



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

July 16, 2025 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes (To be provided at next regularly scheduled meeting)
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. **Request for Variance;** Sara T Rhodes Life Estate (Project Name); 410 N Tremain Street (Site Address); Sara T Rhodes Life Estate (Owner); Eco Construction Group LLC (Applicant); Project No. VAR25-01.
 - B. **Request for Future Land Use Amendment;** 2100 Smith Avenue (Project Name); 2100 Smith Avenue (Project Address); Lindsley Paving Company (Owner); Lindsley Paving Company (Applicant). Project No. FLUM25-02.
 - C. **Request for Rezoning;** 2100 Smith Avenue (Project Name); 2100 Smith Avenue (Project Address); Lindsley Paving Company (Owner); Lindsley Paving Company (Applicant). Project No. Z25-01.
 - D. **Request for Future Land Use Amendment;** Hillside at Mount Dora (Project Name); 2329 Smith Avenue (Project Address); KB Home Orlando, LLC (Owner); KB Home Orlando, LLC (Applicant). Project No. FLUM25-01.
 - E. **Request for Rezoning (County PUD);** Hillside at Mount Dora (Project Name); 2329 Smith Avenue (Project Address); KB Home Orlando, LLC (Owner); KB Home Orlando, LLC (Applicant). Project No. PUD25-01.
 - F. **Request for Site Plan Extension;** Townplace Suites (Project Name); 2905 JW Simpson Way. Project No. SP22-08 & SP23-12Minor.

G. Request for Discussion & Recommendation; JPA Agreement

VI. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting: August 20, 2025

VII. Adjournment

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

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

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

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



**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmounddora.com

DUE DATE: July 16, 2025

TO: Planning and Zoning Commission

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

RE: Request for Variance Section 3.5.4(2.) of the City's Land Development Code to allow reduction in the minimum setback for a detached accessory building in residential district; Located on the east side of North Tremain Street and South of East 5th Avenue (Site Address: 410 N. Tremain Street); Sarah T. Rhodes Life Estate (Property Owner); Robert P. Rhodes, ECO Construction Group, LLC (Applicant).
Project No. VAR25-01

SUMMARY OF REQUEST/RECOMMENDATION:

A request for a variance from the requirements of Section 3.5.4(2.) of the City's *Land Development Code* (LDC) has been filed in order to allow for the expansion of a nonconforming detached accessory structure to be closer to the property line than the five (5) feet minimum.

Based on the findings of fact, Staff finds the application inconsistent with the standards established in Land Development Code Section 2.5.1(6.) to authorize a variance.

REFERENCES/SUPPORT:

Section 2.5.1.6 (Variances) LDC

Section 3.5.4(2.) LDC

SITE SUMMARY:

Existing Use: Single Family Residence (1,327 sf living area built 1949) with detached 288-sf accessory building, and 324-sf carport structure
Proposed Use: Remove Carport Structure and expand accessory building to include garage
Future Land Use: Residential Professional
Zoning: RP
Overlay Zones: Historic Preservation Review Area
Mount Dora Community Redevelopment Area (CRA)
Site Area: 6,272.00 square feet or 0.14 acres

SURROUNDING PROPERTY TABLE:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Commercial	C-2	City Building Dept.
South	City	Residential Professional	RP	Residential (SFDU)
East	City	Commercial	C-2	Parking lot for Pet Store

West City Residential Professional RP Residential

ANALYSIS:

The property is zoned RP (Residential Professional). The RP zoning district was established to provide areas where existing residential structures can be utilized for office use and not adversely affect adjacent property owners or traffic patterns uses, through Site Plan and Conditional Use approval processes. The current RP zoning district permitted use allows for either single-family and customary accessory uses. The subject property is located within the Historic Preservation Review Area, and the single-family dwelling unit is registered as a Historical Structure on the State of Florida register (Site LA03845). Any new construction on the site will require a Certificate of Appropriateness (COA).

The property is currently developed with a 1,327-sf single family dwelling unit, a (380-sf) concrete pad with carport, and a (308-sf) accessory building. The residence was constructed in 1949; the carport was constructed in 1974; and the accessory building was constructed in 1948. The detached accessory building is shown as a ‘shed’ on the survey and a ‘detached garage’ on the property record card.

LDC Section 3.5.4(2), establishes a five (5) foot setback from the side and rear lot lines for detached accessory buildings and garage apartments in residential zoning districts. This code section also limits accessory buildings to 600 SF each.

The accessory building and concrete pad with carport are less than two feet from the side and rear lot lines and do not meet the established five (5) foot setback; thus, the structures are considered non-conforming. LDC Section 3.5.7(2) states, “it is the intent of these zoning regulations to permit these nonconformities to continue until they are removed as required by these zoning regulations, but not to encourage their continuance.” The code allows non-conforming structures to be maintained and repaired but prohibits the enlargement or intensification of non-conforming structures. LDC Section 3.5.7(2)(f), states “should any nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than 50 percent of its replacement value based upon property appraisal records at time of destruction, it shall not be reconstructed except in conformity with the provisions of these zoning regulations.”

The Applicant is seeking to remove the carport and replace it with a garage in the same footprint of the non-conforming concrete pad; renovate the accessory structure; and construct a 90 SF addition or breezeway between the existing structure and the proposed garage.

In order to accommodate this development plan, the Applicant has submitted a variance application which includes:

1. Variance to LDC Section 3.5.4(2), to allow a garage to be constructed 1.3” from the side and rear property lines in lieu of 5’;
2. Variance to LDC Section 3.5.4(2), to allow an addition on the non-conforming accessory structure to be located 1.3” from the rear lot line in lieu of 5’; and
3. Variance to LDC Section 3.5.4(2), to allow an accessory structure to be 778 SF in lieu of 600 SF.

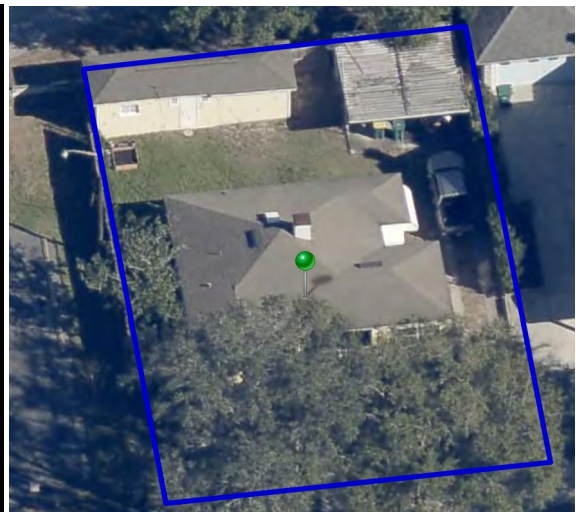
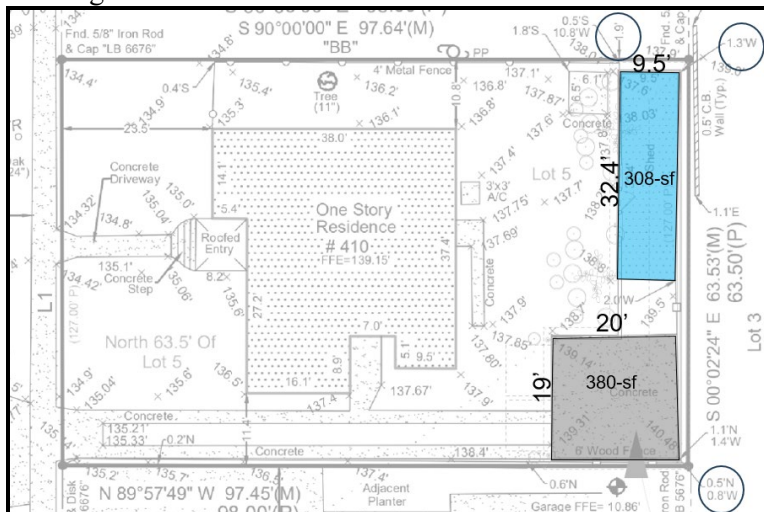
The applicant has requested the following setback reductions for an accessory structure and garage:

	Existing	Proposed	Required
Setback from Northern Property Line	1.9'	1.9'	5'
Setback from Eastern Property Line	1.3'	1.3'	5'
Setback from Southern Property Line	0.5'	1.3'	5'

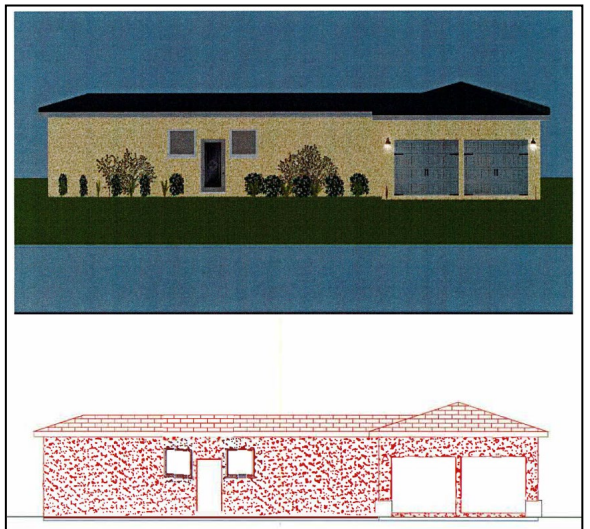
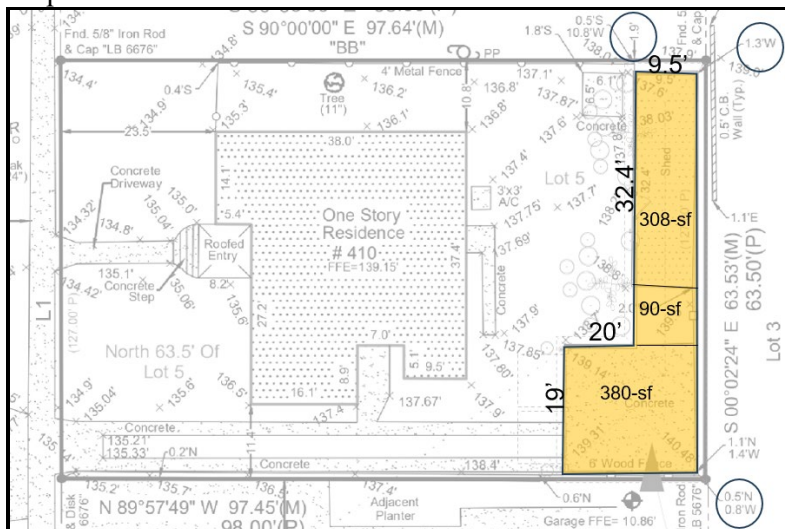
According to the proposed site improvements, the applicant proposes to renovate an existing 308-sf accessory building to be approximately 778-sf. The proposed development exceeds the allowable square footage for an accessory structure (600-sf maximum).

Shed	308-sf
Existing Concrete Pad / New Garage	380-sf
New Addition	90-sf
New Accessory Structure	778-sf

Existing Conditions:



Proposed:



STANDARDS FOR REVIEW

Pursuant to LDC Section 2.5.1(6), the planning and zoning commission shall hear and decide requests for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefor, and not surrounding properties.

In order to authorize a variance, the commission must find:

- 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;**

The Applicant did not provide justification to demonstrate special circumstances and conditions exist on the land that are not applicable to other lands, structures, or buildings in the same zoning district. The applicant provided examples of neighboring properties with detached accessory structures, however nonconforming uses of neighboring lands, structures or buildings in the same zoning classifications or district, and permitted uses of lands, structures or buildings in other zoning classifications or districts shall not be considered grounds for the authorization of a variance, pursuant to LDC Section 2.5.1(6), *Variances*.

- 2. That the special conditions and circumstances do not result from the actions of the applicant;**

According to the Lake County Property Appraiser Property Record Card, the detached accessory structure was constructed in 1948. The structure pre-dates the ownership of the current property owner, Sarah T. Rhodes Life Estate, which took ownership of the property on 09/18/2019 (OR BK 5343 PG 345). Due diligence at the time of purchase would have identified that the structures are legally nonconforming and subject to a five-foot setback requirement pursuant to the current land development code.

- 3. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district;**

The subject property is presently zoned RP (Residential Professional). Pursuant to Land Development Code Section 3.5.4, *Accessory Buildings/Structure and Uses in Residential District*, a detached accessory building, also a garage apartment, shall not be closer than five (5) feet to a side or rear lot line. Development or redevelopment of property within residential zoning district shall comply with currently adopted land development code. Granting a reduction in the required setbacks would constitute a special privilege not afforded to other properties within the same zoning district.”

- 4. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would result in unnecessary and undue hardship on the applicant;**

A literal interpretation of the Land Development Code 3.5.4(2.) does not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The subject property can still be reasonably used in a manner consistent with the district’s standards without the requested variance. Land Development Code Chapter VIII defines “*buildable area*” as “that portion of a site within the yard area on which a structure or improvements, including driveways and parking lots,

may be erected'. Following review of the survey provided by the applicant, there is buildable area within the rear yard that would allow for a structure to be compliant with currently adopted land development regulations.

Granting the variance would confer a special privilege not afforded to similar properties, and the applicant has not provided a justification by a unique hardship.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

The requested variance to *LDC* Section 3.5.4(2.) does not represent the minimum necessary to allow for the reasonable use of the property. The land can be developed or utilized in a manner consistent with the zoning code without requiring the extent of relief proposed. Alternative design solutions or configurations appear to be available that would allow for compliant development. The proposed garage could be reasonably accommodated on the site in compliance with the required setbacks through minor adjustments to its location, e.g. by shifting the garage structure. Therefore, the variance sought exceeds what is required for reasonable use and does not meet this criterion.

6. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

The Applicant has provided example properties within the immediate neighborhood that shows detached accessory structures in the rear and side yards, however no detail of the example's setbacks was provided to justify harmony amongst the neighboring developments. However, nonconforming uses of neighboring lands, structures or buildings in the same zoning classifications or district, and permitted uses of lands, structures or buildings in other zoning classifications or districts shall not be considered grounds for the authorization of a variance. *LDC* Section 3.5.7(2) states, "it is the intent of these zoning regulations to permit these nonconformities to continue until they are removed as required by these zoning regulations, but not to encourage their continuance."

7. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

The existing residence includes a roof design that directs a portion of stormwater runoff toward the adjacent eastern property, which does not comply with the required five-foot setback; the addition of further structures may exacerbate drainage issues and negatively impact stormwater management. Staff has concerns regarding off-site impacts that may be detrimental to neighboring properties, specifically to the east. The existing structure is proposed to be improved to run along the eastern property line, with proposed setbacks less than 2-feet of the property line. Stormwater runoff from the structure, according to the proposed concept plan provide by the Applicant, is proposed to run-off to the property to the east. No details of the proposed roof overhang was included with the application, to demonstrate the structure will be wholly within the boundaries of the property.

FINDINGS OF FACT:

Staff has reviewed the application for consistency with *LDC* Section 2.5.1(6), and determined that:

1. The application does not meet the criteria of *LDC* Section 2.5.1(6)(1) because the Applicant has not identified special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same

zoning district; and

Granting the variance would confer a special privilege not afforded to similar properties, and the applicant has not provided a justification by a unique hardship; and

2. Buildable area exists on the property that can be developed or utilized in a manner consistent with the zoning code without requiring the extent of relief proposed; and
3. The application did not provide explicit justification for a unique hardship, in accordance with LDC Section 2.5.1(6.).

As such, Staff has determined that the application does not meet the criteria established in the LDC to authorize a variance and recommends denial.

ATTACHMENTS:

Vicinity Map
Application
Photos

Legend

City Limits

--- In

□ Out



Subject Parcel

Vicinity Map

**Sarah T. Rhodes Life Estate
VAR25-01**

N



0 0.02 0.04 0.08 Miles

Date Printed: 6/26/2025 11:24 AM



**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT

Legend

City Limits

--- In

□ Out



Subject Parcel

Vicinity Map

**Sarah T. Rhodes Life Estate
VAR25-01**

N



0 0.01 0.01 0.03 Miles

Date Printed: 7/10/2025 10:17 AM



**CITY OF
MOUNT
DORA**
PLANNING AND DEVELOPMENT

LEGAL DESCRIPTION:

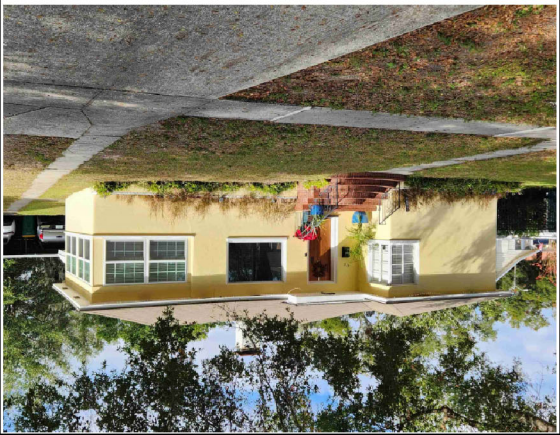
THE NORTH 63.5 FEET OF LOT 5, TREMAINS PLAT, A SUBDIVISION IN THE CITY OF MOUNT DORA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD INFORMATION:

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:

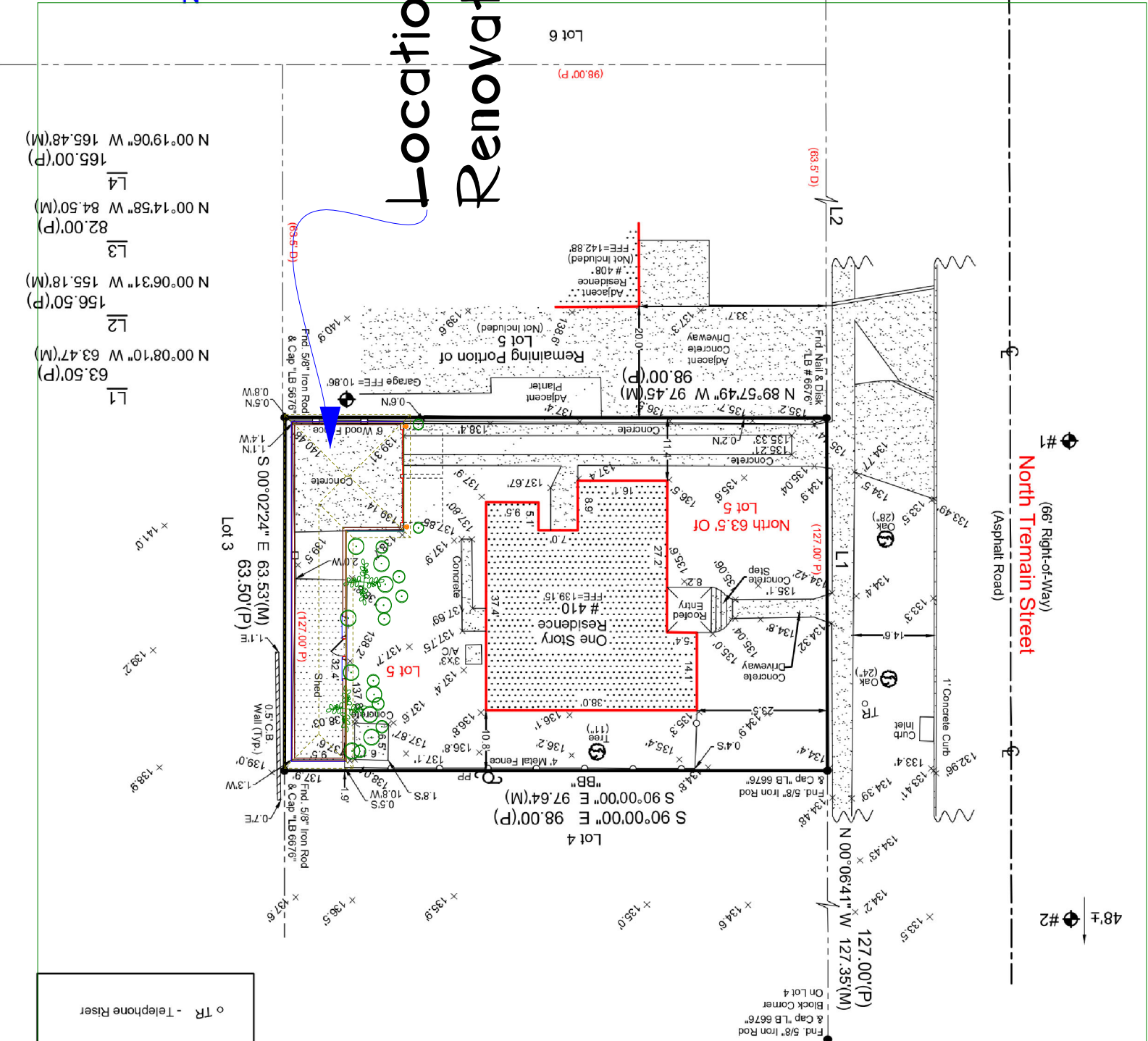
ROBERT RHODES



410 NORTH TREMAIN STREET, MOUNT DORA, FLORIDA 32757

-Legend-

○ TR - Telephone Riser



-Site Benchmark Information-

Set Nail & Disk "LB 7623" in Asphalt
Elevation: 133.34'
#1

Set Nail & Disk "LB 7623" in Asphalt
Elevation: 135.35'
#2

-Benchmark Information-

National Geodetic Survey Data Sheet
Benchmark Designation: F 428.
Benchmark PID: AB5233.
Benchmark Elevation = 66.86'.
(Elevations are based upon NAVD 88 Datum)

- Legend-
- C - Calculated
 - CB - Concrete Block
 - CM - Concrete Monument
 - Conc. - Concrete
 - D - Description
 - DE - Drainage Easement
 - Esmt. - Easement
 - F.F.E.M.A. - Federal Emergency Management Agency
 - FFE - Finished Floor Elevation
 - Fnd. - Foundation
 - IP - Iron Pipe
 - L - Length (Arc)
 - M - Measured
 - N&D - Nail & Disk
 - N.R. - Non-Radial
 - ORB - Official Records Book
 - P.B. - Plat Book
 - P - Plat
 - Q - Chain Link Fence
 - WM - Water Meter
 - ULP - Utility Easement
 - Typ. - Typical
 - Set - Set 1/2" Rebar & Cap "LB 7623"
 - R&C - Rebar & Cap
 - R&C - Rebar & Cap
 - Rad. - Radius
 - PT - Point of Tangency
 - Monument - Monument
 - PP - Permanent Reference
 - P.O.L. - Point on Line
 - P.O.B. - Point of Beginning
 - P.I. - Point of Intersection
 - Pg. - Page
 - PC - Point of Curvature

Field Date: 12/18/2024
Date Completed: 12/20/24
File Number: IS-13778 TOPO
Drawn By: S.T.

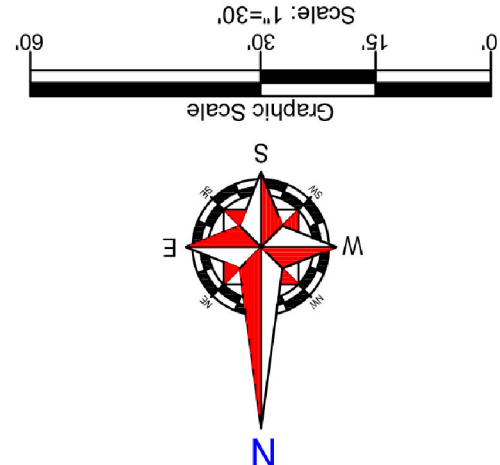
-NOTES-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing bas shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of this Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

Location of Renovation



PATRICK IRELAND & ASSOCIATES SURVEYING, INC.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

PATRICK IRELAND 6637
LB: 7623

Patricia K. Ireland

FLORIDA
STATE OF
PATRICK IRELAND & ASSOCIATES
SURVEYING, INC.
NO. 6637
CERTIFICATE
A MAPPER

Administrative Codes, Pursuant to Section 472.027 Florida Statutes.
True and Correct to the Best of my Knowledge and Belief as recently Surveyed
under my Direction on the Date Shown, Based on Information furnished to Me
as Noted and Conforms to the Standards of Practice for Land Surveying
in the State of Florida in accordance with Chapter 5J-17 052 Florida
Administrative Codes, Pursuant to Section 472.027 Florida Statutes.
This survey is intended ONLY for the use of said certified parties.
Surveyors Seal.



CITY OF
MOUNT
DORA

RECEIVED

By Whitney Scott at 2:01 pm, Jun 03, 2025

VAR25-01

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

E-mail: plandev@cityofmoundora.com

VARIANCE APPLICATION

Date: 5/28/2025 Project Name: Sara T Rhodes Life Estate

1. Applicant's Name: Robert P. Rhodes
Company's Name: ECO Construction Group LLC
Address: 1224 N Donnelly Street
City, State & Zip: Mount Dora, FL 32757
Phone: 352-504-0346 E-mail: br@ecoconstructionllc.com
2. Owner's Name: Sara T. Rhodes Life Estate
Company's Name: _____
Address: 410 N. Tremain Street
City, State & Zip: Mount Dora, FL 32757
Phone: _____ E-mail: tracy@tracyrhodesmd.com
3. The property generally located and list adjacent streets: North Tremain Street and E. 5th Avenue
4. The address(s) of the property: 410 N. Tremain Street, Mt. Dora, FL 32757
5. Building Size Existing: 612 sq ft Proposed: _____
6. Size of property in Acres: .14 Square Feet: 6272
7. Zoning District: Historic Future Land Use Category: Same
8. Provide description of the proposed use: Garage and storage
9. Provide the specific Land Development Code Section. The Variance is requested to Section Section 32 - Section 3.5.1

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

This is correct. The variance granted is the minimum variance that will make possible the reasonable use of the land, existing buildings and existing structures.

- f. That the grant of the variance will be in harmony with the general intent and purpose of this code and the comprehensive plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

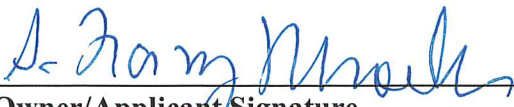
The variance is in harmony with the other residents on Tremain Street, it will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

- g. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

The granting of the variance will not in any way be detrimental to the property or improvements in the area in which the property is located.

CERTIFICATION AND SIGNATURE

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


Owner/Applicant Signature

6/9/2025
Date

11. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.) in PDF.
12. One reduced copy (11" x 17") of the site plan and survey.

PROCEDURES

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

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

2. Development Review Committee (DRC) meeting is held on the last Wednesday of the month in which the submittal was received and reviewed.
3. The application will be forwarded to the Planning and Zoning Commission for final action to be considered at their next available meeting, after it completes the Development Review Committee process.

ALTERNATE KEY	OWNER(S) NAME	MAILING ADDRESS/CITY/STATE	PHYSICAL ADDRESS/CITY STATE
1476038	City of Mount Dora	PO BOX 176, MOUNT DORA, FL 32756-0176	510 N. Baker Street, Mount Dora, FL 32757
3555007	Regency Suites of Mt Dora LLC	133 N Grove Street, Suite B, Eustis, FL 32726	525 N. Tremain Street #1-A, Mount Dora, FL 32757
3691113	City of Mount Dora	P.O. Box 176, Mount Dora, FL 32756	251 E 5th Avenue, Mount Dora, FL 32757
1472440	Florida Telephone Corp	931 14th Street, Denver, CO 80202	311 E 5th Avenue, Mount Dora, FL 32757
1472482	First United Methodist Church inc. of Mount Dora	440 E 6th Avenue, Mount Dora, FL 32757	333 E 5th Avenue, Mount Dora, FL 32757
1472474	First United Methodist Church inc. of Mount Dora	440 E 6th Avenue, Mount Dora, FL 32757	333 E 5th Avenue, Mount Dora, FL 32757
3700473	First United Methodist Church inc. of Mount Dora	440 E 6th Avenue, Mount Dora, FL 32757	440 E 6th Avenue, Mount Dora, FL 32757
1472784	First United Methodist Church inc. of Mount Dora	440 E 6th Avenue, Mount Dora, FL 32757	E 5th Avenue, Mount Dora, FL 32757
1476046	First United Methodist Church inc. of Mount Dora	440 E 6th Avenue, Mount Dora, FL 32757	E 5th Avenue, Mount Dora, FL 32757
1476054	Leslie Campione	342 E 5th Avenue, Mount Dora, FL 32757	342 E 5th Avenue, Mount Dora, FL 32757
1476062	Diana M Walega Life Estate	955 Carroll Lane, Mount Dora, FL 32757	328 E 5th Avenue, Mount Dora, FL 32757
1476071	City of Mount Dora	P.O. Box 176, Mount Dora, FL 32756-0176	308 E 5th Avenue, Mount Dora, FL 32757
1669804	Yanina Genao	1476 Chippewa Ln, Geneva, FL 32732	408 N Tremain St., Mount Dora, FL 32757
1669812	K David Wheeler Family Trust	350 N. Tremain St, Mount Dora, FL 32757	350 N. Tremain St, Mount Dora, FL 32757
1476135	Stuart E. & Sharon C. Learned	363 E 3rd Avenue, Mount Dora, FL 32757	363 E 3rd Avenue, Mount Dora, FL 32757
1476127	Joseph & Sandra Jimenez Life Estate	347 E. 3rd Avenue, Mount Dora, FL 32757	347 E. 3rd Avenue, Mount Dora, FL 32757
1476097	Andrew and Pamela Revocable Trust	924 8th Street S, Saint Petersburg, FL 33701	340 N Tremain St., Mount Dora, FL 32757
1476101	Alejandro Rodriguez	326 N Tremain St., Mount Dora, FL 32757	326 N Tremain St., Mount Dora, FL 32757
1476119	308 North Tremain Street LLC	308 N Tremain St Mount Dora, FL 32757	308 N Tremain St Mount Dora, FL 32757
1532701	Third Ave Vergil LLC	699 E 5th Ave., Mount Dora, FL 32757-5625	203 E 3rd Avenue, Mount Dora, FL 32757
1465664	Baker Street of Mount Dora LLC	699 E th Avenue, Mount Dora, FL 32757	310 N Baker St, Mount Dora, FL 32757
1465672	Jupiter Dora LLC	6275 Corvara Ct., Frisco, TX 75035	250 E 4th Avenue Mount Dora, FL 32757
1465265	Dale & Carol Cornelison	12500 Crescent Way, Miami, FL 33156	237 E 4th Avenue, Mount Dora, FL 32757
1664080	Jennifer Banta & Sara Rhodes	423 N Tremain St., Mount Dora, FL 32757	423 N Tremain St., Mount Dora, FL 32757
1664101	Cottages Resort Rentals LLC	604 E 7th Avenue, Mount Dora, FL 32757	235 E Fourth Avenue, Mount Dora, FL 32757
1664098	Michael Dinneen & Rachel M Rifat	277 NW 12th St., Boca Raton, FL 33432	221 E Fourth Ave., Mount Dora, FL 32757
1728908	City of Mount Dora	P.O. Box 176, Mount Dora, FL 32756-0176	400 Baker St., Mount Dora, FL 32757
1465257	AFN ABSPRO001 LLC	38 Washington Sq., Newport, RI 02840	200 E 5th Ave., Mount Dora, FL 32757

PROPERTY RECORD CARD

General Information

Name:	RHODES SARA T LIFE ESTATE	Alternate Key:	1476089
Mailing Address:	410 N TREMAIN ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	32-19-27-2400-000-00500
		Millage Group and City:	0MD1 Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	410 N TREMAIN ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, TREMAIN'S PLAT N 63.5 FT OF LOT 5 PB 2 PG 17 ORB 5343 PG 345 ORB 6372 PG 216		

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)	64	98		6272.000	FD		\$60,544.00	\$60,544.00

[Click here for Zoning Info ⓘ](#)

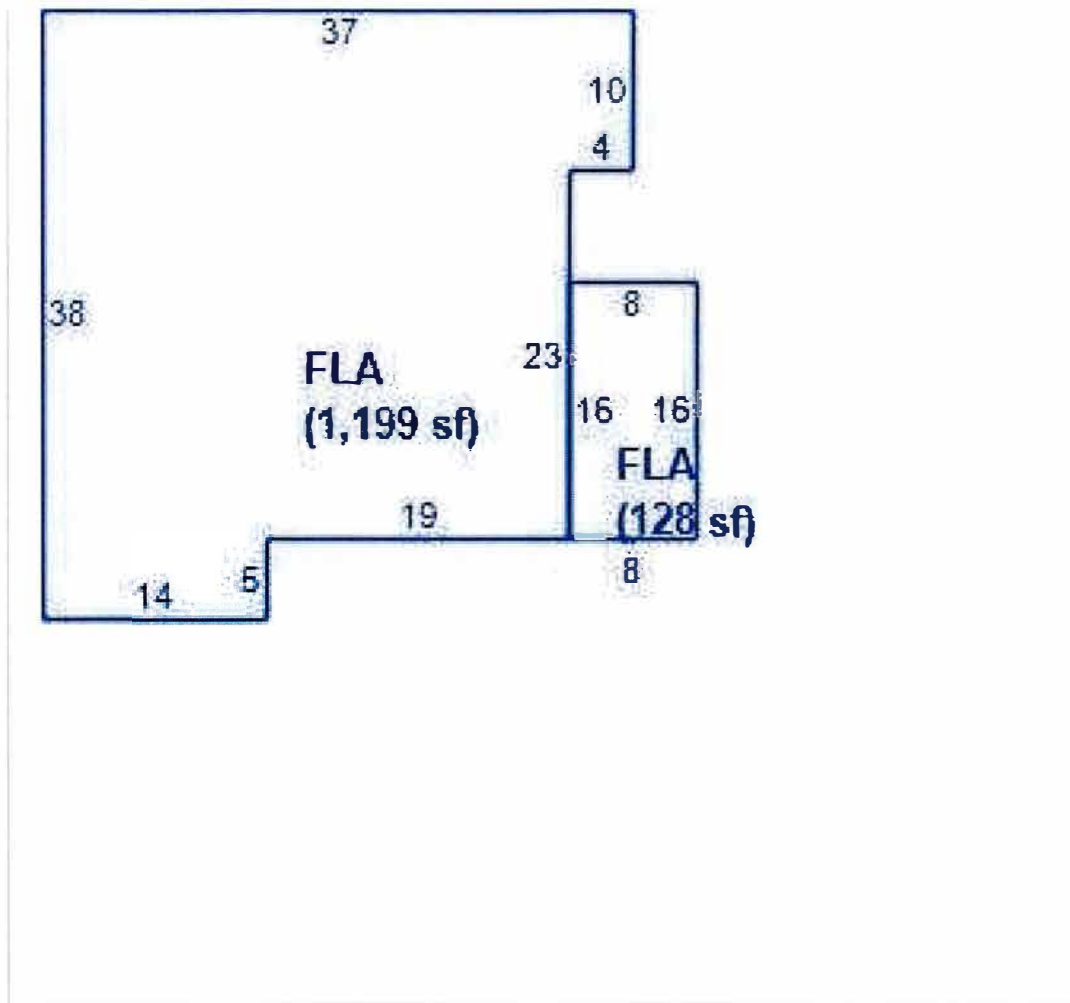
[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$167,624.00		
Summary			
Year Built: 1949	Total Living Area: 1327 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 1	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	1327

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF3)	288	SF	1948	\$5,184.00
2	CARPORT/POLE SHED UNFINISHED (UCP2)	324	SF	1974	\$680.00

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
6372 / 216	07/24/2024	Life Estate	Unqualified	Improved	\$100.00
5343 / 345	08/30/2019	Warranty Deed	Qualified	Improved	\$190,000.00
3070 / 1762	01/01/2006	Warranty Deed	Unqualified	Improved	\$1.00
3070 / 1760	01/01/2006	Trustees Deed	Unqualified	Improved	\$1.00
1325 / 1511	10/01/1994	Warranty Deed	Unqualified	Improved	\$1.00
1325 / 1510	10/01/1994	Warranty Deed	Unqualified	Improved	\$1.00
1079 / 1821	10/01/1990	Warranty Deed	Unqualified	Improved	\$133,000.00
1015 / 1077	05/01/1989	Personal Rep Deed	Qualified	Improved	\$58,000.00

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

Values and Estimated Ad Valorem Taxes [i](#)

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	\$234,032	\$184,050	\$133,328	5.0364	\$671.49
SCHOOL BOARD STATE	\$234,032	\$184,050	\$159,050	3.1240	\$496.87
SCHOOL BOARD LOCAL	\$234,032	\$184,050	\$159,050	2.9980	\$476.83
LAKE COUNTY WATER AUTHORITY	\$234,032	\$184,050	\$133,328	0.2940	\$39.20
NORTH LAKE HOSPITAL DIST	\$234,032	\$184,050	\$133,328	0.4100	\$54.66
ST JOHNS RIVER FL WATER MGMT DIST	\$234,032	\$184,050	\$133,328	0.1793	\$23.91
CITY OF MOUNT DORA	\$234,032	\$184,050	\$133,328	6.3000	\$839.97
LAKE COUNTY MSTU AMBULANCE	\$234,032	\$184,050	\$133,328	0.4629	\$61.72
LAKE COUNTY VOTED DEBT SERVICE	\$234,032	\$184,050	\$133,328	0.0918	\$12.24
				Total: 18.8964	Total: \$2,676.89

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](#).

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

Site Notice

This instrument prepared by:
Michael G. Horton, Esquire
MICHAEL G. HORTON, P.A.
3721 So. Highway 27, Suite A
Clermont, Florida 34711
352-394-4008

ENHANCED LIFE ESTATE DEED

THIS INDENTURE, made this 24th day of July, 2024, BETWEEN **SARA T. RHODES**, a single woman, whose post office address is 410 N. Tremain Street, Mount Dora, Florida 32757, **Grantor**, and **SARA T. RHODES**, a single woman, whose post office address is 410 N. Tremain Street, Mount Dora, Florida 32757 as to a **Life Estate**, without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and the **remainder interest to the SARA TRACY RHODES REVOCABLE TRUST** dated July 24, 2024, whose post office address is 410 N. Tremain Street, Mount Dora, Florida 32757.

Further, the Grantor reserves the right to change remainderman at any time without consent of remainderman.

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

The North 63.5 feet of Lot 5, Tremains Plat, a subdivision in the City of Mount Dora, according to the map or plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Lake County, Florida.

Property ID No.: 32-19-27-2400-000-00500

Property Address: 410 N. Tremain Street, Mount Dora, Florida 32757

SUBJECT TO conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and taxes for the year 2024, and all subsequent years.

This Deed was prepared and given without a title search, title examination or title insurance.

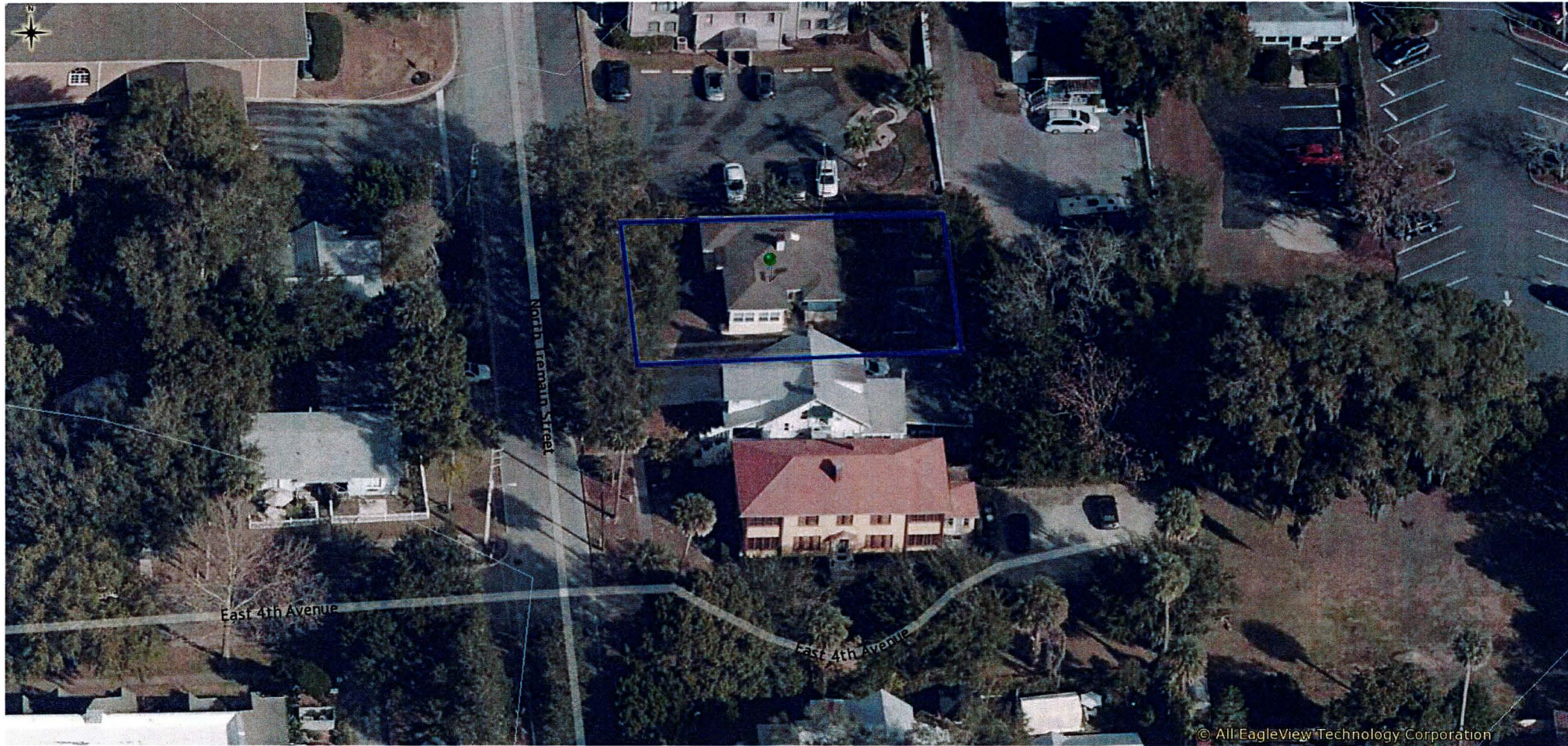
Said grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

This is a conveyance to a Trustee not pursuant to a sale. Pursuant to Section 689.073, Florida Statutes, this instrument confers on said Grantor or Trustee full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the land described herein or any part of it. No person dealing with said Grantor or Trustee shall be obligated to require (1) as to the identification or status of any name or unnamed Trust Beneficiary or their heirs or assigns; (2) as to or ascertain the authority of said Trustee to act within and

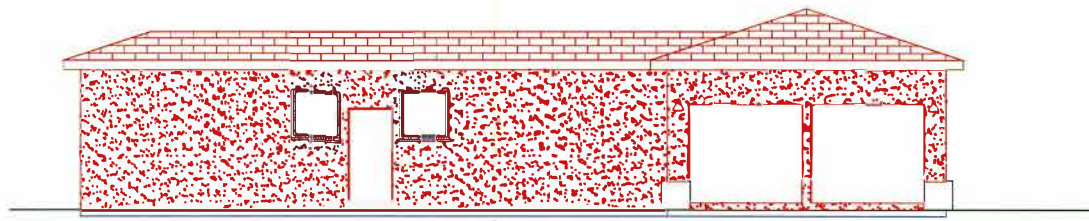
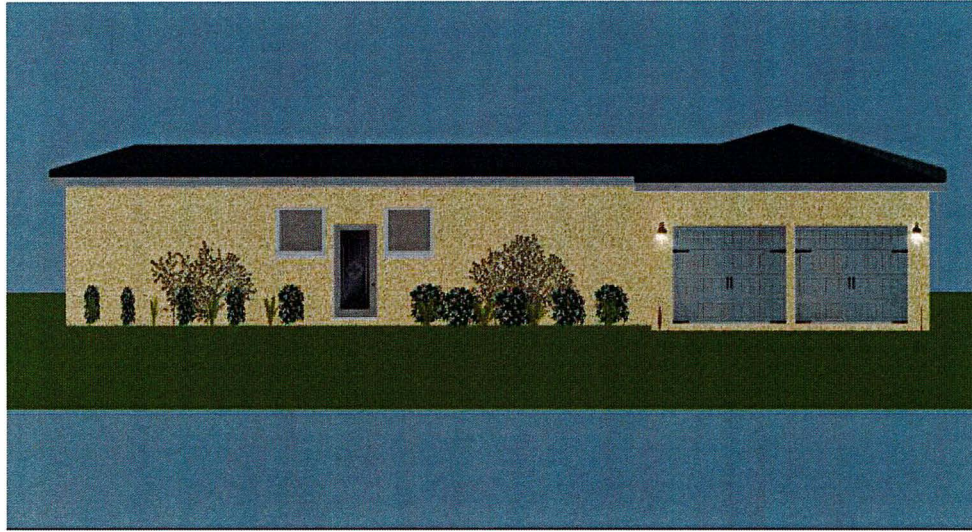
326 N Tremain



410 N Tremain St with Contours



02/01/2022



GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION	STAMP

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.



PROJECT NAME:
Rhodes Renovation
410 N Tremain St
Mount Dora

CLIENT:
Tracy Rhodes

DRAWING:
ELEVATIONS
Concept
SCALE: 1/4" = 1'-0" DATE: #AUG. 2016

DRAWN BY:	#DRAWN BY	SHEET:
CHECKED BY:	#CHECKED BY	A2
APPROVED BY:	#APPROVED BY	













CITY OF
MOUNT
DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmountdora.com

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

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

RE: Request for Future Land Use Map Amendment (Small-Scale) from County Regional Office to City Industrial, 6.41 +/- acres (Site Area); generally located east of US Highway 441 and north of Smith Avenue (Location); 2100 Smith Avenue (Site Address); Vlado Ivetic, Lindsley Paving Company (Property Owner, Applicant); Lindsley Paving Company (Project Name)
Project No. FLUM25-02SM

Recommendation:

Staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation.

References/Support:

City of Mount Dora Comprehensive Plan 2045
City of Mount Dora Land Development Code
Chapter 163 Florida Statutes

Background/Information:

The applicant is requesting an amendment to the City's Future Land Use Map. The proposed amendment will change approximately 6.41 acres from County Regional Office to City Industrial. The proposal is for future development of a carwash facility and warehouses. The Applicant indicates the present use for the subject properties are for borrow pit activities.

EXISTING FLU	PROPOSED FLUM	SUBJECT SITE AREA	MAXIMUM INTENSITY ALLOWED
County Regional Office	City Industrial	6.41 acres	195,453 square feet

Development Summary - Maximums Intensity:

- From: County Regional Office Maximum Square Footage (FAR 3.0 x 6.41 acres): 837,658 sf
- To: City Commercial Maximum Square Footage (FAR 0.70 x 6.41 acres): 195,453 sf
- Change: 642,205 less square footage allowed.

Future Land Use Element Policy 4.g(7): Industrial: This category is intended for light manufacturing, warehousing and storage associated with a business or industrial use, wholesaling, distribution, office and other related activities. Educational facilities shall not be allowed in this district. Industrial parks with good internal circulation and attractive appearance from adjacent roads are encouraged. Maximum impervious surface ratio is 0.65. Maximum FAR is 0.70.

Land Use Report:

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM (Light Industrial)	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM (Light Industrial)	Vacant
West	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant Land, Borrow Pit

Proposed Use: Car Wash and Warehouse Facilities

Proposed
Future Land Use: City Industrial (6.41 Acres)

Current
Future Land Use: County Regional Office

Current Zoning: County Light Industrial (LM)

Proposed Zoning: City Workplace One (WP-1)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: None

Critical State Concern: No

Site Area: 6.41 +/- acres

Housing: The proposed Future Land Use change will not negatively impact the projected housing population of City's Comprehensive Plan. The proposed change does not increase the amount of dwelling units allowed. Proposed non-residential designations..

Traffic:	(Based on the industrial intensity): The proposed development for a carwash will result in 180 daily trips, 10 A.M peak hour and 19 P.M. peak hour trips of additional traffic on the surrounding transportation network. The surrounding roadway network has sufficient capacity to accommodate background growth and project traffic in the future condition.
Wastewater:	<i>Infrastructure Element Policy 1.d:</i> Average Daily Flow: Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise. The proposed change will not negatively impact current capacity and will reduce capacity needs for the site as the current FAR is 3.0 as opposed to the proposed FAR of 0.70.
Potable Water:	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. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. 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. The proposed change and will not negatively impact capacity.
Reclaim Water:	Conservation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.
Solid Waste:	City's standard is 7.1 pounds per capita per day (LOS disposal).
Stormwater:	Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards.
Habitat:	The property is currently presently disturbed lands used for borrow pit activities. According to USDA Soil Survey, the property contains some areas with placid, Myakka, and candler sand soils providing for

excessively wet and drained conditions.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.

Wetlands/
Environmental:

The subject 6.41 acres property is the site of a borrow pit. The subject application proposes to utilize the subject property for stormwater management purposes.

Note: Data analysis support documents on-file with the project application.

Notification:

JPA Notice to Lake County: July 17, 2025

Legal Ad for PZC: July 4, 2025

Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025

Ordinance Enactment Legal Ad: August 8, 2025

Non-Legal Ad: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025

PZC: July 16, 2025

City Council: August 5, 2025

Attachments:

Vicinity Map

FLUM Area Map

Proposed Future Land Use Map

Exhibit A FLU Map II-2a

Application (on file)

Legend

City Limits

--- In

□ Out

▭ Subject Parcels

Lindsley Paving Company LLC / 2100 Smith Avenue

AERIAL MAP

N



0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:34 AM

Legend

City Limits

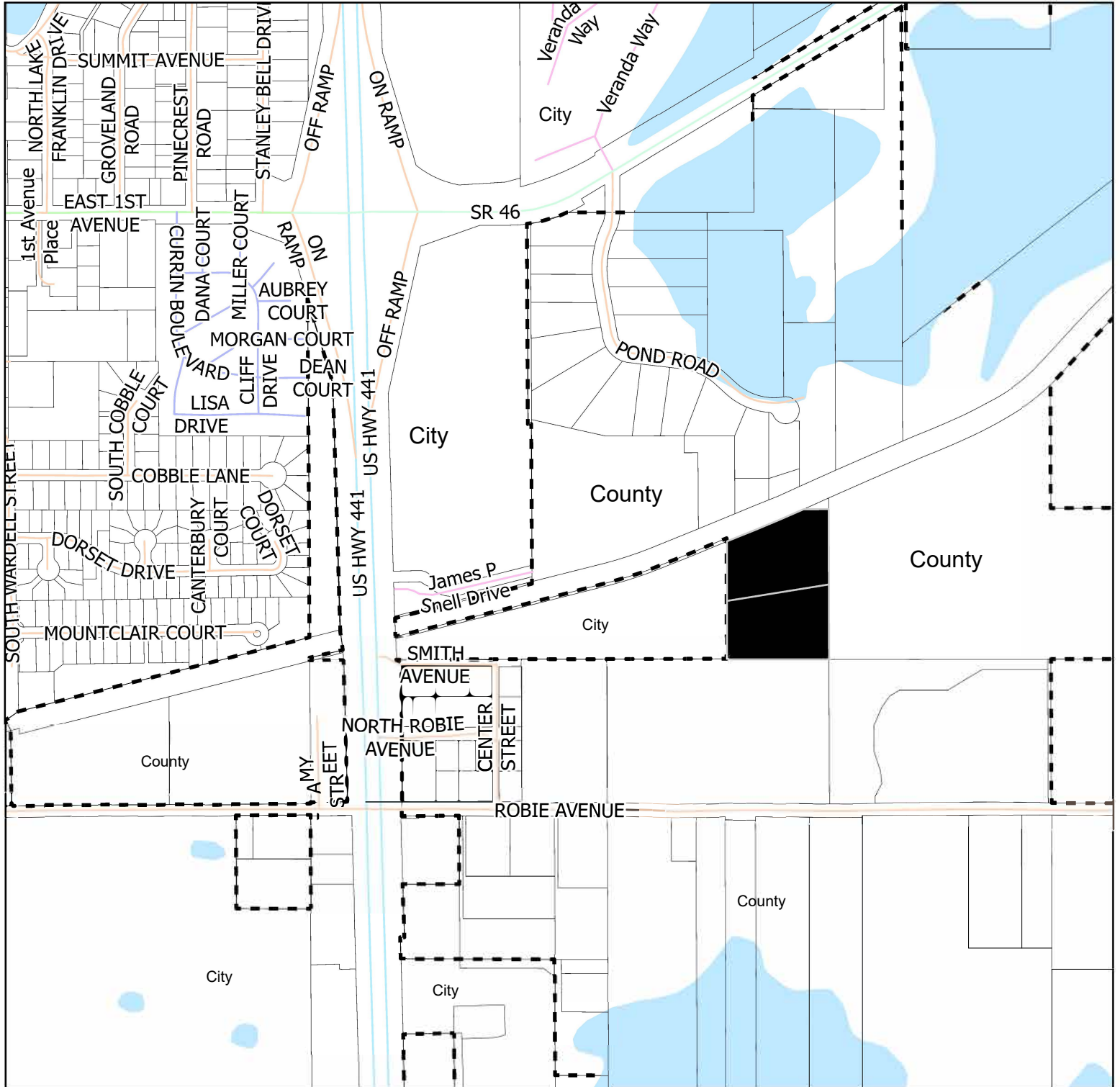
--- In
 --- Out

■ Subject Parcels

Vicinity Map

Smith Avenue Properties
6.11 +/- Acres

N



0 0.07 0.15 0.3 Miles

Date Printed: 6/20/2025 4:27 PM

N

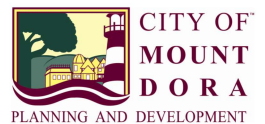


City Limits





Date Printed: 7/10/2025 12:40 PM





**FUTURE LAND USE MAP AMENDMENT
SMALL-SCALE (10 ACRES OR LESS)
APPLICATION**

Date : May 20, 2025 Project Name: 2100 Smith Avenue

1. Applicant's Name: Vlado Ivetic
Company's Name: Lindsley Paving Company
Address: 1060 Belle Avenue
City, State & Zip: Winter Springs, FL 32708
Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com

2. Owner's Name: Vlado Ivetic
Company's Name: Lindsley Paving Company
Address: 1060 Belle Avenue
City, State & Zip: Winter Springs, FL 32708
Phone: 407-405-1796 E-mail: vlado@ivetictrucking.com

3. The property generally located and list adjacent streets: _____
US Hwy 441, Pond Road & Robie Avenue

4. The address(s) of the property: AK1124719-Pond Road, AK1124808-Robie Avenue

5. Size of property in Acres: 6.41 Square Feet: _____

6. Current Zoning District: County-LM, Light Industrial District

7. Requested Zoning District: WP-1, Workplace
(Separate application required for change in zoning district)

8. Future Land Use Category : County - Regional Office

9. Requested Future Land Use Category: IND, Industrial

10. Present use and structures on the property (list number of residential dwelling units):

Vacant, present use is borrow pit activities.

11. Building Size Existing: N/A Proposed: N/A

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg Off	LM / R-1	Borrow Pit
South	County	Urban LOW	LM / PUD	Borrow Pit
East	County	Reg Off	LM	Borrow Pit
West	City	IND	WP-1	Borrow Pit

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):

Vacant, present use is borrow pit activities.

14. Proposed use of property: Stormwater management facility for parcel AK1124727

15. List the specific Comprehensive Plan Policy that allows proposed use: _____

16. State the reason for this request: Annexation

17. Describe changed condition justifying the amendment: Annexation

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: _____

To match existing adjacent west parcel (AK1124727)

19. Describe the extent to which the proposed amendment is compatible with existing land uses: _____

**To match existing adjacent west parcel (AK1124727) also owned
by same property owner for future permitting as a single project.**

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: _____

The proposed use of the parcel will be for stormwater mgmt facility w/ no services required.

21. Describe the extent of environmental impacts on the resources of proposed amendment:

Existing use was permitted as a borrow pit. Proposed use will be for a stormwater mgmt facility.

22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: _____

Annexation of parcels to be permitted as a single project w/ adjacent west parcel (AK1124727)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Vlado Ivetic, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.



Signature of Applicant

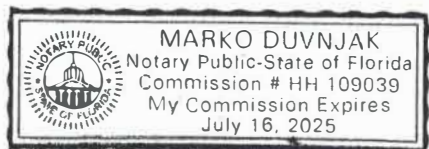
Vlado Ivetic

Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 27th day of May 2025 by Vlado Ivetic who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

SEAL:



Notary Public

Marko Duvnjak

Print or Type Name

SUBMITTAL CHECKLIST

Collate submittal requirements into four (4) individual packages (includes one original package). Also, provide electronic copies (PDF) of the application and all support documents listed below (copied to a CD). [Incomplete submittals will not be accepted]

The following items must be submitted:

1. Application Fee: **\$2,500.00**

*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.

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

2. Completed application (signed and notarized affidavit)
3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.
4. The Property Card(s) from the Lake County Property Appraiser's office.
5. Both County and City Future Land Use and Zoning Maps.
6. Proof of ownership (warranty deed or title certificate).
7. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (1) extra copies of the boundary survey for the remaining packets. Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.
8. Legal description of the property to be annexed in MS Word format (include in CD or email to staff).
9. Provide method of providing services including water, sewer, roads, and drainage.
10. Provide justification for the proposal in relation to the Comprehensive Plans of the City and the County.
11. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.

12. Two (2) copies of Traffic Impact Analysis, signed and sealed. Plus a PDF copy to CD.

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. Following complete submittal, the application will be scheduled for the next available Development Review Committee (DRC) meeting for review and comment.
3. Following DRC review, the application will be forwarded to the Local Planning Agency (LPA) for review and recommendation at their next available meeting.
4. The LPA will review the application and make recommendations to the City Council at their next available meeting.
5. The City Council shall review the application and all pertinent recommendations and hold hearing for second reading, if action is taken.
6. The City Council approves or disapproves proposed amendment.
7. Amendments become effective 31 days after final action, provided that the amendment is not challenged in a timely manner.

SURROUNDING OWNERS LIST

List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

Ashworth-Schmitt Timothy D & Scott J

Name

313 Pond Road

Address

Mount Dora FL 32757

City State Zip

Grantham Shirley L

Name

PO Box 1442

Address

Mount Dora FL 32756

City State Zip

Hall Linda H

Name

2525 E Sand Road

Address

Port Clinton OH 43452

City State Zip

KB Home Orlando, LLC

Name

9102 South Park Center Loop Ste 100

Address

Orlando FL 32819

City State Zip

Realty Income Properties 5 LLC

Name

11995 El Camino Real

Address

San Diego CA 92130

City State Zip

Richards Family Revocable Trust

Name

335 Pond Road

Address

Mount Dora FL 32757

City State Zip

Richards Ronald & Diana

Name

335 Pond Road

Address

Mount Dora FL 32757

City State Zip

Sparks Kara M & Michael P

Name

357 Pond Road

Address

Mount Dora FL 32757

City State Zip

State of Florida

Name

719 S Woodland Blvd

Address

Deland FL 32720

City State Zip

Vella Anthony & Lynn

Name

379 Pond Road

Address

Mount Dora FL 32757

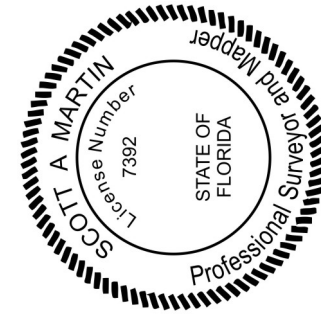
City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices over 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.

BOUNDARY TREE AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE MOUNT DORA

LAKE COUNTY FLORIDA



DESCRIPTION:

PARCEL 1

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS. BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 39°43'55" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET; THENCE N 00°00'00" W, 528.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.69 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3150.00 FEET (CHORD BEARING S 71°26'26" W, CHORD DISTANCE 477.11 FEET); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 477.57 FEET TO THE END OF SAID CURVE; THENCE S 75°45'45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 903.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE S 01°35'28" E ALONG SAID RIGHT-OF-WAY LINE 100.85 FEET; THENCE N 89°43'56" E, 934.88 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

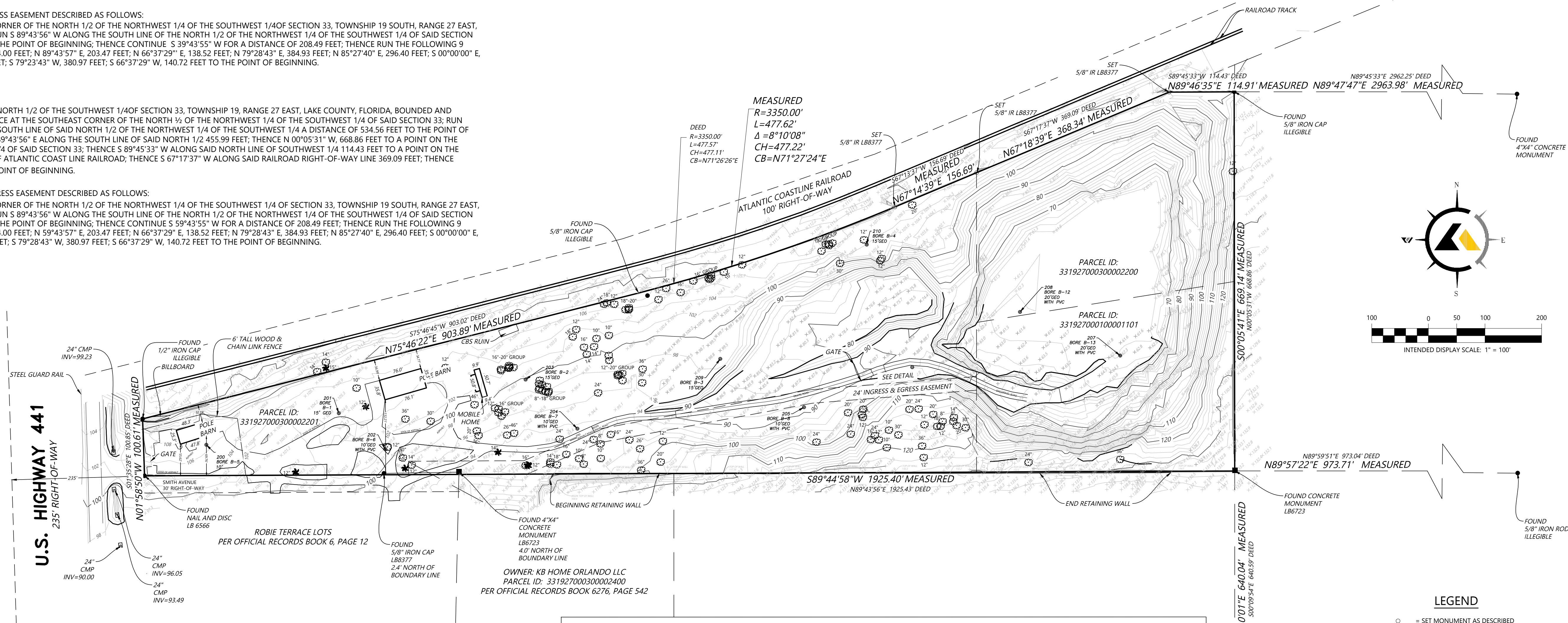
TOGETHER WITH

PARCEL 2

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
- This map has been electronically signed and sealed by Scott A. Martin using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based on Plat of Boundary Survey for Lindsey Paving Company Inc. Bearings and distances shown hereon are measured unless otherwise noted.
- Vertical information shown hereon refers to NAVD88.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.

ADDITIONAL NOTES:

The above described parcel contains 711822.84 square feet or 16.34 acres, more or less.

Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

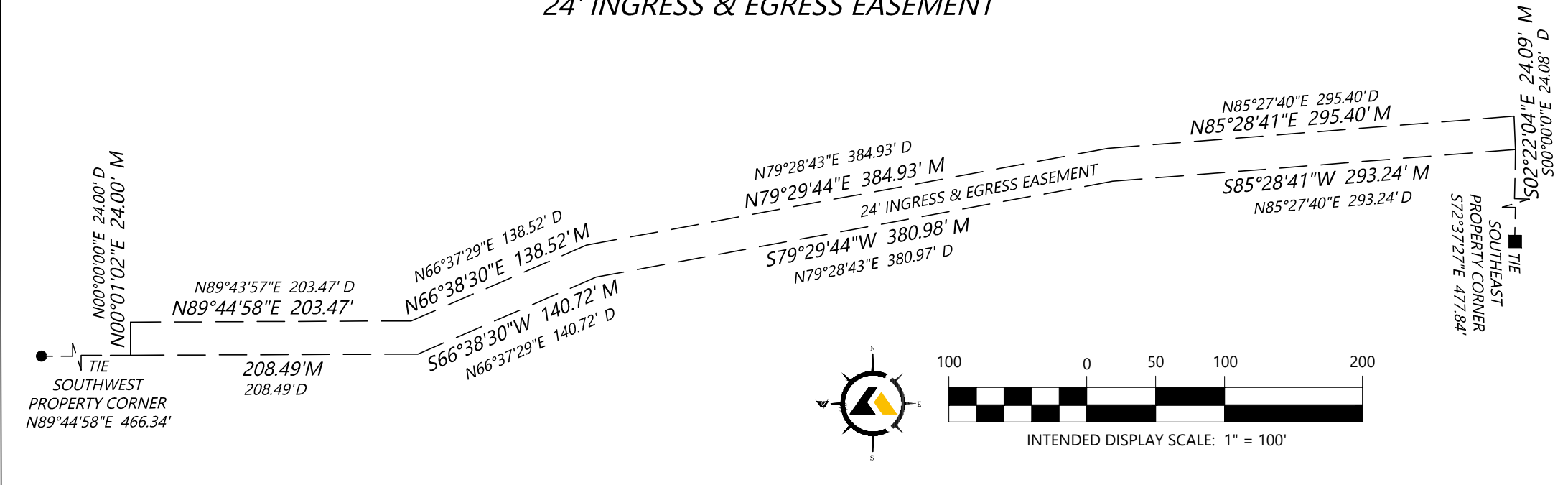
Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12069C0390E, map revised December 18, 2012 the above described property is within Zone "X".

Vertical information shown hereon refers to North American Vertical Datum 1988. Obtained using Real Time Kinematic GPS observations using the Florida Department of Transportation Florida Permanent Reference Network.

Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS service; distances shown are GRID distances.

DETAIL

24' INGRESS & EGRESS EASEMENT



LEGEND

- = SET MONUMENT AS DESCRIBED
- = MONUMENT FOUND AS DESCRIBED
- = CONCRETE MONUMENT
- = BORE
- = OAK TREE
- ✱ = PALM TREE
- D = DEED BEARING AND DISTANCE
- M = MEASURED BEARING AND DISTANCE
- = BOUNDARY LINE
- - - = PARCEL LINE
- - - = EASEMENT LINE
- - - = EDGE OF GRAVEL ROAD
- - - = FENCE LINE AS DESCRIBED

Bores Point Table			
Point #	Raw Description	Northing	Easting
200	BORE B-5 10'	1621019.523	456220.619
201	BORE B-1 15' GEO	1621075.356	456454.633
202	BORE B-6 10' GEO W/PVC	1621011.940	456536.585
203	BORE B-2 15' GEO	1621134.656	456784.443
204	BORE B-7 10' GEO W/PVC	1621048.026	456876.000
205	BORE B-8 10' GEO W/PVC	1621085.867	457276.148
206	BORE B-9 10' GEO W/PVC	1621156.269	457467.440
207	BORE B-13 20' GEO W/PVC	1621177.259	457826.289
208	BORE B-12 20' GEO W/PVC	1621254.059	457657.610
209	BORE B-3 15' GEO	1621171.185	457128.388
210	BORE B-4 15' GEO	1621372.899	457386.953

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

CERTIFIED TO:

WWW.ASTRASURVEYING.COM

ASTRA

SURVEYING

319 WEST TOWN PLACE, SUITE 25
ST. AUGUSTINE, FLORIDA 32092
P. (904) 606-0234

BOUNDARY - TREE-
AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE
MT. DORA, LAKE COUNTY FLORIDA

PROJECT:

SHEET NUMBER 7 OF 13
NOT VALID WITHOUT SHEETS 1 THROUGH 13
CERTIFICATE OF AUTHORIZATION No. 8377.

BOUNDARY - TREE-
AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE
MT. DORA, LAKE COUNTY FLORIDA

PROJECT:

SHEET NUMBER 7 OF 13
NOT VALID WITHOUT SHEETS 1 THROUGH 13
CERTIFICATE OF AUTHORIZATION No. 8377.

DRAWING NUMBER
99-24-80 MT DORA -
BOUNDARY - TOPO-
TREE SURVEY
12-23-24
SHEET NUMBER
1 OF 1



**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

FROM: Development Review Committee
Vince Sandersfeld, Planning Director

RE: **Request for Change in Zoning** from Light Industrial LM (County) to Workplace One WP-1 (City) for 6.41 Acres; located on the east side of US Highway 441 and north of Smith Avenue (Location); 2100 Smith Avenue (Site Address); Vlado Ivetic, Lindsley Paving Company (Owner, Applicant);
Project No.: Z25-01

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning from County LM to City WP-1 and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

Reference/Support:

Section 3.3. *LDC*

Background:

Existing Use: Vacant Land, Borrow Pit
Proposed Use: Stormwater Management System
Proposed Zoning: City WP-1
Current Zoning: County LM (Light Industrial)
Future Land Use: County Regional Office
Proposed FLU: City Industrial
Overlay Zones/Areas: None
FAR Maximum: 0.70
Site Area: 6.41
JPA: Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Regional Office	LM	Vacant
South	County	Urban Low	PUD	Residential (Hillside)
East	County	Regional Office	LM	Vacant
West	City	Industrial	WP-1	Vacant

The applicant is requesting a change of the zoning district for approximately 6.41 acres located on the east side of US 441 and north of Smith Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application. The applicant has indicated the intended use to develop the 6.41 acre site for stormwater management purposes, when the adjoining property to the west comes forward with development application.

This parcel is located adjacent to US Highway 441, identified as a *Principal Arterial (Urban)* roadway (Map III-1 of the Roadway Functional Classification Map – City’s Comprehensive Plan 2045). The requested change has less impacts from the existing County Light Manufacturing zoning district and is compatible with surrounding land use patterns along US Highway 441. Existing uses within this area ranges from City waste water plant, self-storage, fuel and oil facility, retail, used vehicle sales, church, land fill, truck storage, etc. Uses along Robie adjacent to the east consistent of residential and vacant lands. Robie Avenue is under Lake County jurisdiction.

The WP-1 zoning district is established in order to identify and provide those geographic areas within the city that are appropriate for the development and maintenance of a light industrial, office, manufacturing and warehousing environment. The purpose of this district is to provide light, clean industrial development in an attractively design, park-type settings that allow for the manufacturing and/or distribution of previously prepared materials or finished products or parts including the processing, fabrication, assembly, treatment and packaging of such products. Service and commercial activities relating to the character of the district and supporting its activities and employees are permitted as conditional uses, however, this district is not intended to be commercial in character. Areas of the city in which these districts are appropriate re designated as “industrial” on the future land use map of the comprehensive plan (Section 3.4.11 *LDC*).

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. The need and justification for the change: The proposed change in zoning is associated with an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The applicant would like the ability to develop the subject site as a stormwater management system to support a future development of the adjoining property to the west for a carwash facility and warehouse facilities. The proposed car wash use is allowed under the C-3 (Highway Commercial) Zoning District, and not within the WP-1 Zoning District. The proposed warehouse facility use would be permitted, and restricted to the permitted uses detailed within Section 3.4.11 *LDC*. The proposed change in zoning is less intense and will have less impacts on City services.
2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City WP-1 should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning is less intense and will have less impacts on City services.

3. The relationship of the proposed amendment to the purpose of the City's *Comprehensive Plan*, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed WP-1 zoning will require a small scale Future Land Use Map Amendment from County Regional Office to City Industrial. The proposed change to WP-1 and City Industrial is consistent with the City's Comprehensive Plan.
4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property. However, at the time of writing this memorandum, Wastewater Treatment Plant #2 (WWTP2) is at or nearing capacity, and capacity is not available for not approved or unpermitted projects.
5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. Development of the site will require a tree removal and replacement mitigation plan.

Notifications:

JPA Notice to Lake County: July 17, 2025
Legal Notice PZC/CC: July 4, 2025
Notice to Surrounding Owners: July 4, 2025
Non-Legal with Map Ad City Council 1st Reading: July 4, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal with Map Ad City Council Adoption: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025
PZC: July 16, 2025 (10:00 am)
City Council 1st Reading: August 5, 2025 (6:00pm)
City Council 2nd Reading/Adoption: August 19, 2025 (6:00pm)

Attachments:

Vicinity Map
Aerial Map
Zoning Area Map
Application (On-file)

Legend

City Limits

--- In

□ Out

▭ Subject Parcels

Lindsley Paving Company LLC / 2100 Smith Avenue

AERIAL MAP

N



0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:34 AM

Legend

City Limits

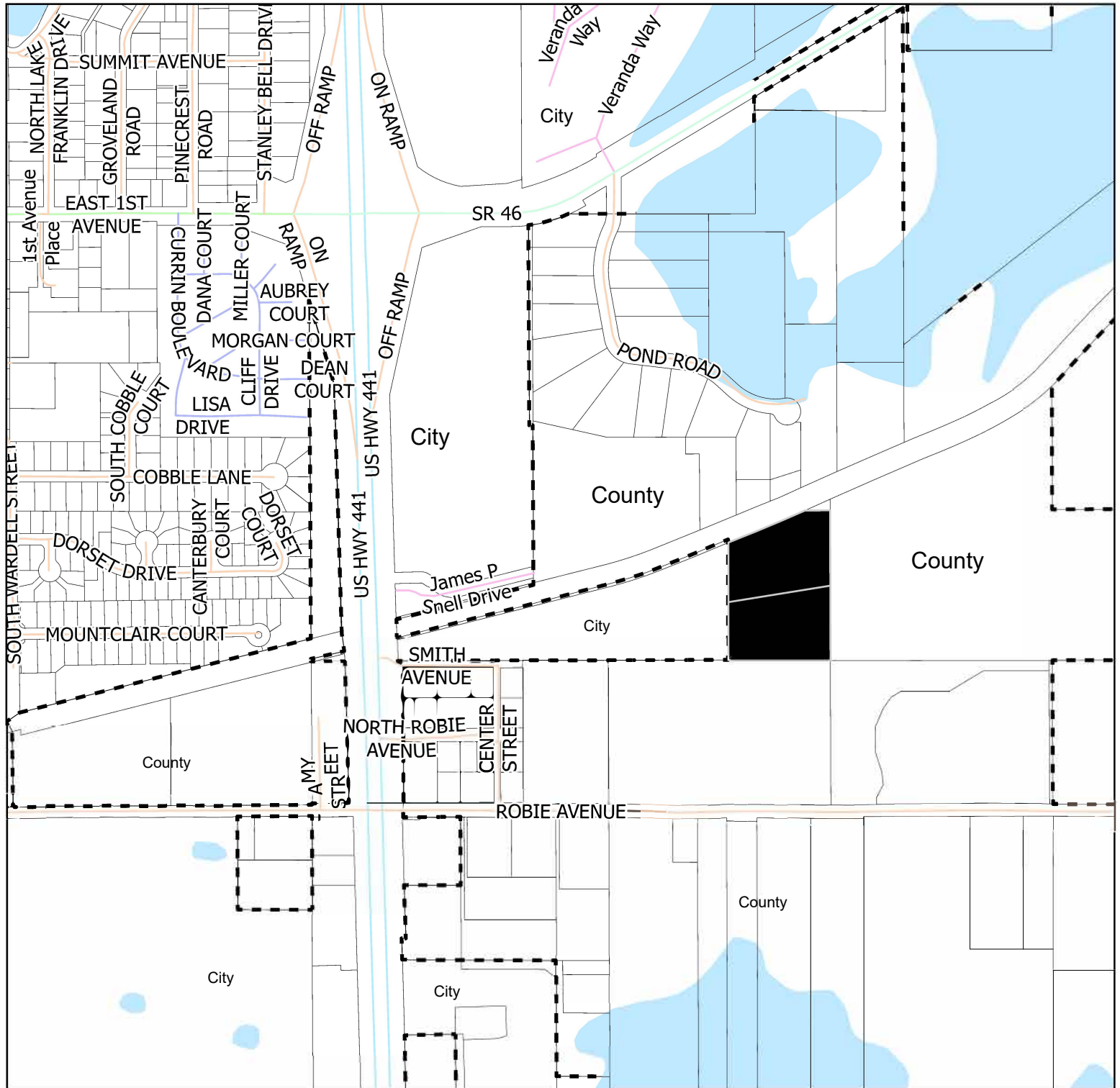
--- In
--- Out

■ Subject Parcels

Vicinity Map

Smith Avenue Properties
6.11 +/- Acres

N



0 0.07 0.15 0.3 Miles

Date Printed: 6/20/2025 4:27 PM

Zoning Area Map Composite City & Lake County

N



Legend

City Limits



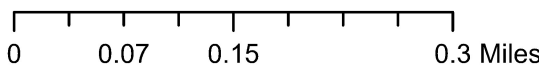
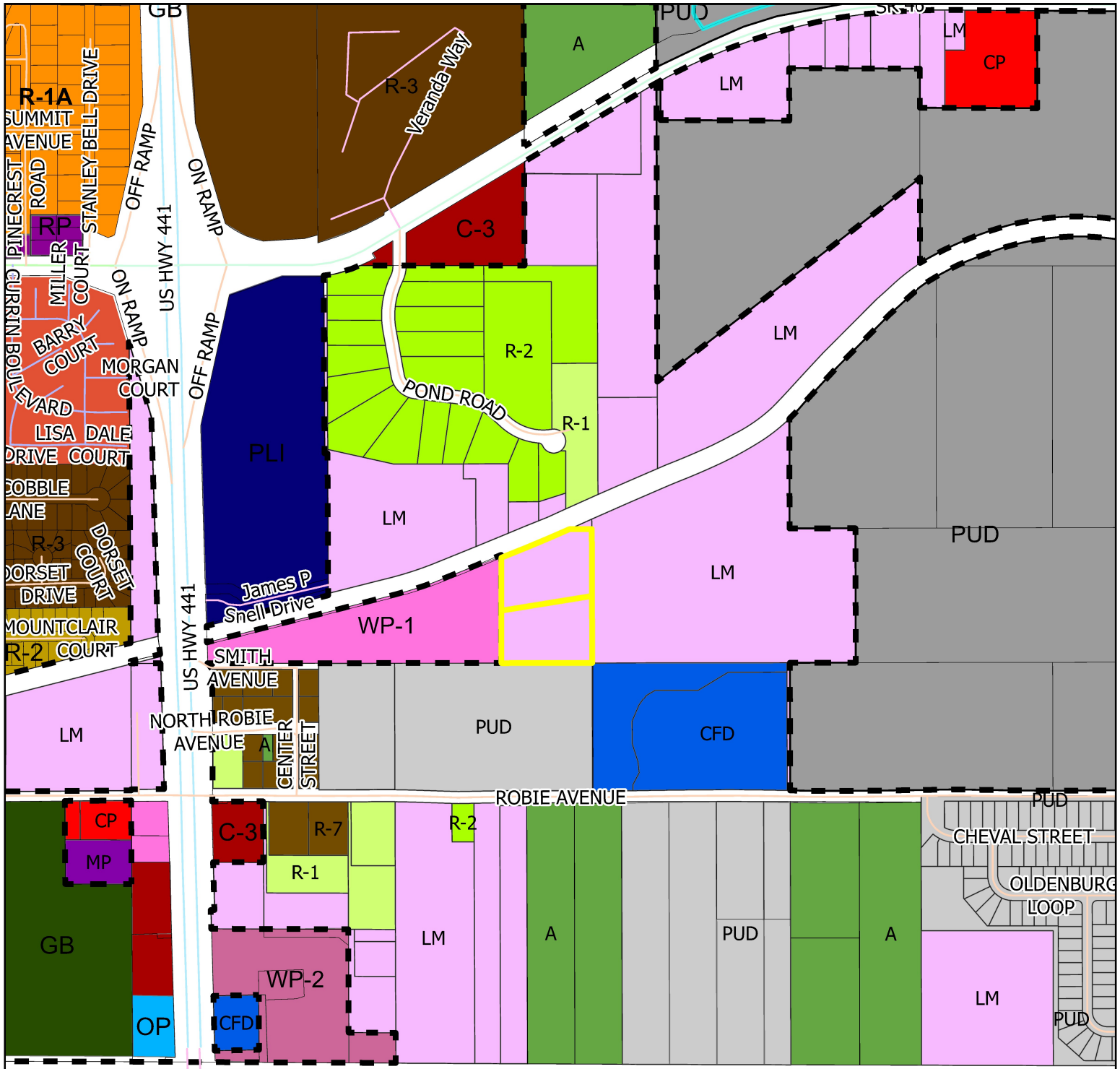
In



Out



Subject Parcels



Date Printed: 7/10/2025 12:32 PM





**CITY OF
MOUNT
DORA**

Z25-01

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

E-mail: plandev@cityofmoundora.com

**REZONING
APPLICATION**

Date: May 20, 2025

1. Applicant's Name: Vlado Ivetic
Company's Name: Lindsley Paving Company
Address: 1060 Belle Avenue
City, State & Zip: Winter Springs, FL 32708
Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com
2. Owner's Name: Vlado Ivetic
Company's Name: Lindsley Paving Company
Address: 1060 Belle Avenue
City, State & Zip: Winter Springs, FL 32708
Phone: 407-402-1796 E-mail: vlado@ivetictrucking.com
3. The property generally located and list adjacent streets: US Hwy 441, Pond Road & Robie Avenue
4. The address(s) of the property: AK1124719-Pond Road, AK1124808-Robie Avenue
5. Size of property in Acres: 6.41 Square Feet: _____
6. Current Zoning District: County - LM, Light Industrial District
7. Requested Zoning District: WP-1 Workplace
8. Future Land Use Category: IND, Industrial
9. Present use and structures on the property (list number of residential dwelling units):
Vacant, present use is borrow pit activities

10. Building Size (Existing): None
11. Proposed use of property: Industrial

12. State the reason for this request, per Section 3.3 of the City's land Development Code (attached additional sheets and support data):

To match existing adjacent west parcel (AK1124727)
within City of Mount Dora jurisdiction for ease of
permitting the parcels within the city as single project.

13. Is the proposed use permissible in the requested district? Yes

14. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	County	Reg. Office	LM / R-1	Borrow Pit
South	County	Urban LOW	LM / PUD	Borrow Pit
East	County	Reg. Office	LM	Borrow Pit
West	City	IND	WP-1	Borrow Pit

(districts/categories may be abbreviated)

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, VI adb vetic, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.


Signature of Applicant

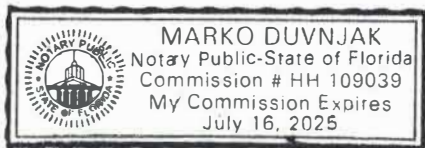
VI adb vetic

Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 20th day of May
2025 by VI adb vetic who is personally known to me or who has
produced _____ as identification and who did _____ or did
not _____ take an oath.

SEAL:




Notary Public

Marko Duvnjak

Print or Type Name

SUBMITTAL CHECKLIST

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

The following items must be submitted:

1. Application Fee: **\$3,000.00**

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

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

2. Completed application (signed and notarized affidavit).
3. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.
4. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.
5. The Property Card(s) from the Lake County Property Appraiser's office.
6. Future Land Use and Zoning Maps.
7. Proof of ownership (warranty deed or title certificate).
8. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (2) extra copies of the boundary survey for the remaining packets. Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.
9. Legal description of the property in MS Word format (include in CD or email to staff).
10. Traffic Impact Analysis, signed and sealed. Plus a PDF copy to CD.
11. Provide needs and justification for the change. Also, include zoning criteria pursuant to Section 3.3 of the City's land Development Code.

12. Provide evidence and documentation of undeveloped land having the same classification as proposed the general area the throughout the City.
13. The relationship of the proposed change in zoning to the purposes of the City's Comprehensive Plan and how the proposed change will further the purposes and intent to the Comprehensive Plan.
14. The relationship of the proposed change in zoning to the purposes of the City's Land Development Code and how the proposed change will further the purposes and intent to the Land Development Code.
15. The availability and provision of adequate services and facilities.
16. The impact on the natural environment.

RESTRICTIONS ON RECONSIDERATION

- Whenever the City Council has taken action to deny a petition to rezone the property, the City shall not:
 - Consider any further petition for the same rezoning of all or any part of the same property for a period of one (1) year from the date of such action;
 - Consider a petition for any kind of zoning on all or any part of the same property for a period of six (6) months from the date of such action. However, a motion to reconsider the denial may be entertained by the Council.
- Whenever the City Council has changed the zoning of any property, the Planning and Zoning Commission shall not consider any petition for rezoning of all or any part of the same property for a period of six (6) months from the effective date of the amendatory ordinance.
- The time limits of this subsection may be waived by the City Council when such action is deemed necessary to prevent injustice.

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*****

1. Following complete submittal, the application will be scheduled for the next available Development Review Committee (DRC) meeting for review and comment.
2. If approved by the Development Review Committee the application will be forwarded to the next available Planning and Zoning Commission meeting.

3. Following action by the Planning and Zoning Commission, the application will be forwarded to the City Council at their next available meeting for final action.

SURROUNDING OWNERS LIST

List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

Ashworth-Schmitt Timothy D & Scott J

Name

313 Pond Road

Address

Mount Dora FL 32757

City State Zip

Grantham Shirley L

Name

PO Box 1442

Address

Mount Dora FL 32756

City State Zip

Hall Linda H

Name

2525 E. Sand Road

Address

Port Clinton OH 43452

City State Zip

KB Home Orlando, LLC

Name

9102 South Park Center Loop, Ste 100

Address

Orlando FL 32819

City State Zip

Realty Income Properties 5 LLC

Name

11995 El Camino Real

Address

San Diego CA 92130

City State Zip

Richards Family Revocable Trust

Name

335 Pond Road

Address

Mount Dora FL 32757

City State Zip

Richards Ronald & Diana

Name

335 Pond Road

Address

Mount Dora FL 32757

City State Zip

Sparks Kara M & Michael P

Name

357 Pond Road

Address

Mount Dora FL 32757

City State Zip

State of Florida

Name

719 S. Woodland Blvd

Address

Deland FL 32720

City State Zip

Vella Anthony & Lynn

Name

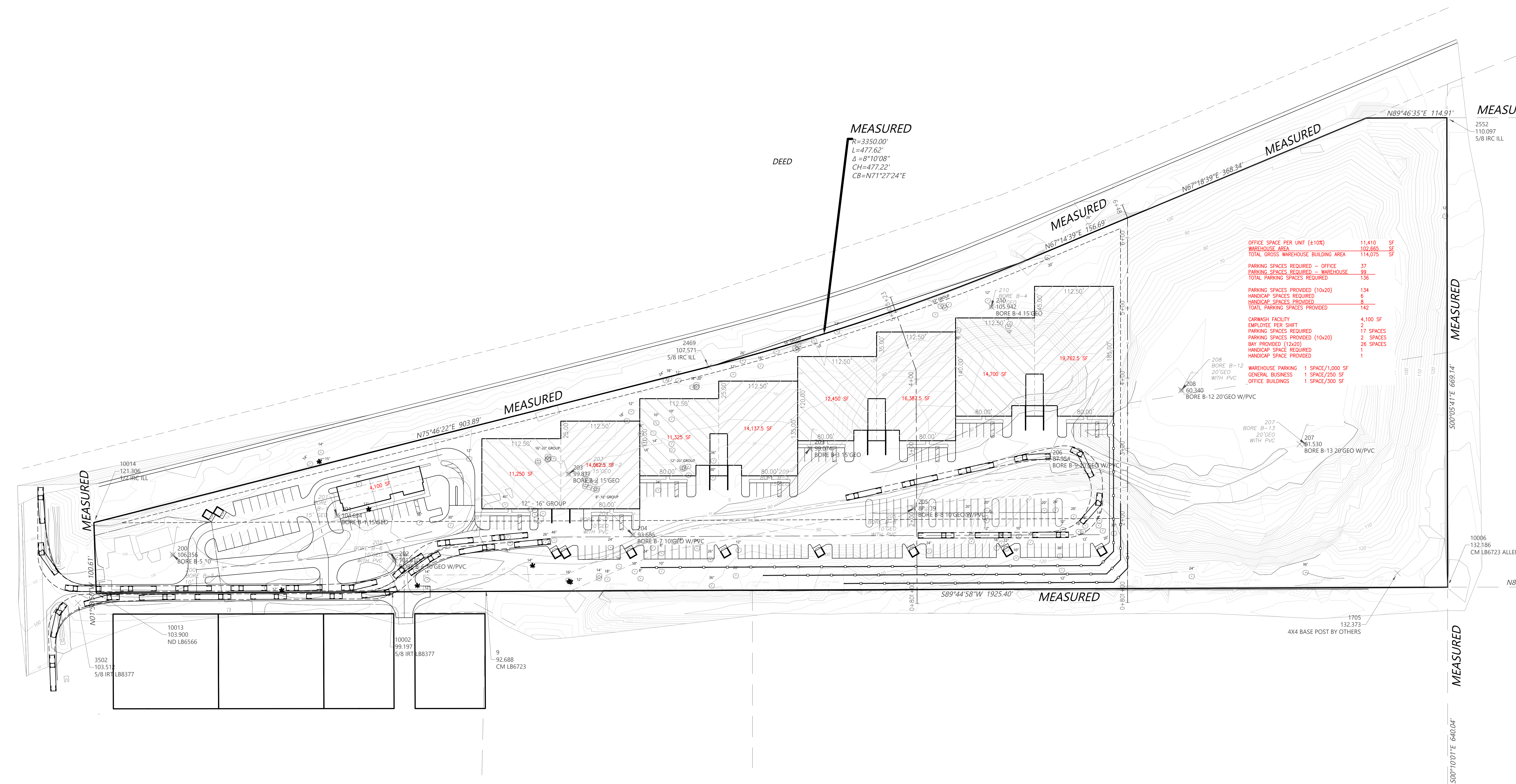
379 Pond Road

Address

Mount Dora FL 32757

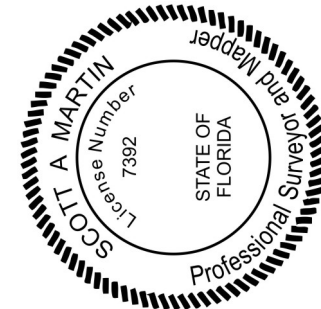
City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.
Updated 5/13/2021



BOUNDARY TREE AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE MOUNT DORA LAKE COUNTY FLORIDA



DESCRIPTION:

PARCEL 1

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS. BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 39°43'55" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET; THENCE N 00°00'00" W, 528.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE S 67°17'37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.69 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3150.00 FEET (CHORD BEARING S 71°26'26" W, CHORD DISTANCE 477.11 FEET); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 477.57 FEET TO THE END OF SAID CURVE; THENCE S 75°45'45" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 903.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE S 01°35'28" E ALONG SAID RIGHT-OF-WAY LINE 100.85 FEET; THENCE N 89°43'56" E, 934.88 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

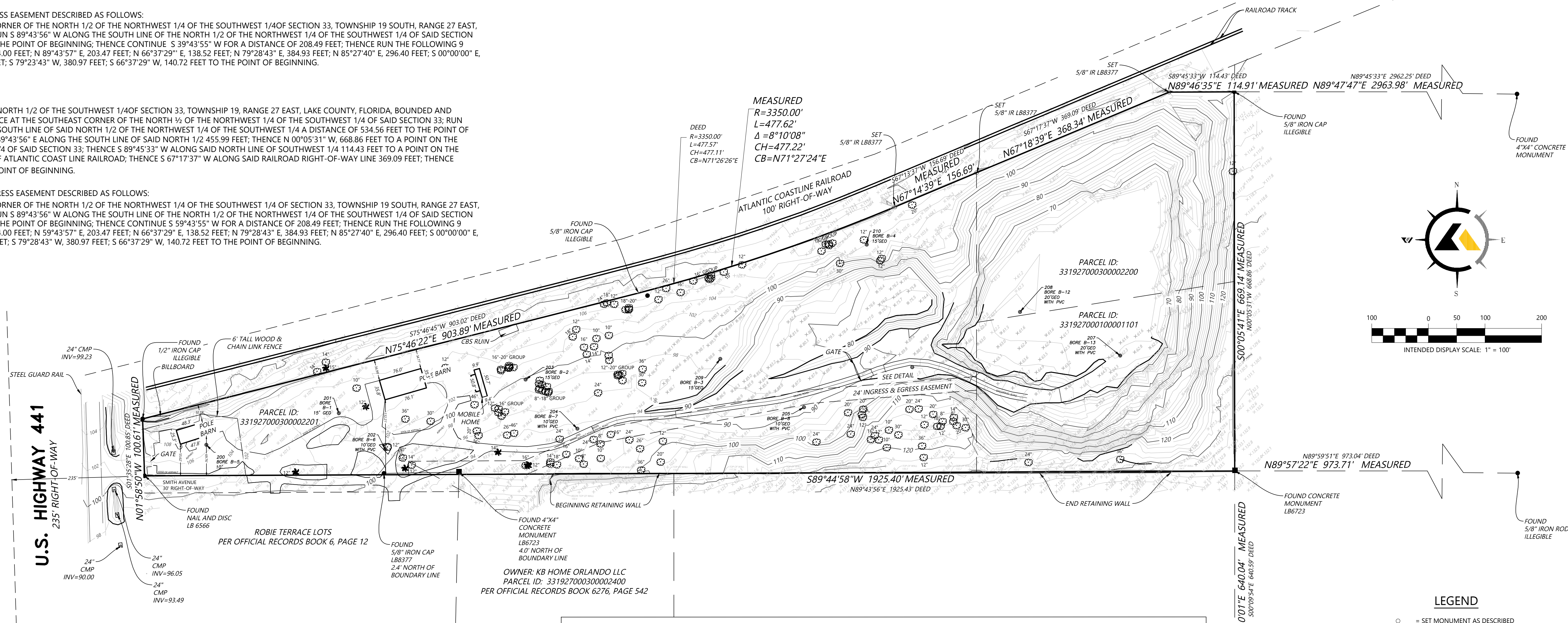
TOGETHER WITH

PARCEL 2

A PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; RUN THENCE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 534.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°43'56" E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 89°43'56" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 39°43'55" W FOR A DISTANCE OF 208.49 FEET; THENCE RUN THE FOLLOWING 9 COURSES TO WIT: N 00°00'00" W, 24.00 FEET; N 89°43'57" E, 203.47 FEET; N 66°37'29" E, 138.52 FEET; N 79°28'43" E, 384.93 FEET; N 85°27'40" E, 296.40 FEET; S 00°00'00" E, 24.08 FEET; S 85°27'40" W, 293.24 FEET; S 79°28'43" W, 380.97 FEET; S 66°37'29" W, 140.72 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter SJ-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature shown hereon is in compliance with Florida Administrative Code SJ-17.062 and Florida Statute 472.025.
- This map has been electronically signed and sealed by Scott A. Martin using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown hereon are based on Plat of Boundary Survey for Lindsey Paving Company Inc. Bearings and distances shown hereon are measured unless otherwise noted.
- Vertical information shown hereon refers to NAVD88.
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.

ADDITIONAL NOTES:

The above described parcel contains 711822.84 square feet or 16.34 acres, more or less.

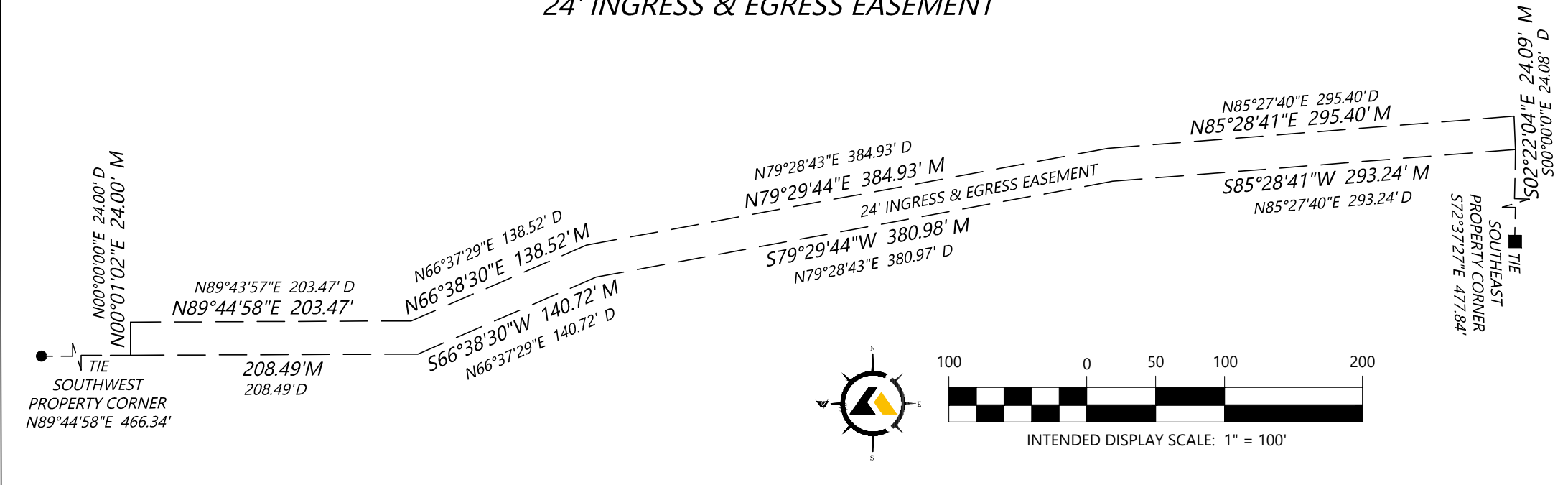
Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

Based on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), map number 12069C0390E, map revised December 18, 2012 the above described property is within Zone "X".

Vertical information shown hereon refers to North American Vertical Datum 1988. Obtained using Real Time Kinematic GPS observations using the Florida Department of Transportation Florida Permanent Reference Network.

Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS service; distances shown are GRID distances.

DETAIL 24' INGRESS & EGRESS EASEMENT



LEGEND

- = SET MONUMENT AS DESCRIBED
- = MONUMENT FOUND AS DESCRIBED
- = CONCRETE MONUMENT
- = BORE
- = OAK TREE
- ✱ = PALM TREE
- D = DEED BEARING AND DISTANCE
- M = MEASURED BEARING AND DISTANCE
- = BOUNDARY LINE
- - - = PARCEL LINE
- - - = EASEMENT LINE
- - - = EDGE OF GRAVEL ROAD
- - - = FENCE LINE AS DESCRIBED

Bores Point Table			
Point #	Raw Description	Northing	Easting
200	BORE B-5 10'	1621019.523	456220.619
201	BORE B-1 15' GEO	1621075.356	456454.633
202	BORE B-6 10' GEO W/PVC	1621011.940	456536.585
203	BORE B-2 15' GEO	1621134.656	456784.443
204	BORE B-7 10' GEO W/PVC	1621048.026	456876.000
205	BORE B-8 10' GEO W/PVC	1621085.867	457276.148
206	BORE B-9 10' GEO W/PVC	1621156.269	457467.440
207	BORE B-13 20' GEO W/PVC	1621177.259	457826.289
208	BORE B-12 20' GEO W/PVC	1621254.059	457657.610
209	BORE B-3 15' GEO	1621171.185	457128.388
210	BORE B-4 15' GEO	1621372.899	457386.953

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

CERTIFIED TO:

WWW.ASTRASURVEYING.COM

ASTRA
SURVEYING

319 WEST TOWN PLACE, SUITE 25
ST. AUGUSTINE, FLORIDA 32092
P. (904) 606-0234

BY

REVISION

DATE

BOUNDARY - TREE-
AND TOPOGRAPHIC SURVEY

2100 SMITH AVENUE
MT. DORA, LAKE COUNTY FLORIDA

PROJECT:

SCALE:

1" = 100'

CHECKED BY:

S. MCLEAN

DRAWN BY:

DVB

FIELD DATE:

11/21/2024

DRAWING NUMBER
99-24-80 MT DORA -
BOUNDARY - TOPO-
TREE SURVEY
12-23-24
SHEET NUMBER
1 OF 1

SHEET NUMBER 7 OF 13
NOT VALID WITHOUT SHEETS 1 THROUGH 13
CERTIFICATE OF AUTHORIZATION No. 8377

CERTIFICATION:

I, SCOTT A. MARTIN, A FLORIDA LICENSED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THE PREPARATION OF THIS SURVEY. I HAVE REVIEWED THE SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN FLORIDA.

SCOTT A. MARTIN, LB 7392



CITY OF
MOUNT
DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191

E-mail: plandev@cityofmountdora.com

DATE DUE: July 17, 2025

TO: Planning and Zoning Commission

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

RE: Application to Amend the Future Land Use Map; 19.96 Acres (Site Area); located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); 33-19-27-0003-000-02400, 33-19-27-0003-000-02500 (Parcel IDs); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name) Project No. FLUM25-01SM

Recommendation:

Staff recommends approval with conditions of the above-referenced request for the Small-Scale Future Land Use Map Amendment and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation.

References/Support:

City of Mount Dora Comprehensive Plan 2045
City of Mount Dora Land Development Code
Chapter 163 Florida Statutes

Background/Information:

The applicant is requesting an amendment to the City's Future Land Use Map. The proposed amendment will change approximately 19.96 acres from County Urban Low Density (Max. 4 du/ac) to City Low/Medium Density Residential. The proposal is for future development of eighty (80) single-family dwelling units. The Applicant indicates the property is developed with site improvements including roadway, stormwater management system, retaining wall, and lift station.

EXISTING FLU	PROPOSED FLUM	SUBJECT SITE AREA	MAXIMUM INTENSITY ALLOWED
County Urban Low	City Low Medium Density	19.96 acres	4.0 dwelling units / acre

Development Summary - Maximums Intensity:

- From: County Urban Low Medium Density Maximum Intensity (4 du/ac x 19.96 acres): 79.84 du
- To: City Commercial Maximum Square Footage (4 du/ac x 19.96 acres): 79.84 du
- Change: No change in density

Future Land Use Element Policy 4.g(2): Low Medium Density: Maximum of 4.0 dwelling units/acre. Primarily for single-family residential and customary accessory uses and elementary schools. Boathouses, churches, group homes (consistent with policy 4.a. of the Housing Element) home occupations and recreational facilities are also allowed in this district. Impervious surface ration is 0.65. Public utility facilities may also be located in this category provided they can meet criteria for development established in the land development regulations.

Land Use Report:

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Request Type: Small-Scale Future Land Use Map Amendment

Existing Use: Vacant Land, site improved for residential subdivision

Proposed Use: Residential Subdivision (80-lots)

Proposed
Future Land Use: City Low Medium Density Residential (19.96 acres)

Current
Future Land Use: County Urban Low

Current Zoning: County Planned Unit Development (PUD)

Proposed Zoning: City Planned Unit Development (PUD)

JPA: Yes, City of Mount Dora and Lake County Joint Planning Agreement

Overlay Zones/Areas: None

Critical State Concern: No

Site Area: 19.96 +/- acres

PUBLIC IMPACTS AND CAPACITY ANALYSIS

Housing: The proposed Future Land Use change from County Urban Low Density to City Low/Medium Density Residential would not affect the amount of land available for residential uses. There are no significant housing and populations impacts with the proposed future land use map amendment, as the change is equal density. (19.96 acres x 4 du/ac = 80

units) x 2.6 pph = Maximum 8 persons.

Traffic:	Based on the existing entitlements, the proposed land use category change will not result in any additional average daily trips (ADT). The surrounding roadway network should have sufficient capacity to accommodate the 80 lots entitled to the project through the County PUD.
Wastewater:	<i>Infrastructure Element Policy 1.d:</i> Infrastructure Element of the Comprehensive Plan established level-of-service standards as: (1) Water level-of-service standard: 350 gallons per day (GPD) per equivalent residential unit (ERU); (2) Sewer level-of-service standard: 300 GPD per EU; and (3) Solid waste level of service standard: 7.1 pounds per capita per day.
Potable Water:	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. Normal flow demands for design shall be calculated on the basis of full ultimate development as known, or projected. The proposed change will not negatively impact capacity.
Reclaim Water:	Conversation Element requires participation in the City reuse for irrigation purposes. Goal 2, Policy 1.c(1) of the Infrastructure Element requires water conservation practices by utilizing the City reclaimed system available at this location.
Solid Waste:	City's standard is 7.1 pounds per capita per day (LOS disposal).
Stormwater:	Protect water resources in Mount Dora. Control of erosion, sedimentation and flooding are mandatory. Limit post-improvement stormwater discharge to pre-improvement rates based on the 25-year, 96-hour storm. Building first floor elevations must be flood-free for the 100-year, 96-hour storm. Comply with Land Development Code Chapter 6.2 drainage standards. Upon development of new single-family residential dwellings, the Owner is required to provide drainage plans per Land Development Code.
Habitat:	The properties are nearing completion of site work to include roadways stormwater management system, retaining walls, and common areas. According to USDA Soil Survey, the property contains approximately 3.1 acres of Apopka Sand, and 16.86 acres of Candler sand.

