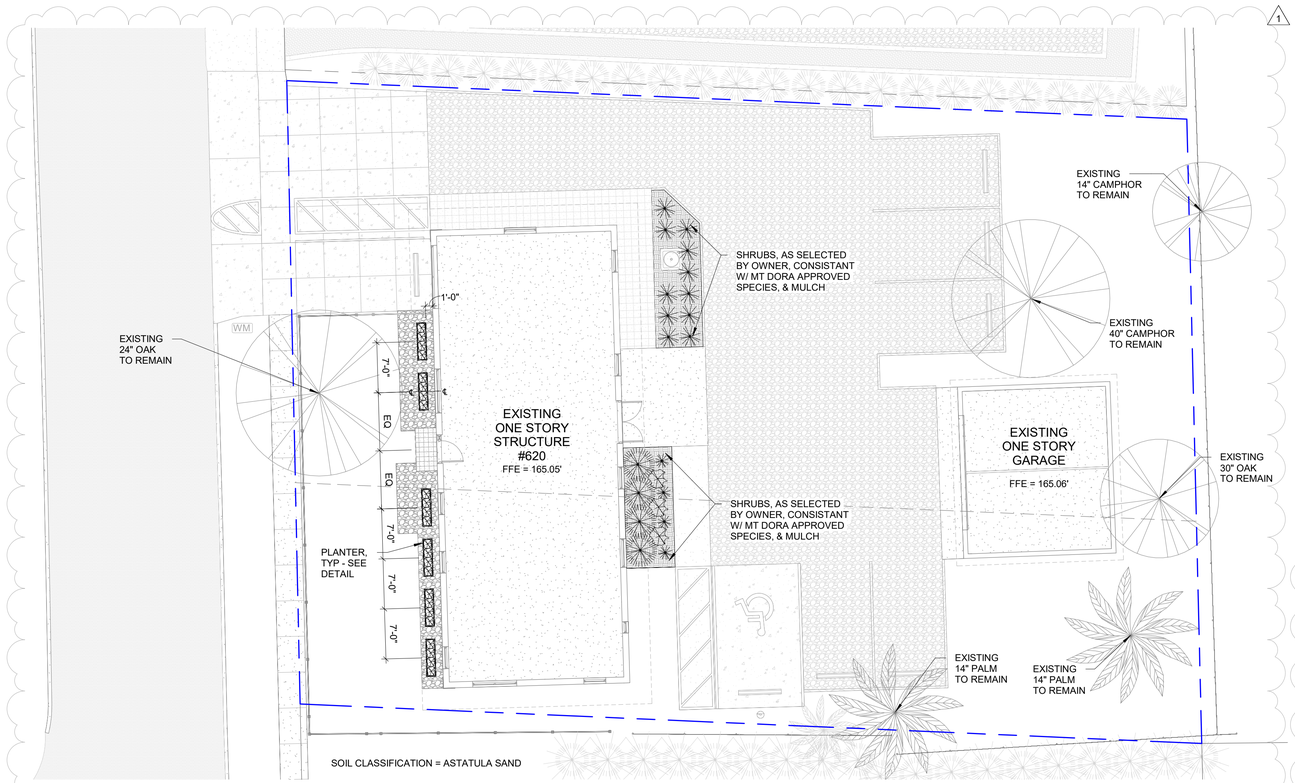
Scale 1" = 10'-0"

GRADING &
DRAINAGE PLAN

Sheet No.

AS102



OUTSUNNY
5 X 1 X 1 FT RAISED GARDEN BED, OUTDOOR PLASTIC PLANTER BOX

SPECIFICATIONS
- COLOR: BROWN
- MATERIAL: POLYPROPYLENE
- OVERALL DIMENSIONS: 63" L X 15.7" W X 14.6" H
- PLANTING AREA SIZE: 62.2" L X 15" W X 11.8" H
- BOTTOM TO FLOOR HEIGHT: 1"
- WEIGHT CAPACITY: 220 LBS
- ITEM LABEL: 84H-280V01BN

LEGEND

PROPERTY LINE
PLAT LIMIT
PLAT LINE
SANITARY LINE
WATER LINE

TRUE N

## 1 LANDSCAPE PLAN
1" = 10'-0"

## 2 PLANTER
NOT TO SCALE

make_

# WORTH'S PROPERTY

620 N HIGHLAND ST
MOUNT DORA, FL 32757

Project No. MP086

STATE OF FLORIDA
ANDREW CHARLES MACPHEE
AR99234
REGISTERED ARCHITECT

Revisions

| | | |
|---|---|---|
| 1 | DRC COMMENT RESPONSE | 05/07/25 |

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Scale As indicated

LANDSCAPE PLAN

Sheet No.

AS103

**ORDINANCE NO: 2025 - 11**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDMENTS CHAPTER VI ENTITLED 'DESIGN STANDARDS;' PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

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

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

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

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

**SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE CHAPTER VI, DESIGN STANDARDS.** The City of Mount Dora Land Development Code Chapter VI, Design Standards, is hereby revised and amended as follows:

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

CHAPTER VI. – DESIGN STANDARDS

***

6.5.3. *Downtown exempt district.* The boundary of the downtown exempt district shall be as follows:

> Bounded on the south by the southern right-of-way line of the ACL Railroad, with the addition of the west 172 feet of Block 19, Section 30, Township 19 South, Range 27 East (Evans Park), the north by Sixth Avenue, the east by Baker Street and the west by McDonald Street.

Within this district, all new development and redevelopment shall provide off-street parking in the following manner:

1. Hotels, motels, bed and breakfasts, and health care providers shall be required to provide off-street parking on-site;

~~2. Existing, improved parking areas shall not be developed unless an equal number of parking spaces are provided within the district;~~

~~3.~~ 2. Development, other than development set forth above ~~in paragraphs 1. and 2.~~, occurring pursuant to a site plan approved prior to January 1, 2001, with no extension of such site plan being allowed, shall not be required to provide parking;

~~4.~~ 3. A redevelopment or change in use of a structure will not result in an increased or decreased parking requirement for that structure.

***

**SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

**SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.**

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 2 above shall be codified in the City of Mount Dora Code of Ordinances.

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

C. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

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

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

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

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon enactment by the City of Mount Dora.

**PASSED AND ADOPTED this _____ day of _____ 2025.**

**FIRST READING: _____, 2025**

**SECOND READING: _____, 2025**

_____
James Homich, Mayor
City of Mount Dora, Florida

ATTEST:

_____
Jeanann Hand, City Clerk

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

_____
Patrick Brackins, City Attorney

**ORDINANCE NO: 2025 - XX**

**AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDMENTS CHAPTER III ENTITLED 'ZONING REGULATIONS,' CHAPTER VI ENTITLED 'DESIGN STANDARDS,' AND CHAPTER VIII ENTITLED 'DEFINITIONS;' PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

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

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

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

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

**SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE CHAPTER III, ZONING REGULATIONS, CHAPTER VI, DESIGN STANDARDS, AND CHAPTER VIII, DEFINITIONS.** The City of Mount Dora Land Development Code Chapter II, General, Chapter III, Zoning Regulations, Chapter VI, Design Standards, and Chapter VIII, Definitions, is hereby revised and amended as follows:

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

CHAPTER III. – ZONING REGULATIONS

***

3.3.2. Submittals and fees. The application shall be a form provided by the city, stating at least: the applicant's name, a legal description and survey of the property, the current zoning, the requested zoning, proof of ownership and the reason for the requested change. Appropriate fees shall be paid at the time of submittal. ~~Applications for zoning district change to R-3, MHP, RP, C-1, C-2, C-3, WP-1, WP-2, and OP zoning districts must include a conceptual site plan as described in chapter V~~.

***

3.4. - Establishment of zoning districts.

***

3.4.5 *PUD Planned Unit Development District*:

f. *Approval expiration*:

1. If a final master plan for all or part of the preliminary master plan has not been submitted within one year following the approval of the preliminary master plan, the preliminary master plan approval shall be void. Upon request by the applicant prior to expiration, the development review committee may review the preliminary master plan and current conditions and determine whether the approved uses are still appropriate. Following this review, the development review committee may take the following action:

    a. If there have been no significant changes in the surrounding area, the development review committee may extend the approval for an additional six months. A second six-month extension may be approved by the planning and zoning commission. A third six-month extension will require a PUD amendment.

    b. If significant changes have occurred in the area that make the approved uses inappropriate, the city council may, after public hearing and recommendations of the planning and zoning commission:

        1. Revise the preliminary master plan; or

        2. Change the zoning classification to a more appropriate district.

2. Actual construction must begin within the planned unit development within 12 months of approval of the final master plan.
    a. Upon request, an extended timeline may be approved in conjunction with the master plan. Such alternative timeline shall be clearly stated in the approval ordinance for the final planned unit development and shall not exceed five years.
    b. If actual construction has not begun, the final master plan approval and any vesting which may be claimed thereby shall be void. The applicant may request a six-month extension prior to expiration to the development review committee.
    c. Construction shall be deemed to commence upon receipt of a site development permit or building permit for the development. Lapse of said site development or building permit shall constitute a termination of construction. Upon a termination of construction, construction must recommence during that portion of the 12-month period which was not exhausted prior to commencement of construction. If recommencement does not occur in a timely manner the final master plan approval and any vesting which may be claimed thereby shall be void.