The subject site development does not propose impact to any unique or ecologically significant area of vegetation or Habitat.

Wetlands/
Environmental: According to FEMA Flood Maps, the subject 19.96 acre property is in Floodzone X. Development of the site does not propose any modifications to the flood line.

Note: Data analysis support documents on-file with the project application.

Notification:

JPA Notice to Lake County: July 17, 2025
Legal Ad for PZC: July 4, 2025
Notice to Lake County BCC [Ch. 171.044(3) F.S]: July 17, 2025
Ordinance Enactment Legal Ad: August 8, 2025
Non-Legal Ad: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025
PZC: July 16, 2025
City Council: August 5, 2025

Attachments:

Vicinity Map
FLUM Area Map
Proposed Future Land Use Map
Exhibit A FLU Map II-2a
Application (on file)

Legend

City Limits

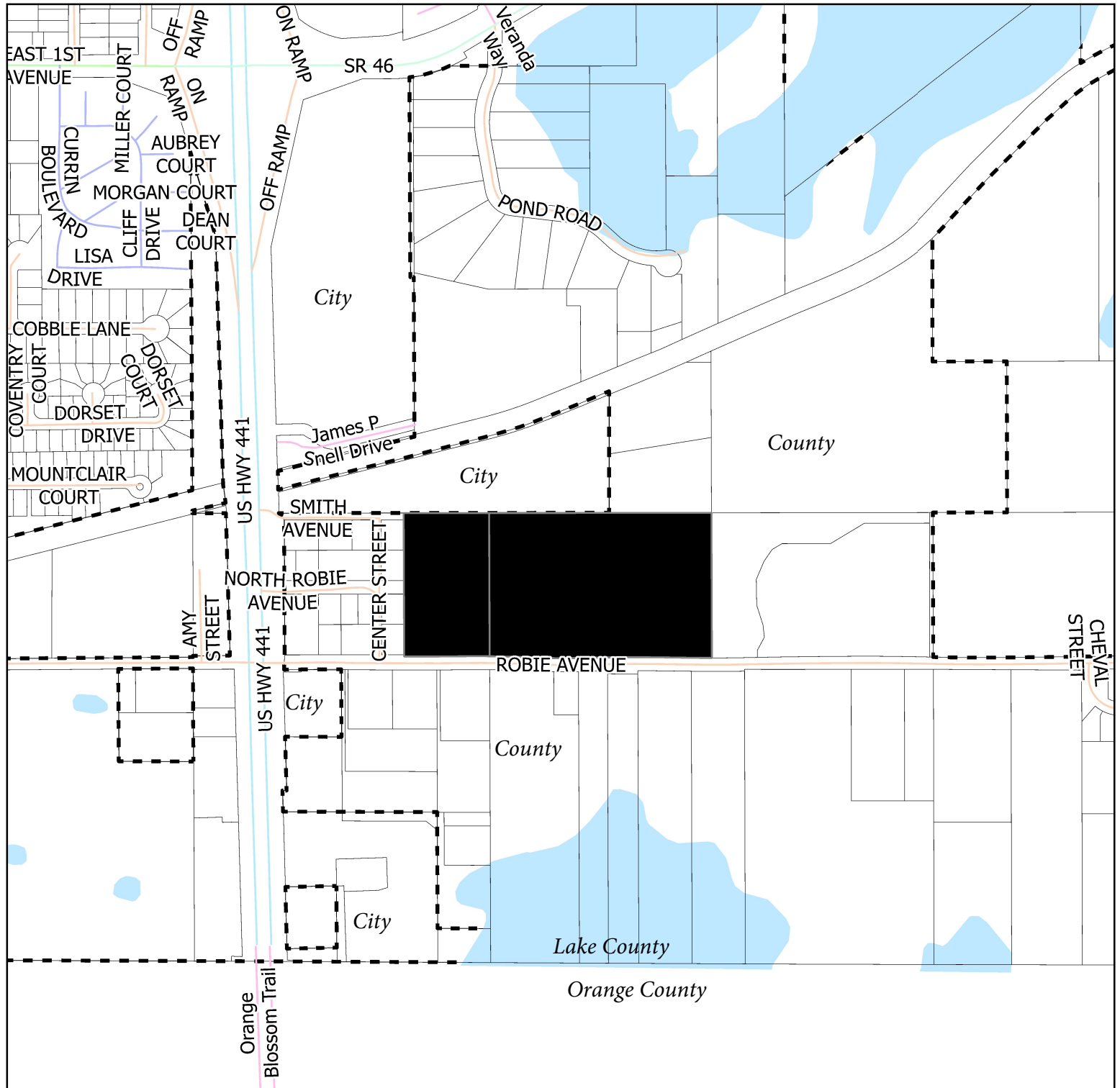
--- In
--- Out

■ Subject Parcels

Vicinity Map

Hillside at Mount Dora
19.96 +/- Acres

N



0 0.07 0.15 0.3 Miles

Date Printed: 6/23/2025 4:51 PM

Legend

City Limits

--- In

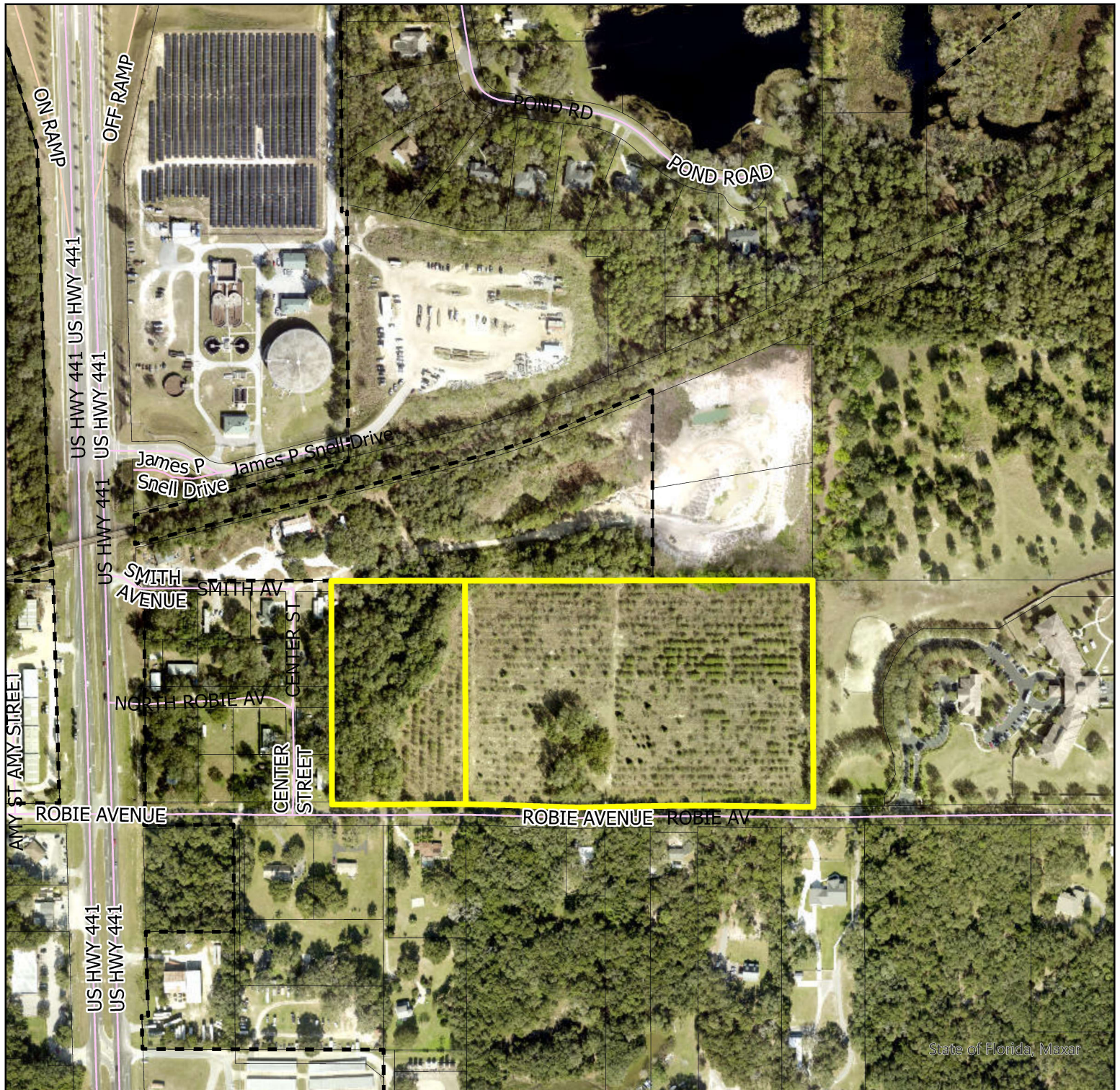
--- Out

 Subject Properties

AERIAL MAP

Hillside at Mount Dora / 2329 Robie Avenue

N



0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:37 AM

Future Land Use Map Composite City & Lake County

N



Legend

City Limits



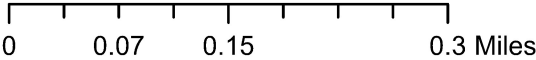
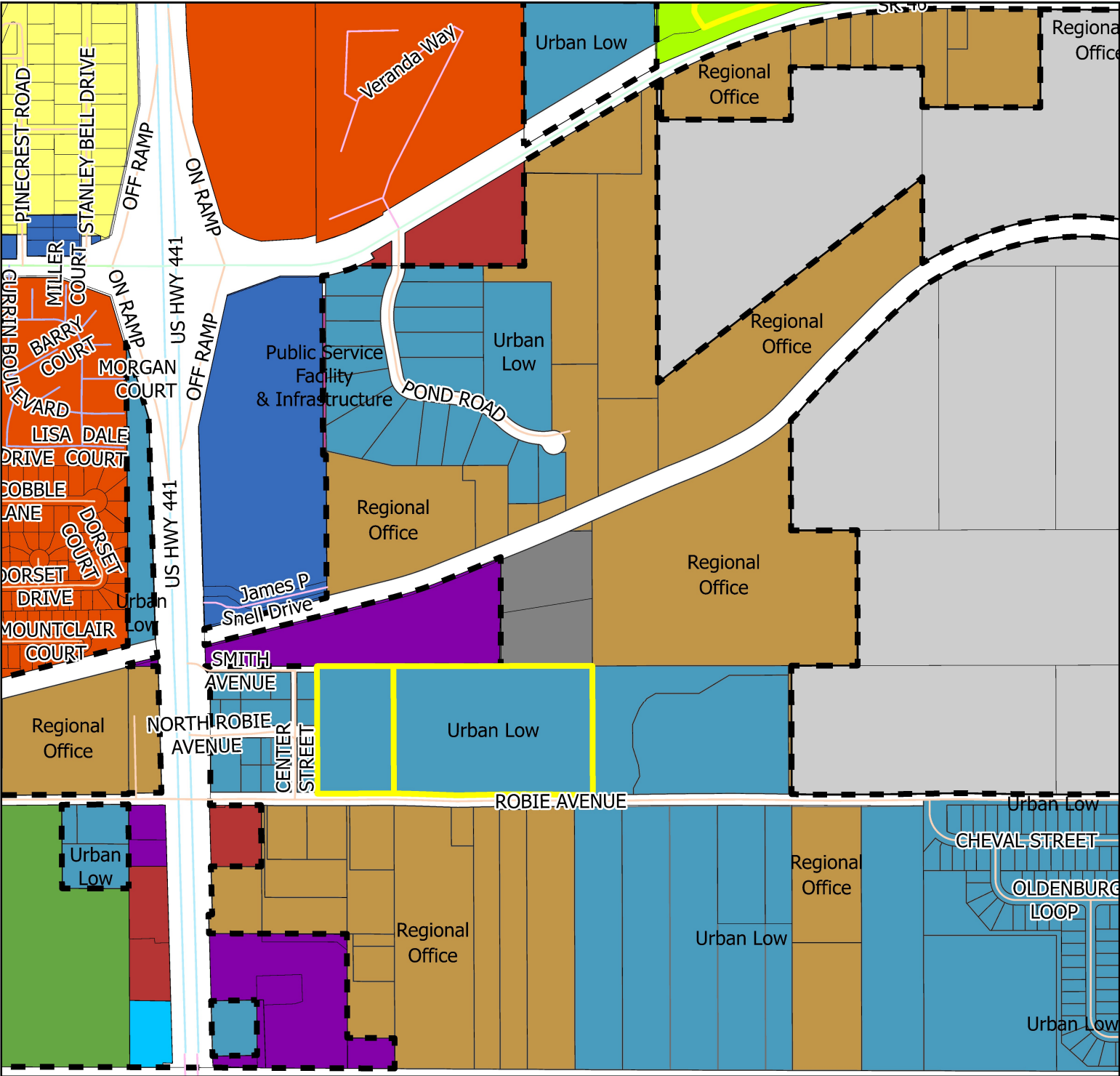
In



Out



Subject Parcels



Date Printed: 7/10/2025 1:06 PM



**CITY OF
MOUNT
DORA**

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

E-mail: plandev@cityofmoundora.com

**FUTURE LAND USE MAP AMENDMENT
SMALL-SCALE (10 ACRES OR LESS)
APPLICATION**

Date : 5/13/2025 Project Name: Hillside at Mt Dora

1. Applicant's Name: Stephen McConn, VP Land Development
Company's Name: KB Home Orlando, LLC
Address: 9102 Southpark Center Loop, Suite 100
City, State & Zip: Mt Dora, FL 32757
Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
2. Owner's Name: KB Home Orlando, LLC
Company's Name: KB Home Orlando, LLC
Address: 9102 Southpark Center Loop, Suite 100
City, State & Zip: Mt Dora, FL 32757
Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
3. The property generally located and list adjacent streets: North of Robie Ave, approximately
1,270 lf east of US HWY 441
4. The address(s) of the property: 2329 Robie Ave, Mt. Dora, FL 32757
5. Size of property in Acres: 19.96 Square Feet: 869,457
6. Current Zoning District: PUD - Planned Unit Development
7. Requested Zoning District: PUD - Planned Unit Development
(Separate application required for change in zoning district)
8. Future Land Use Category : Urban Low
9. Requested Future Land Use Category: Low/Medium Density Residential

10. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division

11. Building Size Existing: N/A Proposed: N/A

12. Surrounding Future Land Use, Zoning, and Existing Use by City/County (fill-in table):

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City/County	Industrial/Regional Office	WP-1/LM	Industrial
South	County	Regional Office	LM/A/R-1/R-7	Residential
East	County	Urban Low	CFD	Assisted Living
West	County	Urban Low	R-7	Residential

(districts/categories may be abbreviated)

13. Present use and structures on the property (list number of residential dwelling units):
Detached single family 80 dwelling unit residential sub division

14. Proposed use of property: Single family residential

15. List the specific Comprehensive Plan Policy that allows proposed use: _____
Housing Element and Infrastructure Element

16. State the reason for this request: Annexation for utility service

17. Describe changed condition justifying the amendment: Site was permitted and developed in Lake County and annexing for public utility services.

18. Describe whether and how the proposed amendment is consistent with the City of Mount Dora's Comprehensive Plan: Single family developments of four dwelling units per acre or less is consistent with the Low/Medium Residential designation of the City's Comprehensive Plan.

19. Describe the extent to which the proposed amendment is compatible with existing land uses: Site is adjacent to Urban Low (max 4 du/ac) on the east and west and also serves as a buffer between the existing lower density residential development to the south and industrial use to the north.

20. Describe the extent to which the proposed amendment affects the capacities of public facilities and services: Public water, sewer, and reclaim has already been committed to the project to serve the 80 single
family dwelling units. Please reference Mt Dora approved construction plans dated 2/5/2024.
21. Describe the extent of environmental impacts on the resources of proposed amendment:
No environmental impacts
22. Describe the extent to which the proposed amendment will result in an orderly and logical development pattern: Property is contiguous to Mt Dora City limits, consistent with policies outlined in the City's Comprehensive plan,
compatible with the adjacent land uses, and it is within the City's public utility service area. Annexation and zoning applications being processed concurrently.

CERTIFICATION AND SIGNATURE

AFFIDAVIT

I, Stephen McCom, being first duly sworn, depose and say that I apply for the request contained herein, and that all answers, information, sketches, data and other supplementary matter attached to or included herewith as part of this application, are accurate and true to the best on my knowledge and belief.

Steph McCom
Signature of Applicant

Stephen McCom
Print or Type Name

STATE OF FLORIDA
COUNTY OF LAKE Orange
CITY OF MOUNT DORA

The foregoing instrument was acknowledged before me this 13th day of May 2025 by Stephen McCom who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

SEAL:



Eileen Sesto
Notary Public

Eileen Sesto
Print or Type Name

SUBMITTAL CHECKLIST

Collate submittal requirements into four (4) individual packages (includes one original package). Also, provide electronic copies (PDF) of the application and all support documents listed below (copied to a CD). [Incomplete submittals will not be accepted]

The following items must be submitted:

1. Application Fee: **\$2,500.00**

*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.

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

2. Completed application (signed and notarized affidavit)
3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.
4. The Property Card(s) from the Lake County Property Appraiser's office.
5. Both County and City Future Land Use and Zoning Maps.
6. Proof of ownership (warranty deed or title certificate).
7. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Plus seven (1) extra copies of the boundary survey for the remaining packets. Include one reduced survey copy not larger than 11" x 17" paper size, if the original survey is prepared on a large size paper.
8. Legal description of the property to be annexed in MS Word format (include in CD or email to staff).
9. Provide method of providing services including water, sewer, roads, and drainage.
10. Provide justification for the proposal in relation to the Comprehensive Plans of the City and the County.
11. Owner authorization letter, notarized from the owner(s), designating the applicant/party to act on their behalf.

12. Two (2) copies of Traffic Impact Analysis, signed and sealed. Plus a PDF copy to CD.

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. Following complete submittal, the application will be scheduled for the next available Development Review Committee (DRC) meeting for review and comment.
3. Following DRC review, the application will be forwarded to the Local Planning Agency (LPA) for review and recommendation at their next available meeting.
4. The LPA will review the application and make recommendations to the City Council at their next available meeting.
5. The City Council shall review the application and all pertinent recommendations and hold hearing for second reading, if action is taken.
6. The City Council approves or disapproves proposed amendment.
7. Amendments become effective 31 days after final action, provided that the amendment is not challenged in a timely manner.

1/2019

SURROUNDING OWNERS LIST

List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices over 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.



Built on
Relationships®

9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

888-KB-HOMES
kbhome.com

May 19, 2025

Hillside at Mt Dora Justification Statement for Future Land Use Map Amendment (Mt Ines PUD/Hillside at Mt Dora (PR22-11FNLC))

Background

The subject 19.96 acre property situated on the north side of Robie Ave, approximately 1,270 linear feet east of US Highway 441 is a fully developed 80-unit detached single family sub-division that was entitled and permitted in Unincorporated Lake County. The property is also within the Mount Dora JPA. KB Home, the owner, applicant, and developer respectfully requests an amendment to the City of Mt Dora's Future Land Use Map to accompany a companion Annexation request to obtain public services from City owned potable water, reclaim water, and sanitary sewer utilities, as required by the conditional approval of the above referenced project. Mt Dora has concurrently reviewed and approved the construction documents during the entitlement period and has visually inspected and accepted the infrastructure installed by the developer, which will be conveyed to the city. This request is also accompanied by a companion Rezoning Application for a PUD designation, which is consistent with the existing Lake County zoning.

Request

The applicant is requesting a **Low/Medium Density Residential** designation to allow up to four dwelling units per acre, which is consistent with the current underlying Lake County land use of **Urban Low**. Please refer to 'Exhibit A', attached herein, for the current Lake County FLUA designation, which was adopted September 7, 2021 under Ordinance 2021-30.

ORDINANCE 2021 – 30
FLU-21-02-4
Mt. Ines Property

INSTRUMENT #2021144121
OR BK 5817 PG 1501 - 1503 (3 PGS)
DATE: 10/19/2021 2:27:09 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$27.00

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**
2 **AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE TO URBAN LOW FUTURE**
3 **LAND USE CATEGORY FOR A 20.13 ACRE PROPERTY LOCATED NORTH OF ROBIE AVE, IN THE**
4 **MOUNT DORA AREA, AS DESCRIBED IN THIS ORDINANCE; PROVIDING FOR PUBLICATION AS**
5 **REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY;**
6 **AND PROVIDING FOR AN EFFECTIVE DATE.**
7

8 **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal
9 planning, and land development regulation in the State of Florida; and

10 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
11 Commissioners of Lake County to "[p]repare and enforce comprehensive plans for the development of the
12 county"; and

13 **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the
14 Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030
15 Comprehensive Plan; and

16 **WHEREAS**, on the 23rd day of July 2010, the State of Florida Department of Community Affairs, now
17 known as the Community Planning and Development Division of the Florida Department of Economic
18 Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In
19 Compliance" with Chapter 163, Florida Statutes; and

20 **WHEREAS**, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan
21 became effective and designated the property as part of the Regional Office Future Land Use Category; and

22 **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of
23 Comprehensive Plan Amendments; and

24 **WHEREAS**, on the 7th day of April 2021, this Ordinance was heard at a public hearing before the
25 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

26 **WHEREAS**, on the 27th day of April 2021, this Ordinance was heard at a public hearing before the
27 Lake County Board of County Commissioners for approval to transmit to the state planning agency and other
28 reviewing agencies; and

29 **WHEREAS**, on the 7th day of September 2021, this Ordinance was heard at a public hearing before
30 the Lake County Board of County Commissioners for adoption; and

31 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt
32 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

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

35
36 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
37 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
38 described in Exhibit "A" attached and incorporated in this Ordinance, from Regional Office to Urban Low
39 Density Future Land Use Category.

Section 2. Advertisement. This Ordinance was advertised pursuant to Sections 125.66 and 163.3184, Florida Statutes.

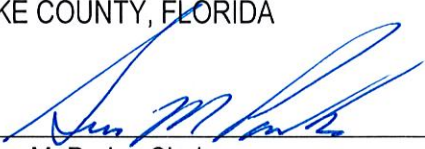
Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

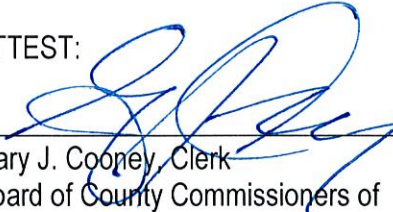
ENACTED this 7 day of September, 2021.

FILED with the Secretary of State September 21, 2021.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman

ATTEST:


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

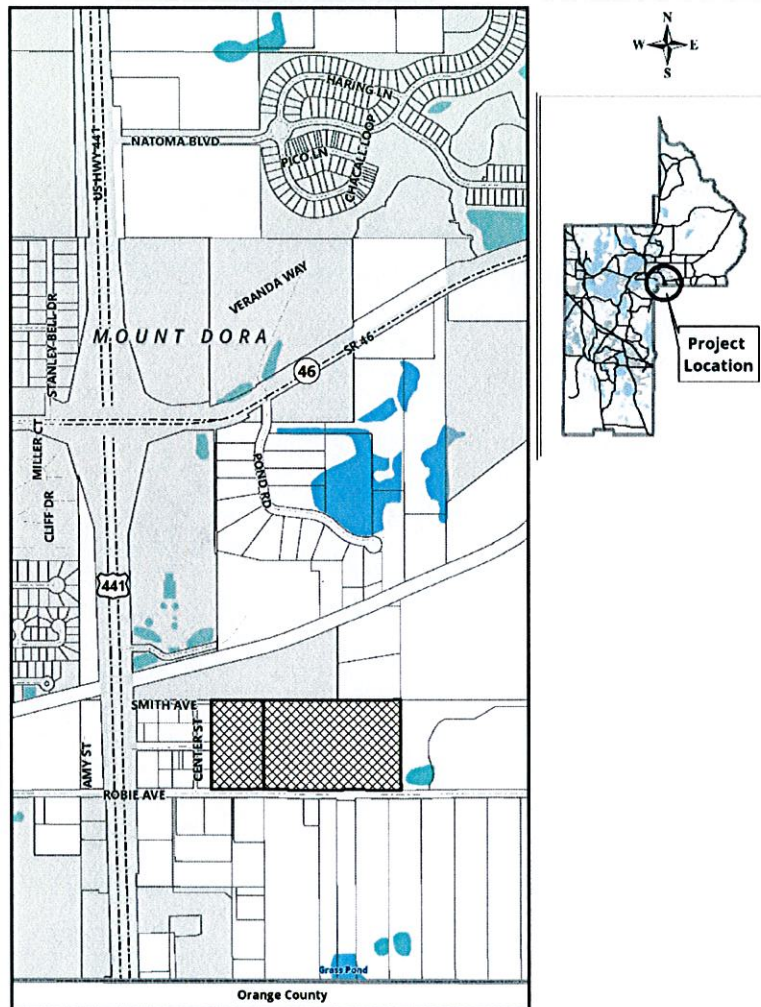


Approved as to form and legality:


Melanie Marsh, County Attorney

Exhibit “A” – Legal Description

The East 380 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ and the West $\frac{3}{4}$ of the South $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$, Section 33, Township 19 South, Range 27 East, Lake County, Florida.





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 21, 2021

Mr. Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Stephanie Cash

Dear Mr. Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2021-30, which was filed in this office on September 20, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

TRAFFIC IMPACT ANALYSIS

MOUNT INES SUBDIVISION
MOUNT DORA, FLORIDA



Lam Civil Engineering
1320 W Pine Street
Orlando, Florida 32805

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

May 2021

TPD № 5468

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Mount Ines Subdivision

LOCATION: Mount Dora, Florida

CLIENT: Lam Civil Engineering

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

NAME: Turgut Dervish, P.E.

P.E. No.: 20400

DATE: May 18th 2021

SIGNATURE: _____

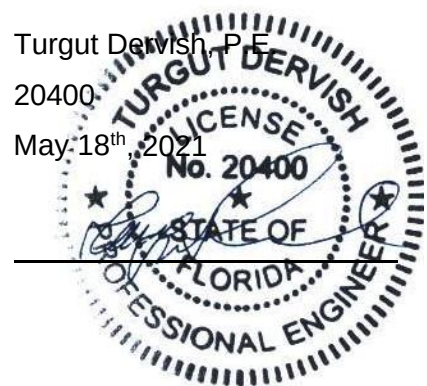


TABLE OF CONTENTS

	Page
INTRODUCTION	1
Study Area	1
EXISTING CONDITIONS ANALYSIS	4
Roadway Segment Analysis.....	4
Intersection Analysis	4
PROPOSED DEVELOPMENT AND TRIP GENERATION.....	7
Trip Generation	7
Trip Distribution / Trip Assignment	7
PROJECTED TRAFFIC CONDITIONS.....	9
Background Traffic Projections.....	9
Roadway Segment Analysis.....	9
Intersection Analysis	9
Turn Warrant Analysis.....	11
STUDY CONCLUSIONS	12
APPENDICES.....	13
A Lake County CMP Database	
B Intersection Counts and FDOT's Seasonal Factor Report	
C Existing Intersection Capacity Analysis Worksheets	
D Trip Generation Worksheets	
E Model Distribution Plot	
F Trends Analysis Worksheets	
G Projected Intersection Capacity Analysis Worksheets	
H Turn Lane Analysis	

TABLE OF CONTENTS, continued

LIST OF TABLES

	Page
Table 1: Existing Roadway Capacity Analysis	5
Table 2 Existing P.M. Intersection Capacity Analysis	5
Table 3 Trip Generation Summary	7
Table 4: Projected Roadway Capacity Analysis	Error! Bookmark not defined.
Table 5 Projected P.M. Intersection Capacity Analysis.....	11

LIST OF FIGURES

Figure 1 Project Location Map	2
Figure 2 Preliminary Site Plan.....	3
Figure 3 Existing P.M. Peak Hour Volumes.....	6
Figure 4 Trip Distribution Map	8
Figure 5 Projected P.M. Peak Hour Volumes	10

INTRODUCTION

This traffic analysis was performed to assess the impact of the proposed Mount Ines Subdivision, located at 2329 Robie Avenue in the Lake County, Florida. The proposed development will consist of 80 single family dwelling units. The site can be accessed via Robie Avenue from the South. It is anticipated that this development will be built by 2024. **Figure 1** depicts the location of the project site and the surrounding roadway network, **Figure 2** provides the preliminary site plan.

Study Area

As per Lake-Sumter MPO's Traffic Impact Study Methodology and Guidelines, the study area for a Tier 1 TIS includes roadway segments listed in the Lake County CMP Database. These guidelines require that the impact area of the development include an area within a minimum of one-mile radius from the main access point of the proposed project. Therefore, the following roadway segments and intersections were included in the analysis:

Study Roadways:

- SR 46, from US 441 to Vista View
- US 441/SR 500, from SR 46 to Orange County Line

Study Intersections:

- Robie Ave and SR 500
- Robie Ave and Site Access 1
- Robie Ave and Site Access 2

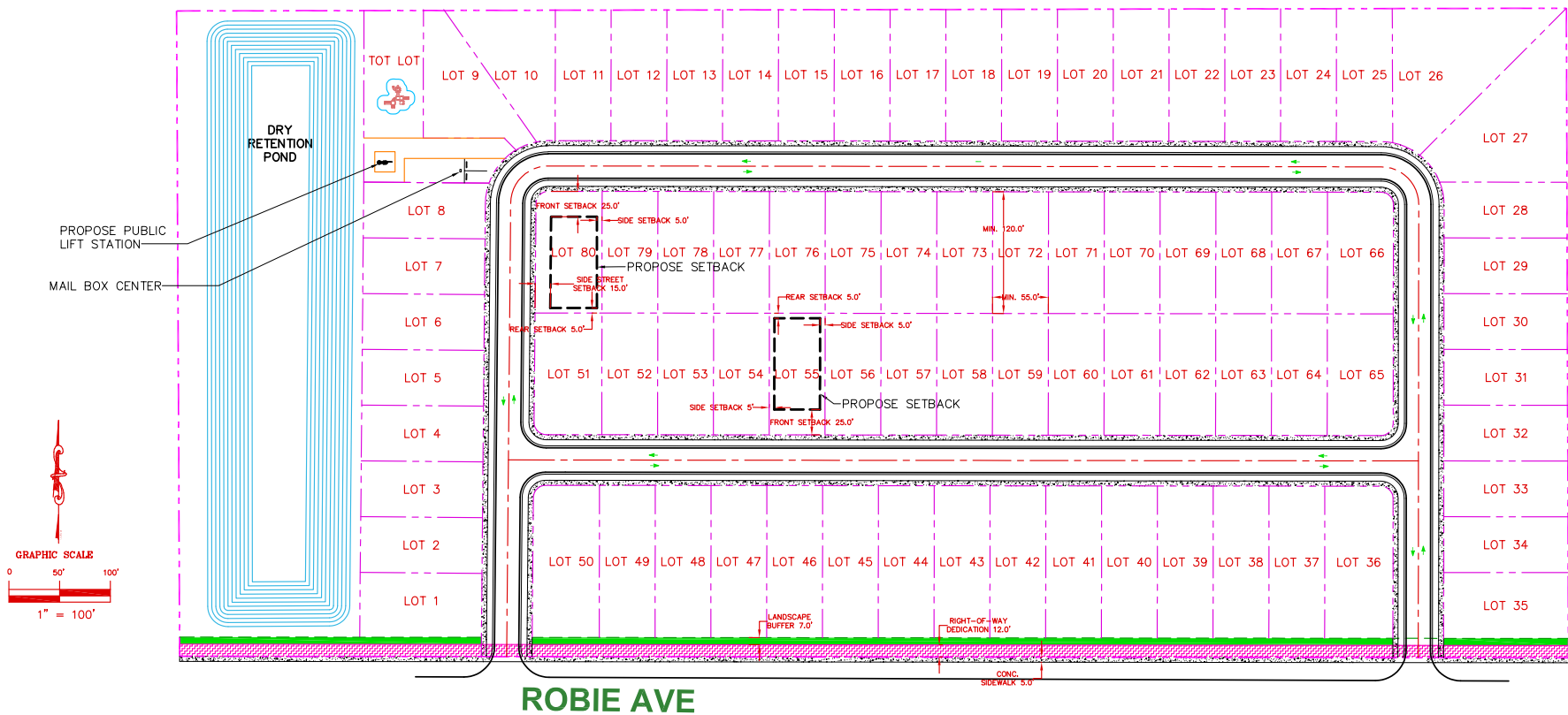




Mount Ines Subdivision
Project № 5468
Figure 1

Project Location Map





Mount Ines Subdivision
Project No. 5468
Figure 2

Preliminary Site Plan



EXISTING CONDITIONS ANALYSIS

An existing conditions analysis was conducted for the study roadway segments and intersections utilizing existing traffic volumes and roadway geometry to establish their current operating conditions.

Roadway Segment Analysis

The study roadways were analyzed by comparing the existing traffic volumes of each segment with the adopted LOS/capacity values for the P.M. peak hour. The existing traffic volumes and the adopted capacities for each segment were obtained from the County's CMP database. The existing P.M. peak hour roadway capacity analysis is summarized in **Table 1**. Relevant information on existing traffic volumes and roadway capacities is included in the County's CMP sheets in **Appendix A**.

As shown, the existing conditions analysis of the P.M. peak hour traffic conditions reveals that the study roadway segments currently operate within their adopted Level of Service capacities.

Intersection Analysis

The study intersections were analyzed in accordance with the procedures of the *Highway Capacity Manual (HCM)* using the latest version of the *Highway Capacity Software (HCS)*. The capacity analysis at the intersections was performed using the existing intersection geometry and traffic volumes during the P.M. peak hour. **Figure 3** depicts the existing P.M. peak hour traffic volumes. The traffic counts were taken in May when FDOT's seasonal factor was below 1.0. Therefore, the counts were not seasonally adjusted. The intersection counts are included in **Appendix B**. The intersection capacity analysis results are summarized in **Table 2** which shows that the study intersections operate above the adopted Levels of Service standard during P.M. peak hour. Detailed capacity analysis worksheets are included in **Appendix C**.



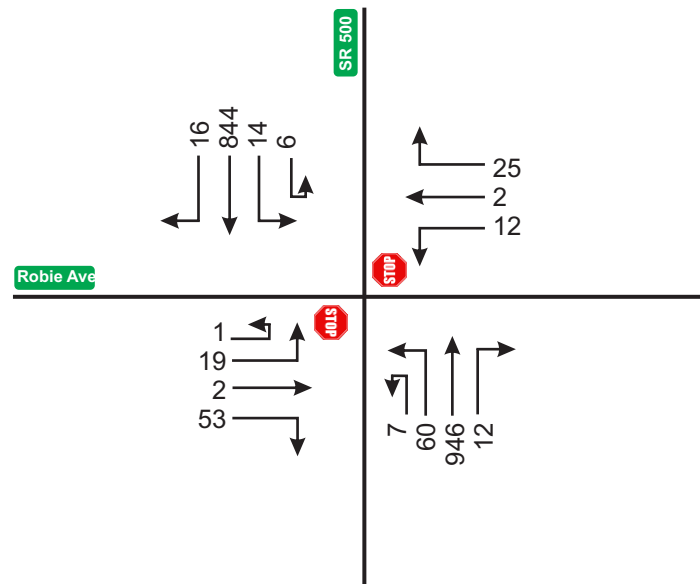
Table 1: Existing Roadway Capacity Analysis

Segment ID	Roadway Segment	No. of Lanes	Adopted		P.M. Peak Hour		LOS
			LOS	Capacity	Direction	Volume	
	SR 46						
3350	US 441 to Vista View	6	D	3,170	EB/NB	484	C
					WB/SB	526	C
	US 441/SR 500						
4110	SR 46 to Orange County Line	4	D	2,100	EB/NB	1440	C
					WB/SB	1229	C

**Table 2
Existing P.M. Intersection Capacity Analysis**

Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Robie Ave and SR 500	Stop	27.8	D	29.5	D	0.4	A	0.3	A	-	-





PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development comprises 80 single family units for the proposed Mount Ines Subdivision. To determine the impact of this development, an analysis of its trip generation characteristics was conducted. This included the determination of the trips to be generated as well as their distribution and assignment to the area roadways.

Trip Generation

Trip generation rates were obtained from the 10th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. **Table 3** provides a summary of the trip generation for the proposed development. As indicated, the proposed development is projected to generate 847 new net daily trips, of which 62 and 82 will occur in the A.M. and P.M. peak hour, respectively. ITE trip generation sheets are included in **Appendix D**.

Table 3
Trip Generation Summary

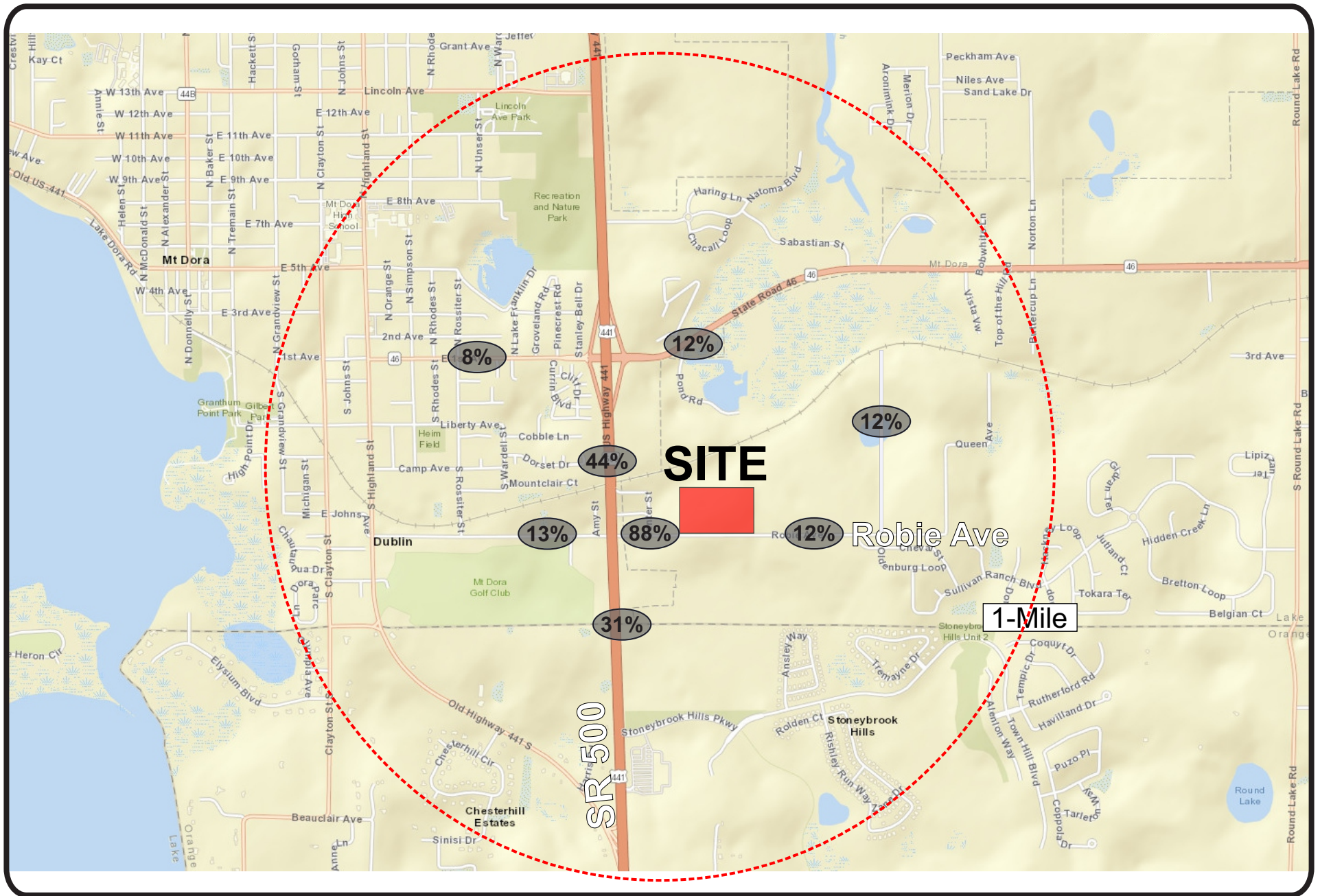
ITE Code	Land Use	Qty	Unit	Daily		A.M. Peak Hour				P.M. Peak Hour			
				Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
210	Single-Family Detached	80	Dwelling Units	10.59	847	0.78	15	47	62	1.03	52	30	82
Totals					847		15	47	62		52	30	82

1. The ITE equation where the R-squared correlation coefficient was greater than 0.70

Trip Distribution / Trip Assignment

A trip distribution pattern was estimated using the currently adopted *Central Florida Regional Planning Model (CFRPM)*. A Select Zone Analysis (SZA) was conducted by modifying the 2030 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project. The project distribution in the model output was manually adjusted for reasonableness using engineering judgment and knowledge of the area roadways. This adjusted distribution is illustrated in **Figure 4** and the model plot outputs are provided in **Appendix E**. Utilizing this distribution, the development project trips will be assigned to the area roadways.





Mount Ines Subdivision
Project № 5468
Figure 4

Project Trip Distribution



PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were assessed in order to evaluate the impact of the proposed development within its area of influence. The projected conditions were estimated by combining the P.M. peak hour project trips with background traffic volumes.

Background Traffic Projections

Projected traffic volumes consist of background traffic combined with the proposed development's traffic. Background traffic volumes were determined by expanding existing peak hour traffic volumes to the buildout year using an annual growth rate. A historical trend analysis was conducted using the Annual Average Daily Traffic (AADT) data obtained from the FDOT *Traffic Online* website and from the County's CMP database for the study roadway segments (see **Appendix F**). Based on this historical trend analysis, an average annual growth rate of 2.72% was calculated. Therefore, a 3.0% growth rate was applied to the existing traffic volumes as appropriate in order to determine the projected background volumes in the project buildout year.

Roadway Segment Analysis

The projected roadway segment analysis was performed by comparing the total projected P.M. peak hour traffic volume of each segment with the respective capacity at the adopted LOS standard. The P.M. peak hour analysis, as summarized in **Table 4**, revealed that all the study roadway segments will continue to operate within the adopted LOS standards.

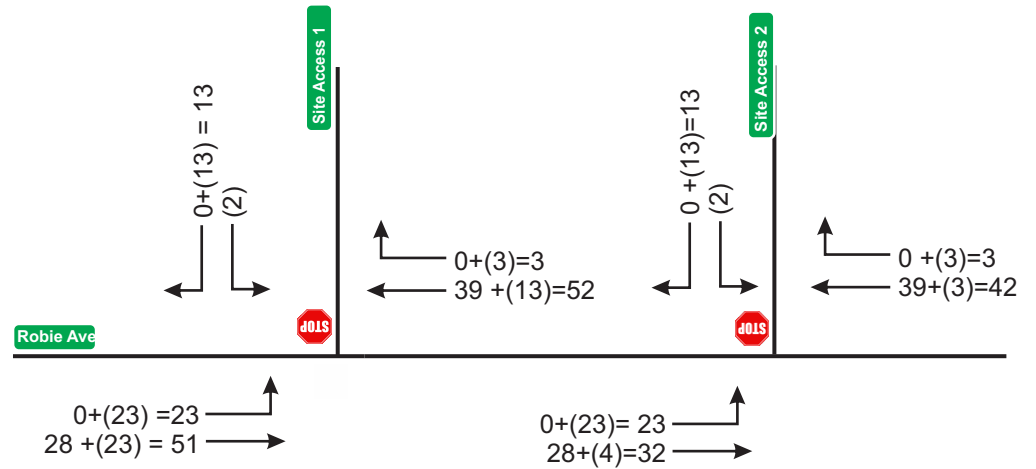
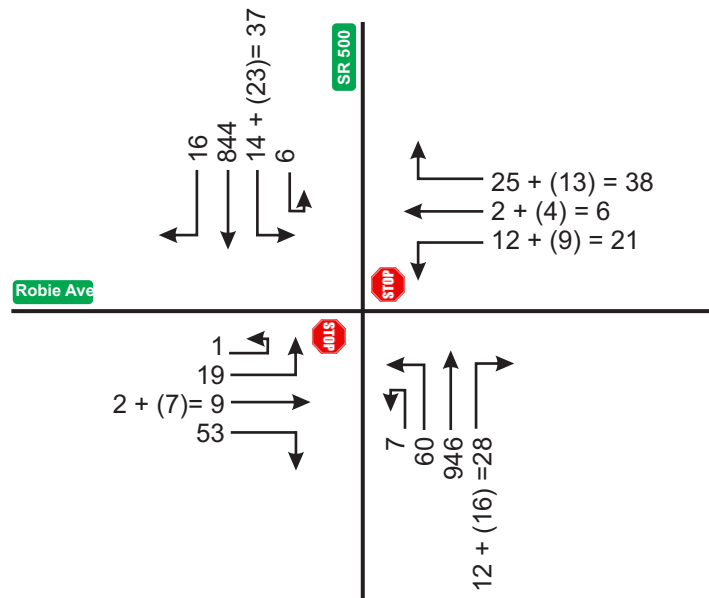
Table 4: Projected Roadway Capacity Analysis

Segment ID	Roadway Segment	No. of Lanes	Adopted		P.M. Peak Hour		LOS
			LOS	Capacity	Direction	Volume	
	SR 46						
3350	US 441 to Vista View	6	D	3,170	EB/NB	484	C
					WB/SB	526	C
	US 441/SR 500						
4110	SR 46 to Orange County Line	4	D	2,100	EB/NB	1440	C
					WB/SB	1229	C

Intersection Analysis

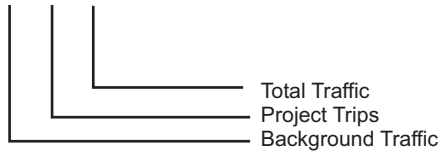
To assess the projected operating conditions at the study intersections, intersection capacity analyses were conducted using the *Highway Capacity Software (HCS)*. Total P.M. peak hour traffic volumes were determined by combining background traffic and new project trips as previously discussed. **Figure 5** shows the projected P.M. peak hour intersection turning movements for the study intersections.





Legend:

00+(00)=00



Mount Ines Subdivision
Project № 5468
Figure 5

Projected P.M. Peak Hour Volumes



The projected Levels of Service are summarized in **Table 5** which indicate that the study intersections will operate at satisfactory Levels of Service when project trips are added. Detailed printouts of each intersection capacity analysis are included in **Appendix G**.

Table 5
Projected P.M. Intersection Capacity Analysis

Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Robie Ave and SR 500	Stop	33.8	D	44.9	E	0.7	A	0.6	A	-	-
Robie Ave and Site Access 1	Stop	2.4	A	-	-	-	-	8.7	A	-	-
Robie Ave and Site Access 2	Stop	3.1	A	-	-	-	-	8.7	A	-	-

Turn Warrant Analysis

Access to the site will be provided via two full access driveways at Robie Avenue from the south. An analysis was conducted to assess the need for an eastbound left turn at the access driveways using *NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*. The analysis worksheets are included in **Appendix H**. Based on this analysis, eastbound left turn lanes are not needed at these intersections.



STUDY CONCLUSIONS

This traffic analysis was performed to assess the impact of the proposed Mount Ines Subdivision development in Lake County, Florida. The project is located at 2329 Robie Ave in Mount Dora. The proposed development will consist of 80 single family dwelling units. The site can be accessed via Robie Avenue from the south. It is anticipated that the development will be built by 2024.

The results of the study as documented herein are summarized below:

- The proposed development is projected to generate 847 new net daily trips, of which 62 and 82 trips will occur in the A.M. and P.M. peak hour, respectively.
- The roadway segment analysis indicated that the study roadway segments currently operate at acceptable Levels of Service and are projected to continue to do so upon project buildout.
- The intersection analysis indicated that the study intersection currently operates at acceptable Levels of Service. The study intersection will continue to operate satisfactorily upon the addition of background and project trips.
- Access to the site will be provided via two full access driveways on Robie Avenue from the south. The site access driveways are projected to operate satisfactorily at project buildout and do not warrant a left turn lane.



APPENDICES

APPENDIX A

Lake County CMP Database

Lake County CMP Database

SEGMENT ID	COUNTY STATION	FOOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2019)	LANES (2024)	URBAN / RURAL	DIVIDED / UNDIVIDED	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2019 AADT	2019 DAILY V/C	2019 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2019 PEAK HOUR NB/EB VOLUME	2019 PEAK HOUR SB/WB VOLUME	2019 PEAK HOUR V/C	2019 PEAK HOUR LOS	GROWTH RATE	DAILY SERVICE VOL. (2024)	2024 AADT	2024 DAILY V/C	2024 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2024 PEAK HOUR NB/EB VOLUME	2024 PEAK HOUR SB/WB VOLUME	2024 PEAK HOUR V/C	2024 PEAK HOUR LOS		
3070	0	110255	State	55	2.72	SR 19	CR 455	US 27 / SR 25	2	2	RURAL	UNDIVIDED	STATE	CITY OF GROVELAND	C	8,400	13,500	1.61	D	430	522	618	1.44	D	7.75%	8,400	19,607	2.33	E	430	758	898	2.09	E		
3080	0	110376	State	55	4.73	SR 19	CR 478	US 27 / SR 25	2	2	RURAL	UNDIVIDED	STATE	CITY OF GROVELAND	C	8,400	10,050	1.20	D	430	363	475	1.10	D	3.75%	8,400	12,081	1.44	D	430	436	571	1.33	D		
3090	0	110376	ADJACENT	55	1.22	SR 19	CR 478	LAKE CATHERINE ROAD	2	2	URBAN	UNDIVIDED	STATE	CITY OF GROVELAND	D	17,700	10,050	0.57	C	880	363	475	0.54	C	3.75%	17,700	12,081	0.68	C	880	436	571	0.65	C		
3100	0	110097	State	45	0.70	SR 19	SR 50/ SR 33	LAKE CATHERINE ROAD	2	2	URBAN	UNDIVIDED	STATE	CITY OF GROVELAND	D	17,700	11,950	0.68	C	880	403	573	0.65	C	2.50%	17,700	13,520	0.76	C	880	456	648	0.74	C		
3110	0	115072	State	40	0.52	SR 33	SR 50/ SR 33	ANDERSON ROAD	2	2	URBAN	UNDIVIDED	STATE	CITY OF GROVELAND	D	16,590	13,850	0.75	C	920	472	552	0.60	C	6.75%	16,590	19,199	1.03	F	920	654	765	0.83	C		
3120	0	110497	State	60	3.16	SR 33	CR 565B	ANDERSON ROAD	2	2	RURAL	UNDIVIDED	STATE	CITY OF GROVELAND	C	8,400	10,600	1.26	D	430	505	426	1.17	D	5.00%	8,400	13,529	1.61	D	430	645	544	1.50	D		
3130	0	111002	State	60	6.76	SR 33	CR 56B	CR 561	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	8,400	8,600	1.02	D	430	317	295	0.74	C	7.50%	8,400	12,346	1.47	D	430	455	424	1.06	D		
3140	103		County	60	2.33	SR 33	CR 561	CR 474	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	8,400	8,185	0.97	C	430	323	246	0.75	C	7.50%	8,400	11,751	1.40	D	430	464	353	1.08	D		
3150	140		County	60	1.04	SR 33	CR 474	POLK COUNTY LINE	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	10,320	6,234	0.65	C	540	241	199	0.45	C	13.50%	10,320	11,742	1.14	F	540	454	375	0.84	C		
3160	110		County	45	4.71	SR 40	MARION COUNTY LINE	CR 45A	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	8,400	4,956	0.59	C	430	190	198	0.46	B	4.25%	8,400	6,103	0.73	C	430	234	244	0.57	C		
3170	0	110503	State	55	1.61	SR 40	CR 45A	RIVER ROAD	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	10,320	4,450	0.43	C	540	263	222	0.49	C	1.00%	10,320	4,677	0.45	C	540	276	233	0.51	C		
3180	0	110505	State	45	1.43	SR 40	RIVER ROAD	VOLUSIA COUNTY LINE	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	14,220	7,750	0.55	C	740	354	346	0.46	C	1.00%	14,220	8,145	0.57	C	740	372	364	0.50	C		
3190	0	110496	State	55	2.38	SR 44	SUMTER COUNTY LINE	CR 46B	4	4	URBAN	DIVIDED	STATE	CITY OF LEEBSBURG	D	39,800	22,300	0.56	C	2,000	819	844	0.42	C	2.50%	39,800	26,230	0.63	C	2,000	927	955	0.48	C		
3200	0	110467	State	45	1.54	SR 44	CR 46B	S LONE OAK DRIVE	4	4	URBAN	DIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	39,800	16,250	0.41	C	2,000	625	600	0.31	C	1.75%	39,800	17,723	0.45	C	2,000	652	654	0.34	C		
3210	0	115147	State	35	0.76	SR 44	US 27	S LONE OAK DRIVE	4	4	URBAN	DIVIDED	STATE	CITY OF LEEBSBURG	D	32,400	23,300	0.72	D	1,630	803	947	0.58	D	4.00%	32,400	28,348	0.87	D	1,630	977	1,152	0.71	D		
3220	0	115179	State	35	0.57	SR 44 (DIXIE AVENUE)	US 27	S 9TH STREET	4	4	URBAN	DIVIDED	STATE	CITY OF LEEBSBURG	D	32,400	25,000	0.77	D	1,630	914	994	0.61	D	1.00%	32,400	26,275	0.81	D	1,630	961	1,045	0.64	D		
3230	0	115143	ADJACENT	35	0.34	SR 44 (DIXIE AVENUE)	CR 44	S 9TH STREET	4	4	URBAN	DIVIDED	STATE	CITY OF LEEBSBURG	D	32,400	23,250	0.72	D	1,630	961	864	0.60	D	1.00%	32,400	24,436	0.75	D	1,630	1,031	908	0.63	D		
3240	0	115143	State	40	0.41	SR 44 (DIXIE AVENUE)	CR 44	S LAKE STREET	4	4	URBAN	DIVIDED	STATE	CITY OF LEEBSBURG	D	39,800	23,250	0.58	C	2,000	961	864	0.49	C	1.00%	39,800	24,436	0.61	C	2,000	1,031	908	0.52	C		
3250	0	115142	State	40	0.79	SR 44 (DIXIE AVENUE)	CR 44	S LAKE STREET	4	4	URBAN	DIVIDED	STATE	CITY OF LEEBSBURG	D	39,800	21,800	0.55	C	2,000	997	719	0.50	C	2.75%	39,800	24,967	0.63	C	2,000	1,142	823	0.57	C		
3260	0	115183	State	40	0.11	SR 44 (DIXIE AVENUE)	CR 44	E MAIN STREET	4	4	URBAN	DIVIDED	STATE	CITY OF LEEBSBURG	D	41,790	21,600	0.52	C	2,100	-	-	-	B	3.00%	41,790	25,040	0.60	C	2,100	-	-	-	B		
3262	0	110005	State	45	0.45	SR 44 (OLD C.R. 44B)	US 441	WAYCROSS AVENUE	2	2	URBAN	DIVIDED	STATE	CITY OF MOUNT DORA	D	16,510	23,750	1.22	F	970	1,323	836	1.36	F	1.00%	16,510	24,961	1.28	F	970	1,390	879	1.43	F		
3268	0	110006	State	45	1.65	SR 44 (OLD C.R. 44B)	WAYCROSS AVENUE	ORANGE AVENUE	2	2	URBAN	UNDIVIDED	STATE	EUSTISMOUNT DORA	D	16,590	17,750	0.95	D	920	918	654	1.00	D	1.00%	16,590	18,655	1.00	F	920	965	667	1.05	F		
3270	0	110500	ADJACENT	55	2.27	SR 44	ABRAMS ROAD	THRILL HILL ROAD	2	2	URBAN	UNDIVIDED	STATE	CITY OF EUSTIS	D	16,590	15,150	0.81	C	920	568	570	0.62	C	4.25%	16,590	18,655	1.00	F	920	699	702	0.76	C		
3280	0	110500	ADJACENT	55	1.14	SR 44	THRILL HILL ROAD	CR 439	2	2	URBAN	UNDIVIDED	STATE	CITY OF MOUNT DORA	D	17,700	15,150	0.86	C	880	568	570	0.65	C	4.25%	17,700	18,655	1.05	F	880	699	702	0.80	C		
3290	0	110500	State	55	3.03	SR 44	CR 439	CR 437	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	16,400	15,150	0.92	C	850	568	570	0.67	C	4.25%	16,400	18,655	1.14	D	850	699	702	0.83	C		
3300	0	110500	ADJACENT	55	1.15	SR 44	CR 437	CR 46A	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	13,550	15,150	1.12	F	700	568	570	0.81	C	4.25%	13,550	18,655	1.38	F	700	699	702	1.00	D		
3310	0	110010	ADJACENT	55	3.43	SR 44	CR 46A	CR 44A	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	8,400	8,450	1.01	D	430	407	409	0.95	C	3.00%	8,400	9,796	1.17	D	430	472	474	1.10	D		
3320	0	110010	ADJACENT	55	5.34	SR 44	CR 44A	OVERLOOK DRIVE	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	8,400	8,450	1.01	D	430	407	409	0.95	C	3.00%	8,400	9,796	1.17	D	430	472	474	1.10	D		
3330	0	110010	State	55	5.64	SR 44	CR 42	OVERLOOK DRIVE	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	16,400	8,450	0.52	B	850	407	409	0.48	B	3.00%	16,400	9,796	0.60	C	850	472	474	0.56	C		
3340	0	110010	ADJACENT	55	0.26	SR 44	CR 42	VOLUSIA COUNTY LINE	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	13,550	8,450	0.62	C	700	407	409	0.58	C	3.00%	13,550	9,796	0.72	C	700	472	474	0.68	C		
3344	0		0	-	1.80	SR 4642B (WEKIVA PKWY)	ORANGE C/L	CR 46A (REALIGNED)	0	4	URBAN	DIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	-	-	-	-	-	-	-	-	-	-	-	65,600	-	-	-	-	3,240	-	-	-	B
3345	0		0	-	5.54	SR 4642B (WEKIVA PKWY)	CR 46A (REALIGNED)	SEMINOLE C/L	0	4	URBAN	DIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	-	-	-	-	-	-	-	-	-	-	-	65,600	-	-	-	-	3,240	-	-	-	B
3350	0	110501	ADJACENT	45	1.08	SR 46	US 441	VISTA VIEW	6	6	URBAN	DIVIDED	STATE	CITY OF MOUNT DORA	D	62,900	11,500	0.18	C	3,170	484	526	0.17	C	4.00%	62,900	13,992	0.22	C	3,170	589	640	0.20	C		
3360	0	110501	State	55	0.94	SR 46	US 441	VISTA VIEW	6	6	URBAN	DIVIDED	STATE	CITY OF MOUNT DORA	D	62,900	11,500	0.18	C	3,170	484	526	0.17	C	4.00%	62,900	13,992	0.22	C	3,170	589	640	0.20	C		
3370	0	110501	ADJACENT	65	2.11	SR 46	CR 437 SOUTH	ROUND LAKE ROAD	2	2	URBAN	UNDIVIDED	STATE	CITY OF MOUNT DORA	D	24,200	14,200	0.59	C	1,190	600	600	0.50	C	1.00%	24,200	14,924	0.62	C	1,190	526	631	0.53	C		
3380	0	110001	State	45	0.51	SR 46	CR 437 SOUTH	CR 437 NORTH	2	2	URBAN	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	17,700	14,200	0.80	C	880	500	600	0.66	C	1.00%	17,700	14,924	0.84	C	880	526	631	0.72	C		
3390	0	110119	State	45	1.11	SR 46	CR 437 NORTH	CR 435	2	2	URBAN	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	17,700	16,850	0.95	D	880	609	712	0.81	C	4.00%	17,700	20,501	1.16	F	880	741	866	0.98	D		
3395	0	110119	ADJACENT	45	0.87	SR 46	CR 435	CR 46A (REALIGNED)	0	2	URBAN	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	-	-	-	-	-	-	-	-	-	-	-	1.00%	17,700	-	1.00	F	880	-	-	-	B
3400	0	110119	ADJACENT	55	4.68	SR 46	CR 435	CR 46A	2	0	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	16,400	16,850	1.03	D	850	609	712	0.84	C	1.00%	-	17,710	-	-	-	640	748	-	-	-	
3410	131		County	45	2.61	SR 46	CR 46A	SEMINOLE COUNTY LINE	2	2	RURAL	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	C	8,400	24,846	2.96	E	430	961	1,088	2.53	E	1.00%	8,400	26,113	3.11	E	430	1,031	1,143	2.66	E		
3420	0	110319	State	55	3.64	SR 50	SUMTER COUNTY LINE	SR 565 / BAY LAKE ROAD	2	2	URBAN	UNDIVIDED	STATE	UNINCORPORATED LAKE COUNTY	D	24,200	13,800	0.57	C	1,190	507	677	0.57	C	1.25%	24,200	14,684	0.61	C	1,190	539	720	0.61	C		
3430	0	110319	State	35	0.77	SR 50	CR 565 / BAY LAKE ROAD	CR 33	2	2	URBAN	UNDIVIDED	STATE	CITY OF MASCOTTE	D	14,800	13,800	0.93	D																	

Lake County CMP Database

Segment ID	County Station	Foot Station	Data Source	Speed Limit	Segment Length (mi)	Road Name	From	To	Lanes (2019)	Lanes (2024)	Urban/Rural	Divided / Undivided	Maintaining Agency	Jurisdiction	Adopted LOS Standard	Daily Service Volume	2019 ADT	2019 Daily V/C	2019 Daily LOS	Peak Hour Directional Service Volume	2019 Peak Hour NB/EB Volume	2019 Peak Hour SB/WB Volume	2019 Peak Hour V/C	2019 Peak Hour LOS	Growth Rate	Daily Service Volume (2024)	2024 ADT	2024 Daily V/C	2024 Daily LOS	Peak Hour Directional Service Volume (2024)	2024 Peak Hour NB/EB Volume	2024 Peak Hour SB/WB Volume	2024 Peak Hour V/C	2024 Peak Hour LOS
4050	0	110414	ADJACENT	50	1.22	US 441/ SR 500	CR 452 / LAKE EUSTIS DRIVE	DAVID WALKER DRIVE	6	6	URBAN	DIVIDED	STATE	EUSTIS/TAVARES	D	62,900	49,500	0.79	C	3,170	2,148	1,937	0.68	C	1.00%	62,900	52,025	0.83	C	3,170	2,258	2,036	0.71	C
4060	0	110414	ADJACENT	45	1.02	US 441/ SR 500	DAVID WALKER DRIVE	SR 19/ BAY STREET	6	6	URBAN	DIVIDED	STATE	CITY OF EUSTIS	D	62,900	49,500	0.79	C	3,170	2,148	1,937	0.68	C	1.00%	62,900	52,025	0.83	C	3,170	2,258	2,036	0.71	C
4070	0	110475	ADJACENT	50	1.36	US 441/ SR 500	SR 19/ BAY STREET	OLD MT DORA ROAD	6	6	URBAN	DIVIDED	STATE	EUSTIS/MOUNT DORA	D	62,900	52,500	0.83	C	3,170	2,439	2,061	0.77	C	4.50%	62,900	65,425	1.04	F	3,170	3,039	2,568	0.96	C
4080	0	110475	State	50	1.22	US 441/ SR 500	OLD MT DORA ROAD	DONNELLY STREET/SR 44	6	6	URBAN	DIVIDED	STATE	CITY OF MOUNT DORA	D	62,900	52,500	0.83	C	3,170	2,439	2,061	0.77	C	4.50%	62,900	65,425	1.04	F	3,170	3,039	2,568	0.96	C
4090	0	110499	State	55	1.19	US 441/ SR 500	DONNELLY STREET/SR 44	WOLF BRANCH ROAD	4	4	URBAN	DIVIDED	STATE	CITY OF MOUNT DORA	D	41,790	30,750	0.74	C	2,100	1,221	1,560	0.74	C	1.00%	41,790	32,319	0.77	C	2,100	1,263	1,640	0.76	C
4100	0	110002	State	55	1.31	US 441/ SR 500	WOLF BRANCH ROAD	SR 46	4	4	URBAN	DIVIDED	STATE	CITY OF MOUNT DORA	D	41,790	31,500	0.75	C	2,100	1,585	1,340	0.75	C	1.00%	41,790	33,107	0.79	C	2,100	1,666	1,408	0.79	C
4110	0	750642	State	55	0.74	US 441/ SR 500	SR 46	ORANGE COUNTY LINE	4	4	URBAN	DIVIDED	STATE	CITY OF MOUNT DORA	D	41,790	34,000	0.81	C	2,100	1,440	1,229	0.69	C	2.75%	41,790	38,939	0.93	C	2,100	1,649	1,408	0.79	C
4120	192		County	25	0.83	VISTA DEL LAGO BOULEVARD	LAKE LOUISA ROAD	US 27	2	2	URBAN	UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY	D	13,320	1,527	0.11	C	680	79	66	0.12	C	1.00%	13,320	1,605	0.12	C	680	83	69	0.12	C
4130	265		County	30	0.88	WASHINGTON AVENUE	HASELTON STREET	ABRAMS ROAD	2	2	URBAN	UNDIVIDED	CITY OF EUSTIS	CITY OF EUSTIS	D	14,060	1,980	0.14	C	710	79	118	0.17	C	1.00%	14,060	2,081	0.15	C	710	83	124	0.17	C
4140	164		County	35	0.99	WAYCROSS AVENUE	COUNTY CLUB ROAD	SR 44 (OLD C.R. 44B)	2	2	URBAN	UNDIVIDED	COUNTY	CITY OF EUSTIS	D	14,060	5,722	0.41	C	710	183	359	0.51	D	2.50%	14,060	6,474	0.46	C	710	207	406	0.57	D
4150	236		County	25	0.52	WELLS AVENUE	SR 19	LAKE AVENUE	2	2	URBAN	UNDIVIDED	CITY OF TAVARES	CITY OF TAVARES	D	10,360	1,767	0.17	C	530	41	125	0.24	C	4.75%	10,360	2,228	0.22	C	530	52	158	0.30	C
4160	129		County	45	1.16	WOLF BRANCH ROAD	US 441	BRITT ROAD	2	2	URBAN	UNDIVIDED	COUNTY	CITY OF MOUNT DORA	D	16,820	14,269	0.85	C	840	603	679	0.81	C	7.75%	16,820	20,870	1.24	F	840	876	986	1.17	F
4170	148		County	45	3.52	WOLF BRANCH ROAD	CR 437	BRITT ROAD	2	2	URBAN	UNDIVIDED	COUNTY	CITY OF MOUNT DORA	D	16,820	7,402	0.44	C	840	399	341	0.43	C	7.25%	16,820	10,354	0.62	C	840	509	484	0.61	C
4180	235	117015	County	35	1.71	WOODLEA ROAD	LANE PARK ROAD	SR 19	2	2	URBAN	UNDIVIDED	COUNTY	CITY OF TAVARES	D	14,060	3,319	0.24	C	710	153	150	0.22	C	1.00%	14,060	3,488	0.25	C	710	161	158	0.23	C
4190	22		County	45	2.14	YOUTH CAMP ROAD	SUMTER COUNTY LINE	AUSTIN MERRITT ROAD	2	2	RURAL	UNDIVIDED	COUNTY	UNINCORPORATED LAKE COUNTY	C	7,560	1,178	0.16	B	390	38	80	0.21	B	2.25%	7,560	1,317	0.17	B	390	42	89	0.23	B

APPENDIX B

Intersection Counts and
FDOT's Seasonal Factor Report

15 MINUTE TURNING MOVEMENT COUNTS

(Cars and Trucks)

DATE: May 11, 2021 (Tuesday)

CITY: Mt Dora

LATITUDE: 0

LOCATION: US 441 & Robie Av

COUNTY: Lake County

LONGITUDE: 0

US 441

US 441

Robie Av

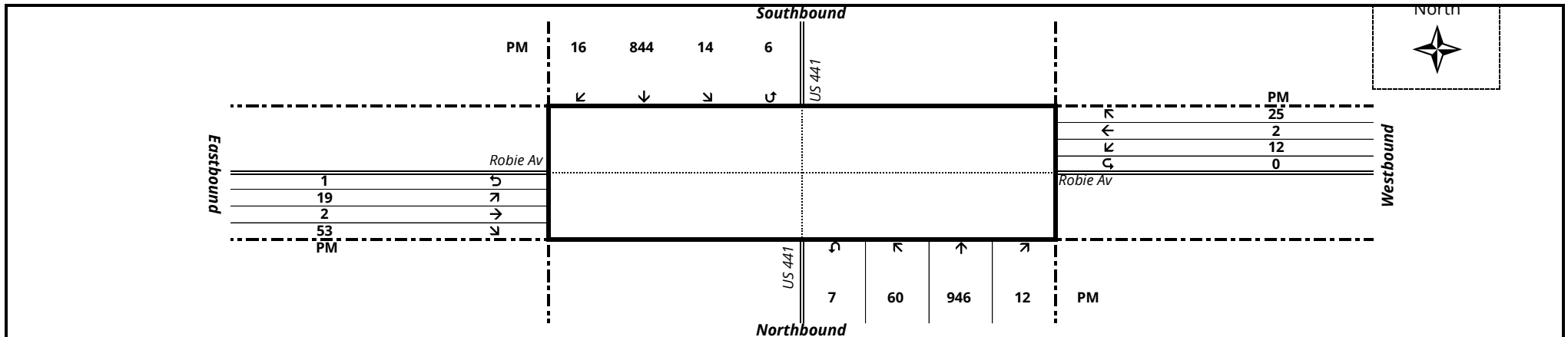
Robie Av

TIME BEGIN	NORTHBOUND					SOUTHBOUND					N/S TOTAL	EASTBOUND					WESTBOUND					E/W TOTAL	GRAND TOTAL
	L	T	R	U-turn	TOTAL	L	T	R	U-turn	TOTAL		L	T	R	U-turn	TOTAL	L	T	R	U-turn	TOTAL		
04:00 PM	20	256	3	2	281	6	211	5	1	223	504	6	1	13	0	20	7	0	7	0	14	34	538
04:15 PM	12	207	5	2	226	3	182	8	1	194	420	6	1	18	1	26	2	0	7	0	9	35	455
04:30 PM	13	244	2	0	259	5	245	0	4	254	513	0	0	10	0	10	1	1	7	0	9	19	532
04:45 PM	15	239	2	3	259	0	206	3	0	209	468	7	0	12	0	19	2	1	4	0	7	26	494
TOTAL	60	946	12	7	1,025	14	844	16	6	880	1,905	19	2	53	1	75	12	2	25	0	39	114	2,019
05:00 PM	5	233	1	0	239	5	214	3	3	225	464	6	0	11	0	17	3	1	5	0	9	26	490
05:15 PM	10	252	1	3	266	2	183	2	3	190	456	4	0	18	0	22	1	2	4	0	7	29	485
05:30 PM	8	286	2	0	296	0	191	5	0	196	492	5	1	10	0	16	2	0	5	0	7	23	515
05:45 PM	8	238	2	1	249	2	179	0	0	181	430	8	0	9	0	17	1	0	0	0	1	18	448
TOTAL	31	1,009	6	4	1,050	9	767	10	6	792	1,842	23	1	48	0	72	7	3	14	0	24	96	1,938

PM Peak

Peak Hour Factor: 0.938

04:00 PM to 05:00 PM	60	946	12	7	1,025	14	844	16	6	880	1,905	19	2	53	1	75	12	2	25	0	39	114	2,019
-------------------------	----	-----	----	---	-------	----	-----	----	---	-----	-------	----	---	----	---	----	----	---	----	---	----	-----	-------



15 MINUTE TURNING MOVEMENT COUNTS

(Trucks Only)

DATE: May 11, 2021 (Tuesday)

CITY: Mt Dora

LATITUDE: 0

LOCATION: US 441 & Robie Av

COUNTY: Lake County

LONGITUDE: 0

US 441

US 441

Robie Av

Robie Av

TIME BEGIN	NORTHBOUND					SOUTHBOUND					N/S TOTAL	EASTBOUND					WESTBOUND					E/W TOTAL	GRAND TOTAL
	L	T	R	U-turn	TOTAL	L	T	R	U-turn	TOTAL		L	T	R	U-turn	TOTAL	L	T	R	U-turn	TOTAL		
04:00 PM	1	4	0	0	5	1	3	0	0	4	9	1	0	0	0	1	0	0	1	0	1	2	11
04:15 PM	0	1	0	0	1	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	2
04:30 PM	0	2	0	0	2	0	1	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	3
04:45 PM	0	4	0	0	4	0	1	0	0	1	5	0	0	1	0	1	0	0	0	0	0	1	6
TOTAL	1	11	0	0	12	1	6	0	0	7	19	1	0	1	0	2	0	0	1	0	1	3	22
05:00 PM	0	2	0	0	2	0	4	0	0	4	6	0	0	0	0	0	0	0	0	0	0	0	6
05:15 PM	0	4	0	0	4	0	3	0	0	3	7	0	0	0	0	0	0	0	0	0	0	0	7
05:30 PM	0	3	0	0	3	0	2	0	0	2	5	0	0	0	0	0	0	0	0	0	0	0	5
05:45 PM	0	6	0	0	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6
TOTAL	0	15	0	0	15	0	9	0	0	9	24	0	0	0	0	0	0	0	0	0	0	0	24
PM Peak																							
04:00 PM to 05:00 PM	1	11	0	0	12	1	6	0	0	7	19	1	0	1	0	2	0	0	1	0	1	3	22

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1100 LAKE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.94 PSCF
1	01/01/2019 - 01/05/2019	1.01	1.07
2	01/06/2019 - 01/12/2019	1.01	1.07
3	01/13/2019 - 01/19/2019	1.01	1.07
4	01/20/2019 - 01/26/2019	0.99	1.05
* 5	01/27/2019 - 02/02/2019	0.97	1.03
* 6	02/03/2019 - 02/09/2019	0.96	1.02
* 7	02/10/2019 - 02/16/2019	0.94	1.00
* 8	02/17/2019 - 02/23/2019	0.94	1.00
* 9	02/24/2019 - 03/02/2019	0.93	0.99
* 10	03/03/2019 - 03/09/2019	0.93	0.99
* 11	03/10/2019 - 03/16/2019	0.92	0.98
* 12	03/17/2019 - 03/23/2019	0.93	0.99
* 13	03/24/2019 - 03/30/2019	0.93	0.99
* 14	03/31/2019 - 04/06/2019	0.94	1.00
* 15	04/07/2019 - 04/13/2019	0.94	1.00
* 16	04/14/2019 - 04/20/2019	0.95	1.01
* 17	04/21/2019 - 04/27/2019	0.96	1.02
18	04/28/2019 - 05/04/2019	0.98	1.04
19	05/05/2019 - 05/11/2019	0.99	1.05
20	05/12/2019 - 05/18/2019	1.00	1.06
21	05/19/2019 - 05/25/2019	1.01	1.07
22	05/26/2019 - 06/01/2019	1.03	1.10
23	06/02/2019 - 06/08/2019	1.04	1.11
24	06/09/2019 - 06/15/2019	1.05	1.12
25	06/16/2019 - 06/22/2019	1.05	1.12
26	06/23/2019 - 06/29/2019	1.06	1.13
27	06/30/2019 - 07/06/2019	1.06	1.13
28	07/07/2019 - 07/13/2019	1.07	1.14
29	07/14/2019 - 07/20/2019	1.07	1.14
30	07/21/2019 - 07/27/2019	1.06	1.13
31	07/28/2019 - 08/03/2019	1.05	1.12
32	08/04/2019 - 08/10/2019	1.04	1.11
33	08/11/2019 - 08/17/2019	1.03	1.10
34	08/18/2019 - 08/24/2019	1.03	1.10
35	08/25/2019 - 08/31/2019	1.04	1.11
36	09/01/2019 - 09/07/2019	1.05	1.12
37	09/08/2019 - 09/14/2019	1.06	1.13
38	09/15/2019 - 09/21/2019	1.07	1.14
39	09/22/2019 - 09/28/2019	1.05	1.12
40	09/29/2019 - 10/05/2019	1.04	1.11
41	10/06/2019 - 10/12/2019	1.02	1.09
42	10/13/2019 - 10/19/2019	1.00	1.06
43	10/20/2019 - 10/26/2019	1.00	1.06
44	10/27/2019 - 11/02/2019	1.00	1.06
45	11/03/2019 - 11/09/2019	1.00	1.06
46	11/10/2019 - 11/16/2019	1.00	1.06
47	11/17/2019 - 11/23/2019	1.00	1.06
48	11/24/2019 - 11/30/2019	1.00	1.06
49	12/01/2019 - 12/07/2019	1.00	1.06
50	12/08/2019 - 12/14/2019	1.01	1.07
51	12/15/2019 - 12/21/2019	1.01	1.07
52	12/22/2019 - 12/28/2019	1.01	1.07
53	12/29/2019 - 12/31/2019	1.01	1.07

* PEAK SEASON

14-FEB-2020 15:39:28

830UPD

5_1100_PKSEASON.TXT

APPENDIX C

Existing Intersection Capacity Analysis Worksheets

HCS7 Two-Way Stop-Control Report

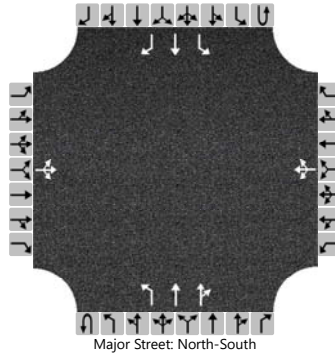
General Information

Analyst	NA
Agency/Co.	TPD, Inc.
Date Performed	5/13/2021
Analysis Year	2021
Time Analyzed	PM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	5468 - Mount Ines Subdivision

Site Information

Intersection	Robie Ave and SR 500
Jurisdiction	Lake County
East/West Street	Robie Ave
North/South Street	SR 500
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	1	1
Configuration			LTR				LTR			L	T	TR		L	T	R
Volume (veh/h)		20	2	53		12	2	25		67	946	12	6	14	844	16
Percent Heavy Vehicles (%)		0	0	0		0	0	0		1			0	1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized													No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.12			6.40	4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.21			2.50	2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			80				41			71				21		
Capacity, c (veh/h)			237				188			747				503		
v/c Ratio			0.34				0.22			0.10				0.04		
95% Queue Length, Q ₉₅ (veh)			1.4				0.8			0.3				0.1		
Control Delay (s/veh)			27.8				29.5			10.3				12.5		
Level of Service (LOS)			D				D			B				B		
Approach Delay (s/veh)	27.8				29.5				0.7				0.3			
Approach LOS	D				D											

APPENDIX D

Trip Generation Worksheets

Single-Family Detached Housing (210)

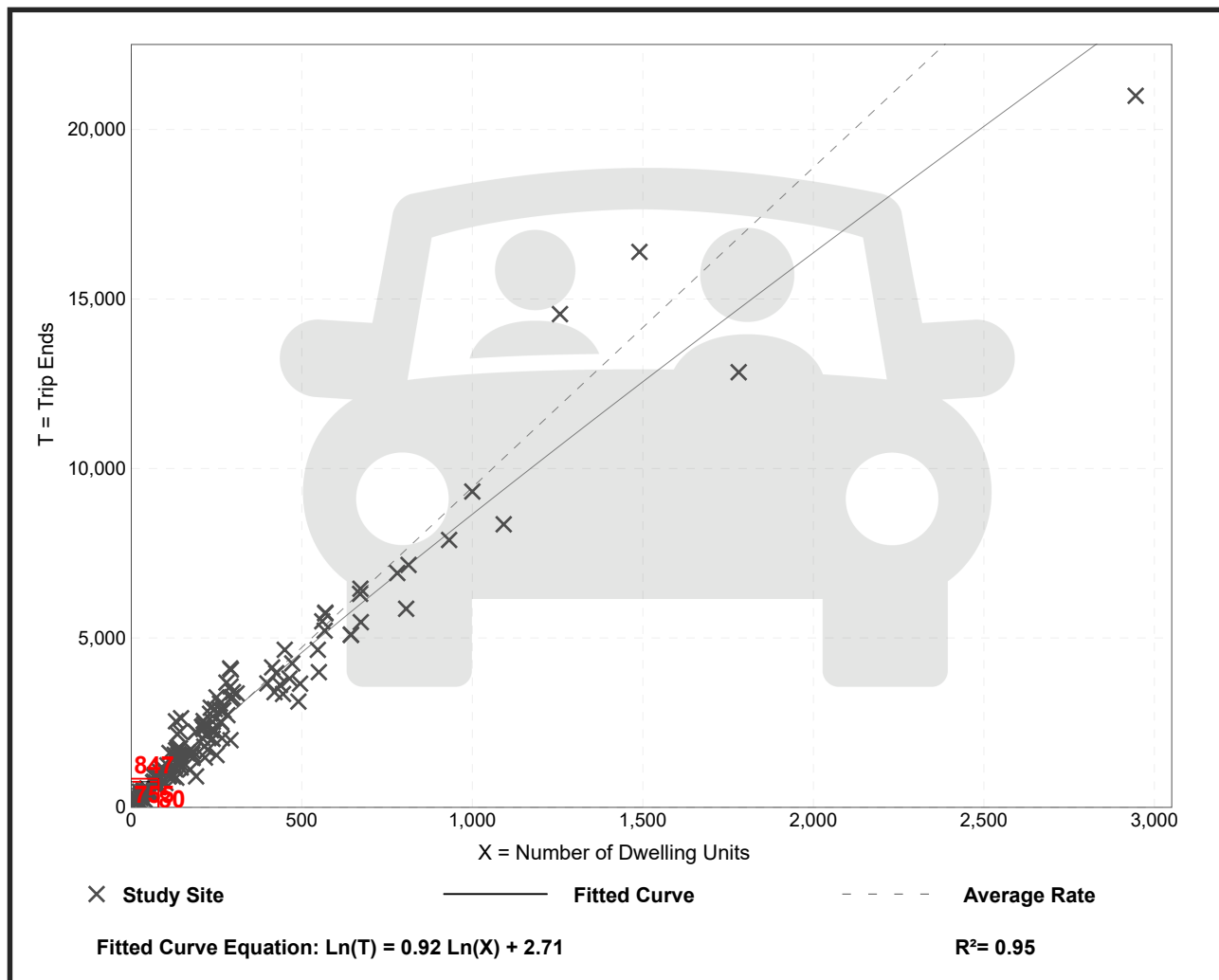
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 190

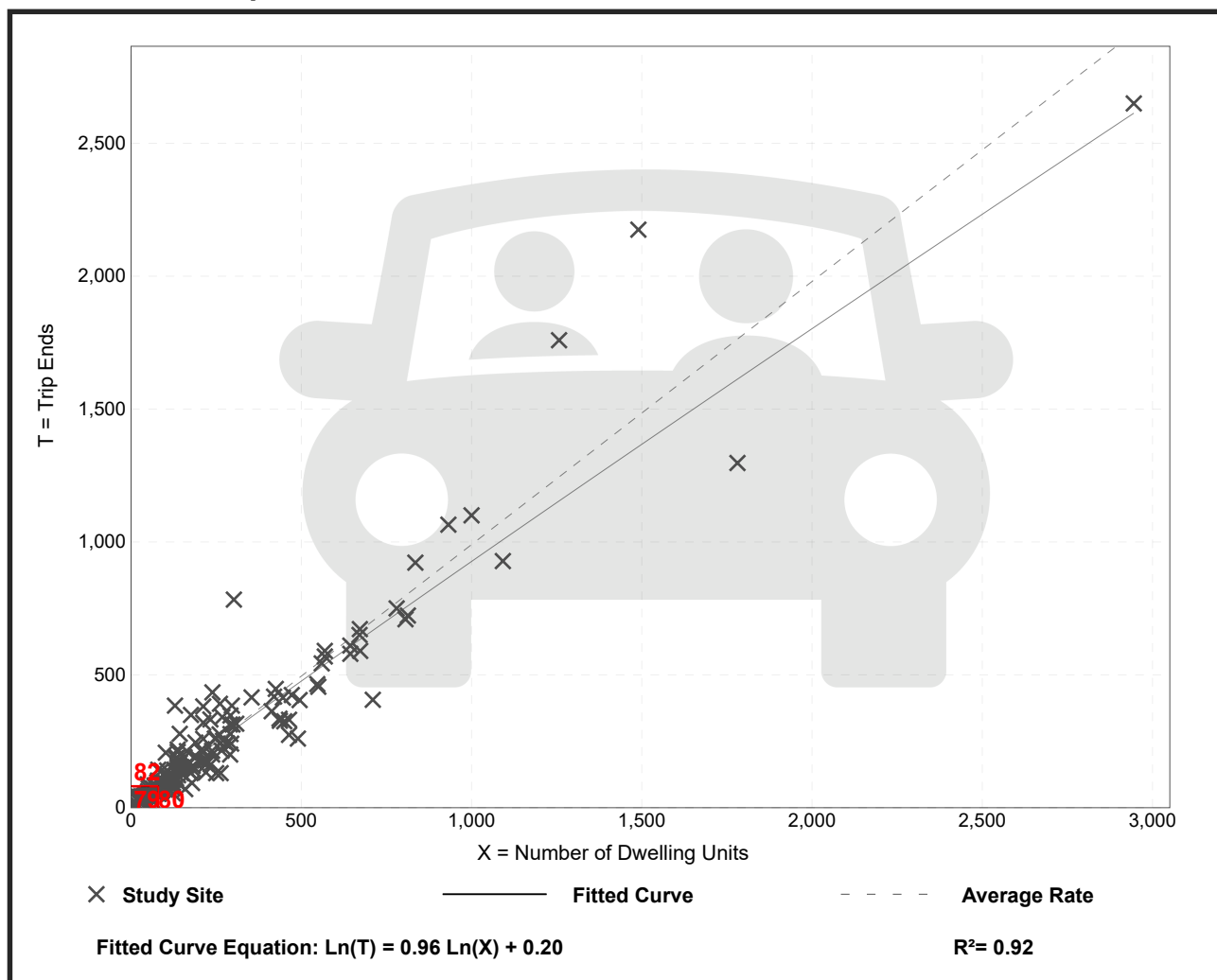
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

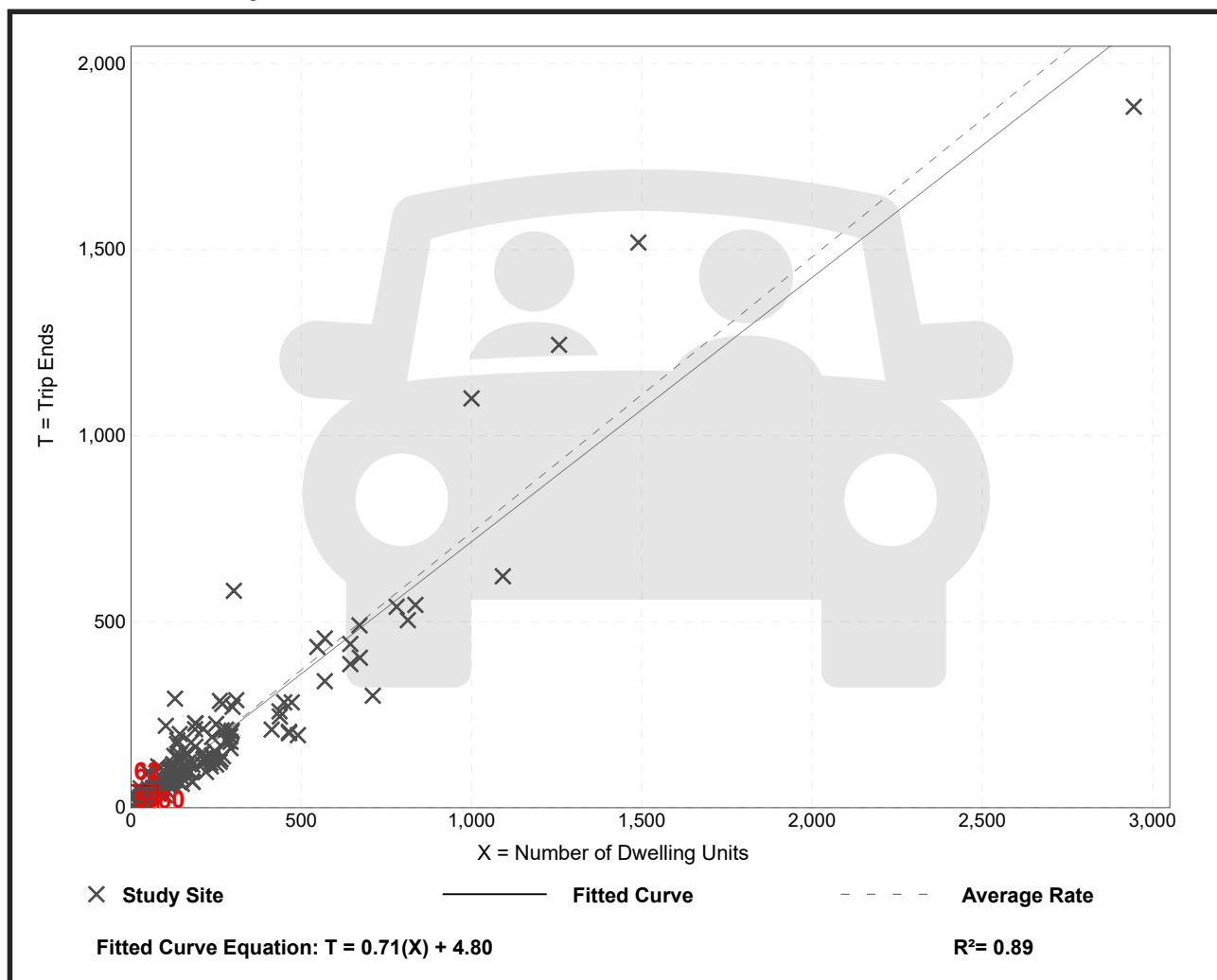
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

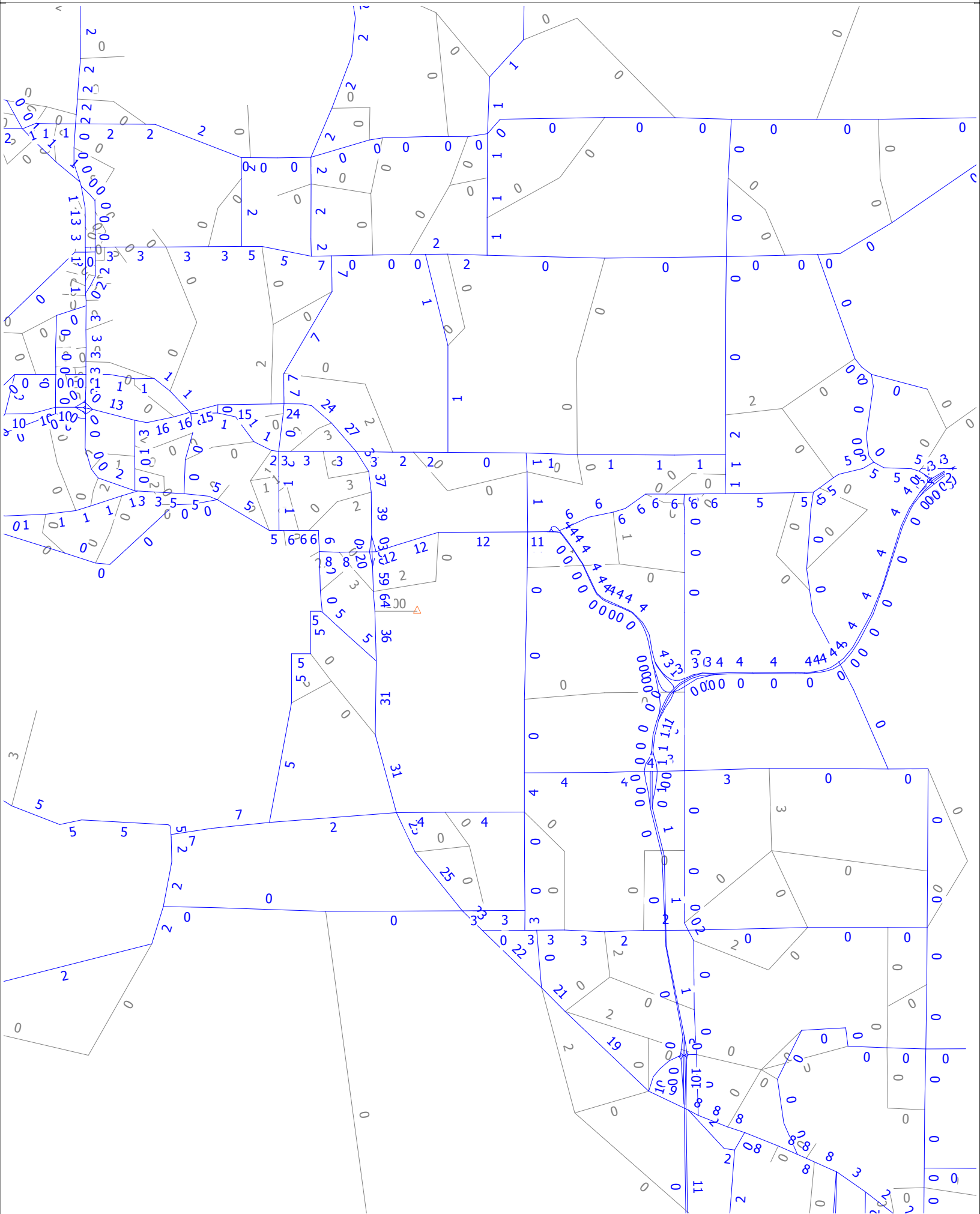
Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

APPENDIX E

Model Distribution Plot



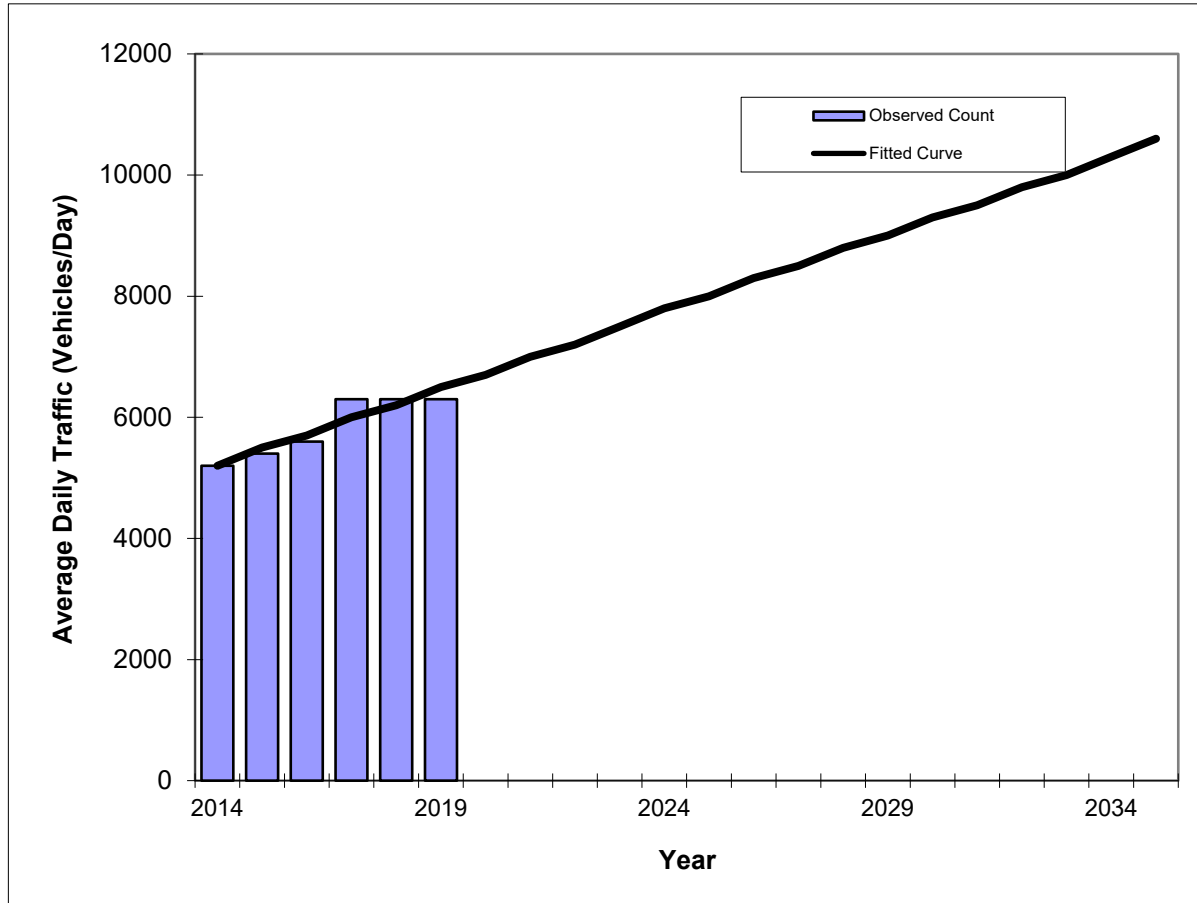
APPENDIX F

Trends Analysis Worksheets

Traffic Trends - V03.a **HIGHLAND STREET -- S of SR 46**

FIN#	1234
Location	1

County:	Lake (11)
Station #:	0501
Highway:	HIGHLAND STREET



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	5200	5200
2015	5400	5500
2016	5600	5700
2017	6300	6000
2018	6300	6200
2019	6300	6500
2021 Opening Year Trend		
2021	N/A	7000
2025 Mid-Year Trend		
2025	N/A	8000
2030 Design Year Trend		
2030	N/A	9300
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	254
Trend R-squared:	87.38%
Trend Annual Historic Growth Rate:	5.00%
Trend Growth Rate (2019 to Design Year):	3.92%
Printed:	29-Apr-21
Straight Line Growth Option	

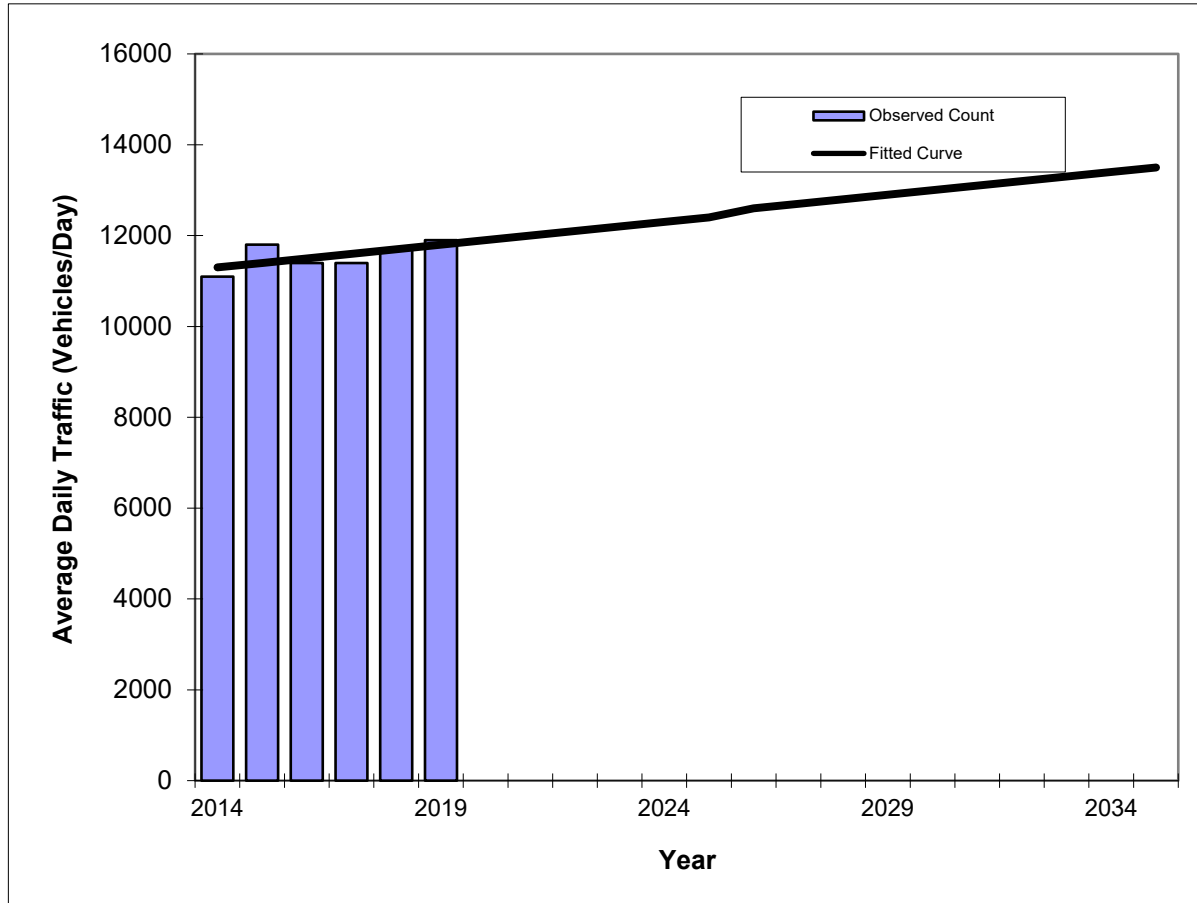
*Axle-Adjusted

Traffic Trends - V03.a

SR-46 -- W of Round Lake Rd

FIN#	1234
Location	1

County:	Lake (11)
Station #:	0501
Highway:	SR-46



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	11100	11300
2015	11800	11400
2016	11400	11500
2017	11400	11600
2018	11700	11700
2019	11900	11800
2021 Opening Year Trend		
2021	N/A	12000
2025 Mid-Year Trend		
2025	N/A	12400
2030 Design Year Trend		
2030	N/A	13000
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	106
Trend R-squared:	42.98%
Trend Annual Historic Growth Rate:	0.88%
Trend Growth Rate (2019 to Design Year):	0.92%
Printed:	29-Apr-21
Straight Line Growth Option	

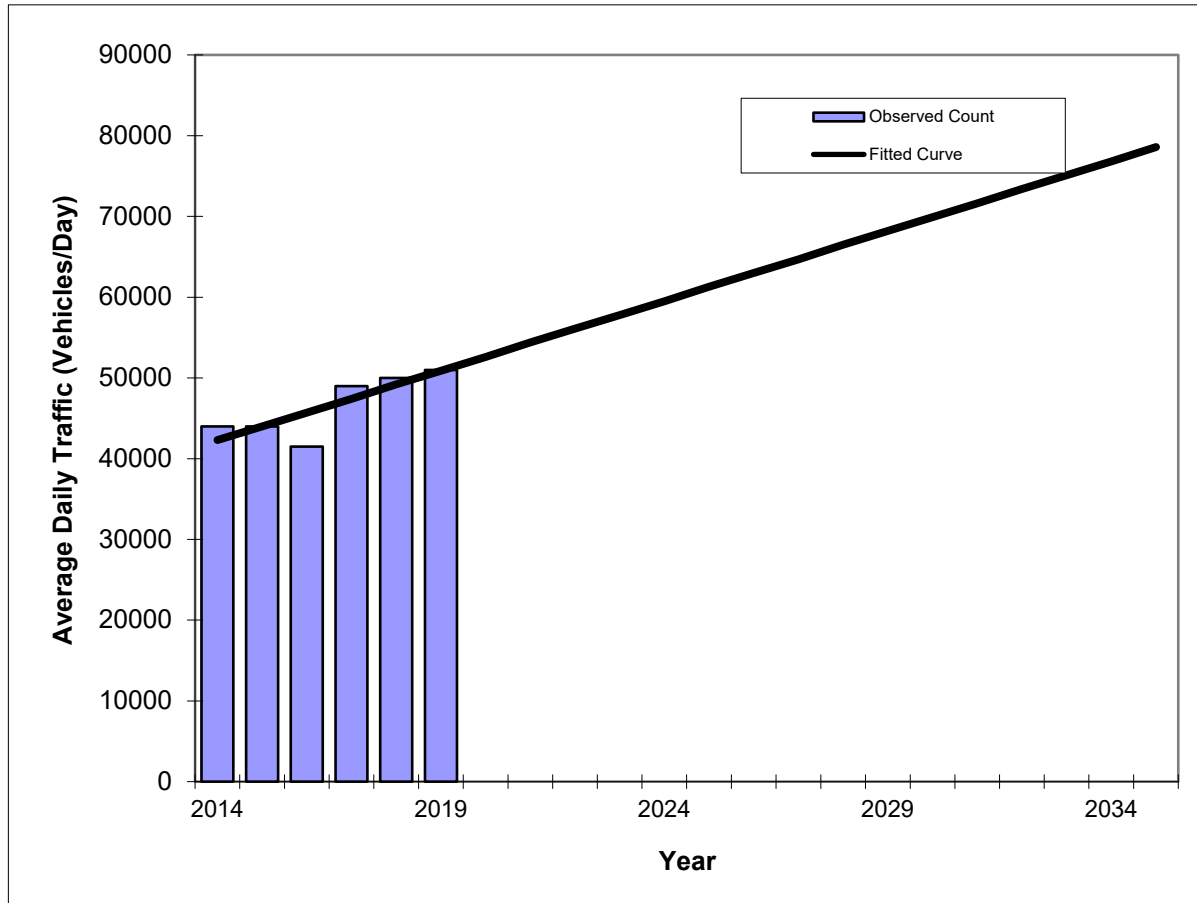
*Axle-Adjusted

Traffic Trends - V03.a

US 441 SR 44 -- E of SR 19

FIN#	1234
Location	1

County:	Lake (11)
Station #:	0501
Highway:	US 441 SR 44



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	44000	42300
2015	44000	44000
2016	41500	45700
2017	49000	47400
2018	50000	49200
2019	51000	50900
2021 Opening Year Trend		
2021	N/A	54400
2025 Mid-Year Trend		
2025	N/A	61300
2030 Design Year Trend		
2030	N/A	69900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	1,729
Trend R-squared:	68.61%
Trend Annual Historic Growth Rate:	4.07%
Trend Growth Rate (2019 to Design Year):	3.39%
Printed:	29-Apr-21
Straight Line Growth Option	

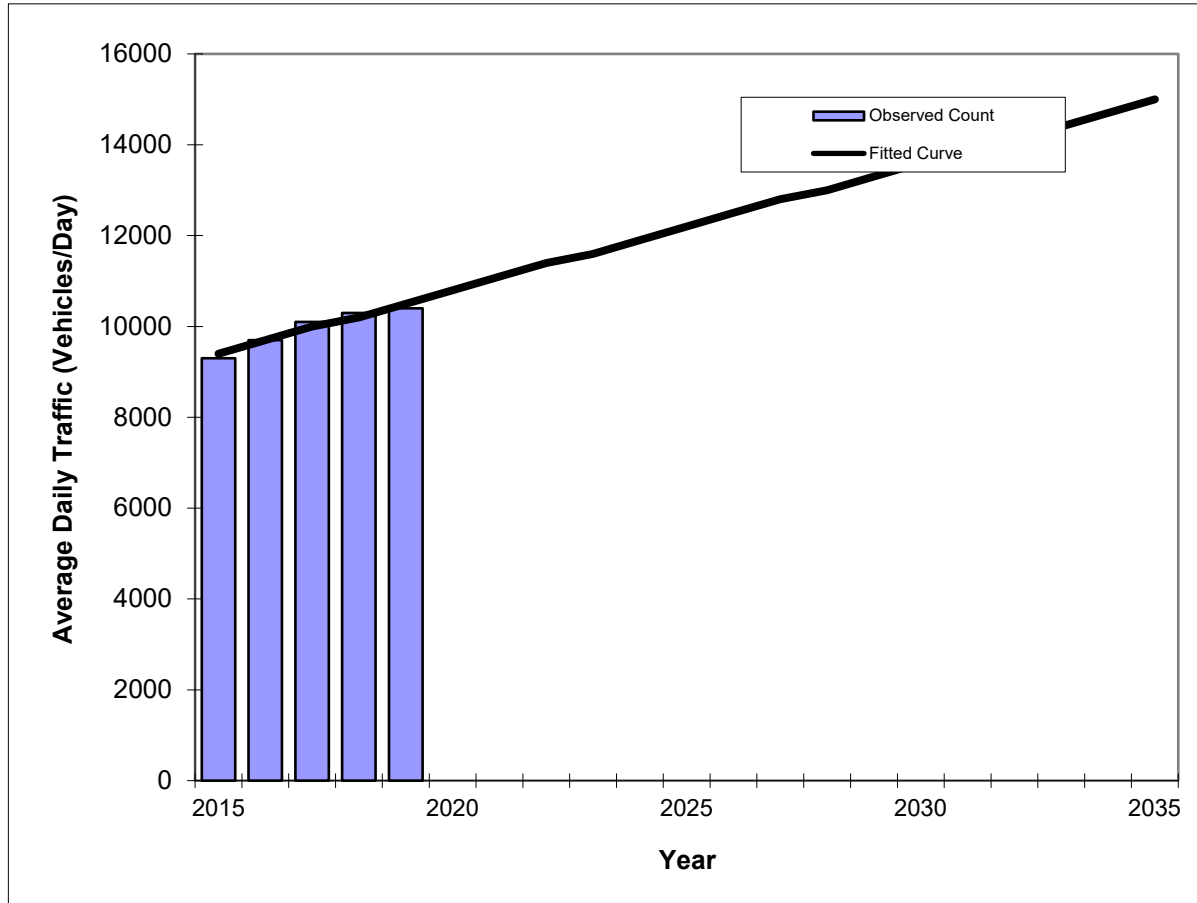
*Axle-Adjusted

Traffic Trends - V03.a

WOLF BRANCH ROAD -- E of Britt/Niles

FIN#	1234
Location	1

County:	Lake (11)
Station #:	0501
Highway:	WOLF BRANCH ROAD



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2015	9300	9400
2016	9700	9700
2017	10100	10000
2018	10300	10200
2019	10400	10500
2021 Opening Year Trend		
2021	N/A	11100
2025 Mid-Year Trend		
2025	N/A	12200
2030 Design Year Trend		
2030	N/A	13600
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	280
Trend R-squared:	94.23%
Trend Annual Historic Growth Rate:	2.93%
Trend Growth Rate (2019 to Design Year):	2.68%
Printed:	29-Apr-21
Straight Line Growth Option	

*Axle-Adjusted

APPENDIX G

Projected Intersection Capacity Analysis Worksheets

HCS7 Two-Way Stop-Control Report

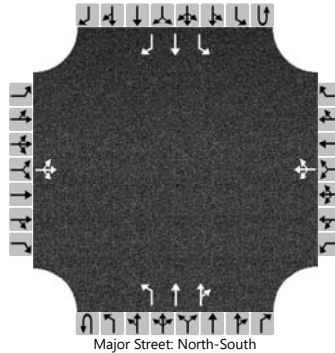
General Information

Analyst	NA
Agency/Co.	TPD, Inc.
Date Performed	5/13/2021
Analysis Year	2021
Time Analyzed	PM Peak Hour - Projected
Intersection Orientation	North-South
Project Description	5468 - Mount Ines Subdivision

Site Information

Intersection	Robie Ave and SR 500
Jurisdiction	Lake County
East/West Street	Robie Ave
North/South Street	SR 500
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	1	1
Configuration			LTR				LTR			L	T	TR		L	T	R
Volume (veh/h)		20	9	53		21	6	38		67	946	28	6	37	844	16
Percent Heavy Vehicles (%)		0	0	0		0	0	0		1			0	1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized													No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.50	6.50	6.90		4.12			6.40	4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.21			2.50	2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			87			69				71				46		
Capacity, c (veh/h)			210			157				747				570		
v/c Ratio			0.42			0.44				0.10				0.08		
95% Queue Length, Q ₉₅ (veh)			1.9			2.0				0.3				0.3		
Control Delay (s/veh)			33.8			44.9				10.3				11.9		
Level of Service (LOS)			D			E				B				B		
Approach Delay (s/veh)	33.8				44.9				0.7				0.6			
Approach LOS	D				E											

HCS7 Two-Way Stop-Control Report

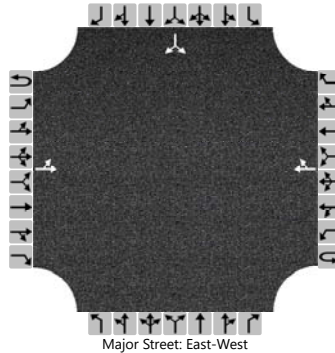
General Information

Analyst	NA
Agency/Co.	TPD, Inc.
Date Performed	5/13/2021
Analysis Year	2021
Time Analyzed	PM Peak Hour - Projected
Intersection Orientation	East-West
Project Description	5468 - Mount Ines Subdivision

Site Information

Intersection	Robie Ave and Access 1
Jurisdiction	Lake County
East/West Street	Robie Ave
North/South Street	Site Access 1
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		23	51				52	3						2		13
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

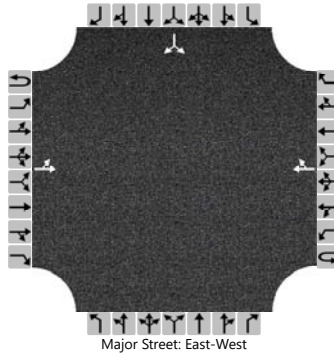
Flow Rate, v (veh/h)		24													16	
Capacity, c (veh/h)		1558													984	
v/c Ratio		0.02													0.02	
95% Queue Length, Q ₉₅ (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.7	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	2.4												8.7			
Approach LOS													A			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	NA	Intersection	Robie Ave and Access 2
Agency/Co.	TPD, Inc.	Jurisdiction	Lake County
Date Performed	5/13/2021	East/West Street	Robie Ave
Analysis Year	2021	North/South Street	Site Access 2
Time Analyzed	PM Peak Hour - Projected	Peak Hour Factor	0.94
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	5468 - Mount Ines Subdivision		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		23	32				42	3						2		13
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		24													16	
Capacity, c (veh/h)		1572													1002	
v/c Ratio		0.02													0.02	
95% Queue Length, Q ₉₅ (veh)		0.0													0.0	
Control Delay (s/veh)		7.3													8.7	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	3.1												8.7			
Approach LOS													A			

APPENDIX H

Turn Lane Analysis

Site Access @ Robie Ave
Left Turn Lane Warrant

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

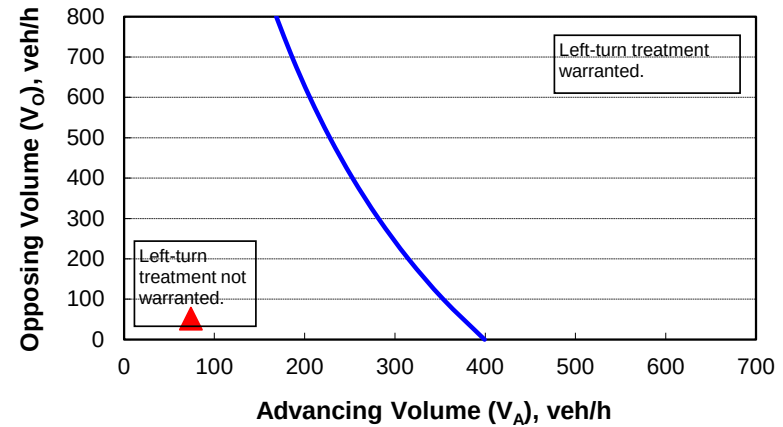
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	31%
Advancing volume (V_A), veh/h:	74
Opposing volume (V_O), veh/h:	52

OUTPUT

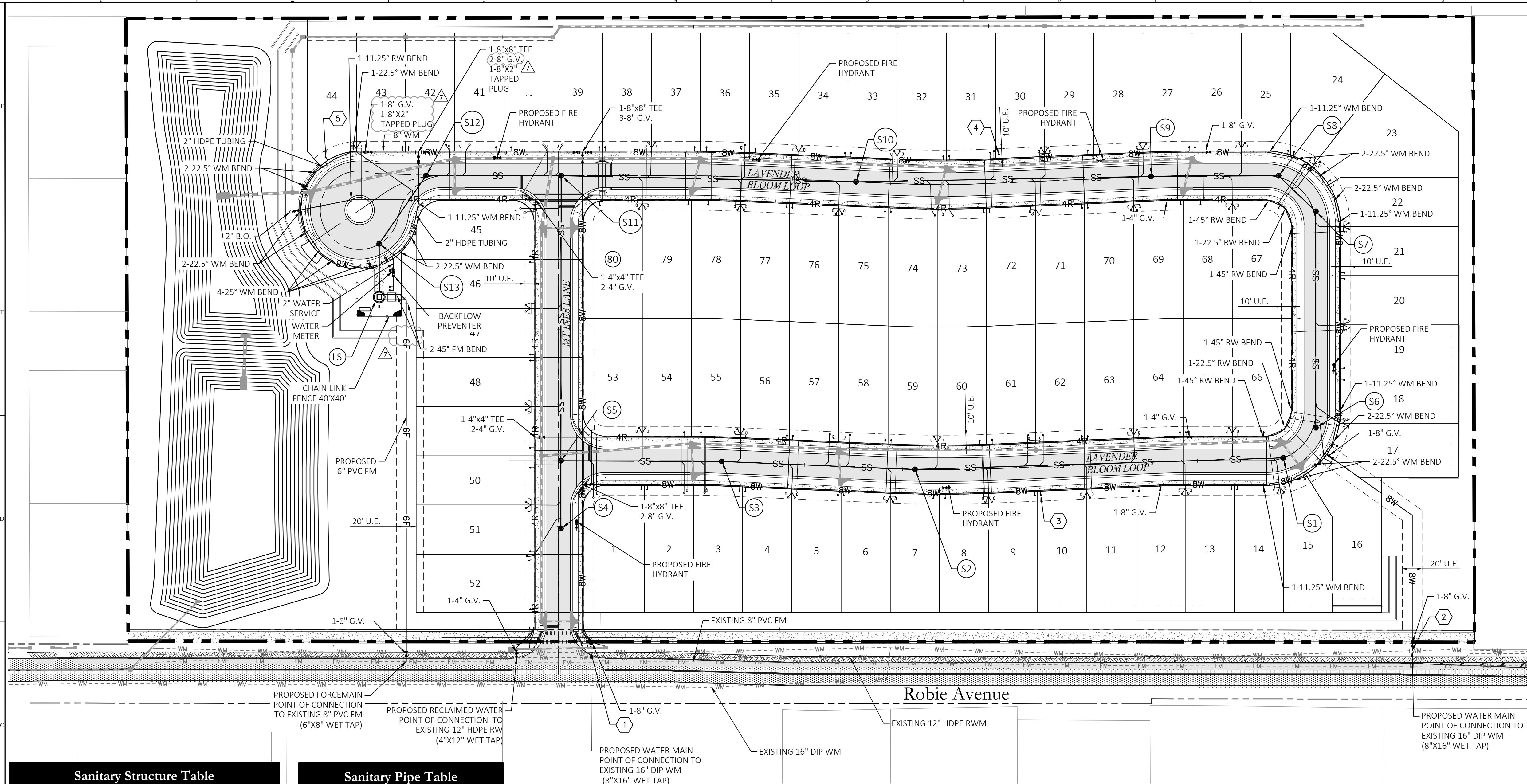
Variable	Value
Limiting advancing volume (V_A), veh/h:	374
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL CITY\21-091-FE-MUP



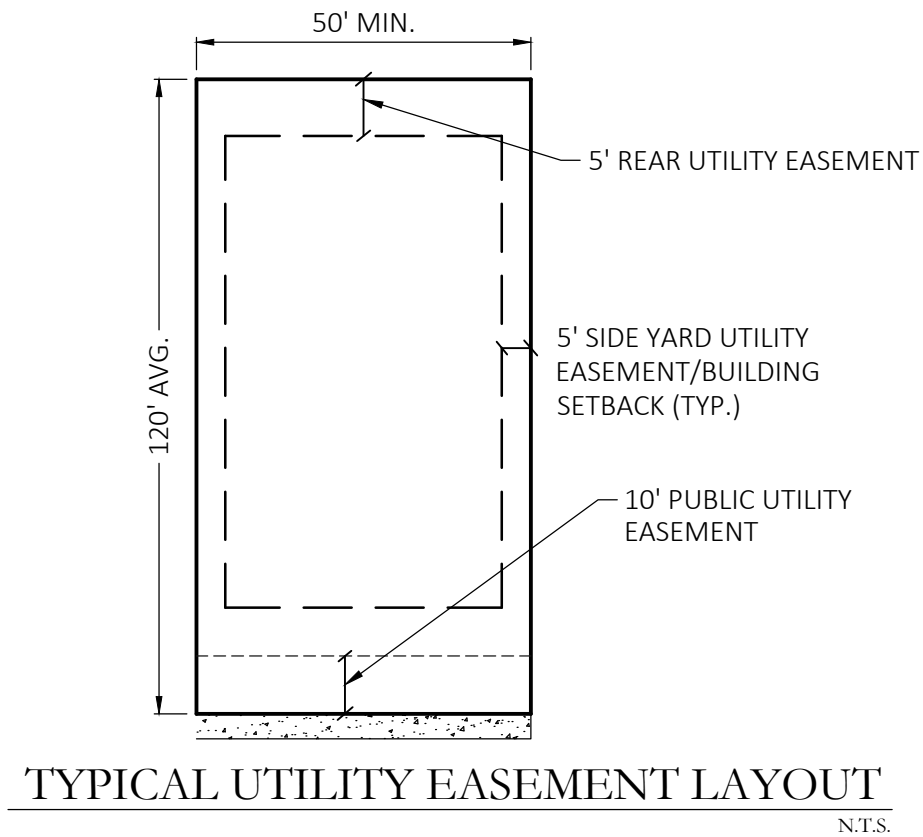
Sanitary Structure Table			
Structure Number	Structure Type	Top Elev.	Inverts
LS	WET WELL	123.00	110.90 - 8" (N)
S1	SAN. M.H.	138.97	133.97 - 8" (W)
S2	SAN. M.H.	135.85	124.88 - 8" (E) 124.78 - 8" (W)
S3	SAN. M.H.	128.22	119.85 - 8" (E) 119.75 - 8" (W)
S4	SAN. M.H.	123.83	118.68 - 8" (N)
S5	SAN. M.H.	124.12	118.40 - 8" (E) 118.40 - 8" (S) 118.30 - 8" (N)
S6	SAN. M.H.	139.11	135.11 - 8" (N)
S7	SAN. M.H.	139.48	134.23 - 8" (S) 134.13 - 8" (NW)
S8	SAN. M.H.	138.84	133.50 - 8" (SE) 133.40 - 8" (W)
S9	SAN. M.H.	137.29	131.84 - 8" (E) 131.74 - 8" (W)
S10	SAN. M.H.	133.34	128.44 - 8" (E) 128.34 - 8" (W)
S11	SAN. M.H.	122.35	113.50 - 8" (E) 113.50 - 8" (S) 113.40 - 8" (W)
S12	SAN. M.H.	119.97	112.85 - 8" (E) 112.75 - 8" (SW)
S13	SAN. M.H.	119.69	112.41 - 8" (NE) 112.31 - 8" (S)

Sanitary Pipe Table			
From Structure	Length	Size & Materials	Slope
S1	375'	8" PVC	2.42%
S2	197'	8" PVC	2.51%
S3	164'	8" PVC	0.83%
S4	69'	8" PVC	0.40%
S5	290'	8" PVC	1.66%
S6	220'	8" PVC	0.40%
S7	52'	8" PVC	1.20%
S8	130'	8" PVC	1.20%
S9	300'	8" PVC	1.10%
S10	300'	8" PVC	4.95%
S11	137'	8" PVC	0.40%
S12	84'	8" PVC	0.40%
S13	54'	8" PVC	2.59%

NOTES:

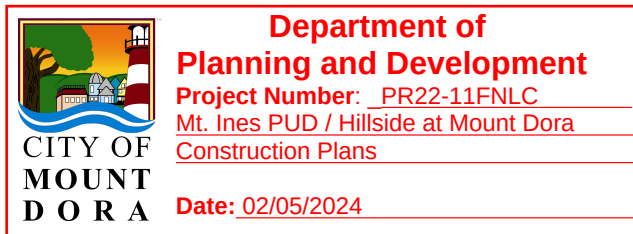
- PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
- AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
- A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
- PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 50% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
- CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
- THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
- UTILITY SLEEVES SHALL CONSIST OF SCH 40 PVC PIPE, CAPPED, 2" O.C. MIN. EACH END SHALL BE TERMINATED 2' MINIMUM BEHIND SIDEWALK, AND MARKED FOR FUTURE LOCATION AND RETRIEVAL, WITH MIN. DEPTH OF 24".
- ALL WATER & RECLAIM SERVICES TO HOME LOTS SHALL BE 1" POLY TUBING; UNLESS 2" METERS ARE NEEDED, THEN USE 2" POLY TUBING.
- CONTRACTOR SHALL INSTALL ALL METER BOXES TO FINISHED SOD GRADE.
- GATE VALVES ARE SHOWN APART FROM TEES & CROSSES FOR GRAPHICAL PURPOSES ONLY.
- WATERMAIN SHALL BE CONSTRUCTED A MINIMUM 6 FT. FROM EDGE OF PAVEMENT.
- ALL GATE VALVES AND CURB STOPS SHALL NOT BE PLACED WITHIN ANY ROAD CURB AND GUTTER.
- OVER STORY TREES MUST BE LOCATED GREATER THAN 12 FEET FROM A PUBLIC WATER, SEWER, GAS, ELECTRIC, COMMUNICATION AND GAS, WITHIN THE CITY'S UTILITY SERVICE AREA.
- ALL PRESSURE PIPES UNDER ROADWAY SHALL BE DIP PER LAKE COUNTY REQUIREMENTS.

Utility Legend		
Existing	Utility Type	Proposed
--- WM --- WM ---	WATER MAIN (WM)	8W
--- RW --- RW ---	RECLAIM WATER MAIN (RW)	6R
--- SS --- SS ---	SANITARY SEWER (SS)	SS
--- FM --- FM ---	FORCE MAIN (FM)	6F
---	WATER SERVICE	---
---	RECLAIM WATER SERVICE	---
---	SANITARY SEWER LATERAL	---
---	G.V. (G.V.)	---
+	TEE	+
---	BEND W/ DEFLECTION ANGLE	---
---	REDUCER (RED.)	---
---	FIRE HYDRANT ASSEMBLY	---
N/A	BT SAMPLE POINT	1
N/A	AIR RELEASE VALVE	ARV
N/A	SANITARY MANHOLE & ID#	1
N/A	BLOW-OFF VALVE	8W --- B.O.

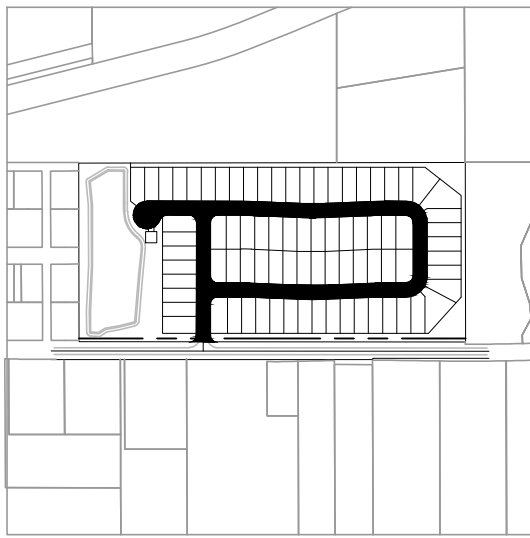


NOTES:

- REQUIRED 36-INCH CLEAR SPACE AROUND CIRCUMFERENCE OF FIRE HYDRANTS.
- FIRE HYDRANT FLOW TEST SHALL BE WITNESSED BY CITY OF MOUNT DORA FIRE INSPECTOR PRIOR TO APPROVAL OF ANY BUILDING PERMITS.
- FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.
- DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 50% OF THE MANUFACTURERS RECOMMENDED DEFLECTION.
- ACCESS WAY MUST HAVE A MINIMUM WIDTH OF AT LEAST TWENTY (20) FEET, UNOBSTRUCTED VERTICAL CLEARANCE OF 13-6" AND CAPABLE OF SUPPORTING IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.
- APPROVED TURN AROUND (MINIMUM 50' RADIUS) SHALL BE PROVIDED FOR DEAD ENDS IN EXCESS OF 150'.



Key Map:



Consultant:

NO.	DATE	DESCRIPTIONS
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 60'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

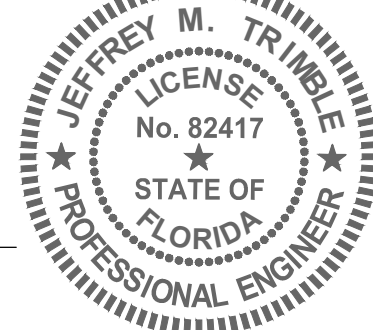
Sheet Title:

MASTER UTILITY PLAN

Sheet No.:

C5.00

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

LEGAL DESCRIPTION AS SURVEYED:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II TITLE EXCEPTIONS:

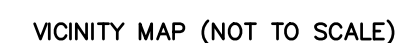
- SURVEYOR'S NOTES:

- CERTIFICATION:

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, 7a, 8, 11, 13 and 18 of Table A thereof. The work was completed on 10/3/2023.

Date of Plat or Map: 11/15/2022

James L. Rickman, P.E. #5633 Allen & Company



**ALTA/NSPS LAND TITLE
BOUNDARY SURVEY**
OF
MT. INES SITE
SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR:

KB HOME ORLANDO, LLC

[illegible]

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR



**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE DUE: July 16, 2025

TO: Planning and Zoning Commission

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

RE: **Request for Change in Zoning** from Planned Unit Development (County) to Planned Unit Development (City) for 19.96 Acres; located on the east side of US 441 and north of Robie Avenue (Location); 2329 Robie Avenue, Mount Dora (Site Address); Stephen McConn, VP Land Development, KB Home Orlando, LLC (Owner, Applicant); Hillside at Mount Dora (Project Name)
Project No. Z25-02

Recommendation:

Staff recommends approval of the above-referenced request for change in zoning from County PUD to City PUD and forward same consideration to the Planning and Zoning Commission. Approval subject to annexation and Future Land Use Map Amendment. Approval subject to Traffic Impact Analysis prior to filing of the Site Plan.

Reference/Support:

Section 3.3. *LDC*

Background:

Existing Use:	Vacant Land, developed for residential subdivision
Proposed Use:	Residential Subdivision (80-lots)
Proposed Zoning:	City PUD
Current Zoning:	County PUD
Future Land Use:	County Urban Low
Proposed FLU:	City Low Medium Density Residential
Overlay Zones/Areas:	None
ISR Maximum:	60%
Site Area:	19.96 +/- acres
JPA:	Yes

Surrounding Property Table:

Direction	City/County	FLU	Zoning	Existing Use(s)
North	City	Industrial	WP-1 (Workplace One)	Vacant, Existing Mobile Home
	County	Regional Office	LM (Light Industrial)	Vacant, Borrow Pit
South	County	Regional Office	R-1, R-2, LM, Ag	Residential (Single Family Dwellings)
East	County	Urban Low	CFD	NeuLife Rehab
West	County	Urban Low	R-7	Residential (Single Family Dwellings)

Staff Analysis

The applicant is requesting to change the zoning from County Planned Unit Development (PUD) to City PUD. The applicant is requesting a Final PUD designation of approximately 19.96 acres located east of US Highway 441 and north of Robie Avenue. The applicant has submitted annexation and future land use amendment applications to run concurrently with the rezoning application.

The applicant has indicated the intended use to develop the 19.96 acre site with eighty (80) single-family dwelling units. The subject property is nearing site development to include the construction of roadways, stormwater management system, and graded the site to facilitate the development of individual lots. A PUD Master Plan was provided with the rezoning application, and the applicant intends to carry the same PUD entitlements forward with the City PUD with no amendments.

This parcel is located adjacent to US Highway 441, identified as a *Principal Arterial (Urban)* roadway (Map III-1 of the Roadway Functional Classification Map – City’s Comprehensive Plan 2045). The requested change will have no impact from the existing County PUD zoning district and is compatible with surrounding land use patterns along US Highway 441. Existing uses within this area ranges from City waste water plant, self-storage, fuel and oil facility, retail, used vehicle sales, church, land fill, truck storage, etc. Uses along Robie adjacent to the east consistent of residential and vacant lands. Robie Avenue is under Lake County jurisdiction.

There will be one (1) form of ingress/egress to the development site. The development will be accessed off of Robie Avenue. Robie Avenue is under Lake County jurisdiction.

The subject development is proposed to connect to City’s central water system for potable and sanitary sewer. The development is proposed to connect the City’s reclaim system. Impact fees are collected at the time of permitting for connection to City systems.

The PUD application is subject to annexation and change in Future Land Use from County Urban Low to City Low Medium Density Residential The FLUM amendment is being processed in concert with the PUD petition.

Criteria Section 3.3.4

A review of the criteria in Section 3.3.4 of the Land Development Code reveals the following:

1. The need and justification for the change: The proposed change in zoning is associated with

an annexation. Annexation of lands required assignment of both City Future Land Use and zoning designations. The applicant would like the ability to construct eighty (80) single-family dwelling units. The proposed residential uses are allowed in PUD Zoning District. The proposed change in zoning does not affect the development standards and impacts on City services.

2. The effect of the change, if any, on the particular property and on surrounding property: The proposed City PUD should not have a negative effect on this property nor on the surrounding property. The proposed zoning is consistent with the land use pattern and character of the area. Again, as stated in previous criteria, the proposed change in zoning does not propose any change to the PUD Master Plan and will have no less or more impact on City services.
3. The relationship of the proposed amendment to the purpose of the City's *Comprehensive Plan*, with appropriate consideration as to whether the proposed change will further the purpose of this Code and the Plan: Again, the proposed change in zoning is associated with an annexation. The proposed PUD zoning will require a small-scale Future Land Use Map Amendment from County Urban Low to City Low Medium Density Residential. The proposed change to PUD and City Low Medium Density Residential is consistent with the City's Comprehensive Plan.
4. The availability and provision of adequate services and facilities: Services and facilities are currently available to this property. However, at the time of writing this memorandum, Wastewater Treatment Plant #2 (WWTP2) is at or nearing capacity, and capacity is not available for not approved or unpermitted projects. The subject application vested the proposed capacity for the development at the time of County's Preliminary Plat approval. Pursuant to the JPA agreement at the time, the preliminary plat application was forwarded to the City of Mount Dora for review and comments.
5. The impact on the natural environment: There are no adverse impacts on the natural environment as a result of this rezoning. The subject properties are already developed with site improvements to include roadways and stormwater management systems.

Notifications:

JPA Notice to Lake County: July 17, 2025

Legal Notice PZC/CC: July 4, 2025

Notice to Surrounding Owners: July 4, 2025

Non-Legal with Map Ad City Council 1st Reading: July 4, 2025

Ordinance Enactment Legal Ad: August 8, 2025

Non-Legal with Map Ad City Council Adoption: August 8, 2025

Public Hearing Schedule:

DRC: June 26, 2025

PZC: July 16, 2025 (10:00 am)

City Council 1st Reading: August 5, 2025 (6:00pm)

City Council 2nd Reading/Adoption: August 19, 2025 (6:00pm)

Attachments:

PUD Master Plan
Vicinity Map
Aerial Map
Zoning Area Map
Application (On-file)

Legend

City Limits

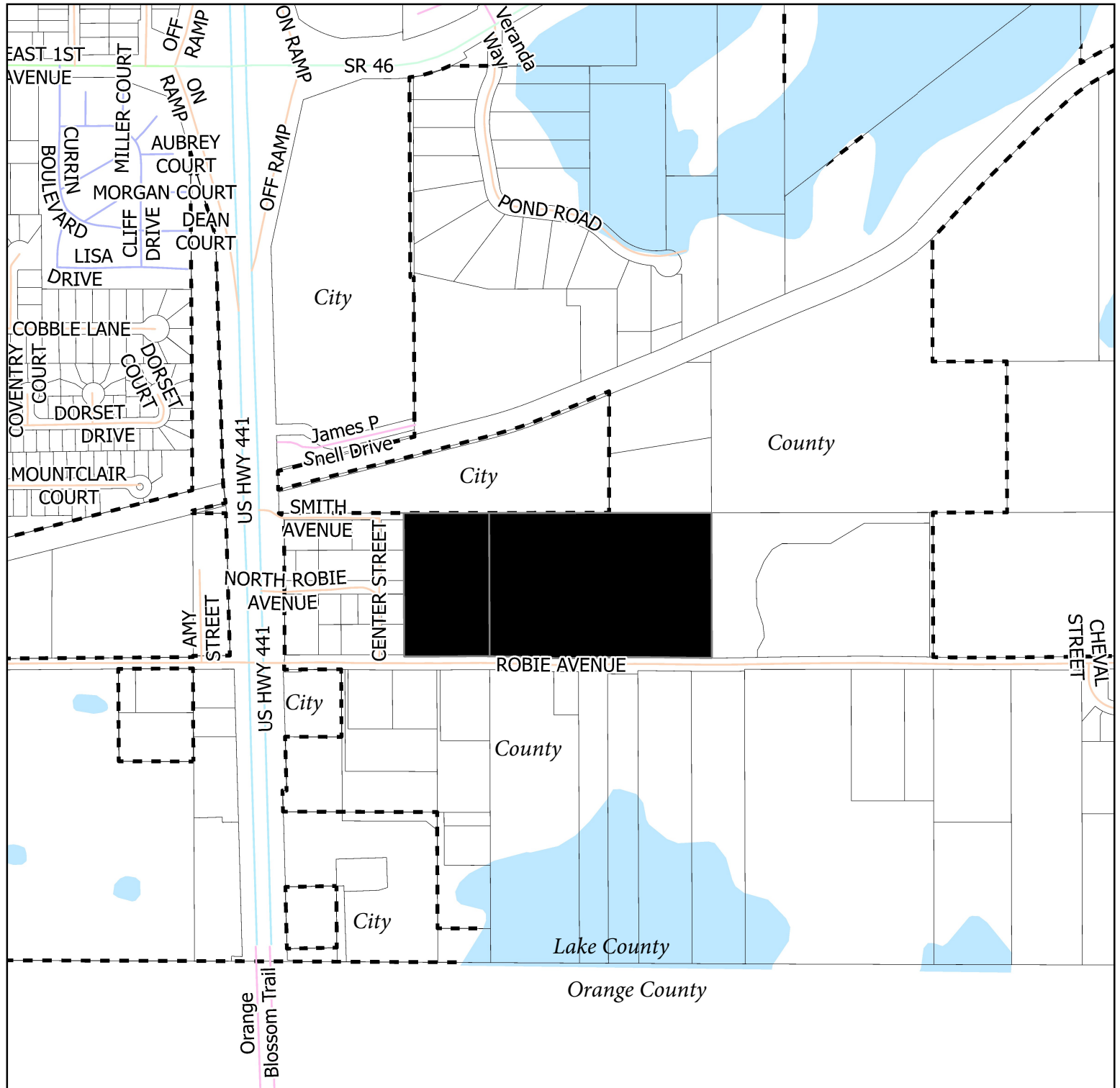
--- In
--- Out

■ Subject Parcels

Vicinity Map

Hillside at Mount Dora
19.96 +/- Acres

N



0 0.07 0.15 0.3 Miles

Date Printed: 6/23/2025 4:51 PM

Legend

City Limits

--- In

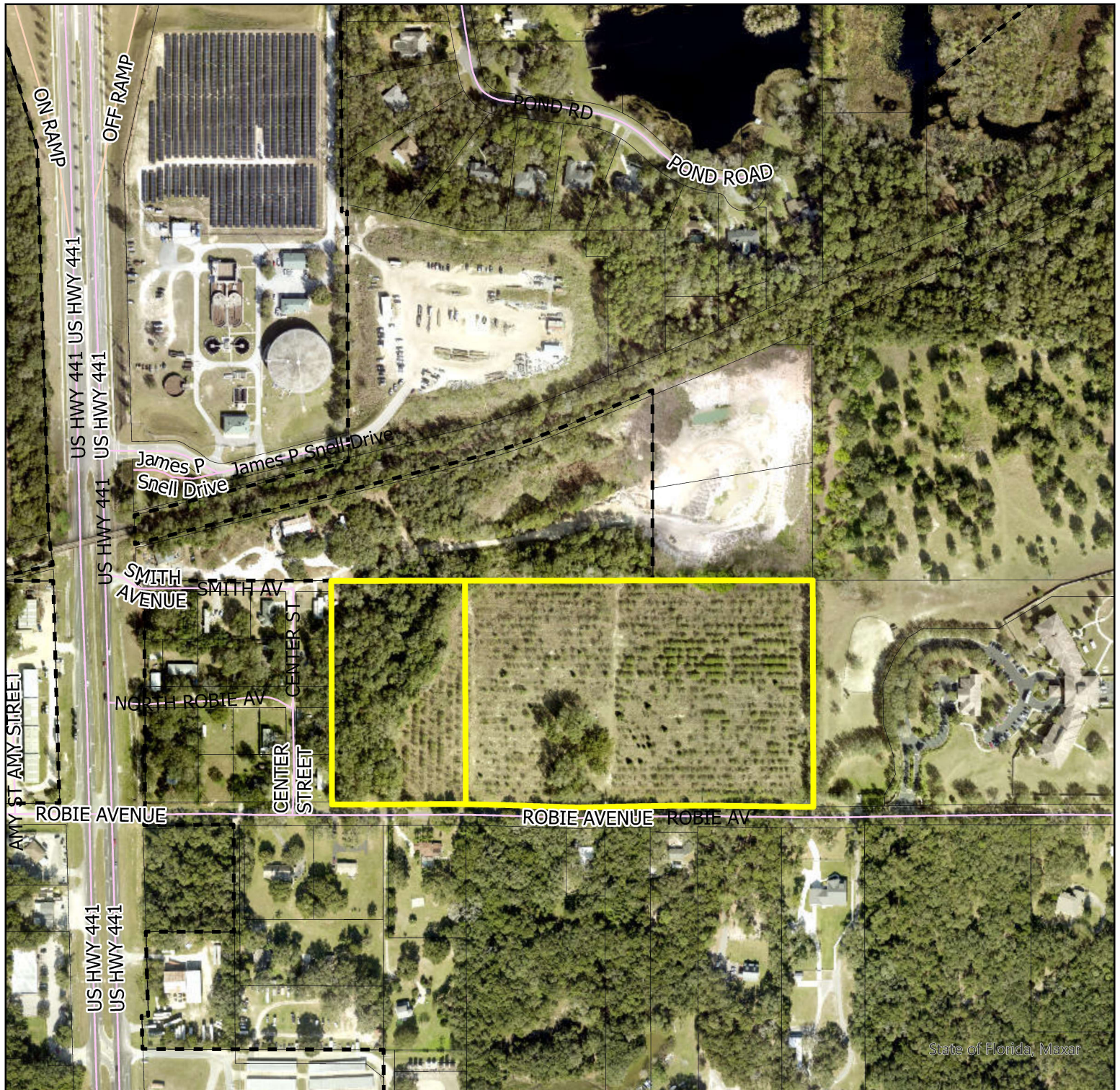
--- Out

 Subject Properties

AERIAL MAP

Hillside at Mount Dora / 2329 Robie Avenue

N



State of Florida, Maxar

0 0.05 0.1 0.2 Miles

Date Printed: 7/10/2025 10:37 AM

Zoning Area Map Composite City & Lake County

N



Legend

City Limits



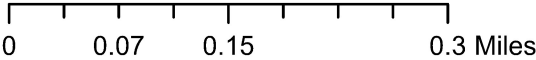
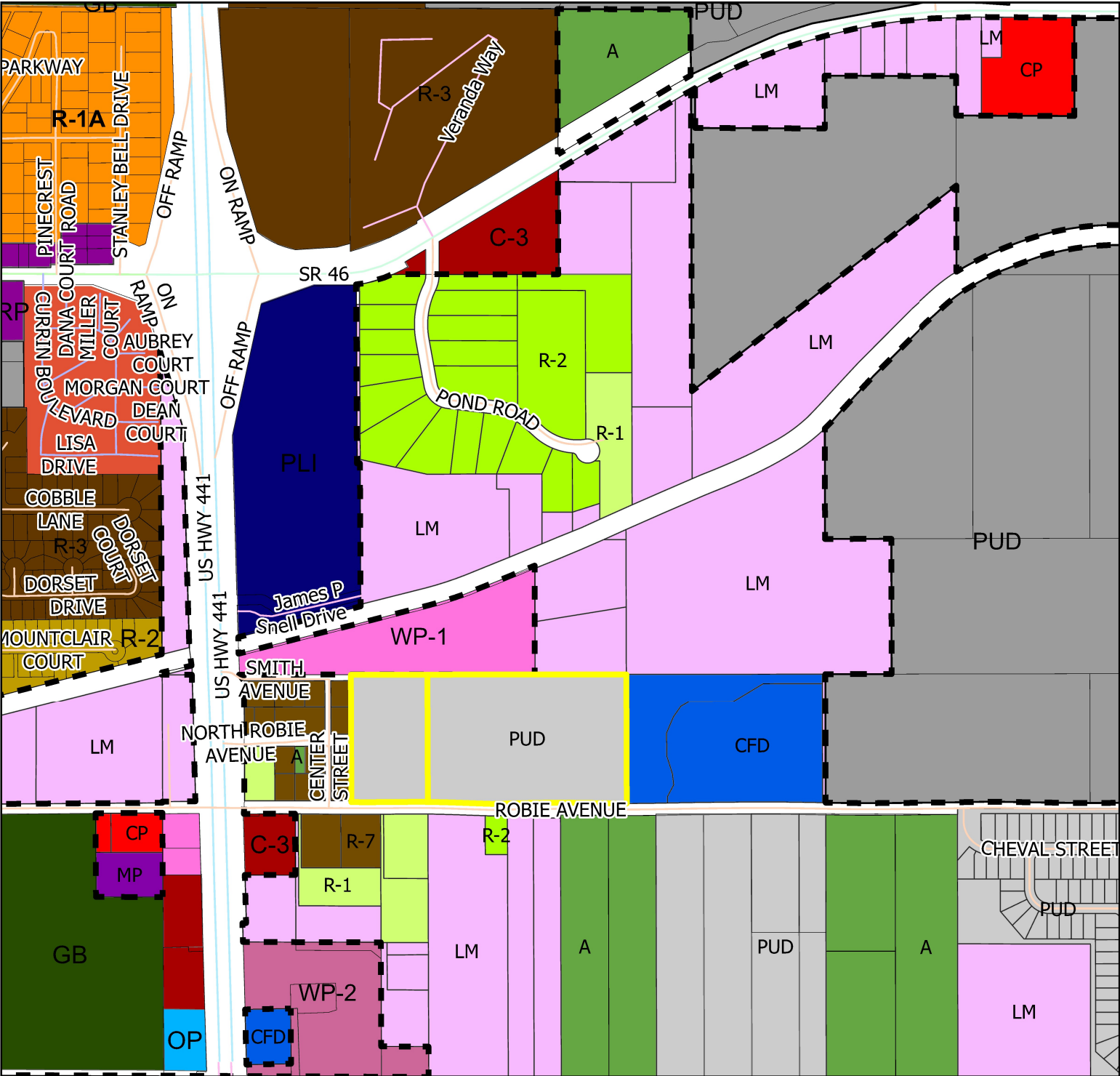
In



Out



Subject
Properties



Date Printed: 7/10/2025 12:29 PM





**CITY OF
MOUNT
DORA**

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmoundora.com**

**FINAL PLANNED UNIT DEVELOPMENT (PUD)
APPLICATION**

Date: 5/13/2025 Project Name: Hillside at Mt. Dora

1. Applicant's Name: Stephen McConn, VP Land Development
Company's Name: KB Home Orlando, LLC
Address: 9102 Southpark Center Loop STE 100
City, State & Zip: Orlando, Florida 32819
Phone: 407-587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
2. Property Owner's Name(s): KB Home Orlando, LLC
Company's Name: KB Home Orlando, LLC
Address: 9102 Southpark Center Loop STE 100
City, State & Zip: Orlando, Florida 32819
Phone: (407) 587-3509 E-mail: smcconn@kbhome.com @ sfeccia@kbhome.com
3. Engineer's Name: Jeff Trimble
Company's Name: Poulos and Bennett
Address: 2602 E. Livingston St.
City, State & Zip: Orlando, Florida 32803
Phone: 813-503-9885 E-mail: jtrimble@poulosandbennett.com
4. Landscape Architect: Bruce Hall
Company's Name: Catalyst Design Group
Address: 941 W. Morse Blvd STE 100
City, State & Zip: Winter Park, Florida 32789
Phone: 615-622-7200 E-mail: bhall@catalyst-dg.com

5. The property generally located and list adjacent streets: North of Robie Ave, approximately 1,270 lf east of US HWY 441
6. Size of property in Acres: 19.96 Square Feet: 869,457
7. Zoning District: PUD Future Land Use Category: Urban Low (Lake Co.)
8. Number of Structures and/or units to be built: 80
9. Is the proposed use(s) permissible in requested district? Yes
10. Provide description of the proposed use: Single-Family residential
11. Provide phase breakdown and description of phases: One
12. State the reason for this request (attach written summary if additional space is needed):
As part of a voluntary annexation. Currently PUD zoning in Lake County and we are requesting a zoning designation of PUD in the City of Mt. Dora.
13. Has an application been filed within the last 12 months (describe, if yes)? No

CERTIFICATION AND SIGNATURE

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


Owner/Applicant Signature

4/23/2025
Date

SUBMITTAL CHECKLIST

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

The following items must be submitted:

1. **Application Fee: \$3,500.00**

*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.

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

2. Completed application.

3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.

4. The Property Card(s) from the Lake County Property Appraiser's office.

5. Location Map.

6. Proof of ownership (warranty deed or title certificate).

7. Development Report (Section 3.4.5.5 LDC).

8. Final Development master plan.

9. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Legal description of the property (also include legal description in MS word format and copy to CD).

10. If required, two (2) Drainage Calculations, Traffic Impact Analysis, Soils Report, and applicable engineering reports.

11. Any covenants, conditions, restrictions, agreements and grants which govern the use, maintenance and continued protection of buildings, structures and landscaping within the planned unit development.

12. A description of all methods and commitments to offset the impact of the project on public facilities and services, including any areas to be conveyed or dedicated, and improved for roadways, parks, parkways, playgrounds, school sites, utilities, public buildings and other similar public service uses.
13. Provide reduced copy of Final Development Plan (Master Plan), survey, and plan sets not larger than 11" x 17" paper size.
14. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.
15. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.) in PDF.

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. If application is complete, it will be submitted to the Development Review Committee on the last Wednesday of the month.
3. If approved by the Development Review Committee the application will be forwarded to the next available Planning and Zoning Commission meeting.
4. Following action by the Planning and Zoning Commission, the application will be forwarded to the City Council at their next available meeting for final action.

Additional Approvals: Based on the scope of the PUD project and the level of detail and the scope of the final development plan, additional submittals in the form of a subdivision plat or site plan may be required for any section of the project before authorization can be given to proceed with development of that section. Procedures and submittals outlined in Chapters IV and V of the LDC apply. Combined or concurrent reviews may be allowed as previously described.

DEVELOPMENT REPORT

Development Report is required for the Planning and Zoning Commission and the City Council's review) including the following information (see Land Development Code):

- a. A location map showing the relationship between the area proposed for development, the remainder of the area within the surrounding area;
- b. The legal description and gross acreage of the area submitted for final approval;

- c. The name, location, width and layout of existing streets, including abutting arterial highways, within two hundred (200) feet of the property in question.
- d. The names, locations, right-of-way widths, width of pavement of proposed streets, easements, pedestrian ways, bicycle paths and watercourses;
- e. The locations, dimensions, design elevations or renderings, and uses of all buildings and structures, including proposed property lines, utilities, plants and permanent signs;
- f. Design Data:
 - 1. Proposed use;
 - 2. Number of dwelling units;
 - 3. Floor area of commercial or industrial uses;
 - 4. Gross residential density;
 - 5. Net residential density;
 - 6. Commercial and industrial floor area ratios;
 - 7. Building setbacks;
 - 8. Building separations;
 - 9. Maximum impervious surface lot coverage;
 - 10. Heights of structures;
 - 11. Distance of buildings from vehicular access ways and parking area;
- g. The open space, recreation space and private outdoor living area;
- h. A landscaping and tree planting plan;
- i. The open and covered off-street parking area, indicating external lighting systems;
- j. The walls, fencing or landscaping where required, between private and common areas, along streets or highways, drainage ways, railroads and along the periphery of the development;
- k. Any refuse storage areas and methods of solid waste disposal;
- l. The treatment of street lighting, external lighting and roof-mounted equipment;
- m. The identification of the present ownership and the developers of all land included in the development; and
- n. The identification of consultants involved in the plan preparation.

Preliminary Engineering Plan. To include provisions for:

- Roads
- Water
- Sewer
- Environmental impact when required by the City
- Fire protection
- Water management

SURROUNDING OWNERS LIST

List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.

Updated 5/13/21

PROPERTY RECORD CARD

General Information

Name:	KB HOME ORLANDO LLC	Alternate Key:	1124786
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-02500
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	2329 ROBIE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4 ORB 6276 PG 542 546		
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	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		14.000	Acre		\$1,925,000.00	\$1,925,000.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	325	SF	1935	\$520.00

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
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	\$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	\$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	\$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Improved	\$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Improved	\$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Improved	\$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Improved	\$1.00

3226 / 999	06/27/2006	Trustees Deed	Unqualified	Improved	\$1.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Improved	\$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	\$1,925,520	\$610,540	\$610,540	5.0364	\$3,074.92
SCHOOL BOARD STATE	\$1,925,520	\$1,925,520	\$1,925,520	3.1240	\$6,015.32
SCHOOL BOARD LOCAL	\$1,925,520	\$1,925,520	\$1,925,520	2.9980	\$5,772.71
LAKE COUNTY WATER AUTHORITY	\$1,925,520	\$610,540	\$610,540	0.2940	\$179.50
NORTH LAKE HOSPITAL DIST	\$1,925,520	\$610,540	\$610,540	0.4100	\$250.32
ST JOHNS RIVER FL WATER MGMT DIST	\$1,925,520	\$610,540	\$610,540	0.1793	\$109.47
LAKE COUNTY MSTU STORMWATER	\$1,925,520	\$610,540	\$610,540	0.4957	\$302.64
LAKE COUNTY MSTU AMBULANCE	\$1,925,520	\$610,540	\$610,540	0.4629	\$282.62
LAKE COUNTY VOTED DEBT SERVICE	\$1,925,520	\$610,540	\$610,540	0.0918	\$56.05
LAKE COUNTY MSTU FIRE	\$1,925,520	\$610,540	\$610,540	0.4800	\$293.06
				Total:	Total:
				13.5721	\$16,336.61

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](#).

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

Site Notice

PROPERTY RECORD CARD

General Information

Name:	KB HOME ORLANDO LLC	Alternate Key:	1048419
Mailing Address:	9102 SOUTHPARK CENTER LOOP STE 100 ORLANDO, FL 32819 Update Mailing Address	Parcel Number: ⓘ	33-19-27-0003-000-02400
		Millage Group and City:	0002 Unincorporated
		2024 Total Certified Millage Rate:	13.5721
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	ROBIE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 380 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 ORB 6276 PG 542 546		
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	ACREAGE - NON AGRICULTURAL FUTURE DEVELOPMENT (9901)	0	0		6.000	Acre	\$825,000.00	\$825,000.00	
Click here for Zoning Info ⓘ					FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6276 / 542	01/25/2024	Warranty Deed	Qualified	Vacant	\$3,360,000.00
6276 / 546	01/25/2024	Quit Claim Deed	Unqualified	Vacant	\$100.00
5606 / 1600	12/17/2020	Warranty Deed	Qualified	Vacant	\$705,000.00
3456 / 1569	05/30/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3456 / 1567	05/30/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3433 / 2394	05/15/2007	Warranty Deed	Unqualified	Vacant	\$1.00
3369 / 2270	12/29/2006	Warranty Deed	Unqualified	Vacant	\$1.00
3226 / 999	06/27/2006	Trustees Deed	Unqualified	Vacant	\$1.00
1205 / 657	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	\$825,000	\$261,320	\$261,320	5.0364	\$1,316.11
SCHOOL BOARD STATE	\$825,000	\$825,000	\$825,000	3.1240	\$2,577.30
SCHOOL BOARD LOCAL	\$825,000	\$825,000	\$825,000	2.9980	\$2,473.35
LAKE COUNTY WATER AUTHORITY	\$825,000	\$261,320	\$261,320	0.2940	\$76.83
NORTH LAKE HOSPITAL DIST	\$825,000	\$261,320	\$261,320	0.4100	\$107.14
ST JOHNS RIVER FL WATER MGMT DIST	\$825,000	\$261,320	\$261,320	0.1793	\$46.85
LAKE COUNTY MSTU STORMWATER	\$825,000	\$261,320	\$261,320	0.4957	\$129.54
LAKE COUNTY MSTU AMBULANCE	\$825,000	\$261,320	\$261,320	0.4629	\$120.97
LAKE COUNTY VOTED DEBT SERVICE	\$825,000	\$261,320	\$261,320	0.0918	\$23.99
LAKE COUNTY MSTU FIRE	\$825,000	\$261,320	\$261,320	0.4800	\$125.43
				Total: 13.5721	Total: \$6,997.51

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](#).

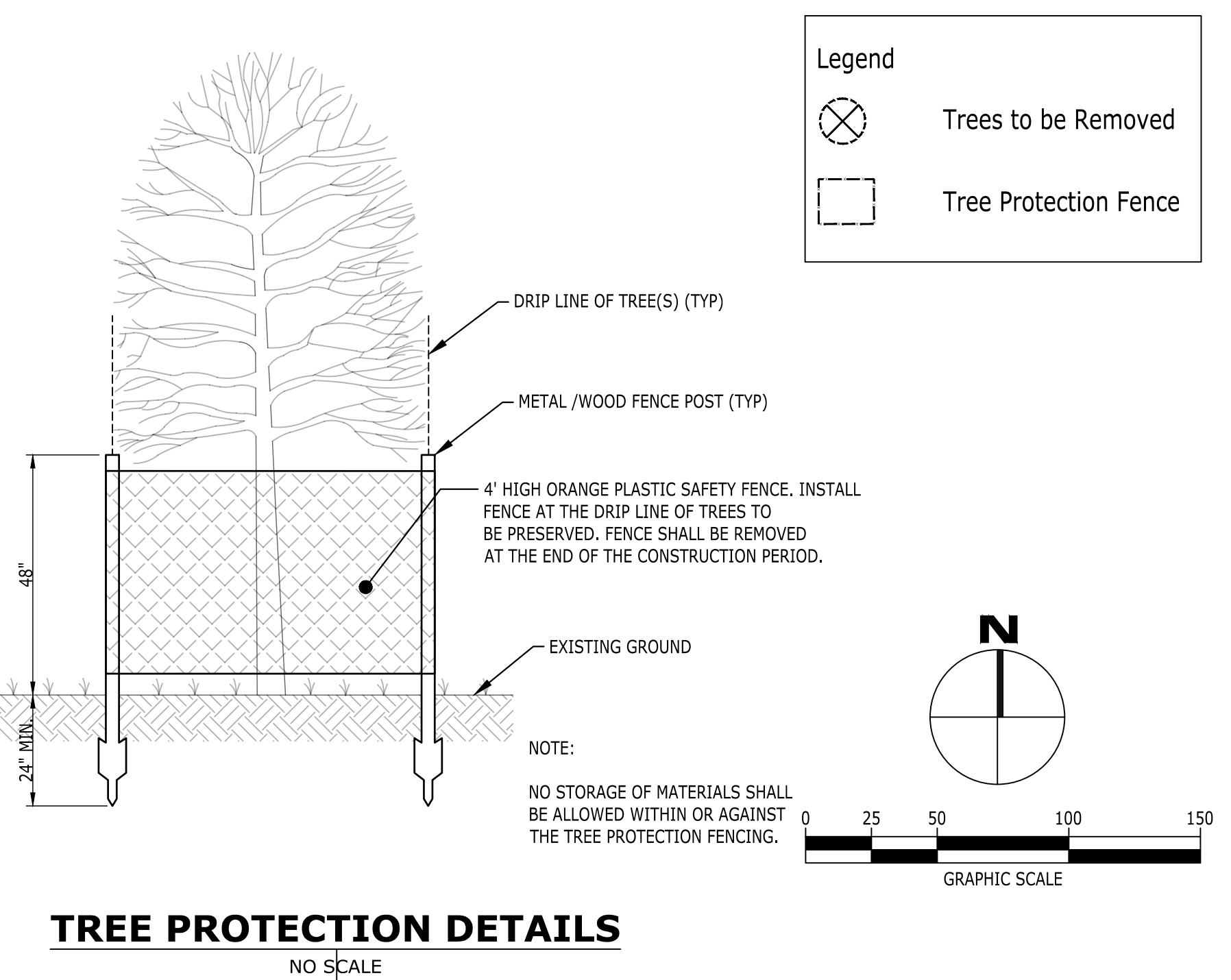
Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

EXHIBIT 7.2 - LANDSCAPE PLAN



- DEMOLITION NOTES**
- All base information provided by owner. contractor shall field verify all information prior to beginning work.
 - Contractor shall notify all pertinent utility companies 48 hours minimum prior to digging for verification of all underground utilities. Plans are prepared according to the best information available at the time of preparing these documents.
 - The contractor shall become completely familiar with existing site conditions prior to beginning installation. All existing site improvements, paving, landscape, lighting, and other site elements to remain shall be protected from damage unless otherwise noted.
 - The contractor shall report any discrepancies between the construction drawings and actual field conditions to the owner's representative immediately.
 - The contractor shall coordinate all work with related contractors and with the general construction of the project in order to not impede the progress of work of others or the contractor's own work.
 - Contractor shall coordinate access and staging area with the owner.
 - Report and document all existing damage of existing site features and elements to the owner prior to beginning work. Contractor shall be responsible for all subsequent damage.
 - Contractor shall protect, by whatever means necessary, the existing site features and elements to remain. All damaged items shall be replaced or repaired at no additional cost to the owner. Notify owner immediately if any damages occur.
 - Contractor shall provide all necessary safety measures that may be required during the construction process to protect the public and owner at all times as per all applicable codes and recognized local practices.
 - Contractor shall refer to the hardscape, fencing, landscape and irrigation plans and details for complete instructions.
 - Coordinate all irrigation demolition with the irrigation contractor and irrigation plans/details typical.
 - Contractor shall protect all existing plant materials indicated on the plans to remain. All plant material indicated to remain damaged by the contractor shall be replaced by the contractor at no additional cost to the owner with same size, quality, and type of plant material.
 - Contractor shall be responsible for all erosion control and protection measures as may be required by locally approved means. contractor shall follow all local governing codes and requirements.
 - Contractor shall clean the work areas at the end of each working day. Construction rubbish and debris shall be collected and deposited off-site daily. All materials and equipment stored on-site shall be kept in an organized manner daily.
 - Contractor shall layout all demolition lines and verify layout with the owner's representative prior to beginning any construction 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 response to the Positive Response System.

- TREE PROTECTION AND PRESERVATION NOTES**
- Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skinning and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
 - Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
 - For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
 - No grade changes shall be made within the protective barrier zones without prior approval.
 - The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
 - General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
 - Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
 - No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
 - No more than 30% of the trees roots may be pruned.
 - A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
 - All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
 - After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.





Department of
Planning and Development
Project Number : PR22-11FNL.C
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



941 WEST NOISE BLVD., SUITE 100, ORLANDO, FL 32799
(689) 219-8660 | WWW.CATALYST-DC.COM

KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
TREE REMOVAL PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L1.0

P:\2021\20210249 kb homes hillside at mt. dora\wg\construction\20210249_L1.0_DEM_CD.dwg-L1.0 Tree Removal Plan Jan 23, 2024 lulu

Tree Removal List

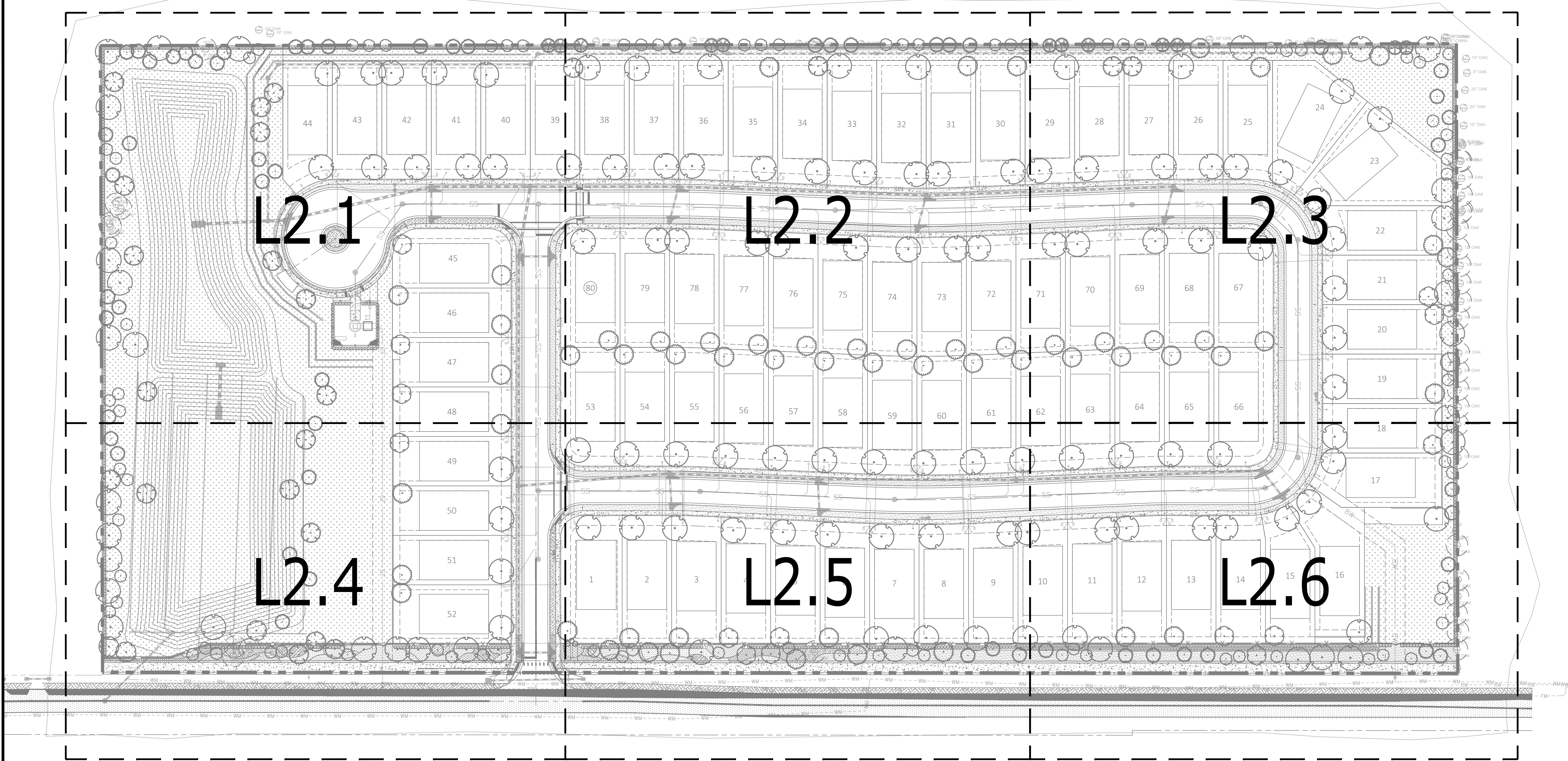
ID	Tree	DBH (Inch)	Note	to be Removed
1815	OAK	40	HERITAGE TREE	*
1816	OAK	40	HERITAGE TREE	*
1743	OAK	42	HERITAGE TREE	*
1153	OAK	45	HERITAGE TREE	*
1341	OAK	48	HERITAGE TREE	*
1468	OAK	48	HERITAGE TREE	*
1469	OAK	48	HERITAGE TREE	*
1959	OAK	48	HERITAGE TREE	*
1151	OAK	45	HERITAGE TREE, REMAIN	
1327	CHINA	6	INVASIVE	*
1328	CHINA	6	INVASIVE	*
1336	CHINA	6	INVASIVE	*
1349	CHINA	6	INVASIVE	*
1356	CHINA	6	INVASIVE	*
1369	CHINA	6	INVASIVE	*
1375	CHINA	6	INVASIVE	*
1393	CHINA	6	INVASIVE	*
1465	CAMPHOR	6	INVASIVE	*
1161	CAMPHOR	8	INVASIVE	*
1162	CAMPHOR	8	INVASIVE	*
1318	CHINA	8	INVASIVE	*
1319	CHINA	8	INVASIVE	*
1320	CHINA	8	INVASIVE	*
1374	CHINA	8	INVASIVE	*
1322	CHINA	12	INVASIVE	*
1331	CHINA	12	INVASIVE	*
1384	CHINA	12	INVASIVE	*
1473	CHINA	12	INVASIVE	*
1321	CHINA	14	INVASIVE	*
1350	CHINA	14	INVASIVE	*
1155	CAMPHOR	18	INVASIVE	*
1472	CHINA	20	INVASIVE	*
1157	CAMPHOR	22	INVASIVE	*
1148	CAMPHOR	26	INVASIVE	*
1462	CAMPHOR	48	INVASIVE	*
1470	CHINA	48	INVASIVE	*
1152	CAMPHOR	55	INVASIVE	*
1456	CAMPHOR	110	INVASIVE	*
1147	CAMPHOR	160	INVASIVE	*
1671	OAK	6	REMAIN	
1947	OAK	6	REMAIN	
1669	OAK	8	REMAIN	
1670	OAK	8	REMAIN	
1937	OAK	8	REMAIN	
1946	OAK	8	REMAIN	
1202	OAK	10	REMAIN	
1884	OAK	10	REMAIN	
1187	OAK	12	REMAIN	
1882	OAK	14	REMAIN	
1948	OAK	14	REMAIN	
1176	OAK	15	REMAIN	
1186	OAK	15	REMAIN	
1196	OAK	15	REMAIN	
1883	OAK	15	REMAIN	
1175	OAK	18	REMAIN	
1192	OAK	20	REMAIN	
1200	OAK	20	REMAIN	
1885	OAK	20	REMAIN	
1860	OAK	30	SPCIMEN TREE	*
1894	OAK	30	SPCIMEN TREE	*
1861	OAK	30	SPCIMEN TREE	*
1952	OAK	30	SPCIMEN TREE	*
1163	OAK	32	SPCIMEN TREE	*
1167	OAK	32	SPCIMEN TREE	*
1168	OAK	32	SPCIMEN TREE	*
1668	OAK	32	SPCIMEN TREE	*
1955	OAK	34	SPCIMEN TREE	*
1686	OAK	36	SPCIMEN TREE	*
1739	OAK	36	SPCIMEN TREE	*
1773	OAK	36	SPCIMEN TREE	*
1960	OAK	38	SPCIMEN TREE	*
1150	OAK	6		*
1158	OAK	6		*
1676	OAK	6		*
1677	OAK	6		*
1682	OAK	6		*
1703	OAK	6		*
1706	OAK	6		*
1710	OAK	6		*
1734	OAK	6		*
1735	OAK	6		*
1737	OAK	6		*
1744	OAK	6		*
1749	OAK	6		*
1758	OAK	6		*
1772	OAK	6		*
1776	OAK	6		*
1783	OAK	6		*
1800	OAK	6		*
1801	OAK	6		*
1805	OAK	6		*
1810	OAK	6		*
1811	OAK	6		*
1819	OAK	6		*
1821	OAK	6		*
1856	OAK	6		*
1871	OAK	6		*
1875	OAK	6		*
1876	OAK	6		*

ID	Tree	DBH (Inch)	Note	to be Removed
1667	OAK	24		*
1668	OAK	32		*
1669	OAK	8	REMAIN	
1670	OAK	8	REMAIN	
1671	OAK	6	REMAIN	
1672	OAK	10		*
1673	OAK	15		*
1674	OAK	12		*
1675	OAK	18		*
1676	OAK	6		*
1677	OAK	6		*
1678	OAK	8		*
1679	OAK	12		*
1680	OAK	18		*
1681	OAK	12		*
1682	OAK	6		*
1683	OAK	8		*
1684	OAK	15		*
1685	OAK	15		*
1686	OAK	36		*
1687	OAK	15		*
1688	OAK	10		*
1689	OAK	15		*
1690	OAK	8		*
1691	OAK	15		*
1692	OAK	15		*
1693	OAK	8		*
1694	OAK	15		*
1695	OAK	8		*
1696	OAK	10		*
1697	OAK	24		*
1698	OAK	24		*
1699	OAK	8		*
1700	OAK	24		*
1701	OAK	18		*
1702	OAK	8		*
1703	OAK	6		*
1704	PINE	12		*
1705	OAK	8		*
1706	OAK	6		*
1707	OAK	15		*
1708	OAK	15		*
1709	OAK	20		*
1710	OAK	6		*
1711	OAK	10		*
1712	OAK	18		*
1713	OAK	18		*
1714	OAK	24		*
1715	OAK	24		*
1716	OAK	28		*
1717	OAK	22		*
1718	OAK	10		*
1719	OAK	10		*
1733	OAK	20		*
1734	OAK	6		*
1735	OAK	6		*
1736	OAK	18		*
1737	OAK	6		*
1738	OAK	12		*
1739	OAK	36		*
1740	OAK	10		*
1741	OAK	8		*
1742	OAK	14		*
1743	OAK	42	HERITAGE TREE	*
1744	OAK	6		*
1745	OAK	20		*
1746	OAK	10		*
1747	OAK	10		*
1748	OAK	10		*
1749	OAK	6		*
1750	OAK	18		*
1751	OAK	16		*
1752	OAK	16		*
1753	OAK	24		*
1754	OAK	10		*
1755	OAK	10		*
1756	OAK	10		*
1757	OAK	18		*
1758	OAK	6		*
1759	OAK	18		*
1760	OAK	10		*
1761	OAK	12		*
1762	OAK	12		*
1763	OAK	24		*
1767	OAK	18		*
1768	OAK	12		*
1769	OAK	12		*
1770	OAK	10		*
1771	OAK	10		*
1772	OAK	6		*
1773	OAK	36		*
1774	OAK	24		*
1775	OAK	15		*
1776	OAK	6		*
1777	OAK	28		*
1778	OAK	10		*
1783	OAK	6		*
1799	OAK	8		*
1800	OAK	6		*

ID	Tree	DBH (Inch)	Note	to be Removed
1303	OAK	15		*
1306	OAK	15		*
1459	OAK	15		*
1460	OAK	15		*
1662	OAK	15		*
1673	OAK	15		*
1684	OAK	15		*
1685	OAK	15		*
1687	OAK	15		*
1689	OAK	15		*
1691	OAK	15		*
1692	OAK	15		*
1694	OAK	15		*
1707	OAK	15		*
1708	OAK	15		*
1775	OAK	15		*
1807	OAK	15		*
1820	OAK	15		*
1822	OAK	15		*
1823	OAK	15		*
1831	OAK	15		*
1832	OAK	15		*
1838	OAK	15		*
1843	OAK	15		*
1850	OAK	15		*
1855	OAK	15		*
1866	PINE	15		*
1872	OAK	15		*
1879	OAK	15	REMAIN	*
1883	OAK	15		*
1886	OAK	15		*
1963	OAK	15		*
1968	OAK	15		*
1970	OAK	15		*
1971	OAK	15		*
1973	OAK	15		*
1974	OAK	15		*
1751	OAK	16		*
1752	OAK	16		*
1944	OAK	16		*
1966	OAK	16		*
1155	CAMPHOR	18	INVASIVE	*
1166	OAK	18		*
1175	OAK	18	REMAIN	*
1256	OAK	18		*
1257	OAK	18		*
1258	OAK	18		*
1262	OAK	18		*
1299	OAK	18		*
1301	OAK	18		*
1302	OAK	18		*
1675	OAK	18		*
1680	OAK	18		*
1701	OAK	18		*
1712	OAK	18		*
1713	OAK	18		*
1736	OAK	18		*
1750	OAK	18		*
1757	OAK	18		*
1759	OAK	18		*
1767	OAK	18		*
1803	OAK	18		*
1853	OAK	18		*
1893	OAK	18		*
1939	OAK	18		*
1192	OAK	20	REMAIN	
1200	OAK	20	REMAIN	
1260	OAK	20		*
1310	OAK	20		*
1472	CHINA	20	INVASIVE	*
1709	OAK	20		*
1733	OAK	20		*
1745	OAK	20		*
1802	OAK	20		*
1833	OAK	20		*
1839	OAK	20		*
1885	OAK	20	REMAIN	
1964	OAK	20		*
1965	OAK	20		*
1157	CAMPHOR	22	INVASIVE	*
1717	OAK	22		*
1842	OAK	22		*
1961	OAK	22		*
1160	OAK	24		*
1205	OAK	24		*
1261	OAK	24		*
1264	OAK	24		*
1309	OAK	24		*
1463	OAK	24		*
1665	OAK	24		*
1667	OAK	24		*
1697	OAK	24		*
1698	OAK	24		*
1700	OAK	24		*
1714	OAK	24		*
1715	OAK	24		*
1753	OAK	24		*
1763	OAK	24		*
1774	OAK	24		*

ID	Tree	DBH (Inch)	Note	to be Removed
1925	OAK	10		*
1926	OAK	10		*
1927	OAK	8		*
1928	OAK	8		*
1929	OAK	6		*
1930	OAK	6		*
1931	OAK	8		*
1932	OAK	8		*
1933	OAK	8		*
1934	OAK	8		*
1935	OAK	6		*
1936	OAK	14		*
1937	OAK	8	REMAIN	
1938	OAK	10		*
1939	OAK	18		*
1940	OAK	6		*
1941	OAK	8		*
1942	OAK	6		*
1943	OAK	10		*
1944	OAK	16		*
1945	OAK	24		*
1946	OAK	8	REMAIN	
1947	OAK	6	REMAIN	
1948	OAK	14	REMAIN	
1952	OAK	(2) 15		*
1953	OAK	28		*
1954	OAK	24		*
1955	OAK	(2) 17		*
1956	OAK	10		*
1957	OAK	10		*
1958	OAK	12		*
1959	OAK	48	HERITAGE TREE	*
1960	OAK	(2) 19		*
1961	OAK	22		*
1962	OAK	10		*
1963	OAK	15		*
1964	OAK	20		*
1965	OAK	20		*
1966	OAK	16		*
1967	OAK	12		*
1968	OAK	15		*
1969	OAK	8		*
1970	OAK	15		*
1971	OAK	15		*
1972	OAK	12		*
1973	OAK	15		*
1974	OAK	15		*

P:\2021\20210249 - kb homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.0 Overall Landscape Plan Jan 23, 2024 lulu



Code Compliance Table					
Requirement					Proposed
Buffer (9.01.06/A&B)					
North Buffer (1370 lf)	Type B (15')	Canopy	3/100 lf	41.1	1 Existing 41 Proposed
		Ornamental	2/100 lf	27.4	28
		Shrub	1 row		See Plan
East Buffer (633 lf)	Type B (15')	Canopy	3/100 lf	19.0	4 Existing 15 Proposed
		Ornamental	2/100 lf	12.7	13
		Shrub	1 row		See Plan
West Buffer (636 lf)	Type B (15')	Canopy	3/100 lf	19.1	3 Existing 17 Proposed
		Ornamental	2/100 lf	12.7	13
		Shrub	1 row		See Plan
South Buffer (1345 lf)	Type A (15')	Canopy	3/100 lf	40.4	5 Existing 36 Proposed
		Ornamental	2/100 lf	26.9	27
		Shrub	1 row		See Plan
Front Yard Tree (9.01.06/C & 9.01.08/B)					
80 lots		Canopy Trees	50' O.C.	80.0	80
Retention Pond (9.01.07/I)					
Pond Perimeter: 1468 lf		Canopy Trees	3/150 lf	29.4	30
Individual Single-Family (9.01.08/A)					
		Canopy Trees	2/Lot	160.0	160 (Front Yard Tree Included)



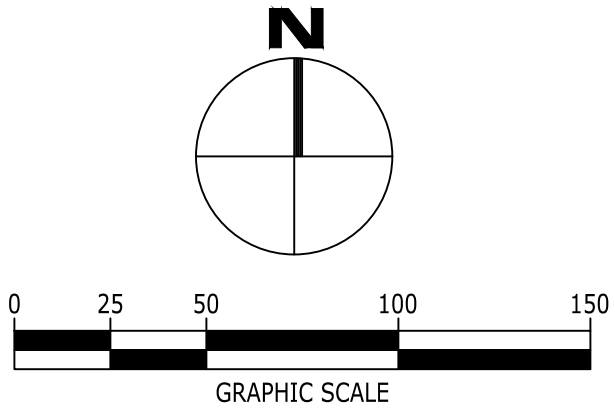
Department of
Planning and Development

Project Number : PR22-11FNL-C

Mt. Ines PUD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024





941 WEST NOISE BLVD., SUITE 100, ORLANDO, FL 32799
(689) 219-8600 | WWW.CATALYST-DC.COM

KB HOME

(407) 587-3404

9102 Southpark Center Loop

Suite 100

Orlando, FL 32819

HILLSIDE

Permit Set

LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE

OVERALL LANDSCAPE PLAN

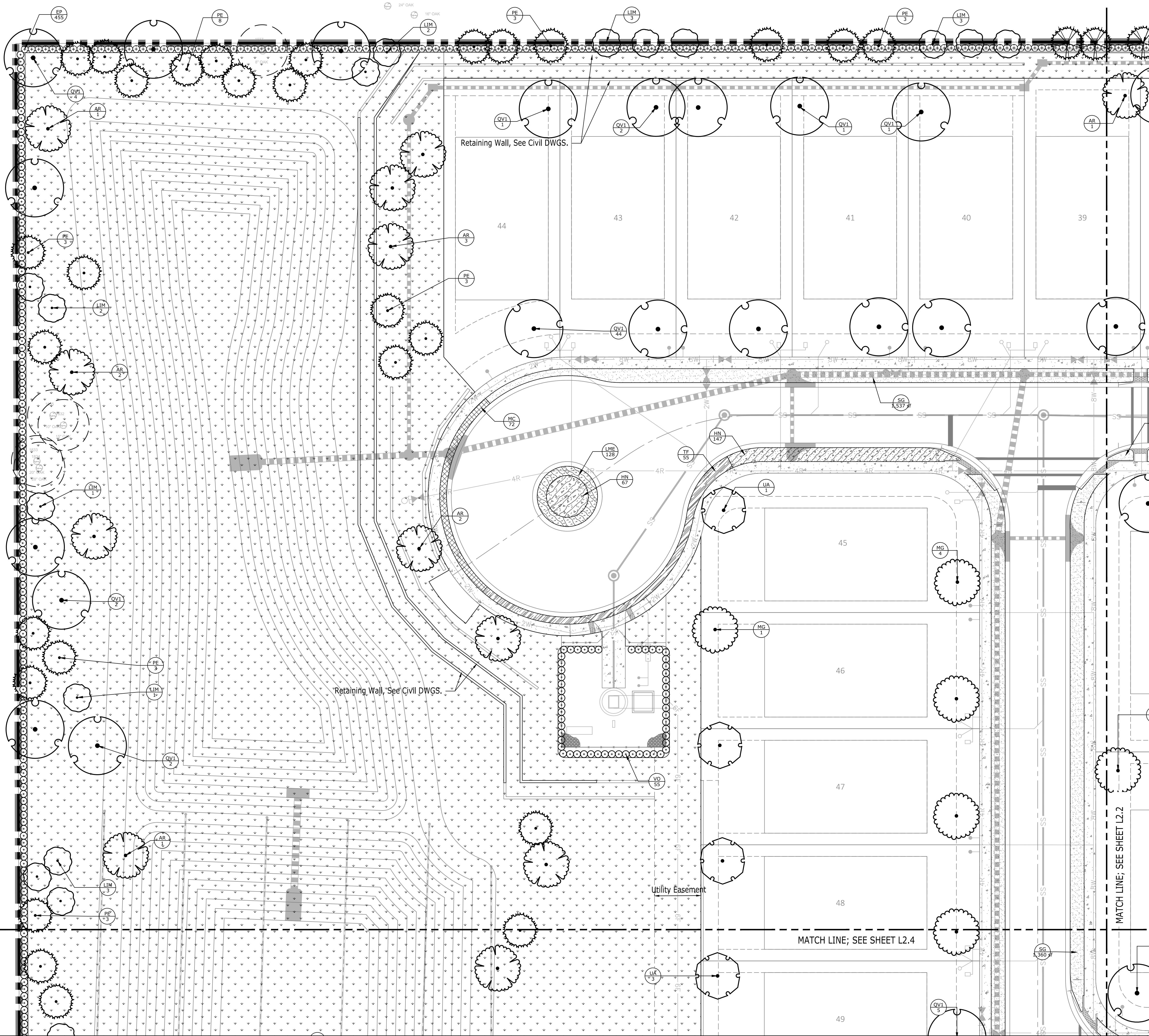
PROJECT NUMBER

20210249

DRAWING NUMBER

L2.0

P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-12.1 Jan 23, 2024 lulu



PLANT SCHEDULE

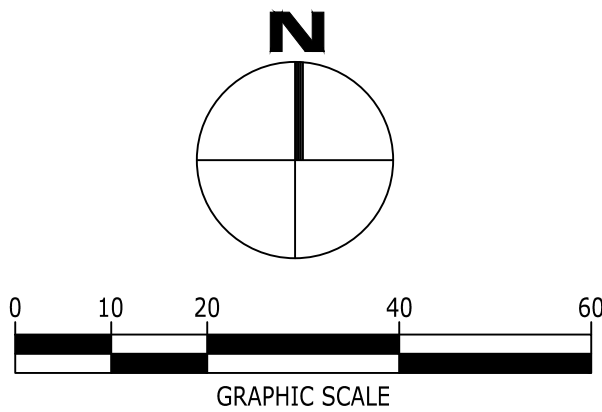
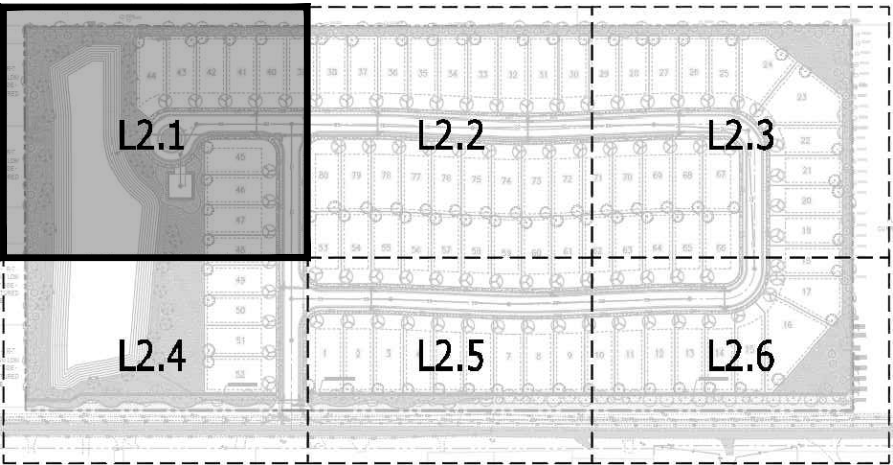
SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm

SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter's Viburnum

SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyralis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie

SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass

Department of
Planning and Development
Project Number : PR22-11FNL.C
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

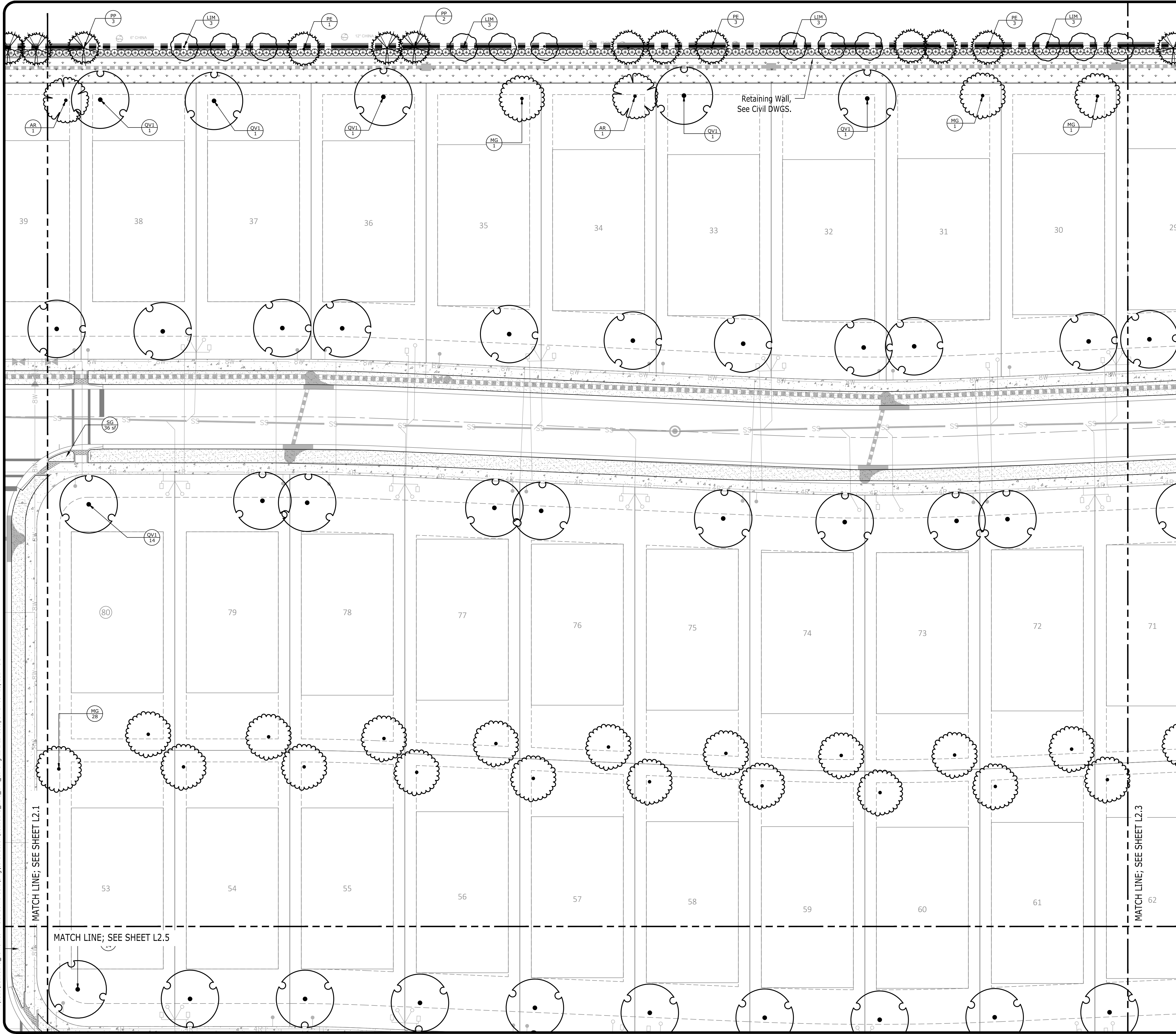
DRAWING TITLE
LANDSCAPE
PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER

L2.1

P:\2021\20210249 - kb homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.2 Landscape Plan Jan 23, 2024 lulu



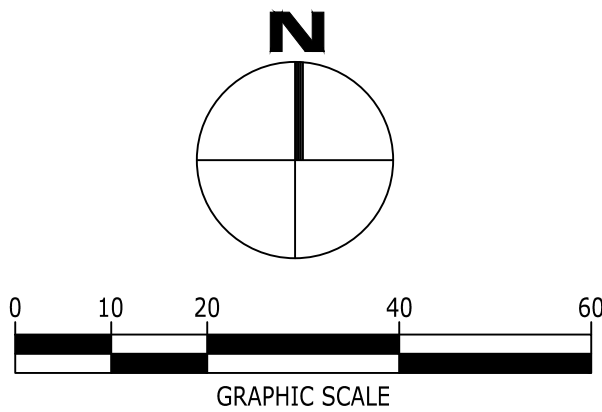
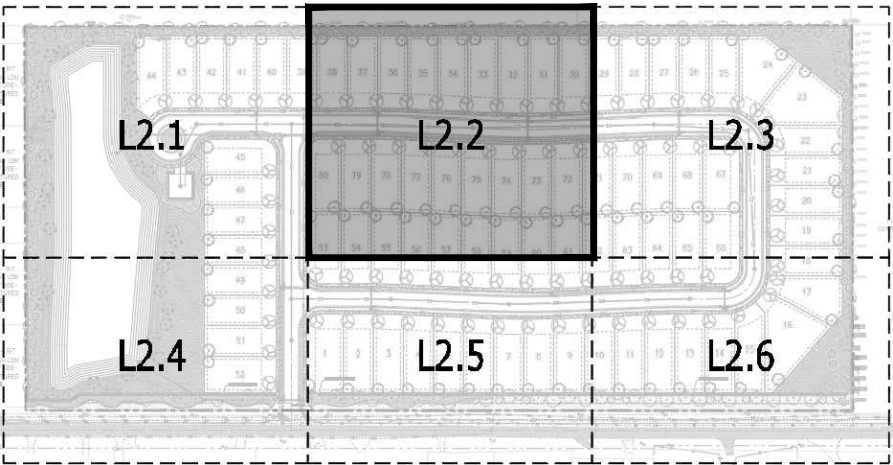
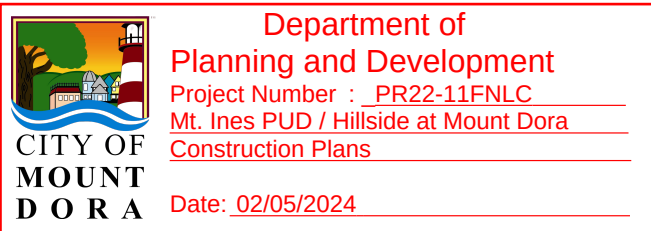
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm

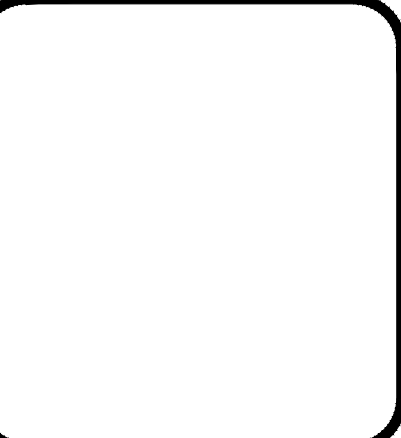
SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter's Viburnum

SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyralis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie

SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass



KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

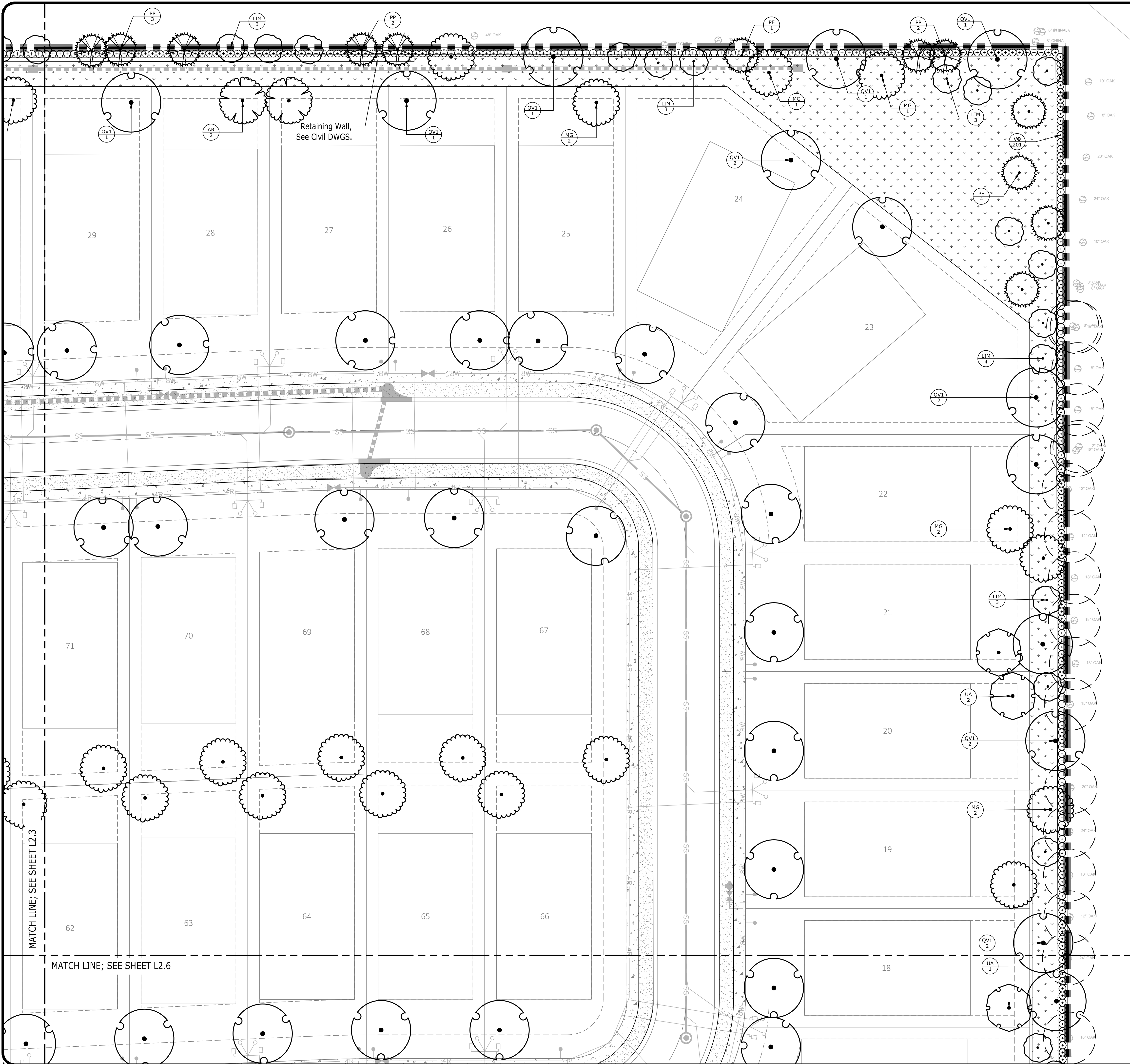


HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE	
LANDSCAPE PLAN	
PROJECT NUMBER	20210249
DRAWING NUMBER	L2.2

P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.3 Landscape Plan Jan 23, 2024 lulu



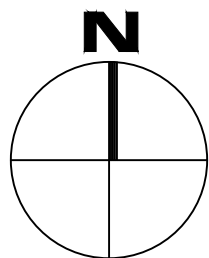
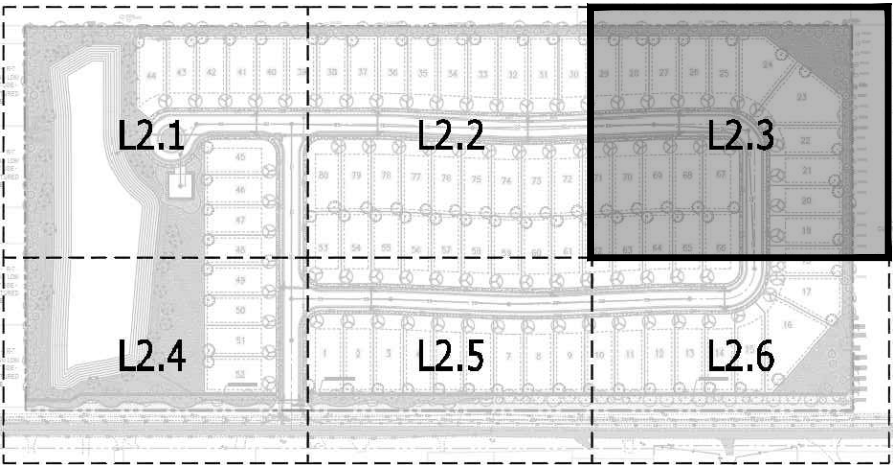
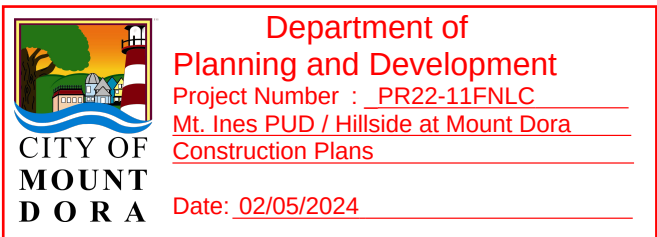
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm

SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter's Viburnum

SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyralis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie

SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass



KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

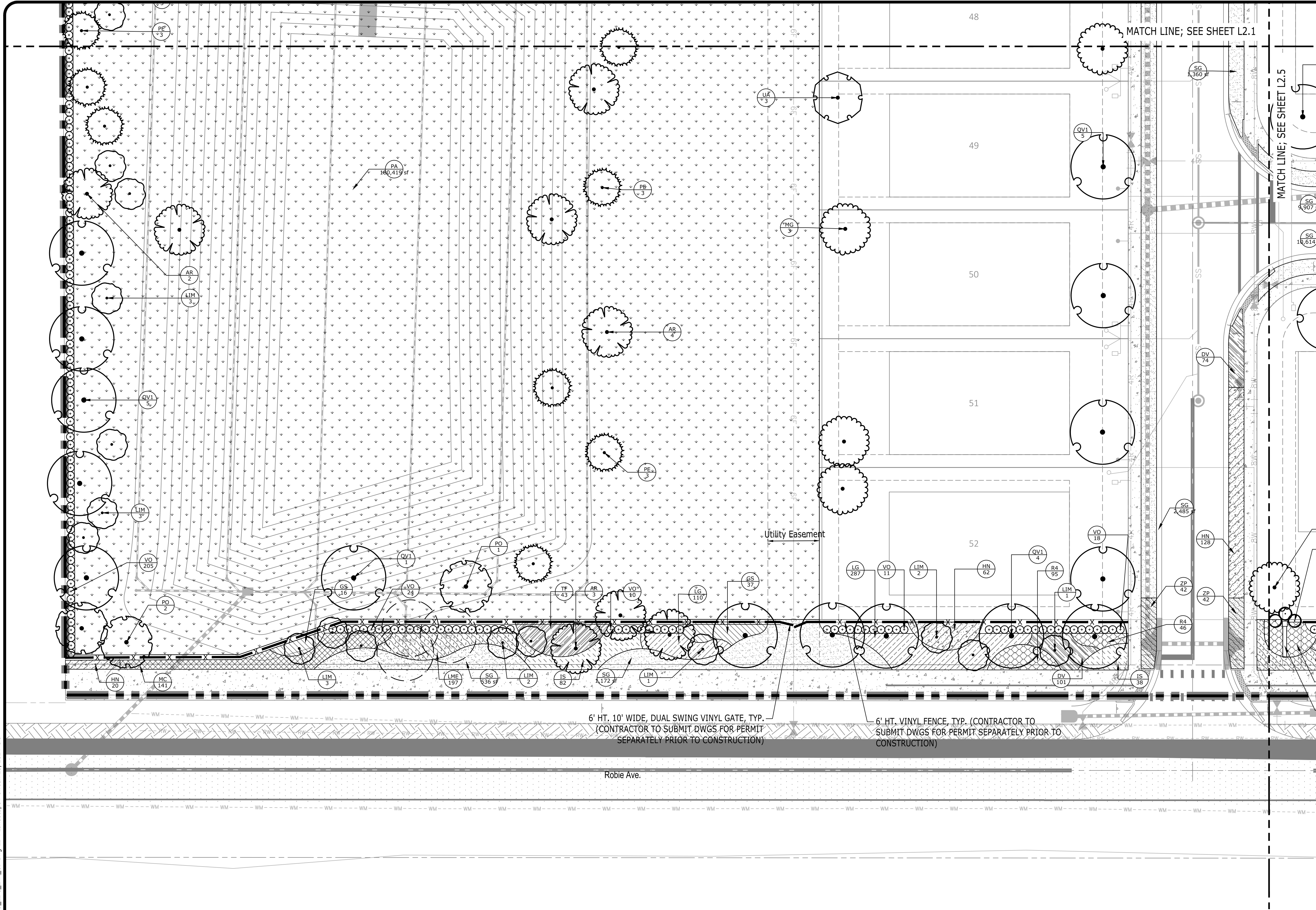
DRAWING TITLE
LANDSCAPE
PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER

L2.3

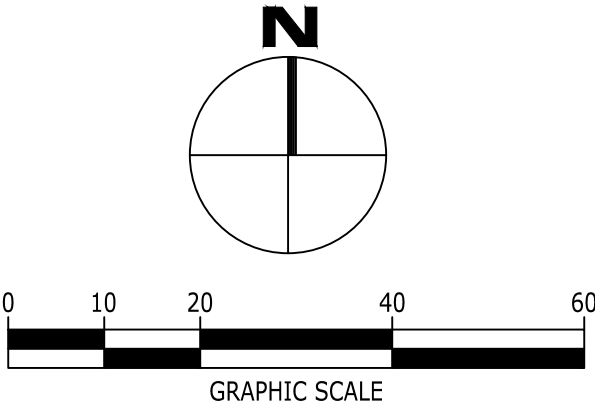
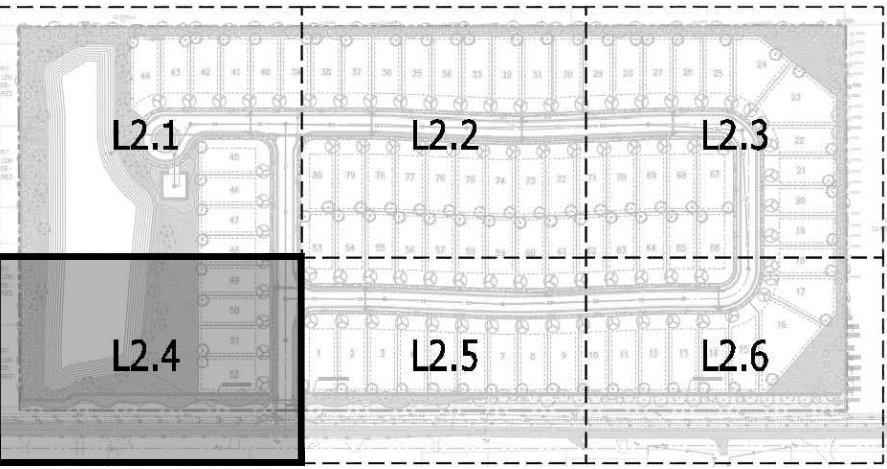
P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.4 Landscape Plan Jan 23, 2024 lulu



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm
SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter's Viburnum
SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyralis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie
SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass

Department of
Planning and Development
Project Number : PR22-11FNL/C
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