***

3.4.10. *OP Office Professional District.*

5. *Site development standards:*

| | | Adjacent to Residential | Standard |
|---|---|---|---|
| a. | Minimum building setbacks (ft.) | | |
| | Front yard | 30 | 25 |
| | Side yard | 30 | 10 |
| | Rear yard | 30 | 25 |
| | From any street | 25 | 25 |
| b. | Minimum lot size (sq. ft.) | 15,000 | |
| c. | Minimum lot width (ft.) | 125 | |
| d. | Maximum building height (ft.) | 35 | |
| | Within 100 ft. of Lake Dora | 25 | |
| e. | Parking | See section 6.5 | |
| f. | Landscaping/buffers | See section 6.6 | |
| g. | Signs | See section 6.7 | |
| h. | Access | See subsection 6.3.7 | |
| i. | Floor area ratio (FAR) | ~~0.30~~ 1.00 | |

***

3.4.13. PLI Public Lands and Institutions District.

5. *Site development standards:*
    a. Minimum setbacks:

Front yard: 25 feet.
Side yard: 25 feet.
Rear yard: 25 feet.
City facilities and structures not adjacent to residential (all sides): 15 feet.

***

3.5.13. Community Residential Homes, Group homes and adult living facilities.

1. Statement of intent. In order to prevent concentration of foster care and group home facilities and the impact on a neighborhood by a high concentration of these facilities, the planning and zoning commission shall exercise care in considering a request to establish a foster care or group home facility by determining that the approval of the new facility or additions to existing facilities when added to the number of other such facilities licensed by the state (excluding foster homes) in the vicinity of the proposed site will not stress the limited capacity of a neighborhood's existing social structures to accommodate foster care and group home facilities. A second intention of this provision is to protect existing foster care and group home facilities from the possibility that an over-concentration of such facilities in a neighborhood might develop which may inadvertently create an institutional setting. Such a setting is an impediment to the successful functioning of foster care and group home facilities.

   To help fulfill this intent, the applicant is required to provide a list of the location of all group care facilities indicating the number of clients at each facility within the city. The list is to be certified by the state department having jurisdiction over these facilities.

2. Standards. Group homes and adult living facilities may be approved by the planning and zoning commission as a conditional use, provided that:
   a. In single- and two-family residential districts, the commission shall determine if the proposed structure (facility) is compatible with the neighborhood in its physical size and residential density. Residential density shall be based upon two persons per household.
   b. In multifamily residential districts, the commission shall determine if the proposed use is compatible with the area in its intensity of land use. Persons per acre may be used as a guide establishing equivalency with density. Based on 2.0 persons per household for multifamily residences in the city, the maximum persons per acre allowed in the R-3 district shall be 24.
   c. A copy of the application to the state department having jurisdiction over these facilities shall accompany the application for the conditional use and requirements of the state department with jurisdiction must be met.
   d. Adequate parking, landscaping and buffering must be provided.

3. Family Residential Homes. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and a noncommercial, residential use.
   a. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in single-family or multifamily zoning districts.

b. The sponsoring agency shall provide the City with the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits in which the proposed site is to be located in order to show that there is not a home of six or fewer residents which otherwise meets the definition of a community residential home within a radius of 1,000 feet and not a community residential home within a radius of 1,200 feet of the proposed home.
c. At the time of home occupancy, the sponsoring agency must notify the local government that the home is licensed by the licensing entity.
d. Family residential homes located within a planned residential community are not subject to the proximity requirements of this section and may be contiguous to each other.

***

3.5.15. ~~Satellite dishes. Satellite dishes shall be permitted as accessory uses in conformance with the applicable building setbacks, but shall not be permitted in front yards.~~ Front Porch in residential districts. For new and existing residential development in single-family residential, duplex, and multi-family zoning districts, a front porch may project into the required front yard no more than eight (8) feet on single-family detached, single-family attached, and duplex units, provided the following conditions are met:

1. The porch is not enclosed with solid walls or any other material which would obstruct vehicular sight.
2. At no time may the front porch be placed less than five (5) feet from the front property line.
3. A porch projecting into the required front yard shall be a maximum one-story porch and shall not exceed twelve (12) feet in height.
4. The porch shall be designed to complement the architectural style of the residence.

***

CHAPTER VI. – DESIGN STANDARDS

***

6.4.5. *Specifications for Vehicle Wash Facilities.*

1. Vehicle wash facilities are required to be equipped with a self-contained water recycling system. These facilities shall not back wash their filters but instead have their filter properly disposed (potentially as hazardous wastes). Disposal methods shall require approval by the Water Utilities Department.
2. All vehicle wash facilities shall have a disposal facility including sludge and grit removal. Disposal equipment shall be subject to the approval of the City Water Resources Department.
3. Any wastewater discharge to the City of Mount Dora Sanitary Sewer System shall be required to meet all City of Mount Dora Sanitary Sewer Standards.

***

6.5.2. Off-Street Parking Requirements.

***

15. *Alternate data for off-street parking requirements.* An adjustment in the required number of off-street parking spaces may be considered by the development review coordinator when evidence is submitted demonstrating that the required number of off-street parking spaces are not required based on estimates of parking demand. Evidence may include recommendations from the Institute of Traffic Engineers (ITE), parking studies, data collected from uses that are the same or comparable to the proposed use, or other relevant information. All evidence submitted shall document the source of data used to justify the reduction in off-street parking spaces.

***

6.5.11. Construction specifications. All parking lots, loading areas and vehicular use areas shall have durable all-weather drainage and surface water control.

1. Acceptable materials. A durable all-weather surface shall mean an improved surface of concrete, brick, asphalt, permanent porous grating or other permanent dust-free surfaces. Wood chips or similar materials shall only be allowed for lots of four spaces or less. All handicap spaces shall consist of hard surface materials. Parking spaces provided in excess of the minimum required may be constructed of pervious materials, such as turf blocks or grassed parking areas.

***

CHAPTER VIII. – DEFINITIONS

The following definitions shall apply throughout this code. Words not specifically defined or otherwise explained within this code shall be as defined in a standard dictionary or as understood by the development review coordinator. Definitions specifically related to signage shall be found within Chapter VI, Design Standards, Section 6.7, Signs.

***

Community Residential Home: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents, as defined in Florida Statues.

***

Family Residential Home: Homes of six or fewer residents which otherwise meet the definition of a community residential home.

***

Personal Care Facilities: A service use primarily engaged in providing services involving the care of a person, his or her apparel, pets, or small appliances. Examples include barbershops, beauty shops, exercise studios, funeral homes, pet grooming, appliance repair/service, laundromats, health and fitness clubs, and parcel delivery offices.

***

Professional Office: An establishment providing executive, Management, administrative, or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a Permitted use. Typical uses include offices for: accountants, economic consultants and stock brokers; attorneys; Engineers, Architects, surveyors, draftsmen, industrial designing, planners, sculptors and artists, editorial and general designing, ceramic arts, and photographers; advertising agencies; insurance, real estate and/or escrow or abstract offices; and mortuaries and funeral homes.

***

**SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.** The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

**SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.**

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 2 above shall be codified in the City of Mount Dora Code of Ordinances.

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

C. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

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

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

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

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon enactment by the City of Mount Dora.

**PASSED AND ADOPTED this _____ day of _____ 2025.**

F**IRST READING: _____, 2025**

**SECOND READING: _____, 2025**

_____
James Homich, Mayor
City of Mount Dora, Florida

ATTEST:

_____
Jeanann Hand, City Clerk

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

_____
Patrick Brackins, City Attorney

CITY OF MOUNT DORA

**Planning and Development**
**510 N. Baker St.**
**Mount Dora, FL 32757**
**352-735-7113**
**Fax: 352-735-7191**
**Planning@mountdora.gov**

**DATE:** June 18, 2025

**TO:** Planning and Zoning Commission

**FROM:** Michele Janiszewski, AICP, Senior Planner

**RE:** **Mount Dora – Lake County Joint Planning Agreement (JPA)**

## REQUESTED ACTION:

Staff is seeking input from the Planning and Zoning Commission on the draft JPA agreement between Mount Dora and Lake County.

## BACKGROUND:

Joint Planning Agreements or JPA are used to facilitate intergovernmental cooperation to address or resolve issues of mutual interest by coordinating plans, policies, and/or programs. Benefits of JPAs include:

- Cost Savings by planning growth and development
- Opportunity to address regional issues
- Early identification of issues
- Reduced litigation
- Consistency between jurisdictions for growth patterns
- Predictability of future developments with established land use categories
- Service to citizens

The City and County established our Joint Planning Area (JPA) in 2004 and amended in 2015. The JPA boundary has been used as the basis of our long-range planning endeavors such as our water and wastewater utility service area and our long-range transportation plan.

Over the past few years, the City and the County have worked together on a new JPA agreement.