941 WEST NOISE BLVD., SUITE 100, ORLANDO, FL 32789
(689) 219-8660 | WWW.CATALYST-DC.COM

KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

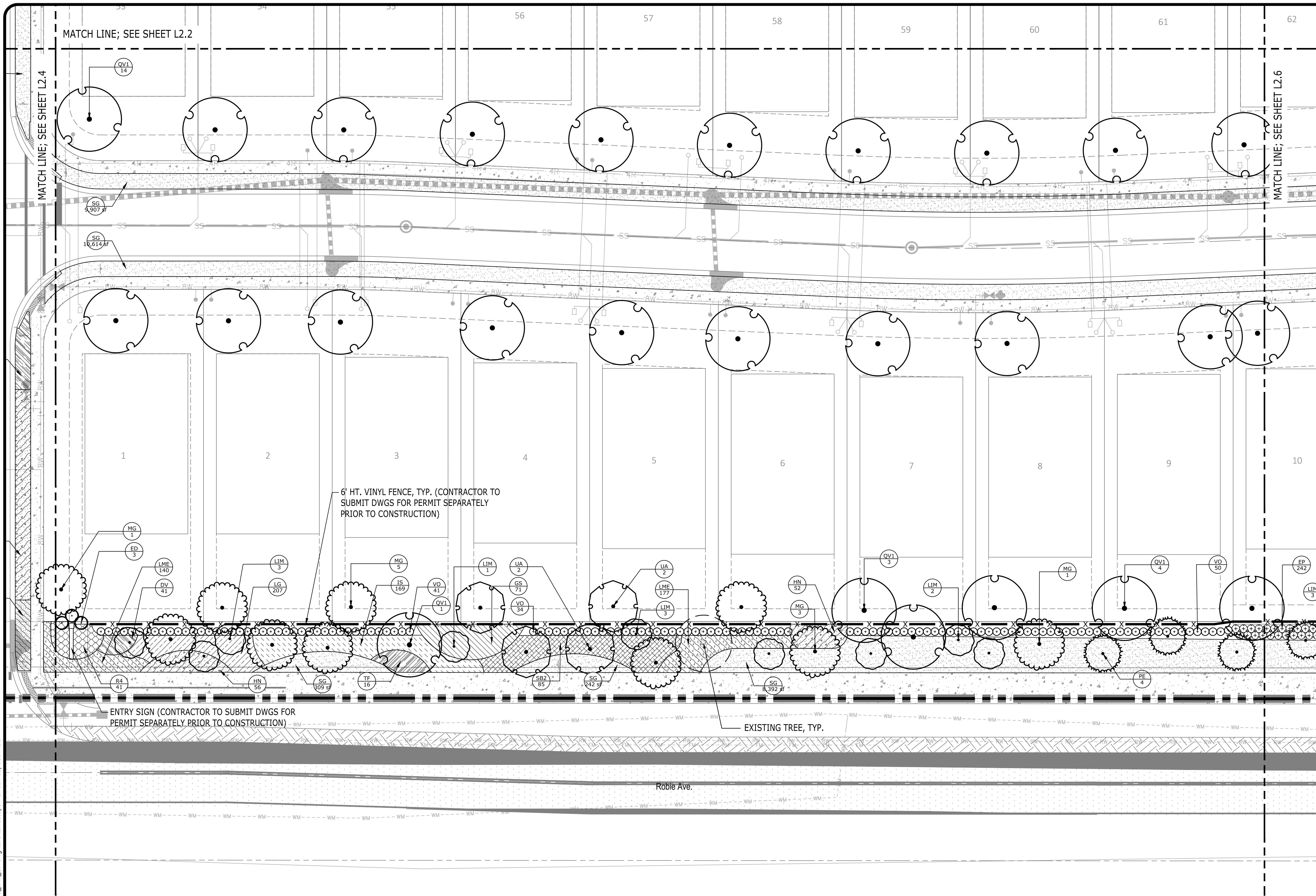
NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
L2.4

P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.5 Landscape Plan Jan 23, 2024 lulu



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm

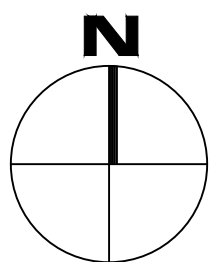
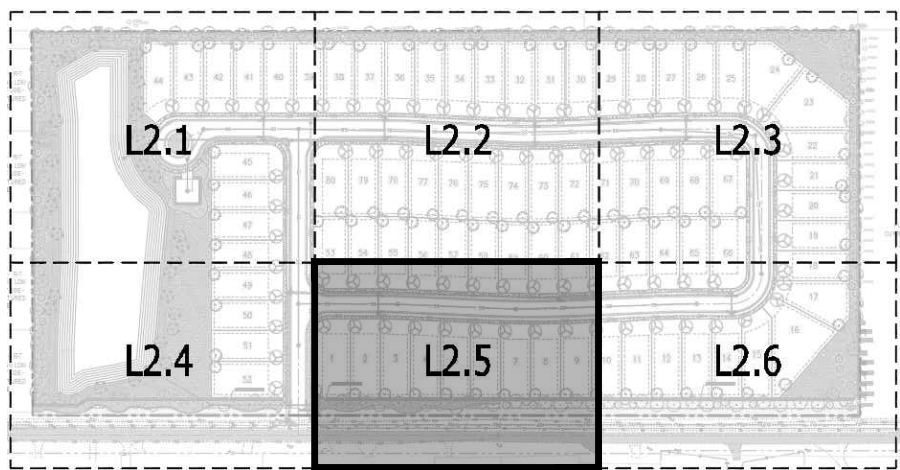
SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter's Viburnum

SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyralis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie

SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass



Department of
Planning and Development
Project Number: PR22-11FNLG
Mt. Dora PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

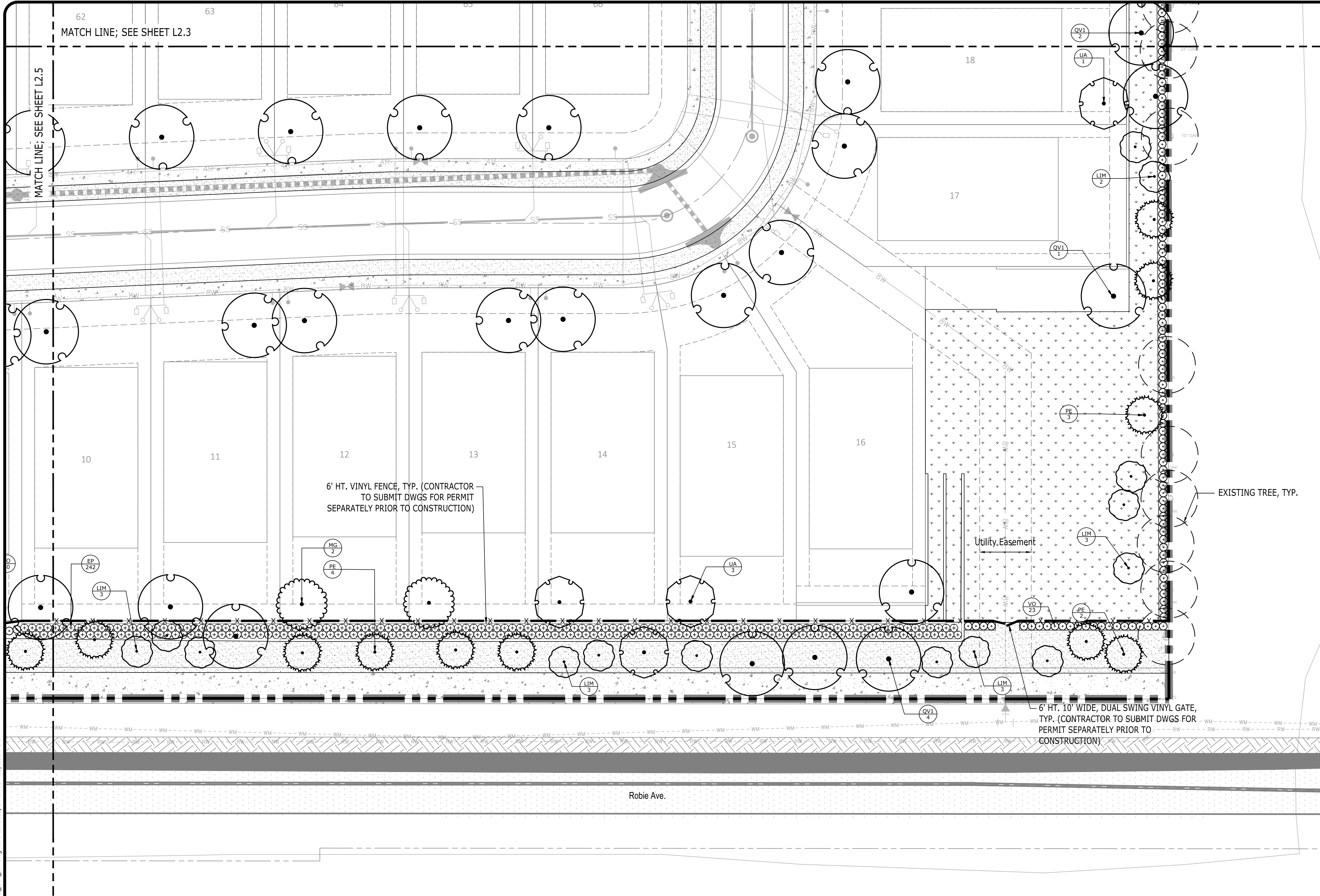
DRAWING TITLE
LANDSCAPE
PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER

L2.5

P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_L2.0_LAN_CD.dwg-L2.6 Landscape Plan Jan 23, 2024 lulu



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AR	22	Florida Flame Red Maple
	ED	3	Japanese Blueberry Tree
	LIM	81	Crape Myrtle Multi-Trunk
	MG	59	Southern Magnolia
	PE	57	Slash Pine
	PP	12	Longleaf Pine
	PO	3	American Sycamore
	QV1	131	Southern Live Oak
	UA	14	Winged Elm

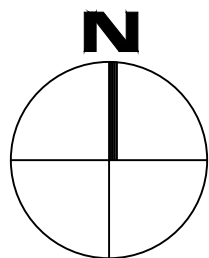
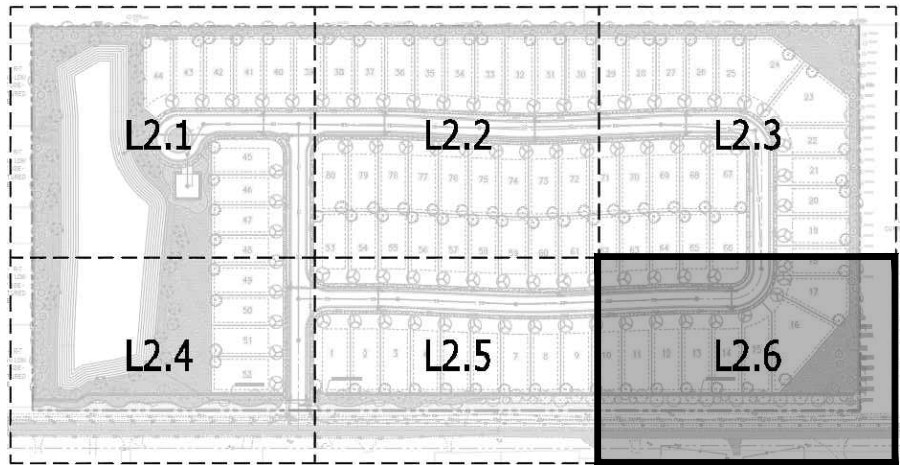
SHRUBS			
	EP	697	Thorny Elaeagnus
	VO	672	Walter`s Viburnum

SHRUB AREAS			
	DV	216	African Iris
	GS	124	Golden Thyralis
	HN	532	Dwarf Firebush
	IS	289	Dwarf Yaupon
	LG	604	Giant Liriope
	LME	642	Liriope
	MC	213	Pink Muhly Grass
	R4	182	Coral Drift Groundcover Rose
	SB2	85	Sand Cord Grass
	TF	114	Fakahatchee Grass
	ZP	84	Coontie

SOD			
	PA	181,295 sf	Argentine Bahiagrass
	SG	36,590 sf	St. Augustine Grass



Department of
Planning and Development
Project Number : PR22-11ENLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
LANDSCAPE
PLAN

PROJECT NUMBER
20210249

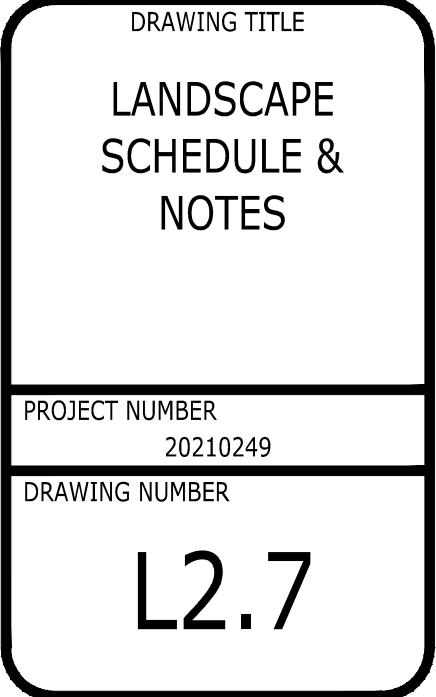
DRAWING NUMBER

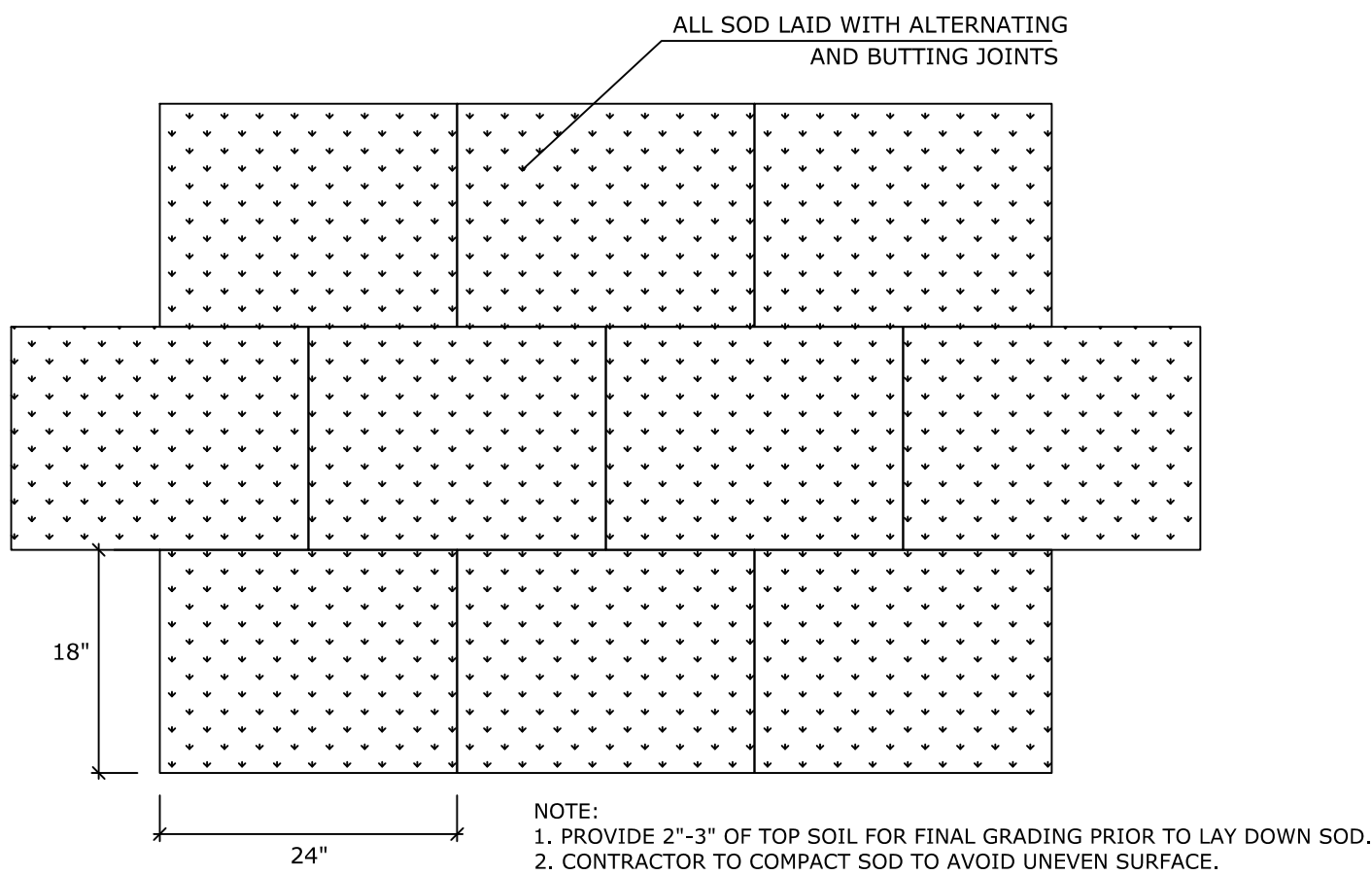
L2.6

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	AR	22	Florida Flame Red Maple	Acer rubrum `Florida Flame`	FG.	2.5" CAL.	10`-12` X 5`-6`
	ED	3	Japanese Blueberry Tree	Elaeocarpus decipiens TM	30 GAL.	2"	7`-8` HT. FTG
	LIM	81	Crape Myrtle Multi-Trunk	Lagerstroemia indica `Muskogee`	30 GAL.	MULTI-TRUNK	10`-12` HT. X 5`-6` SPRD
	MG	59	Southern Magnolia	Magnolia grandiflora `D.D. Blanchard` TM	65 GAL.	3" CAL.	12`-14` HT. X 5`-6` SPRD
	PE	57	Slash Pine	Pinus elliotti	30 GAL.	2" CAL.	10`-12` HT. X 5`-6` SPRD.
	PP	12	Longleaf Pine	Pinus palustris	30 GAL.	2" CAL.	8`-10` HT. X 4`-5` SPRD.
	PO	3	American Sycamore	Platanus occidentalis	100 Gal.		
	QV1	131	Southern Live Oak	Quercus virginiana	FG.	3.5" CAL.	14`-16` HT., 6`-7` SPRD.
	UA	14	Winged Elm	Ulmus alata	25 GAL.	2.5" CAL.	10`-12` HT. X 5`-6` SPRD
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	EP	697	Thorny Elaeagnus	Elaeagnus pungens	3 GAL.	1.75` HT., 1.5` Sprd.	36" O.C.
	VO	672	Walter`s Viburnum	Viburnum obovatum	3 GAL.	18"-24" OA.	36" O.C.
SHRUB AREAS							
	DV	216	African Iris	Diets vegeta	1 GAL.	Full	18" O.C.
	GS	124	Golden Thyralis	Galphimia speciosa	3 GAL.	2` HT.	30" O.C.
	HN	532	Dwarf Firebush	Hamelia nodosa	3 GAL.	24"-30" OA, FULL	24" O.C.
	IS	289	Dwarf Yaupon	Ilex vomitoria `nana`	3 GAL.	12"-16" OA	24" O.C.
	LG	604	Giant Liriope	Liriope gigantea	3 GAL.	Full	18" O.C.
	LME	642	Liriope	Liriope muscari `Emerald Goddess`	1 GAL.	10"-14" HT., 5-7 PPP	18" O.C.
	MC	213	Pink Muhly Grass	Muhlenbergia capillaris	3 GAL.	Full	24" O.C.
	R4	182	Coral Drift Groundcover Rose	Rosa x 'Meidrifora' TM	3 GAL.	Full	18" O.C.
	SB2	85	Sand Cord Grass	Spartina bakeri	3 GAL.	24"-30" OA, FULL	36" O.C.
	TF	114	Fakahatchee Grass	Tripsacum dactyloides	3 GAL.	Full	36" O.C.
	ZP	84	Coontie	Zamia pumila	3 GAL.	18"-24" OA	24" O.C.
SOD							
	PA	3 181,295 sf	Argentine Bahiagrass	Paspalum notatum 'Argentine'	Sod		
	SG	36,590 sf	St. Augustine Grass	Stenotaphrum glabrum americanum	Sod		

-

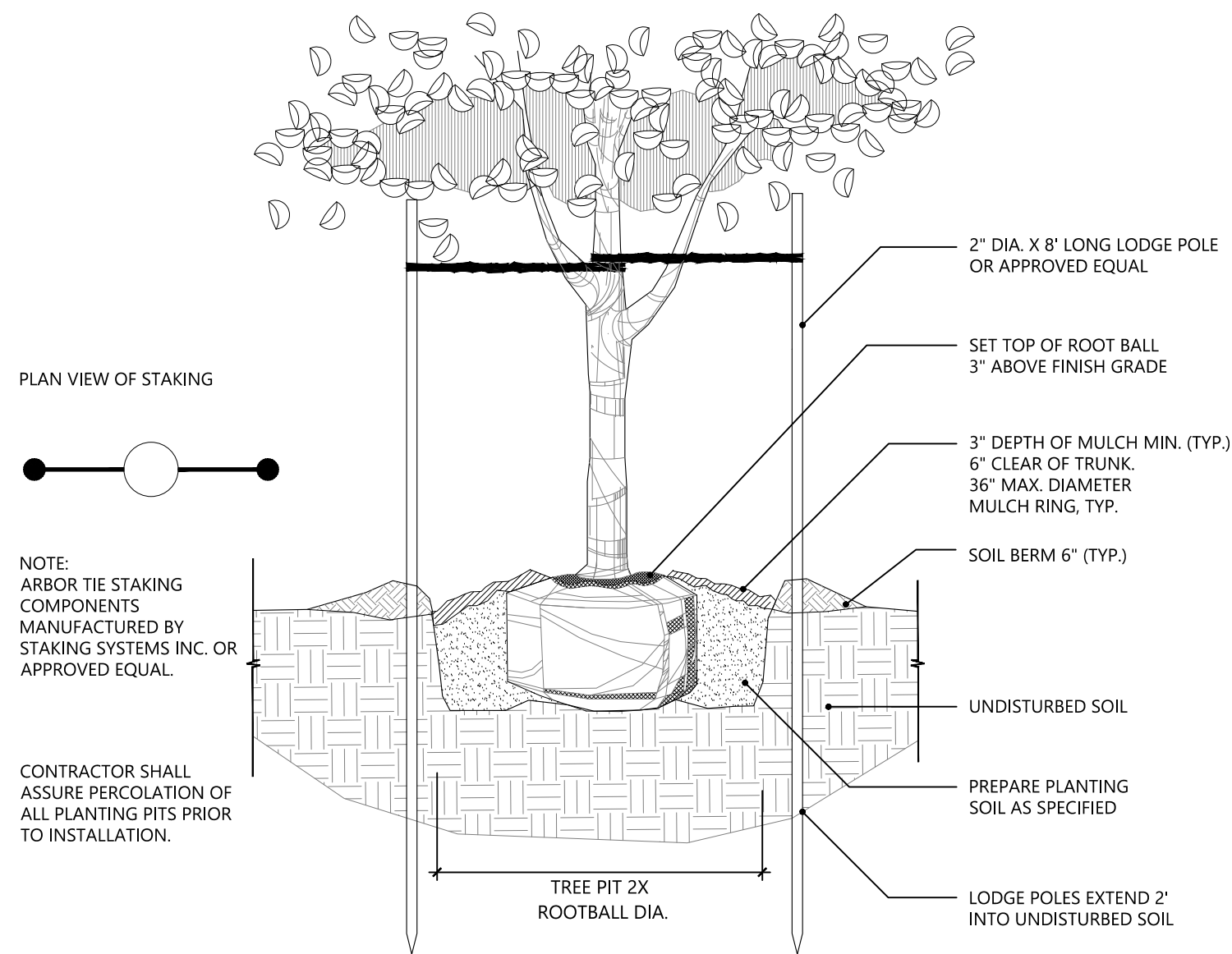
1. Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
2. Contractor shall re-grade all areas disturbed by plant removal, relocation, and/or installation work.
3. Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
4. The contractor shall provide an approved planting soil mixture for all plant material. see specifications for requirements.
5. The contractor shall be responsible for stability and plumb condition of all trees and shrubs, and shall be legally liable for any damage caused by instability of any plant materials. staking of trees or shrubs shall be done in accordance with plans and specifications.
6. The contractor shall insure adequate vertical drainage in all plant beds and planters. If inadequate vertical drainage is encountered, the contractor shall submit recommendations for providing adequate drainage to the owner's representative.
7. Contractor shall field-adjust location of plant material prior to initiating installation for the review and approval of the owner's representative.
8. Upon completion of all landscaping, an inspection for substantial completion of the work shall be held. The contractor shall notify the owner's representative for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
9. Contractor shall submit written guarantee of survivability of all plant material for a period of one year from date of substantial completion.
10. Contractor must review and accept, approve all graded areas prior to the commencement of planting.
11. Trees adjacent to buildings should be planted at least the diameter of the tree canopy or a min. of 10'-0" (whichever is greater) away from the building wall.
12. Maintenance shall begin after each plant has been installed and shall continue until the project has been deemed substantially complete. maintenance includes watering, pruning, weeding, mulching, replacements of sick or dead plants, and any other care necessary for the proper growth of the plant material.
13. All plant material shall be in full and strict accordance with Florida No. 1 grade or better, according to the "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture and Consumer Services.
14. All planting beds shall be top-dressed with a 3" layer of mulch as specified.
15. Contractor shall coordinate all planting work with irrigation work. contractor shall be responsible for all hand watering as required to supplement irrigation watering and rainfall.
16. The contractor shall review plans to become thoroughly familiar with surface and subsurface utilities.
17. The plant quantities shown on the landscape contract documents are for the convenience of the contractor. The contractor is responsible for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and commencement of work.
18. Peg sod on slopes greater than 3:1.
19. Contractor shall protect existing vegetation to remain as shown on drawings or by means approved by the owner's representative.
20. Contractor to clean, prune, and shape edges of existing vegetation as directed by owner's representative. Create smooth bed lines around existing vegetation.
21. The contractor shall bear all costs of testing of soils, amendments, etc. associated with the work. See specifications for additional testing requirements.
22. All installation of plant material shall comply with applicable jurisdictional codes. The contractor is responsible for obtaining all permits associated with this work.
23. Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials. Submit dated photographs of all tree material and specimen material as to the owner's representative for review.
24. All plant material sizes specified are minimum sizes. container size shall be increased if necessary to provide overall plant size specified.
25. If plant material does not comply with the requirements as specified herein, the owner's representative reserves the right to reject such plants and require the contractor to replace rejected work and continue specified maintenance until re-inspected and found to be acceptable.





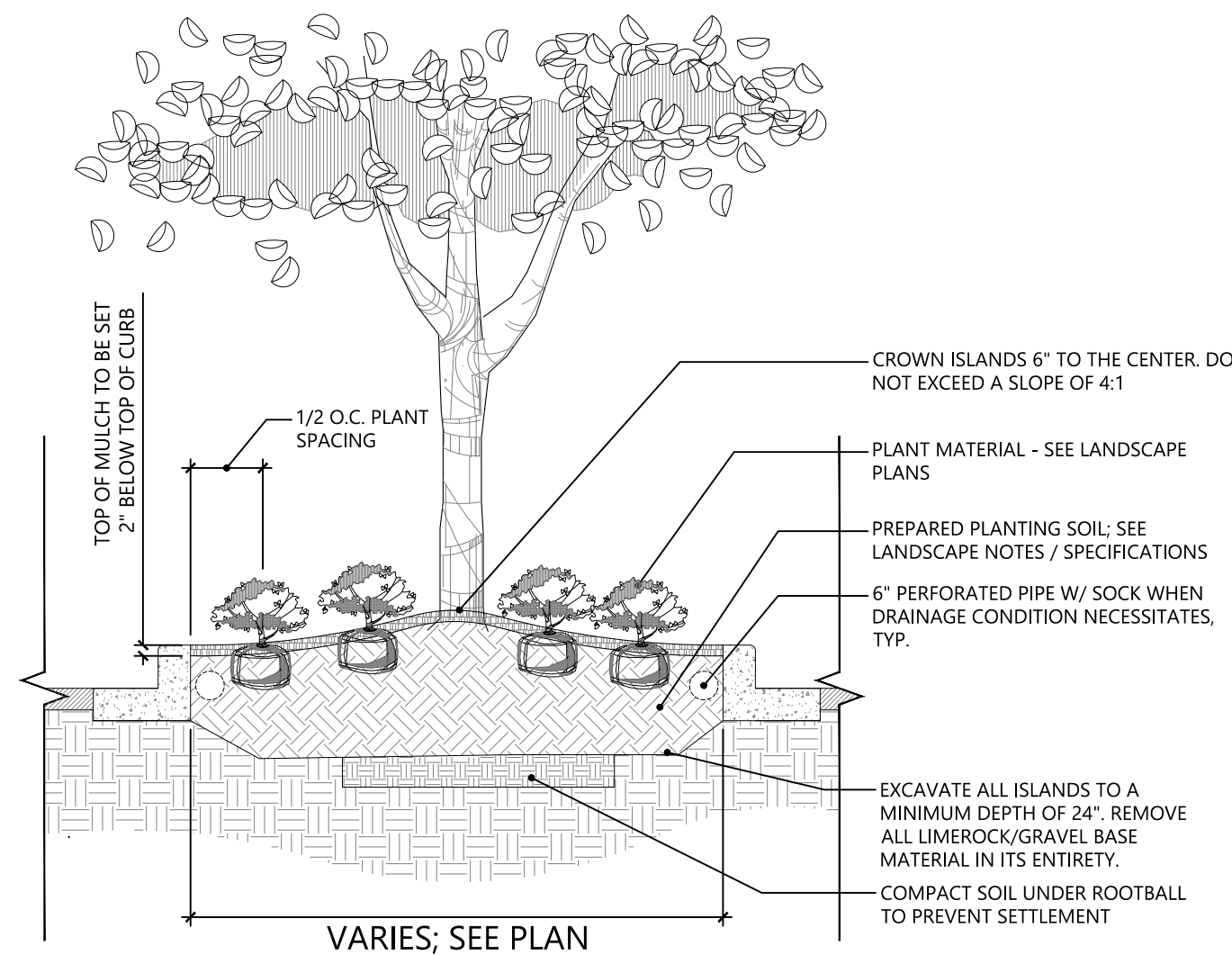
1 SOD PLANTING

SCALE: NTS



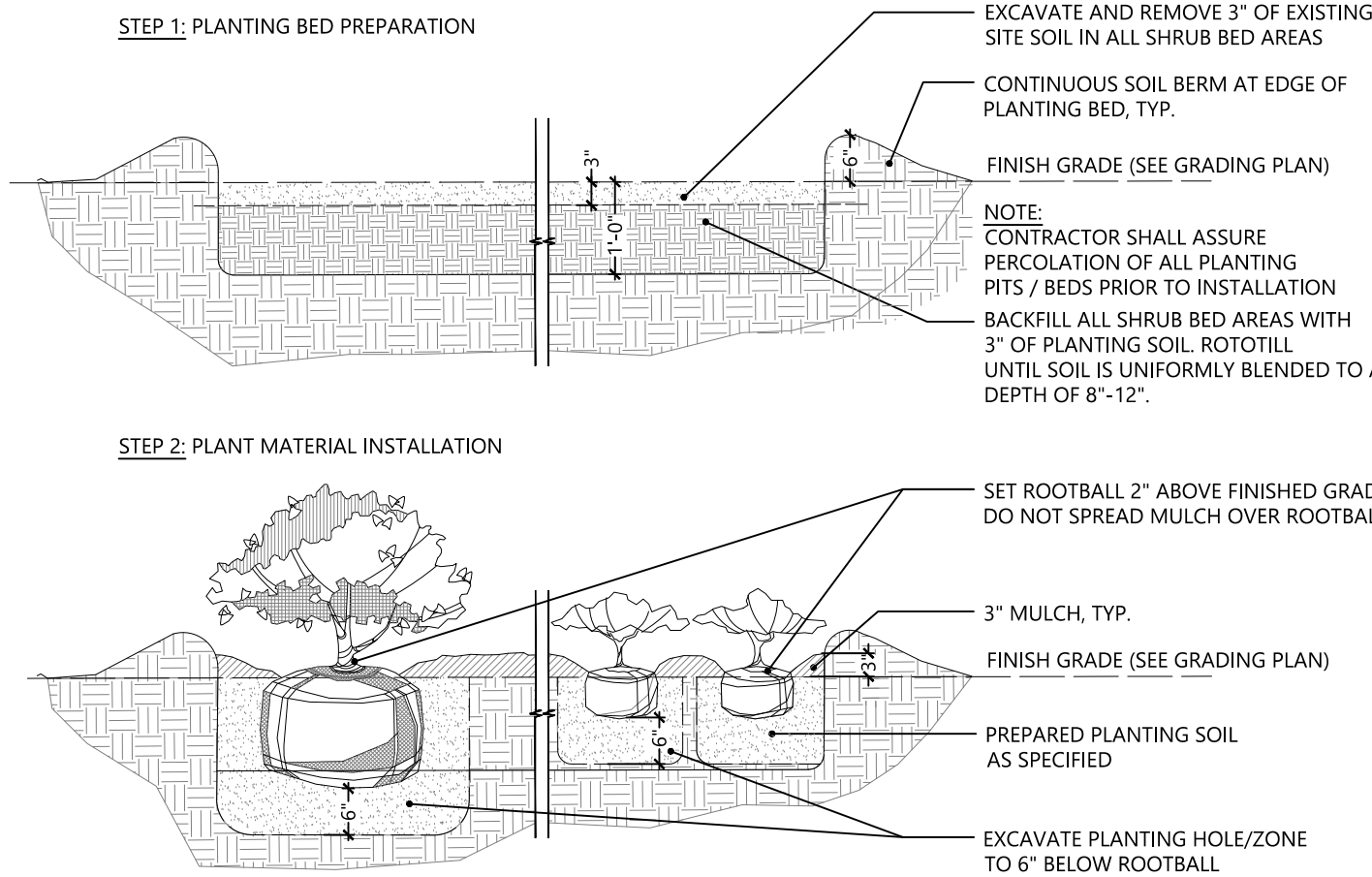
3 TREE PLANTING - LESS THAN 3" CAL.

SCALE: NTS



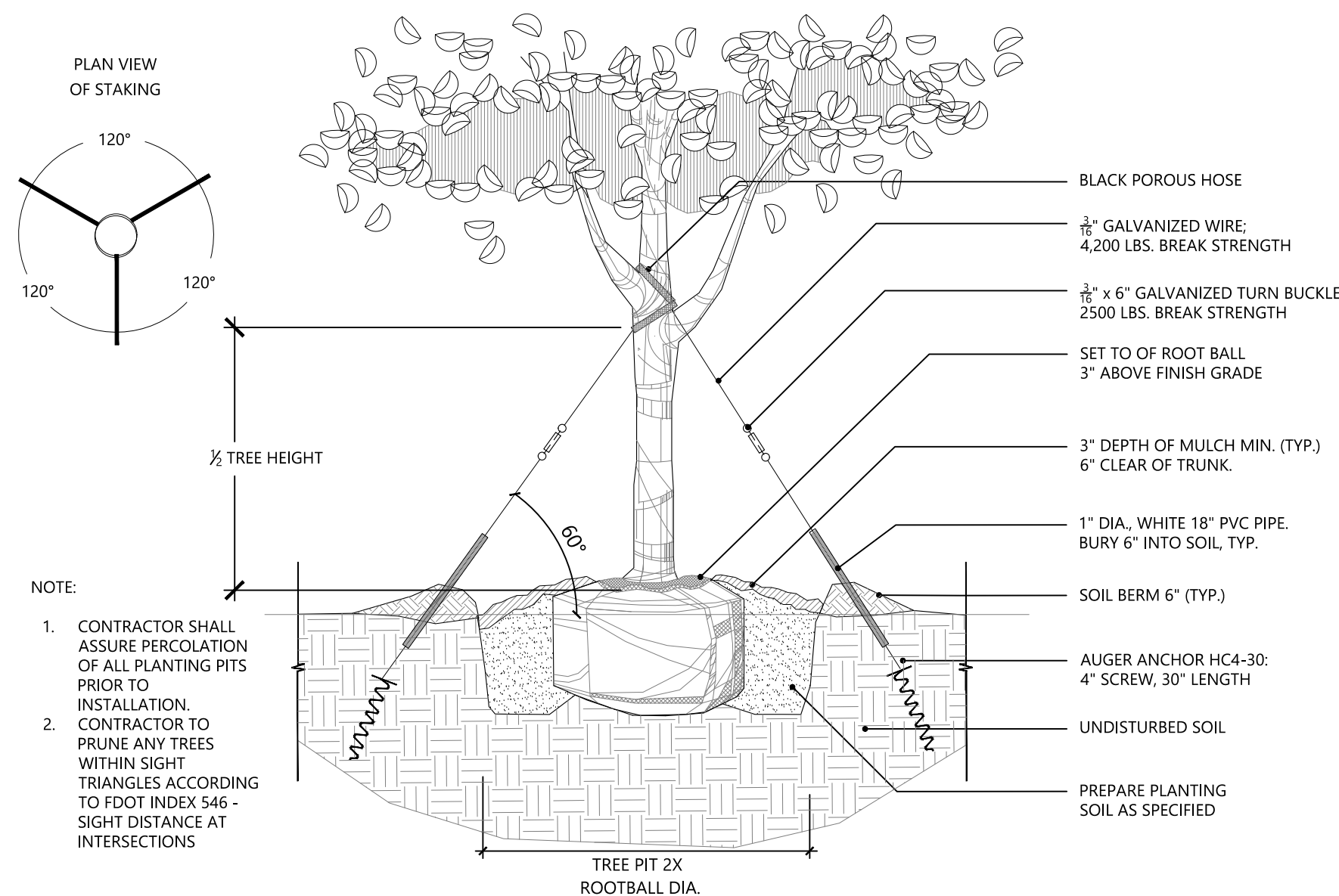
5 SLAND CROWN PLANTING

SCALE: NTS



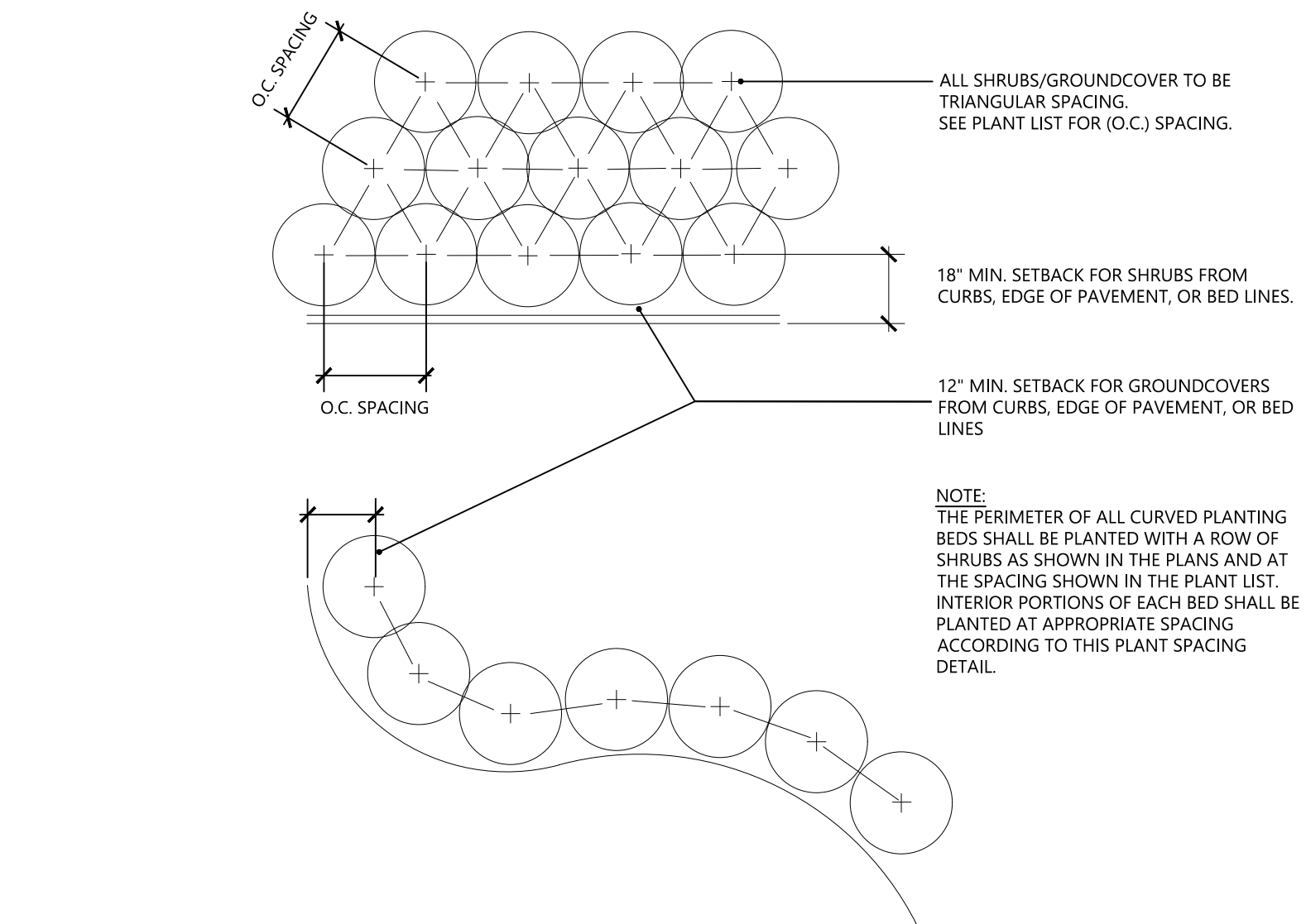
2 SHRUB & GROUND COVER PLANTING

SCALE: NTS



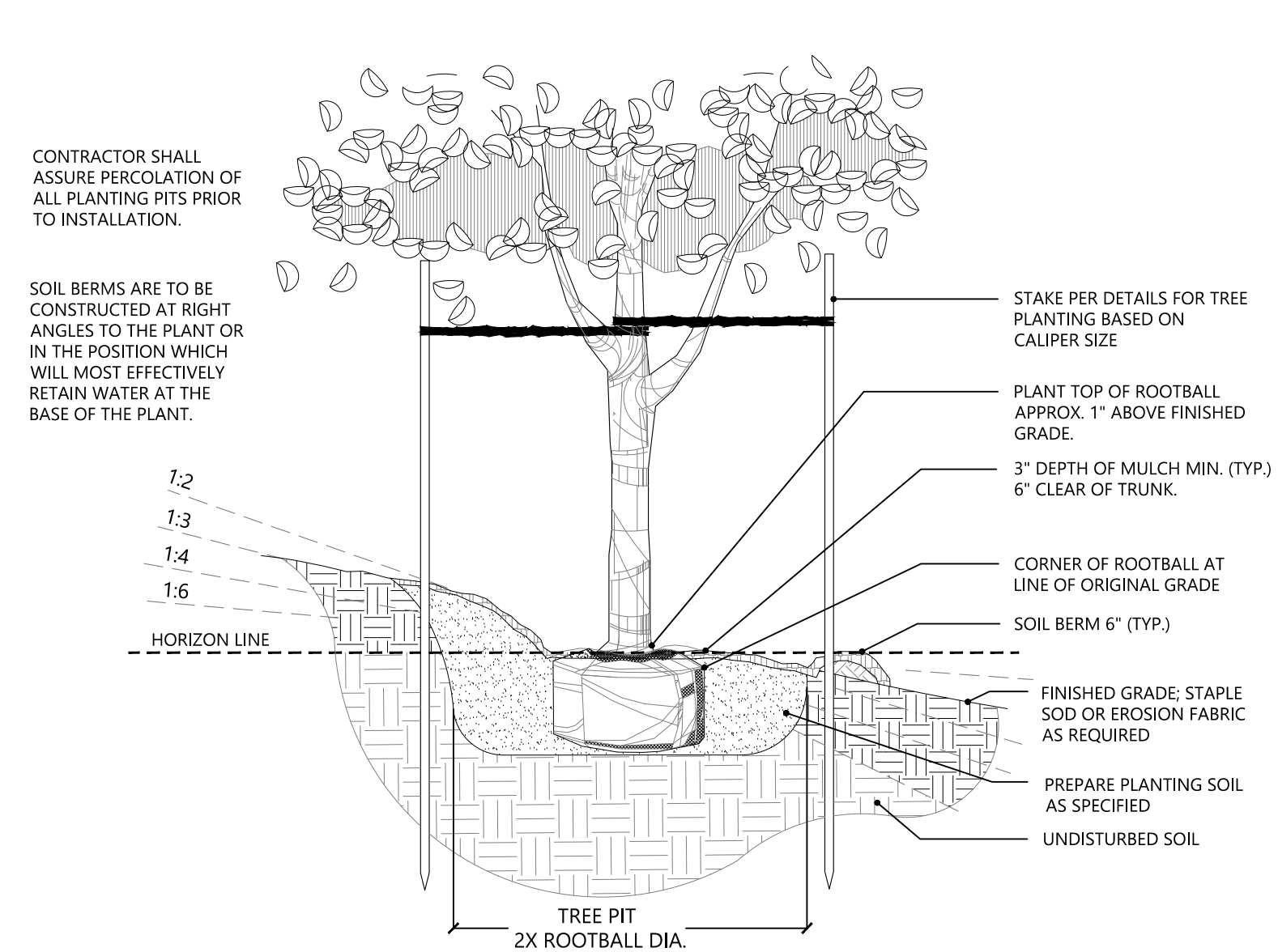
4 TREE PLANTING - 3" TO 7" CAL.

SCALE: NTS



3 SHRUB & GROUND COVER SPACING

SCALE: NTS



6 TREE PLANTING ON SLOPE

SCALE: NTS

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

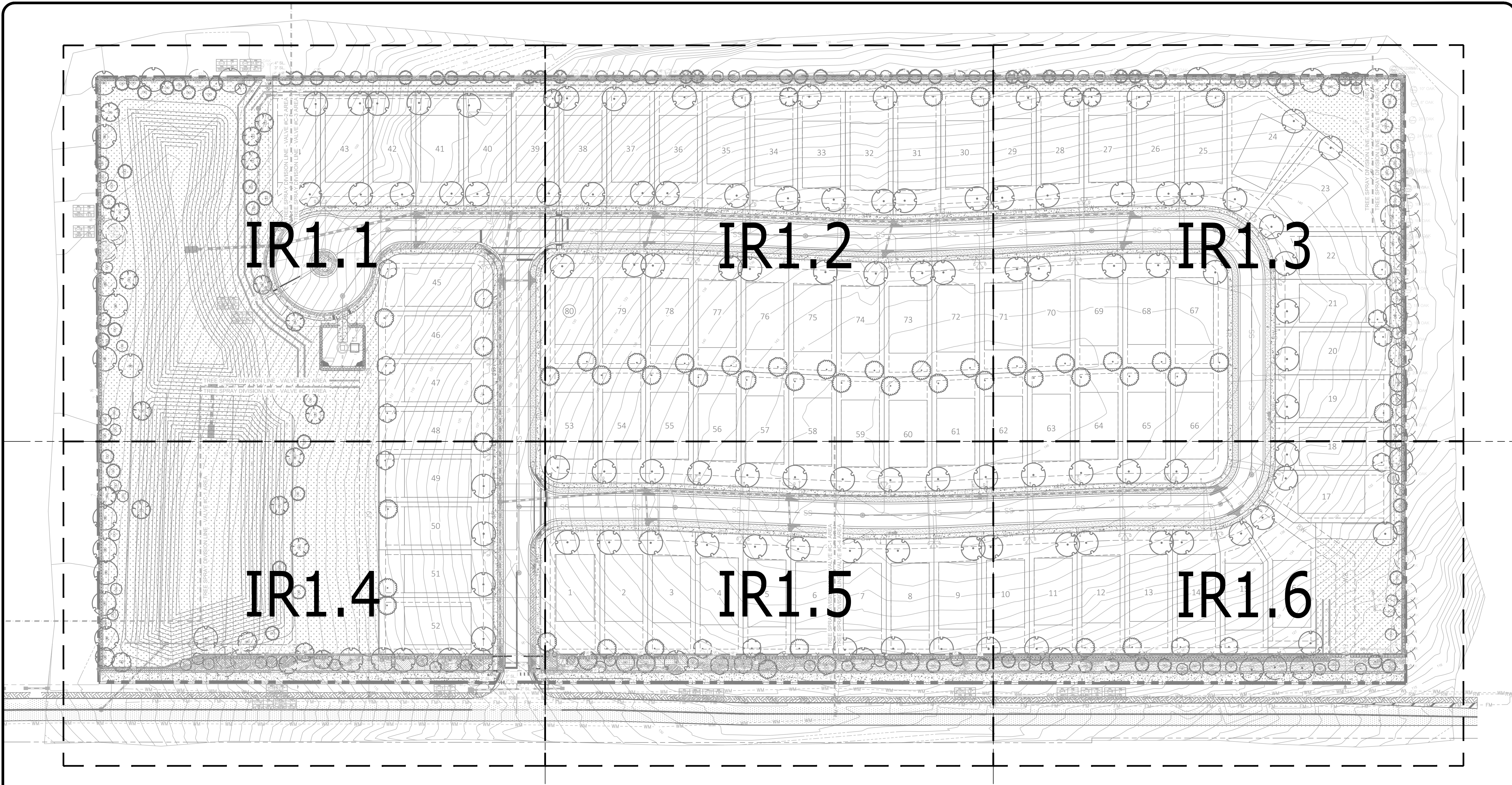
DRAWING TITLE
LANDSCAPE
DETAILS

PROJECT NUMBER
20210249

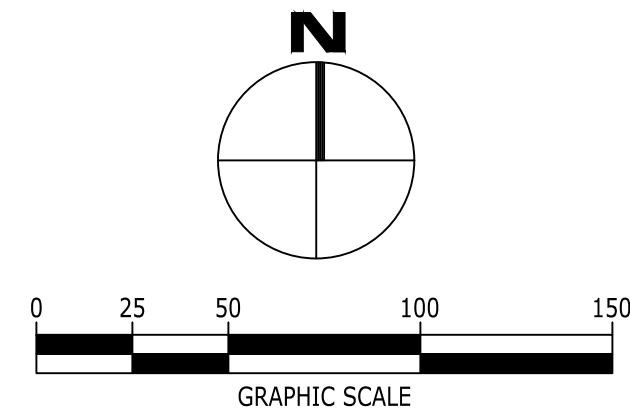
DRAWING NUMBER

L2.8

P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_IR1.0_IRR_CD.dwg-IR1.0 Overall Irrigation Plan Jan 23, 2024 lulu



Department of
Planning and Development
Project Number - PR22-11ENLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



Catalyst
DESIGN GROUP

941 WEST MONROE BLVD., SUITE 100, ORLANDO, FL 32799
(689) 219-8600 | WWW.CATALYST-DC.COM

KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

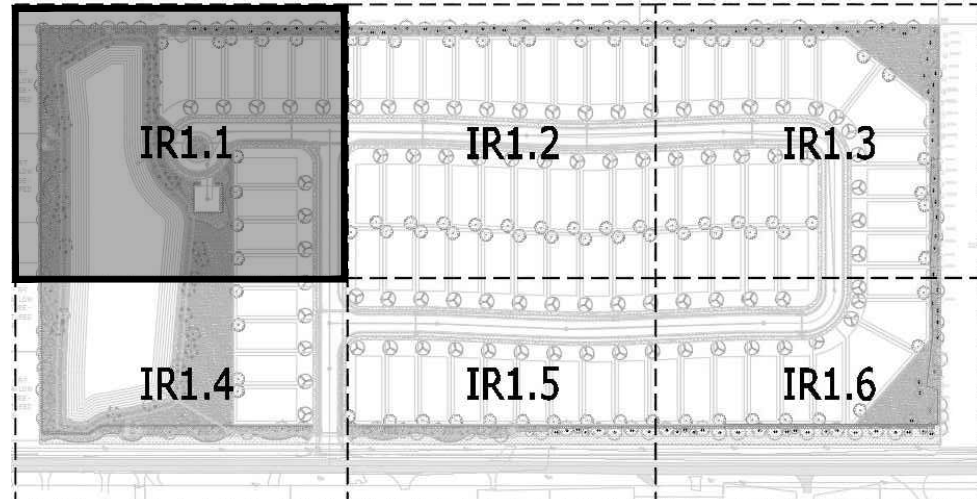
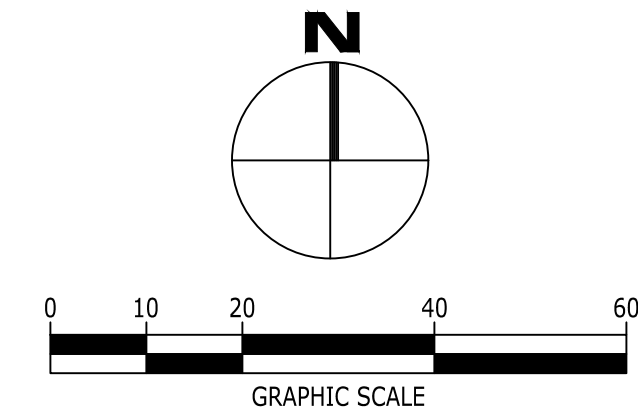
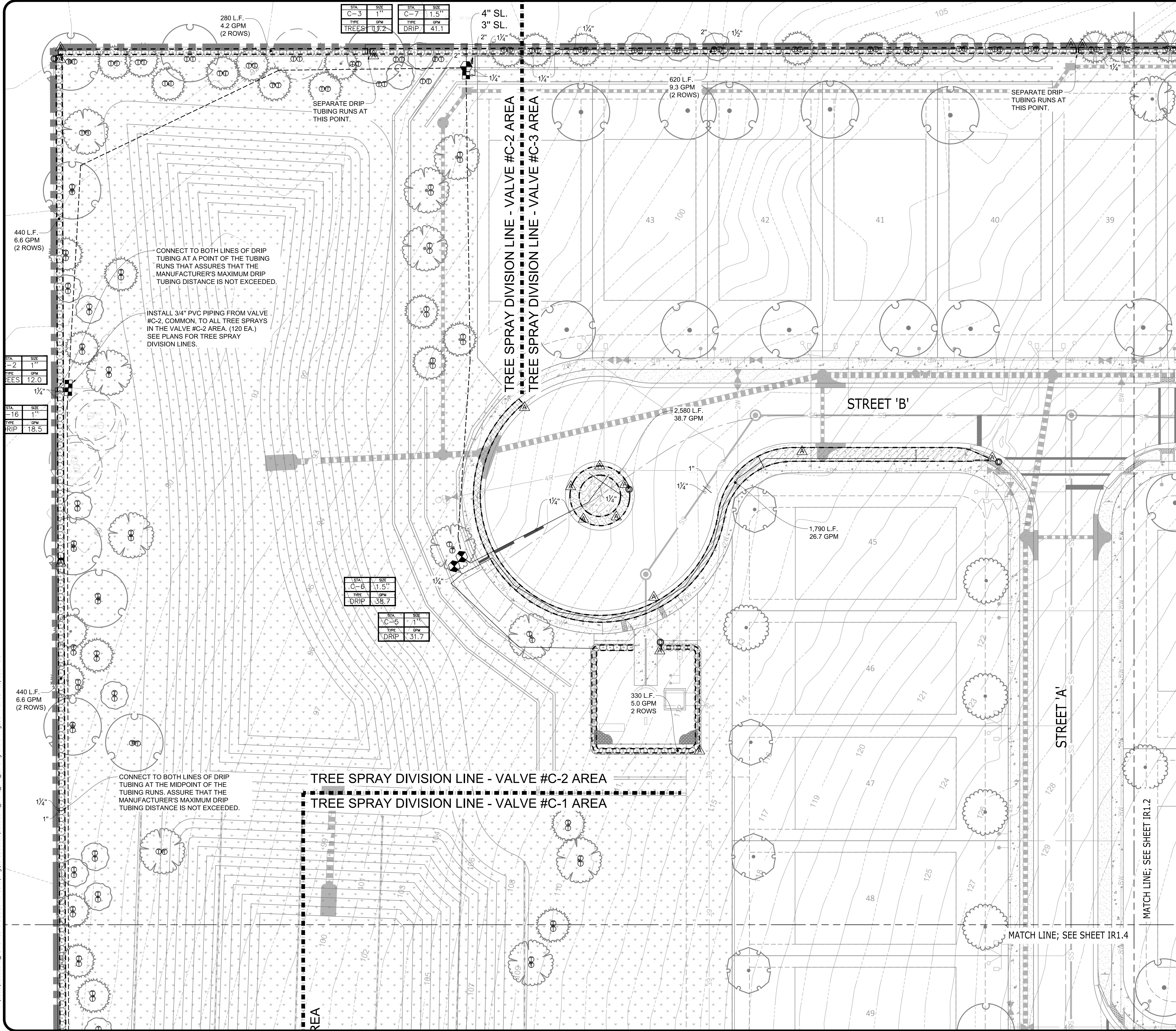
NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
OVERALL IRRIGATION PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.0

P:\2021\20210249 - kb homes hillside at mt. dora\dwg\construction\20210249_IR1.0_IRR_CD.dwg-IR1.1 Irrigation Plan Jan 23, 2024 lulu



Department of
Planning and Development
Project Number: PR22-11FNL C
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

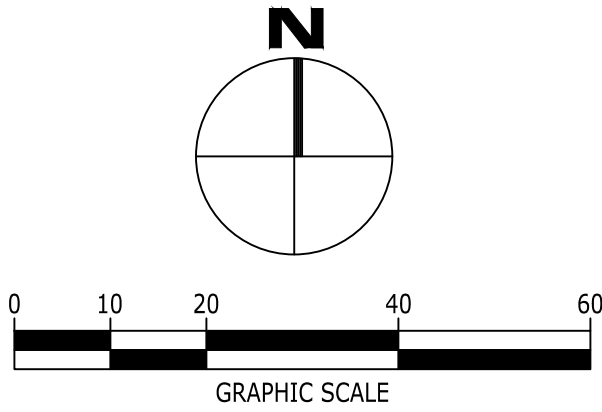
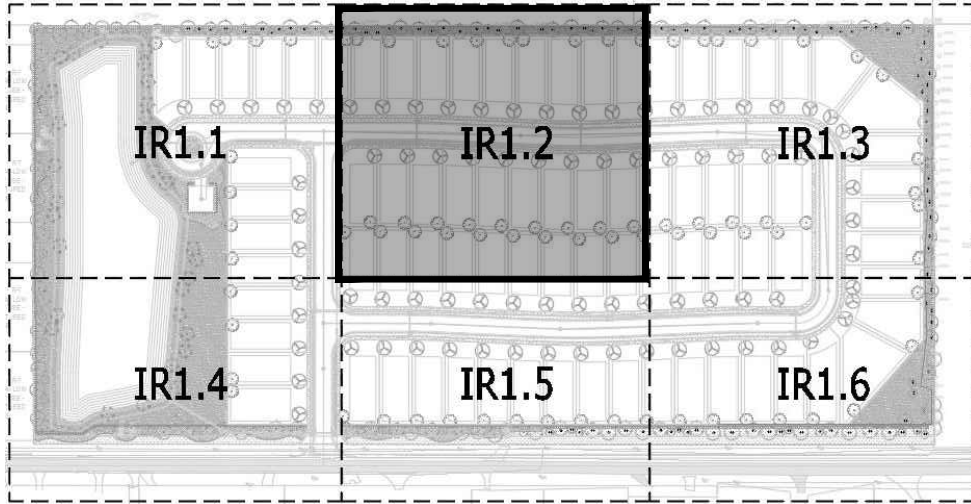
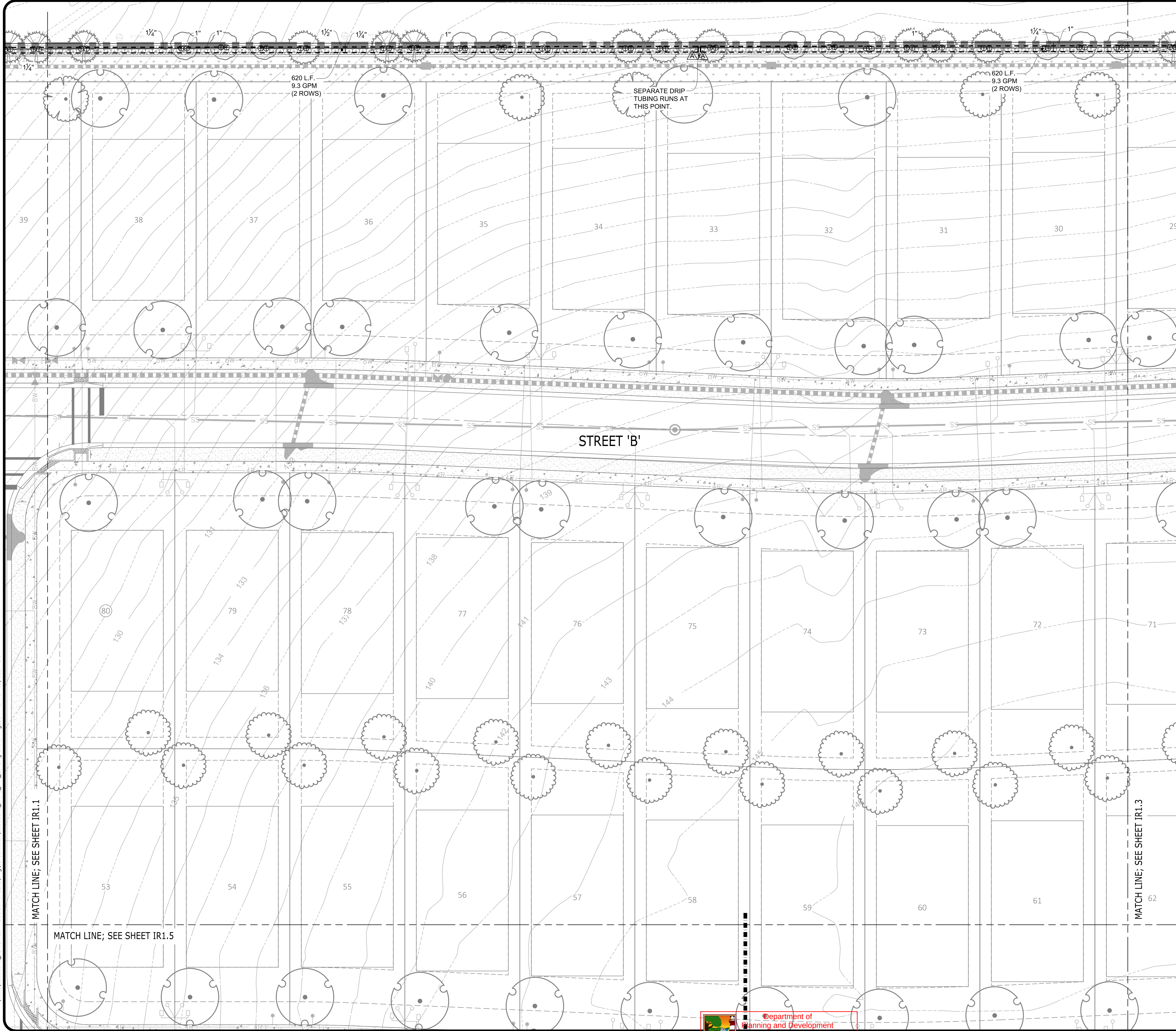
NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
IRRIGATION
PLAN

PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.1

P:\2021\202102049 - kb homes hillside at mt. dora\dwg\construction\202102049_IR1.0_IRR_CD.dwg-IR1.2 Irrigation Plan Jan 23, 2024 lulu





Department of
Planning and Development

Project Number: 202102049
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans

Date: 02/05/2024



941 WEST NOISE BLVD., SUITE 100, ORLANDO, FL 32789
(689) 219-8800 | WWW.CATALYST-DC.COM

KB HOME

(407) 587-3404

9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE

Permit Set

LAKE COUNTY, FL

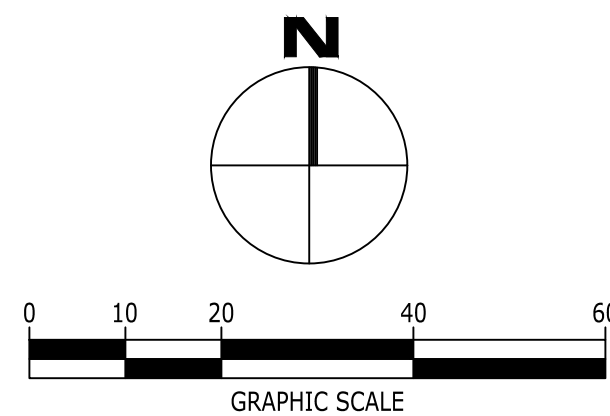
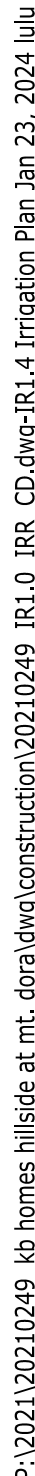
NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE

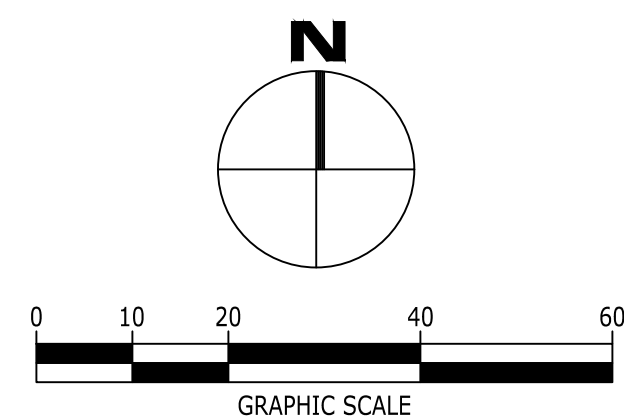
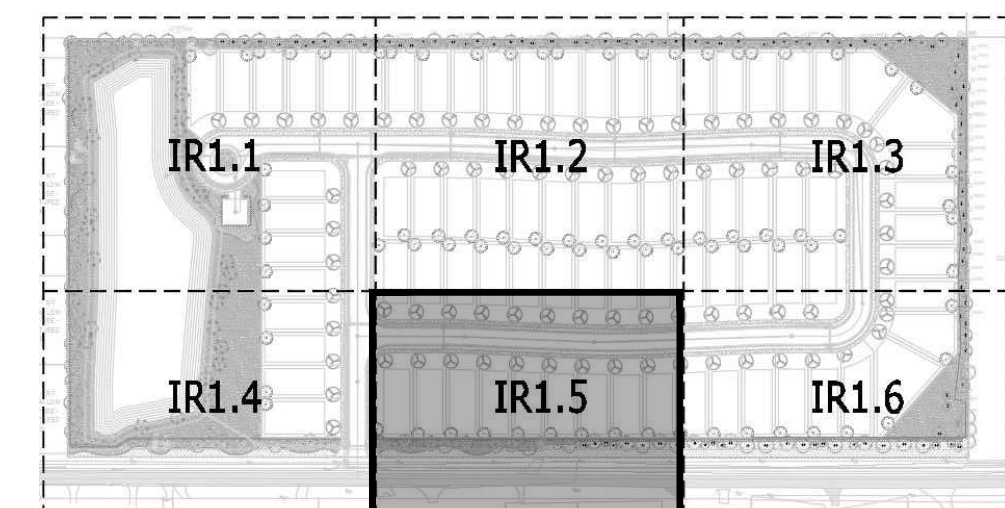
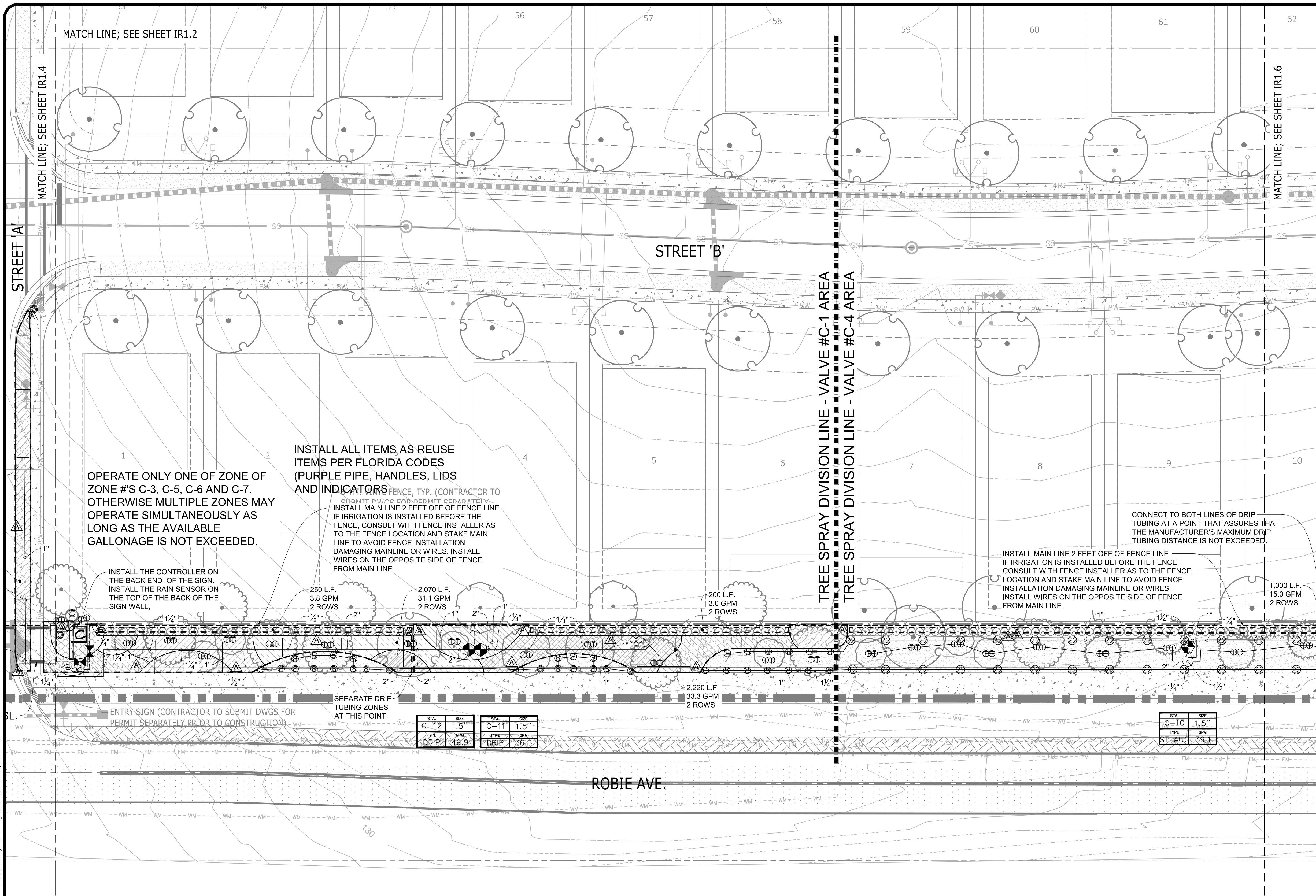
IRRIGATION
PLAN

PROJECT NUMBER
202102049

DRAWING NUMBER
IR1.2



P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_IR1.0_IRR_CD.dwg-IR1.5 Irrigation Plan Jan 23, 2024 lulu



 **Department of Planning and Development**
Project Number: PR22-11FNL.C
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



941 WEST NOISE BLVD., SUITE 100, ORLANDO, FL 32789
(407) 219-8600 | WWW.CATALYST-DC.COM

KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

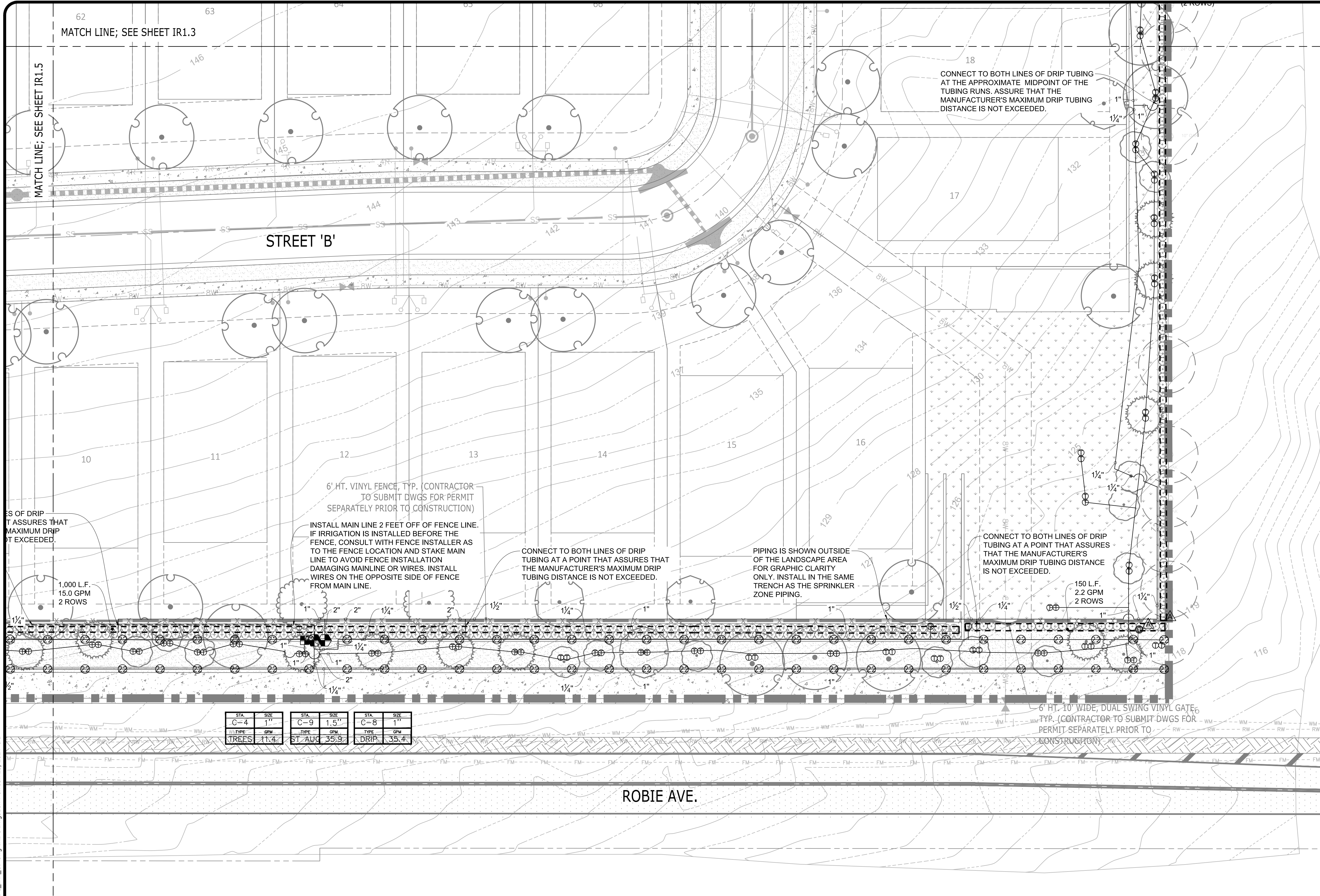
NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
IRRIGATION PLAN

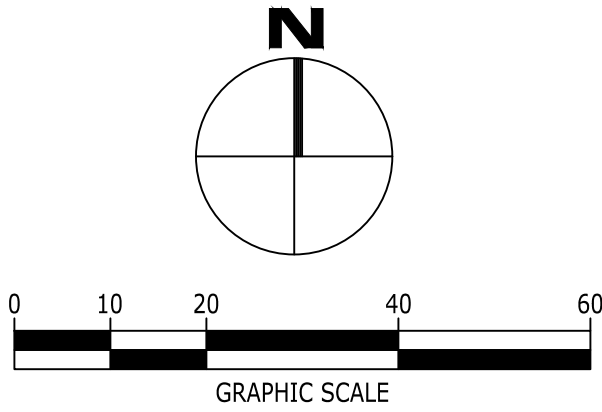
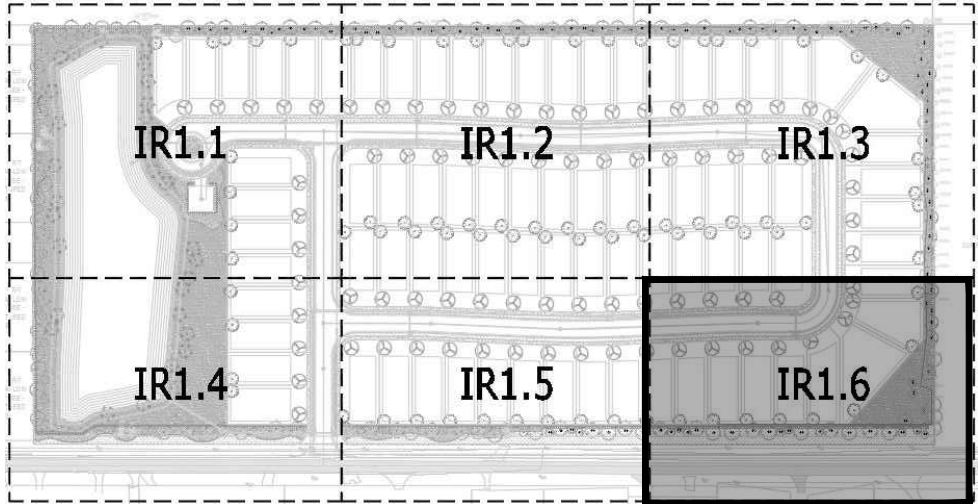
PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.5

P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_IR1.0_IRR_CD.dwg-IR1.6 Irrigation Plan Jan 23, 2024 lulu



Department of
Planning and Development
Project Number: PR22-11FNLG
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024



941 WEST NOISE BLVD., SUITE 100, ORLANDO, FL 32789
(689) 219-8660 | WWW.CATALYST-DC.COM

KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

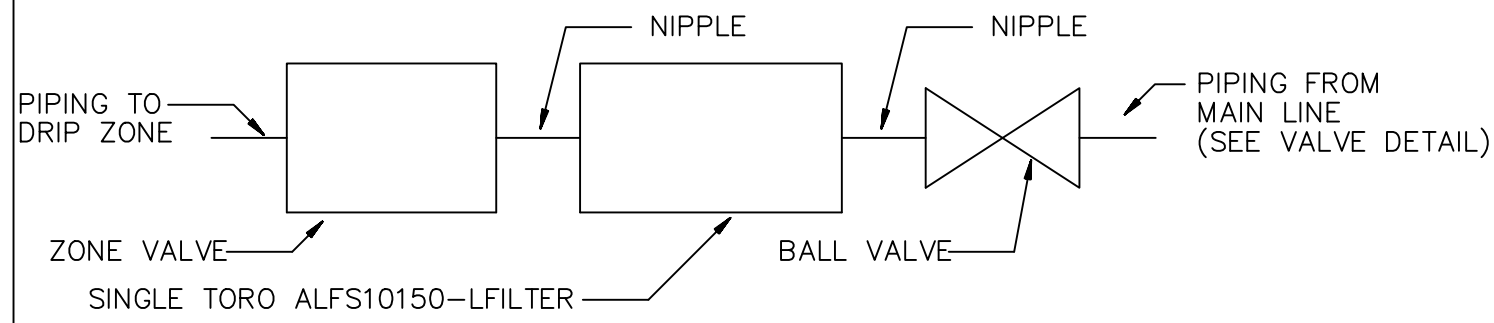
HILLSIDE
Permit Set
LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

DRAWING TITLE
IRRIGATION PLAN

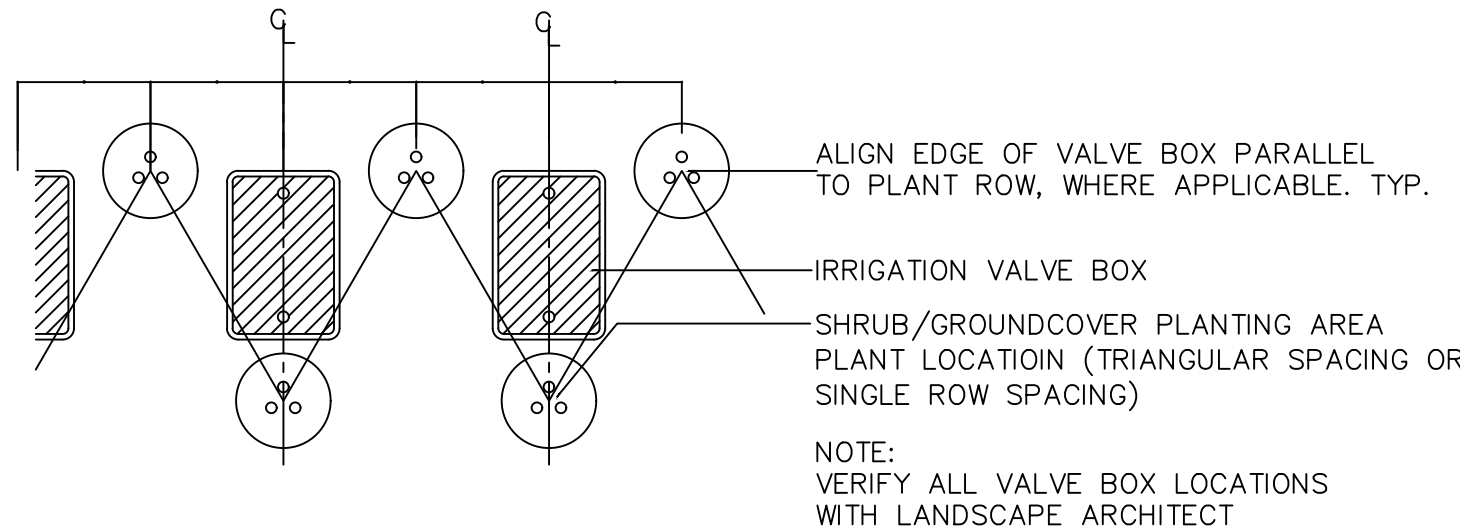
PROJECT NUMBER
20210249

DRAWING NUMBER
IR1.6

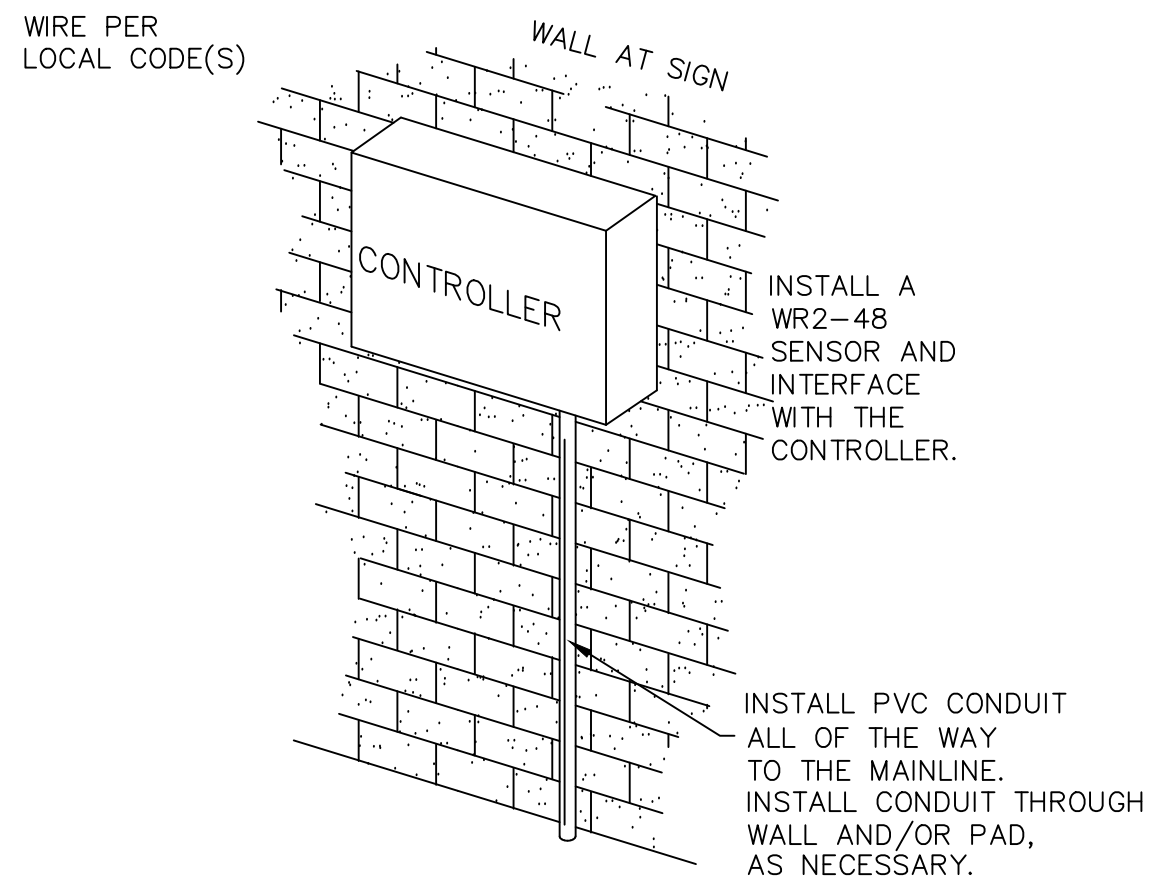


NOTES:
INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER.
(3) JUMBO VALVE BOXES
INSTALL THE FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARDS).
IZE THE FILTER FOR AT LEAST 125% OF INSTALLED ZONE GALLONAGE

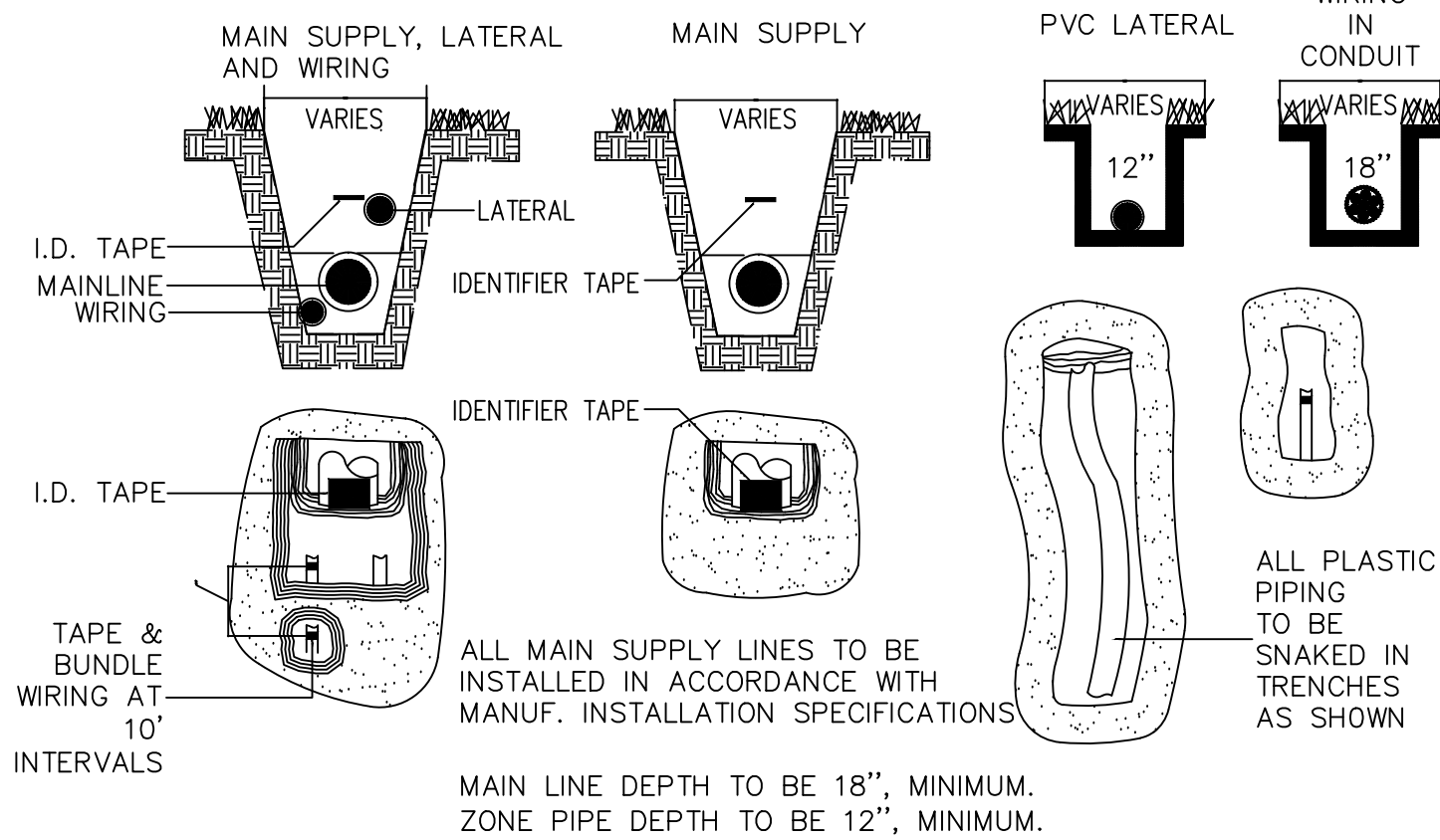
1 VALVE W/ FILTER SCHEMATIC
N.T.S.



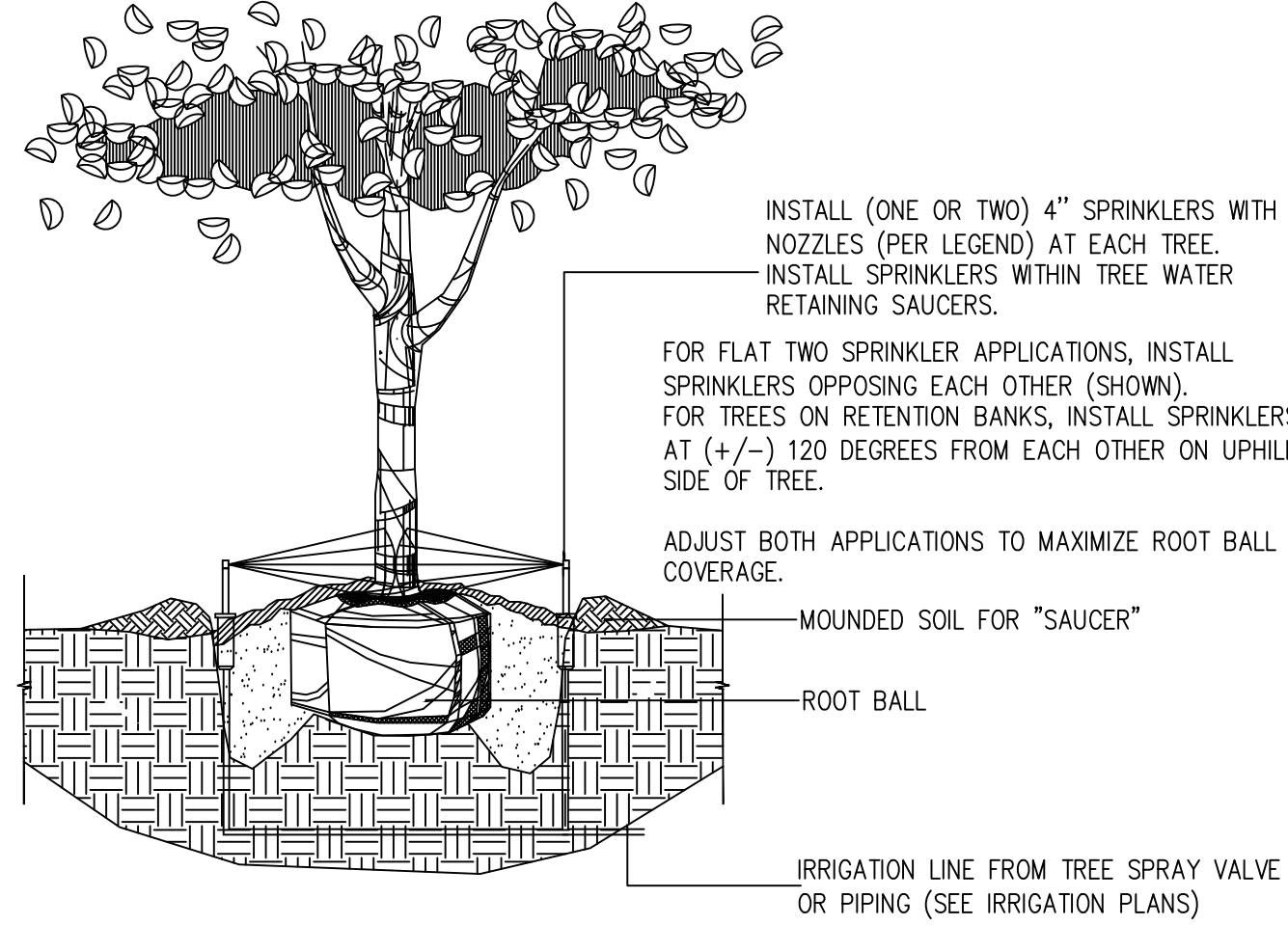
2 TYPICAL VALVE BOX GROUPING
N.T.S.



3 CONTROLLER MOUNTING
N.T.S.



4 PIPE AND WIRE TRENCH CONFIGURATION
N.T.S.

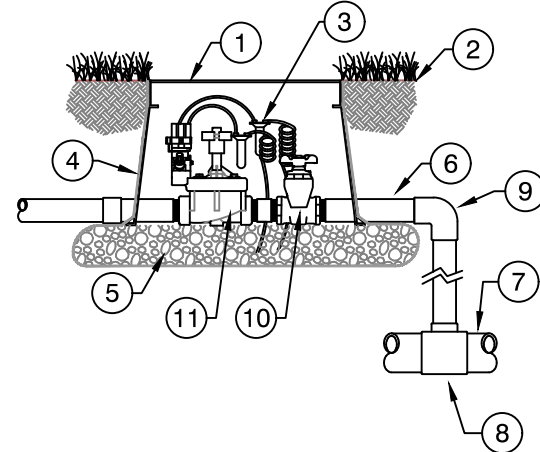


5 TREE SPRINKLER LOCATIONS
N.T.S.

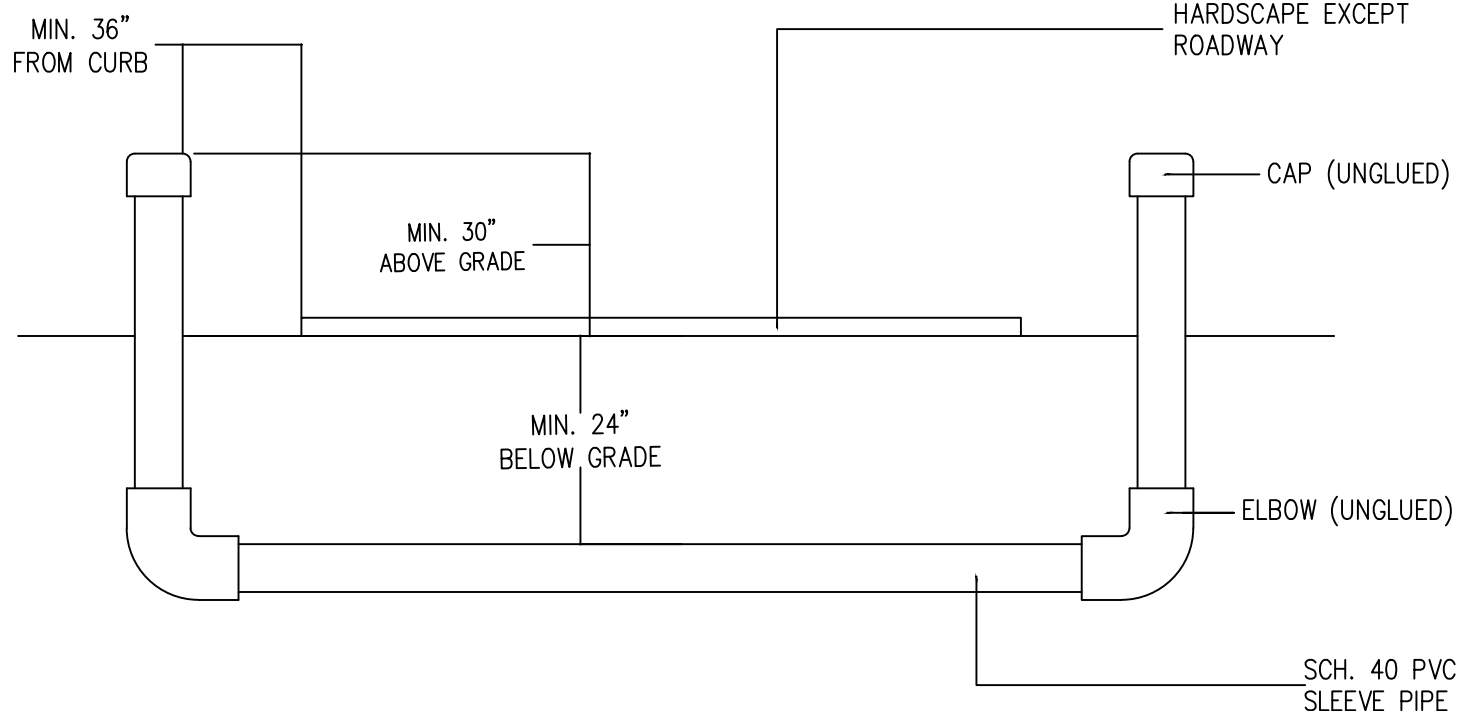
CONVENTIONAL WIRING APPLICATIONS

- RAIN BIRD VB-STOPL. PURPLE VALVE BOX WITH LID FLUSH WITH FINISHED GRADE
- FINISHED GRADE
- RAIN BIRD WC20 WIRE SPLICE KIT (1) OF (2)
- FILTER FABRIC
- 6-INCH THICK LAYER OF WASHED 3/4" GRAVEL
- SCH-80 NIPPLES (1) OF (4). LENGTH AS REQUIRED.
- MAINLINE. SEE SPECIFICATIONS FOR TYPE.
- MAINLINE FITTING. SEE SPECIFICATIONS FOR TYPE.
- SCH-80 FITTING.
- NIBCO T-113 GATE VALVE, SAME SIZE AS SOLENOID VALVE.
- RAIN BIRD PESB-R VALVE.

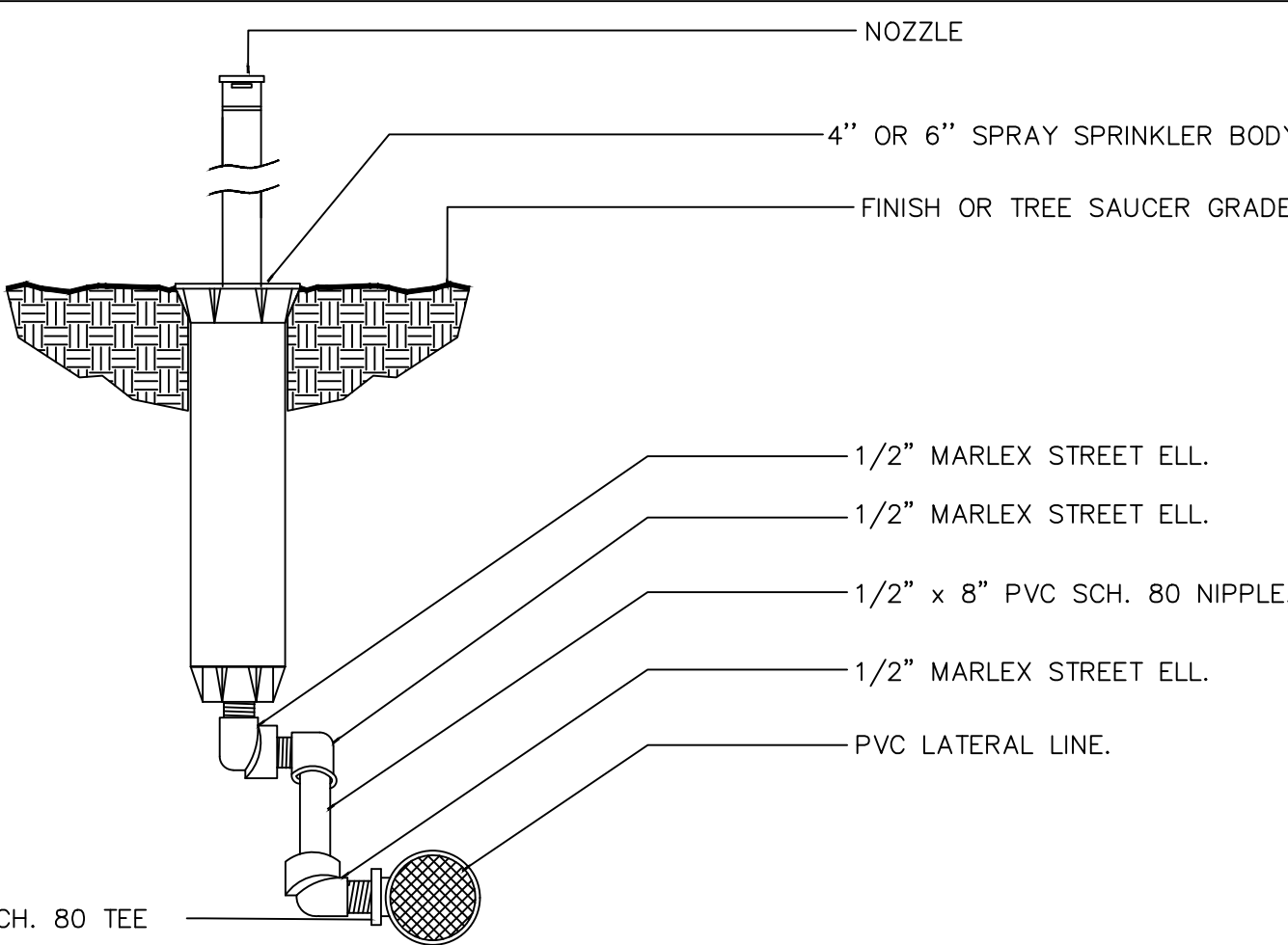
NOTES:
1. IF SCH-80 PVC FITTINGS ARE SPECIFIED FOR MAINLINE, CONTRACTOR MAY USE SOLVENT WELD FITTING RATHER THAN STANDARD SLIP BY TREAD SERVICE TEE.
2. COIL MINIMUM 30' ADDITIONAL WIRE IN VALVE BOX.
3. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
4. USE TEFLON TAPE ON ALL TREADED FITTINGS.
5. FLUSH MAINLINE PRIOR TO INSTALLING VALVES.