## JPA CONTENTS

- Limits the City to only annexing land within the JPA.
- City provision of utilities and prohibits the County from allowing private utilities, wells, or septic tanks within the JPA unless City utilities are unavailable.
- Identifies the County roads which will continue to be maintained by the County.
- Designate and promote the creation of an employment center and other development patterns (WBID).
- Establishes procedures for reviewing and commenting on development orders within the JPA, requiring the City and County to mutually provide applications/comments.
- Agreement that the City will match the County assigned density and intensity of the annexed property.

**JPA REVIEW PROCESS**

Within five (5) working days of receipt of any applications or preliminary plans within the JPA, the County/City will provide, typically via email, copies of applications and supporting documents. The City/County will return to the County/City comments on the matter within ten (10) working days.

If the property is eligible for annexation, we request that the entitlements are obtained through our jurisdiction. A property is eligible for annexation when the property:

- Is contiguous to the City's municipal boundaries and located within the Joint Planning Area; and
- Creates compact municipal boundaries and does not create an enclave.

If the property is not eligible for annexation but is seeking to utilize City water or sewer, the developer completes a covenant to annex and the development applications (site plan, plats, construction plans) are submitted to the City to review simultaneously with the County's review.

**ATTACHMENTS:** Draft JPA Agreement

# AMENDED AND RESTATED JOINT PLANNING AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY, FLORIDA

This Amended and Restated Joint Planning Agreement ("Agreement") is made by and between the City of Mount Dora, a Florida Municipal Corporation (the "CITY") and Lake County, Florida, a political subdivision of the State of Florida (the "COUNTY") (collectively referred to as "Parties").

## PREAMBLE

**WHEREAS,** the CITY and the COUNTY recognize that proper intergovernmental cooperation and coordination are essential for sound growth management; and

**WHEREAS**, the CITY and the COUNTY seek to have compatible land uses adjacent to their common boundaries, and ensure meaningful communication and evaluation during development review by establishing a coordinated process; and

**WHEREAS**, pursuant to Part II of Chapter 163, Florida Statutes, the Community Planning Act (the "Act"), the CITY and the COUNTY adopted and subsequently amended Comprehensive Plans (the "Comprehensive Plan(s)"); and

**WHEREAS**, the CITY's and the COUNTY's Comprehensive Plans contain goals, policies, and objectives that call for the creation of interlocal agreements which deal with annexations, services delivery, and joint land use planning; and

**WHEREAS**, the CITY and the COUNTY recognize that joint planning for the growth and development of their respective jurisdictions regarding all matters of common impact and interest is consistent with State law and serves the public interest; and

**WHEREAS**, the CITY and the COUNTY are desirous of engaging in joint efforts to comprehensively plan certain areas within the municipal limits of the City of Mt. Dora and as well as certain areas located adjacent to or in proximity of the municipal limits, all within the boundaries of Lake County, Florida (the "Joint Planning Area" or the "JPA"); and

**WHEREAS**, the CITY and the COUNTY seek to have compatible land uses adjacent to their common boundaries; and

**WHEREAS,** the CITY and the COUNTY wish to agree on certain procedures for the timely review and processing of annexation and development proposals within the JPA; and

**WHEREAS**, there is no intent for this Agreement to restrict the CITY's authority to amend its Comprehensive Plan, Official Zoning Map, or apply land development regulations consistent with the provisions contained herein, or otherwise to make land use decisions for lands within the corporate boundaries of the CITY or within the JPA should the CITY annex such lands; and

**WHEREAS**, there is no intent for this Agreement to restrict the COUNTY's authority to amend its Comprehensive Plan, Official Zoning Map, or apply land development regulations consistent with the provisions contained herein, or otherwise to make land use decisions for unincorporated areas within the JPA; and

**WHEREAS,** this joint planning agreement (this "Agreement") will provide a basis for the evaluation of future development applications and annexation proposals as well as for the adequate provision of public services; and

**WHEREAS,** the CITY and the COUNTY wish to identify a joint planning area and have determined that a joint planning agreement will foster intergovernmental coordination and cooperation, economical provision of services, including utilities, and adequate utilization of existing and proposed infrastructure; and

**WHEREAS,** this Agreement provides the CITY and the COUNTY with ample opportunities for renegotiation in response to changed circumstances, including the ability to see refinement or expansion of the Joint Planning Area; and

**WHEREAS**, public hearings with due public notice have been held by the CITY and the COUNTY prior to approval of this Agreement and as set forth in Section 163.3171(3), Florida Statutes; and

**WHEREAS,** it is the intent of the CITY and the COUNTY that this Agreement shall be immediately applicable to any issuance of a Development Order, as defined in Article II of this Agreement, for a parcel of land located in the JPA, and submitted to the CITY or the COUNTY after the effective date of this Agreement; and

**WHEREAS,** this Agreement will facilitate the flow of information regarding land development issues between the CITY and the COUNTY; and

**WHEREAS,** Florida municipalities possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes*; and

**WHEREAS,** the COUNTY possesses Home Rule powers pursuant to Article VIII, Section 1(b), of the Florida Constitution and Section 125.01, *Florida Statutes*; and

**WHEREAS,** the stated purpose of the Florida Interlocal Cooperation Act of 1969, Section 163.01, *Florida Statutes,* is to "permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities."; and

**WHEREAS,** the CITY and the COUNTY find that the benefits of intergovernmental communications and coordination will accrue benefit to its respective citizens.

**WHEREAS,** this Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Sections 125.01, 163.3171, 163.3177, and 166.021, *Florida Statutes* (2022); and

**WHEREAS,** the parties previously entered into a joint planning agreement on September 28, 2004, amended on March 3, 2015, to expand the boundaries, and amended a second time on June 27, 2023, to remove provisions that may have been deemed contrary to law, which will be duly terminated and replaced with this Amended and Restated Joint Planning Agreement; and

**WHEREAS,** via this Amended and Restated Joint Planning Agreement the CITY and the COUNTY desire to terminate the Joint Planning Agreement as previously amended and engage in joint efforts to comprehensively plan certain areas within the municipal limits of the City of Mount Dora as well as certain areas located within the boundaries of Lake County as depicted on **Exhibit "A"** attached hereto (the "Joint Planning Area" or the "JPA") under the terms specified herein; and

**WHEREAS,** the parties have determined this Agreement to be in the best interests of the public health, safety, and welfare.

**NOW THEREFORE**, in consideration of the mutual covenants set forth in the Agreement, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

## ARTICLE I – INCORPORATION OF PREAMBLE

The Preamble above is true and correct and is incorporated into this Agreement as if fully set forth below. This Agreement shall be considered an interlocal agreement pursuant to the authority given to the COUNTY and the CITY, including authority found within, but not limited to, Sections 163.01, 163.3171, and 163.3177(6)(h)1.a, Florida Statutes, as well as Chapter 125, Chapter 166, and Chapter 171, Florida Statutes, and the Constitution of the State of Florida.

## ARTICLE II – DEFINITIONS

1. Act. Means the "Community Planning Act" as set forth in Section 163.3161, et. seq., Florida Statutes, as the same may be amended or superseded from time to time.

2. Agreement. Means this Agreement, as the same may be amended or supplemented as provided for herein.

3. City. Means the City of Mount Dora, a Florida municipal corporation.

4. City Council. Means the elected legislative governing board of the City of Mount Dora.

5. Collector Roadway. Means the type of road that provides for movement between local streets and the regional roadway networks. A collector roadway may include an arterial

roadway.

6. County. Means Lake County, Florida, a political subdivision of the State of Florida.

7. County Commission. Means the elected legislative governing board of Lake County.

8. Development. Means development as set forth in Sections 163.3164(14) and 380.04, Florida Statutes, as amended or superseded from time to time.

9. Employment Center. Means an area in which a variety of land uses, including light industrial, distribution, manufacturing and assembly uses, offices, and limited multi-family, comprise a mixed-use center providing a concentration of employment for the region. The Employment Center is designated as Employment Center on the City of Mount Dora Future Land Use Map and Regional Office on the Lake County Future Land Use Map as depicted in **Exhibit "D."**

10. Future Land Use Element. Means that section of either the CITY's or the COUNTY's Comprehensive Plan, which includes all of the requirements of Section 163.3177(6)(a), Florida Statutes, as the same may be amended or renumbered from time to time.

11. Governing Body. Means, in the case of the COUNTY, the Board of County Commissioners, and in the case of the CITY, the City Council.

12. Infrastructure or Utility Improvements. Means any proposed sewer, water, reuse water, stormwater, right-of-way, roadway, electric, gas, telecommunication, park, open space, public building, public utility, public drainage, or public retention owned or operated by a local government or private entity.

13. Joint Planning Area or JPA. Means that area depicted in **Exhibit "A."**

14. Parcel of Land. Means any quantity of land capable of being described with such precision or exactness that its location and boundaries may be established, which is designated by the CITY, by the COUNTY, or by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

15. Primary Jurisdiction. Means the entity (CITY or COUNTY) that receives an application for a Significant Development Order within the Joint Planning Area.

16. Resurfacing (of Roadways). All roadways (except Old 441 & Eudora) identified for resurfacing will be resurfaced with 1" SP 9.5 in accordance with FDOT Standard Plans for Road and Bridge Construction. Isolated milling will be performed as deemed necessary for tie-in and curbing areas. Old 441 & Eudora would be milled and resurfaced with 1.5" FC 12.5 (76-22) in accordance with FDOT Standard Plans for Road and Bridge Construction.

17. Secondary Jurisdiction. Means the entity (CITY or COUNTY) who is the recipient

of a forwarded application for a Significant Development Order from the Primary Jurisdiction.

18. Significant Development Order. Means any determination or decision requiring either legislative, quasi-judicial, or administrative review and approval by either governing body or related to annexations or Annexation agreements, comprehensive plan amendments, site plans (excluding those resulting in less than a fifty percent (50%) expansion of a building, unless such expansion results in changes to parking, stormwater, water connections, or wastewater connections), planned unit developments ("PUD") subdivision and plat approvals, rezonings, special exceptions, conditional uses, special permits or utility improvements.

19. Unincorporated JPA. Means the area of the JPA that is not currently within the municipal limits of the CITY, as depicted in **Exhibit "A."**

20. Vested Development. Means development that has been issued a final development order.

## ARTICLE III – JOINT PLANNING AREA

1. Joint Planning Area. The Joint Planning Area shall consist of those lands identified in **Exhibit "A"** attached hereto. Any conflict between the Joint Planning Area described in **Exhibit "A"** attached to this Agreement and any other prior depicted or established joint planning area, the Joint Planning Area set forth in this **Exhibit "A"** shall prevail.

2. Incorporation of Boundaries. The COUNTY and the CITY will use their best efforts to incorporate the terms and conditions of this Agreement along with the boundaries of the Joint Planning Area into the Future Land Use Elements of their respective plans. The COUNTY and the CITY will use their best efforts to amend their Land Development Regulations to incorporate the terms and conditions stated herein. The COUNTY and the CITY will use their best efforts to implement the developmental and environmental considerations set forth in Article V hereof.

3. Comprehensive Plans.

A. It is the intent of the CITY and the COUNTY that the comprehensive plans of the CITY and the COUNTY shall ensure that the lands in the Joint Planning Area are developed consistent with development within the CITY, and, at the same time, are developed in a way that will ensure efficient provision of public infrastructure and services in this area. If land within the Joint Planning Area is legally annexable (meeting the statutory requirements for annexation) and a Significant Development Order will require central utilities (CITY potable water, sanitary sewer and reclaimed water) to serve such development, then the COUNTY shall encourage the applicant for such Significant Development Order to apply to the CITY for such approvals; provided, however, that the parties understand the COUNTY cannot require the applicant to apply for annexation. The CITY and COUNTY agree to work together to modify the policies of their respective Comprehensive Plans to reflect this approach.

B. The amendments contemplated in paragraph 3(A), above, shall cover

growth management issues and may include, but are not limited to, the following topics:

(1) Timing of urban growth;
(2) Density of urban and pre-urban areas;
(3) Limiting private utility providers to areas outside the JPA;
(4) Environmental resource management, including potential greenbelt areas;
(5) Innovative and flexible planning such as mixed-use, clustering and open space provisions; and
(6) Transportation planning consistent with Lake County transportation plan.

C. Notwithstanding the foregoing representations, or any other language within the document to the contrary, the parties hereby agree and acknowledge that the State of Florida is a "property rights state" pursuant to Section 70.002, Florida Statutes. To the extent practicable, the parties will seek to abide by the density and intensity requirements set forth under this Agreement; provided, however, that nothing herein shall restrict either the COUNTY or the CITY from exercising its authority to amend its respective Comprehensive Plan, Official Zoning Maps, or apply Land Development Regulations consistent with the provisions contained herein, or otherwise to make land use decisions for areas within their respective jurisdictions within the JPA, especially if such decisions are necessary to protect private property rights or to prevent litigation against the COUNTY or the CITY by property owners seeking to enforce such private property rights.

4. Intent of Development.

A. It is the intent of the CITY and the COUNTY that the lands in the Joint Planning Area are developed consistent with development within the CITY, and that the review of applications for Significant Development Orders within the Joint Planning Area should be a collaborative process between the CITY and COUNTY.

B. The COUNTY shall provide development applications to the CITY for review in accordance with Article IV. The CITY shall not require a development review fee from the applicant to provide comments to the COUNTY, unless the review is related to the developer applying to the CITY for review of utilities or infrastructure improvements, then the applicant will be charged all pass-through fees and permit fees. Comments will be directed to the COUNTY, with a copy to the applicant.

C. If the property owner voluntarily applies to annex into the CITY under Section 171.044, Florida Statutes, at time of annexation, the COUNTY'S Land Use and Zoning shall remain in effect until a formal application for Land Use and/or Zoning map amendment are submitted to the CITY by the property owner.

5. Terms of Annexation.

A. The CITY shall annex only lands in the Joint Planning Area and shall not

annex any lands outside of the Joint Planning Area without amendment of **Exhibit "A"** of this Agreement. As real property within the area depicted as unincorporated is annexed into the CITY, it shall be unnecessary to amend this Agreement or **Exhibit "A**."

B. Terms of Annexation Related to Transfer of Infrastructure. All future municipal annexation-related transfers of infrastructure shall occur consistent with the following terms: Upon annexation of a sum greater than fifty (50%) of the existing front footage of properties abutting any subject road right-of-way identified as a Section 5b Transfer on **Exhibit "B**,**"** other than a State of Florida operated and maintained right-of-way, located between the two nearest collector streets (or streets with a higher classification) intersecting rights-of-way (i.e., cross streets), except for existing COUNTY roads currently being maintained within the CITY, the CITY and COUNTY shall enter into a separate agreement for the CITY's assumption of maintenance responsibility for such road right-of-way segment and associated drainage facilities not terminating at any right-of-way centerline, but between and extending to and including the above mentioned local cross street intersections, or as may be mutually designated. All such transfers of maintenance responsibility related to an annexation shall include the entire width of the right-of-way adjacent to annexed properties.

C. Those roadways identified as "Section 5c Transfer within 24 Months" on **Exhibit "B"** are those roadway segments for which the CITY and COUNTY have agreed that ownership and maintenance responsibilities will transfer from the COUNTY to the CITY within 24 months of the adoption of this Amended and Restated Joint Planning Area Agreement. The following represent special conditions of certain roadways shown on **Exhibit "B"**:

(1) Those roadways shown as shown on **Exhibit "B"** as "Section 5c (1) Resurfacing Within 24 months" are roadway segments where the COUNTY has agreed to and shall resurface those roadway segments within 24 months as defined in this Agreement prior to the transfer of ownership and maintenance responsibilities to the CITY.

(2) The roadway segment shown on **Exhibit "B"** as "Section 5c (2) Resurfacing Coordinate with CITY and COUNTY" is separately identified due to unique circumstances that will require the CITY and COUNTY to collaborate regarding identification and repair of certain substandard existing conditions in addition to resurfacing prior to the transfer of ownership and maintenance from the COUNTY to the CITY.

D. The project known as the "Eudora Roundabout" is currently undergoing planning and designed as a joint project between the COUNTY and the CITY. Once completed, the ownership and maintenance of this project shall become the responsibility of the CITY.

E. Within ten (10) days of receiving an application for annexation for any property, the CITY shall provide the COUNTY initial notification of the request to annex, to include a copy of the application and any other documentation provided by the Applicant. Formal notification to the COUNTY under Section 171.044, Florida Statutes, shall follow at the appropriate date, and comply with statutory notice procedures.

6. County Right-of-Way Maintenance Responsibility. Unless this Agreement is modified pursuant to Article V below, the COUNTY agrees to continue to maintain, regardless of any adjacent annexations, the particular roadways, or segments thereof, and associated drainage facilities within the JPA specifically identified on **Exhibit "B**,**"** until same are transferred to the CITY in accordance with the terms of this Agreement. Upon execution of this Agreement, the maintenance responsibility for any new roads constructed by the COUNTY in the CITY shall be established by separate agreement between the parties.

7. Cooperation on New Collector Roadway Corridor. The CITY and COUNTY desire to cooperate on the establishment of a new collector roadway corridor as conceptually identified in **Exhibit "C**.**"** The CITY and COUNTY agree that this corridor represents an important transportation improvement for the region and will endeavor to ensure that any Significant Development Orders reviewed by either party consider the construction and delivery of this corridor in those development approvals. The corridor identified in **Exhibit "C"** is conceptual in nature and is intended to illustrate regional connectivity and not the literal or exact final location or route of the roadway. The CITY shall be responsible for the maintenance of this roadway when this roadway is constructed.