6 RAIN BIRD 100/150-PESB-R PRS-D
N.T.S. WITH GATE VALVE



7 SLEEVE DETAIL
N.T.S.



8 SPRAY HEAD AT GRADE
N.T.S.

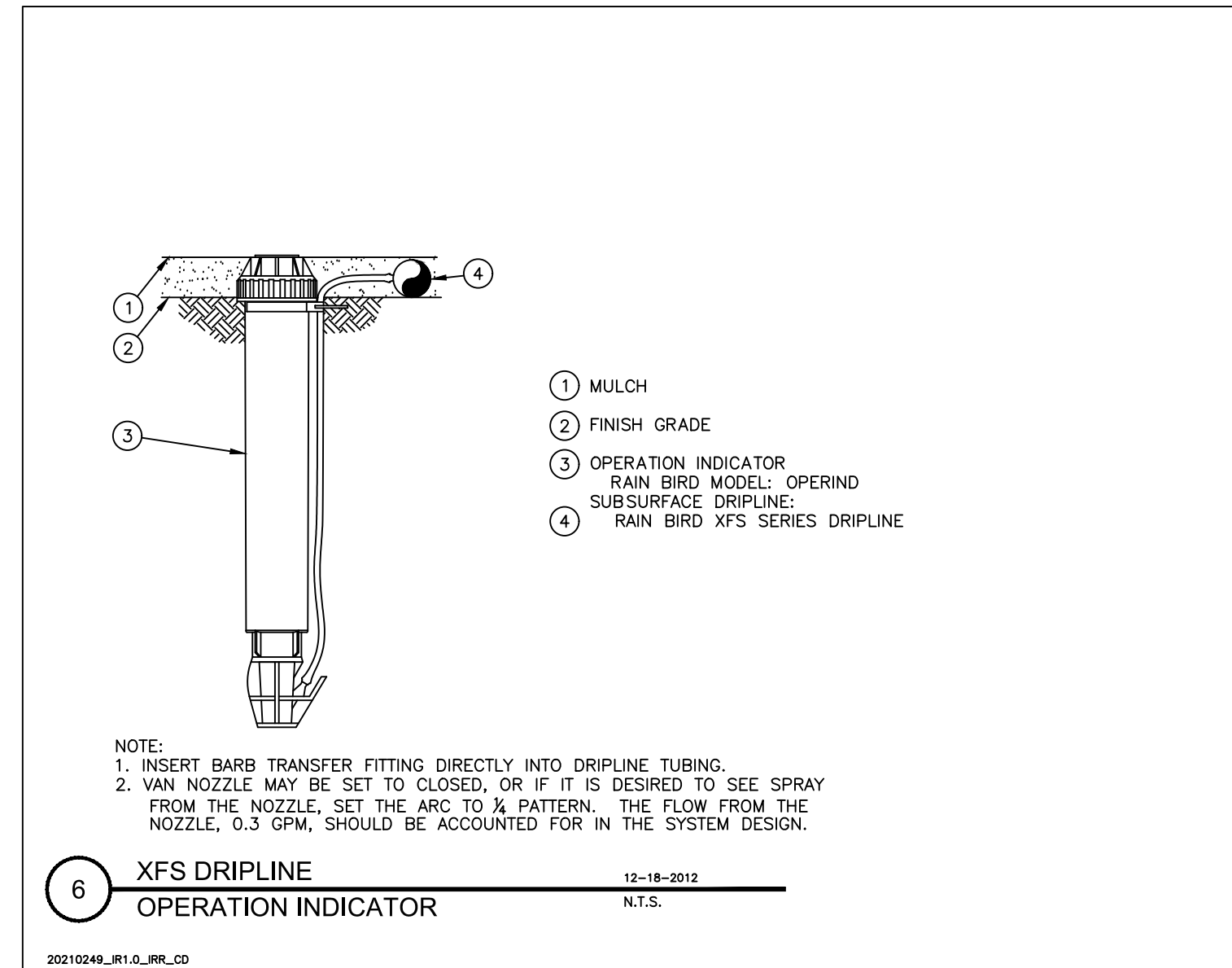
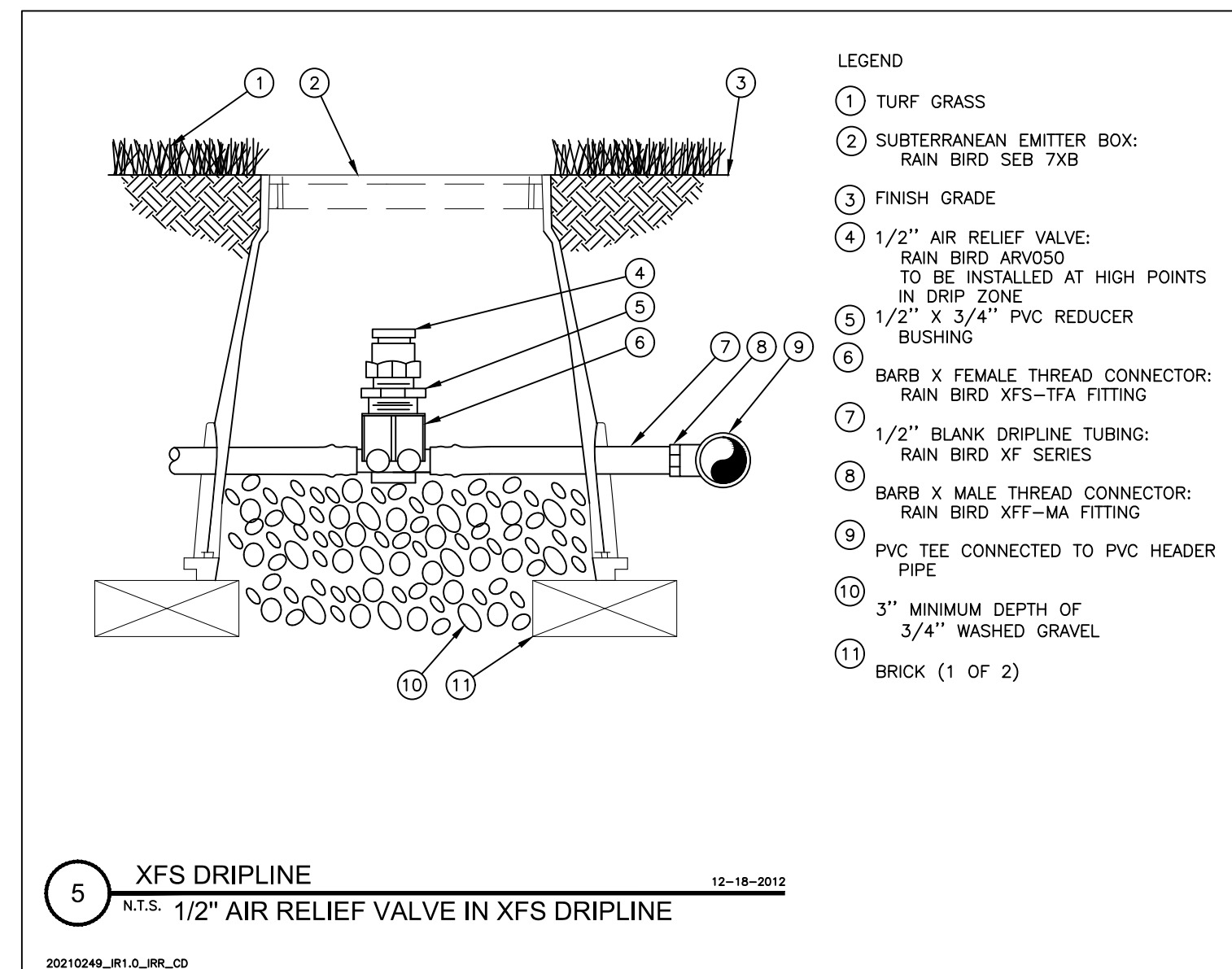
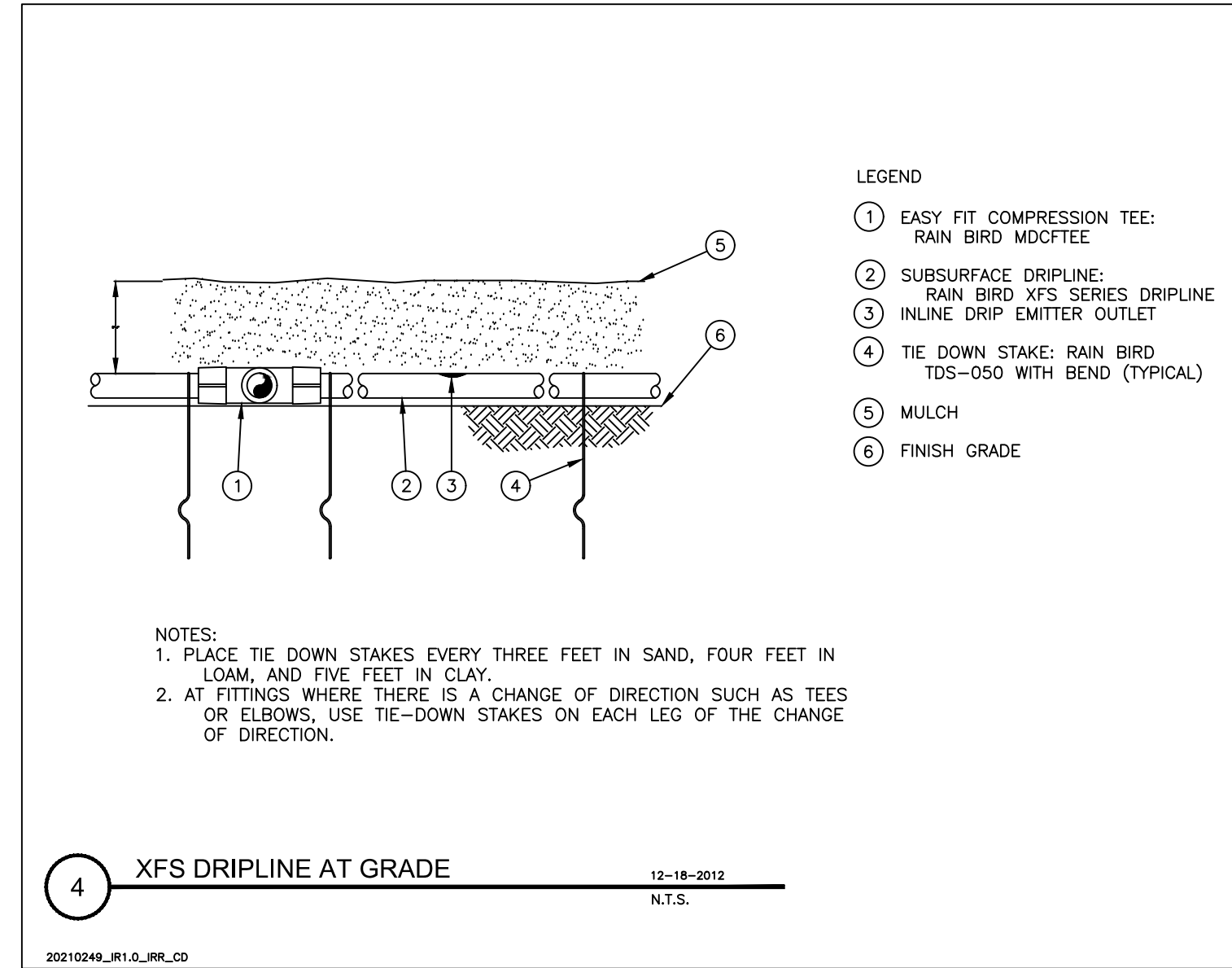
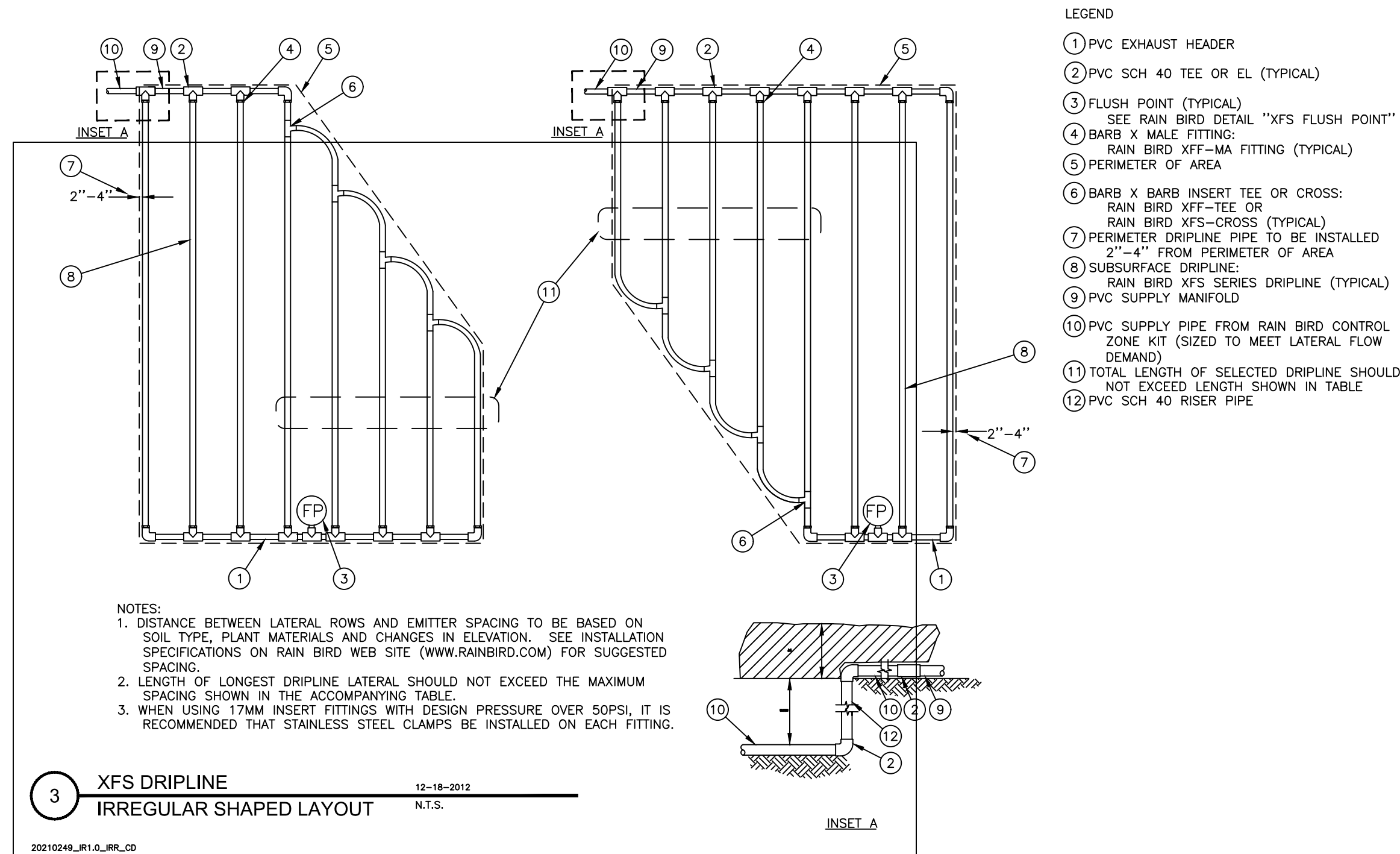
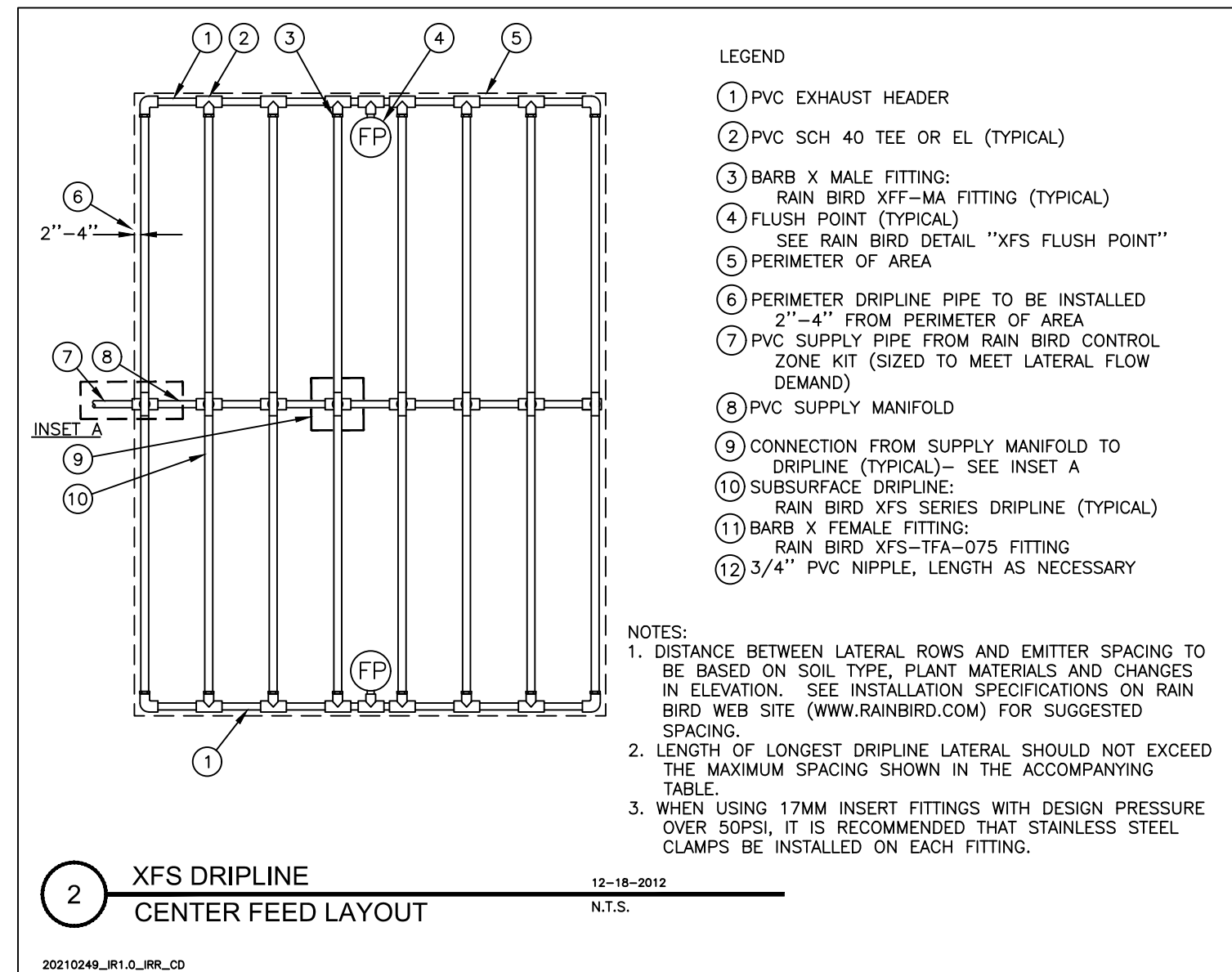
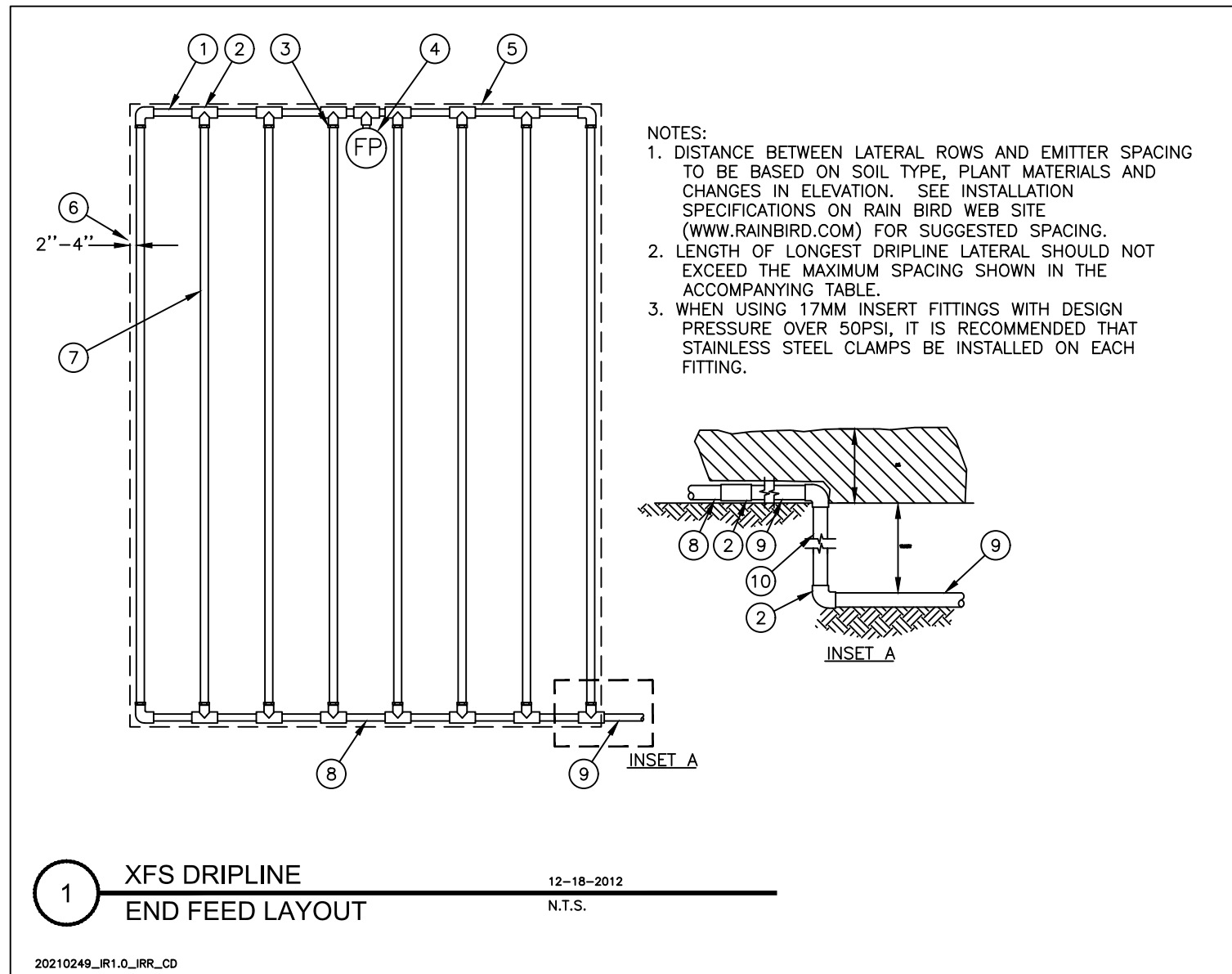
- FINISH GRADE
- CONTROLLER
- CONCRETE PAD
- 1.5" SCH-40 PVC SWEEP ELL
- 6 AWG SOLID BARE COPPER WIRES. CONNECTED DIRECTLY TO CONTROLLER GROUND BAR.
- COPPER GROUND PLATE (4"x6"x.0625") WITH MINIMUM 50 LB GROUND ENHANCEMENT MATERIAL (PAIGE).
- SPHERE OF INFLUENCE.
- 5/8" x 8" COPPER CLAD GROUND ROD.
- CADWELD CONNECTION.

NOTE:
1. DO NOT INSTALL ANY OTHER WIRE OR CABLE WITHIN THE SPHERE OF INFLUENCE.
2. INSTALL GROUNDING PLATE MINIMUM 50' BELOW FINISHED GRADE, OR BELOW FROSTLINE, WHICHEVER IS DEEPER.
3. MEGGAR TEST GROUNDING GRD. MINIMUM 10 OHMS OR LESS REQUIRED. CONTRACTOR TO PROVIDE ON HIS LETTER HEAD, TIME, DATE, AND TEST RESULT. SUBMIT A COPY TO OWNER OR OWNERS REP. PRIOR TO FINAL WALK THROUGH.

CONTROLLER GROUNDING DETAIL
N.T.S.

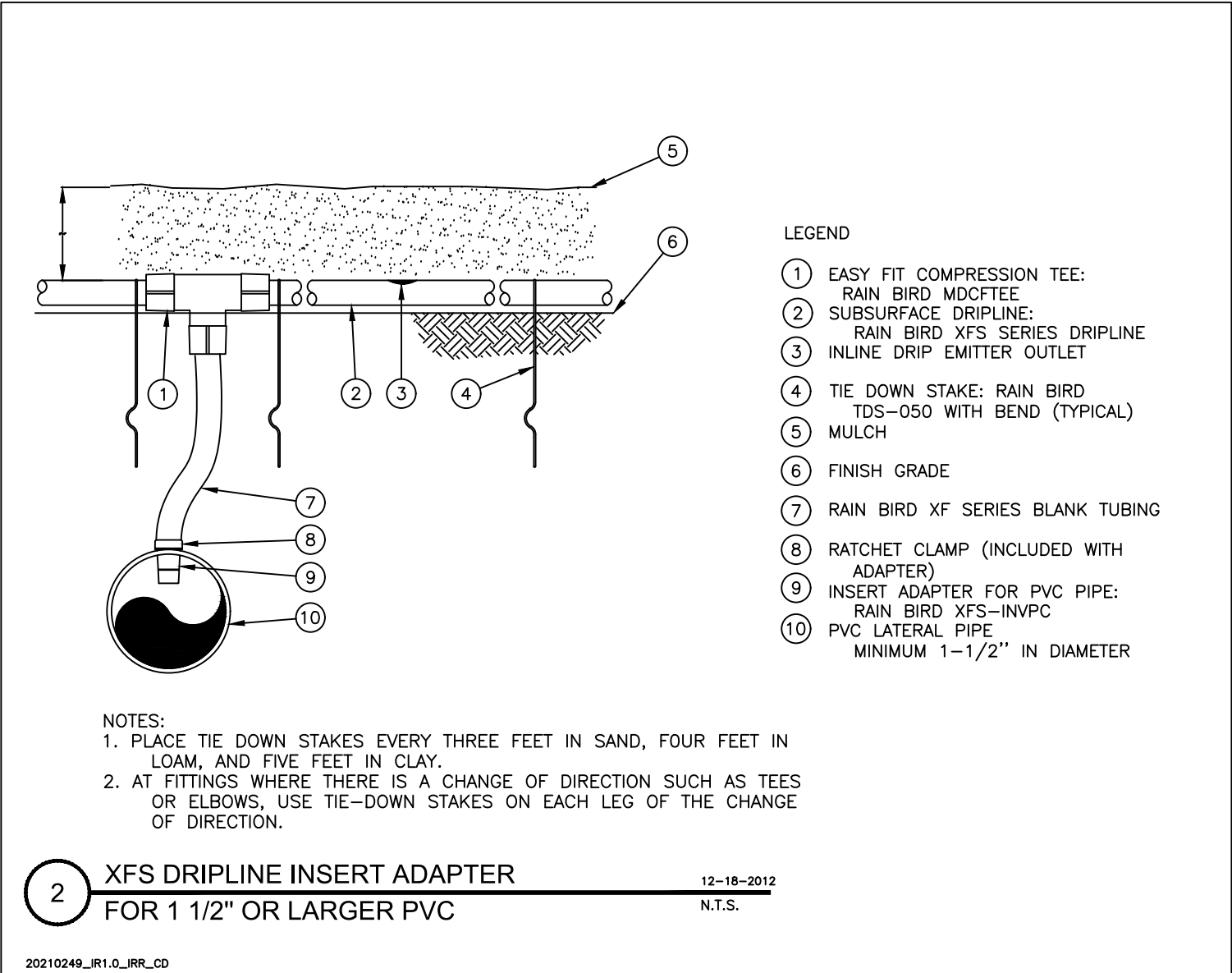
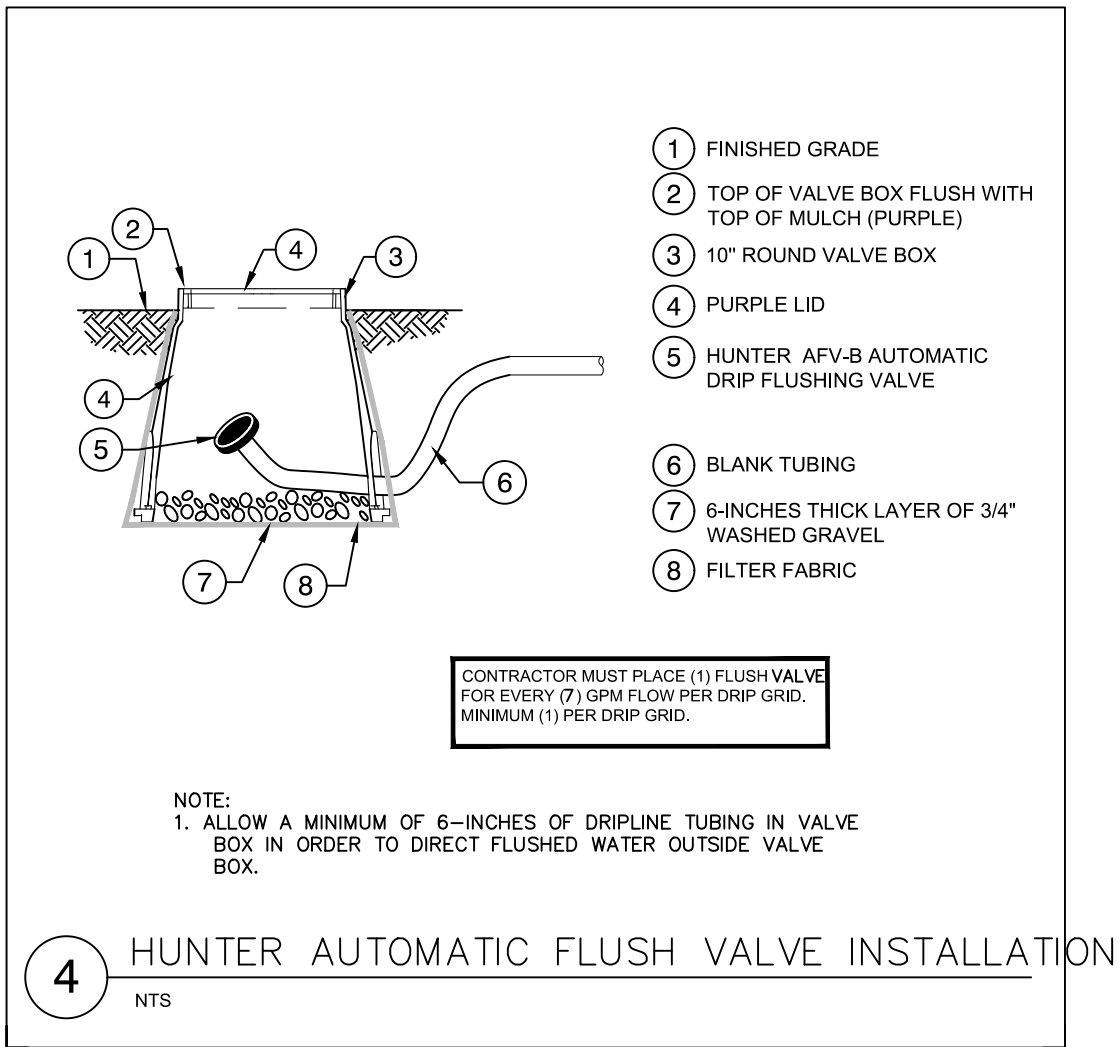
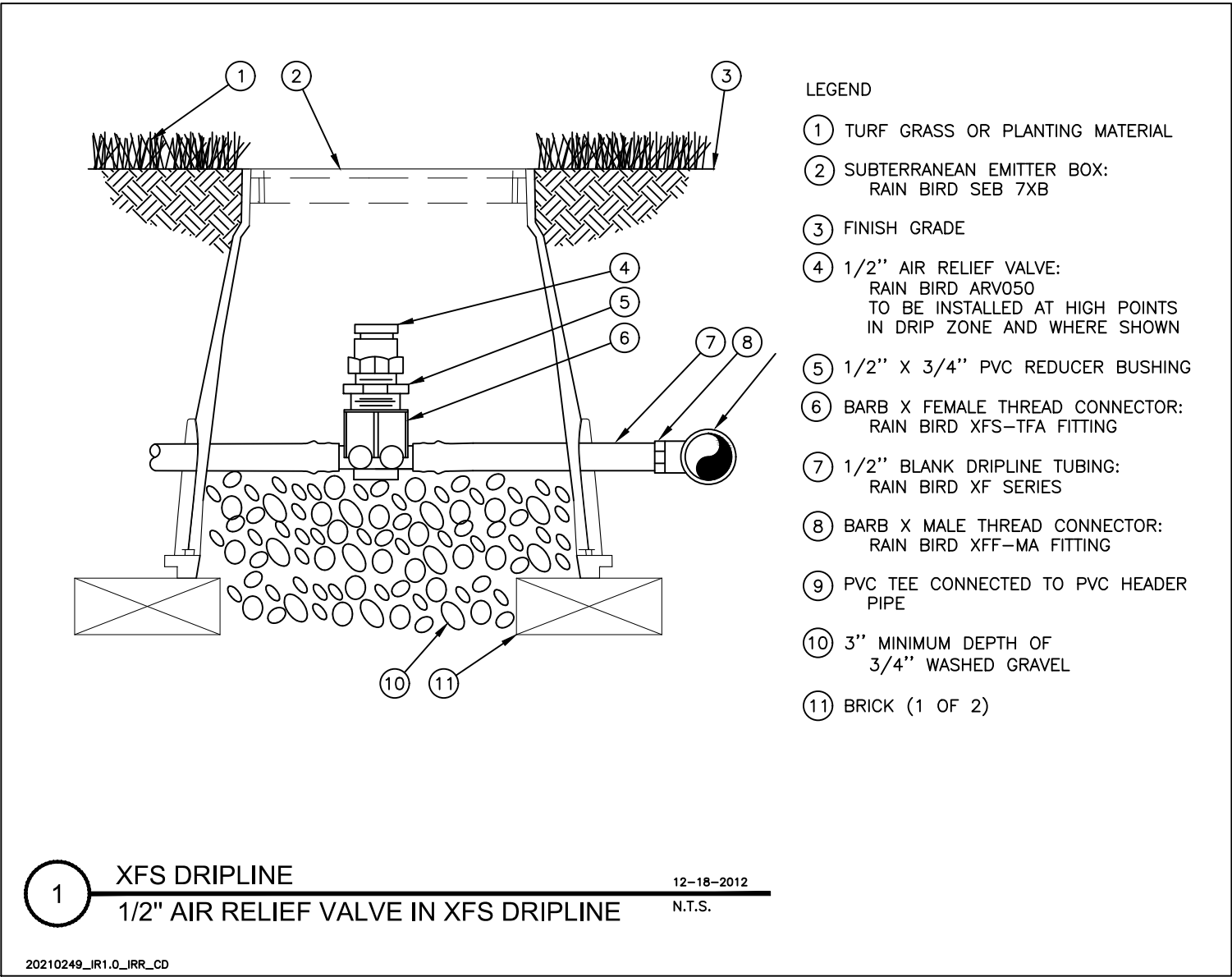
NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_IR1.0_IRR_CD.dwg-IR1.8 Irrigation Details Jan 23, 2024 Lulu



NO.	DATE	DESCRIPTION
1	01/23/2024	City Re-submittal (Revision 3)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/05/2023	City Re-submittal (Revision 1)

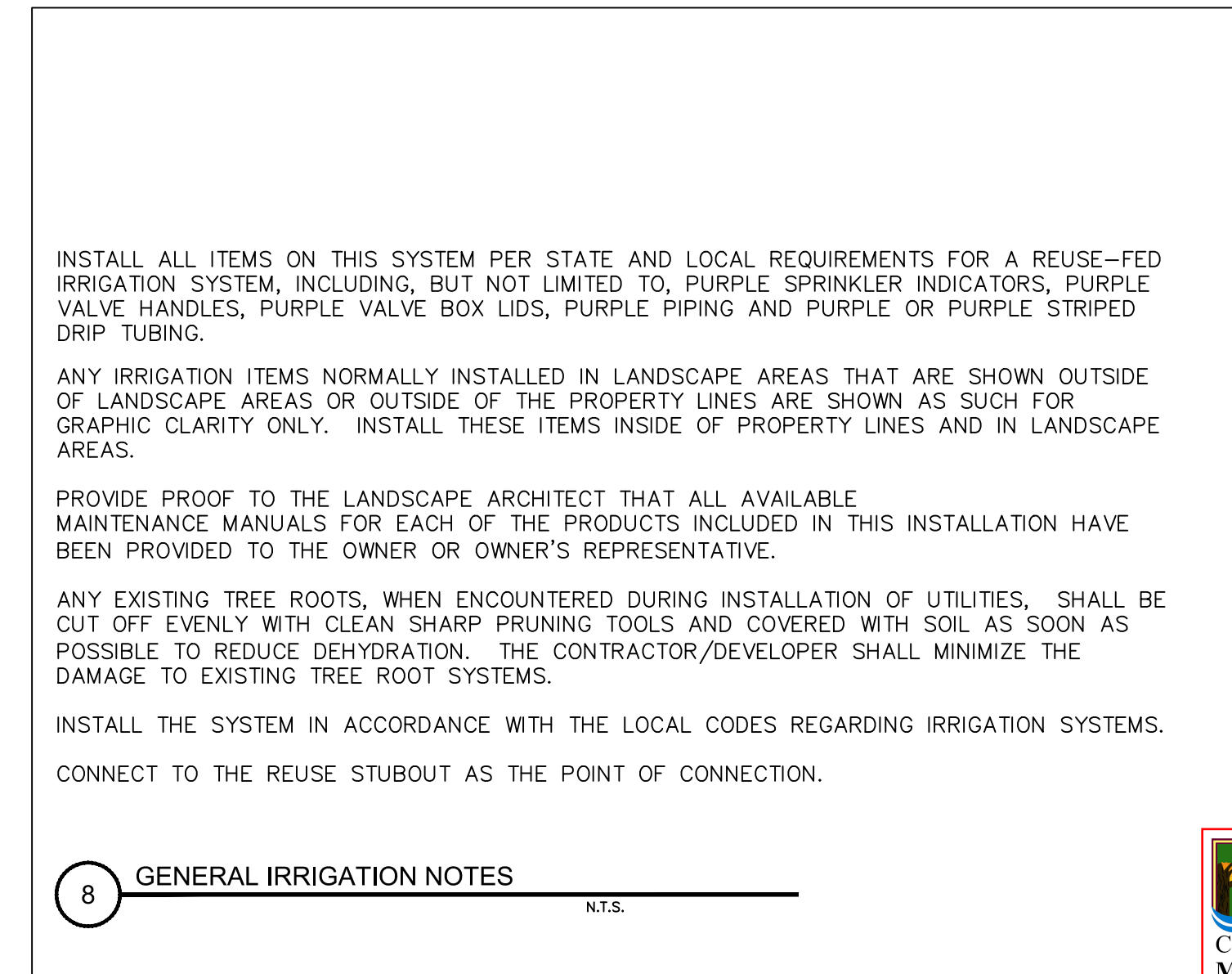
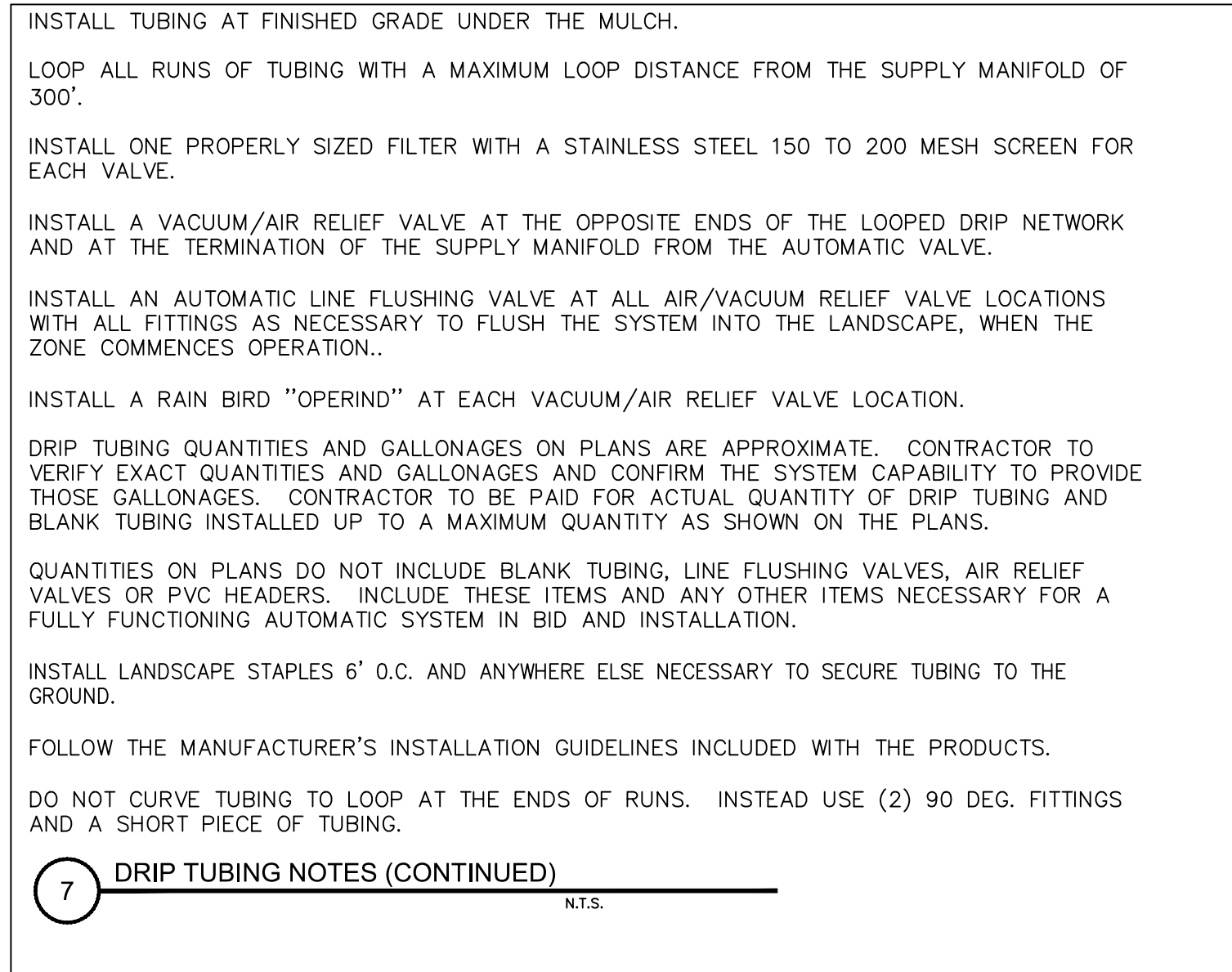
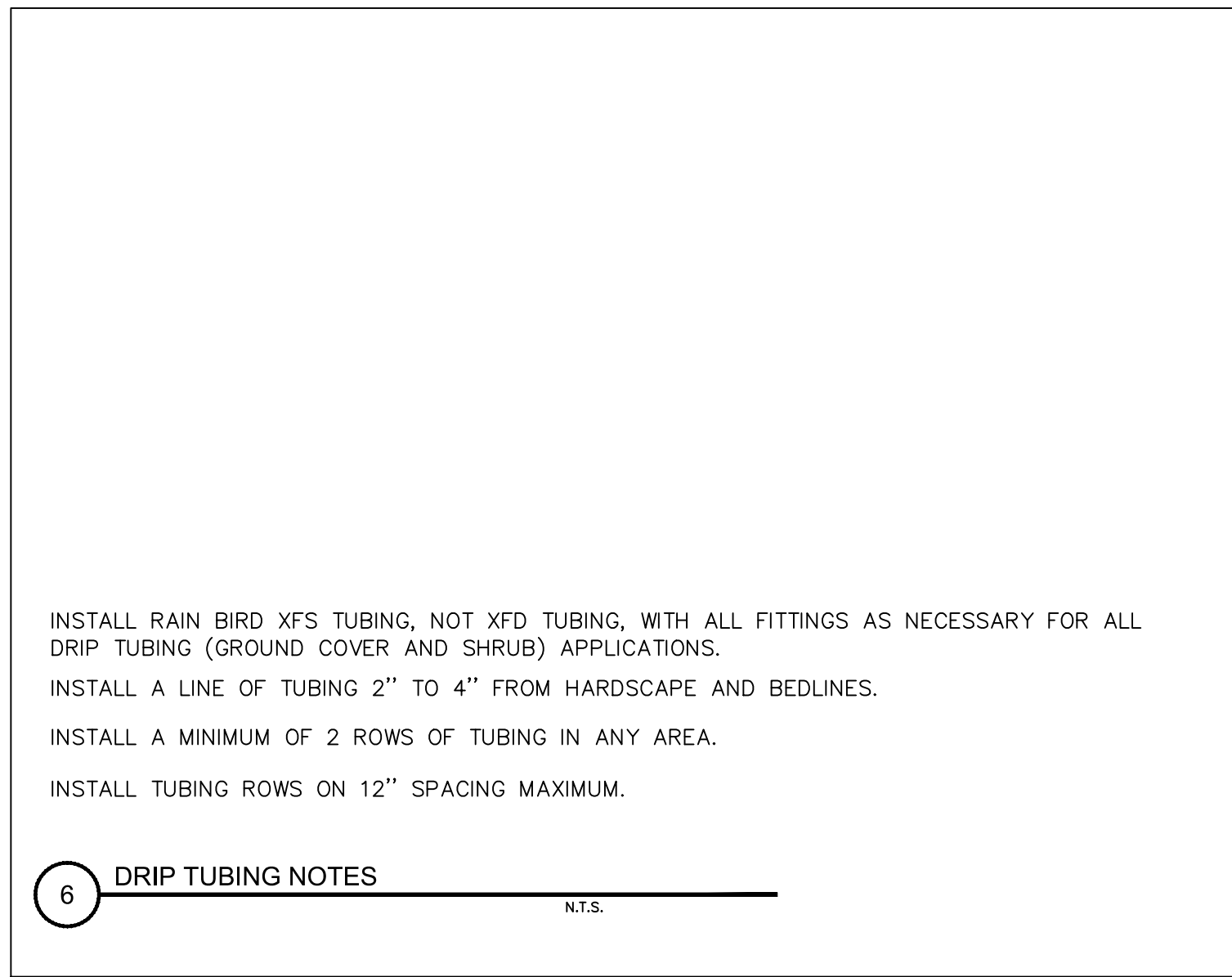
P:\2021\20210249_db homes hillside at mt. dora\dwg\construction\20210249_IR1.0_IRR_CD.dwg-IR1.9 Irrigation Details and Notes Jan 23, 2024 lulu



XFS DRIPLINE MAXIMUM LATERAL LENGTHS (FEET)		
PSI	.9 GPH	
15	155	
20	169	
30	230	
40	255	
50	285	
60	290	

12-18-2012
N.T.S.

20210249_IR1.0_IRR_CD





City of

MOUNT DORA

Department of

Planning and Development

Project Number PR22-11FNL-C

Mt. Ines PLD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024



Catalyst

DESIGN GROUP

941 WEST NOISE BLVD., SUITE 100, ORLANDO, FL 32789

(689) 219-8660 | WWW.CATALYST-DC.COM

KB HOME

(407) 587-3404

9102 Southpark Center Loop

Suite 100

Orlando, FL 32819

HILLSIDE

Permit Set

LAKE COUNTY, FL

NO.	DATE	DESCRIPTION
1	01/05/2023	City Re-submittal (Revision 1)
2	09/14/2023	City Re-submittal (Revision 2)
3	01/23/2024	City Re-submittal (Revision 3)

DRAWING TITLE

IRRIGATION DETAILS AND NOTES

PROJECT NUMBER

20210249

DRAWING NUMBER

IR1.9

DESCRIPTION

FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF AND MULCH AREAS. FURNISH ALL ITEMS FOR A REUSE IRRIGATION SYSTEM AS REQUIRED BY THE STATE OF FLORIDA AND LOCAL CODES

APPLICABLE STANDARDS

AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."

ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."

ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.

ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR-PR).

SUBSTITUTIONS

PIPE

FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR THE PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 PURPLE PIPE (SDR 21) OR BETTER.

SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

INSTALL ALL ABOVE GROUND PIPE AS D.I.P. OR GALVANIZED PIPE.

PIPE FITTINGS

FOR MAIN LINE PVC PIPE FITTINGS, USE HARCO D.I.P. GASKETED FITTINGS AS MANUFACTURED BY THE HARRINGTON CORP. USE FITTINGS WITH THREADED OUTLETS FOR CONNECTIONS TO THE REMOTE CONTROL CONTROL VALVES.

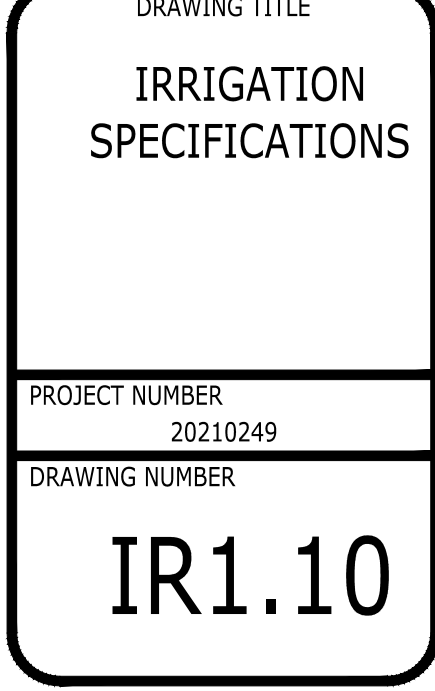
FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454-B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454- B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.

INSTALL RAIN BIRD XFS (NOT XFD) PURPLE OR PURPLE STRIPE .9 GPH, 12" O.C.
TUBING FOR ALL DRIP TUBING APPLICATIONS.

TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS AND ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE ORANGE COUNTY PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.

PROVIDE ALL ITEMS AS REQUIRED FOR A REUSE FED SYSTEM INCLUDING, BUT NOT LIMITED TO PURPLE PIPE, PURPLE HANDLED VALVES, PURPLE VALVE BOX COVERS, PURPLE SPRINKLER INDICATORS AND ANY ABOVE GROUND PIPING TO BE PAINTED PANTONE 522C PURPLE.






 Department of
 Planning and Development
 Project Number : PR22-11FNLC
 Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
 Date: 02/05/2024

LEGEND

- | | |
|---|---|
|  | POINT OF CONNECTION TO REUSE STUB OUT - 50 GPM @ 50 PSI REQUIRED |
|  | HUNTER ACC2 12-STATION CONTROLLER WITH TWO A2M-600 MODULES |
|  | HUNTER SOLAR SYNC SENSOR |
|  | 2-1/2" GASKETED PVC MAIN LINE |
|  | CL200 SOLVENT WELD PVC ZONE PIPING |
|  | SCHEDULE 40 SLEEVE LOCATION |
|  | LINE SIZE GATE VALVE |
|  | HUNTER ICV-151G-FS-R 1.5" ELECTRIC ZONE VALVE ASSEMBLY |
|  | HUNTER ICV-101G-FS-R 1" ELECTRIC ZONE VALVE ASSEMBLY |
|  | LIMITS OF RAIN BIRD .9 GPH, 12" O.C. XFS DRIP TUBING |
|  | LOCATION OF HUNTER AFV-B AUTOMATIC FLUSHING VALVE AND DRIP AIR RELIEF VALVE VALVE |
|  | LOCATION OF RAIN BIRD OPERIND |
|  | PROS-04-PRS30 SPRINKLER WITH RAIN BIRD 5Q NOZZLE - TREES |
|  | TREE SPRAY DIVISION LINE |
|  | HUNTER PROS-06-PRS40-MP800SR-90-R SPRINKLER |
|  | HUNTER PROS-06-PRS40-MPLCS-515-R SPRINKLER |
|  | HUNTER PROS-06-PRS40-MPRCS-515-R SPRINKLER |
|  | HUNTER PROS-06-PRS40-MPSS-530-R SPRINKLER |
|  | HUNTER PROS-06-PRS40-MPCORNER-R SPRINKLER |
|  | HUNTER PROS-06-PRS40-MP1000-90-R SPRINKLER |
|  | HUNTER PROS-06-PRS40-MP2000-90-R SPRINKLER |

STA.	SIZE	VALVE STATION NUMBER, SIZE, APPLICATION AND NOMINAL GALLONAGE
C-#	#"	
TYPE	GPM	
APP	#	

[illegible]

DRAWING TITLE

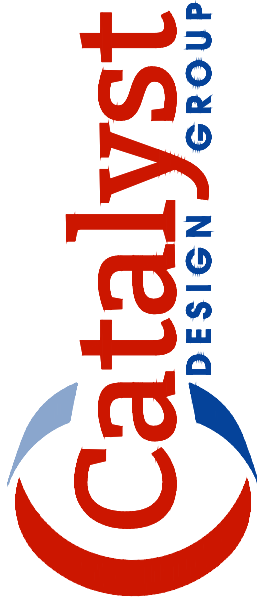
IRRIGATIC

LEGEND

PROJECT NUMBER
20210249

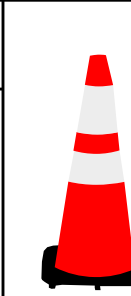
DRAWING NUMBER

IR1.11



KB HOME
(407) 587-3404
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

HILLSIDE
Permit Set
LAKE COUNTY, FL

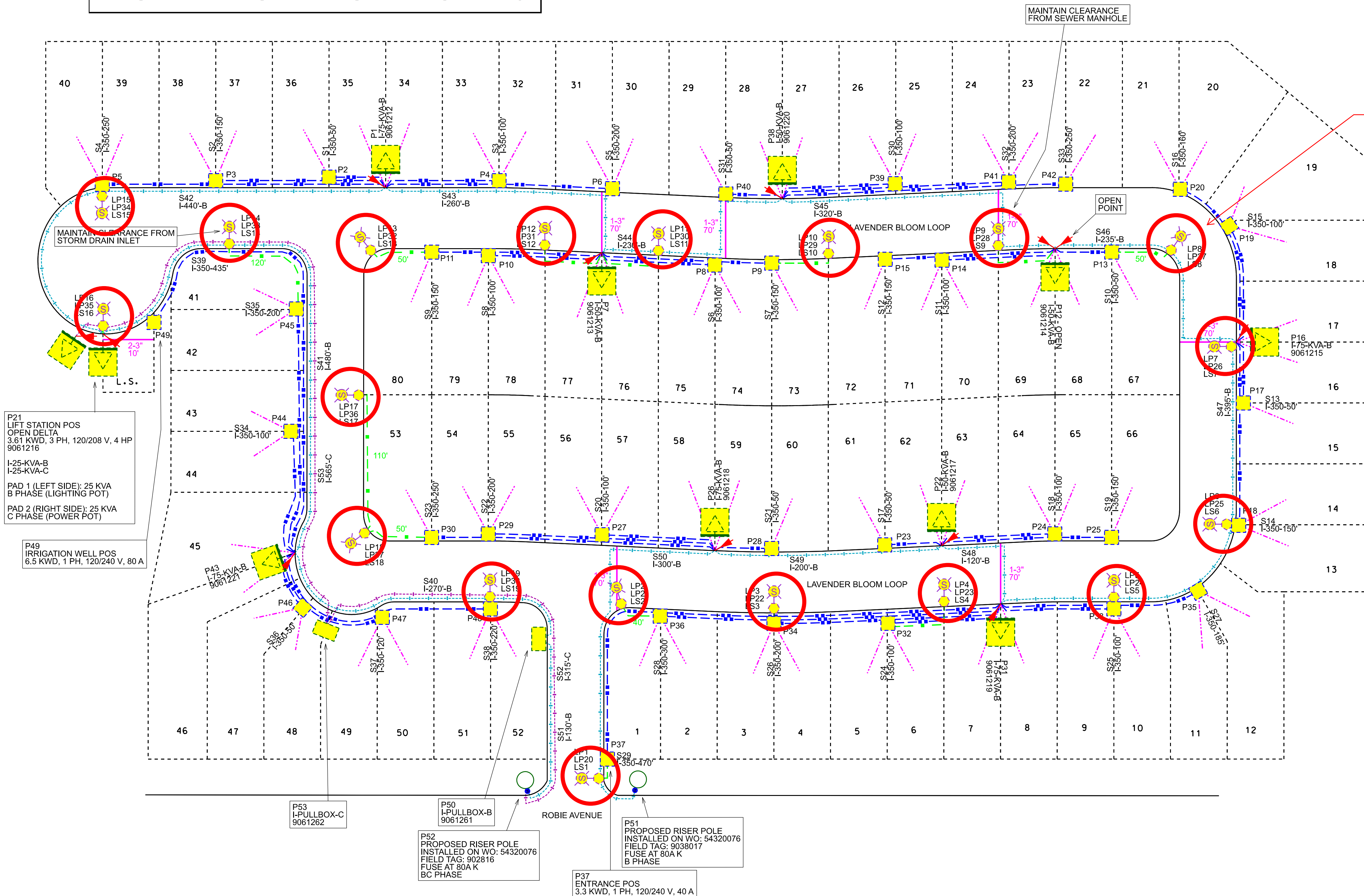
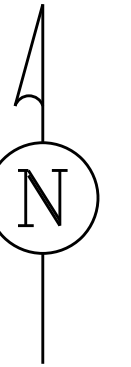


REMEMBER: Work zone area conditions may have changed for this job! Everyone is responsible for verifying the above safety information is correct prior to any work being performed each day.

DEVELOPER TO INSTALL CONDUIT SYSTEM
AND ROAD CROSSINGS

UNLESS OTHERWISE SPECIFIED, ALL
RESIDENTIAL SERVICES ARE TO BE 4/0

COMMERCIAL LOAD INFORMATION			
P49	9061260	=	IRRIGATION WELL POS
VOLTAGE		=	120/240 V
KW DEMAND		=	1PH, 6.5 KWD
LARGEST MOTOR		=	80 A



LIGHTPOLES (TYP)

DRAWN BY: HUGO ROMERO

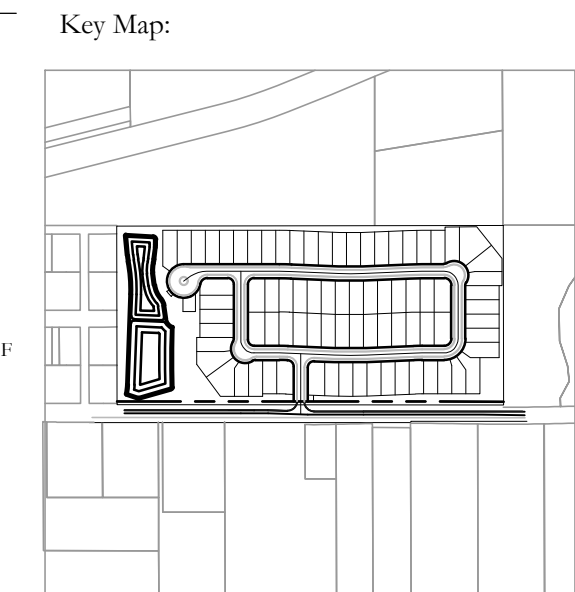
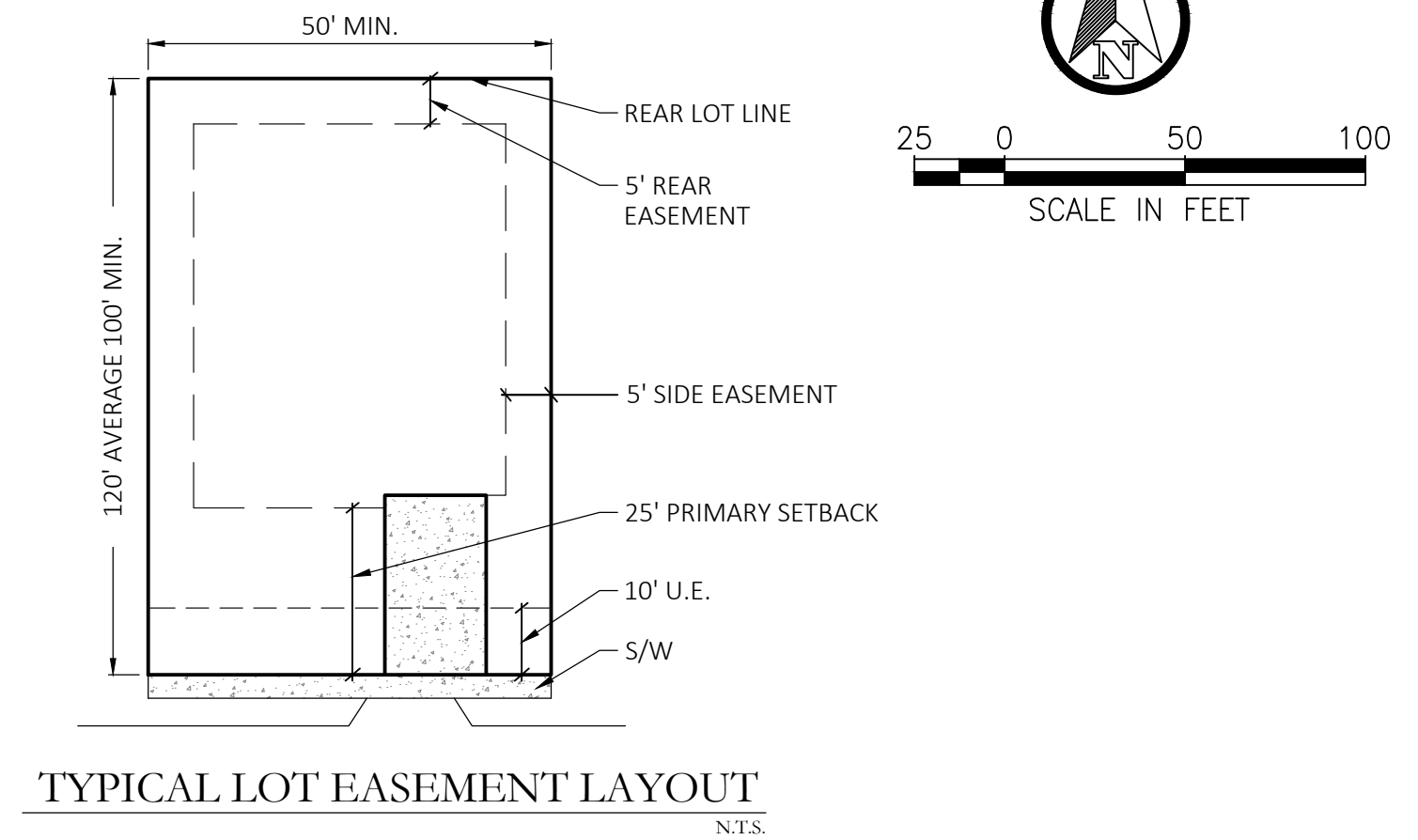
LIGHT POLES	19
PEDESTALS:	19
POLE FIELD TAG ID'S:	
LP1	- 9061090
LP2	- 9061091
LP3	- 9061092
LP4	- 9061093
LP5	- 9061094
LP6	- 9061095
LP7	- 9061096
LP8	- 9061097
LP9	- 9061098
LP10	- 9061099
LP11	- 9061100
LP12	- 9061101
LP13	- 9061102
LP14	- 9061103
LP15	- 9061104
LP16	- 9061105
LP17	- 9061106
LP18	- 9061107
LP19	- 9061108

LEGEND	
FACILITIES ARE NOT TO SCALE	
	PADMOUNTED TRANSFORMER (SOLID GREEN LINE MARKS FRONT OF TRANSFORMER)
	PULLBOX
	ABOVE GROUND PEDESTAL
	POLE AND STREET LIGHT
	ROAD CROSSING
	SECONDARY CABLE
	STREET LIGHT CABLE
	SERVICE CABLE
	1/0 AL PRIMARY CABLE A PHASE
	1/0 AL PRIMARY CABLE B PHASE
	1/0 AL PRIMARY CABLE C PHASE
	1/0 AL PRIMARY CABLE ABC PHASE

Work Order Number 52908546
Customer/Contact MATT BOSSICK
Contact Phone 305-710-1001
Job Site Address ROBIE AVE
City MOUNT DORA
County LAKE
State, Zip FL, 32757
Designer KRISTIN CORDELL
Designer Phone 321-662-0294

Circuit ID M34
Primary Voltage 7.2/12.47 kV
Permit Required Yes ☒ No ☐
Permit Type/No. LAKE COUNTY
Permit Type/No. 2
Permit Type/No. 3
Revision Date 09/11/2024

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-GEO



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Construction Plans

for

HILLSIDE AT MOUNT DORA

Mt. INES PUD

Lake County, FL

EXHIBIT 7.4 - ENGINEERING PLANS

LEGAL DESCRIPTION:

THE EAST 380 FEET OF SE 1/4 OF NW 1/4 OF SW 1/4 AND THE W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 33,
TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

Alternate Key Numbers:

1048419
1124786

UTILITY PROVIDERS:

Sewer:
City of Mt. Dora (CoMD) Utilities
900 North Donnelly Street
Mount Dora, FL 32757

Telephone:
Sprint
P.O. Box 490048
Leesburg, FL 34749-0048
352.326.1620

Water:
City of Mt. Dora (CoMD) Utilities
900 North Donnelly Street
Mount Dora, FL 32757

Gas:
TECO People Gas
1724 Kurt Street
Eustic, FL 32726
352.483.7232

Electric:
Duke Energy
20551 Old Scenic Hwy
Lake Wales, FL 33898

Cable:
Comcast
8130 CR 44 Leg A
Leesburg, FL 34788
352.787.9601 x133

CONSULTANTS:

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston Street.
Orlando, FL 32803
407.487.2594

Environmental:
Alliant Environmental Solutions, LLC.
P.O. Box 3826
DeLand, FL 32721
386.624.7304

Landscape Architect:
Catalyst Design Group
941 W. Morse Boulevard, Suite 100
Winter Park, FL 32789
615.622.7200

Geotechnical Engineer:
Imperial Testing and Engineering, Inc.
3905 Kidron Road
Lakeland, FL 33811
863.647.2877

Surveyor:
Allen & Company
16 E. Plant Street
Winter Garden, FL 34787
407-654-5355

Transportation:
Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, FL 32751
407.628.9955

Surveyor:
Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, FL 32746
407.678.3366

Owner:
Kurly Key Properties LLC
Marcelo Carvajal
1444 Belfiore Way
Windermere, FL 34786
646.696.5505



Vicinity Map
Scale: 1" = 2,000'

Sheet Index			Subm./Rev.							
Sheet Id.		Sheet Title	0	1	2	3	4	5	6	7
Civil Plans										
C0.00		Cover Sheet	■	■	■	■	■	■	■	■
C0.01	- C0.02	Construction Notes	■	■	■	■	■	■	■	■
C1.00		Existing Conditions	■	■	■	■	■	■	■	■
C2.00		Master Site Plan	■	■	■	■	■	■	■	■
C2.01		Site Data Notes	■	■	■	■	■	■	■	■
C2.10		Erosion Control Plan & Details	■	■	■	■	■	■	■	■
C3.00		Typical Roadway Sections	■	■	■	■	■	■	■	■
C3.10		Geometry Plan	■	■	■	■	■	■	■	■
C4.00		Master Drainage Plan	■	■	■	■	■	■	■	■
C4.10		Grading & Drainage Plan	■	■	■	■	■	■	■	■
C4.11	- C4.12	Grading Sections	■	■	■	■	■	■	■	■
C4.20	- C4.23	General Construction Details	■	■	■	■	■	■	■	■
C4.24		Outfall Structure Details	■	■	■	■	■	■	■	■
C4.30		Utility Crossings & Asset Tables		■	■	■	■	■	■	■
C5.00		Master Utility Plan	■	■	■	■	■	■	■	■
C6.00		Plan & Profile Mt. Ines Lane	■	■	■	■	■	■	■	■
C6.01	- C6.03	Plan & Profile Lavender Bloom Loop	■	■	■	■	■	■	■	■
C7.00	- C7.06	Offsite Roadway Improvement Plans		■	■	■	■	■	■	■
C9.00		Signage & Striping Plan	■	■	■	■	■	■	■	■
C10.01	C10.10	City Of Mt Dora Utility Construction Notes	■	■	■	■	■	■	■	■
C11.01	- C11.02	Lake County Details	■	■	■	■	■	■	■	■
C12.00		City Of Mt Dora Lift Station Details	■	■	■	■	■	■	■	■

Survey Drawings

ALTA/NSPS Land Title Boundary Survey
Boundary, Topographic & Tree Survey

Landscape Reference Drawings

Tree Removal Plan & Notes & Details
Tree Removal List & Calculations
Overall Landscape Plan
Landscape Plan
Landscape Notes & Details
Irrigation Plan & Notes

Submittal Info

	Date	Description
0	8/17/2022	Submit to the City of Mount Dora, Lake County, SJRWMD
1	11/18/2022	Submit to the City of Mount Dora, Lake County, SJRWMD
2	1/27/2023	Submit to the City of Mount Dora, Lake County, SJRWMD
3	6/19/2023	Resubmit to SJRWMD
4	09/15/2023	Submit to City of Mount Dora, Lake County
5	10/31/2023	Resubmit to SJRWMD
6	11/30/2023	Resubmit to City of Mount Dora & Lake County
7	01/24/2024	Resubmit to City of Mount Dora & Lake County

DEVELOPMENT REVIEW

PROJECT # PR22-11FNL APPLICATION REQUEST # XXXX

PROJECT NAME: Hillside at Mount Dora (FKA Mt. Ines)

ALTERNATE KEY # 1048419 & 1124786 ORDINANCE # XXXX-XX

REVIEWER PLEASE SIGN AND DATE BELOW

PLANNING & ZONING

COMMENTS:

ENVIRONMENTAL

COMMENTS:

LANDSCAPE

COMMENTS:

PUBLIC SAFETY / EMERGENCY 911

COMMENTS:

HEALTH DEPARTMENT

COMMENTS:

BUILDING

COMMENTS:

FIRE

COMMENTS:

CONCURRENCY

COMMENTS:

PUBLIC WORKS

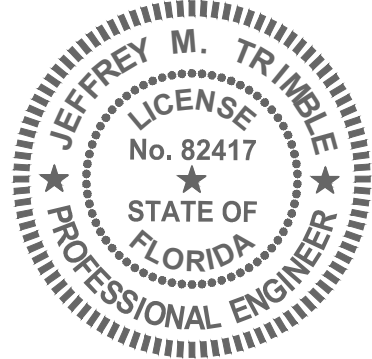
COMMENTS:

PRELIMINARY/FINAL DEVELOPMENT REVIEW

APPROVAL

DATED DIRECTOR, OFFICE OF PLANNING & ZONING (OR DESIGNEE)

NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE
LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN,
CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS,
FDOT GREEN BOOK, THE CITY OF MOUNT DORA REGULATIONS AND
SPECIFICATIONS AND LAKE COUNTY REGULATIONS AND
SPECIFICATIONS.



This item has been electronically signed and sealed using a digital
signature. Printed copies of this document are not considered
signed and sealed and the signature must be verified on any
electronic copies.



2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 21-091

Z:\2024\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CADD\FINAL CITY\21-091-FE-CN

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:

- WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
- WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
- WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
- FDEP WATER DISTRIBUTION
- FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
- FDEP REUSE
- FDEP DREDGE AND FILL
- ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
- LOCAL RIGHT OF WAY USE
- LOCAL UNDERGROUND UTILITIES
- FDOT DRIVEWAY CONNECTION
- FDOT UTILITY
- FDOT STORMWATER DISCHARGE CONNECTION
- FDEP & EPA NPDES STORMWATER
- FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE

2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.

3. FLORIDA LAW (F.S. 556 - THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING.

4. 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. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.

5. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.

6. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.

7. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER 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.

ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. 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 THE ENGINEER AND OWNER.

8. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.

9. CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

10. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE. CONTRACTOR SHALL ABIDE BY THE PERMIT.

11. SEE MISC. NOTE 3 ON SHEET C10.04 FOR PIPE COVER INFORMATION.

12. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.

13. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED.

14. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.

15. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.

16. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.

17. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

18. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.

19. 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 ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.

20. 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.

21. 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 SOLE EXPENSE

22. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

23. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.

24. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. HOWEVER, IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM CITY OF MOUNT DORA, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

25. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.

26. ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES, WITHIN THE RIGHT-OF-WAY THAT IS NOT RELOCATED BY THE PROPERTY OWNER SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PLANS. MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT DESIGN STANDARD 532.

27. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS AND ENGINEER SHOULD SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS.

28. CONTRACTOR IS TO MAINTAIN UNINTERRUPTED ACCESS TO ALL DRIVEWAYS AT ALL TIMES AND IS TO NOTIFY PROPERTY OWNERS FIVE DAYS PRIOR TO STARTING CONSTRUCTION.

29. SHOULD AGGRESSIVE SOILS BE ENCOUNTERED CONTRACTOR SHALL NOTIFY ENGINEER FOR REMEDIAL ACTION.

30. IMPACTS TO OFFSITE ROADWAYS, IF ANY, WILL NEED TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.

31. LANDSCAPING WITHIN DANGER TREE/REMOVAL EASEMENT PER ORB 2593, PG 1468 SHALL BE LIMITED TO A MAXIMUM HEIGHT AT MATURITY OF 120 FT.

32. NO EQUIPMENT EXTENDING HIGHER THAN 15 FT. ABOVE EXISTING GRADE SHALL BE USED WITHIN POWER EASEMENTS.

33. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

34. ANY WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.

35. VIBRATORY COMPACTION METHODS SHALL NOT BE USED WITHIN ANY EXISTING GAS EASEMENTS.

36. ALL LIGHT POLES AND STRUCTURES TO BE LOCATED IN THE FIELD BY SURVEYOR RETAINED BY CONTRACTOR.

37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.

38. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

39. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY OR TITLE WORK FOR ASSOCIATED ENCUMBRANCES.

40. SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM DESIGN DRAWINGS AS LISTED IN THE SURVEYOR SECTION. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFERENT.

41. SIGHT LINES SHOWN ON THE PLANS SHALL BE MAINTAINED WITHIN THE TRIANGLES BOTH HORIZONTALLY AND VERTICALLY FROM 30 INCHES TO 8 FEET IN HEIGHT. ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM TRIANGLES.

42. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPROVED M.O.T. PLAN ON FILE.

43. CONTRACTOR TO MAINTAIN ALL EXISTING SIDEWALKS OPEN DURING CONSTRUCTION, OR A SAFE, ADA COMPLIANT, TEMPORARY APPROVED PEDESTRIAN PATH SHALL BE PROVIDED UNTIL THE SIDEWALK CAN BE REOPENED.

44. MANHOLE LIDS, VALVE COVERS AND CLEAN-OUTS LOCATED IN TRAVEL LANES SHALL BE TRAFFIC BEARING RATED.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL BE PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA, COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.

A. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.

B. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

C. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

D. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF

CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.

E. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.

F. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

G. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.

H. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

I. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.

J. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.

K. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.

L. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.

M. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.

2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.

3. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

4. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.

5. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.

SURVEY AND CONTROL:

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:
SURVEYOR : IRELAND & ASSOCIATES SURVEYING, INC.
DRAWING NO. : 15-80712
DATED : 01-05-2021

2. SURVEYOR'S REFERENCE VERTICAL BENCHMARK:
DESCRIPTION: FLORIDA DEPT. OF TRANSPORTATION
LOCATION: FOUND NAIL & DISC FDOT "LB 6566", 555.32' WEST OF NW PROPERTY CORNER
ELEVATION: 101.623' NAVD88

3. SITE TEMPORARY VERTICAL BENCHMARK: SITE BENCHMARK #1
DESCRIPTION: REBAR & CAP (LB7623)
LOCATION: AS SHOWN ON SURVEY
ELEVATION: 164.05'

4. SITE TEMPORARY VERTICAL BENCHMARK:
DESCRIPTION: REBAR & CAP (LB7623)
LOCATION: AS SHOWN ON SURVEY
ELEVATION: 100.94'

BENCHMARK LOCATIONS AND ELEVATIONS ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY THEIR CORRECTNESS AT TIME OF CONSTRUCTION.

PAVING, DRAINAGE AND GRADING:
SEE SPECIFIC LOT GRADING NOTES AS WELL ON SHEET C4.01

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.

2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.

3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

4. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.

5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

6. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.

7. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY

8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.

9. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.

10. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

11. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

12. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

13. UNDERDRAIN, IF ANY, SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL

14. UNDERDRAIN DISCHARGE PIPE, IF ANY, SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.

15. YARD DRAINS, IF ANY, SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).

16. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.

17. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.

18. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.

19. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.

20. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.

21. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRONS AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.

22. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.

23. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.50% UNLESS SPECIFIED OTHERWISE.

24. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.

26. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

GEOTECHNICAL ENGINEER: IMPERIAL TESTING AND ENGINEERING, INC.
REPORT NO(S): 23915
DATE: AUGUST18, 2022

27. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

28. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.

29. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF LAKE COUNTY, PANEL #12069C0390E, DATED 12/18/2012).

30. ALL DISTURBED FDOT, CITY AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.

31. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.

32. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

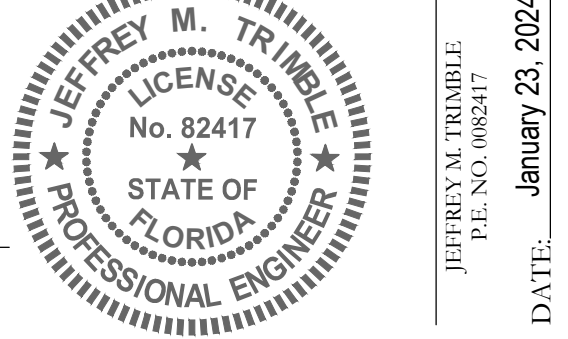
Sheet Title:

CONSTRUCTION NOTES

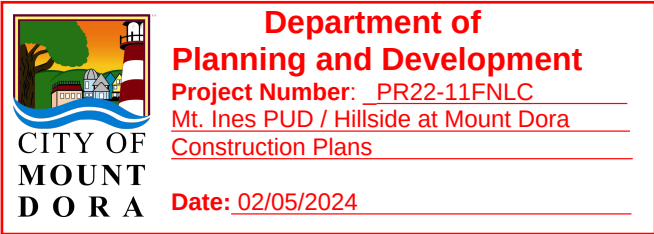
Sheet No.:

C0.01

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\21-091-1B HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CADD\FINAL\CTTY\21-091-1FE-01

33.OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESEDDOD AND/OR RESEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.

34.CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.

35.ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

36.ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 6 INCHES OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.

37.INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.

38.DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.

39.NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.

40.CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

41.CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.

42.THIS PROJECT WAS DESIGNED TO BE IN COMPLIANCE WITH CITY OF MOUNT DORA, LAKE COUNTY, SJRWMD, FDOT, & FEMA STANDARDS AND REQUIREMENTS. THE DEGREE OF FLOOD PROTECTION AND SURFACE AND GROUNDWATER PROTECTION REQUIRED BY THESE STANDARDS IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. LARGER FLOODS CAN AND WILL OCCUR ON RARE OCCASIONS. FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THESE STANDARDS DO NOT IMPLY THAT LAND OUTSIDE AREAS OF SPECIAL FLOOD HAZARD AREAS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR DAMAGES. THESE STANDARDS SHALL NOT CREATE LIABILITY ON THE PART OF POULOS & BENNETT LLC OR BY ANY OTHER OFFICER OR EMPLOYEE THERE FOR ANY FLOOD DAMAGES OR ADVERSE EFFECTS OF CHANGES IN QUANTITY OR QUALITY OF SURFACE OR GROUNDWATER THAT RESULT FROM RELIANCE ON THESE STANDARDS OR ANY ADMINISTRATIVE DECISION MADE THERE UNDER.

43.CITY ISSUED STORM DRAIN MARKERS WILL BE PROVIDED TO THE CONTRACTOR FOR INSTALLATION ON EACH CURB INLET WITHIN THIS DEVELOPMENT. INSTALLATION OF THESE MARKERS WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS.

(THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS)

POTABLE WATER NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL GOVERNMENT STANDARDS.

2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.

3. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.

4. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.

5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(21)(B)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

6. ALL WATER MAINS OVER 4" IN DIAMETER SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.

7. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.

8. MARK SERVICES WITH 6" HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A "W" IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS CONSISTENT WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.

9. PIPE MATERIALS:
ALL PVC PIPE SHALL BE AWWA C900 AND IN ACCORDANCE WITH THE CITY OF MOUNT DORA STANDARD CONSTRUCTION NOTES.

10. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF LOCAL GOVERNMENT. ALL VALVES SHALL BE OPERATED BY LOCAL GOVERNMENT PERSONNEL ONLY. WATERMAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651 AND LOCAL GOVERNMENT STANDARDS.

11.VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES: 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 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. 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.

12. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (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 CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 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.

13.HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS: NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF 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. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 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.

14. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER WATERMAINS, UNLESS OTHERWISE NOTED

15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE LEAD FREE PER AWWA STANDARDS.

16.NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE OR FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.

17.NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.

18.IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.

19. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF A LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

20.CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER AND SUBMITTED AND RECEIVED BY THE CITY OF MOUNT DORA UTILITY DEPARTMENT.

21.CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING WITH THE CITY OF MOUNT DORA AND OWNER TO ALLOW ENGINEER AND/OR CITY REPRESENTATIVE'S ATTENDANCE PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.

22.ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

23.SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

24.CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.

25.CONCRETE CURBS SHALL BE CHISELED OR IMPRINTED TO SHOW LOCATIONS OF WATER AND SEWER SERVICE LINES/LATERALS. MARKING SHALL CONFORM WITH LOCAL STANDARDS. WHERE NO STANDARDS EXIST, USE "R" FOR RECLAIMED WATER, "W" FOR WATER, AND "S" FOR SANITARY.

26.FIRE HYDRANTS WHICH ARE GRAPHICALLY SHOWN ON OR NEAR LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING OR DIMENSIONING SHALL BE CENTERED ON THE LOT LINE.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

SANITARY SEWER NOTES:

1. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.

2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.

3. ALL SANITARY SERVICE LATERALS SHALL BE 4 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.

4. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA BUILT FOR 8" PVC SEWER LINE SLOPE WILL BE 0.40%, FOR 12" PVC WILL BE 0.22% AND FOR 15" PVC WILL BE 0.15%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.

5. MARK LATERALS WITH 6" HIGH PIECE OF 2" X 4" PLANK PAINTED ORANGE W/ LOT NUMBER CLEARLY MARKED AND A "S" IMPRESSED IN THE CURB.

6. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT
7.1.THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM
7.2.EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
7.3.AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

7. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS MUST BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.

8. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.

9. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.

10.MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE OF TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHALL A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.

11.PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR26.

12.ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.

13.FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.

14.CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS

RECLAIMED WATER NOTES:

1. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. MAINS SHALL BE CLASS 52 DIP IF 24"-30" OF COVER IS PROVIDED AND CLASS 51 IF 30"-36" COVER IS PROVIDED.

2. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. RECLAIMED WATER WHEN LESS THAN 3' OF COVER IS ACHIEVED SHALL BE D.I.P. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY ENGINEER) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.

3. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 50% OF THE PIPE MANUFACTURER'S RECOMMENDATION. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.

4. MARK LATERALS WITH 6" HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN R IMPRESSED IN THE CURB.

5. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.

6. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.

7. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.

8. ALL RECLAIMED WATER MAINS OVER 4" IN DIAMETER SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE AWWA C900, SOLID, PANTONE AND PURPLE IN COLOR.

9. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.

10.ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPE, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.

11.VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.

12.LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.

13.A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVICED WITH RECLAIMED WATER.

14.SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.

15.XBOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BFP's, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH XBOX COVERS FOR WATER SYSTEM ELEMENTS.

16.RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.

17.THE WETTED EDGE OF AREAS IRRIGATION WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.

18.NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.

2. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING. CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.

3. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.

4. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.

5. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.

6. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.

7. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

8. DEMOLITION WORK SHALL COMPLY WITH NFPA 241 SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

9. CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC WITH THE CITY OF MOUNT DORA PUBLIC WORKS AND ENGINEERING CONSTRUCTION MANAGER PRIOR TO ANY ROAD, LANE OR SIDEWALK CLOSURES.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.

2. PAVEMENT GRADES OVER HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION EXCEPT AT RAMPS. (NOTE: RAMP LENGTHS MAY EXCEED 6 FEET.)

3. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)

4. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG

5. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.

6. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.

7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.

FIRE PROTECTION NOTES:

1. MAINS DESIGNATED AS FIRE PROTECTION SHALL BE INSTALLED BY A FLORIDA LICENSED FIRE PROTECTION CONTRACTOR AND REVIEWED FOR CONFORMANCE BY A LICENSED FIRE PROTECTION ENGINEER.

2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.

3. IN INSTANCES WHERE THERE ARE NO FIRE HYDRANTS IN CLOSE PROXIMITY TO PROVIDE FIRE PROTECTION, PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3, UNDERGROUND WATER MAINS, AND HYDRANTS ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

4. PER NFPA-1, 18.3.4.1, DURING CONSTRUCTION, CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE PROVIDED AND MAINTAINED AT ALL TIMES.

5. ALL CONSTRUCTION SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 6TH EDITION, AND CURRENT ADOPTED CODES.

6. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION. (NFPA 241 EDITION 2013 SUB-SECTION 7.5.5.2) ACCESS ROADS SHALL SUPPORT THE WEIGHT OF THE CITY OF MOUNT DORA FIRE TRUCK APPARATUS.

7. SUBMIT CONSTRUCTION PLANS SHOWING THE FIRE DEPARTMENT ACCESS ROADS AND THE MATERIAL USED FOR THE ALL-WEATHER ROAD SURFACE THAT WILL SUPPORT THE LIVE LOAD OF THE MDDF APPARATUS FOR APPROVAL BY THE MDDF PRIOR TO THE START OF THE CONSTRUCTION PROJECT. (FFPC , NFPA 1 - UNIFORM FIRE CODE, FLORIDA 2015 EDITION SUB-SECTION 18.1.3.1) FIRE ACCESS ROADWAY TO BE CONSTRUCTED TO SUPPORT THE WEIGHT OF THE CITY OF MOUNT DORA FIRE TRUCK.

8. PLACEMENT HYDRANTS SHALL BE PLACED A MINIMUM OF SIX FEET BUT NOT GREATER THAN NINE FEET FROM THE CURB OR PAVED SURFACE UNLESS OTHERWISE APPROVED. THEY SHALL NOT BE BLOCKED BY HEDGES, TREES, PARKED VEHICLES, BUILDINGS, FENCES, UTILITY POLES, RECEPTACLES, SIGNS AND THE LIKE. HYDRANTS SHALL BE PLACED AT LEAST 30 FEET FROM STRUCTURES. HYDRANTS WITHIN DEVELOPMENTS SHALL BE PLACED SO THAT THE USE OF A HYDRANT OR CONNECTION TO FDCCS DOES NOT BLOCK OR PREVENT THE ENTRANCE OR EXIT OF OTHER EMERGENCY VEHICLES RESPONDING TO THE SCENE.

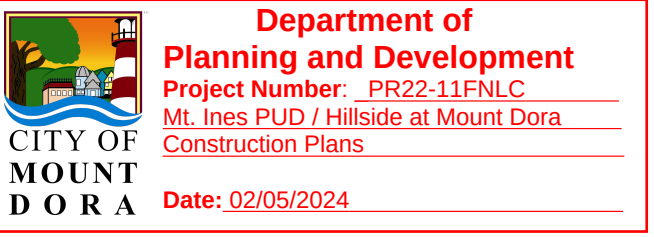
9. NEARBY PARKING (SEE FIGURE 1): PARKING SHALL NOT BE ALLOWED FOR 7 FEET 6 INCHES TO EITHER SIDE OF A HYDRANT. "NO PARKING" AREAS ASSOCIATED WITH A HYDRANT SHALL BE SO MARKED. AN ALTERNATE PARKING ARRANGEMENT MAY BE ALLOWED IF ALL THE FOLLOWING CRITERIA ARE MET.

10. HYDRANT SPECIFICATIONS. ALL FIRE HYDRANTS SHALL HAVE ONE 4.5-INCH STEAMER AND TWO 2.5 INCH PORTS. HYDRANT OUTLET THREADS SHALL HAVE NH STANDARD EXTERNAL THREADS FOR THE SIZE OUTLET SUPPLIED AS SPECIFIED IN NFPA 1963 STANDARD FOR FIRE HOSE CONNECTIONS (AS ADOPTED BY SECTION 6-1-1 OF THE CODE). THE CENTER OF THE STEAMER SHALL BE 18 INCHES MINIMUM ABOVE GRADE. THE 4.5-INCH STEAMER SHALL BE TURNED TO FACE THE ROAD OR ACCESS DRIVE. IF THE HYDRANT IS ON A CORNER, THE STEAMER IS TO FACE THE MAIN ROAD OR ACCESS WAY

11. HYDRANT MAINTENANCE. PRIVATE HYDRANTS SHALL BE PAINTED WITH THE BARREL SILVER. HYDRANTS OWNED BY THE LOCAL WATER AUTHORITY LOCATED WITH-IN THE CITY LIMITS OF MOUNT DORA SHALL BE PAINTED WITH THE BARREL YELLOW. ALL CAPS AND BONNETS WILL BE PAINTED CAPACITY COLOR CODED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE CURRENT EDITION NFPA 291 RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (AS ADOPTED BY SECTION 6-1-1 OF THE CODE). ALL HYDRANTS ARE TO BE MAINTAINED IN PROPER WORKING ORDER. ALL HYDRANTS ARE TO BE INSPECTED AND HAVE ROUTINE MAINTENANCE DONE ON THEM A MINIMUM OF ONCE ANNUALLY IN ACCORDANCE WITH FS 633.082 BY A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHAL. IMMEDIATE REPAIR SHALL BE MADE ON ANY HYDRANT THAT IS FOUND TO BE NON-FUNCTIONAL, DIFFICULT TO OPERATE, OR HAVE A REDUCED FUNCTION OR FLOW. REPAIR AND MAINTENANCE SHALL BE CONTRACTED FOR BY THE ENTITY LEGALLY RESPONSIBLE FOR THE HYDRANT. ALL HYDRANTS ARE TO BE MARKED WITH BLUE ROAD REFLECTORS PER THE FOLLOWING STANDARDS:
(1) PLACEMENT: THE MARKER SHALL BE INSTALLED IN THE CENTER OF THE DRIVING LANE IN FRONT OF THE FIRE HYDRANT ON THE SAME SIDE OF THE STREET AS THE FIRE HYDRANT.
(2) MODEL: THE MARKER SHALL BE MODEL 911A BIDIRECTIONAL.
(3) SIZE: MARKER SIZE SHALL BE 4" X 4" X 3/4".
(4) BONDING: MARKER SHALL BE BONDED TO ROADWAYS BY USING A TWO PART EPOXY ADHESIVE OR OTHER APPROVED MATERIAL.

12. THE COMPLETE INFRASTRUCTURE SHALL BE INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ANY COMBUSTIBLES ARE BROUGHT ON THE SITE OR GOING VERTICAL WITH ANY STRUCTURES.

13. ALL INFRASTRUCTURE SHALL BE INSTALLED AND INSPECTED BEFORE ANY COMBUSTIBLES ARE ON SITE OR GOING VERTICAL, INCLUDING BUT NOT LIMITED TO ROADS, HYDRANTS, AND SIGNS.



Key Map:

Consultant:

07 01/24/24 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY

06 11/30/23 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY

05 10/31/23 SUBMIT TO SJRWMD

04 09/15/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY

03 06/19/23 SUBMIT TO SJRWMD

02 01/27/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

01 11/18/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

00 08/17/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

NO. DATE: DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-091

DESIGNED BY: JMT

DRAWN BY: MJB

CHECKED BY: JMT

APPROVED BY: JMT

SCALE IN FEET: N/A

Project Name:

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

Sheet Title:

CONSTRUCTION
NOTES

Sheet No.:

C0.02

Seal:

JEFFREY M. TRIMBLE

License

NO. 82417

STATE OF FLORIDA

PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0862417
January 23, 2024
DATE:

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 HB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\QTY\21-091-FE-ED



50 0 100
SCALE IN FEET

Key Map:

Department of
Planning and Development

Project Number: PR22-11ENLC

Mt. Ines PUD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		1" = 100'

Project Name:
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.00

Seal:

JEFFREY M. TRIMBLE

TEL. NO. 082417

DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

SOILS LEGEND	
Soil #	Soil Name
6	APOPKA SAND
9	CANDLER SAND

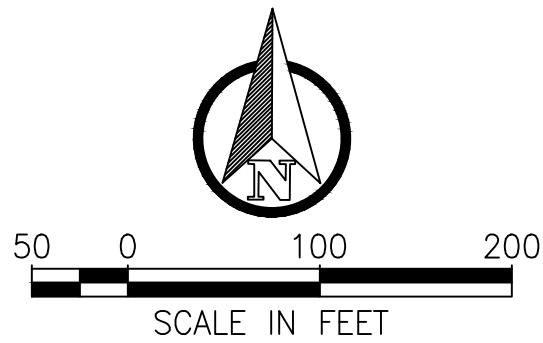
DEMOLITION LEGEND	
SYMBOL	ITEM TO BE REMOVED
	EXISTING TREES-OUT
	EXISTING TREES-OUT

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CTTY\21-091-FE-NSP

MATTERS CONTAINED ON THE PLAT OF A REPLAT OF LOTS 3 TO 16 INCLUSIVE OF BLK. 2 AND LOTS 3 TO 16 INCLUSIVE OF BLK. 4 OF ROBIE TERRACE, AS RECORDED DECEMBER 8, 1936 IN PLAT BOOK 10, PAGE AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)

DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED FEBRUARY 20, 1986 IN BOOK 867, PAGE 1057 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)

GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA RECORDED SEPTEMBER 16, 1998 IN BOOK 1644, PAGE 1012 AFFECTS SUBJECT PROPERTY, SHOWN HEREON.



US-441 SOUTH

SMITH AVENUE

NORTH ROBIE AVENUE

ROBIE AVENUE

CENTER STREET

ZONING-R-7
FLU-URBAN LOW

ZONING-R-7
FLU-
URBAN LOW

ZONING-R-7
FLU-URBAN LOW

ZONING-R-7
FLU-URBAN LOW
CURRENT USE
RESIDENTIAL

ZONING-A
FLU-URBAN LOW
CURRENT USE
VACANT
RESIDENTIAL

ZONING-R-7
FLU-URBAN LOW

ZONING-R-7
FLU-URBAN LOW
CURRENT USE-
SINGLE FAMILY

ZONING-R-7
FLU-URBAN LOW
CURRENT USE-
MANUFACTURED
HOME

ZONING-R-7
FLU-URBAN LOW
CURRENT USE-
MANUFACTURED
HOME

ZONING-R-7
FLU-REGIONAL OFFICE
CURRENT USE-
SINGLE FAMILY

ZONING-R-7
FLU-REGIONAL OFFICE
CURRENT USE-
MANUFACTURED HOME

ZONING-R-1
FLU-REGIONAL OFFICE
CURRENT USE-
SINGLE FAMILY

ZONING-LM
FLU-REGIONAL OFFICE
CURRENT USE-
VACANT RESIDENTIAL

ZONING-R-2
FLU-REGIONAL OFFICE
CURRENT USE-
SINGLE FAMILY

ZONING-LM
FLU-REGIONAL OFFICE
CURRENT USE-
VACANT RESIDENTIAL

ZONING-LM
FLU-REGIONAL OFFICE
CURRENT USE-
SINGLE FAMILY

ZONING-A
FLU-REGIONAL OFFICE
CURRENT USE-
PASTURE IMPROVED
HAY AVERAGE

ZONING-A
FLU-URBAN LOW
CURRENT USE-
SINGLE FAMILY

ZONING-PUD
FLU-URBAN LOW
CURRENT USE-
VACANT RESIDENTIAL

ZONING-R-1
FLU-REGIONAL OFFICE
CURRENT USE-
SINGLE FAMILY

ZONING-LM
FLU-REGIONAL OFFICE
CURRENT USE-
VACANT RESIDENTIAL

ZONING-R-1
FLU-REGIONAL OFFICE
CURRENT USE-
SINGLE FAMILY

CURRENT USE-
MANUFACTURED
HOME

ZONING LM
FLU-REGIONAL OFFICE
CURRENT USE
VACANT COMMERCIAL

ZONING LM
FLU-REGIONAL OFFICE

OPEN SPACE
TRACT OS-1
(0.01 Ac.)

MAIL BOX
TRACT MB-1
(0.01 Ac.)

LIFT STATION
TRACT LS-1
(0.05 Ac.)

PROPERTY
BOUNDARY
(TYP.)

STORMWATER
TRACT SW-1
(3.56 Ac.)

PROPERTY
BOUNDARY
(TYP.)

ZONING CFD
FLU-URBAN LOW
CURRENT USE
VACANT COMMERCIAL

ZONING CFD
FLU-URBAN LOW
CURRENT USE
RETIREMENT HOME
ASSISTED LIVING

OPEN SPACE
TRACT OS-2
(1.41 Ac.)

300' BUFFER LIMITS

300' BUFFER LIMITS

Key Map:

Consultant:

07 01/24/24 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY

06 11/30/23 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY

05 10/31/23 SUBMIT TO SJRWMD

04 09/15/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY

03 06/19/23 SUBMIT TO SJRWMD

02 01/27/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

01 11/18/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

00 08/17/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-091

DESIGNED BY: JMT

DRAWN BY: MJB

CHECKED BY: JMT

APPROVED BY: JMT

SCALE IN FEET: 1" = 100'

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:

LAKE COUNTY, FL

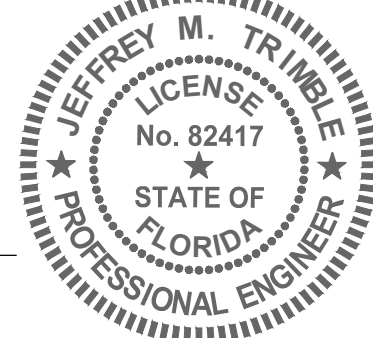
Sheet Title:

MASTER SITE PLAN

Sheet No.:

C2.00

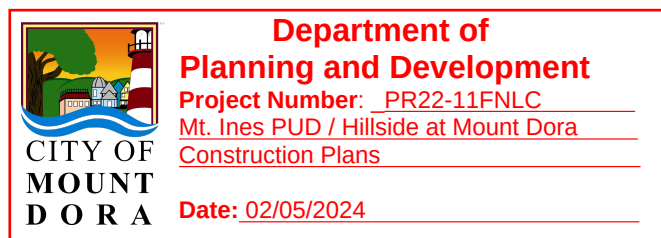
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



LEGEND	
	Storm Water Tract
	Open Space Tract

Project Name:

Jurisdiction:
LAKE COUNTY, FL

Sheet No.:

Seal:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Proposed development shall comply with noise assessment pursuant to LDR section 14.07.04(13)

	1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for an issued by the appropriate agencies.
Miscellaneous	2. All acreage's are subject to change with final engineering and final plat review and approval.

Gross Land Area	19.96
Conservation Area	0.00
Dedicated R.O.W.	0.36
Developable Land Area	19.60
Stormwater Area	3.57
Mailbox Tract MB-1	0.01
Entry Sign Tract ES-1	0.01
Lot Area	16.01

A minimum of 25% of the net developable area shall be designated as Open Space.

Net Developable Acres	(%) Open Space Required	Total Required Open Space (Acres)
19.96	25%	4.99

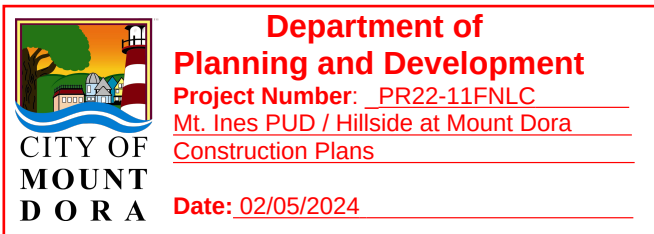
Open Space Use	Open Space Area (Acres)	% of Net Developable Area
Stormwater ¹	3.57	17.9%
Open Space OS-1	0.01	0.1%
Open Space OS-2	1.41	7.2%
Total Open Space Provided	4.99	25.1%

¹ Meets Criteria: Dry Pond, 4:1 Slopes

Tract Purpose/Use	Tract Area (Acres)	% of Gross Acres	Ownership & Maintenance
Open Space Tract OS-1	0.01	0.1%	HOA
Open Space Tract OS-2	1.41	7.1%	HOA
<i>Total Common Area Provided</i>	1.42	7.1%	

Ownership / Maintenance

Potable Water Services	City Of Mount Dora Utilities
Reclaim Services	City Of Mount Dora Utilities
Irrigation	Reclaimed Water
Wastewater Services	City Of Mount Dora Utilities
Electric Services	Duke Energy
Solid Waste	Lake County Solid Waste Division
Fire Protection	City Of Mount Dora / Lake County Fire Rescue
Average Daily Traffic	768 (80 Units X 9.6)
School Age Population	Elementary 80 X 0.157 = 13
	Middle 80 X 0.079 = 7
	High 80 X 0.114 = 10



Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CADD\FINAL\OTTY\21-091-FE-ECF

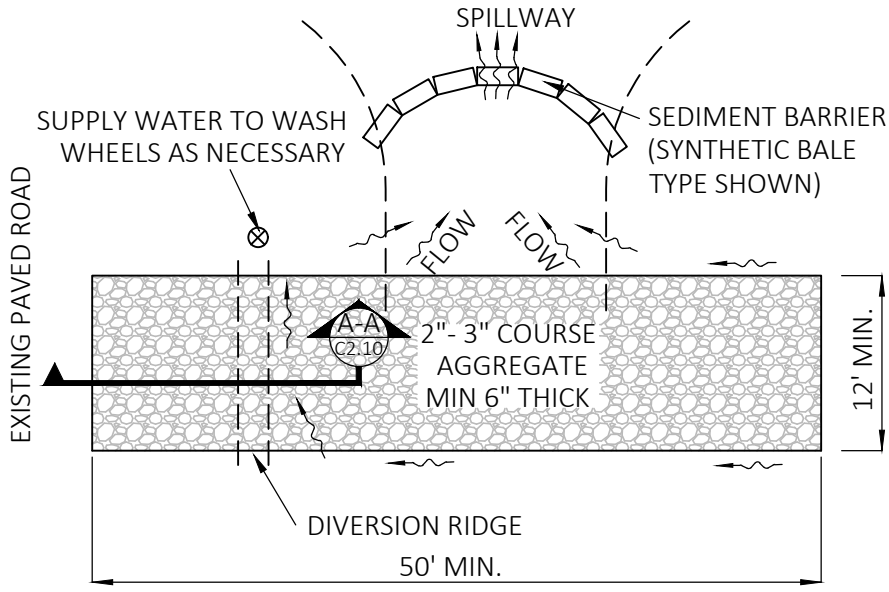
EROSION CONTROL NOTES:

- 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 SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
- SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
- AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
- IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) AND CITY OF MOUNT DORA EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY OF MOUNT DORA ENGINEER FOR REVIEW AND APPROVAL. A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE: SILT SCREEN OR STAKED HAY BALES AND TURBIDITY BARRIERS IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
- TWO (2) FOOT STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
- WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SFWMD, AND CITY OF MOUNT DORA BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. THE CONTRACTOR MUST THEN PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED SWPPP.
- SILT SCREEN TO BE INSTALLED AROUND THE ENTIRE PROJECT AS SHOWN PRIOR TO CLEARING AND IS TO BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ADJACENT GRADES ARE STABILIZED.
- DISTURBED AREAS NOT IDENTIFIED TO BE SODDED SHALL BE SEED & MULCHED (SEE SEED AND MULCH SPECIFICATIONS THIS SHEET) WITHIN 48 HOURS OF FINAL GRADING.
- ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO SFWMD AND CITY OF MOUNT DORA REQUIREMENTS.
- LAND PREPARATION PROCESSES SHALL CONFORM TO SECTION V OF THE "STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" PREPARED FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION AND FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST UPDATE.
- THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PRIOR TO START OF ANY CLEARING OR CONSTRUCTION.

NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

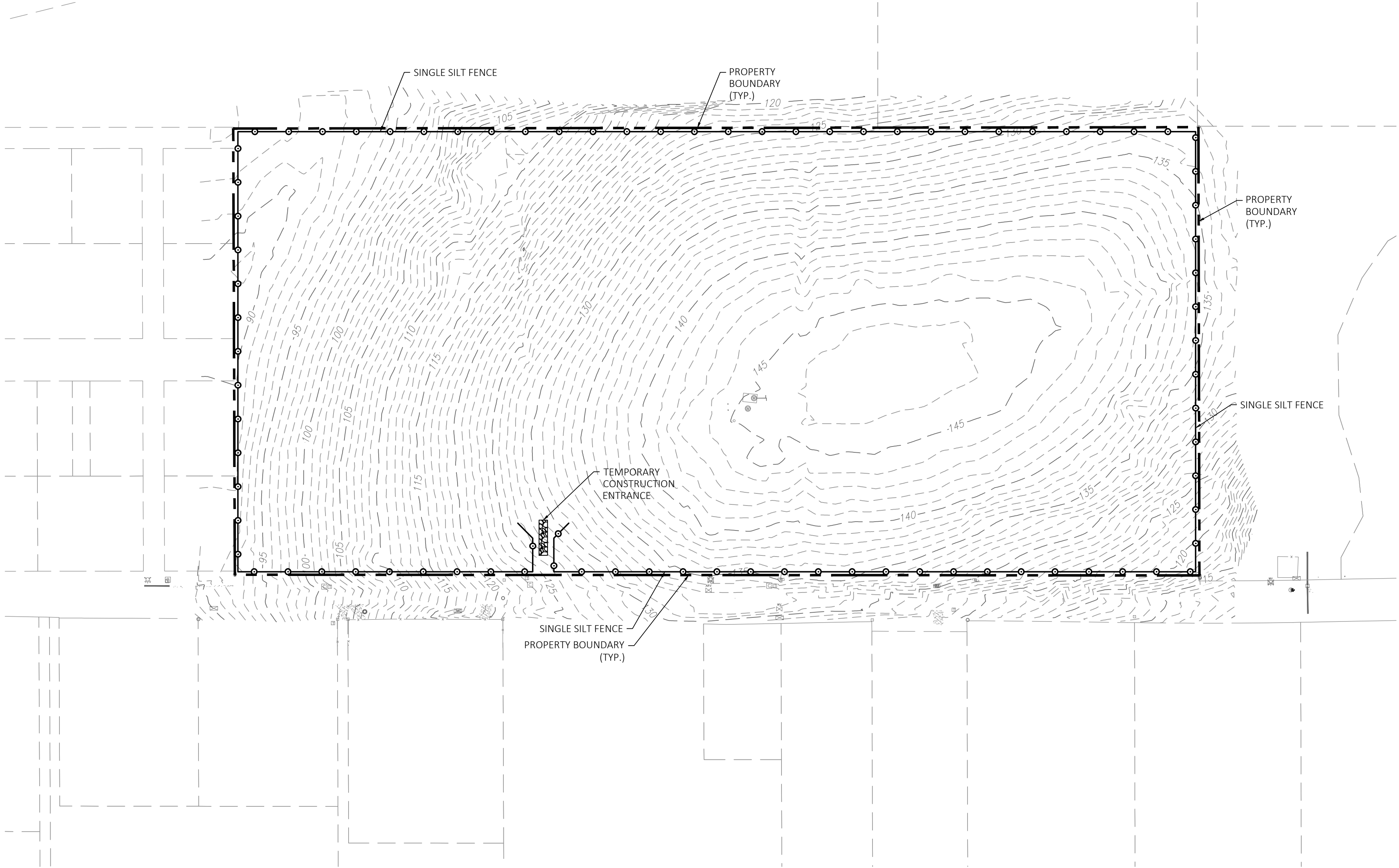
- CONTRACTOR SHALL RETAIN COPIES OF DATA USED TO COMPLETE THE NOTICE OF INTENT TO CONSTRUCT (NOI), THE SWPPP, AND ALL REPORTS REQUIRED BY THE NPDES GENERIC PERMIT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- CONTRACTOR AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP SHALL SIGN THE CERTIFICATION STATEMENT CONTAINED IN PART V.E.2 OF THE GENERIC PERMIT BEFORE CONDUCTING ANY WORK IDENTIFIED IN THE SWPPP.
- CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
- CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVEN TO BE INEFFECTIVE.
- AMENDMENTS TO THE SWPPP SHALL INCLUDE IDENTIFYING ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A POLLUTION PREVENTION MEASURE.
- AMENDMENTS TO THE SWPPP SHALL BE PREPARED, DATED AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.
- THE SWPPP SHALL BE AMENDED TO REFLECT ANY CHANGE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN SITE PERMITS APPROVED BY STATE, REGIONAL OR LOCAL OFFICIALS FOR WHICH CONTRACTOR RECEIVES WRITTEN NOTICE AND CONTRACTOR SHALL RE-CERTIFY THAT SUCH CHANGES RELATED TO SUCH WRITTEN NOTICE.
- THE SWPPP SHALL BE MODIFIED TO REFLECT CORRECTIVE MEASURES TAKEN AS A RESULT OF REGULARLY SCHEDULED INSPECTIONS OR THOSE AFTER A ONE QUARTER (0.25) INCH OR GREATER RAINFALL. SUCH AMENDMENTS TO THE PLAN SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING INSPECTION.
- CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, LLC, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
- WELLS IDENTIFIED FOR REMOVAL SHALL BE PLUGGED AND ABANDONED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND PERFORMED BY A LICENSED CONTRACTOR. CONTRACTOR TO VERIFY PERMITTING REQUIREMENTS WITH LOCAL GOVERNING AUTHORITY, INCLUDING WATER MANAGEMENT DISTRICT. CONTRACTOR SHALL REPORT ANY NEWLY CONSTRUCTED OR DISCOVERED WELLS, OR ADDITIONAL WELL DATA, WITHIN THE AREA OF WORK. ANY WELL CASING IN CLOSE PROXIMITY TO EXISTING OR PROPOSED STRUCTURES SHALL BE CUT OFF BELOW GRADE TO AN ELEVATION DETERMINED AND A LICENSED GEOTECHNICAL ENGINEER SHALL PROVIDE RECOMMENDATIONS FOR BACKFILL AND COMPACTION OVER THE AREA OF WORK. CONTRACTOR TO PROVIDE POST-CLOSURE REPORT TO ENGINEER.
- CONSERVATION AREAS SHALL REMAIN UNDISTURBED AND ALL CONSTRUCTION, DUMPING AND DISTURBANCE OF SOILS AND VEGETATION INCLUDING MOVING, TRIMMING AND REMOVAL IS PROHIBITED.



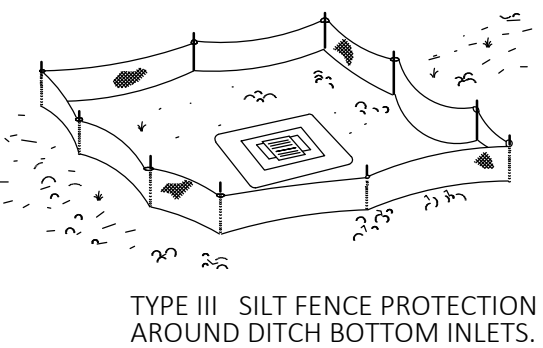
PLAN
TEMPORARY GRAVEL CONSTRUCTION ACCESS
N.T.S.

SEED AND MULCH SPECIFICATIONS

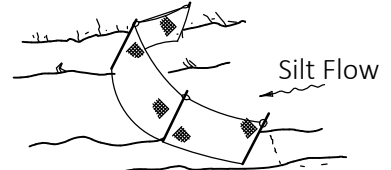
1. WINTER (SEPTEMBER THROUGH JANUARY)	PER ACRE	B. BROWN TOP MILLET	20 POUNDS
A. RYE GRASS	30 POUNDS	C. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
B. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS	D. FERTILIZER 10-10-10	
C. FERTILIZER 10-10-10		D.1. STAGE 1 (AT PLANTING)	400 POUNDS
C.1. STAGE 1 (AT PLANTING)	400 POUNDS	D.2. STAGE 2 (AT GERMINATION)	400 POUNDS
C.2. STAGE 2 (AT GERMINATION)	400 POUNDS		
2. SPRING (FEBRUARY THROUGH MARCH)	PER ACRE	A. BROWN TOP MILLET	35 POUNDS
A. RYE GRASS	20 POUNDS	B. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
		C. FERTILIZER 10-10-10	
		C.1. STAGE 1 (AT PLANTING)	400 POUNDS
		C.2. STAGE 2 (AT GERMINATION)	400 POUNDS



DISTURBED AREA
19.96 ACRES



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

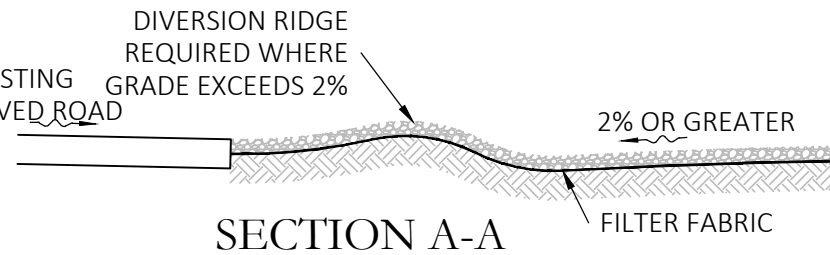


TYPE III SILT FENCE

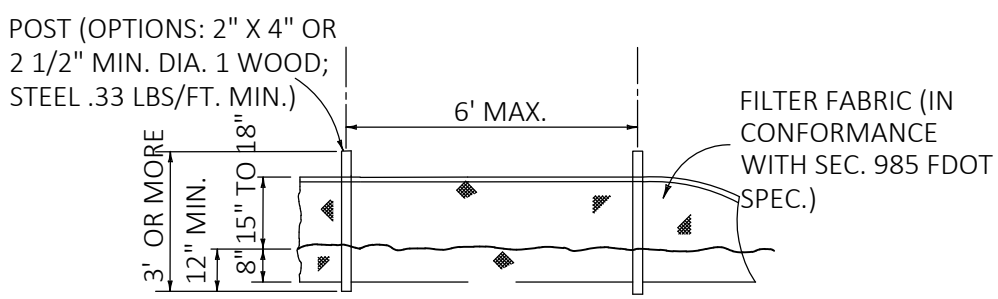
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART "I", SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

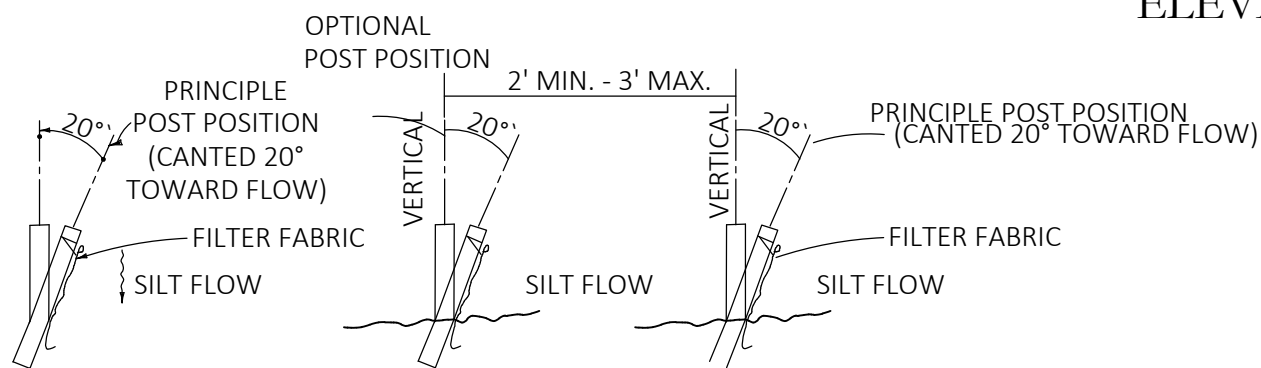
SILT FENCE APPLICATIONS
N.T.S.



SECTION A-A



ELEVATION



DOUBLE SILT FENCE SECTION
NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE
N.T.S.

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SFRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SFRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SFRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SFRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SFRWMD

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
	VERTICAL DATUM:	NAVD 88
	JOB NO.:	21-091
	DESIGNED BY:	JMT
	DRAWN BY:	MJB
	CHECKED BY:	JMT
	APPROVED BY:	JMT
	SCALE IN FEET:	1" = 100'

Project Name: **Department of Public Works**
Project Number: **PR22-11FNL-C**
City of Mount Dora
Date: **02/05/2024**

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**EROSION CONTROL
PLAN & DETAILS**

Sheet No.:
C2.10

Seal: **JEFFREY M. TRIMBLE**
LICENSE No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: **January 23, 2024**

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

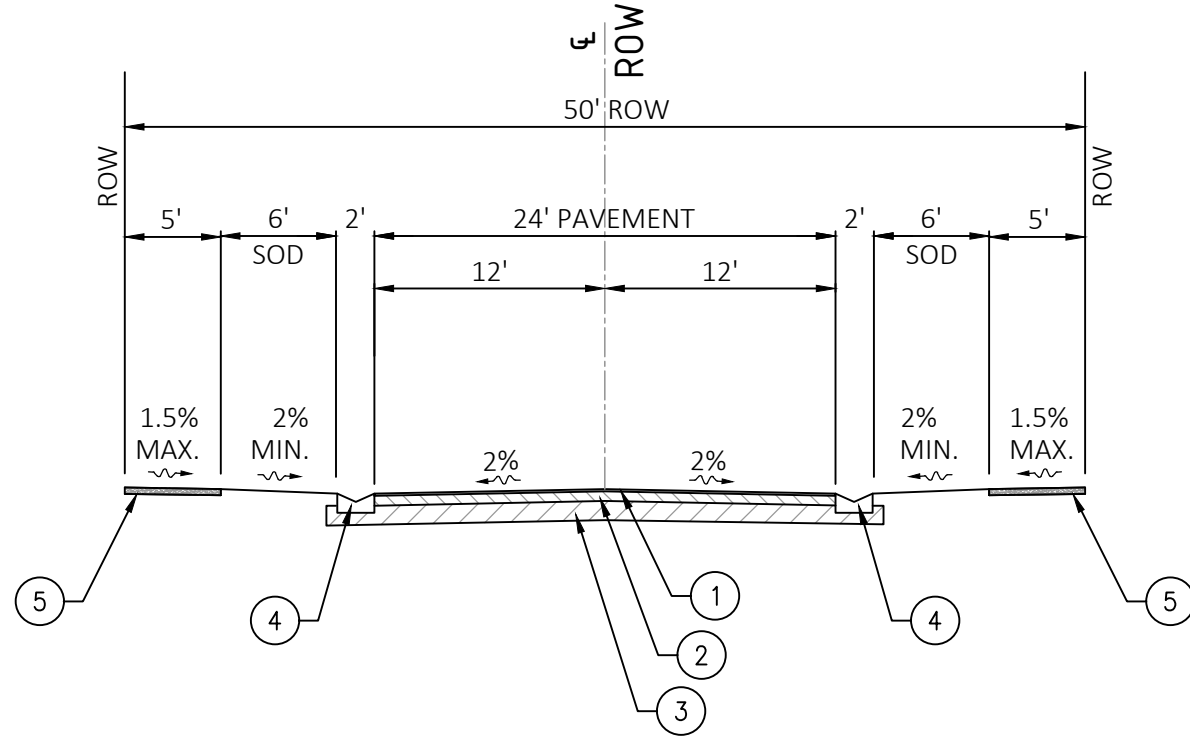
Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CTTY\21-091-FE-TRS

GENERAL PARKING AND DRIVE AREAS SECTION USING LIMEROCK BASE AND STABILIZED SUBGRADE	MINIMUM THICKNESS (INCHES)
SURFACE COURSE ASPHALT SUPERPAVE SURFACE - TYPE SP-9.5 OR 12.5 FINE, TRAFFIC LEVEL "C". STRUCTURAL COEFFICIENT (0.44) (1.5 INCHES)=(0.66)	1.5
BASE COURSE LIMEROCK HAVING A MINIMUM LBR OF 100 AND COMPACTED TO AT LEAST 98 PERCENT OF FM5-5-15. STRUCTURAL COEFFICIENT (0.18)(8 INCHES) =(1.44) OR CRUSHED CONCRETE HAVING A MINIMUM LBR OF 150 AND COMPACTED TO AT LEAST 98 PERCENT OF AASHTO T-180. STRUCTURAL COEFFICIENT (0.18) (8 INCHES) = (1.44)	8
SUBGRADE STABILIZED* TO A MINIMUM LBR OF 40 AND COMPACTED TO AT LEAST 98 PERCENT OF FM5-515. STRUCTURAL COEFFICIENT (0.8) (12 INCHES)=(0.96)	12
Total Structural Coefficient = 2.70	

SOURCE: IMPERIAL TESTING AND ENGINEERING, INC. REPORT ENTITLED :PRELIMINARY SITE DEVELOPMENT
SUBSOIL EXPLORATION, MT. INES SUBDIVISION, ROBIE AVENUE, MOUNT DORA, FLORIDA, DATED JUNE 22,2021.

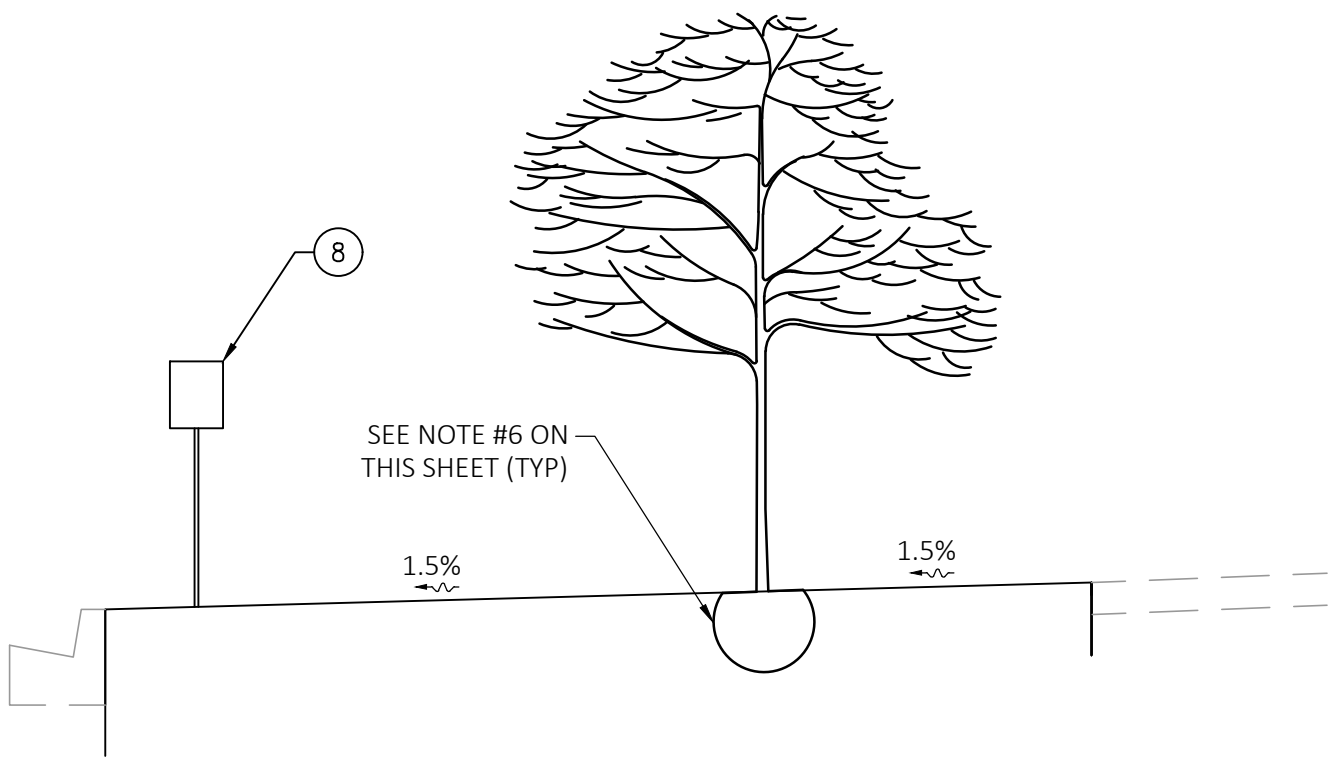
NOTES:

- THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS, CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.
- CONTRACTOR SHALL INSTALL A 2' STRIP OF SOD ALONG THE BACK OF ALL ROADWAY CURBING.
- CONTRACTOR TO SOD ALL DISTURBED AREAS WITHIN R.O.W.
- AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
- ASPHALT MIX WILL REQUIRE A MIX DESIGN APPROVAL BY LAKE COUNTY.
- SEE EOS FLORIDA, LLC., GEOTECHNICAL REPORT, PROJECT NO. 246621, REVISED NOVEMBER 10, 2020, FOR PAVEMENT RECOMMENDATIONS.



TYPICAL ROAD SECTION (50' ROW)

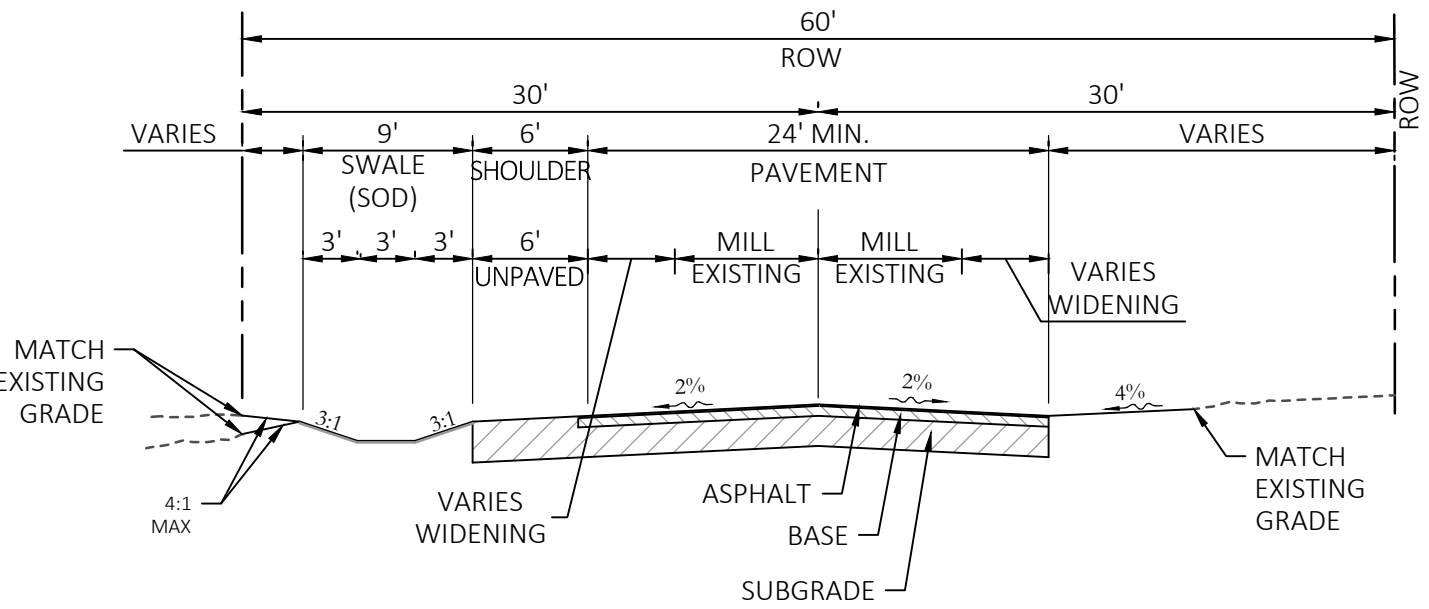
- 1 SURFACE COURSE
- 2 BASE COURSE
- 3 SUBGRADE
- 4 DROP CURB
- 5 CONCRETE SIDEWALK



STREET TREE LOCATION DETAIL

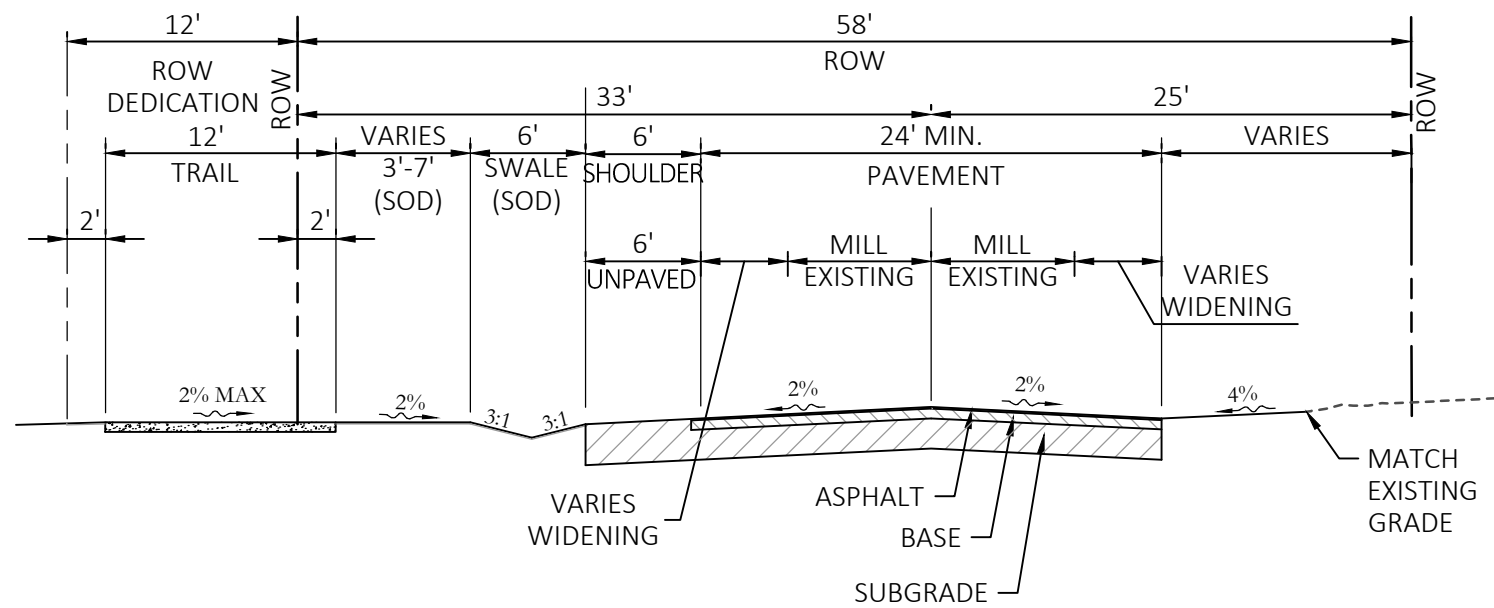
TREE NOTES:

- SEE LANDSCAPE PLAN AND DETAILS FOR STREET TREE PLANTING REQUIREMENTS.
- STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CASE V, FDOT INDEX 17302.
- STREET TREES SHALL BE PLANTED SO AS TO NOT INHIBIT THE VIEWING OF STREET SIGNS. IN AREAS OF CONFLICT BETWEEN CIVIL AND LANDSCAPE PLANS, THE CIVIL PLANS SHALL DICTATE.
- IN AREAS WITH LANDSCAPING STRIP LESS THAN 10' WIDE THE TREE ALLOWED SHALL BE A MEDIUM CANOPY TREE.
- AN IMPERVIOUS PLASTIC ROOT BARRIER WILL BE PROVIDED AT EACH STREET TREE ALONG THE SIDEWALK AND CURB SIDES OF THE ROOT BALL. THE ROOT BARRIER SHALL CONSIST OF SOLID, EXPANDABLE, SELF-LOCKING PANEL SECTIONS WITH INTEGRAL MOLDED COMPONENTS AND 90-DEGREE ROOT DEFLECTING RIBS WHICH SHALL BE INSTALLED 25MM ABOVE THE GRADE TO DETER LATERAL ROOTS FROM GROWING OVER THE BARRIER.
- STREET TREES WILL BE SMALL OR MEDIUM CANOPY TREES.



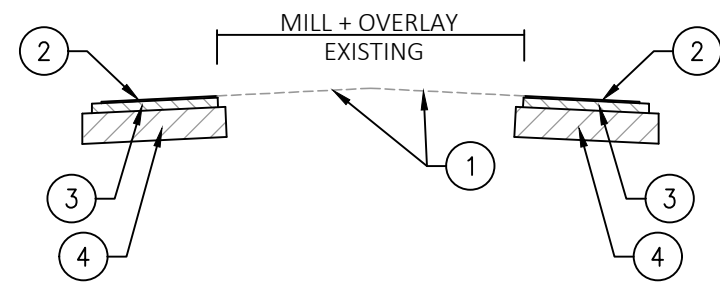
TYPICAL ROBIE AVE ROAD SECTION (60' ROW)

AS PROVIDED BY LAKE COUNTY



TYPICAL ROBIE AVE ROAD SECTION (58' ROW)

AS PROVIDED BY LAKE COUNTY



TYPICAL WIDENING

- 1 1" SP9.5 TRAFFIC LEVEL C ASPHALT
- 2 2" SP12.5 TRAFFIC LEVEL C ASPHALT
- 3 10" 98% COMPACTED LIMEROCK IN 2 LIFTS
- 4 12" TYPE B STABILIZED SUBGRADE MIN 40 LBR COMPACTED TO 98%



Department of
Planning and Development
Project Number: PR22-11FNL
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

NO.	DATE	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N.T.S.

Project Name:

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

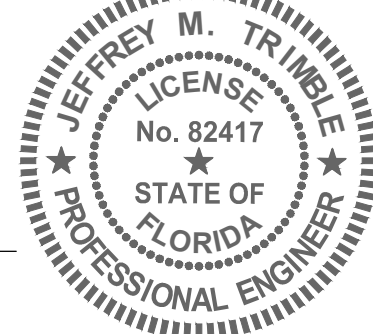
Sheet Title:

TYPICAL ROADWAY
SECTIONS

Sheet No.:

C3.00

Seal:

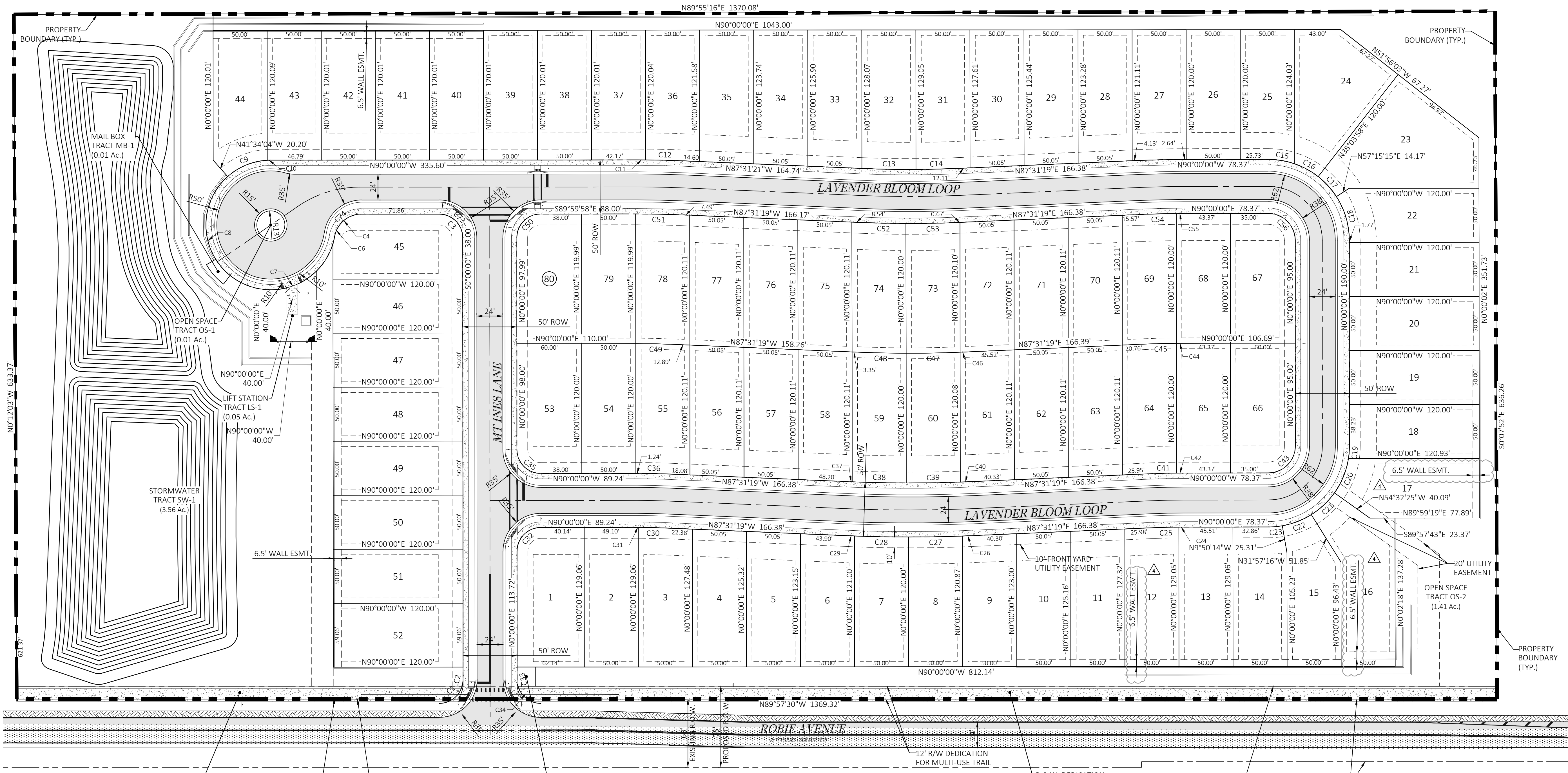


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\21-091 HB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CTTY\21-091-FF-GE0

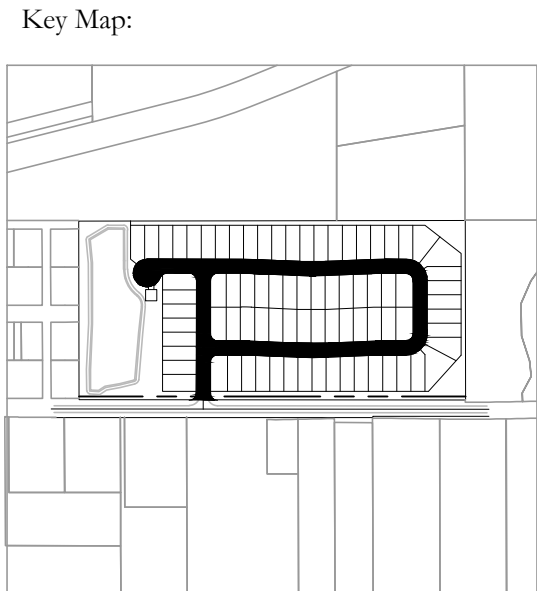
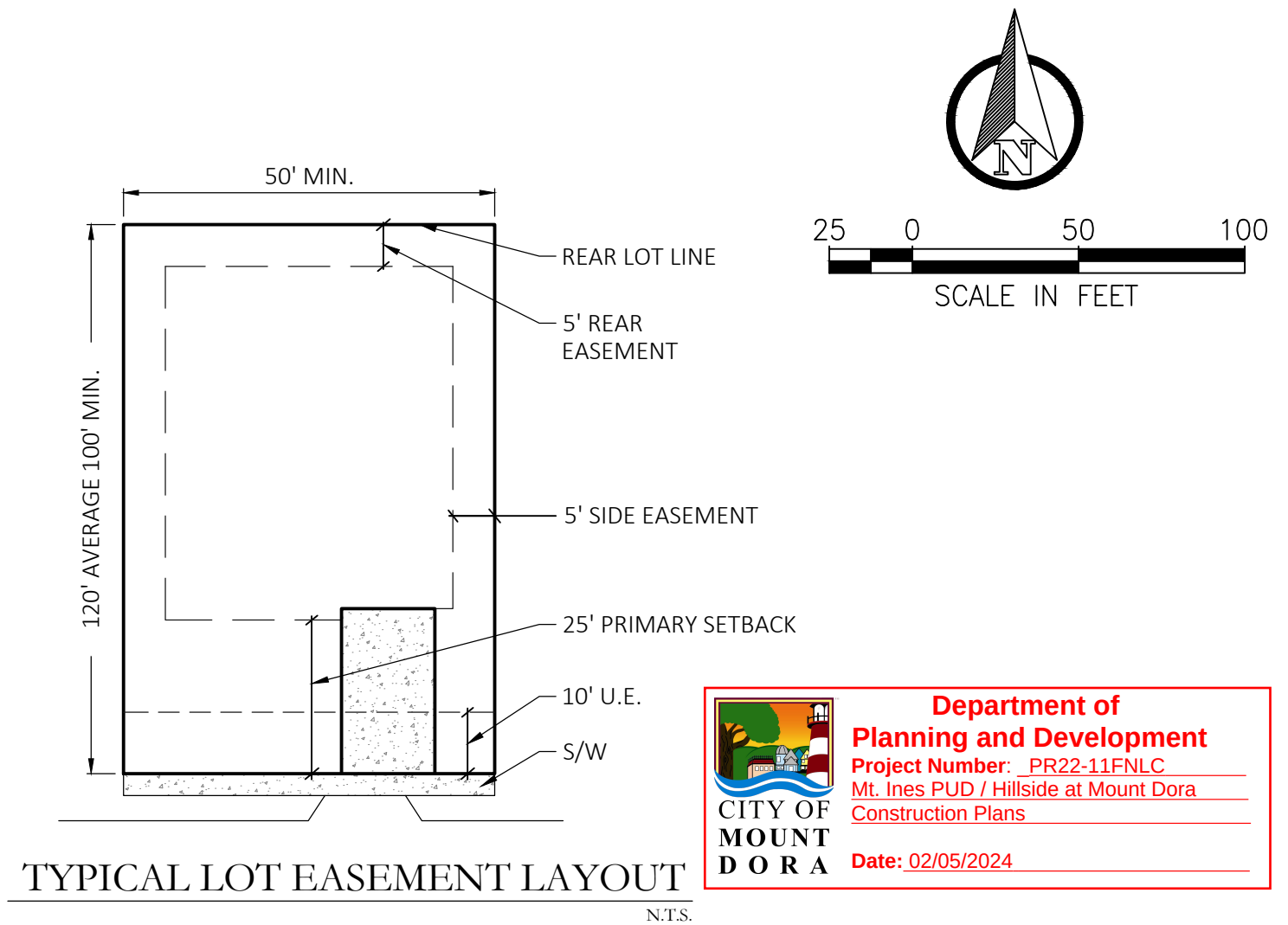


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	29.56	75.00	22.59	S46° 45' 10"W	29.37
C22	28.95	75.00	22.12	S69° 06' 16"W	28.77
C9	40.32	60.00	38.50	N67° 40' 59"E	39.56
C10	3.21	60.00	3.07	N88° 28' 01"E	3.21
C3	34.56	22.00	90.00	N45° 00' 00"W	31.11
C4	34.83	25.00	79.84	S50° 04' 56"W	32.08
C7	21.37	60.00	20.41	S70° 15' 02"W	21.26
C11	7.83	1000.00	0.45	S89° 46' 33"E	7.83
C12	35.43	1000.00	2.03	S88° 32' 12"E	35.42
C13	50.01	1000.00	2.87	S88° 52' 22"E	50.01
C14	37.92	1000.00	2.17	N88° 36' 29"E	37.91
C16	25.12	75.00	19.19	S61° 31' 41"E	25.00
C15	24.71	75.00	18.88	S80° 33' 40"E	24.60
C17	25.12	75.00	19.19	S42° 20' 24"E	25.00
C18	42.86	75.00	32.75	S16° 22' 23"E	42.28

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C20	34.60	75.00	26.43	S22° 14' 34"W	34.30
C19	11.81	75.00	9.03	S4° 30' 47"W	11.80
C23	12.88	75.00	9.84	S85° 04' 53"W	12.86
C24	4.49	660.00	0.39	S89° 48' 18"W	4.49
C25	24.05	660.00	2.09	S88° 33' 58"W	24.05
C26	9.74	1340.00	0.42	S87° 43' 49"W	9.74
C27	50.01	1340.00	2.14	S89° 00' 27"W	50.01
C28	50.01	1340.00	2.14	N88° 51' 14"W	50.01
C29	6.15	1340.00	0.26	N87° 39' 12"W	6.15
C30	27.65	660.00	2.40	N88° 43' 19"W	27.64
C31	0.90	660.00	0.08	N89° 57' 39"W	0.90
C32	34.56	22.00	90.00	S45° 00' 00"W	31.11
C43	39.27	25.00	90.00	N45° 00' 00"E	35.36
C56	39.27	25.00	90.00	N45° 00' 00"W	35.36
C55	6.63	950.00	0.40	S89° 48' 00"W	6.63

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C42	6.63	710.00	0.53	N89° 43' 57"E	6.63
C44	6.63	830.00	0.46	S89° 46' 16"W	6.63
C41	24.08	710.00	1.94	N88° 29' 37"E	24.08
C45	29.27	830.00	2.02	N88° 31' 56"E	29.27
C54	34.46	950.00	2.08	S88° 33' 40"W	34.46
C40	9.72	1290.00	0.43	N87° 44' 16"E	9.72
C46	4.52	1170.00	0.22	N87° 37' 58"E	4.52
C53	49.35	1050.00	2.69	S88° 52' 06"W	49.34
C39	50.01	1290.00	2.22	N89° 03' 51"E	50.01
C47	50.01	1170.00	2.45	N88° 58' 05"W	50.01
C38	50.02	1290.00	2.22	S88° 42' 52"E	50.01
C48	46.67	1170.00	2.29	S88° 39' 53"E	46.67
C52	41.48	1050.00	2.26	N88° 39' 13"W	41.48
C37	1.84	1290.00	0.08	S87° 33' 46"E	1.84
C36	30.71	710.00	2.48	S88° 45' 39"E	30.71

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C49	37.14	830.00	2.56	N88° 48' 13"W	37.13
C51	42.53	950.00	2.57	N88° 48' 16"W	42.53
C35	34.56	22.00	90.00	S45° 00' 00"E	31.11
C50	34.56	22.00	90.00	S45° 00' 00"W	31.11
C1	17.81	25.00	40.82	S46° 33' 25"E	17.44
C34	17.81	25.00	40.82	S46° 28' 23"E	17.44
C2	11.41	25.00	26.15	N13° 04' 22"E	11.31
C6	11.65	25.00	26.71	S23° 31' 01"W	11.55
C8	154.96	60.00	147.98	N25° 33' 25"W	115.35
C33	11.37	25.00	26.06	S13° 01' 52"E	11.27



Consultant:	
07 01/24/24 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY	
06 11/30/23 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY	
05 10/31/23 SUBMIT TO SJRWMD	
04 09/15/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY	
03 06/19/23 SUBMIT TO SJRWMD	
02 01/27/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD	
01 11/18/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD	
00 08/17/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD	
NO. DATE: DISCUSSIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 50'

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**GEOMETRY
PLAN**

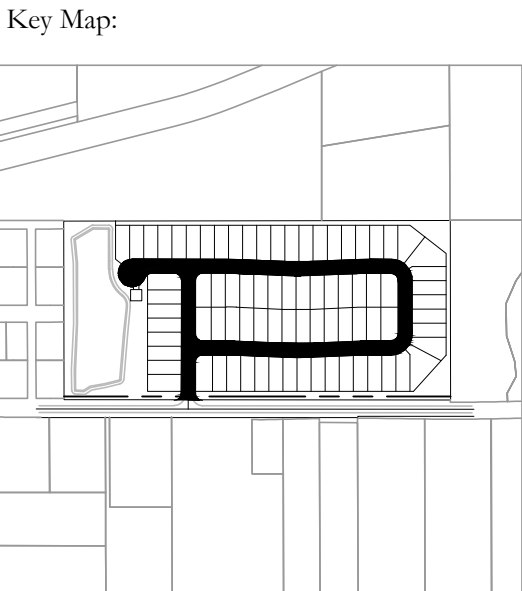
Sheet No.:
C3.10



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

MASTER DRAINAGE PLAN

C4.00

Seal:



JEFFREY M. TRIMBLE
P.E. NO. 0082417

DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Structure Number	Structure Type	Top Elev.	Inverts
1 - 15	't' C.I.	134.99	126.26 - 18" (N)
1 - 16	't' C.I.	135.08	125.80 - 24" (E) 126.15 - 18" (S) 125.30 - 24" (W)
1 - 17	't' C.I.	125.92	117.48 - 18" (N)
1 - 18	't' C.I.	126.29	120.66 - 24" (E) 117.37 - 18" (S) 117.37 - 24" (W)
1 - 19	M.H.	122.40	114.87 - 24" (E) 109.12 - 30" (S) 109.12 - 30" (W)
1 - 20	't' C.I.	120.54	115.31 - 18" (N)
1 - 21	't' C.I.	120.54	108.97 - 30" (E) 115.20 - 18" (S) 108.97 - 30" (W)
1 - 22	't' C.I.	119.52	108.74 - 30" (E) 108.74 - 30" (W)
1 - 23	'C' D.B.I.	136.21	125.67 - 18" (E) 125.67 - 18" (W)
1 - 23 (A)	'C' D.B.I.	134.08	126.04 - 18" (W)
1 - 24	'C' D.B.I.	132.53	125.07 - 18" (E) 125.07 - 18" (W)
1 - 25	'C' D.B.I.	131.01	124.41 - 18" (E) 124.41 - 18" (W)
1 - 26	'C' D.B.I.	126.39	120.51 - 18" (E) 115.51 - 18" (W)
1 - 27	'C' D.B.I.	115.82	110.13 - 18" (E) 110.13 - 18" (SW)

Structure Number	Structure Type	Top Elev.	Inverts
1 - 28	'C' D.B.I.	117.00	109.97 - 18" (NE) 109.97 - 18" (W)
1 - 29	'C' D.B.I.	114.37	108.47 - 18" (E) 105.47 - 18" (W)
1 - 30	'C' D.B.I.	110.47	104.42 - 18" (E) 104.42 - 18" (SW)
1 - 31	M.H.	111.06	104.25 - 18" (NE) 104.25 - 18" (S)
1 - 32	M.H.	116.99	102.81 - 18" (N) 108.71 - 30" (E) 91.00 - 30" (W)
1 - 33	30" M.E.S.	90.79	88.00 - 30" (E)
CS-1	'H' D.B.I.	95.20	88.00 - 36" (S)
CS-2	'C' D.B.I.	95.75	82.00 - 15" (SW)
D-1	'C' D.B.I.	124.93	121.93 - 15" (W)
D-2	15" M.E.S.	121.23	119.79 - 15" (E)
D-3	'C' D.B.I.	87.82	84.82 - 15" (W)
D-4	'C' D.B.I.	86.69	84.19 - 15" (E)
D-5	'C' D.B.I.	85.53	83.78 - 15" (W)
D-6	15" M.E.S.	85.15	83.71 - 15" (E)

Structure Number	Structure Type	Top Elev.	Inverts
D-7	M.H.	92.32	81.66 - 15" (NE) 81.66 - 15" (W)
D-8	M.H.	81.05	75.00 - 15" (E) 75.00 - 15" (N)
D-9	'C' D.B.I.	79.67	74.93 - 15" (S) 76.87 - 15" (W)
D-10	'C' D.B.I.	78.66	76.16 - 15" (E)
D-11	'C' D.B.I.	76.61	73.61 - 15" (W)
D-12	'C' D.B.I.	76.11	73.36 - 15" (E)
D-13	'C' D.B.I.	75.77	72.77 - 15" (W)
D-14	'C' D.B.I.	75.96	72.69 - 15" (E)
MES-1	36" M.E.S.	89.33	86.00 - 36" (N)

Storm Pipe Table			
From Structure	Length	Size & Material	Slope
1 - 1	35'	18" RCP	0.30%
1 - 2	249'	24" RCP	0.26%
1 - 3	201'	24" RCP	2.86%
1 - 4	35'	18" RCP	0.30%
1 - 5	150'	24" RCP	2.00%
1 - 6	35'	18" RCP	0.31%
1 - 7	153'	24" RCP	1.22%
1 - 8	35'	18" RCP	0.30%
1 - 10	232'	24" RCP	0.20%
1 - 10	168'	18" RCP	-0.30%
1 - 12	71'	30" RCP	0.15%
1 - 12	35'	18" RCP	-0.30%
1 - 13	36'	18" RCP	0.30%
1 - 14	250'	24" RCP	0.97%
1 - 16	250'	24" RCP	1.85%
1 - 16	36'	18" RCP	-0.30%
1 - 18	36'	18" RCP	-0.30%
1 - 18	150'	24" RCP	1.67%
1 - 19	100'	30" RCP	0.15%
1 - 21	35'	18" RCP	-0.31%
1 - 21	152'	30" RCP	0.15%
1 - 22	17'	30" RCP	0.18%

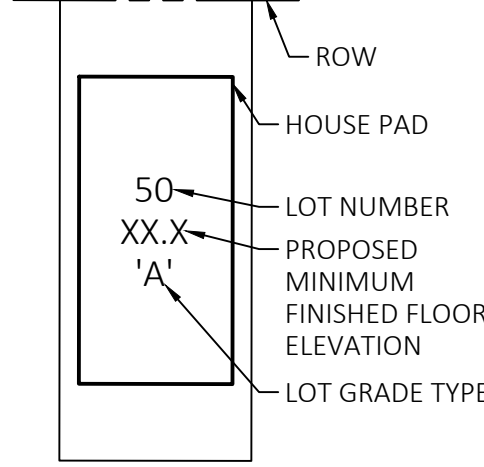
From Structure	Length	Size & Material	Slope
1 - 23	200'	18" RCP	0.30%
1 - 23 (A)	123'	18" RCP	0.30%
1 - 24	150'	18" RCP	0.44%
1 - 25	150'	18" RCP	2.60%
1 - 26	192'	18" RCP	2.80%
1 - 27	13'	18" RCP	1.20%
1 - 28	150'	18" RCP	1.00%
1 - 29	105'	18" RCP	1.00%
1 - 30	17'	18" RCP	1.00%
1 - 31	144'	18" RCP	1.00%
1 - 32	66'	30" RCP	4.52%
CS-1	44'	36" RCP	4.55%
CS-2	97'	15" RCP	0.35%
D-1	95'	15" RCP	2.26%
D-3	23'	15" RCP	2.79%
D-5	24'	15" RCP	0.30%
D-7	239'	15" RCP	2.79%
D-8	23'	15" RCP	0.31%
D-9	40'	15" RCP	1.79%
D-11	34'	15" RCP	0.74%
D-13	28'	15" RCP	0.30%

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES) CAD\FINAL CITY\21-091-FF-GRP

LOT GRADING NOTES:

- ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISHED FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 796 REQUIREMENTS.
- THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
- SEE SHEET C3.10 FOR BUILDING SETBACKS.
- INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO THE CITY OF MOUNT DORA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
- ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.
- ALL SLOPES >6:1 SHALL BE SODDED.
- LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
- ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
- THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF MOUNT DORA AND A.D.A. SPECIFICATIONS.
- BORINGS PER REPORT OF GEOTECHNICAL EXPLORATION (REPORT NO. 23915) BY IMPERIAL TESTING AND ENGINEERING INC., 08/18/2022.

- NOTES
- PER SECTION A, PLEASE ADD THE YARD DRAINS AS SHOWN
 - RETAINING WALL HEIGHTS VARY, SEE ELEVATIONS
 - WALL HEIGHTS ARE LINEAR BETWEEN SPOT ELEVATIONS SHOWN



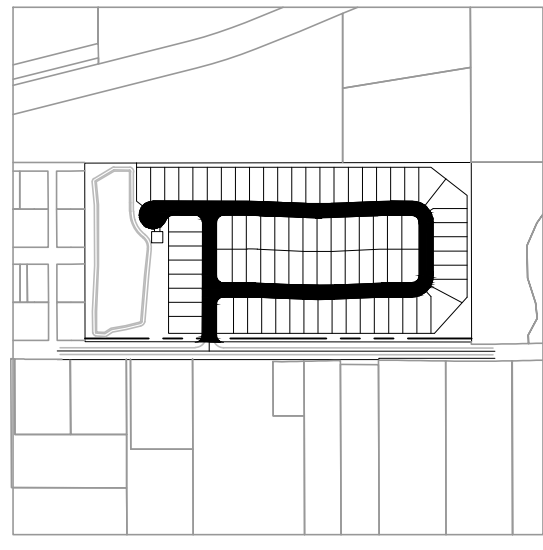
LEGEND	
SYMBOL	DESCRIPTION
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	RETAINING WALL GRADES
	DRAINAGE CONVEYANCE SWALE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STEM WALL
	SOIL BORING

DRAINAGE LEGEND		
EXISTING	UTILITY TYPE	PROPOSED
	STORM PIPE	
	STORM DBI / YARD DRAIN	
	STORM CURB INLETS	
	STORM MANHOLES	
	UNDERDRAIN LINES	
	WET SEASON WATER TABLE	N/A

25' 0 50' 100'
SCALE IN FEET



Key Map:

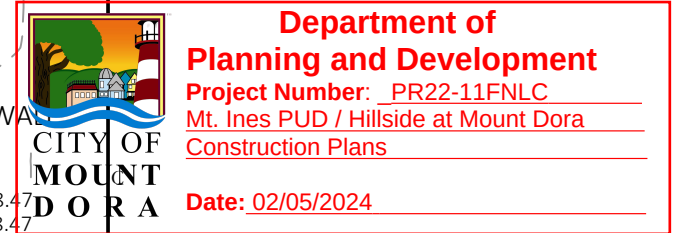


Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO. DATE DESCRIPTIONS		
SUBMISSIONS/REVISIONS		

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 50'
Project Name:	

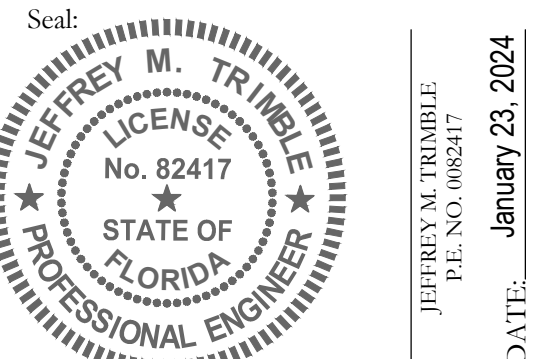
MT. INES PUD/
HILLSIDE AT
MOUNT DORA



Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
GRADING &
DRAINAGE PLAN

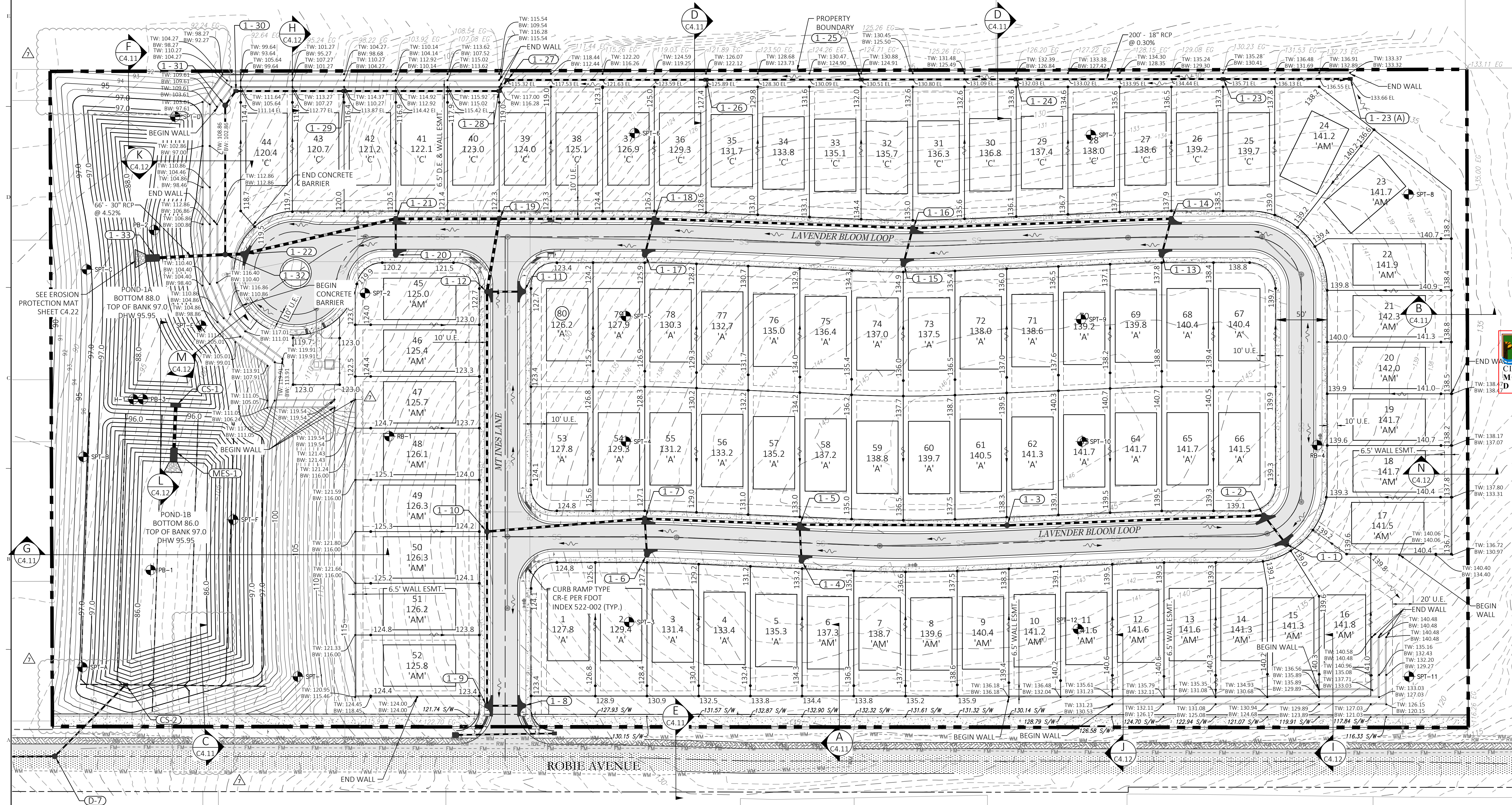
Sheet No.:
C4.10



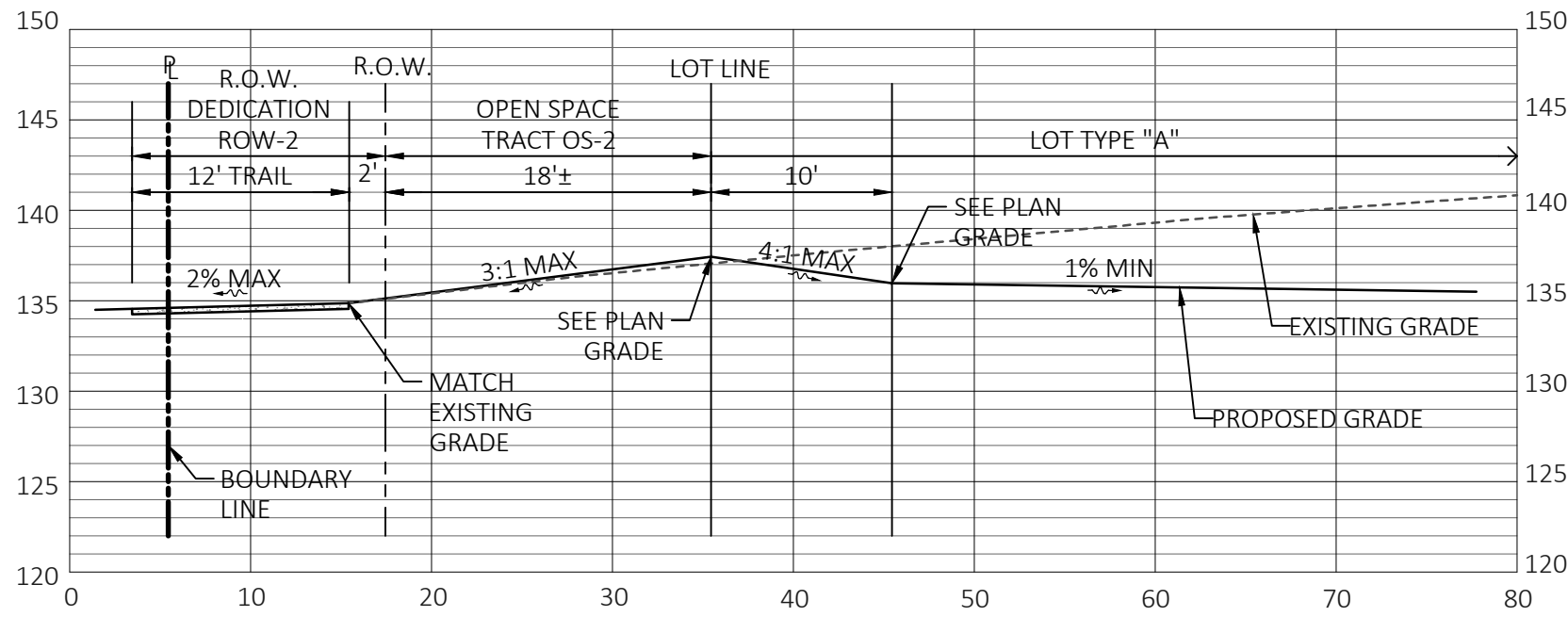
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



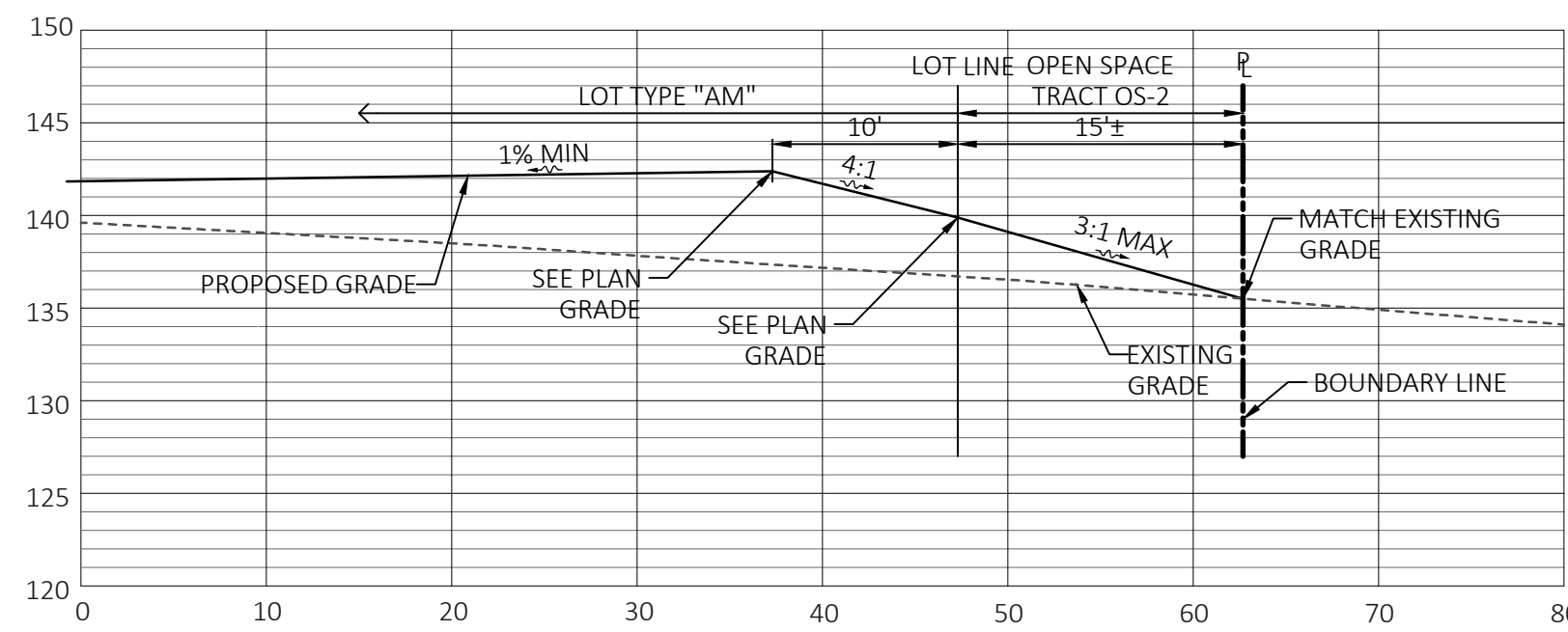
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



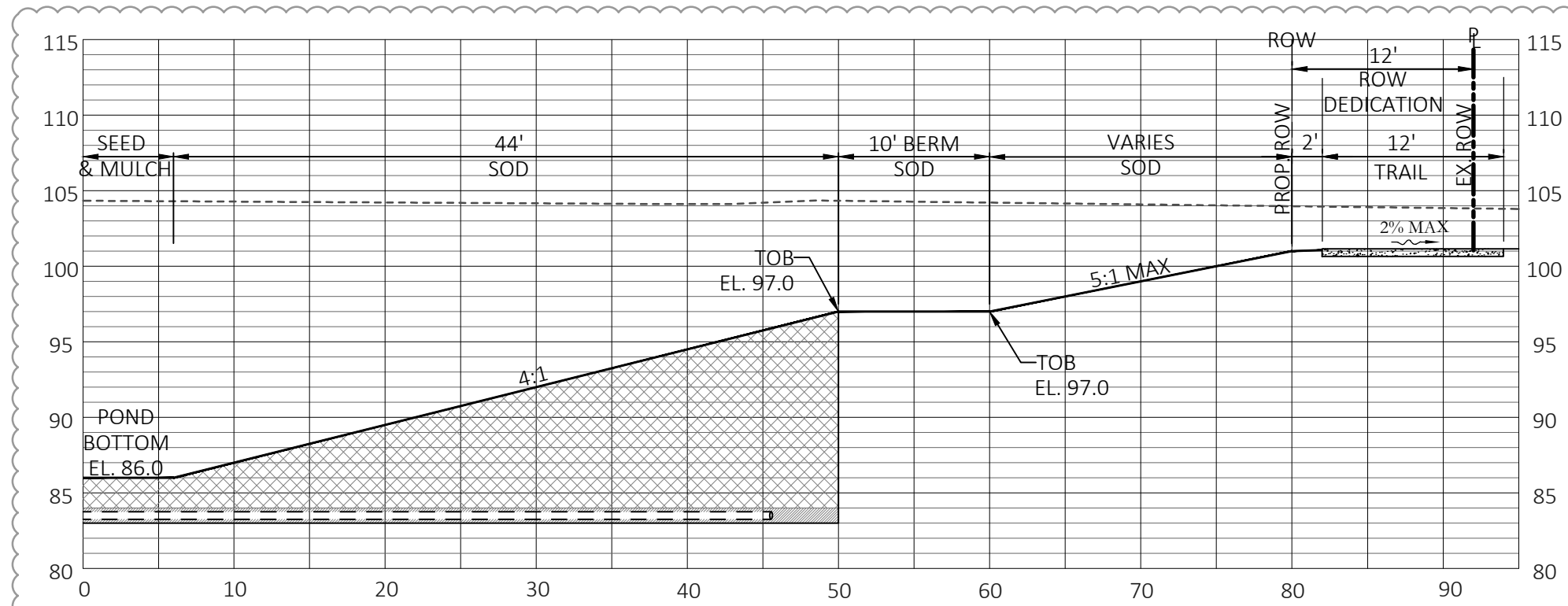
Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CADD\FINAL\OTTY\21-091-FE-OS



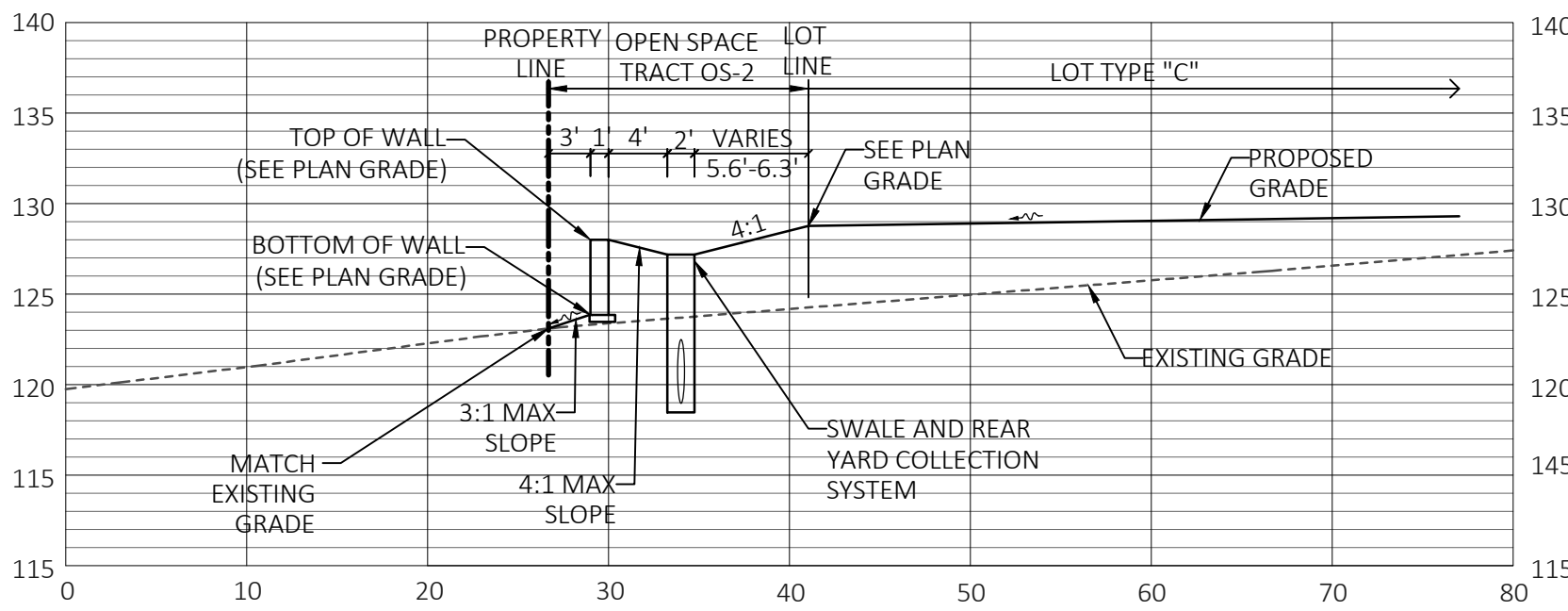
A Typical Grading Section
LOTS 1-4 N.T.S.



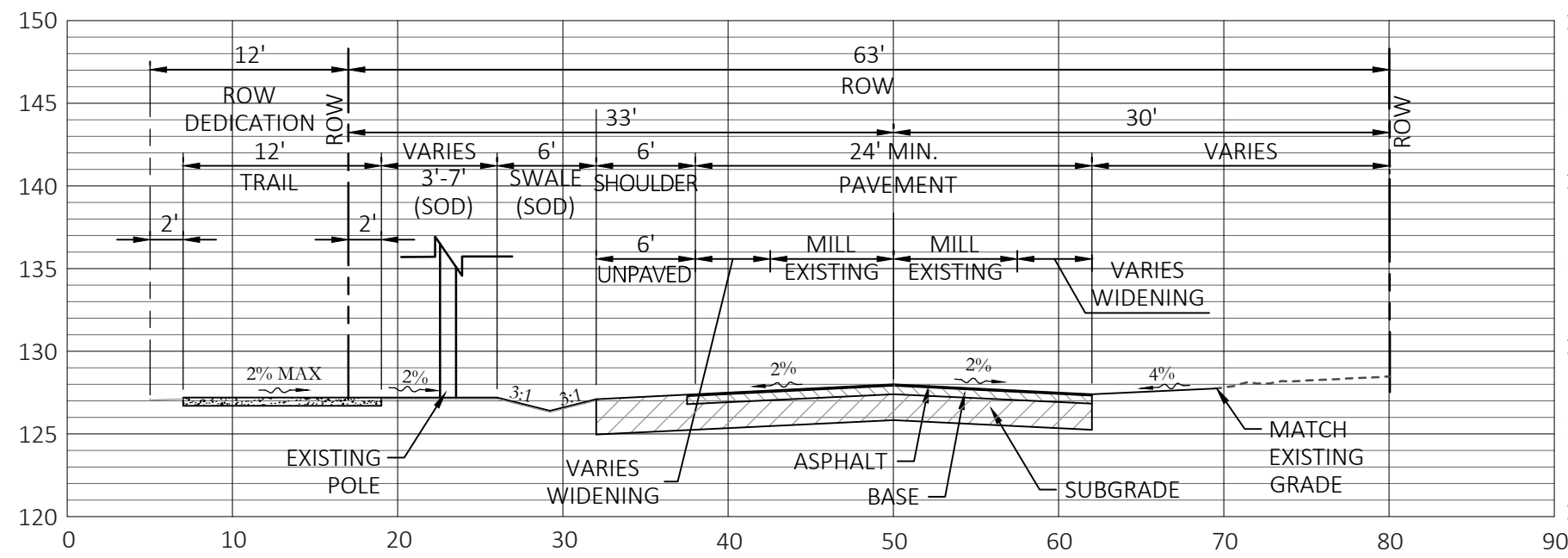
B Typical Grading Section
LOTS 20-24 N.T.S.



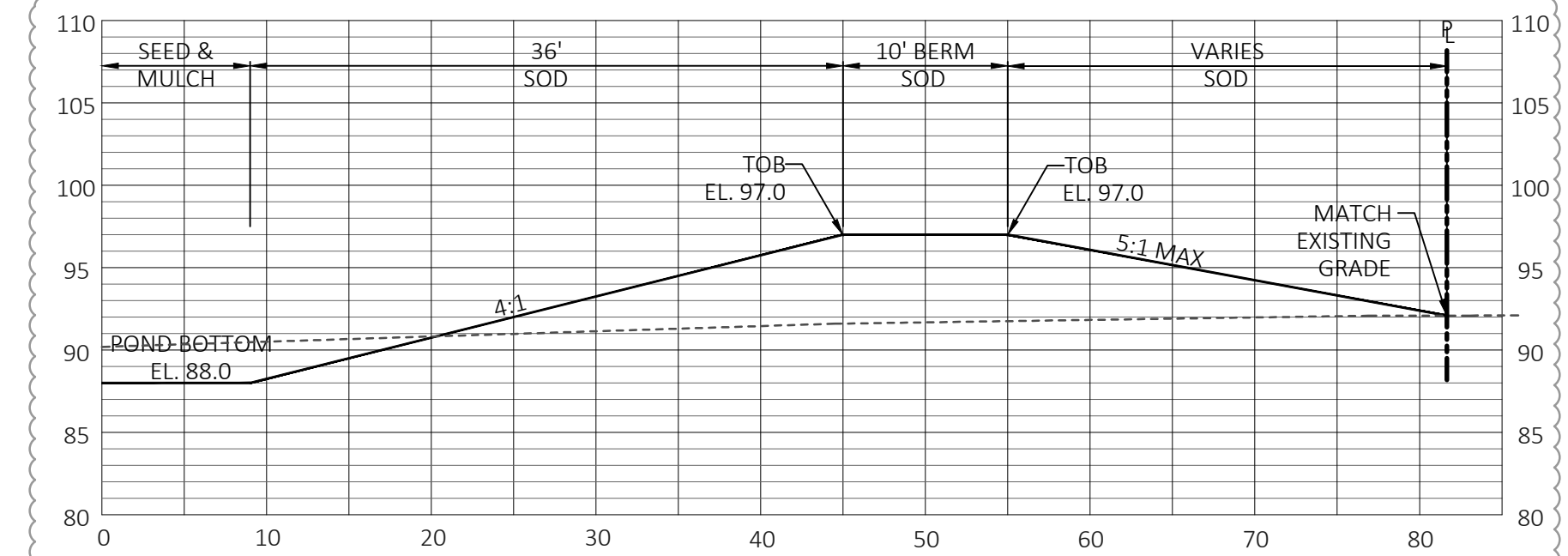
C Typical Grading Section
N.T.S.



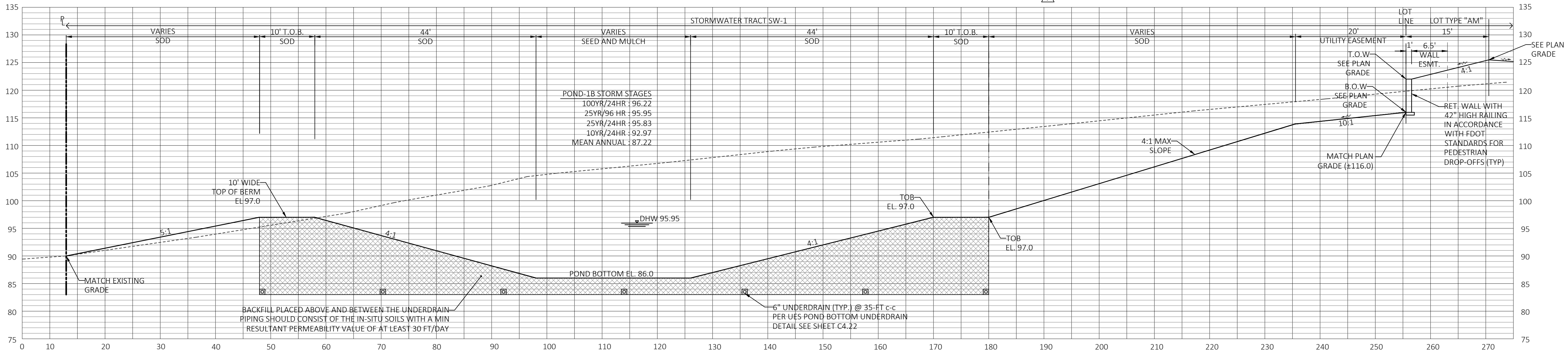
D Typical Grading Section
LOTS 26-39 N.T.S.



E Typical Grading Section
N.T.S.



F Typical Grading Section
N.T.S.



G Typical Grading Section
N.T.S.

Key Map:

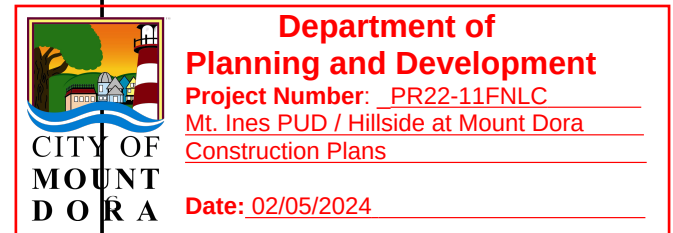
Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DISCUSSIONS:

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N.T.S.

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

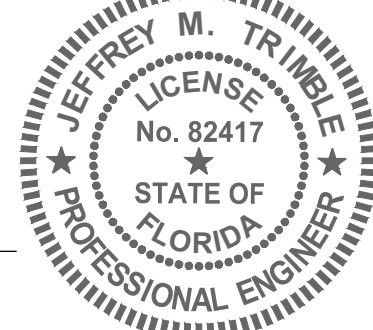


Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
GRADING SECTIONS

Sheet No.:
C4.11

Seal:

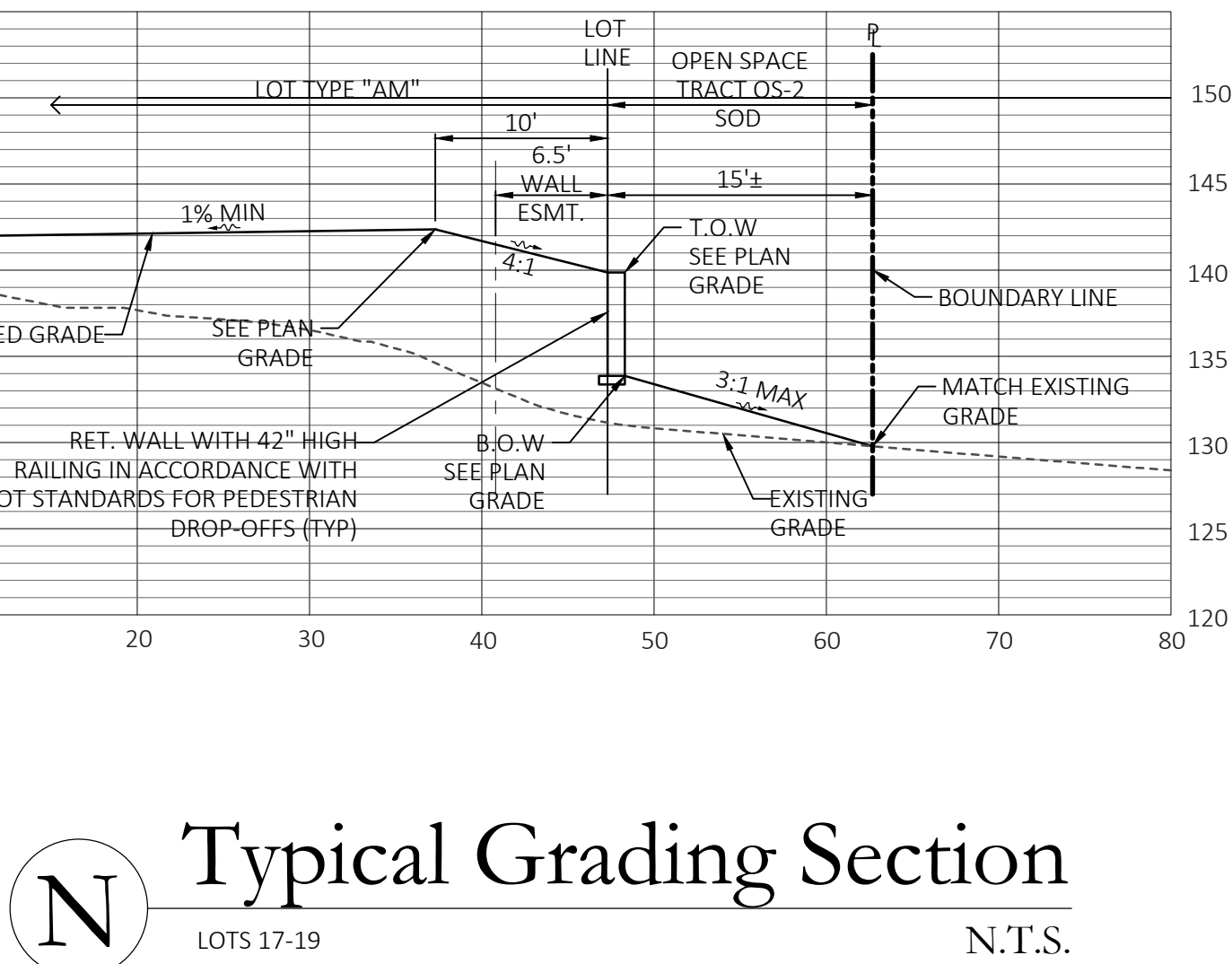
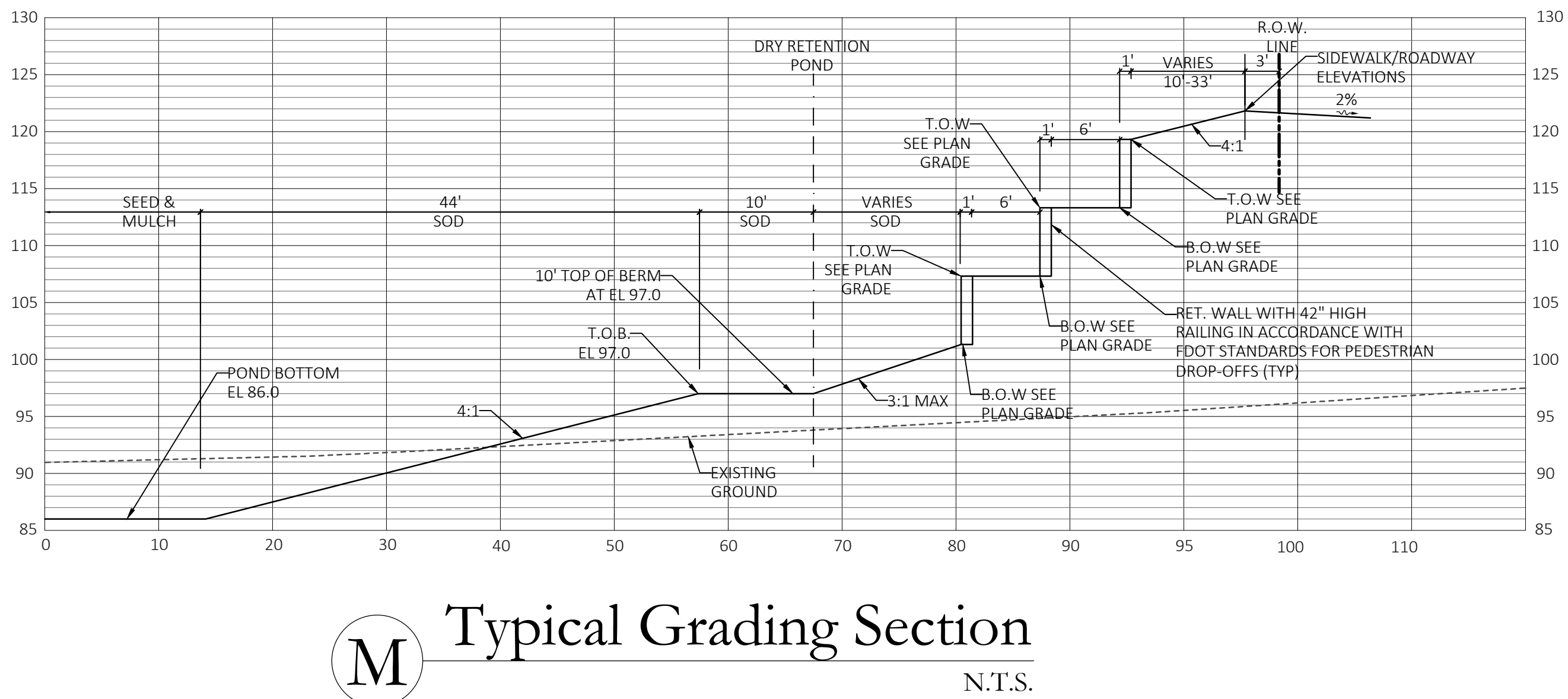
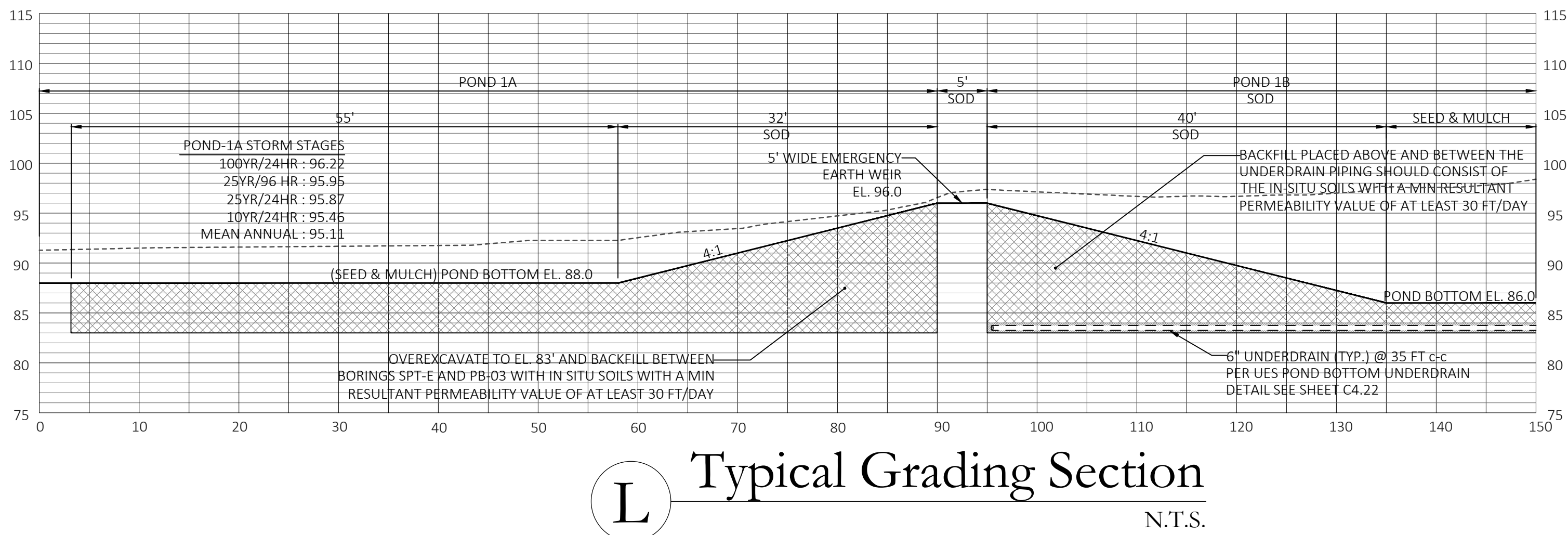
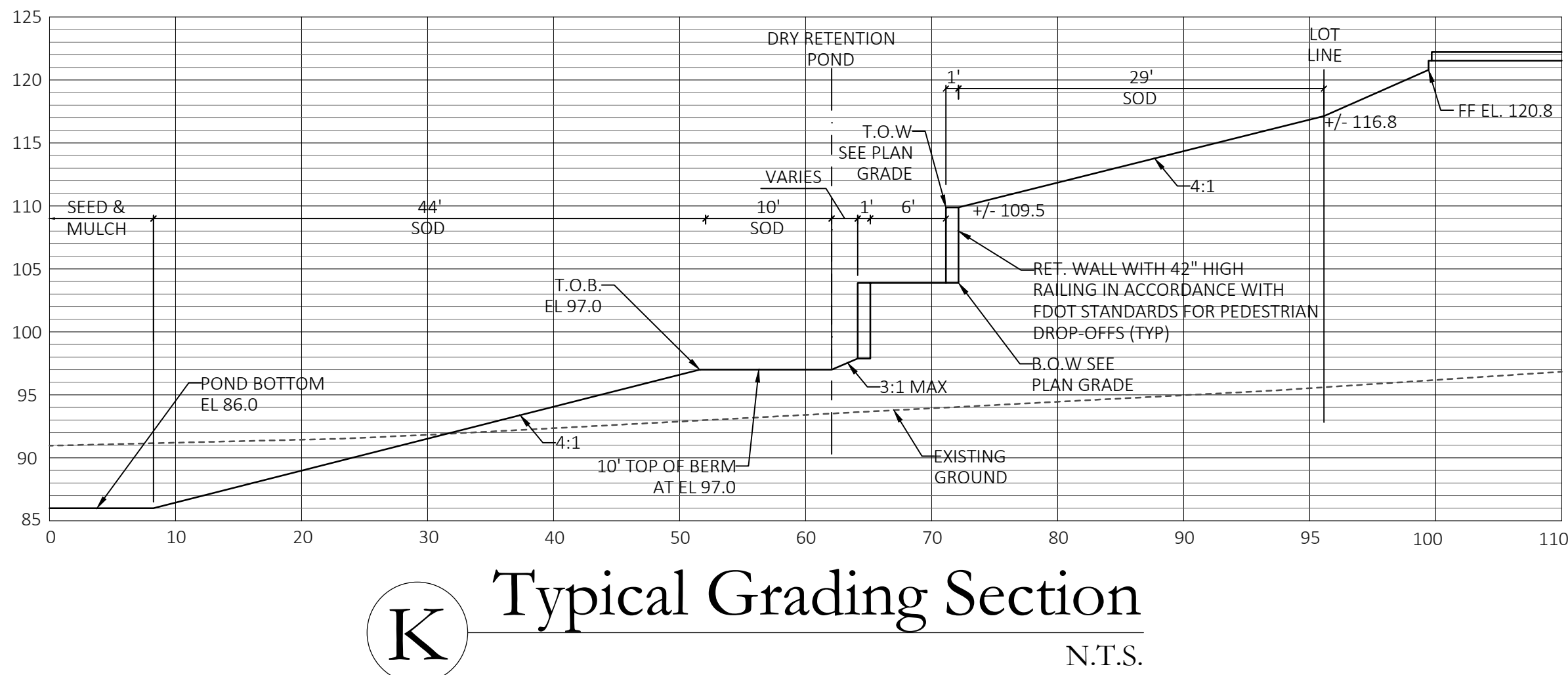
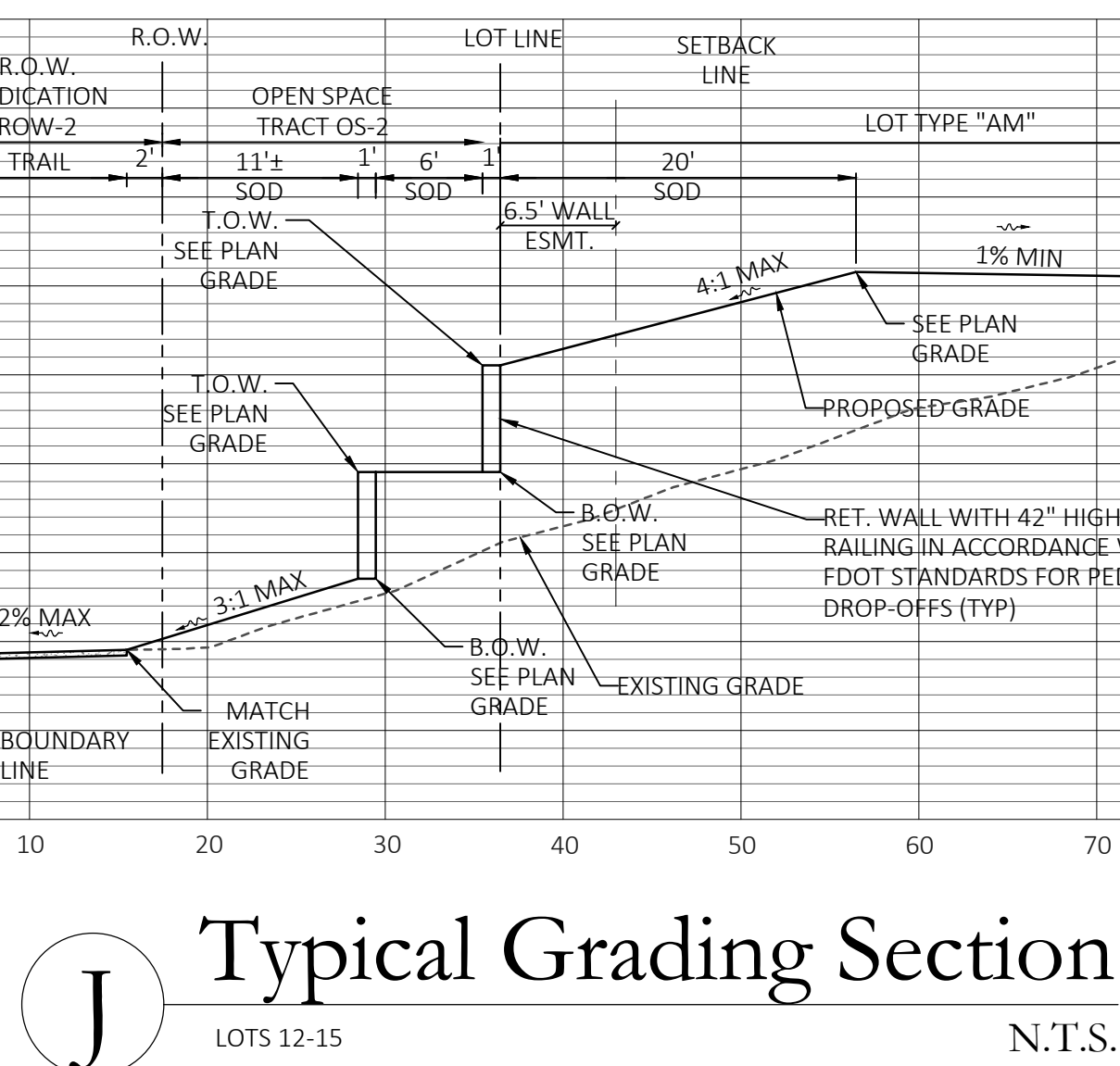
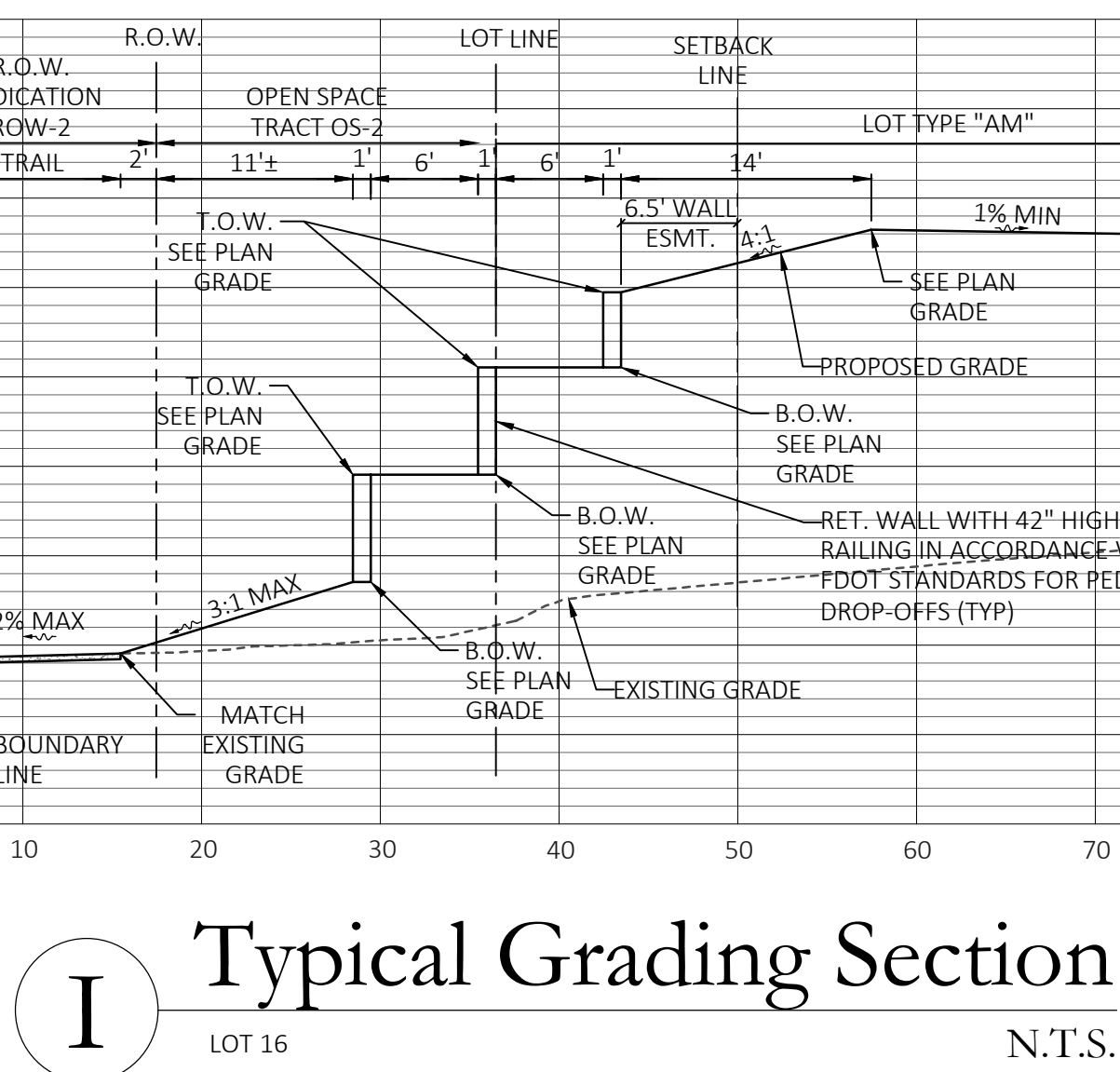
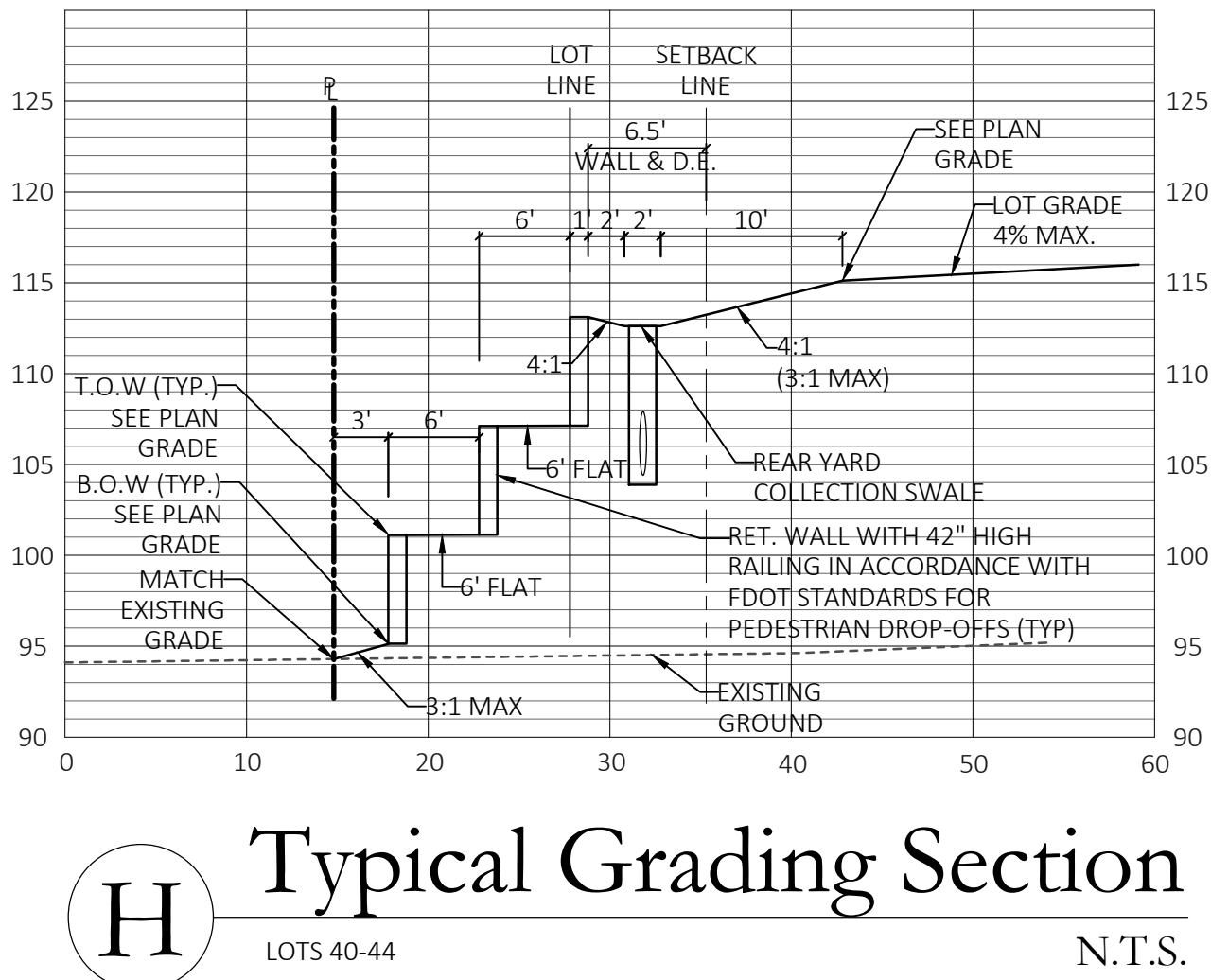


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CADD\FINAL\OTTY\21-091-FE-05



Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N.T.S.

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**



Jurisdiction:

LAKE COUNTY, FL

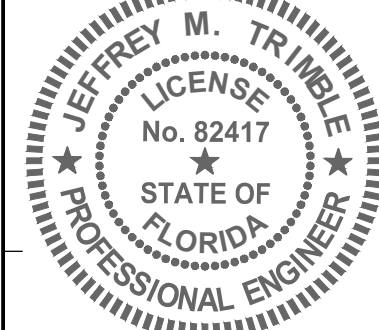
Sheet Title:

GRADING SECTIONS

Sheet No.:

C4.12

Seal:



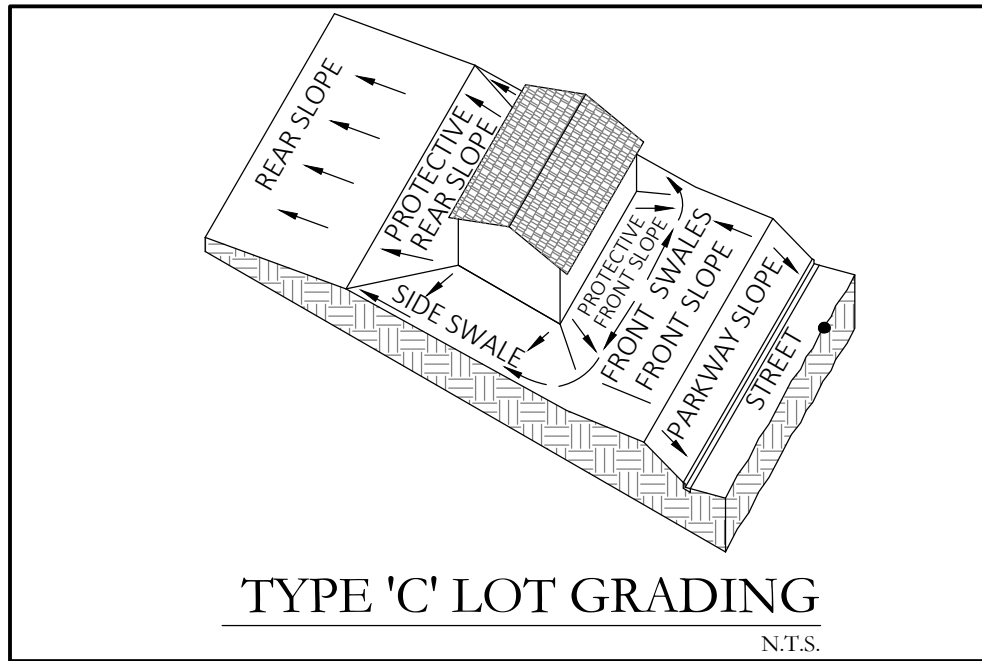
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



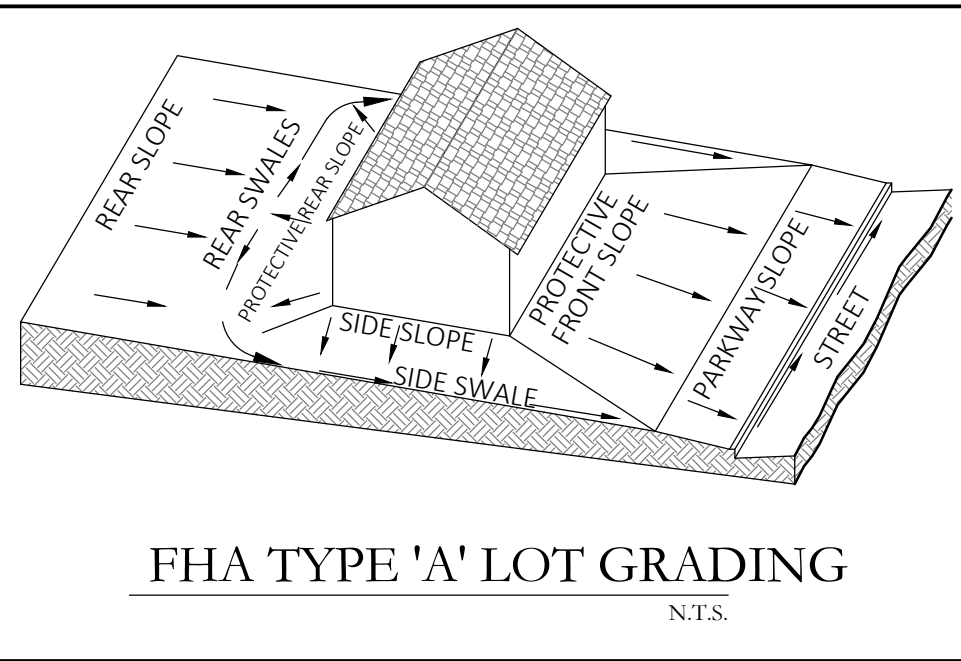
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\DTY\21-091 - FE - 0301.S



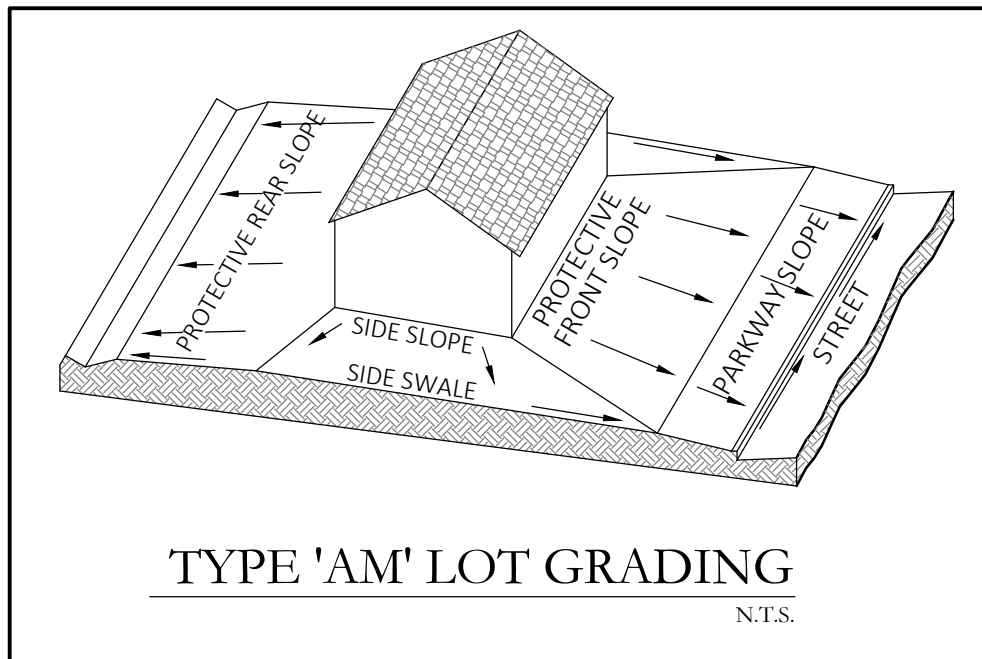
TYPE 'C' LOT GRADING

N.T.S.