## ARTICLE IV – PROCEDURES FOR REVIEWING AND COMMENTING ON DEVELOPMENT ORDERS WITHIN THE JPA

1. Forwarding Development Applications. The Primary Jurisdiction (CITY or COUNTY) shall, within ten (10) working days of receipt of any complete and sufficient applications and/or preliminary plans for a Significant Development Order within the JPA, provide a copy of such materials to the designated department, division, or office of the Secondary Jurisdiction as designated in Article VI, Section 6 of this Agreement. Either party may request a meeting to discuss the effect of such development and its consistency with this Agreement. Within twenty (20) working days of receipt, the Secondary Jurisdiction shall provide comments regarding an application for a Significant Development Order directly to the Primary Jurisdiction to establish a single channel of communication with the owner(s) or applicant and establish the Primary Jurisdiction as the controlling entity. The noted time frames may be extended by consent of both parties in order for the staff of either party to review the other party's comments so long as the time frames within the Primary Jurisdiction's Land Development Regulations are met. If a modification of an application for a Significant Development Orderis submitted to the Primary Jurisdiction, the Secondary Jurisdiction shall be afforded review pursuant the review time periods described herein.

2. Hearing Notification. If at any time the Secondary Jurisdiction shall consider the Significant Development Order or application at a public meeting, the Primary Jurisdiction and the landowner and/or applicant shall be given notice of the time, date and place of the public meeting.

3. Comments to be Considered. In addition to the evaluation and comments normally prepared by the CITY or the COUNTY agency initially accepting an application for a Development Order, any comments submitted by the agency of Secondary Jurisdiction in their review of the copy of a Development Order Application shall be considered by the Primary

Jurisdiction in its review of the Development Order, which review shall include an examination of the relationship between the application, the CITY'S and the COUNTY'S Comprehensive Plans, Land Development Regulations, and this Agreement.

4. Covenant to Annex. When reviewing any Development Order plan(s) or application(s) for properties within the JPA that are bound by a CITY covenant to annex, the CITY staff shall provide review comments and forward such covenant to annex directly to the COUNTY. Formal review of said plan(s) or application(s) along with the permitting, inspection, and the issuance of Certificates of occupancy on such properties shall then be the responsibility of the COUNTY. Such properties shall meet the supplemental development criteria, if any, as stipulated in the CITY'S covenant to annex and any related agreements. The COUNTY shall not issue a Certificate of Occupancy until the CITY has approved all public infrastructure to be transferred to the CITY pursuant the terms established in the covenant to annex and related agreements and any additional CITY requirements, including concurrency, have been met, which requirements shall be forwarded to the COUNTY as part of the Development Order Application review process.

5. Development Orders within the CITY'S portion of the JPA. The governing and/or administrative body of the CITY shall consider the comments of the COUNTY for property annexed after execution of this Agreement.

## ARTICLE V – SPECIFIC DEVELOPMENTAL AND ENVIRONMENTAL CONSIDERATIONS

1. Designation of Employment Center. It is the intent of the CITY and the COUNTY to designate and promote the creation of an Employment Center located in the vicinity of Round Lake Road and State Road 46, as conceptually depicted in **Exhibit "D."** The objective of this land use designation shall be to provide quality job opportunities, including professional offices, convenient to both the City of Mount Dora and unincorporated area of Sorrento and Mount Plymouth. The CITY and the COUNTY shall coordinate efforts to develop Comprehensive Plan policies that are appropriate for this Employment Center, ensure compatibility with neighboring land uses, and respect the distinct identities of both the CITY and unincorporated area.

2. Coordination with State Agencies and Local Governments. It is the intent of the CITY and the COUNTY to coordinate with state agencies and local governments to implement requirements of the Wekiva Parkway and Protection Act. Within the JPA, these activities may include, but are not limited to, the establishment of Comprehensive Plan policies and land development regulations, creation of a master stormwater management plan, and the protection of habitat and recharge areas. The CITY and the COUNTY will work together to protect the quality and the natural replenishment of groundwater and surface water systems. The CITY and the COUNTY will work together to avoid new flood risks within the built environment.

3. Acquisition of Environmentally Sensitive Land. The CITY and the COUNTY shall explore cooperative efforts to acquire environmentally sensitive land within the JPA and consider development of a trail system to link natural areas with the surrounding community and employment center. The CITY and COUNTY have been cooperating and will continue to cooperate on the establishment and funding for the Wekiva Trail as conceptually shown on **Exhibit**

**"E."** The corridor identified on **Exhibit "E"** is conceptual in nature and is intended to illustrate regional connectivity and not the literal final location of the trail.

## ARTICLE VI – GENERAL PROVISIONS

1. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit of the party's executing this Agreement, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereto; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of, and shall be binding upon, the parties hereto and their respective and express representatives, successors, and assigns.

2. Renegotiation. The COUNTY or the CITY may call for renegotiation of this Agreement by written notice to the other party at any time. The CITY and the COUNTY may renegotiate this Agreement in response to changed circumstances, to seek refinement, expand or contract the JPA boundary, or alter the designated time allowances as described in this Agreement. Upon such written notice, for a period of ninety (90) days thereafter, the CITY and the COUNTY shall attempt to renegotiate this Agreement in good faith. During the ninety (90) day period, where either party, in its sole discretion and in good faith, determines that such renegotiations have reached an impasse, it may invoke the conflict resolution procedures set forth in Chapter 164, Florida Statutes. If no Agreement is negotiated during the ninety (90) day period or during the conflict resolution process, the terms of this Agreement shall continue to govern and remain in full force and effect. Should either party seek judicial review of this Agreement, or to enforce this Agreement, the CITY and the COUNTY recognize that the venue will be properly located in Lake County, Florida, for any action regarding this Agreement. The failure of any party to this Agreement to enforce any provision contained herein shall in no event be deemed a waiver of its rights to thereafter enforce this Agreement Utilization of one remedy to enforce this Agreement shall not be deemed the only method by which to enforce the provisions of this Agreement.

3. Severability, Construction, and Interpretation. In the event that any section, subsection, sentence, clause, or word of this Agreement shall be held by a court of competent jurisdiction to be partially or wholly invalid or unenforceable for any reason whatsoever, any such invalidity, illegality, or unenforceability shall not affect any of the other remaining articles, sections, subsections, sentences, clauses or words of this Agreement, and this Agreement shall be read and/or applied as if the invalid, illegal, or unenforceable section, subsection, sentence, clause, or word did not exist. This Agreement was mutually negotiated by all parties who have executed the same. Consequently, it is the intent of the parties that no provision shall be more harshly construed against either party.

4. Effective Date. Prior to this Agreement, or any amendment hereto, becoming effective, it shall be approved and executed by both parties hereto, and pursuant to Section 163.01(11), Florida Statutes, this Agreement shall become effective immediately after filing of this Agreement with the Clerk of the Circuit Court of Lake County, Florida. This Agreement shall be recorded in the Public Records of Lake County, Florida, and the cost thereof, if any, shall be

shared equally by both governing bodies.

5. Termination and Amendment.

A. Termination.

(1) This Agreement shall renew automatically after five (5) years from the date of final adoption, and every five (5) years thereafter, unless it is terminated pursuant to paragraph 2 below.

(2) Either party may terminate this Agreement at any time by delivering written notice to the other party of its intent to terminate this Agreement at lease one hundred and eighty (180) days prior to the intended date of termination.

B. Amendment. This Agreement may be amended at any time provided both parties authorize said amendment.

C. Amendment or Termination of Agreement to be in Writing. Except as provided for herein, no amendment or termination of this Agreement shall be binding on either party unless a written instrument terminating or amended this Agreement is executed by the County Commission Chairman and the Mayor after being duly authorized to do so by their respective governing bodies, and such termination or amendment shall not be effective until after it has been filed with the Clerk of the Circuit Court of Lake County, Florida. Except as set forth herein, all instruments amending or terminating this Agreement shall be recorded in the Public Records of Lake County, Florida.

6. Notice. Any notice to be delivered hereunder to either the CITY or the COUNTY by the other party shall be in writing and shall be deemed to be delivered when: (a) hand-delivered to the official designated hereunder with receipt acknowledged in writing, or (b) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the party at the address set forth under the party's name below, or at such other address as the party shall have specified by written notice to the other party delivered in accordance herewith.

| CITY | COUNTY |
|---|---|
| City Manager of Mount Dora | County Manager |
| P.O. Box 176 | P.O. Box 7800 |
| 510 North Baker Street | 315 West Main Street |
| Mount Dora, FL 32757 | Tavares, FL 32778-7800 |
| | |
| With copy to: | With a copy to: |
| | |
| Patrick Brackins/Andrew Hand | County Attorney |
| Shepard, Smith, Hand & Brackins, PA | P.O. Box 7800 |
| 2300 Maitland Center Pkwy, Suite 100 | Tavares, FL 32778-7800 |
| Maitland, FL 32751 | |

Either party to this Agreement may unilaterally amend the address or designee to whom notices are to be delivered by providing notice to the other party as provided herein.

7. Rules of Construction. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles or catchlines for articles, sections, or subsections herein are used for ease in reading this Agreement, and the subtitles or catchlines do not form a substantive part of this Agreement for purposes of interpretation. This Agreement shall be liberally interpreted to achieve its goals and purposes.

8. Entire Agreement. This Agreement constitutes the entire understanding of the parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations, and statements, oral or written, are superseded by this Agreement.

9. Authority. The parties each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The Parties hereby represent, warrant, and covenant this Agreement constitutes a legal, valid, and binding contract enforceable by the Parties in accordance with its terms and conditions, and that the enforceability is not subject to any impairment by the applicability of any public policy or police powers.