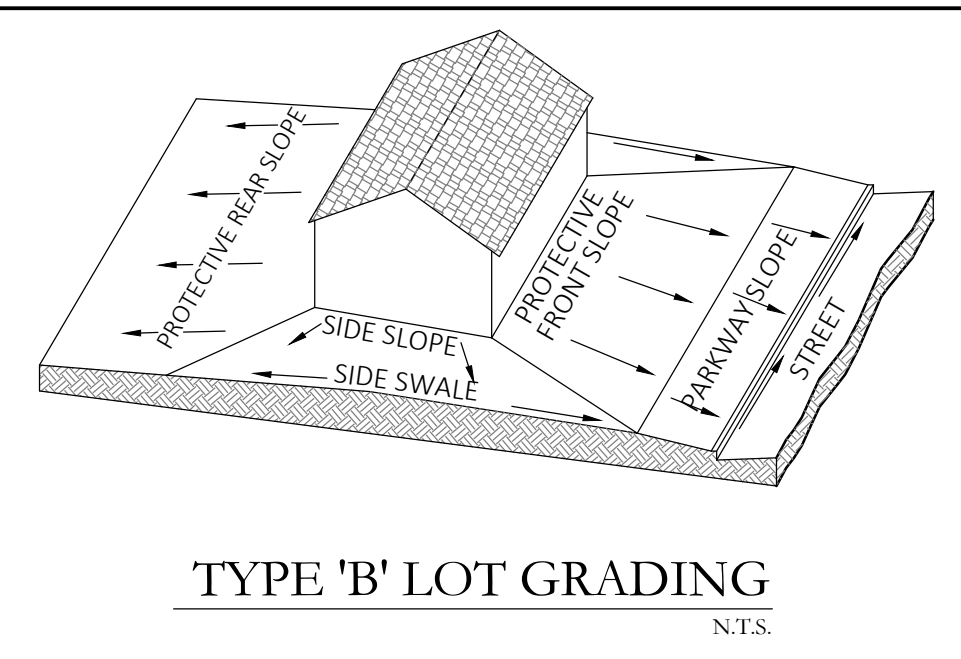
FHA TYPE 'A' LOT GRADING

N.T.S.



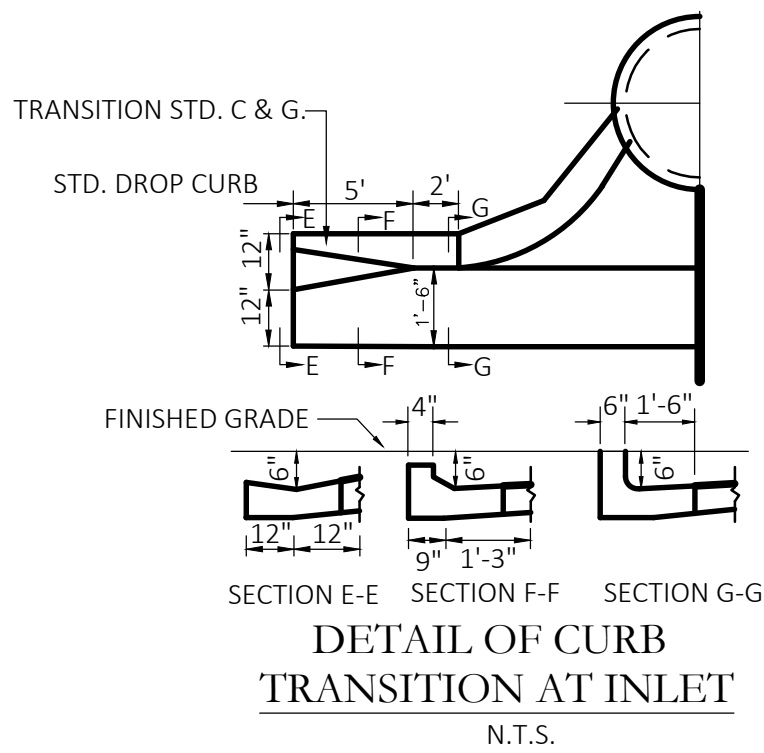
TYPE 'AM' LOT GRADING

N.T.S.



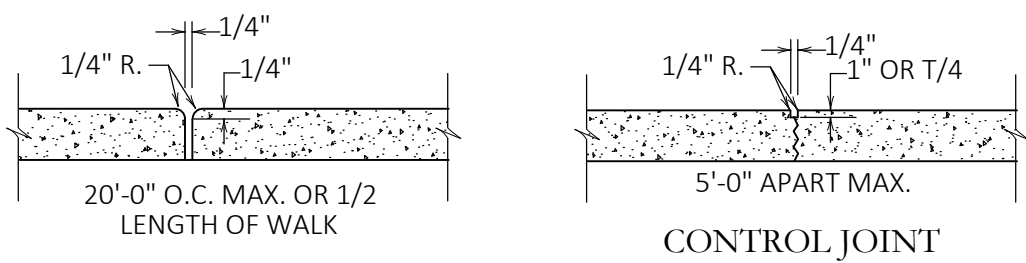
TYPE 'B' LOT GRADING

N.T.S.



DETAIL OF CURB
TRANSITION AT INLET

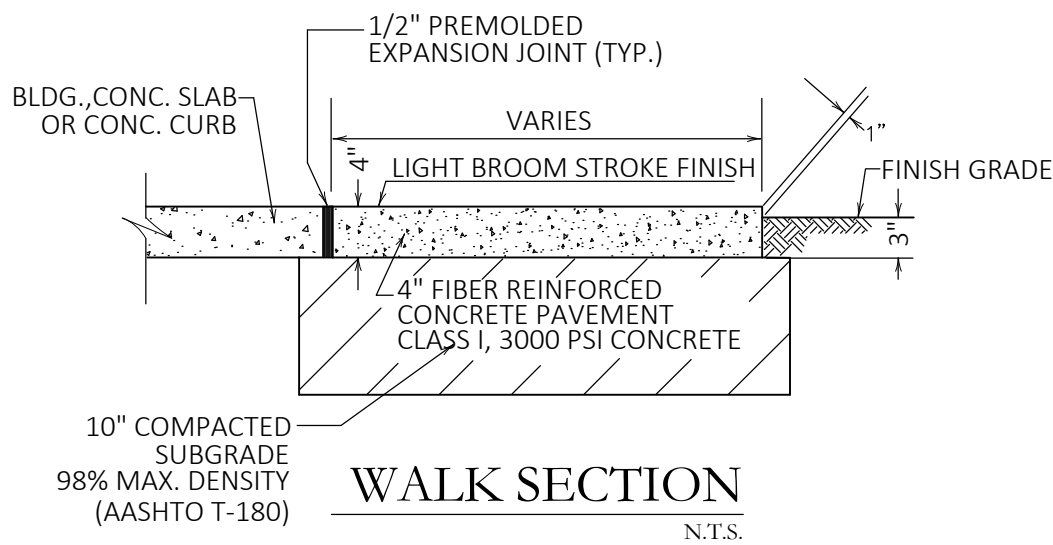
N.T.S.



CONSTRUCTION JOINT

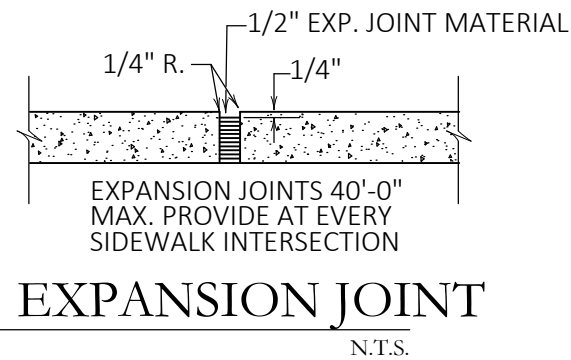
SIDEWALK JOINT DETAIL

NTS



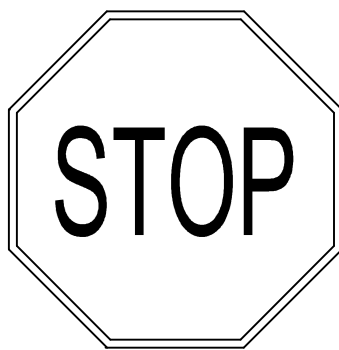
WALK SECTION

N.T.S.



EXPANSION JOINT

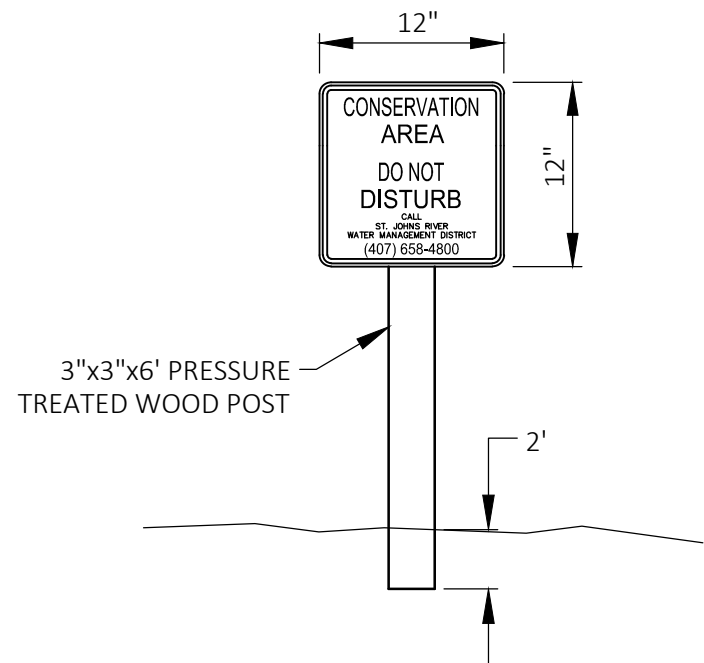
N.T.S.



NOTE: SIGNS TO BE PLACED ON
R1-1 30"X30" STOP SIGN WITH 24"
WIDE STOP BAR. BOTTOM OF SIGN
A MINIMUM 7" HIGH. 24" WIDE
STOP BAR PER DETAIL.

STOP SIGN DETAIL

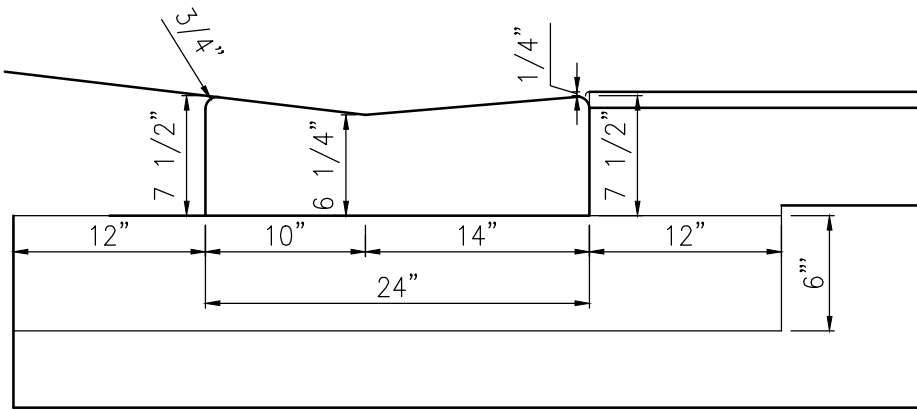
NTS



NOTE: SIGNS TO BE PLACED ON EVERY OTHER LOT LINE ON LOTS
ABUTTING ALL CONSERVATION AREAS @ 100' INTERVALS

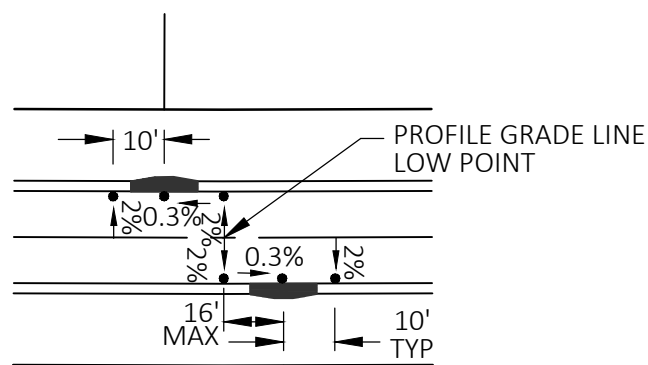
ENVIRONMENTAL PROTECTION SIGN

N.T.S.



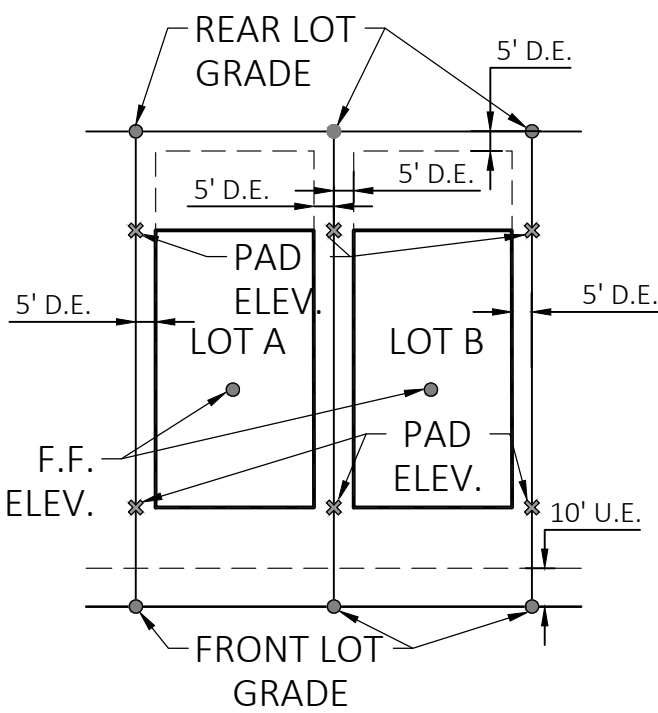
DROP CURB DETAIL

N.T.S.



PAVEMENT GRADING
@ OFFSET SAG
INLET LOT LOCATIONS

N.T.S.

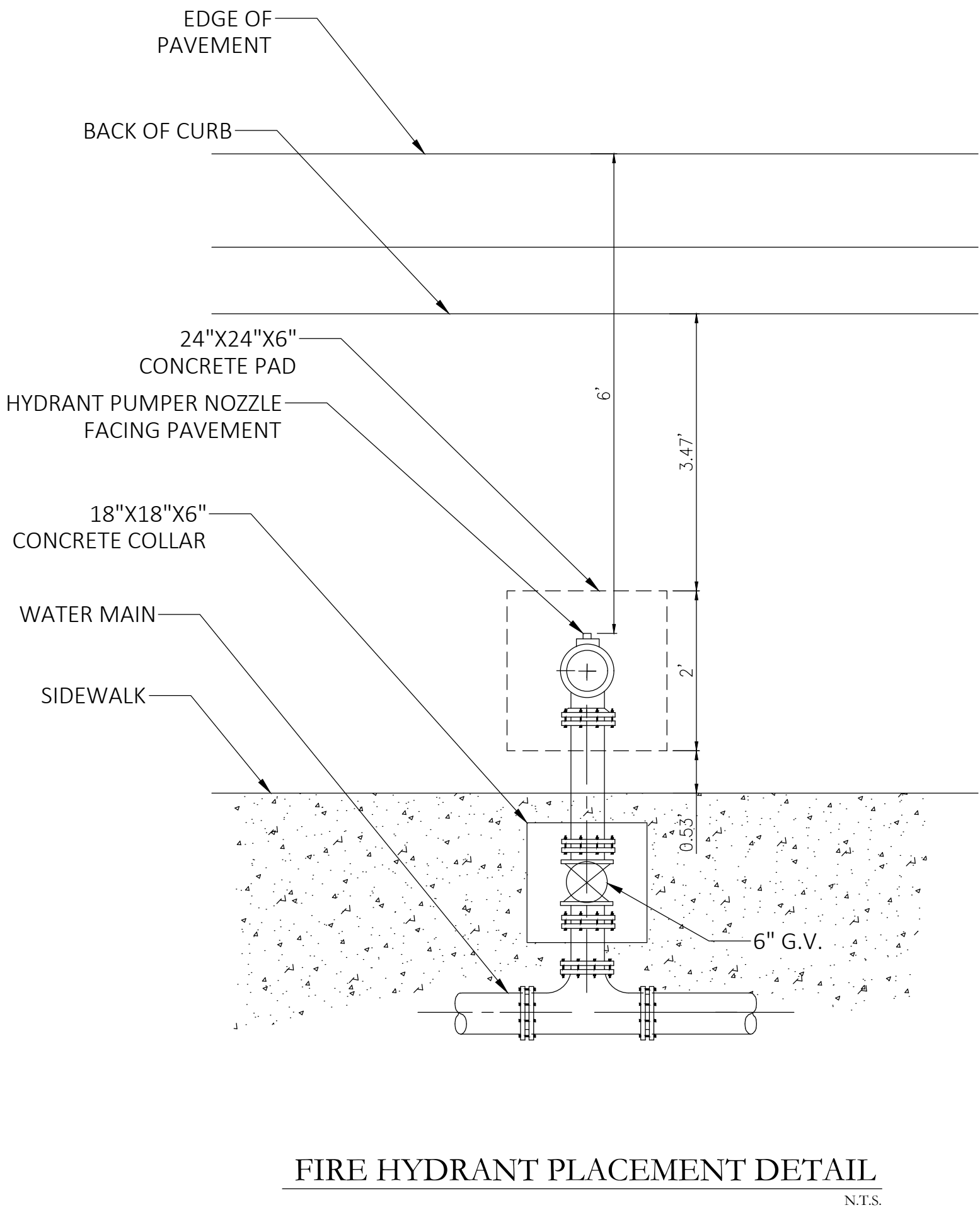


1. CONTRACTOR/SURVEYOR TO PROVIDE ELEVATION STAKES AT ALL FOUR (4) LOT CORNERS IN ADDITION TO FIVE (5) STAKES RELATIVE TO HOUSE PAD/FINISHED FLOOR.
2. HOUSE PAD ELEVATIONS TO BE SET AT 8" BELOW FINISHED FLOOR ELEVATIONS.
3. STAKE AT THE CENTER OF THE HOUSE PAD SHALL INCLUDE THE PAD GRADE AND FINISHED FLOOR ELEVATION.

LOT STAKING DETAIL (TYP.)

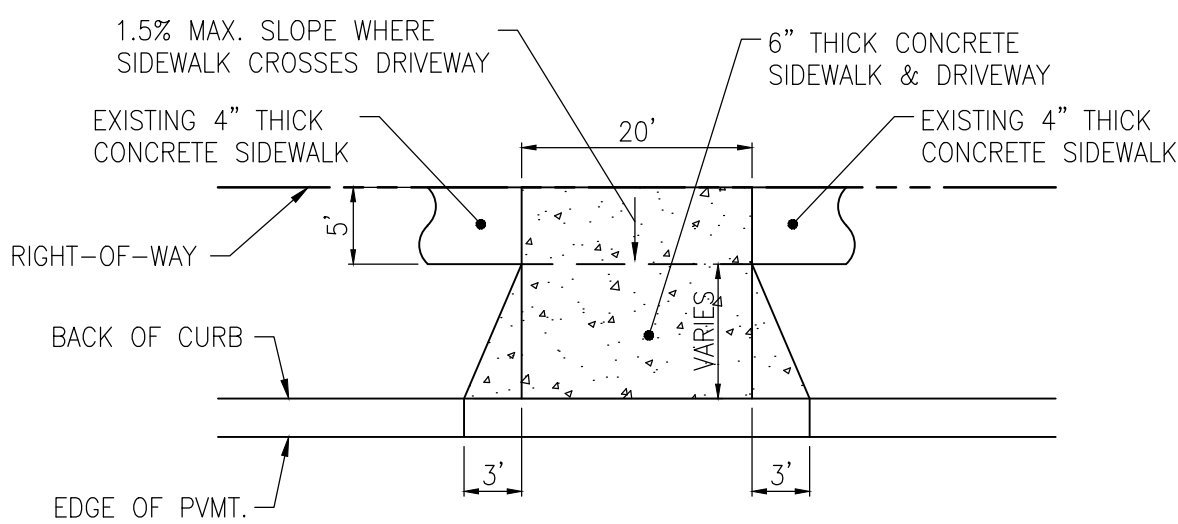
N.T.S.

LEGEND
● STANDARD STAKE
LOCATIONS
PAD GRADE STAKE
✕ LOCATIONS (SEE PAD
GRADE STAKE DETAILS)



FIRE HYDRANT PLACEMENT DETAIL

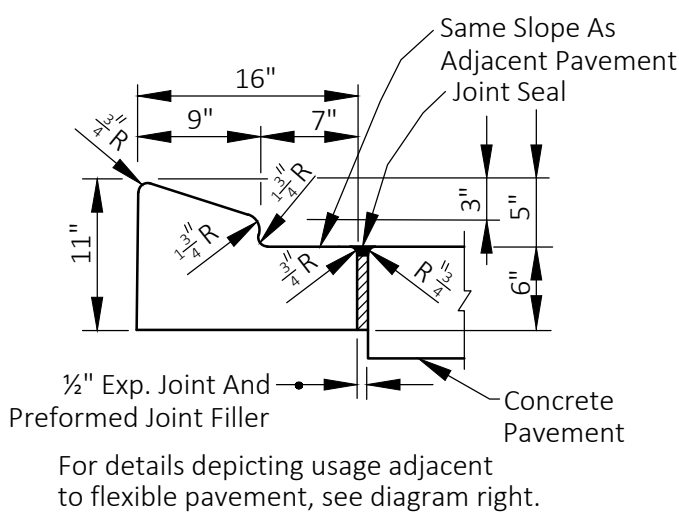
N.T.S.



DRIVEWAY ACCESS DETAIL

NOTE: PER FOOT INDEX 515

N.T.S.



PAD GRADE
STAKE DETAILS (TYP.)

N.T.S.

Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see diagram right.

TYPE A

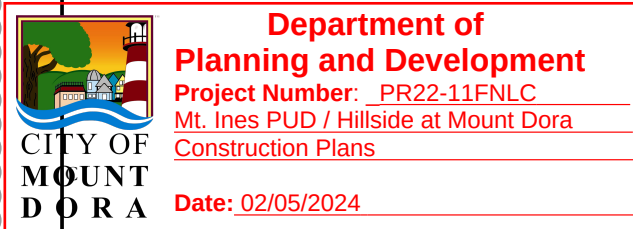
Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**



Jurisdiction:

LAKE COUNTY, FL

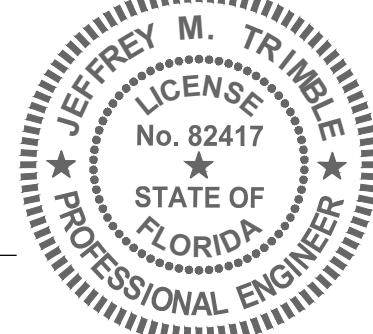
Sheet Title:

**GENERAL
CONSTRUCTION
DETAILS**

Sheet No.:

C4.20

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

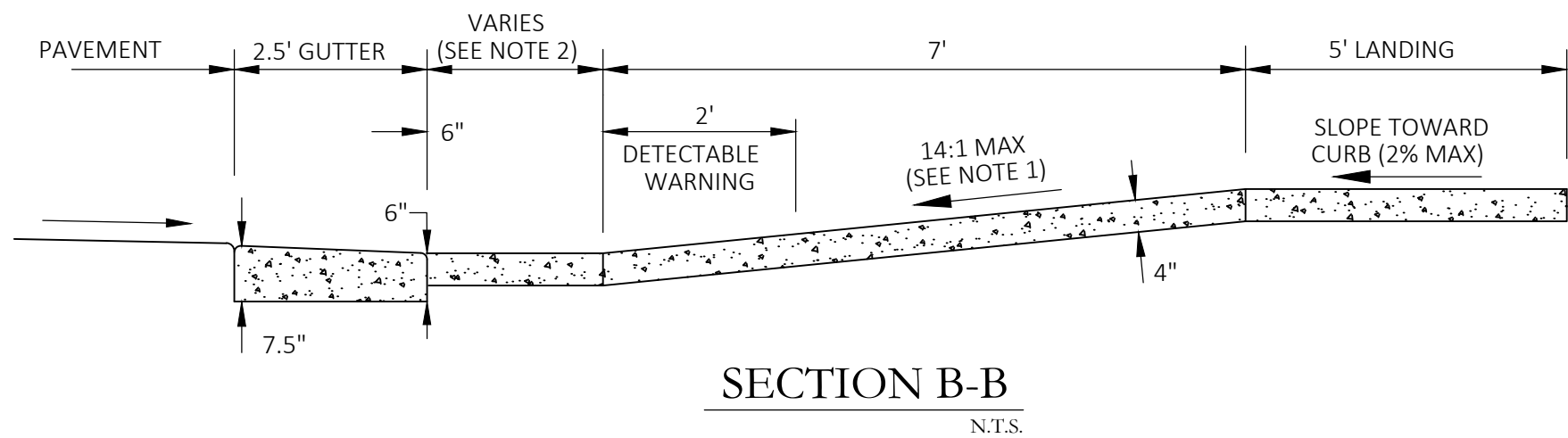
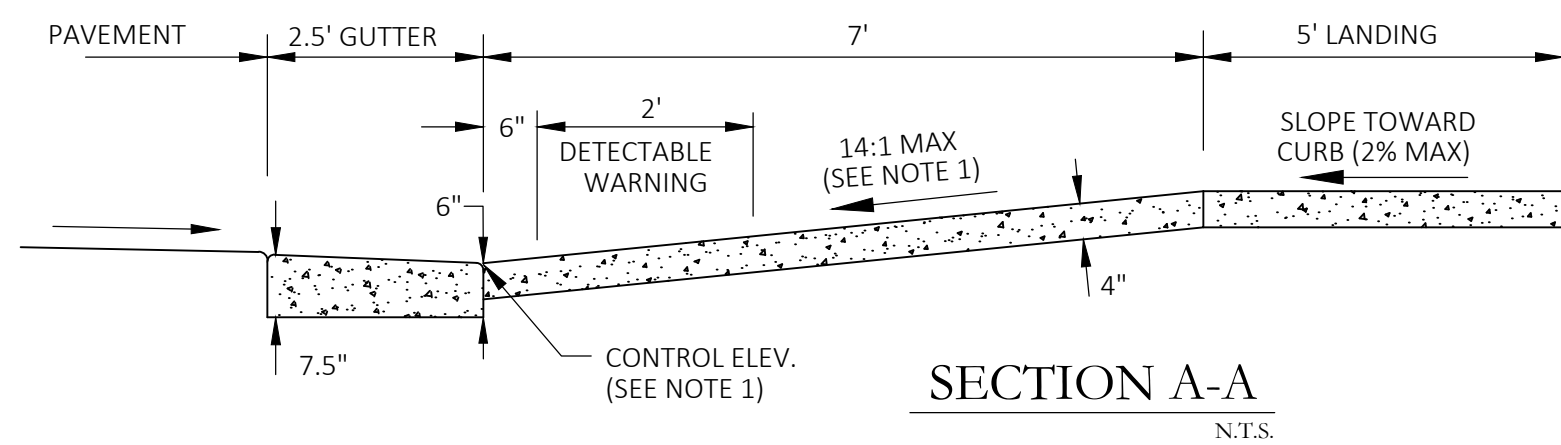
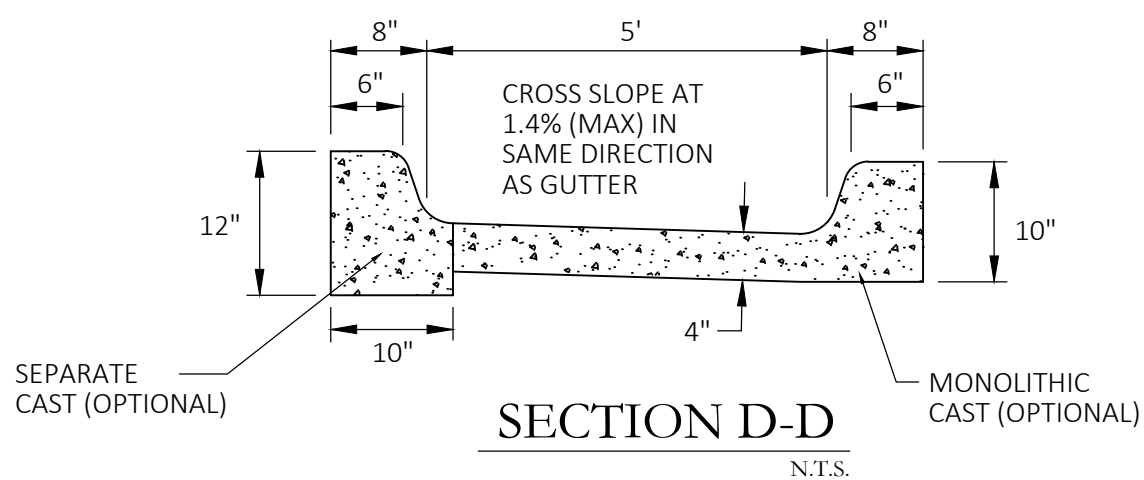


WHERE CURB RAMP CAN BE ACCESSED BY SIDEWALK
ON THE SIDE(S), TRANSITION SLOPE AS SHOWN.



1. (A) THE CONTROL ELEVATION SHALL BE THE LOWER OF THE TWO POINTS WHERE THE RAMP EDGES INTERSECT THE GUTTER FLOW LINE. THE 14:1 RAMP SLOPE SHALL BE ESTABLISHED FROM THE CONTROL ELEVATION. (B) THE SLOPE OF THE RAMP FROM THE HIGHER RAMP/GUTTER INTERSECT SHALL BE ESTABLISHED BY CONNECTING TO THE RAMP/RAMP INTERSECT ESTABLISHED IN STEP (A).

2. SLOPE VARIES (MATCH RAMP AND GUTTER EDGES).
3. HEIGHT OF CURB VARIES FROM 0" (FLUSH) AT TOP OF RAMP TO 6" AT BOTTOM.
4. RAMP MAY BE LENGTHENED TO SUIT FIELD CONDITIONS.
5. RAMP AND CURBS MAY BE POURED MONOLITHICALLY OR SEPARATELY.
6. CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE TO REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), FLORIDA ACCESSIBILITY CODE (FAC) AND LOCAL GOVERNMENT.
7. ANY CONFLICT IN THE PLANS WITH ADA, FAC OR LOCAL CODES WHICH MAY BE DETECTED BY CONTRACTOR SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION.
8. CONTRACTOR SHALL ENSURE THAT CURB RAMPS HAVE TEXTURED SURFACE AND THAT SIDEWALK LONGITUDINAL AND CROSS SLOPES CONFORM TO ADA, FAC AND LOCAL GOVERNMENT STANDARDS.
9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR PRE-POUR OBSERVATION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP POURS.
10. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND 24" IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS MAY BE PLACED UP TO 5' BEHIND THE BACK OF CURB.
11. DETECTABLE WARNING SURFACE SHALL BE COLORED BRICK RED
12. DOMES SHALL BE PATTERNED CONCRETE, OVERLAY MAT, TILE OR PAVERS. IN ANY CASE, DIMENSIONS AND PATTERN SHALL BE PRECISELY AS SHOWN.

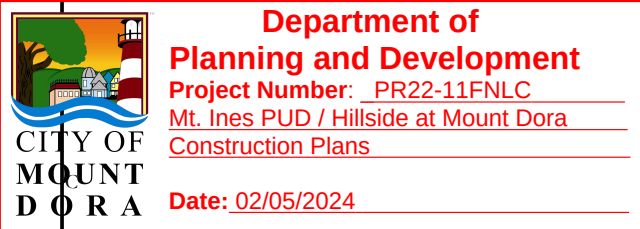


07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**



Jurisdiction:

LAKE COUNTY, FL

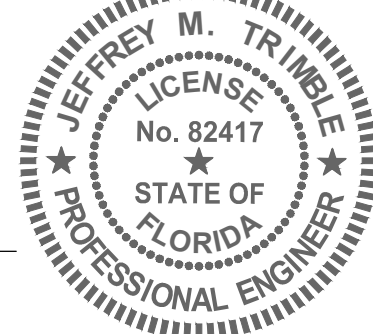
Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C4.21

Seal:

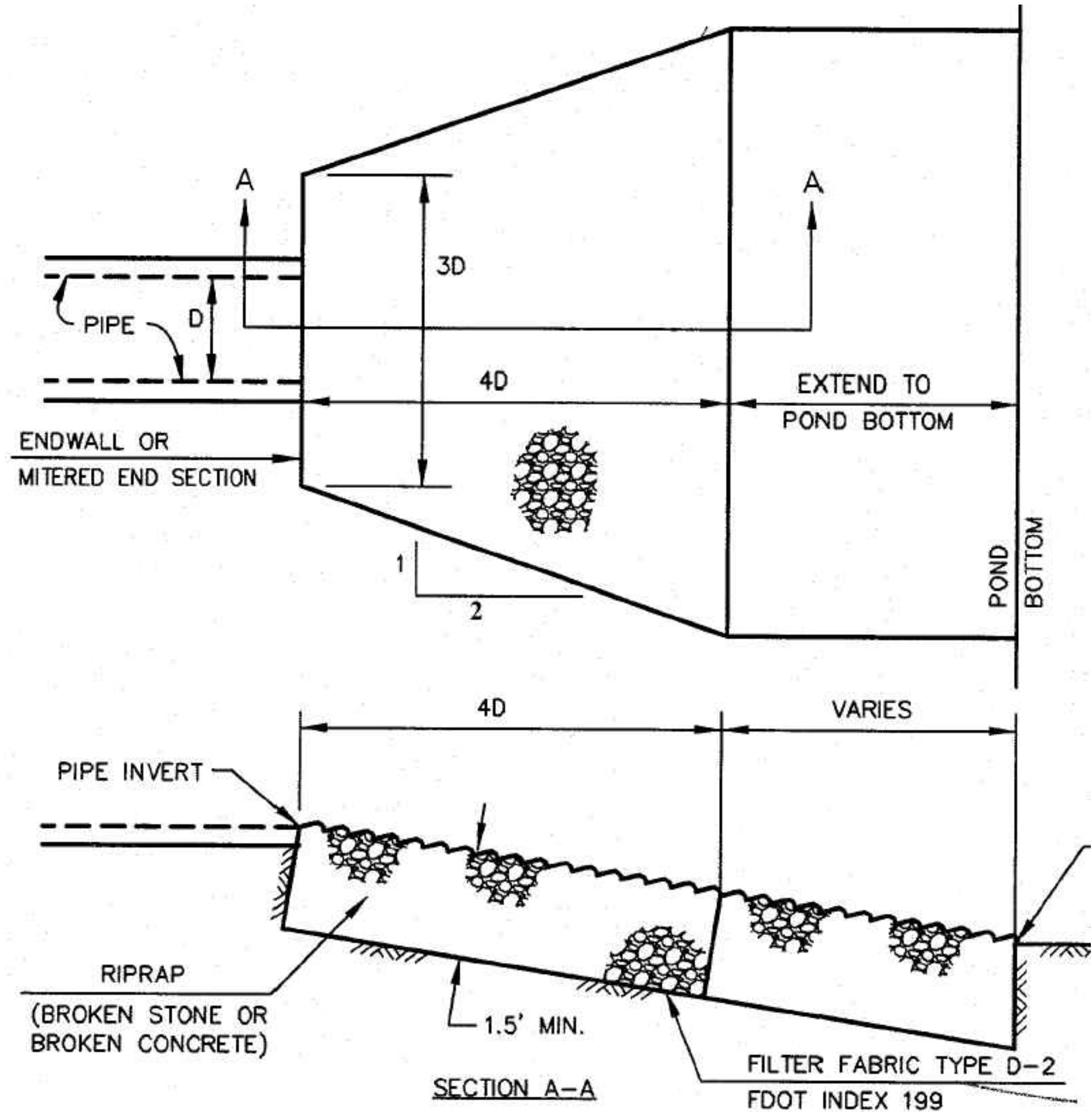


JEFFREY M. TRIMBLE
P.E. NO. 0082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\QTY\21-091 - FE - GD\LS



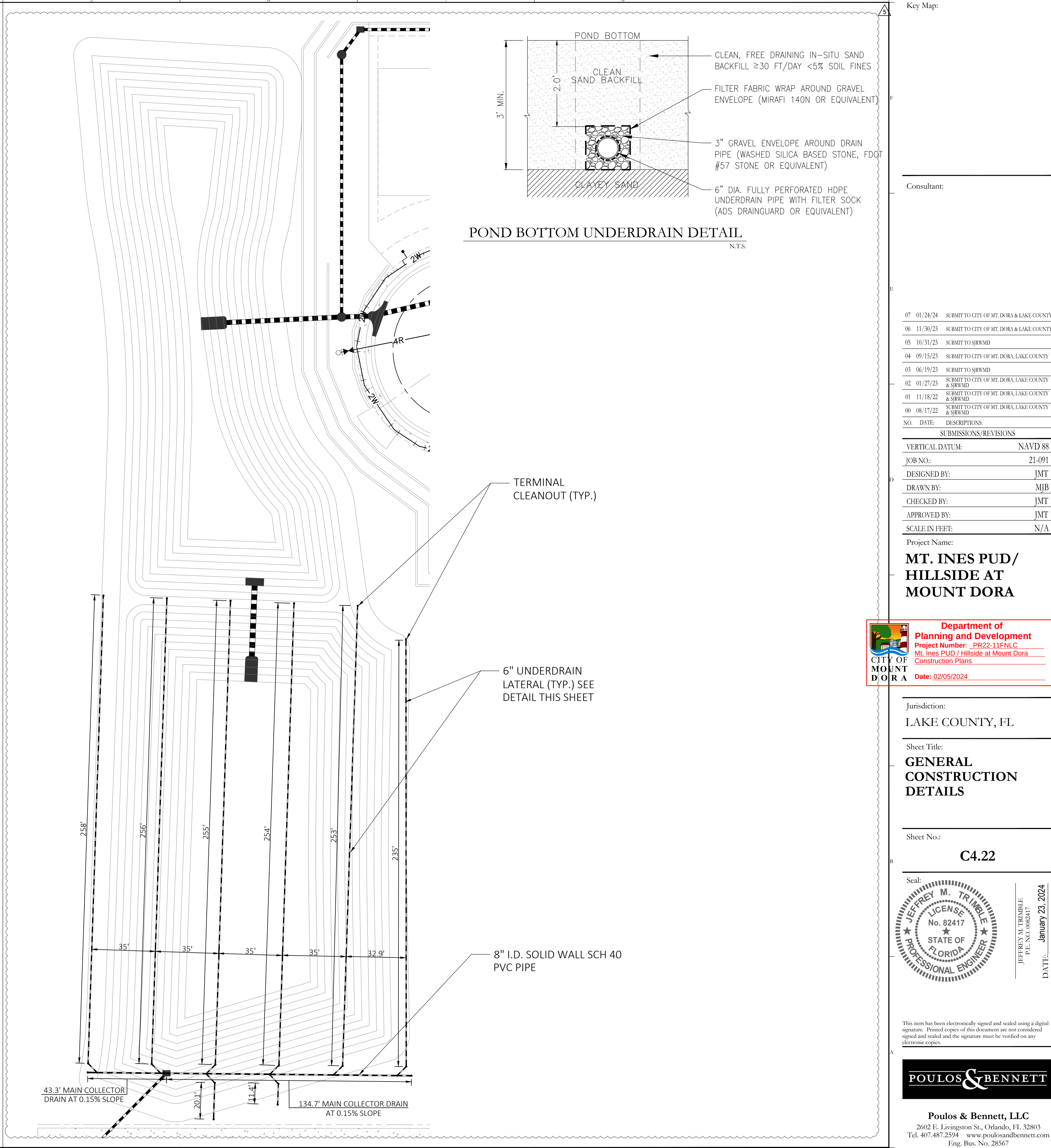
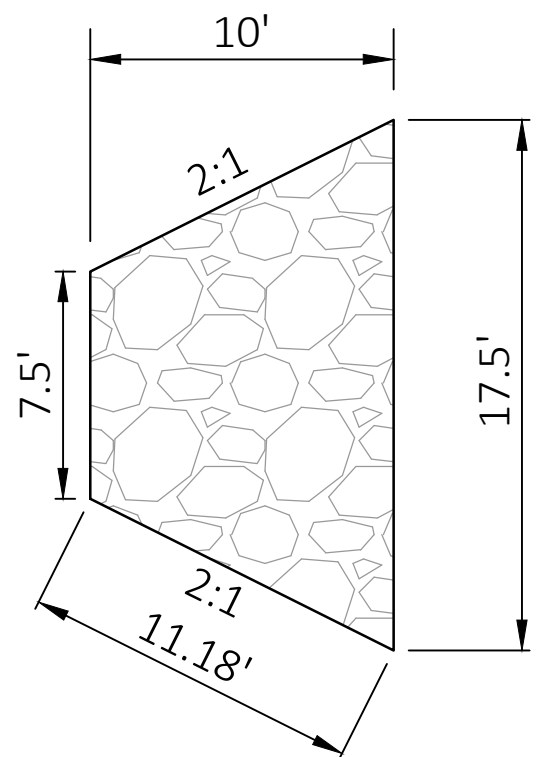
RIPRAP SHALL MEET THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS SECTION 530 INCLUDING THE FOLLOWING GRADATION:

WEIGHT MAX. (POUNDS)	WEIGHT 50% (POUNDS)	WEIGHT MIN. (POUNDS)
75	30	4

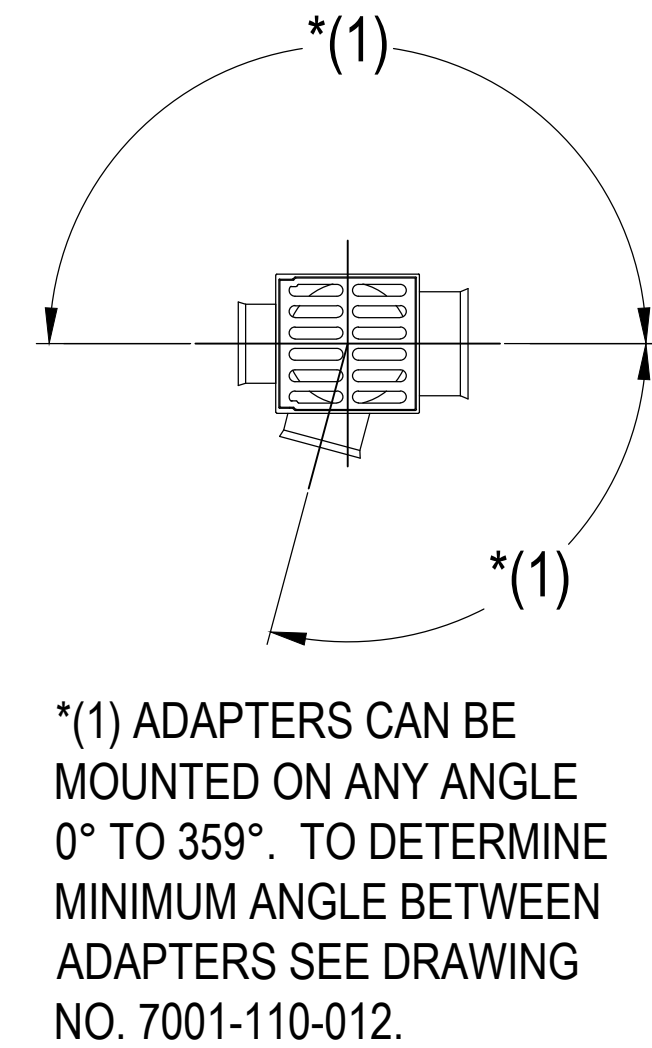
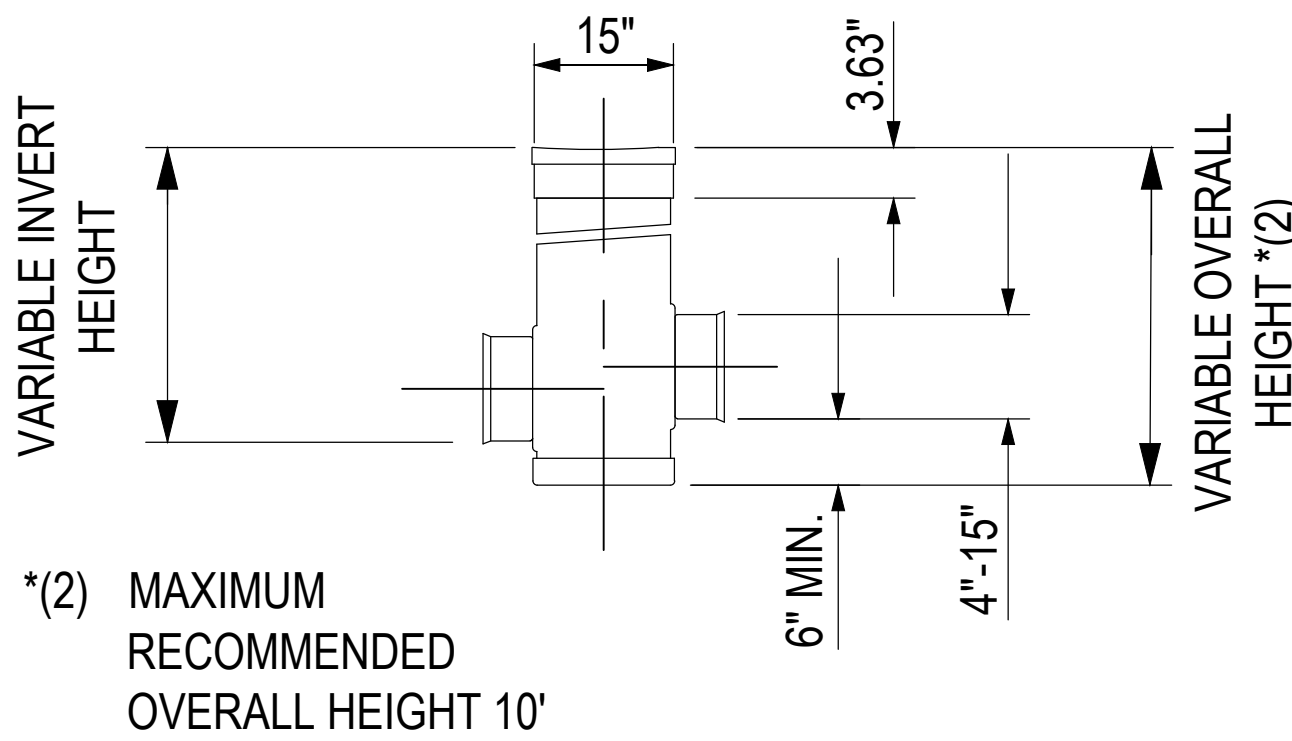
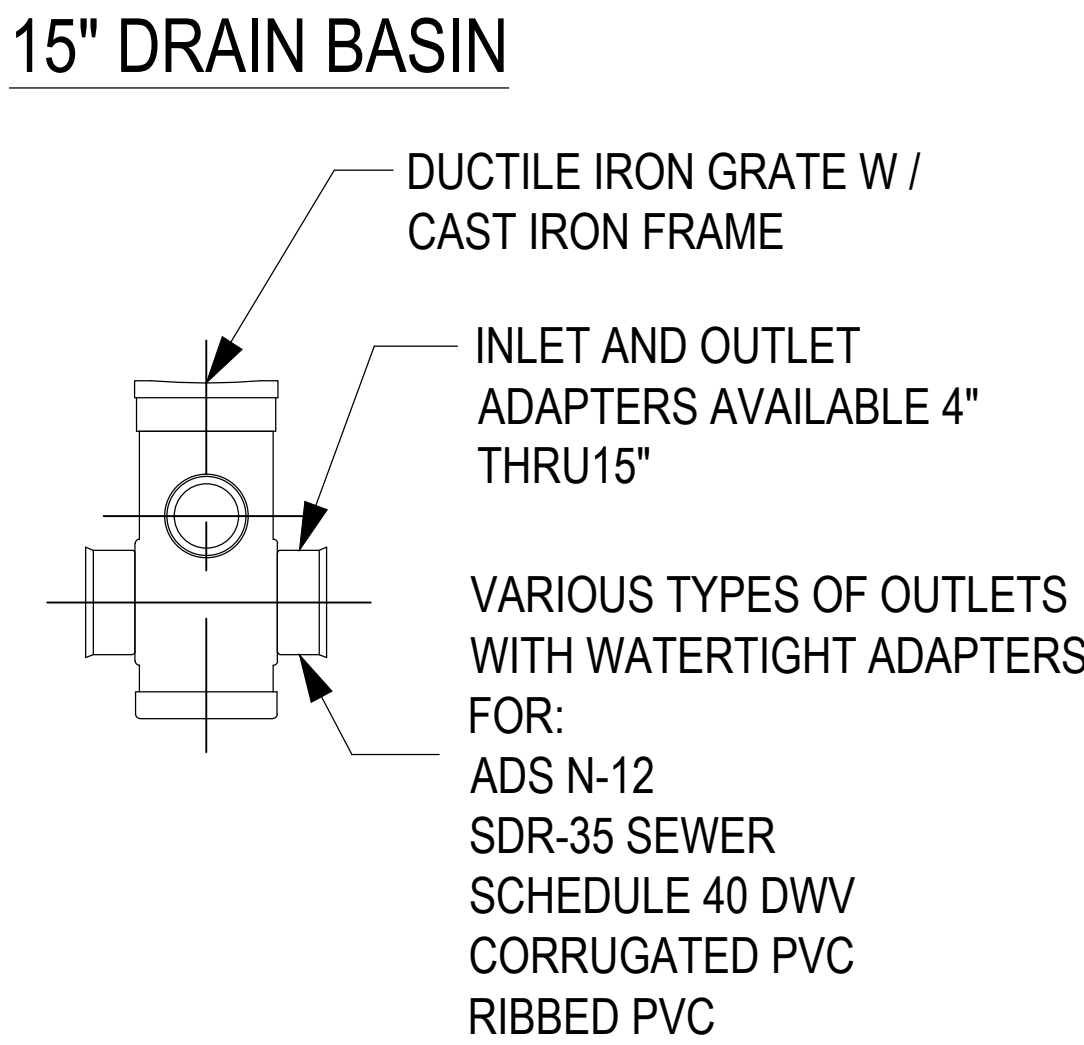
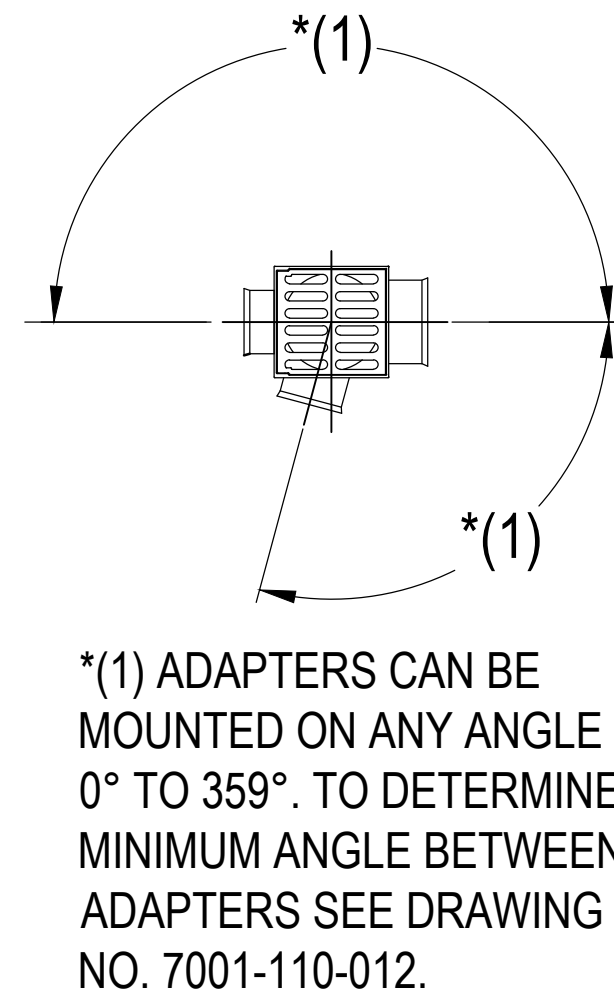
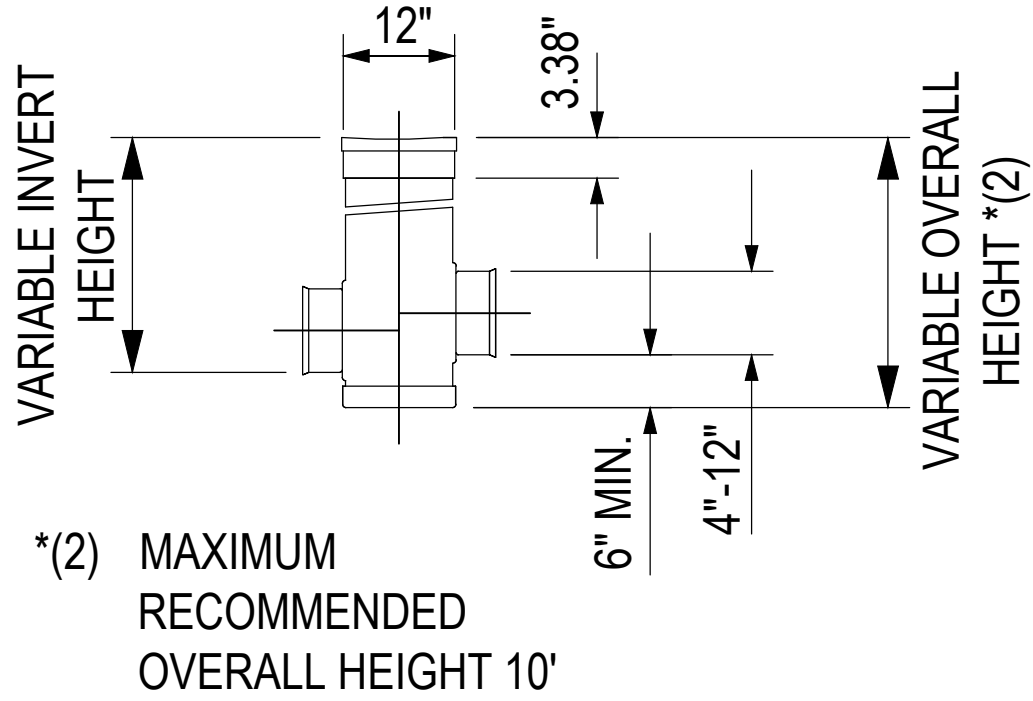
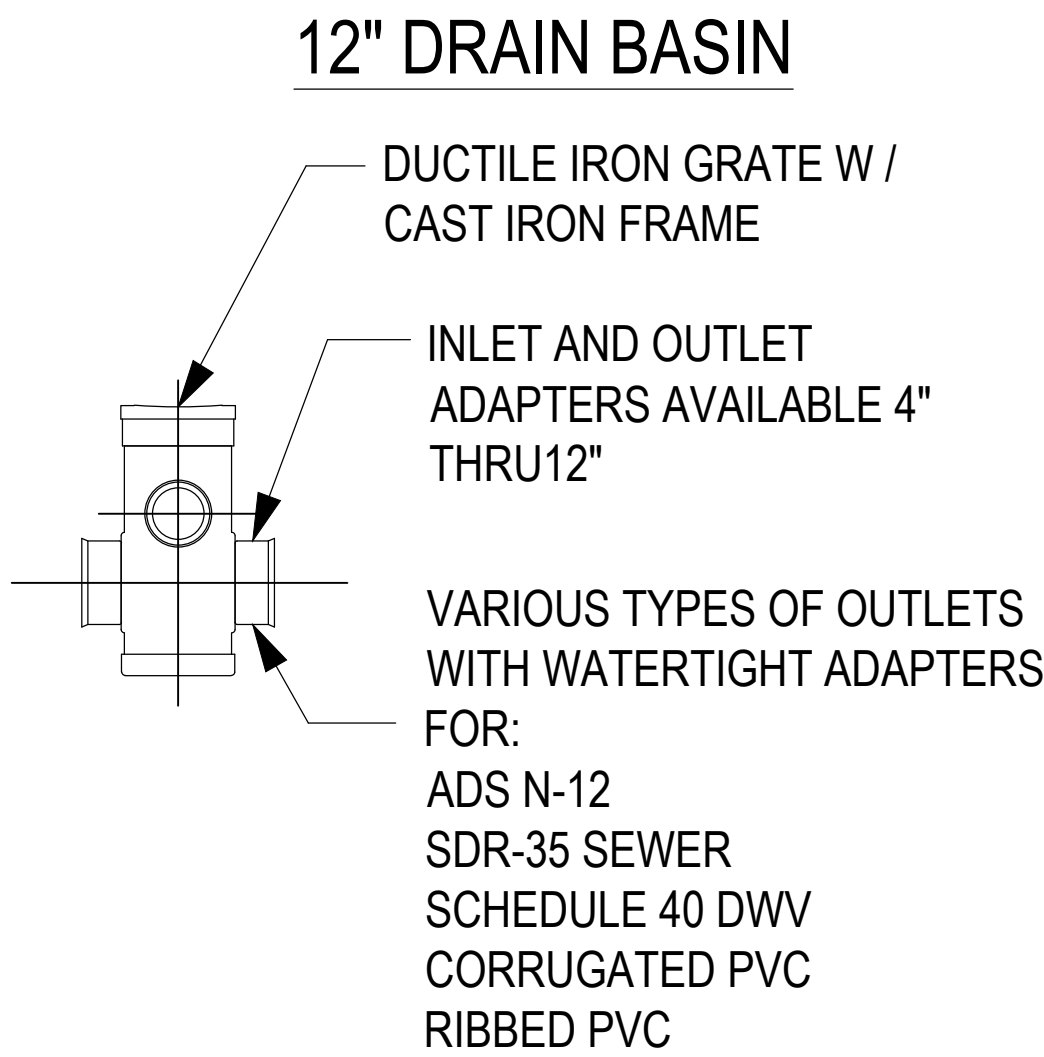
ENSURE THAT AT LEAST 97% OF THE MATERIAL BY WEIGHT IS SMALLER THAN WEIGHT MAXIMUM POUNDS. ENSURE THAT AT LEAST 50% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT 50% POUNDS. ENSURE THAT AT LEAST 90% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT MINIMUM POUNDS.

RIPRAP APRON DETAIL

NTS



Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\DTY\21-091 - FE - 6011.S



NOTE:
THE INLETS ABOVE ARE USED
IN THE REAR YARD SWALES.

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A

Project Name:

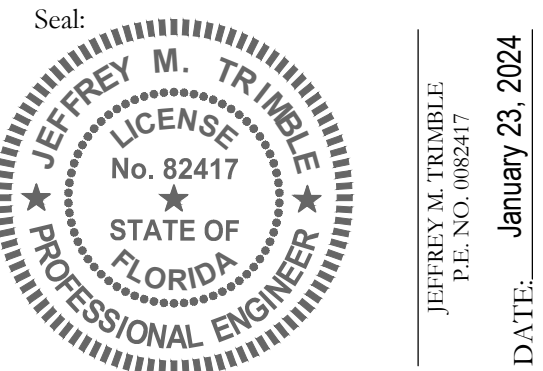
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**



Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**GENERAL
CONSTRUCTION
DETAILS**

Sheet No.:
C4.23

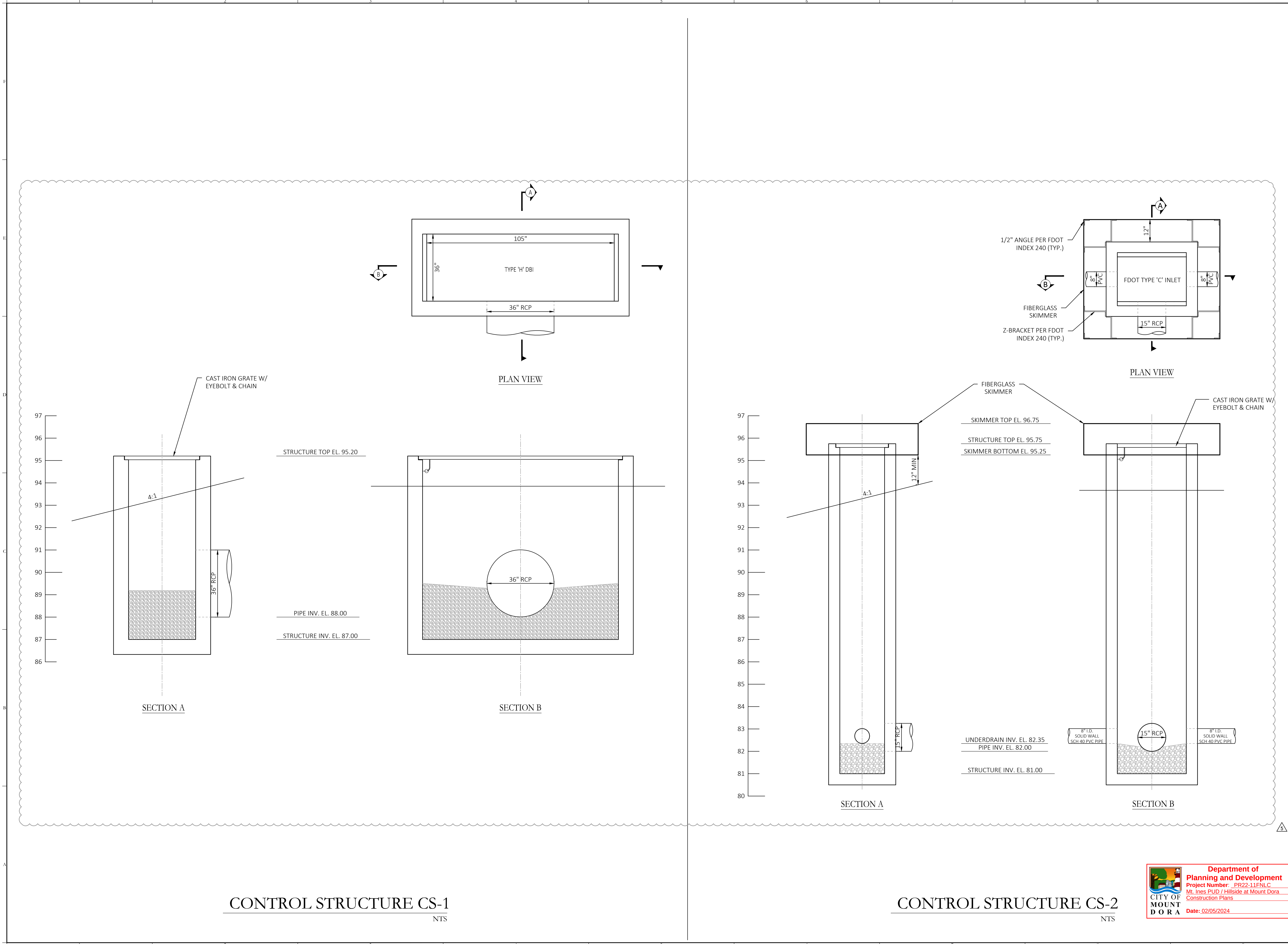


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 - www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\QTY\21-091 - FE - GD\LS



Department of Planning and Development
Project Number: PR22-11ENLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE	DESCRIPTIONS

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:

LAKE COUNTY, FL

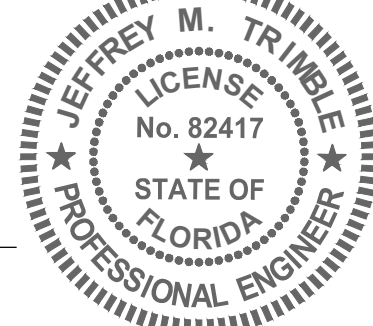
Sheet Title:

**OUTFALL
STRUCTURE DETAILS**

Sheet No.:

C4.24

Seal:

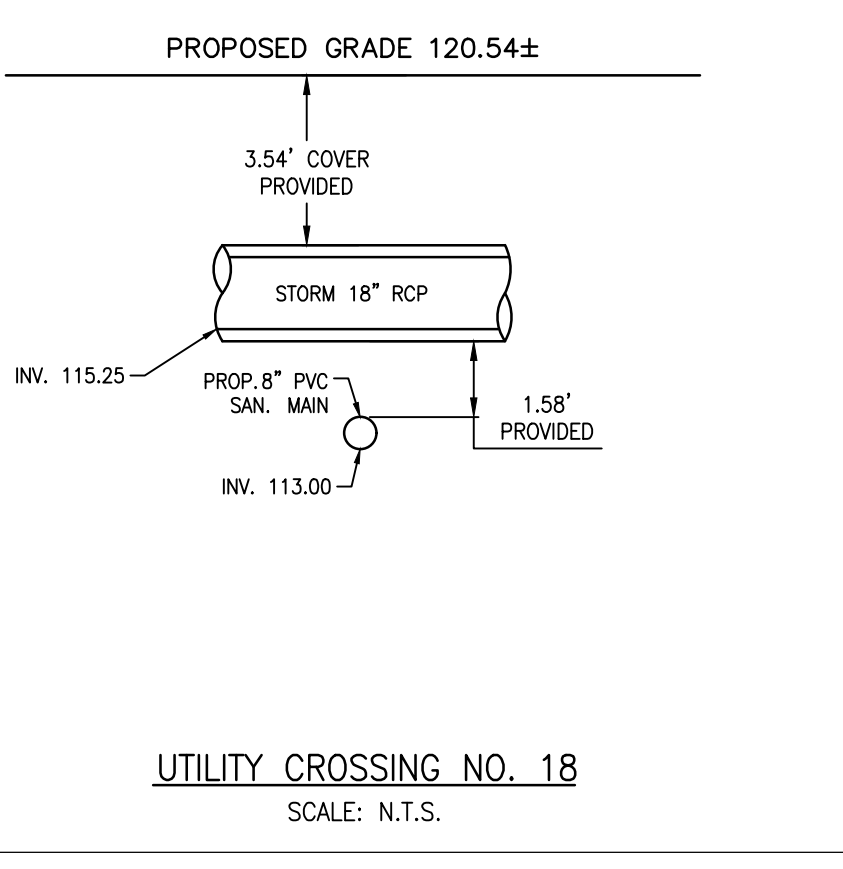
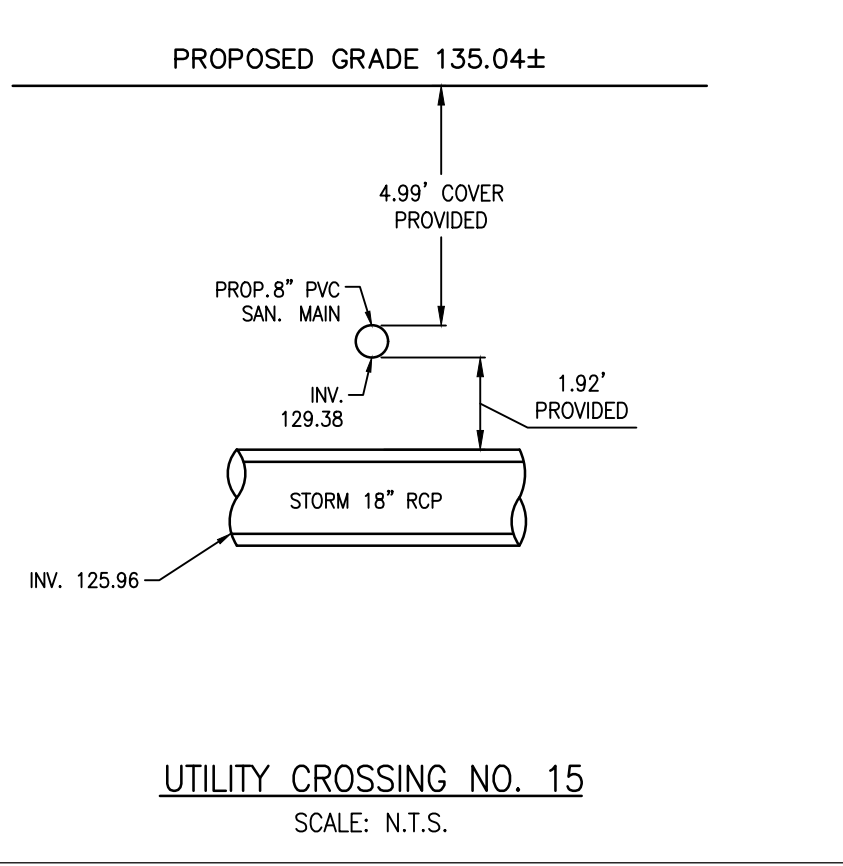
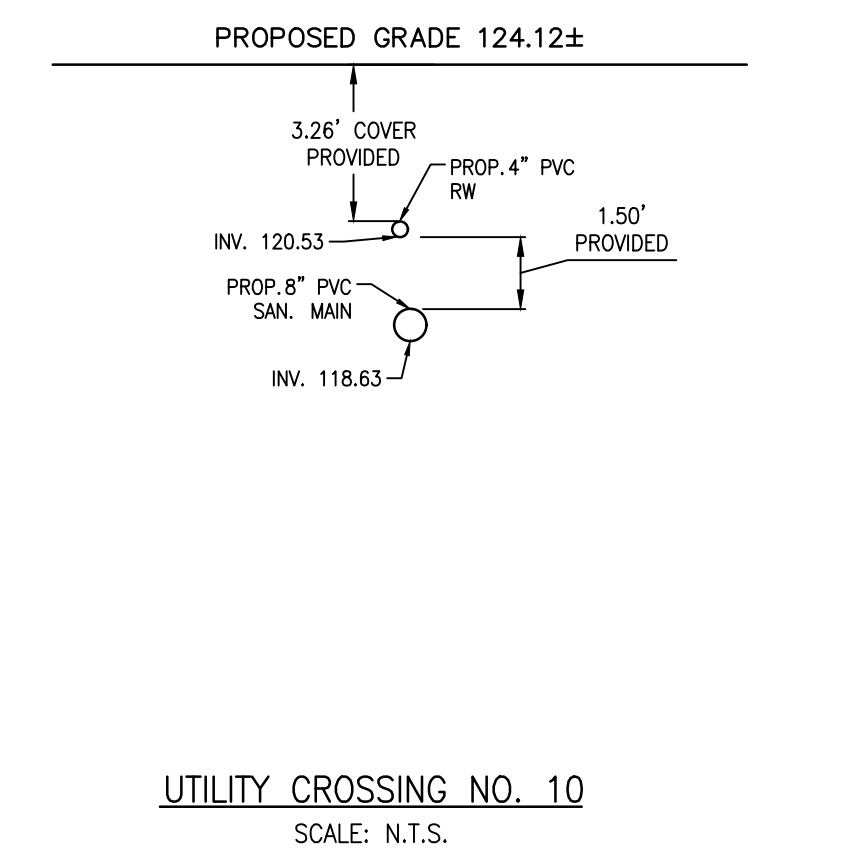
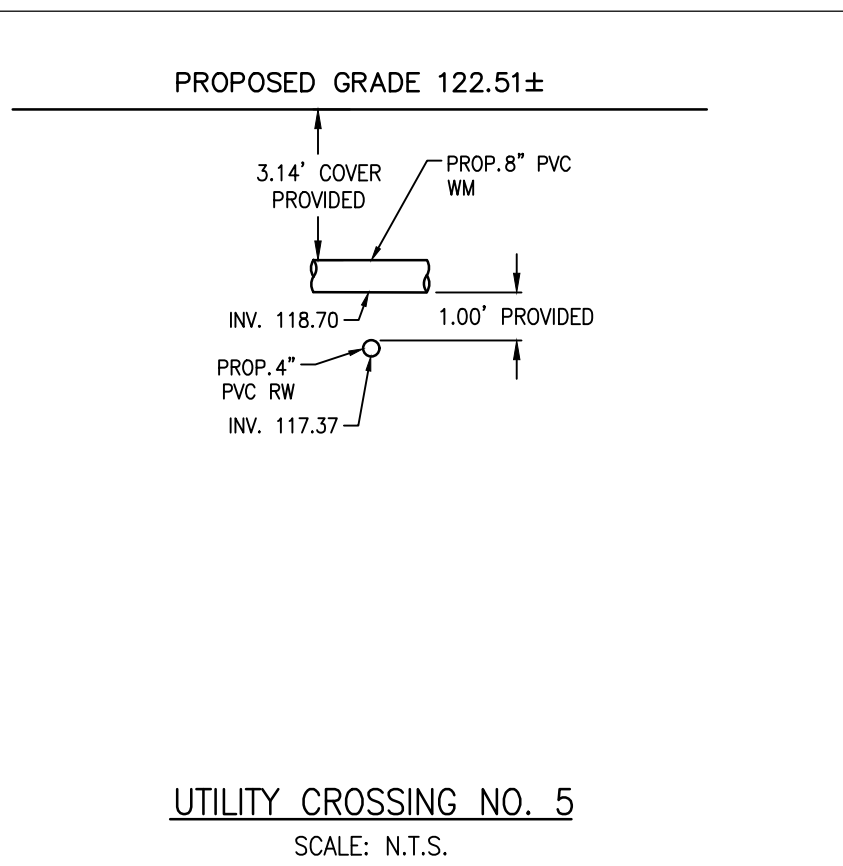


JEFFREY M. TRUMBLE
P.E. NO. 082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

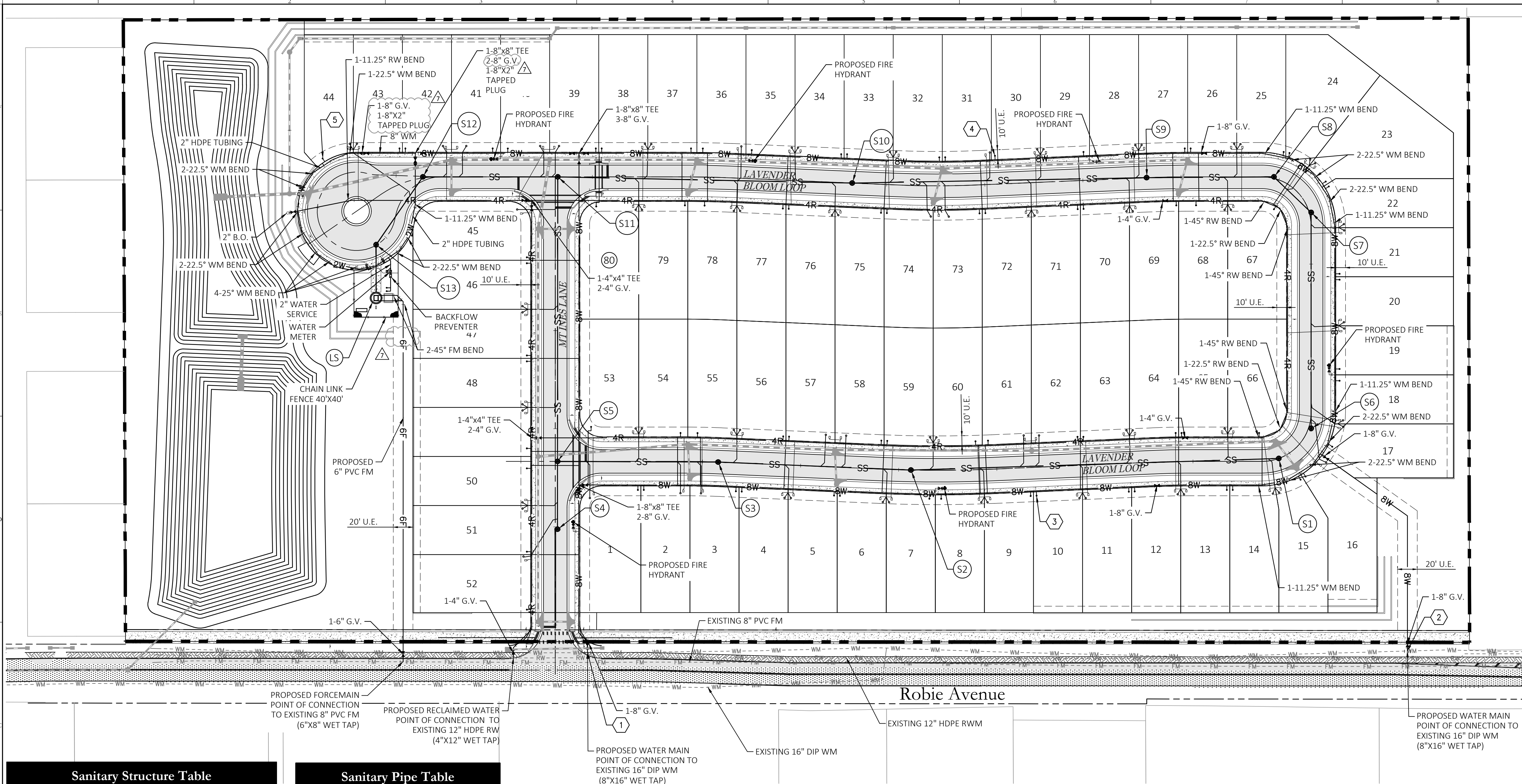


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



	Department of
	Planning and Development
	Project Number: PR22-11FNLC
	Mt. Ines PUD / Hillside at Mount Dora
	Construction Plans
	Date: 02/05/2024

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CTTY\21-091-FE-MUP



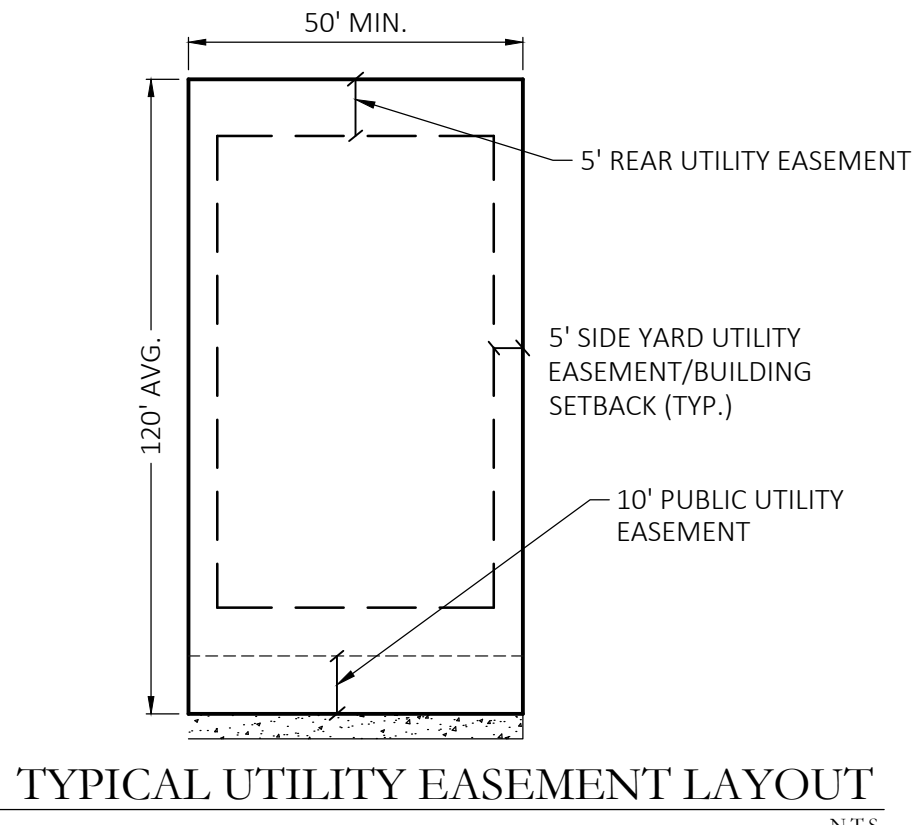
Sanitary Structure Table			
Structure Number	Structure Type	Top Elev.	Inverts
LS	WET WELL	123.00	110.90 - 8" (N)
S1	SAN. M.H.	138.97	133.97 - 8" (W)
S2	SAN. M.H.	135.85	124.88 - 8" (E) 124.78 - 8" (W)
S3	SAN. M.H.	128.22	119.85 - 8" (E) 119.75 - 8" (W)
S4	SAN. M.H.	123.83	118.68 - 8" (N)
S5	SAN. M.H.	124.12	118.40 - 8" (E) 118.40 - 8" (S) 118.30 - 8" (N)
S6	SAN. M.H.	139.11	135.11 - 8" (N)
S7	SAN. M.H.	139.48	134.23 - 8" (S) 134.13 - 8" (NW)
S8	SAN. M.H.	138.84	133.50 - 8" (SE) 133.40 - 8" (W)
S9	SAN. M.H.	137.29	131.84 - 8" (E) 131.74 - 8" (W)
S10	SAN. M.H.	133.34	128.44 - 8" (E) 128.34 - 8" (W)
S11	SAN. M.H.	122.35	113.50 - 8" (E) 113.50 - 8" (S) 113.40 - 8" (W)
S12	SAN. M.H.	119.97	112.85 - 8" (E) 112.75 - 8" (SW)
S13	SAN. M.H.	119.69	112.41 - 8" (NE) 112.31 - 8" (S)

Sanitary Pipe Table			
From Structure	Length	Size & Materials	Slope
S1	375'	8" PVC	2.42%
S2	197'	8" PVC	2.51%
S3	164'	8" PVC	0.83%
S4	69'	8" PVC	0.40%
S5	290'	8" PVC	1.66%
S6	220'	8" PVC	0.40%
S7	52'	8" PVC	1.20%
S8	130'	8" PVC	1.20%
S9	300'	8" PVC	1.10%
S10	300'	8" PVC	4.95%
S11	137'	8" PVC	0.40%
S12	84'	8" PVC	0.40%
S13	54'	8" PVC	2.59%

NOTES:

- PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
- AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
- A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
- PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 50% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
- CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND FORCEMAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
- THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
- UTILITY SLEEVES SHALL CONSIST OF SCH 40 PVC PIPE, CAPPED, 2" O.C. MIN. EACH END SHALL BE TERMINATED 2' MINIMUM BEHIND SIDEWALK, AND MARKED FOR FUTURE LOCATION AND RETRIEVAL, WITH MIN. DEPTH OF 24".
- ALL WATER & RECLAIM SERVICES TO HOME LOTS SHALL BE 1" POLY TUBING; UNLESS 2" METERS ARE NEEDED, THEN USE 2" POLY TUBING.
- CONTRACTOR SHALL INSTALL ALL METER BOXES TO FINISHED SOD GRADE.
- GATE VALVES ARE SHOWN APART FROM TEES & CROSSES FOR GRAPHICAL PURPOSES ONLY.
- WATERMAIN SHALL BE CONSTRUCTED A MINIMUM 6 FT. FROM EDGE OF PAVEMENT.
- ALL GATE VALVES AND CURB STOPS SHALL NOT BE PLACED WITHIN ANY ROAD CURB AND GUTTER.
- OVER STORY TREES MUST BE LOCATED GREATER THAN 12 FEET FROM A PUBLIC WATER, SEWER, GAS, ELECTRIC, COMMUNICATION AND GAS, WITHIN THE CITY'S UTILITY SERVICE AREA.
- ALL PRESSURE PIPES UNDER ROADWAY SHALL BE DIP PER LAKE COUNTY REQUIREMENTS.

Utility Legend		
Existing	Utility Type	Proposed
--- WM --- WM ---	WATER MAIN (WM)	8W
--- RW --- RW ---	RECLAIM WATER MAIN (RW)	6R
--- SS --- SS ---	SANITARY SEWER (SS)	SS
--- FM --- FM ---	FORCE MAIN (FM)	6F
---	WATER SERVICE	---
---	RECLAIM WATER SERVICE	---
---	SANITARY SEWER LATERAL	---
---	G.V. (G.V.)	---
---	TEE	---
---	BEND W/ DEFLECTION ANGLE	---
---	REDUCER (RED.)	---
---	FIRE HYDRANT ASSEMBLY	---
N/A	BT SAMPLE POINT	1
N/A	AIR RELEASE VALVE	ARV
N/A	SANITARY MANHOLE & ID#	1
N/A	BLOW-OFF VALVE	8W --- B.O.

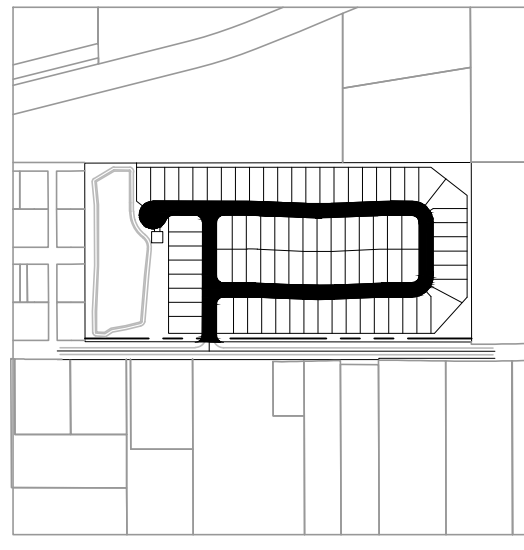


NOTES:

- REQUIRED 36-INCH CLEAR SPACE AROUND CIRCUMFERENCE OF FIRE HYDRANTS.
- FIRE HYDRANT FLOW TEST SHALL BE WITNESSED BY CITY OF MOUNT DORA FIRE INSPECTOR PRIOR TO APPROVAL OF ANY BUILDING PERMITS.
- FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.
- DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 50% OF THE MANUFACTURERS RECOMMENDED DEFLECTION.
- ACCESS WAY MUST HAVE A MINIMUM WIDTH OF AT LEAST TWENTY (20) FEET, UNOBSTRUCTED VERTICAL CLEARANCE OF 13-6" AND CAPABLE OF SUPPORTING IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS.
- APPROVED TURN AROUND (MINIMUM 50' RADIUS) SHALL BE PROVIDED FOR DEAD ENDS IN EXCESS OF 150'.

Department of Planning and Development
Project Number: PR22-11FNL
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Key Map:



Consultant:

NO.	DATE	DESCRIPTIONS
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
SUBMISSIONS/REVISIONS		
VERTICAL DATUM: NAVD 88		
JOB NO.: 21-091		
DESIGNED BY: JMT		
DRAWN BY: MJB		
CHECKED BY: JMT		
APPROVED BY: JMT		
SCALE IN FEET: 1" = 60'		

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

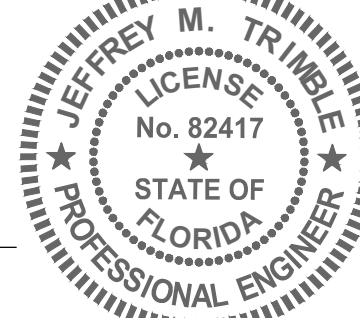
Sheet Title:

MASTER UTILITY
PLAN

Sheet No.:

C5.00

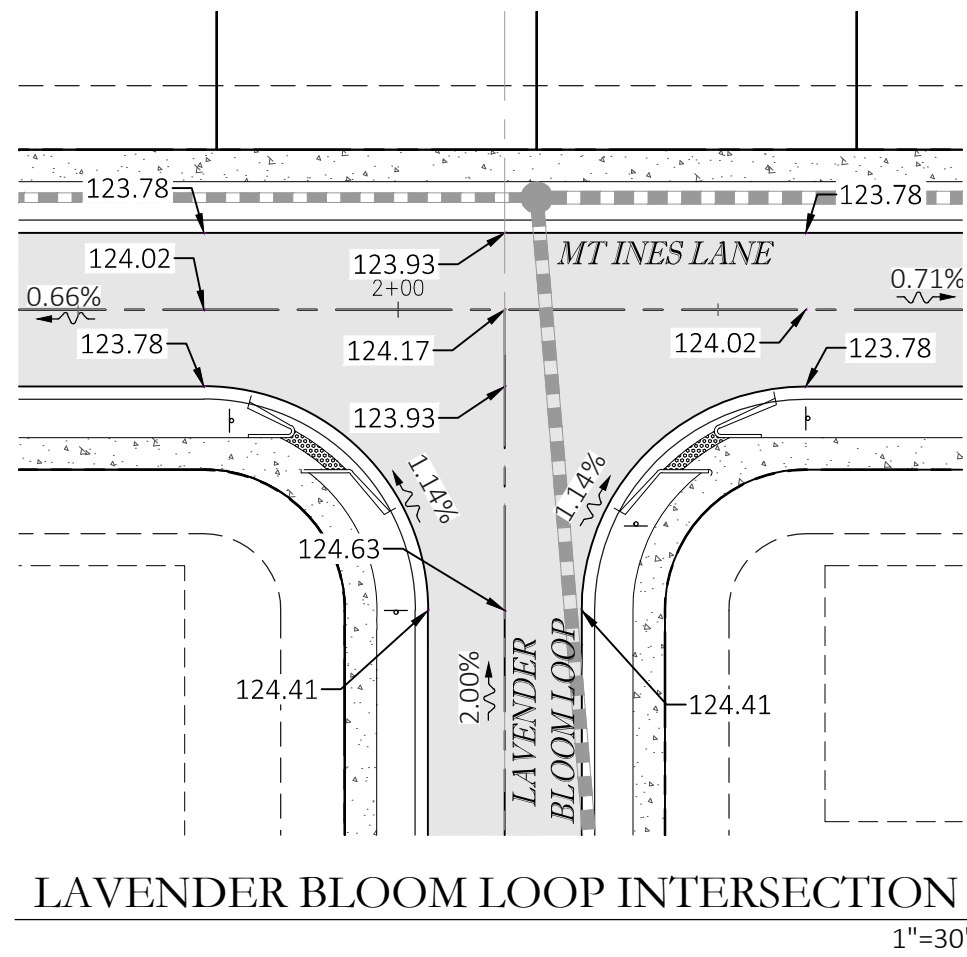
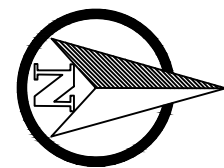
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

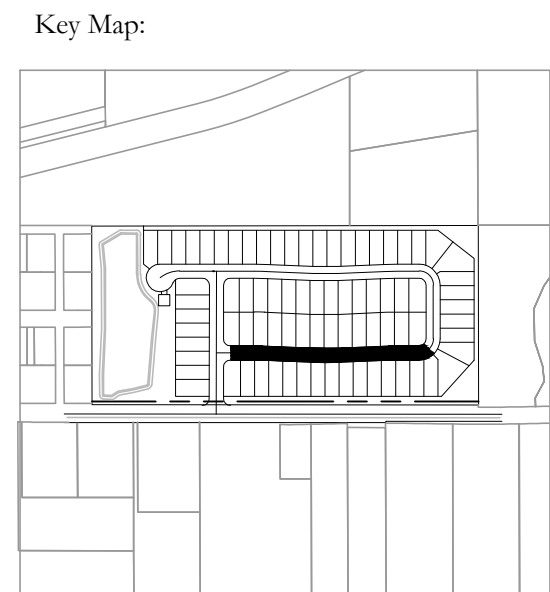
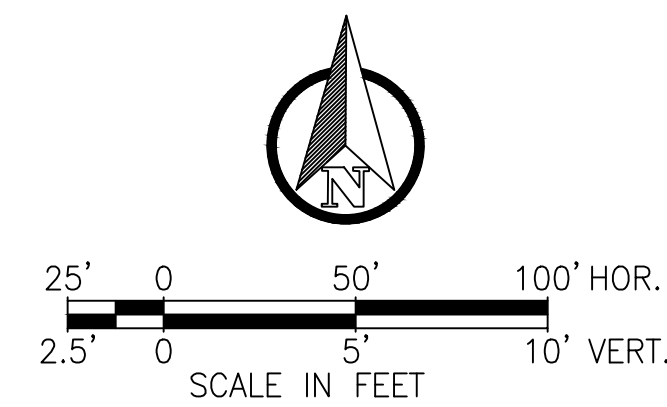
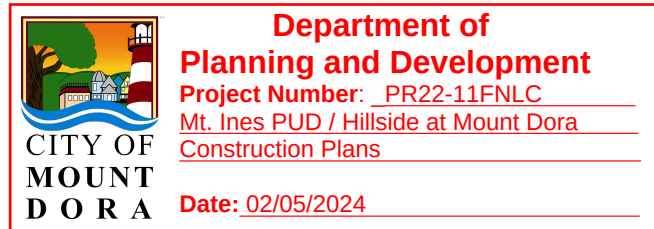


The diagram is a sanitary sewer profile view showing the vertical alignment and components of a sewer system from station -1+00 to 12+00. The vertical axis represents elevation in feet, ranging from 95 to 130. The horizontal axis represents stationing.

Key Features and Data:

- Vertical Curve Data:**
 - PVI STA: 2+18.61, PVI ELEV: 124.34, K: 73.31, LVC: 100.00
 - High PT STA: 2+16.69, High PT ELEV: 124.17
 - BVC STA: 1+68.61, BVC ELEV: 124.01
 - EVC STA: 2+68.61, EVC ELEV: 123.99
- Proposed Profile Grade Line (Typ.):** A dashed line showing the proposed ground surface.
- Existing Ground (Typ.):** A solid line showing the existing ground surface.
- Grades:** -2.00%, -1.27%, 0.66%, -0.71%, 0.20%, 0.15%, 1.66%.
- Pipes and Manholes:**
 - 168' - 18" RCP @ -0.30%
 - 50' - 8" PVC @ 0.40%
 - 232' - 24" RCP @ 0.20%
 - 290' - 8" PVC @ 1.66%
 - 71' - 30" RCP @ 0.15%
- Manholes and Inlets:**
 - 1-8: T.E. 123.39, INV: 117.53 (18" RCP) W
 - 1-9: T.E. 123.39, INV: 117.42 (18" RCP) E, INV: 117.42 (18" RCP) N
 - S4: T.E. 123.83, INV: 118.68 (8" PVC) N
 - 1-10: T.E. 124.37, INV: 112.88 (24" RCP) E, INV: 116.92 (18" RCP) S, INV: 112.88 (24" RCP) N
 - S5: T.E. 124.12, INV: 118.40 (8" PVC) E, INV: 118.40 (8" PVC) S, INV: 118.30 (8" PVC) N
 - 1-11: T.E. 122.81, INV: 117.24 (18" RCP) W
 - 1-12: T.E. 122.81, INV: 117.14 (18" RCP) E, INV: 109.23 (30" RCP) N, INV: 112.42 (24" RCP) S
 - S11: T.E. 122.35, INV: 113.50 (8" PVC) E, INV: 113.50 (8" PVC) S, INV: 113.40 (8" PVC) W
- Groundwater Table:** Indicated by a dashed line with a triangle symbol.
- Notes:**
 - NOTE: GROUNDWATER TABLE NOT ENCOUNTERED PER IMPERIAL TESTING & ENGINEERING INC., REPORT NO. 20845, DATED JUNE 22, 2021.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/10/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SR&WD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SR&WD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SR&WD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SR&WD
NO. DATE: DESCRIPTIONS:		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		H: 1"=50'; V: 1"=5'

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
PLAN & PROFILE
LAVENDER BLOOM
LOOP

Sheet No.: **C6.01**

Seal:



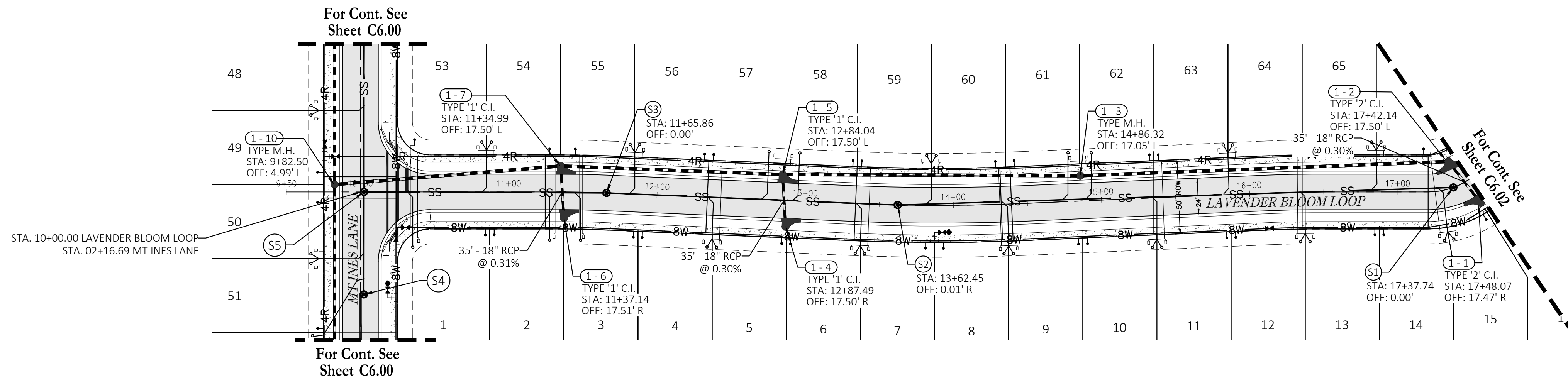
JEFFREY M. TRIMBLE
LICENSE
No. 82417
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

JEFFREY M. TRIMBLE
P.E. NO. 0082417

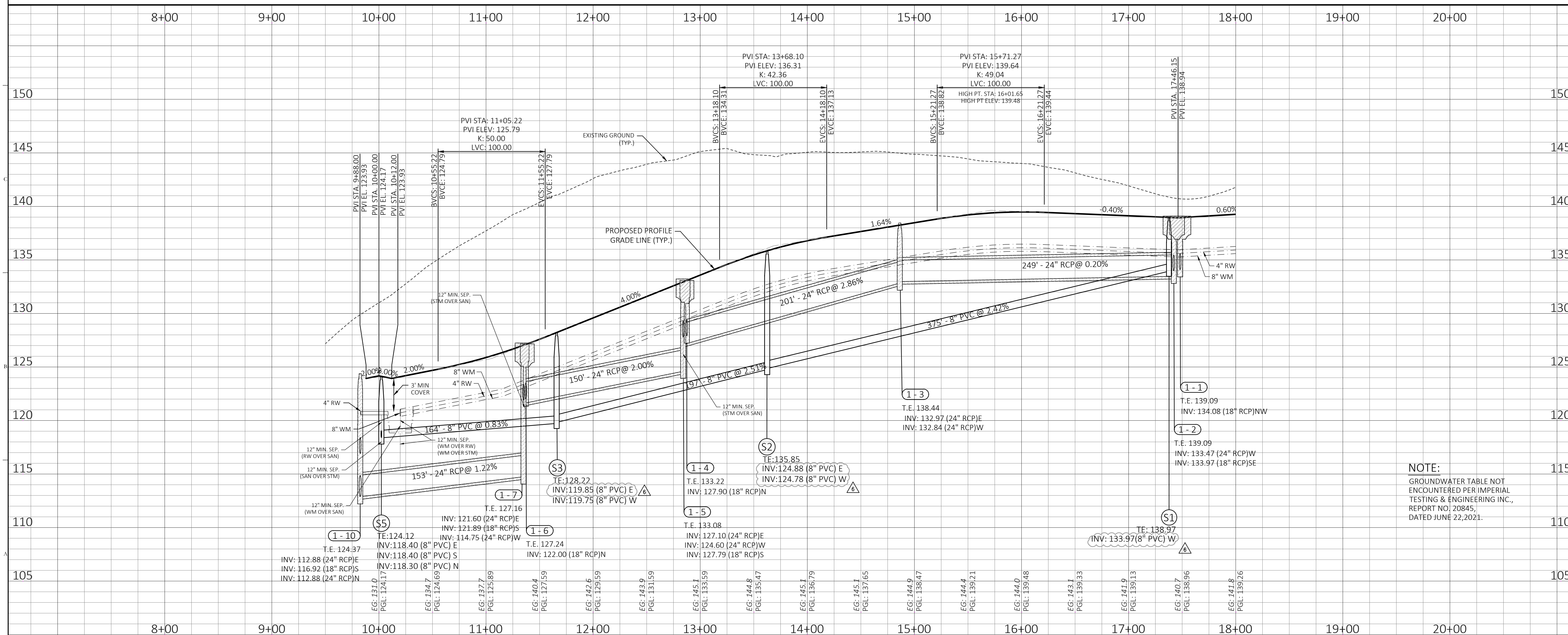
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

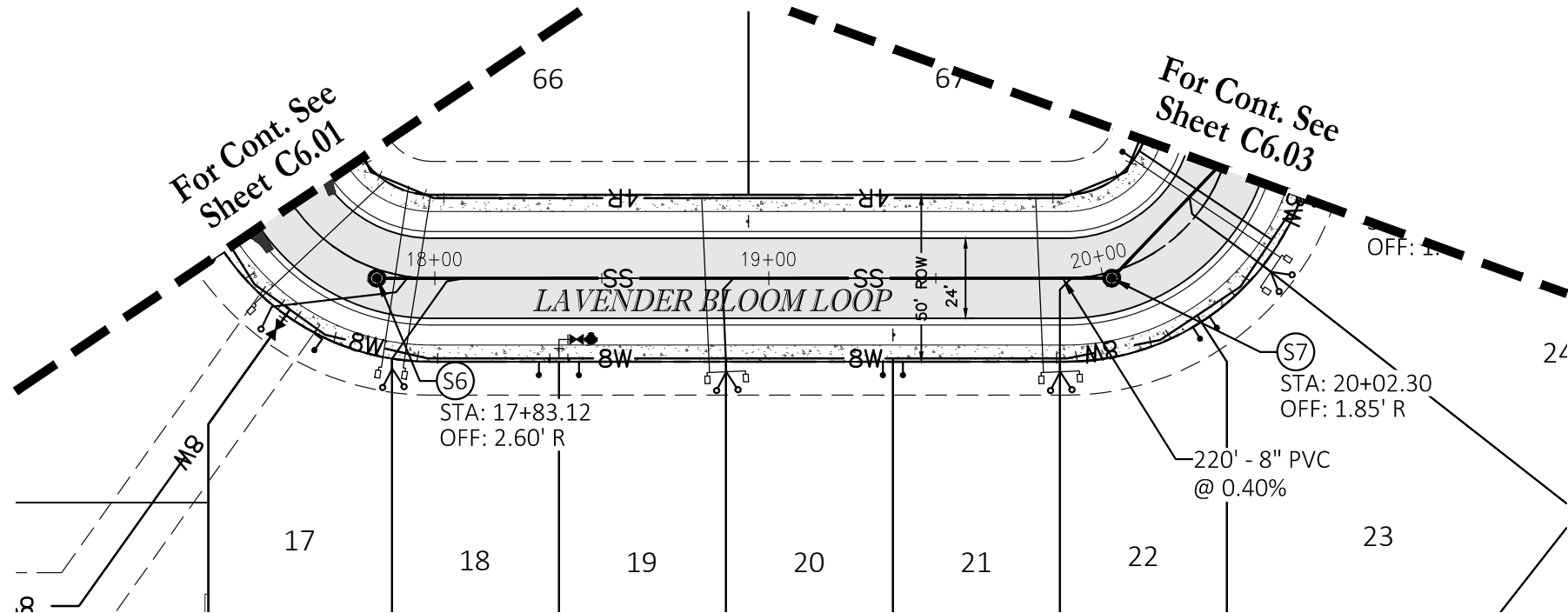
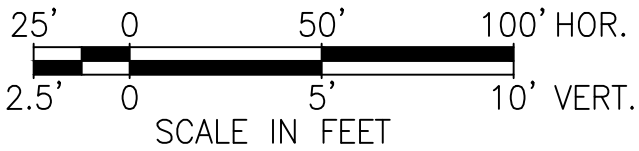
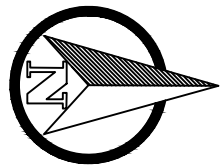
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



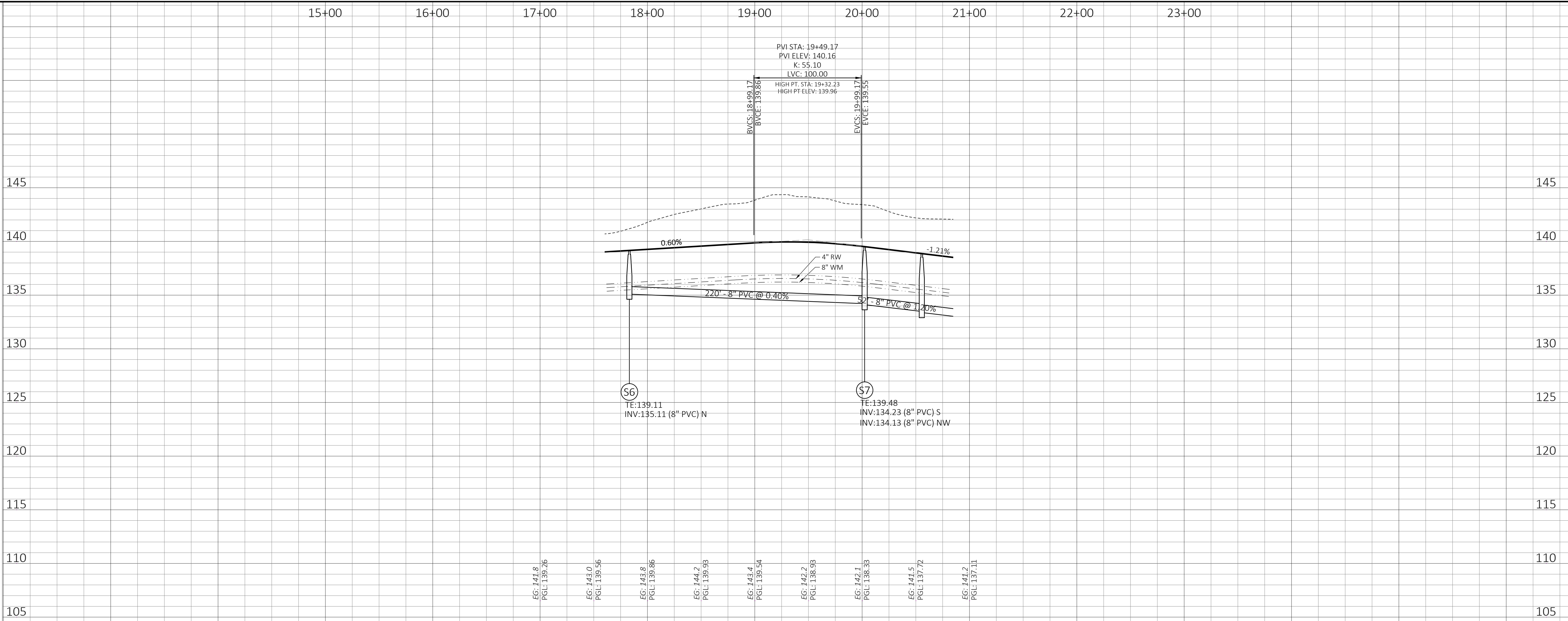
LAVENDER BLOOM LOOP



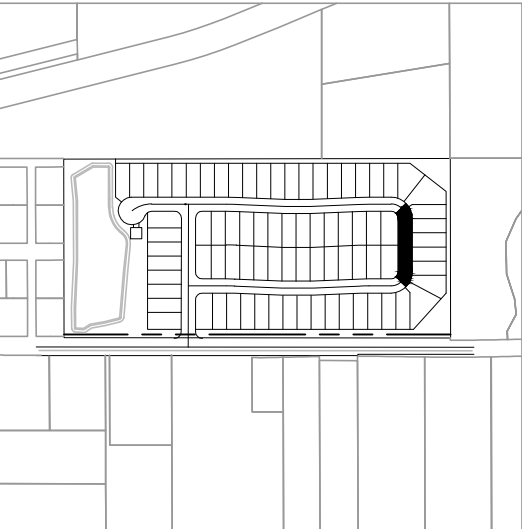
NOTE:
GROUNDWATER TABLE NOT
ENCOUNTERED PER IMPERIAL
TESTING & ENGINEERING INC.
REPORT NO. 20845,
DATED JUNE 22, 2021.