10. Other Agreements. The parties hereby agreement that any previously effective joint planning agreements shall be terminated as of the Effective Date of this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have made and executed this Amended Agreement and Restated Joint Planning Agreement on the respective dates under each signature.

**COUNTY**

ATTEST:
Board of County Commissioners

LAKE COUNTY, FLORIDA, through its

_____
Gary Cooney, Clerk
Board of County Commissioners
Of Lake County, Florida

_____
Leslie Campione, Chairman

This _____ day of _____, 2025.

Approved as to form and legality:

_____
Melanie Marsh
County Attorney

**CITY OF MOUNT DORA, FLORIDA**

By:_____
James L. Homich Mayor

This ___ day of _____, 2025.

Attest:

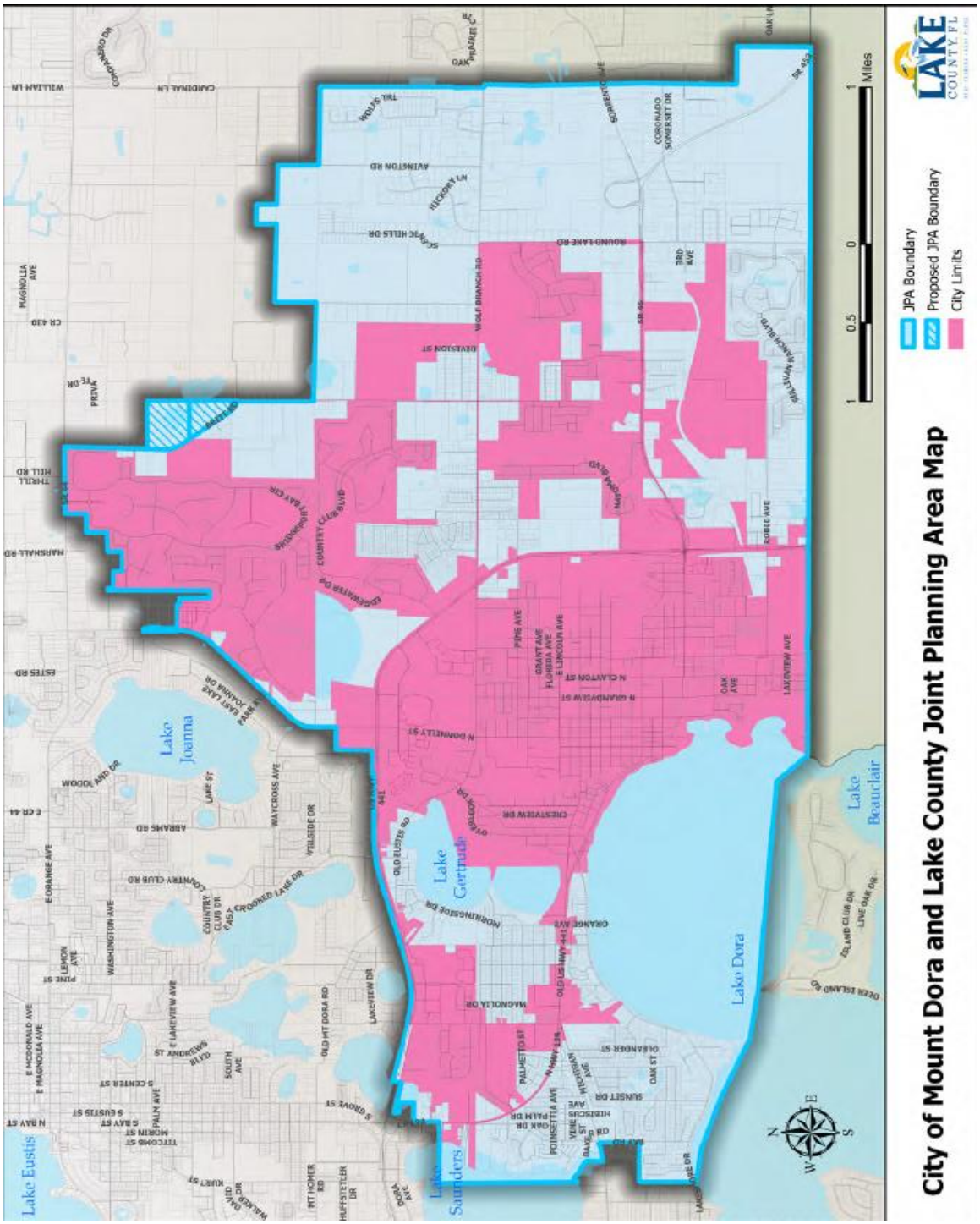
By:_____
Jeanann Hand, Clerk

APPROVED AS TO FORM AND LEGALITY
AS TO CITY OF MOUNT DORA ONLY.

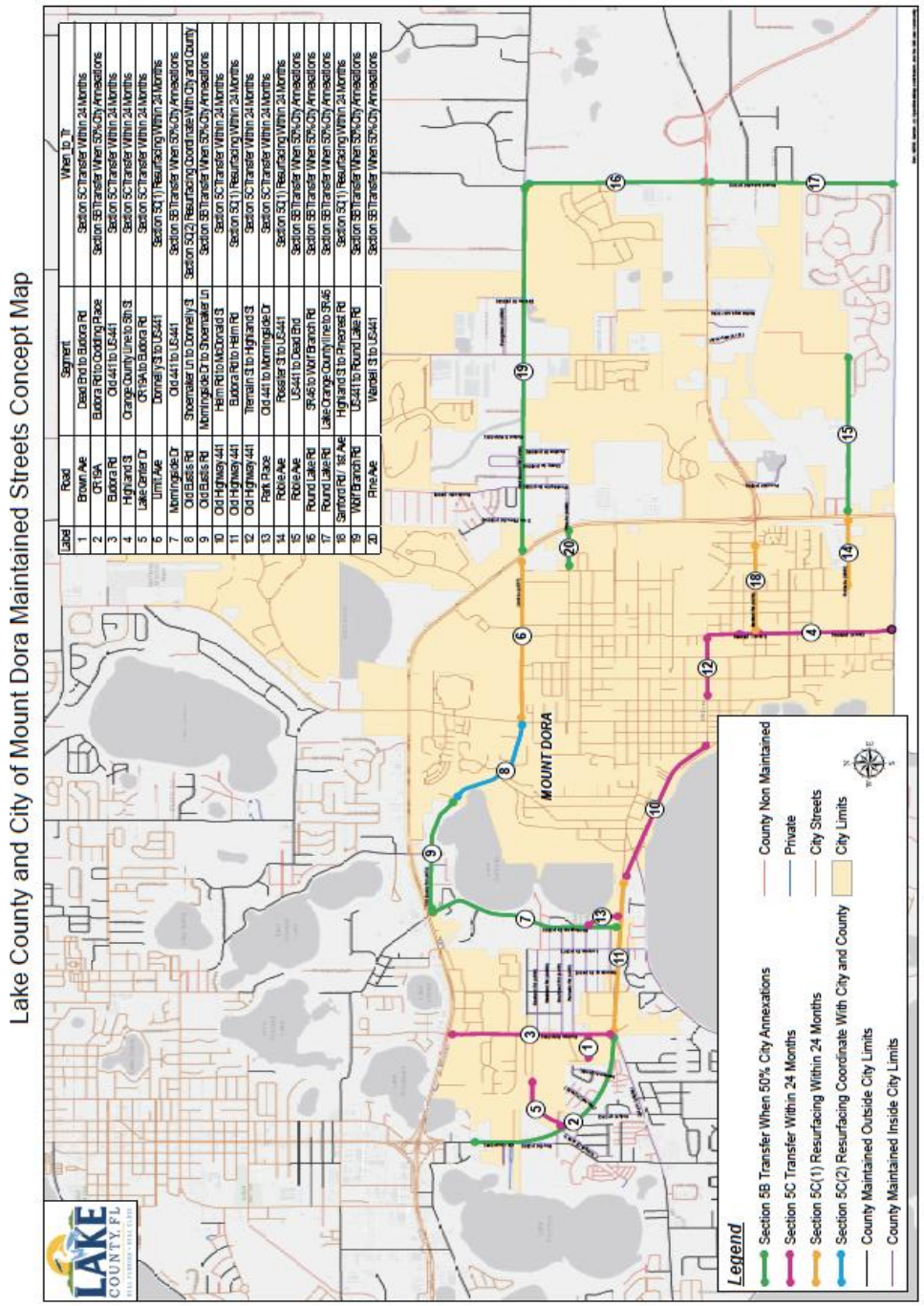
_____
Patrick Brackins/Andrew J. Hand, City Attorney

1
2

## Exhibit "A"
## City of Mount Dora and Lake County Joint Planning Area (JPA) Map



# Exhibit B
## Lake County and City of Mount Dora Maintained Streets Concept Map




1

**Exhibit "C"**
**New Collector Roadway Map**

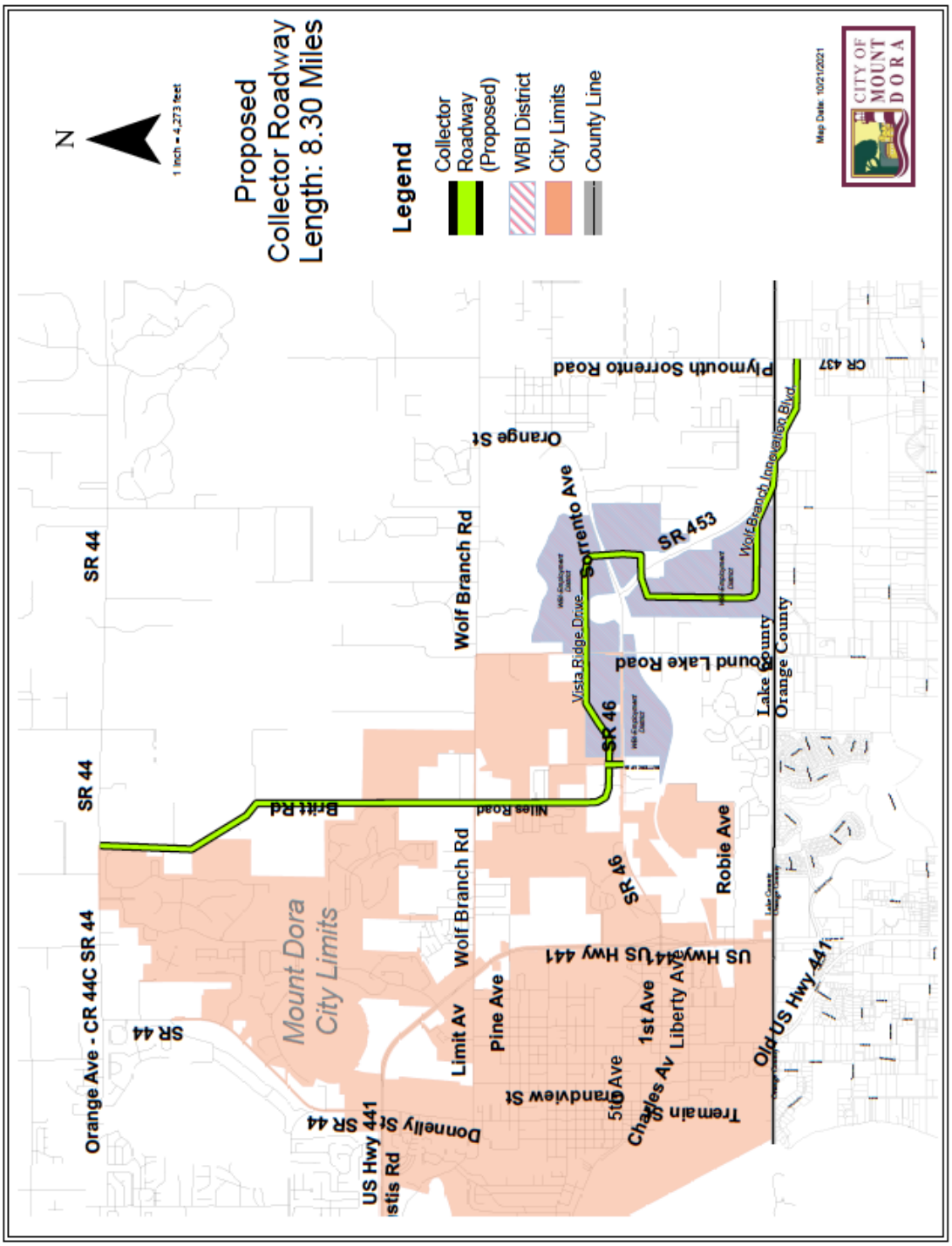


**Exhibit "D"**
**Employment Center Map**

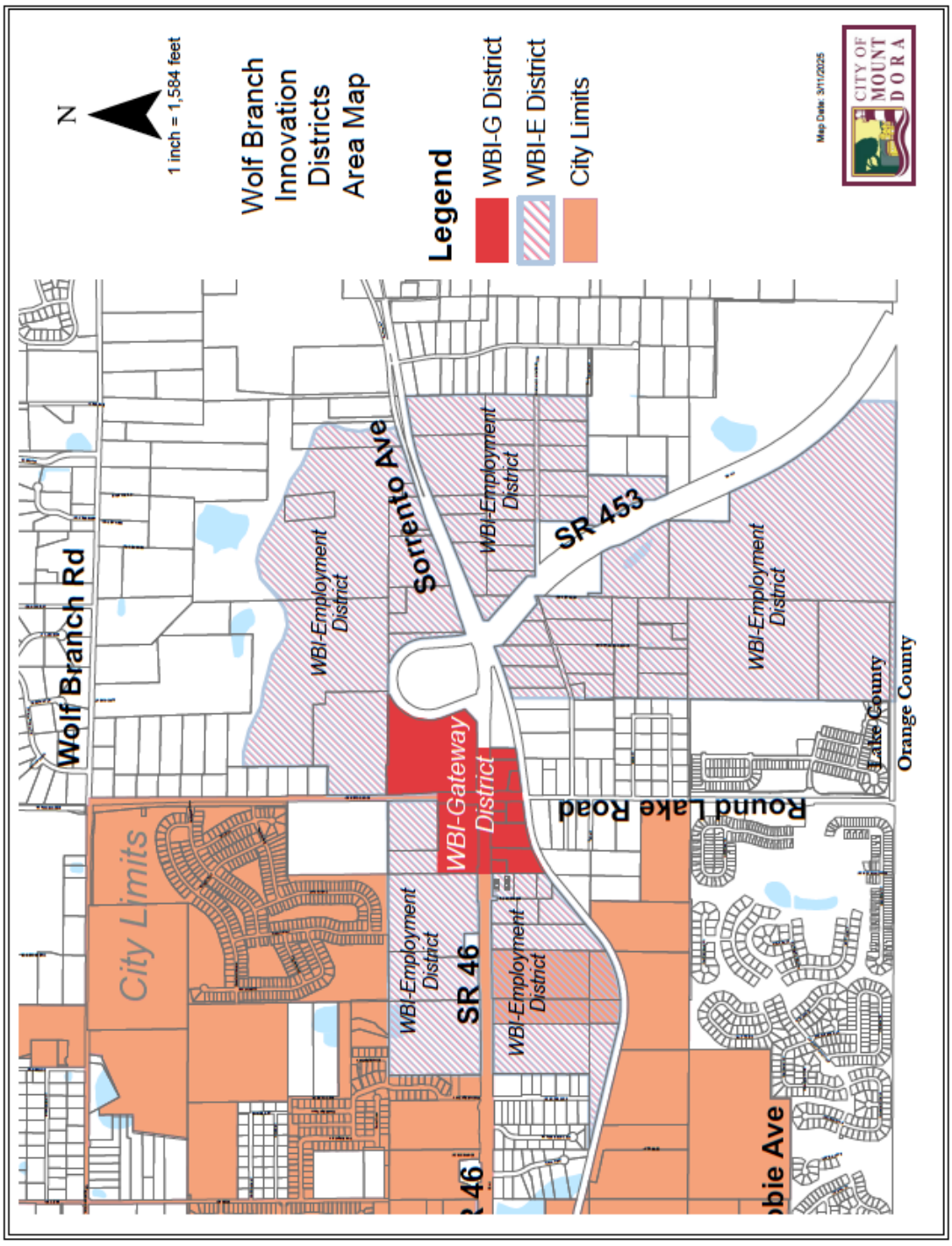
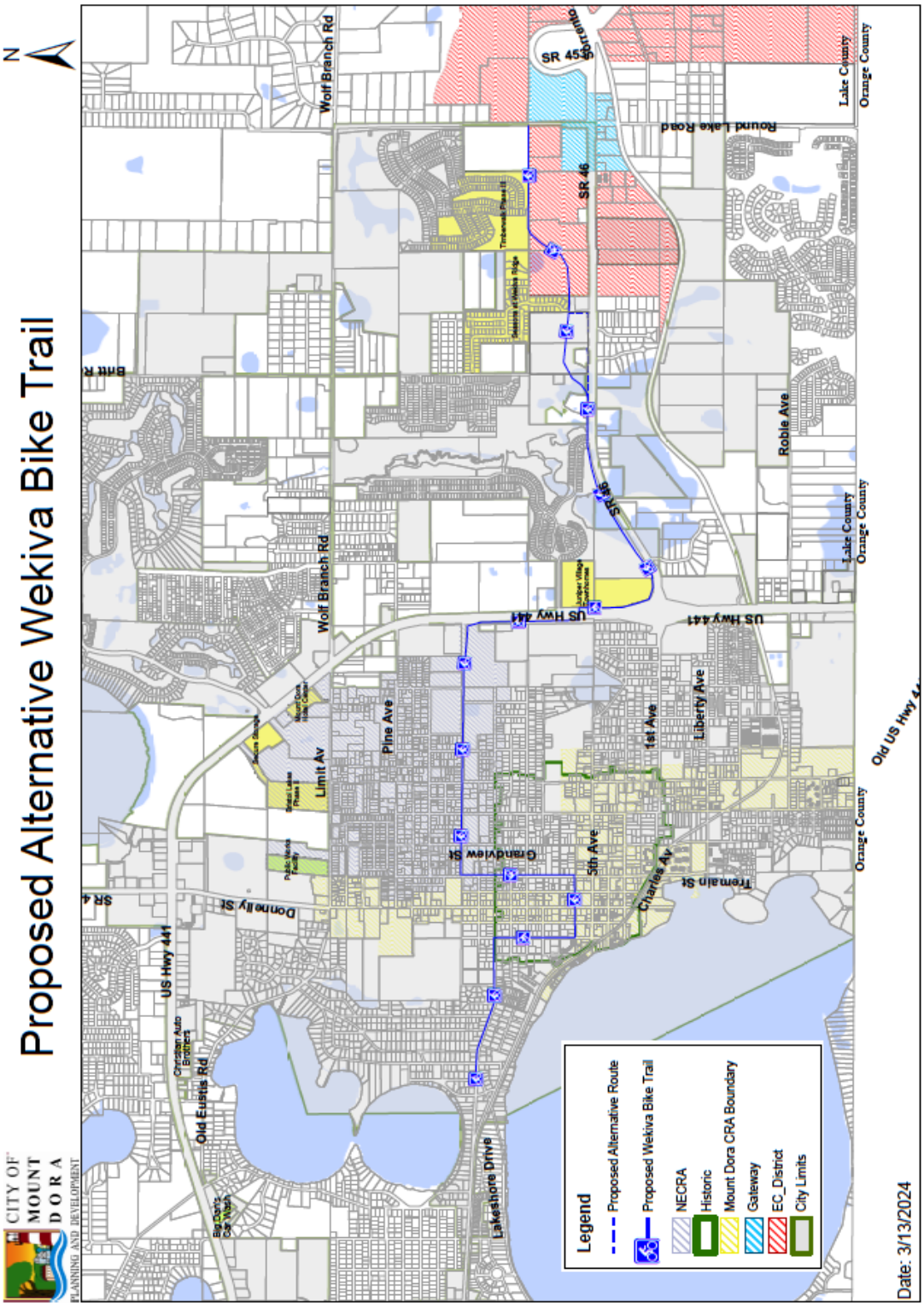
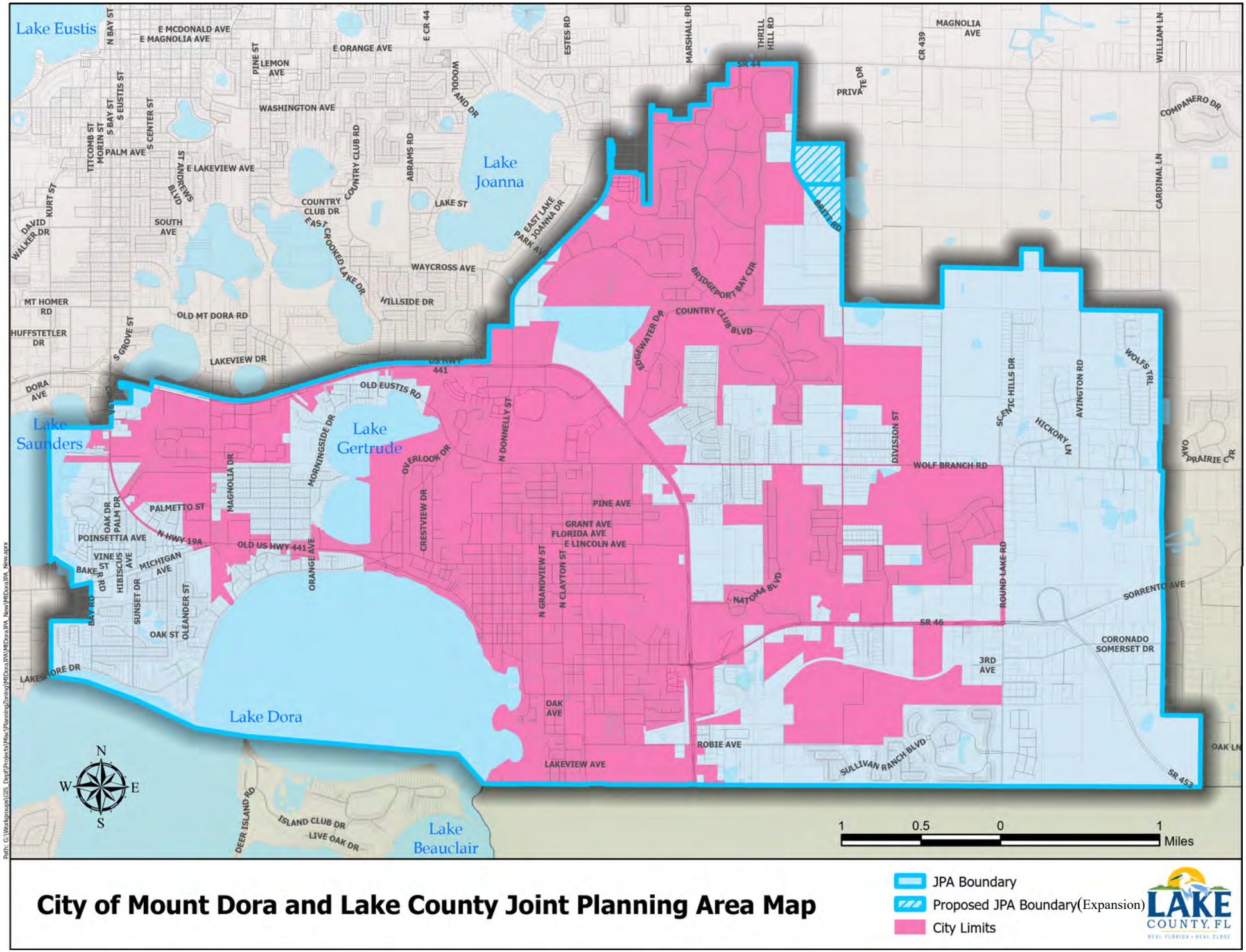


**Exhibit "E"**
**Wekiva Trail Map**



ATTACHMENT #2




# City of Mount Dora and Lake County Joint Planning Area Map

ATTACHMENT #3

# Lake County and City of Mount Dora Maintained Streets Concept Map

| Label | Road | Segment | When_to_Tr |
|---|---|---|---|
| 1 | Brown Ave | Dead End to Eudora Rd | Section 5C Transfer Within 24 Months |
| 2 | CR 19A | Eudora Rd to Codding Place | Section 5B Transfer When 50% City Annexations |
| 3 | Eudora Rd | Old 441 to US 441 | Section 5C Transfer Within 24 Months |
| 4 | Highland St | Orange County Line to 5th St | Section 5C Transfer Within 24 Months |
| 5 | Lake Center Dr | CR 19A to Eudora Rd | Section 5C Transfer Within 24 Months |
| 6 | Limit Ave | Donnelly St to US 441 | Section 5C(1) Resurfacing Within 24 Months |
| 7 | Morningside Dr | Old 441 to US 441 | Section 5B Transfer When 50% City Annexations |
| 8 | Old Eustis Rd | Shoemaker Ln to Donnelly St | Section 5C(2) Resurfacing Coordinate With City and County |
| 9 | Old Eustis Rd | Morningside Dr to Shoemaker Ln | Section 5B Transfer When 50% City Annexations |
| 10 | Old Highway 441 | Heim Rd to McDonald St | Section 5C Transfer Within 24 Months |
| 11 | Old Highway 441 | Eudora Rd to Heim Rd | Section 5C(1) Resurfacing Within 24 Months |
| 12 | Old Highway 441 | Tremain St to Highland St | Section 5C Transfer Within 24 Months |
| 13 | Park Place | Old 441 to Morningside Dr | Section 5C Transfer Within 24 Months |
| 14 | Robie Ave | Rossiter St to US 441 | Section 5C(1) Resurfacing Within 24 Months |
| 15 | Robie Ave | US 441 to Dead End | Section 5B Transfer When 50% City Annexations |
| 16 | Round Lake Rd | SR 46 to Wolf Branch Rd | Section 5B Transfer When 50% City Annexations |
| 17 | Round Lake Rd | Lake Orange County line to SR 46 | Section 5B Transfer When 50% City Annexations |
| 18 | Sanford Rd / 1st Ave | Highland St to Pinecrest Rd | Section 5C(1) Resurfacing Within 24 Months |
| 19 | Wolf Branch Rd | US 441 to Round Lake Rd | Section 5B Transfer When 50% City Annexations |
| 20 | Pine Ave | Wardell St to US 441 | Section 5B Transfer When 50% City Annexations |

MOUNT DORA

**Legend**

- Section 5B Transfer When 50% City Annexations
- Section 5C Transfer Within 24 Months
- Section 5C(1) Resurfacing Within 24 Months
- Section 5C(2) Resurfacing Coordinate With City and County
- County Maintained Outside City Limits
- County Maintained Inside City Limits
- County Non Maintained
- Private
- City Streets
- City Limits

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community