LAVENDER BLOOM LOOP



Key Map:



Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		H: 1"=50'; V: 1"=5'

Project Name:
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**PLAN & PROFILE
LAVENDER BLOOM
LOOP**

Sheet No.:
C6.02

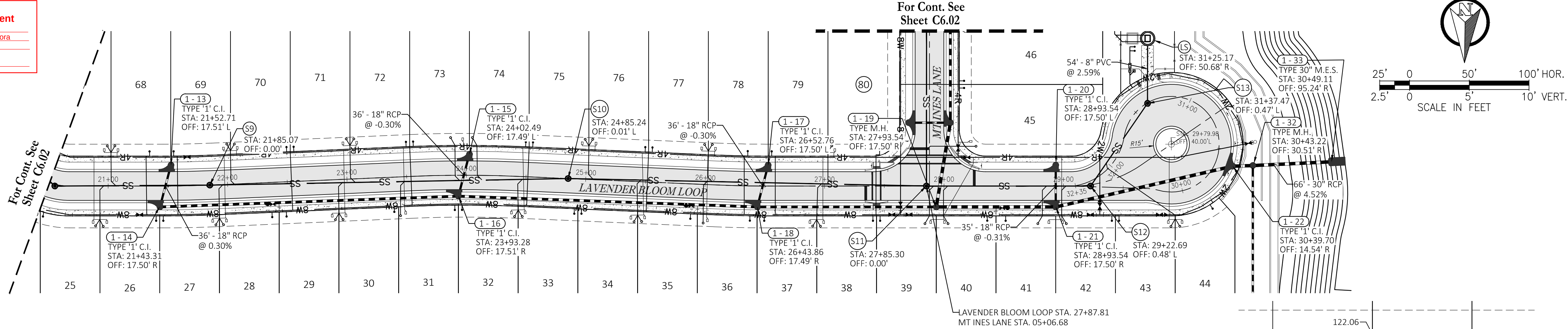
Seal:
JEFFREY M. TRIMBLE
LICENSE
No. 82417
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DATE: **January 23, 2024**

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



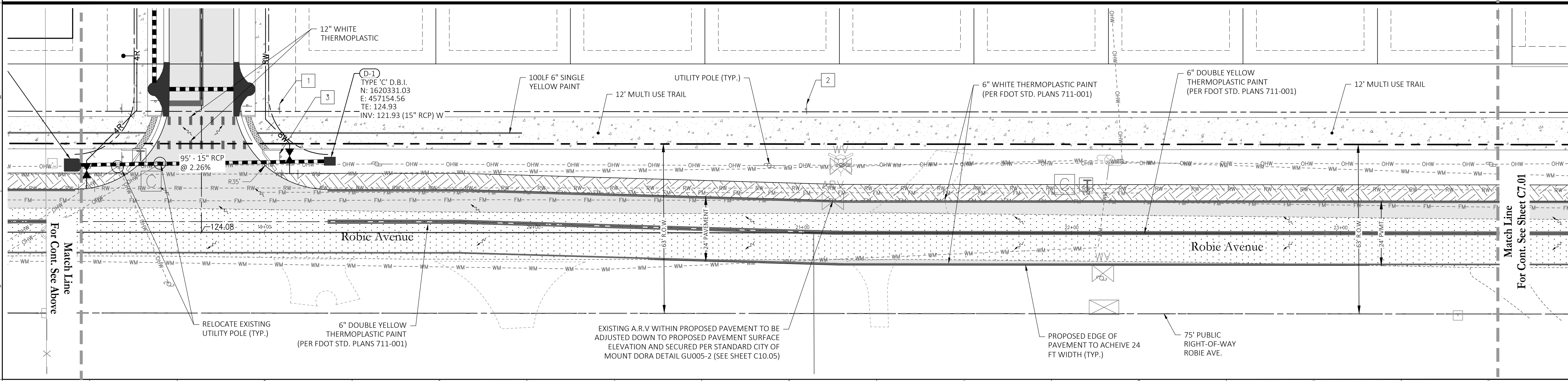
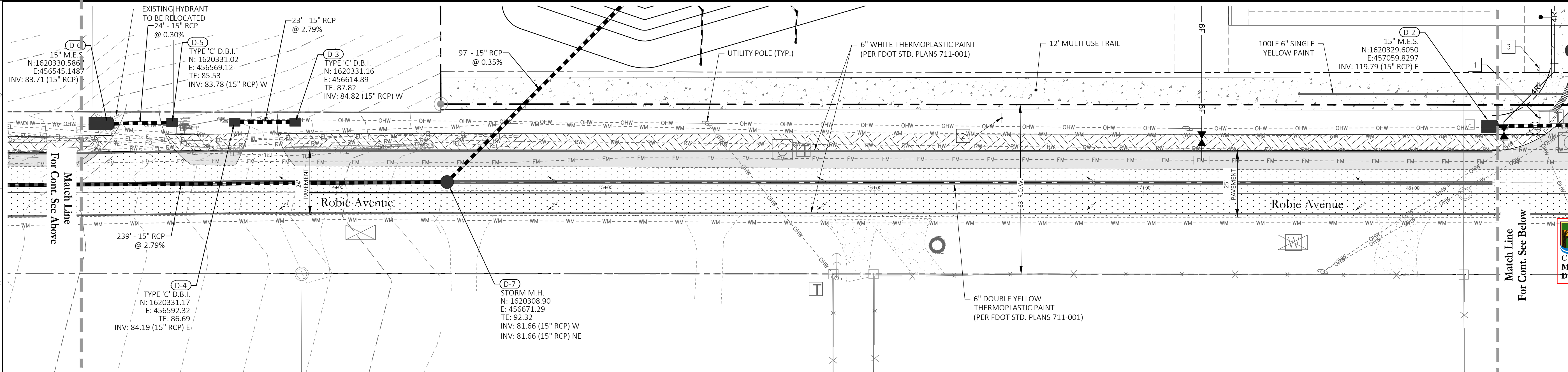
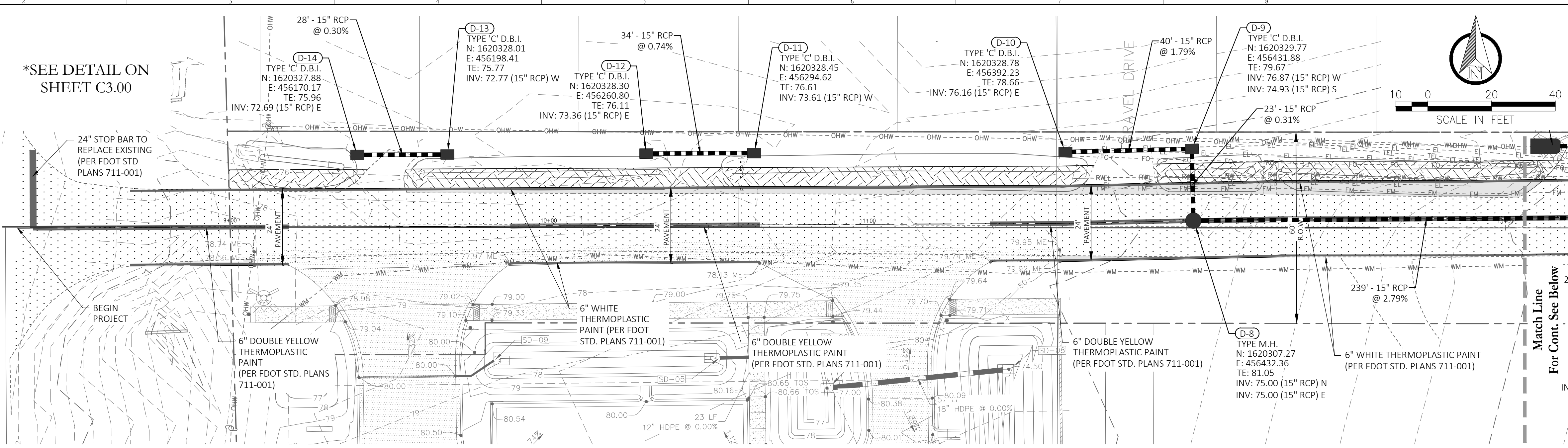
LIMITS OF PROPOSED PAVEMENT

LIMITS OF PROPOSED OVERLAY

UNPAVED SHOULDER 6'

Sign Legend				
Id.	M.U.T.C.D. Number	Dimensions		DESCRIPTION
		Width	Height	
1	R1-1	18"	18"	STOP SIGN
2	W3-1	18"	18"	STOP SIGN AHEAD
3	R5-3	24"	24"	NO MOTOR VEHICLES

1. EXISTING DRIVEWAY APRONS TO BE RECONSTRUCTED PER CITY OF MOUNT DORA STANDARD RESIDENTIAL DRIVEWAY CONSTRUCTION DETAIL GU0019-2. SEE SHEET C10.05
2. ALL STRIPING AND SIGNAGE PER M.U.T.C.D., 2009 EDITION AND THE LATEST F.D.O.T. STANDARDS.
3. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND F.D.O.T. INDEX 706-001.
4. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS.
5. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.



07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY

NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**



**Department of
Planning and Development**
Project Number: PR22-11FNLC
**Mt. Ines PUD / Hillside at Mount Dora
Construction Plans**
Date: 02/05/2024

LAKE COUNTY, FL

OFFSITE ROADWAY IMPROVEMENT PLANS

C7.00

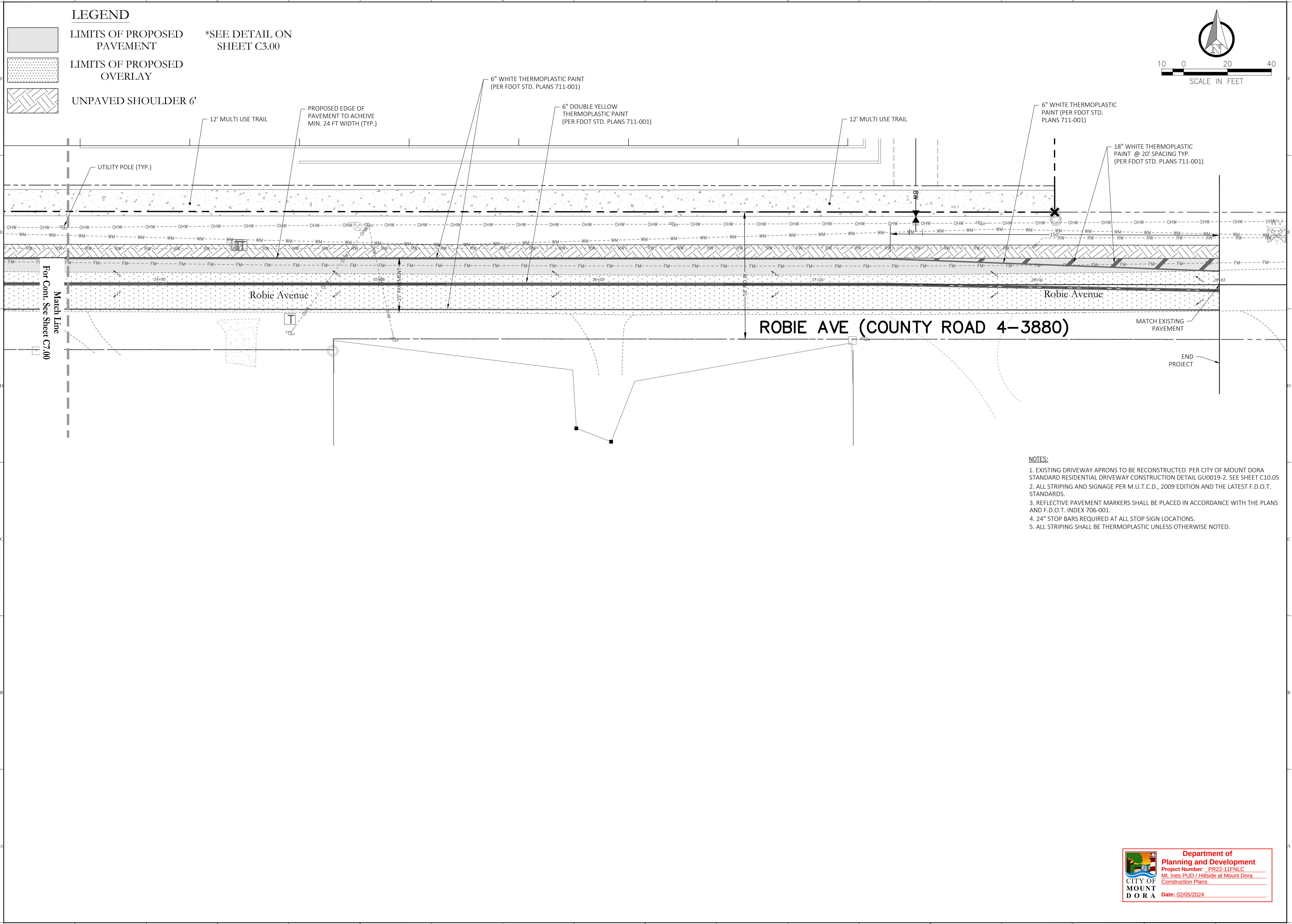
JEFFREY M. TRIMBLE
 LICENSE
 No. 82417
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\OTTY\21-091-FE-ORIP



Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO. DATE DESCRIPTIONS		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**OFFSITE ROADWAY
IMPROVEMENT
PLANS**

Sheet No.:
C7.01

Seal:

JEFFREY M. TRIMBLE
P.E. NO. 082417
DATE: January 23, 2024

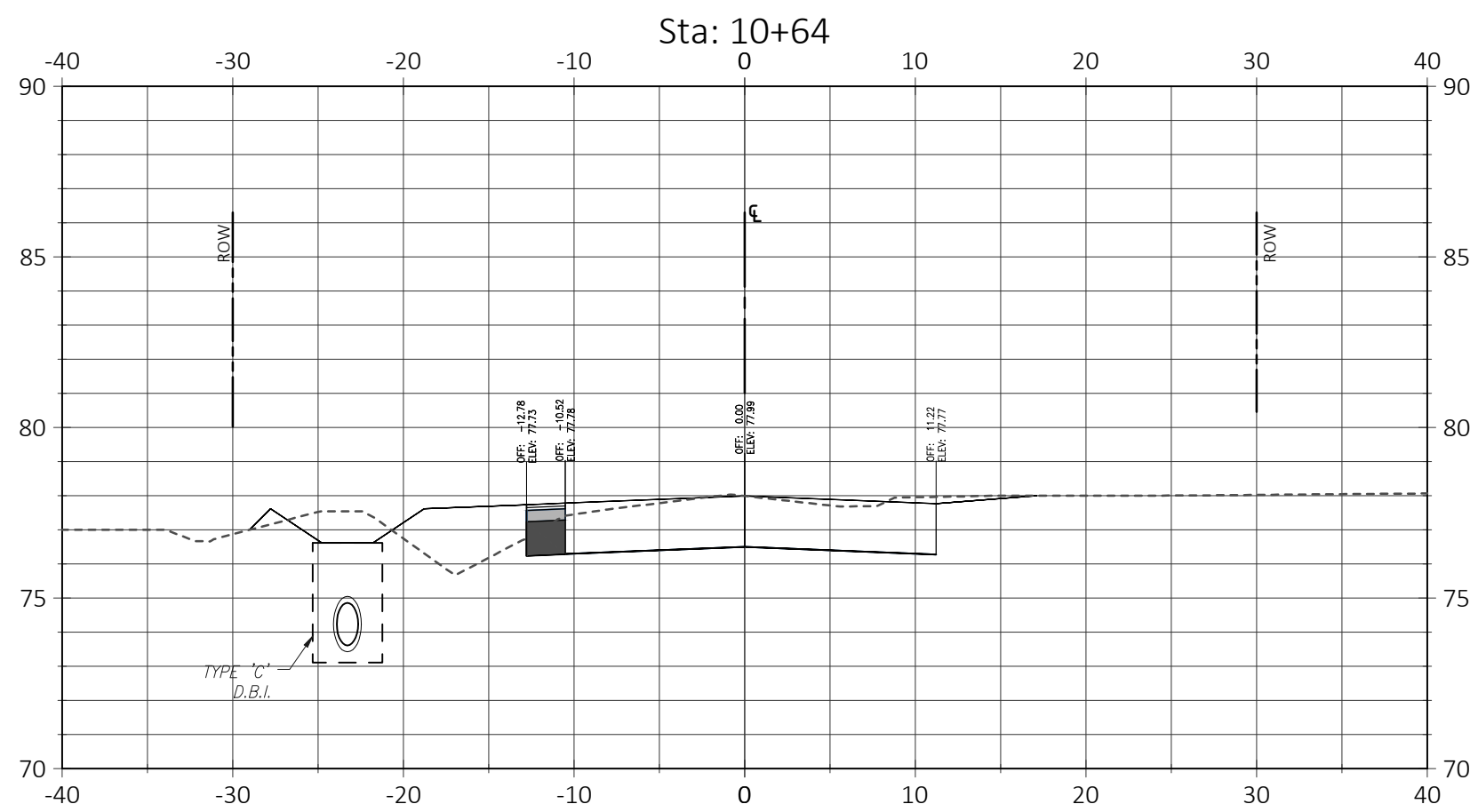
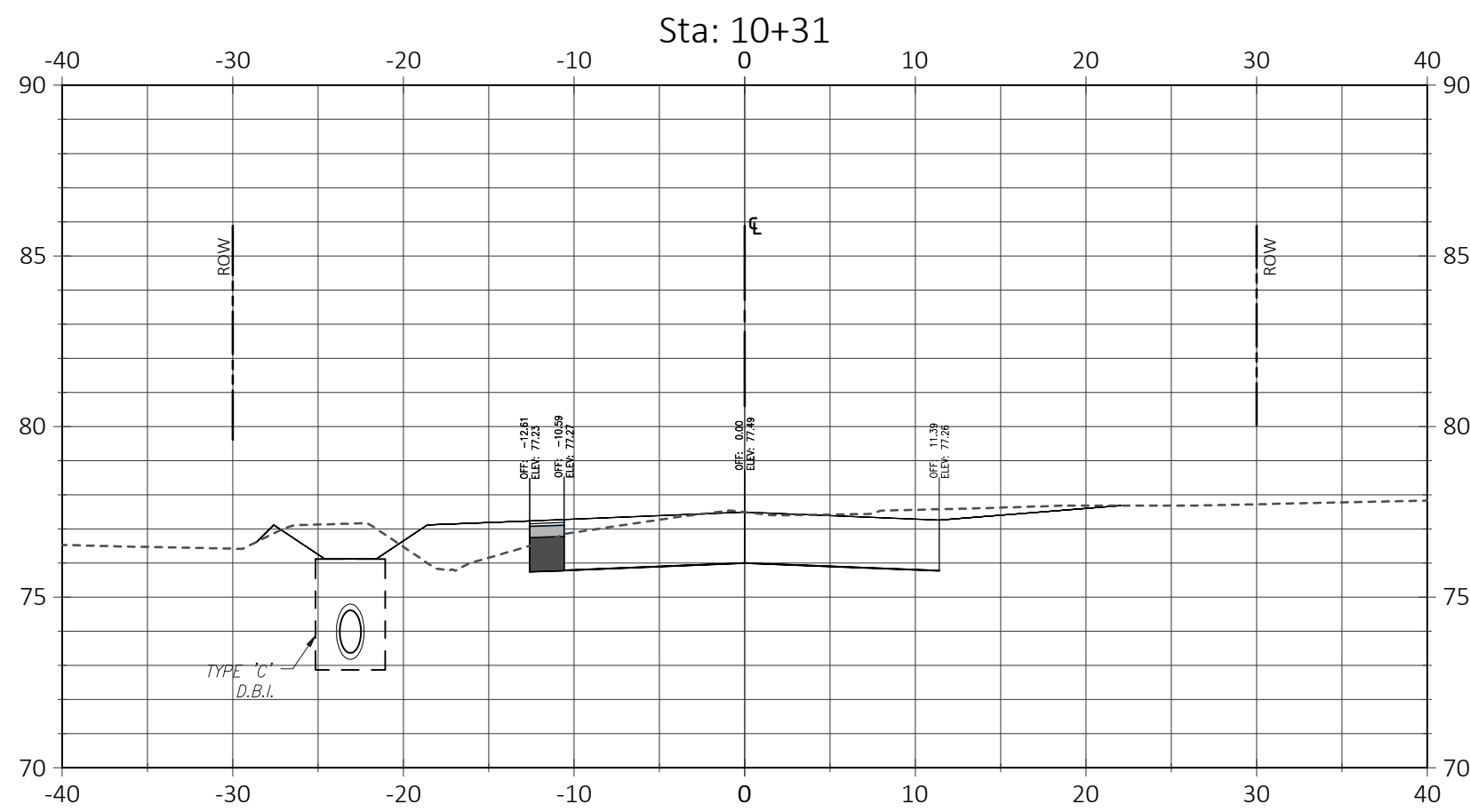
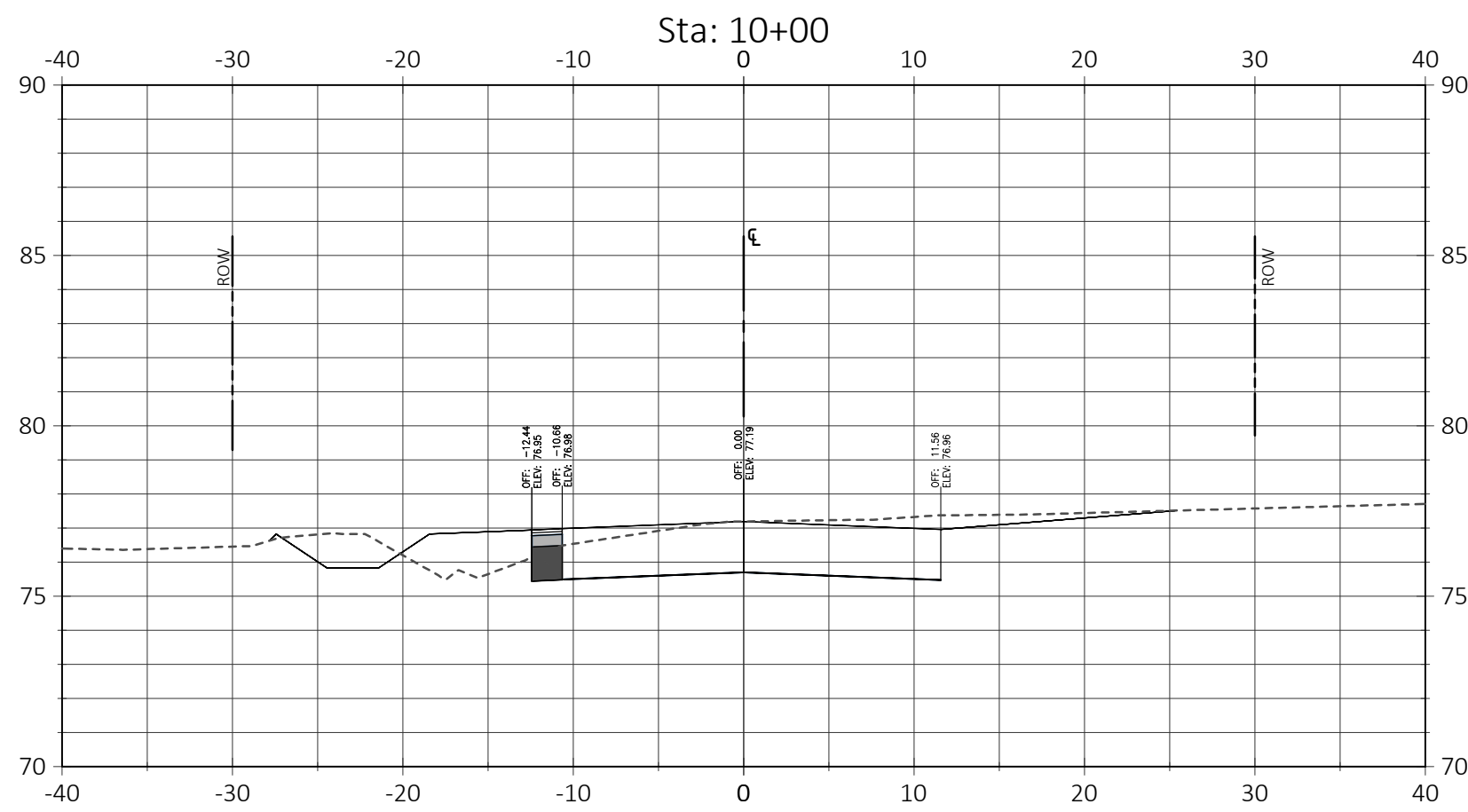
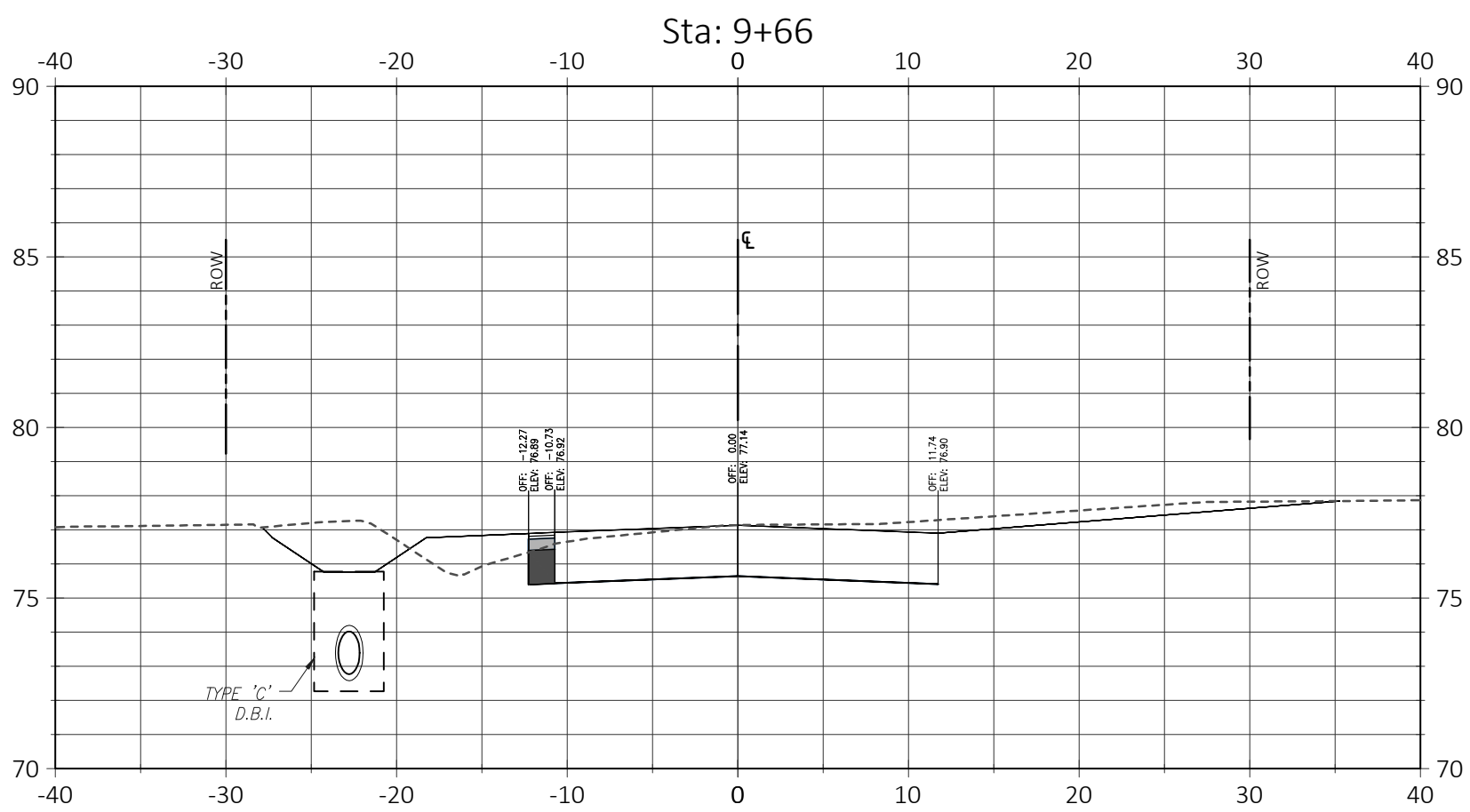
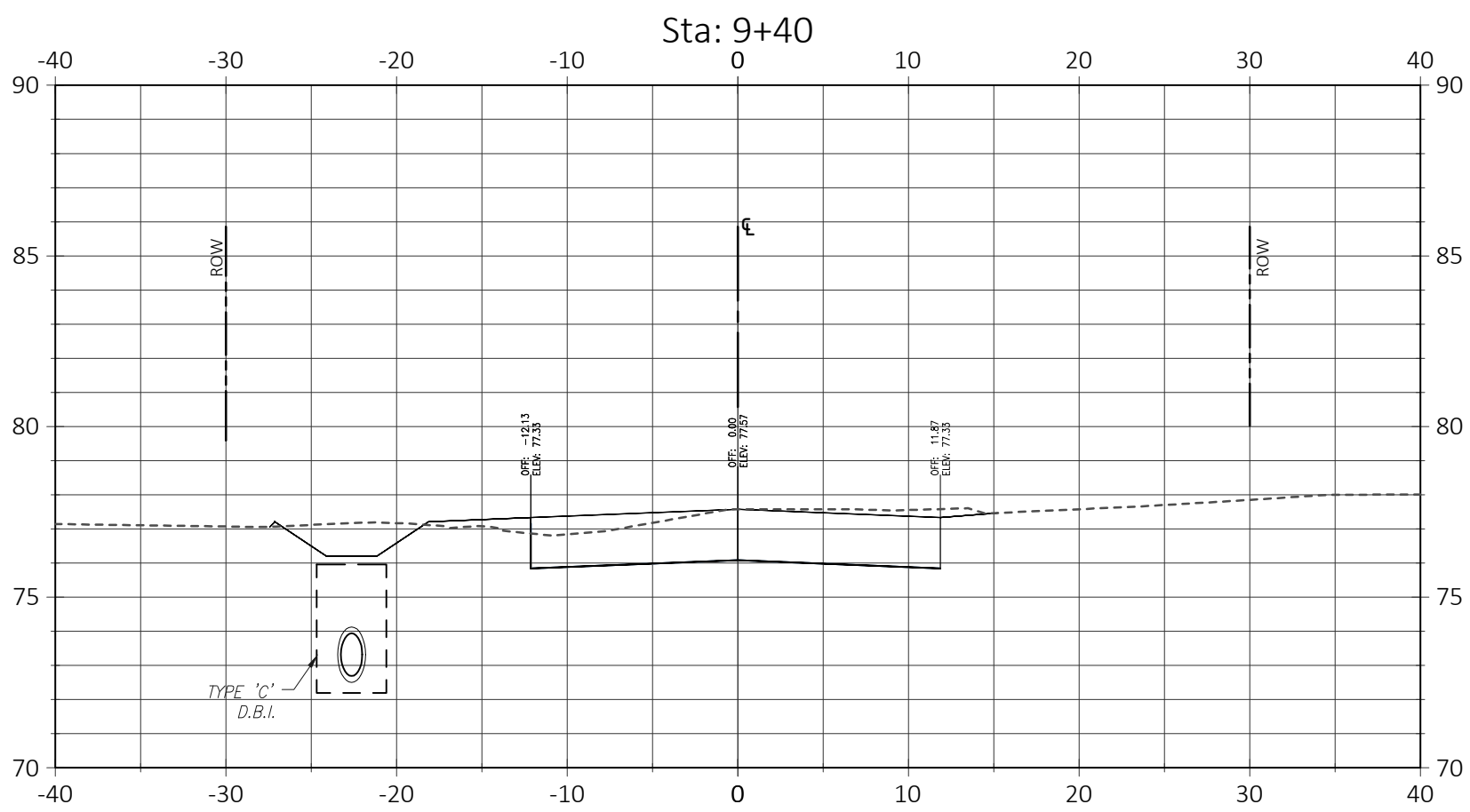
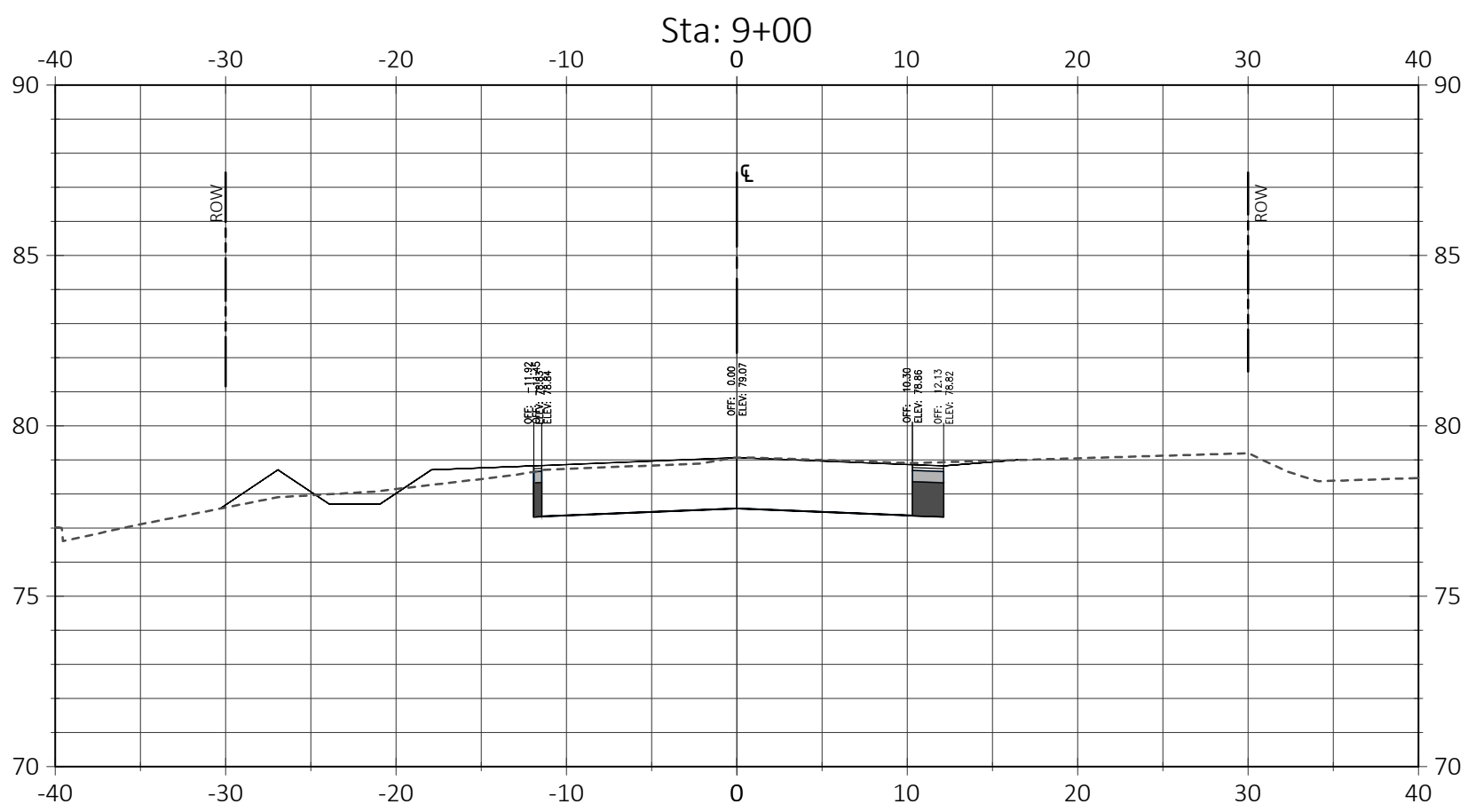
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

**Department of
Planning and Development**
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\OTTY\21-091-FE-ORIP





CITY OF

MOUNT

DORA

Department of

Planning and Development

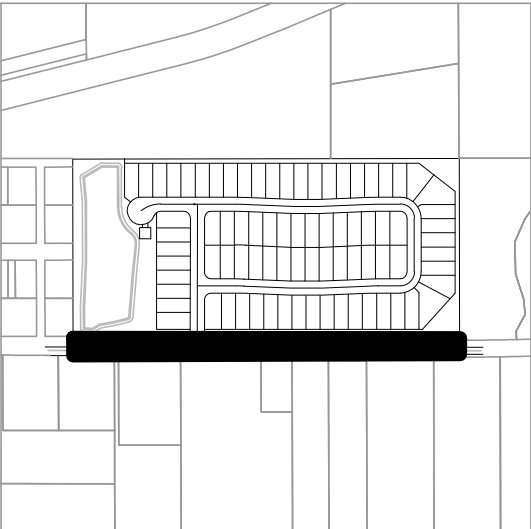
Project Number: PR22-11FNL

Mt. Ines PUD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024

Key Map:



Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

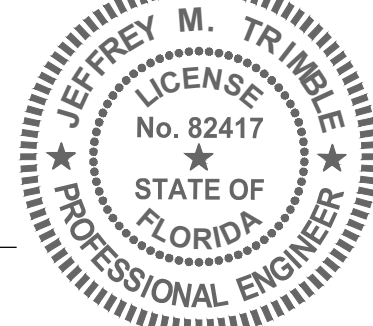
Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

C7.02

Seal:



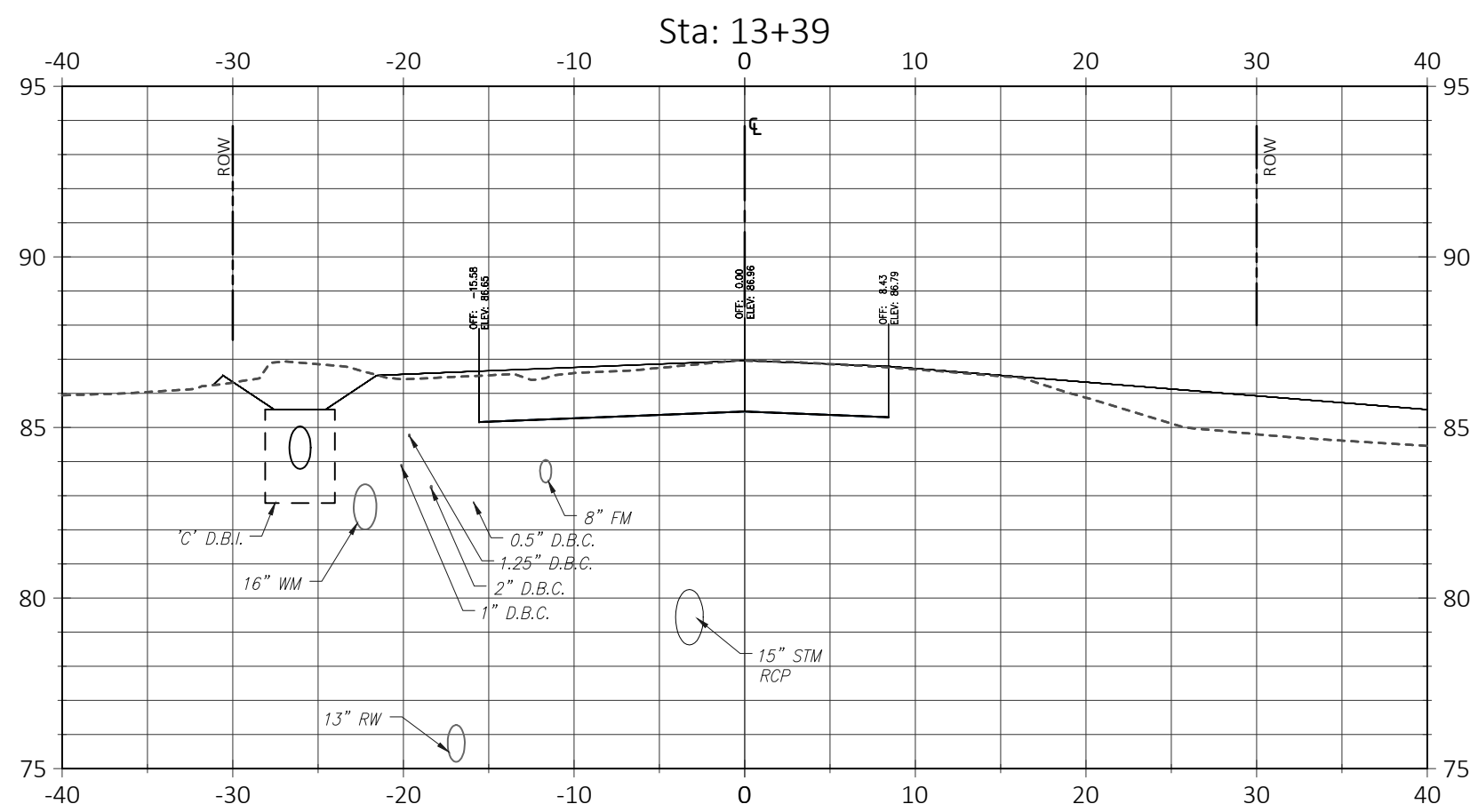
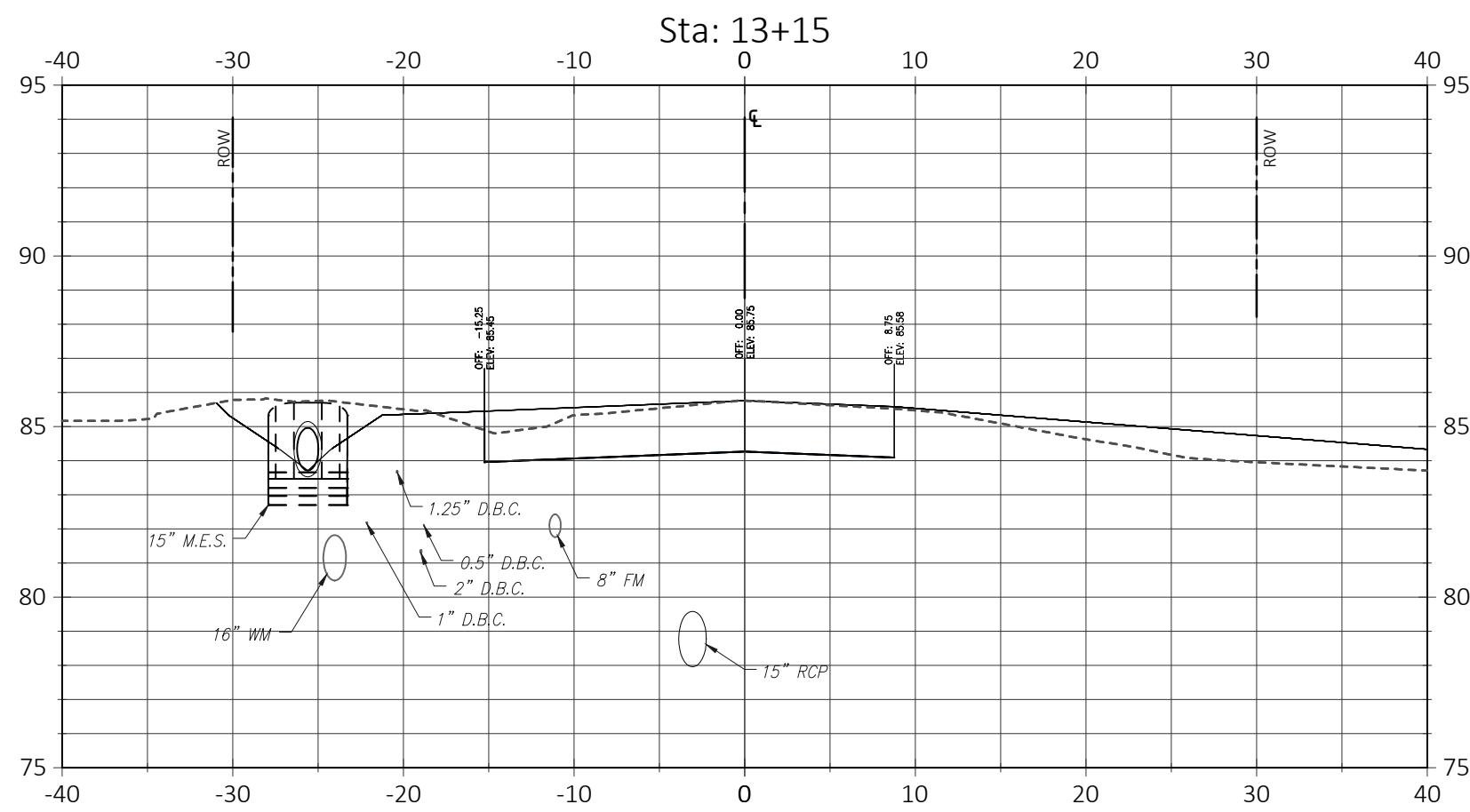
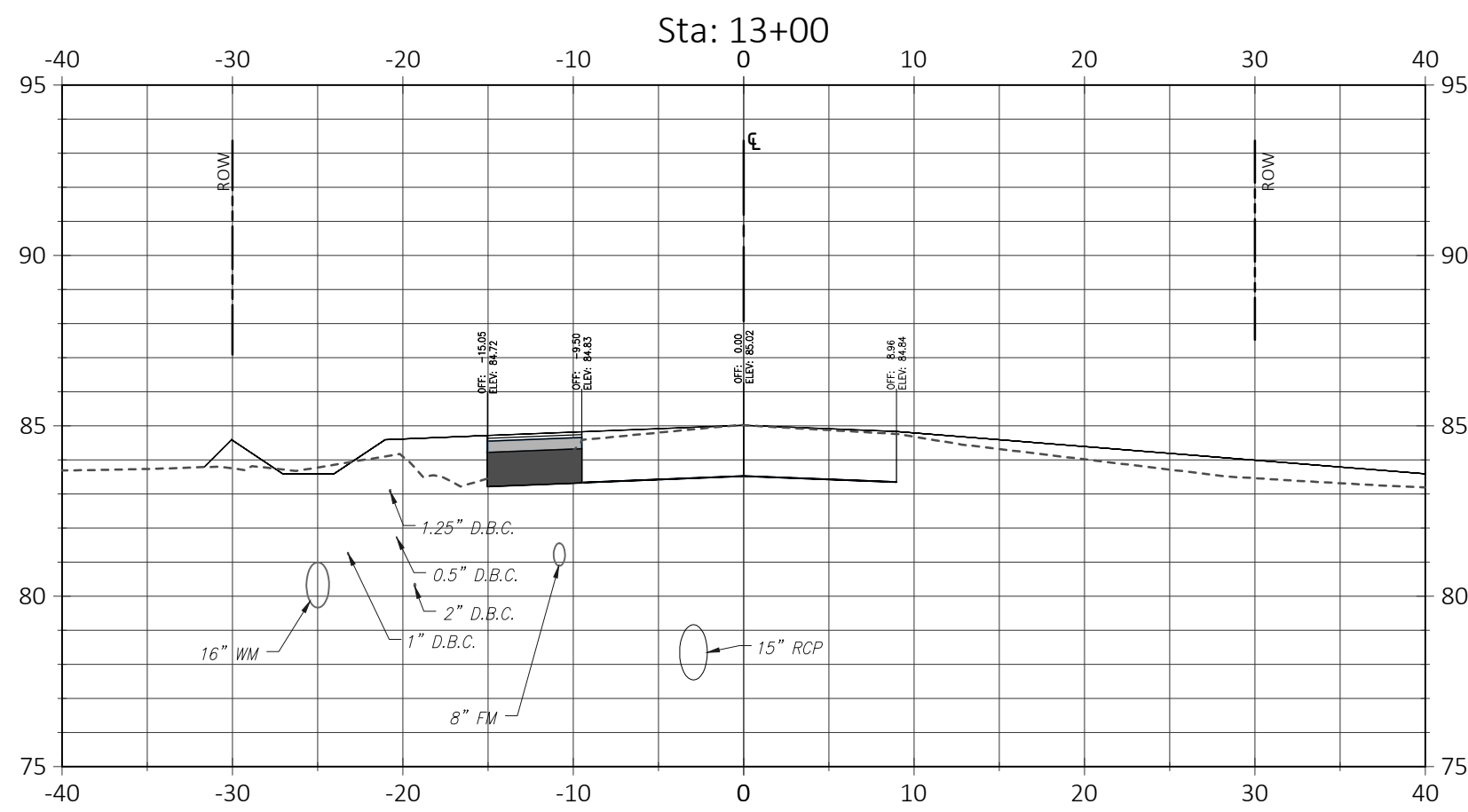
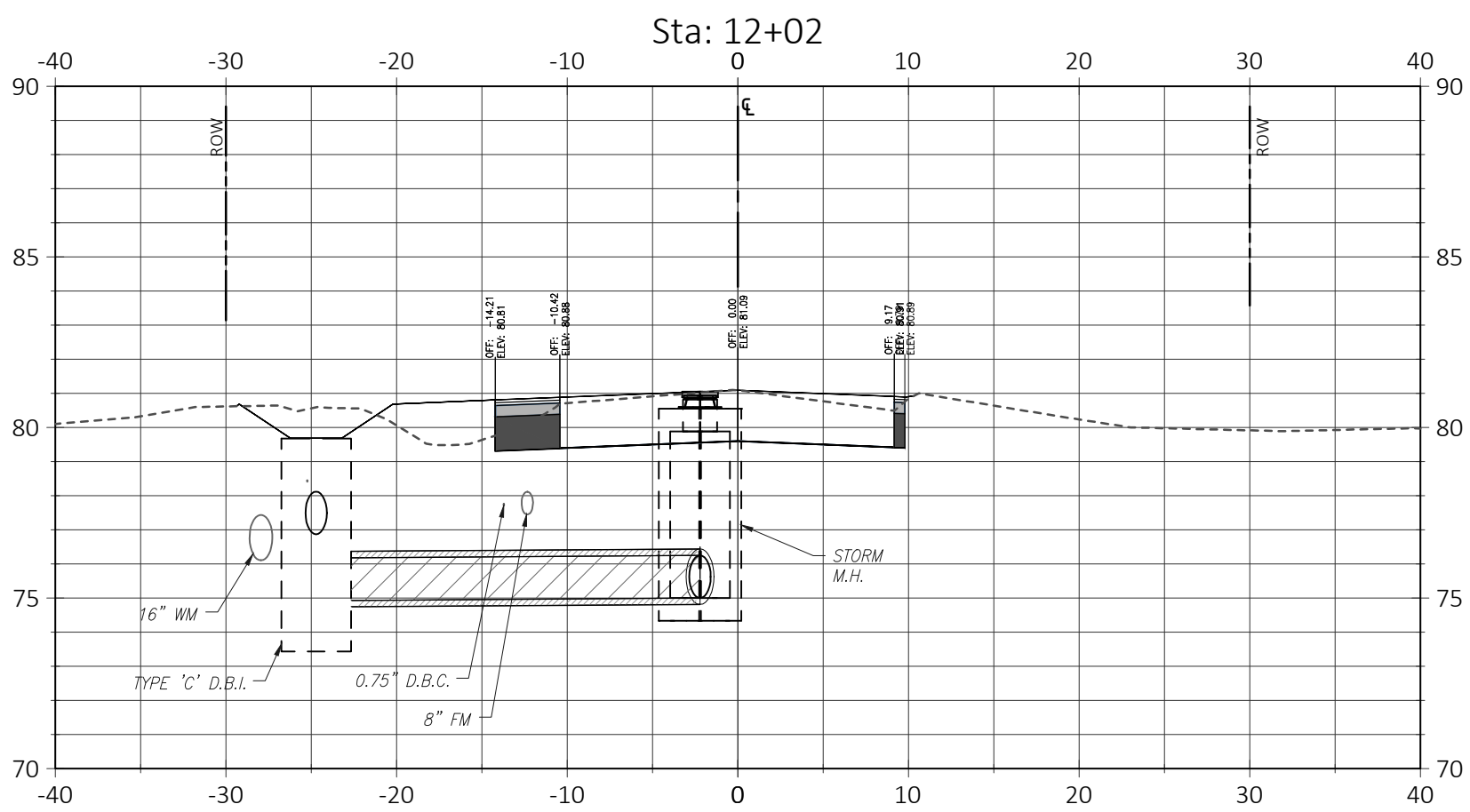
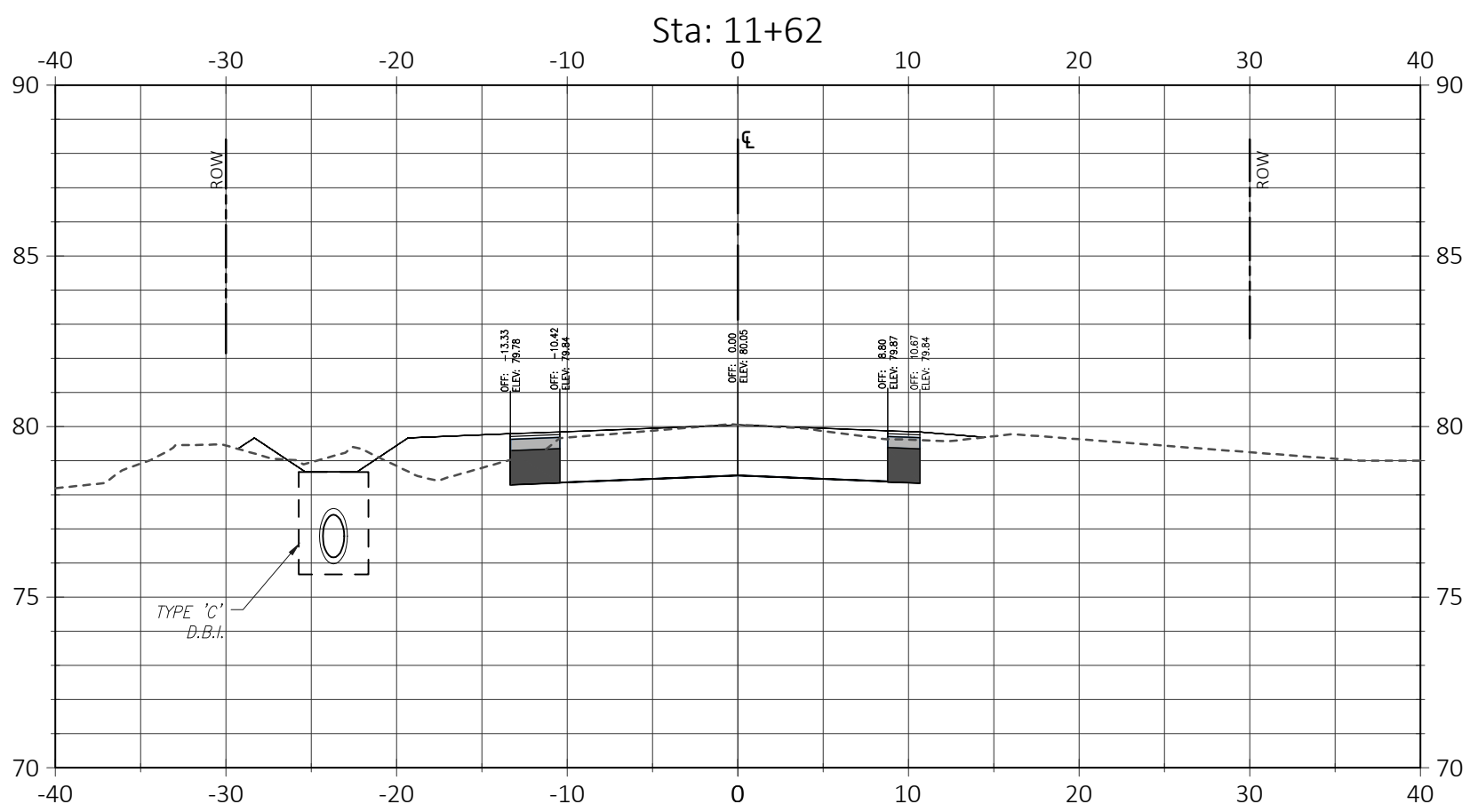
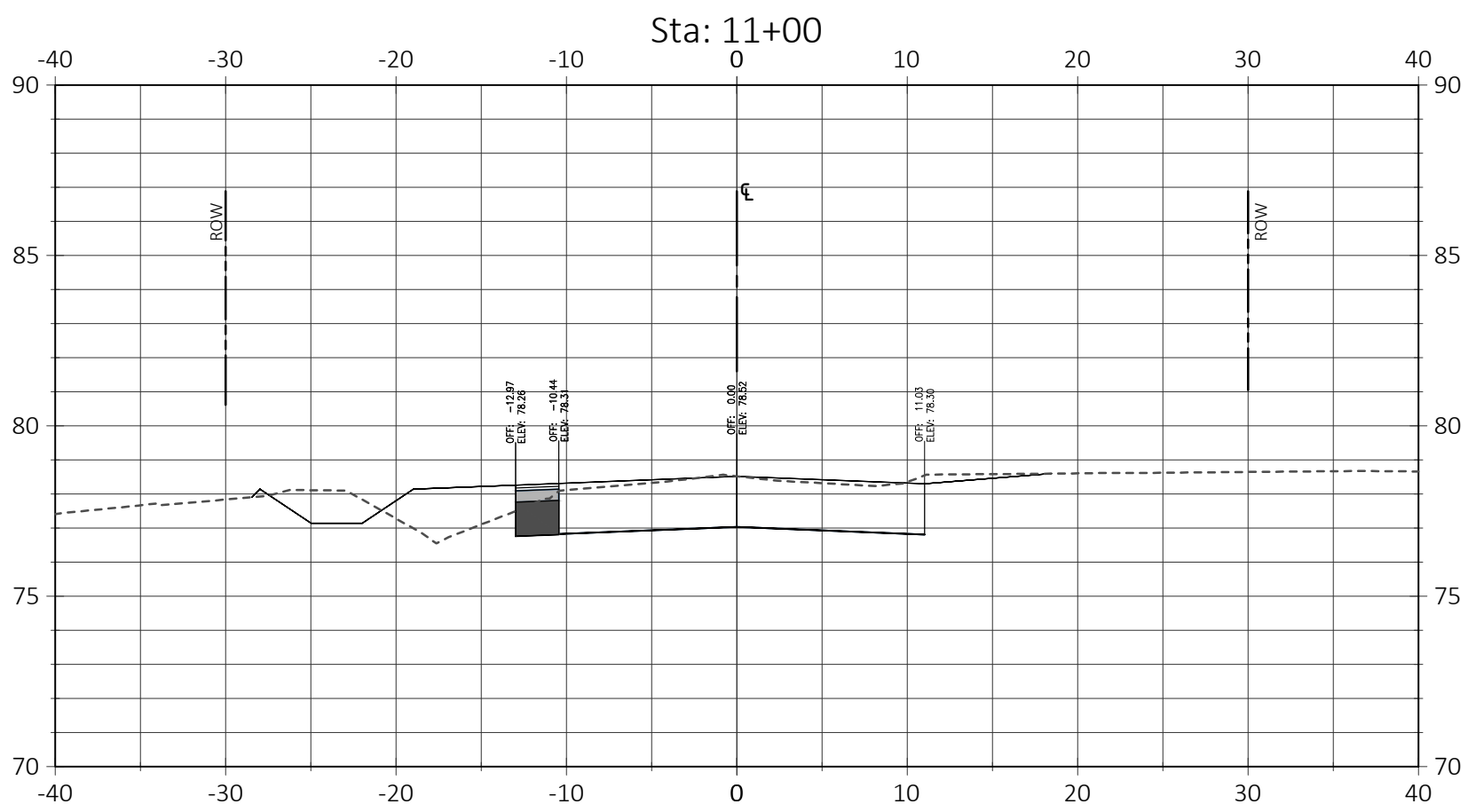
JEFFREY M. TRIMBLE
P.E. NO. 082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\OTTY\21-091-FE-ORIP





CITY OF

MOUNT

DORA

Department of

Planning and Development

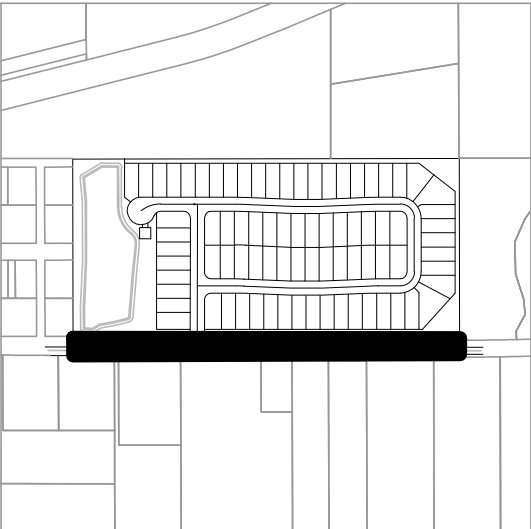
Project Number: PR22-11FNL

Mt. Ines PUD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024

Key Map:



Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:

LAKE COUNTY, FL

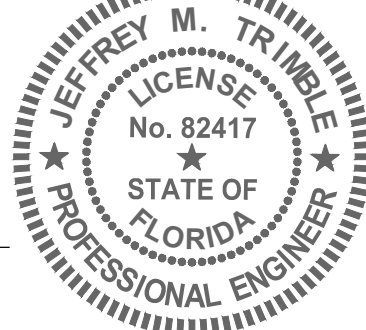
Sheet Title:

**OFFSITE ROADWAY
IMPROVEMENT PLAN
SECTIONS**

Sheet No.:

C7.03

Seal:

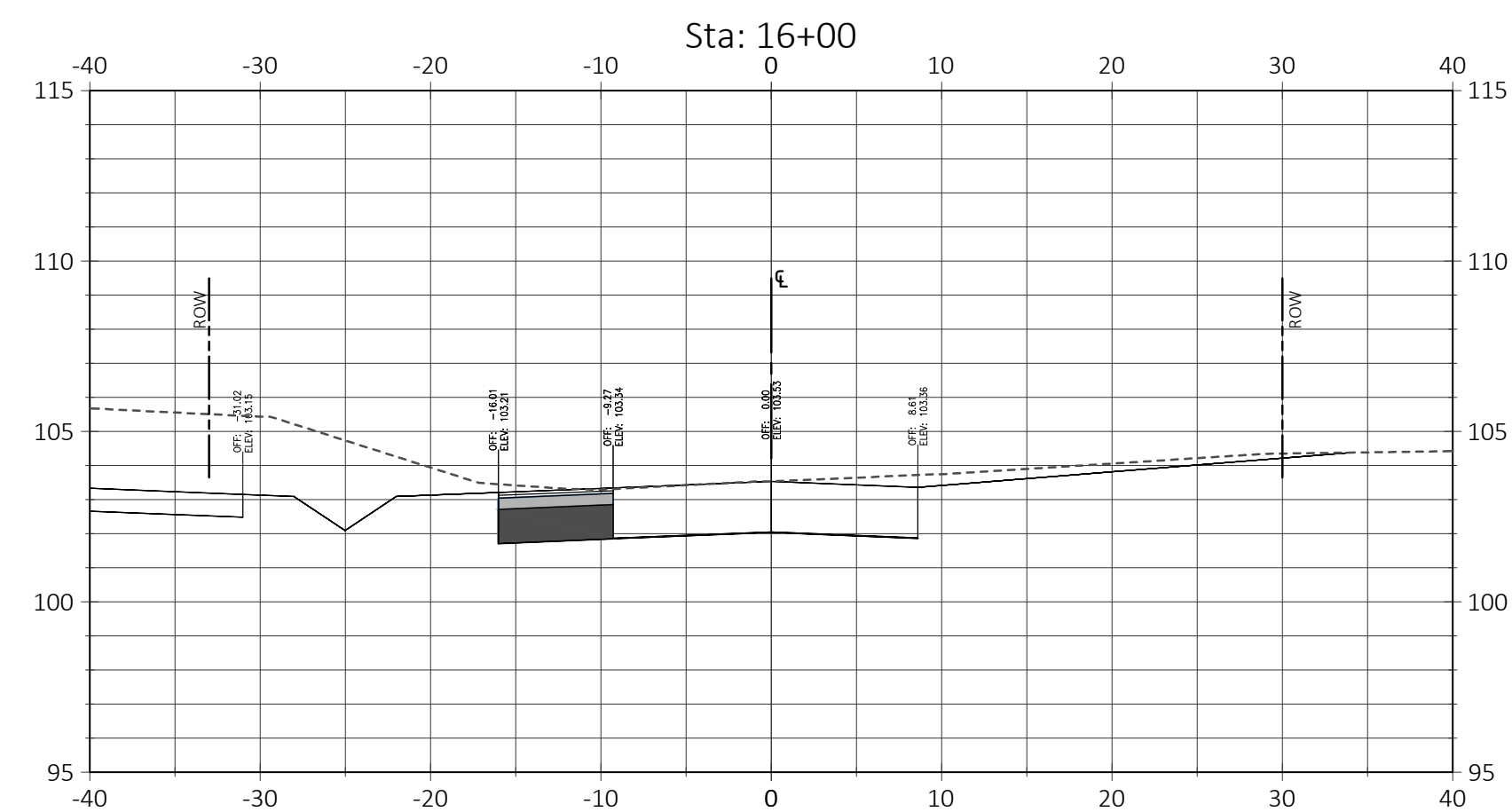
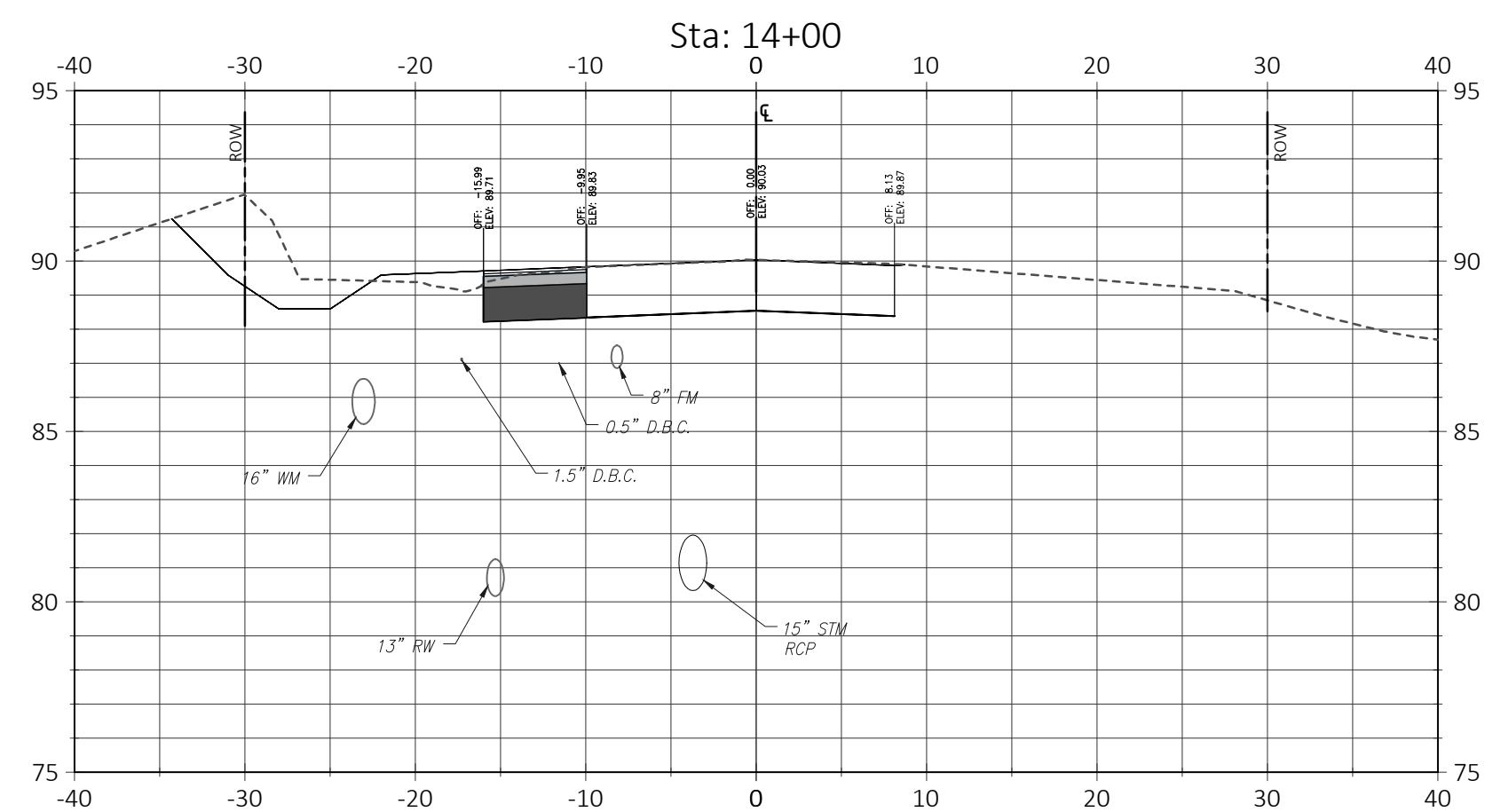
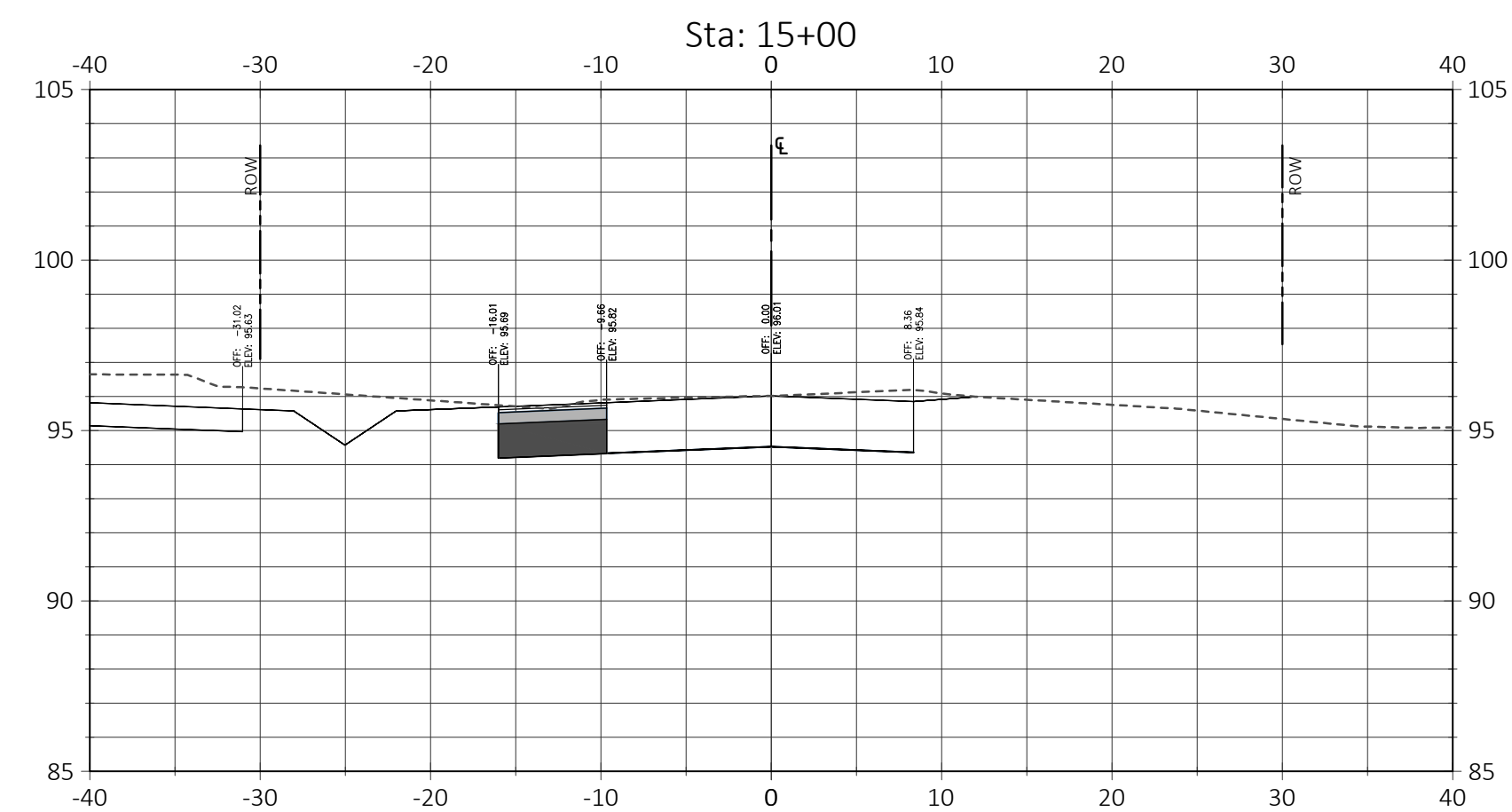
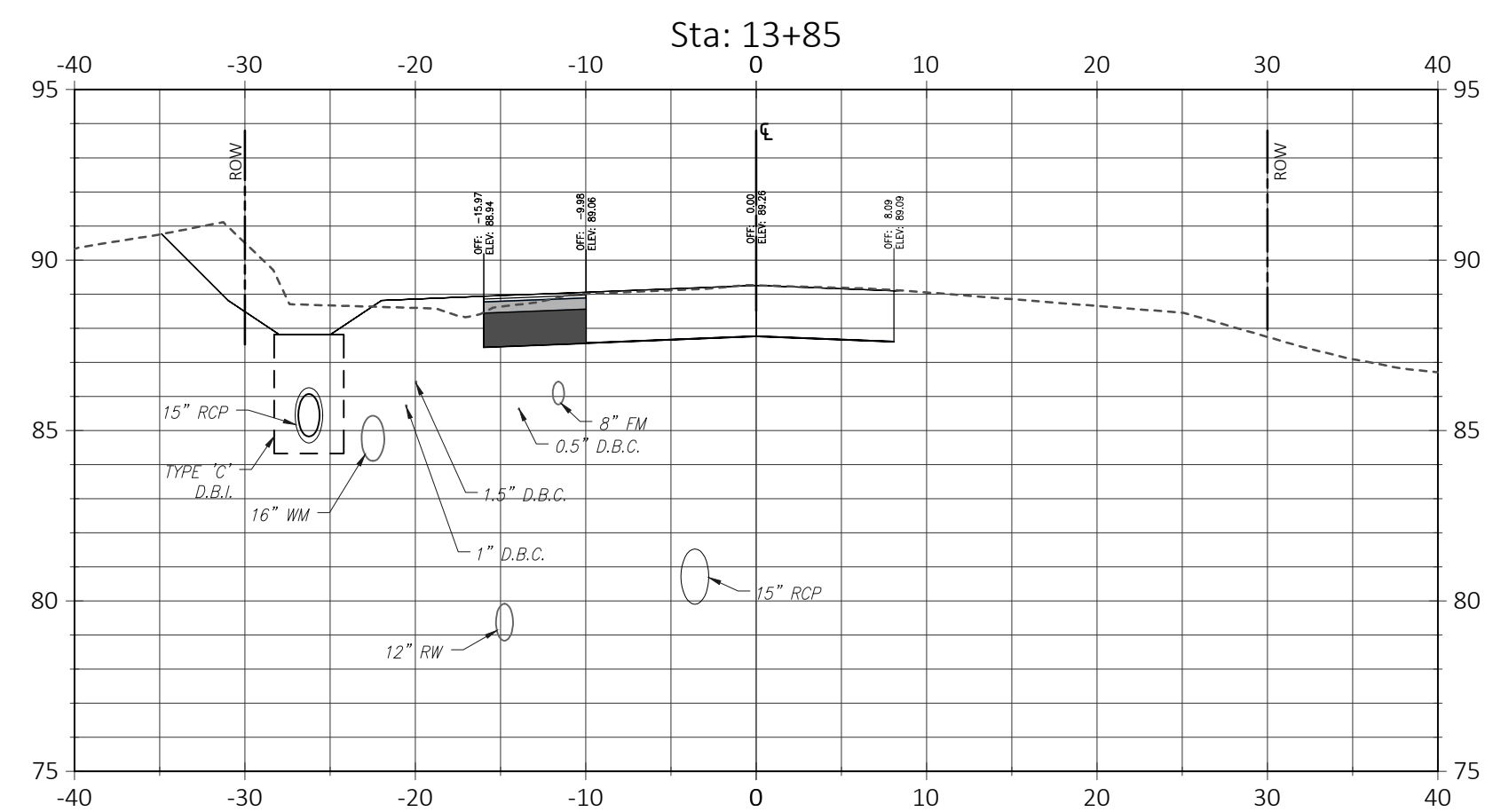
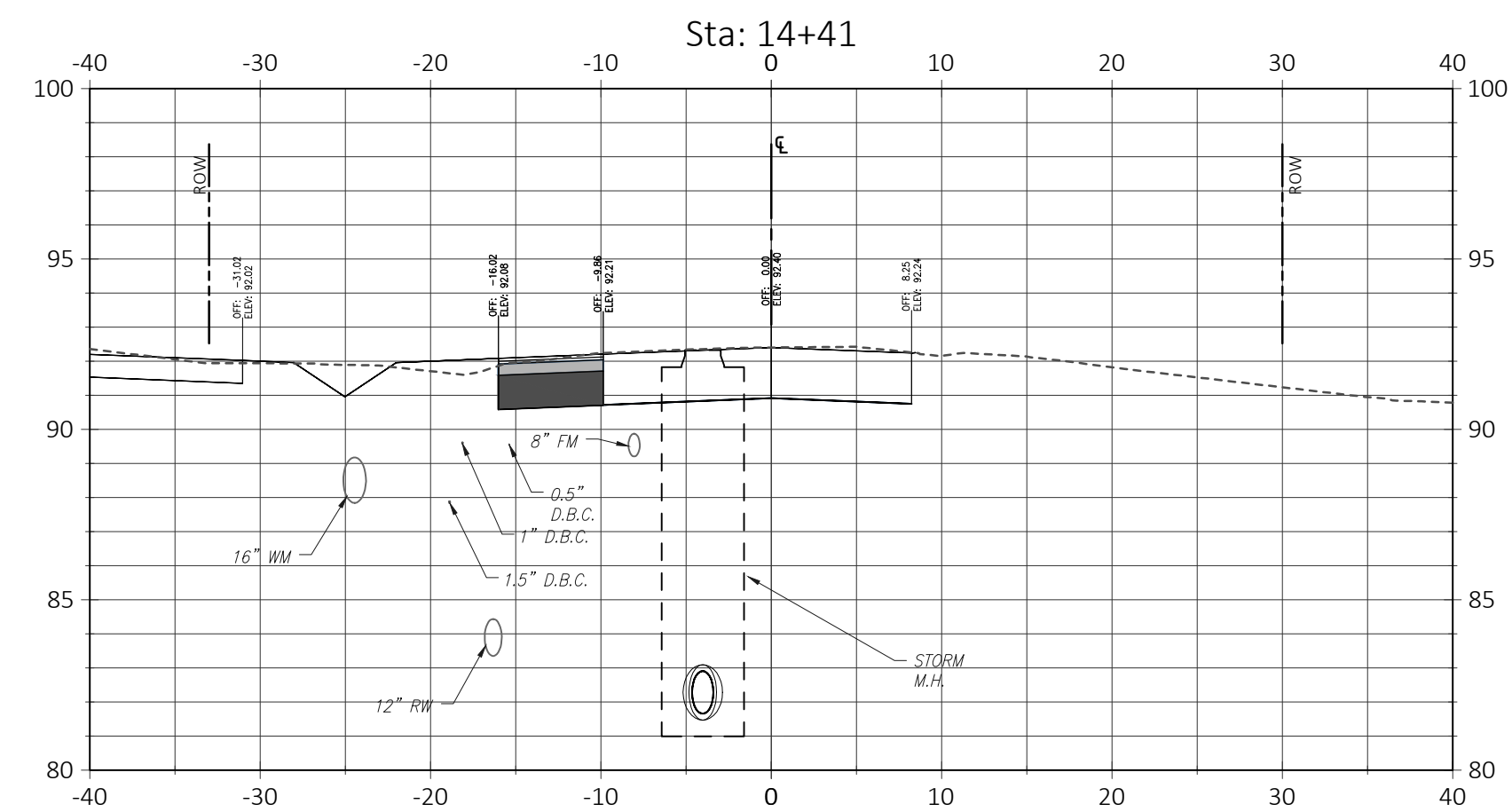
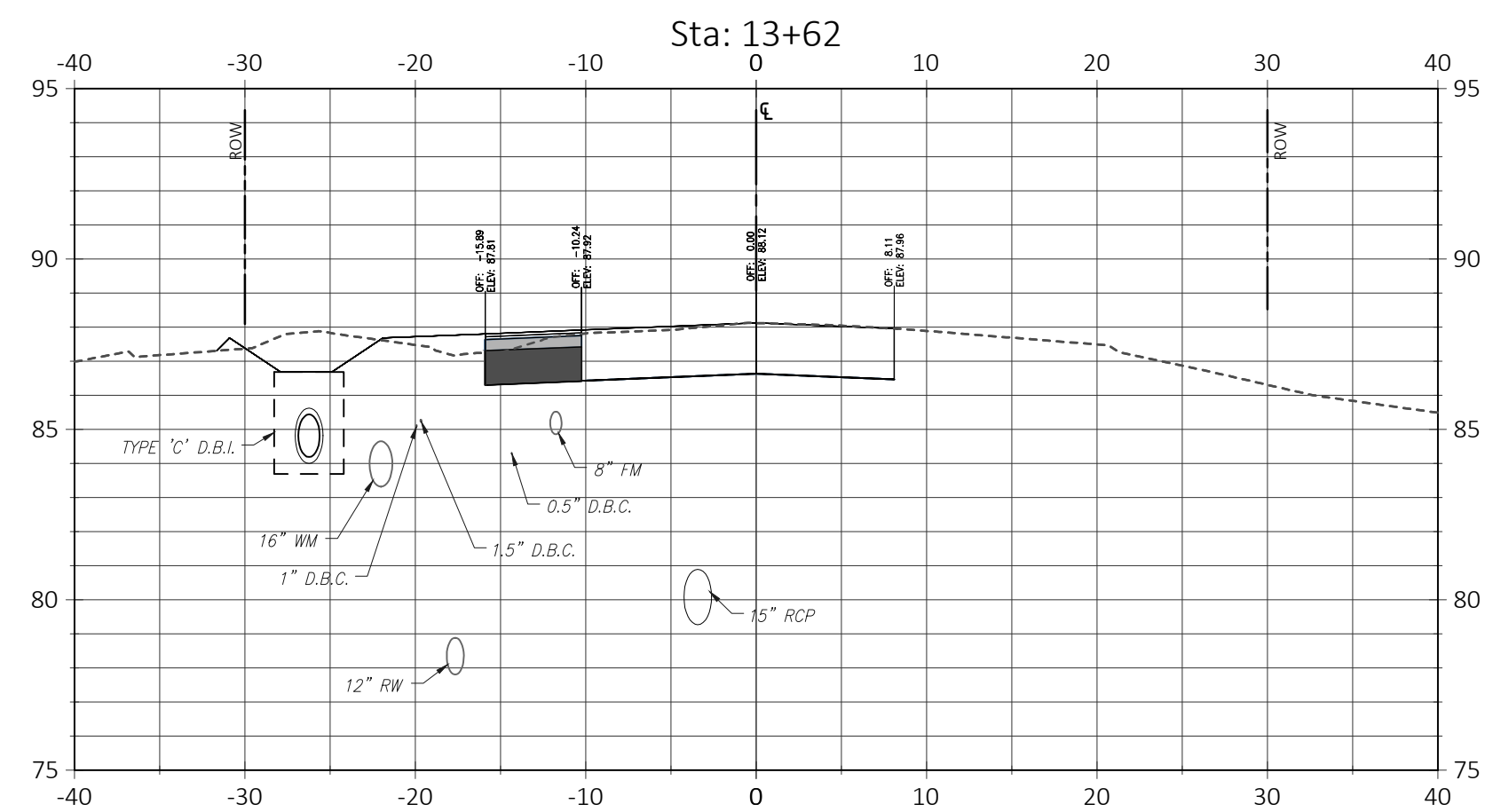


JEFFREY M. TRIMBLE
P.E. NO. 082417
DATE: January 23, 2024

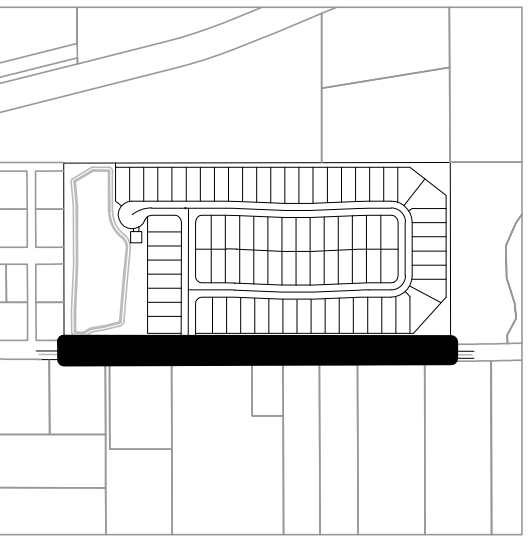
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Key Map:



Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

Project Name: **Department of Planning and Development**
INSIDE PUB /
 Project Number: **PR22-11FNLC**
INSIDE AT
 Mount Dora / Inside at Mount Dora
 Construction Plans
DATE
 Date: 02/05/2024

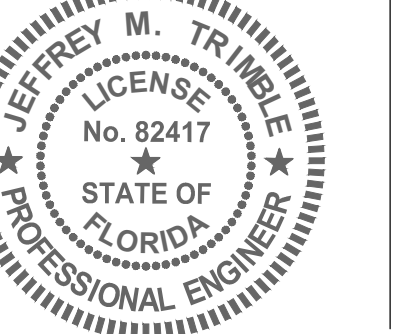
Jurisdiction:
LAKE COUNTY, FL

Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

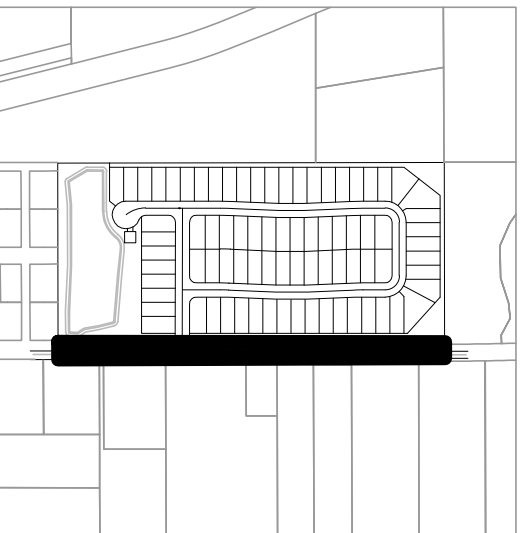
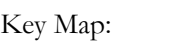
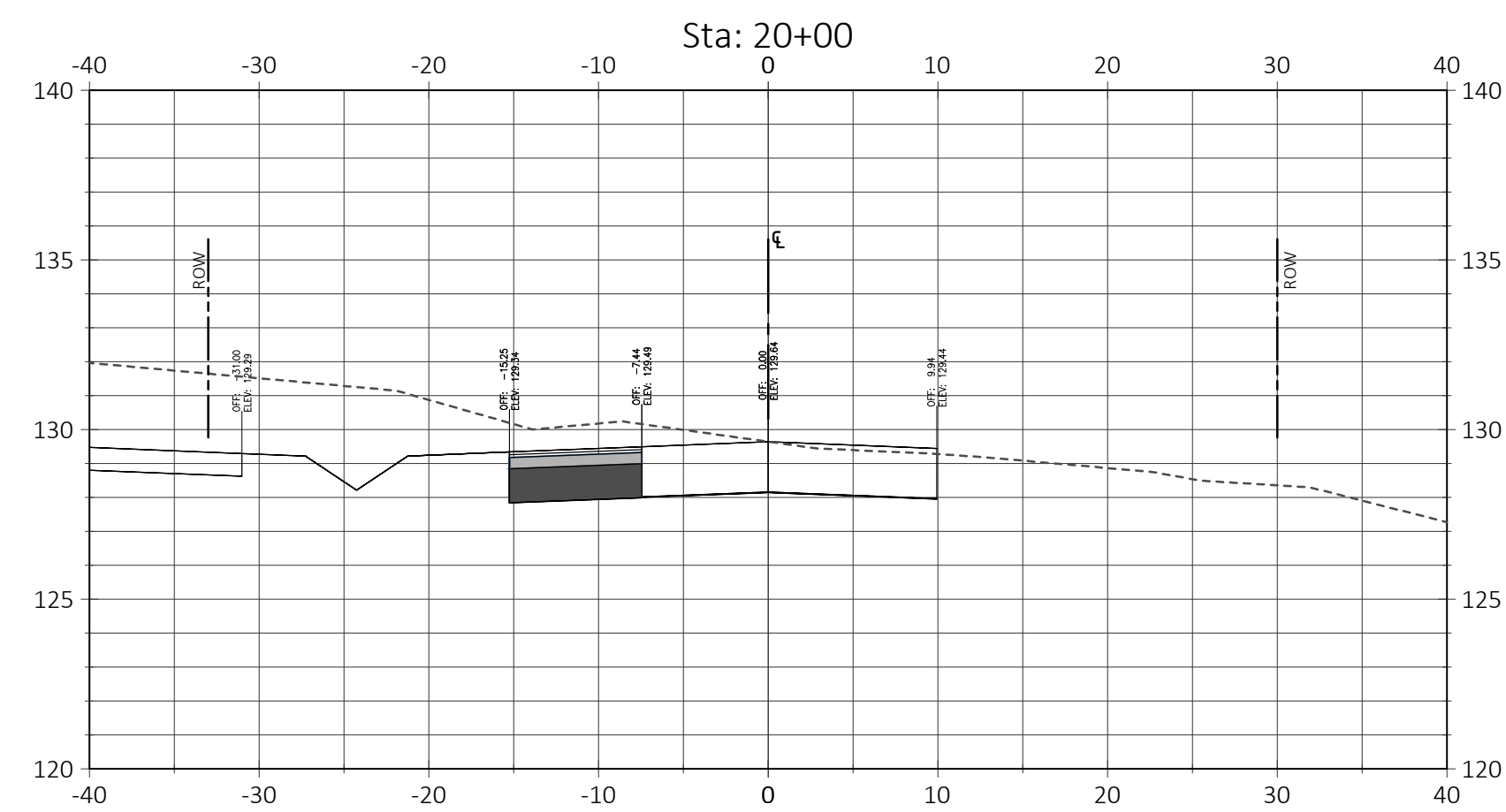
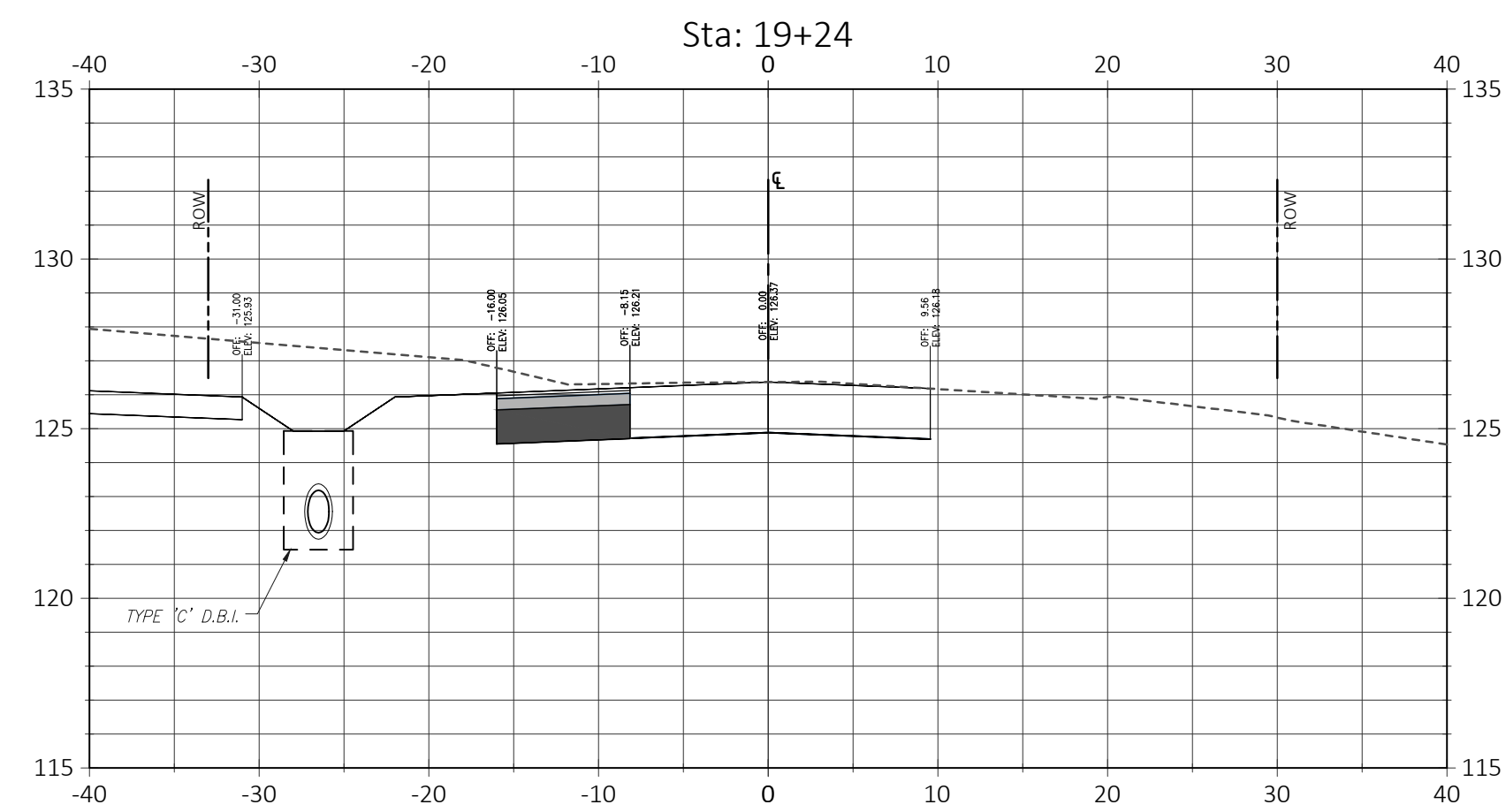
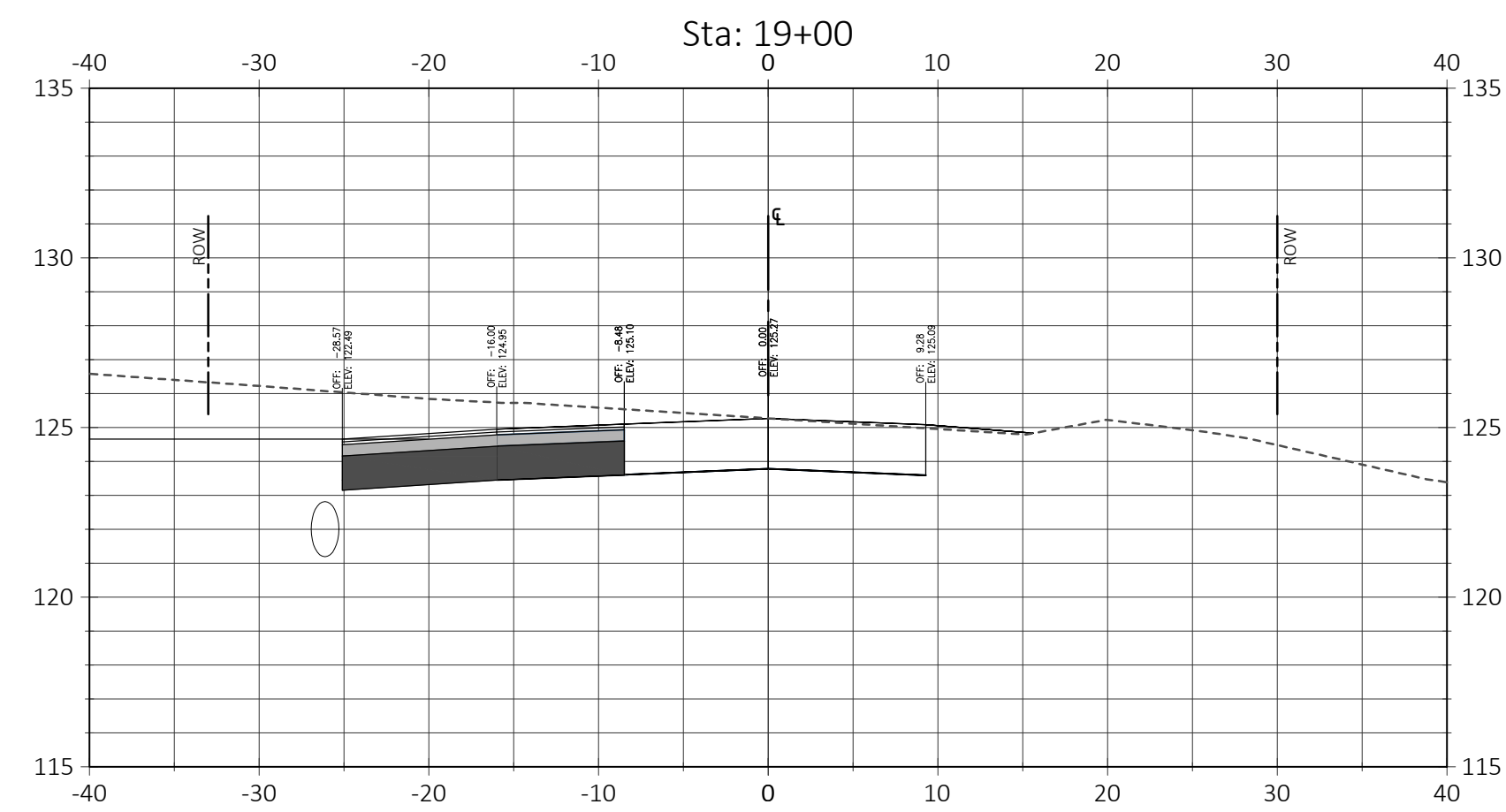
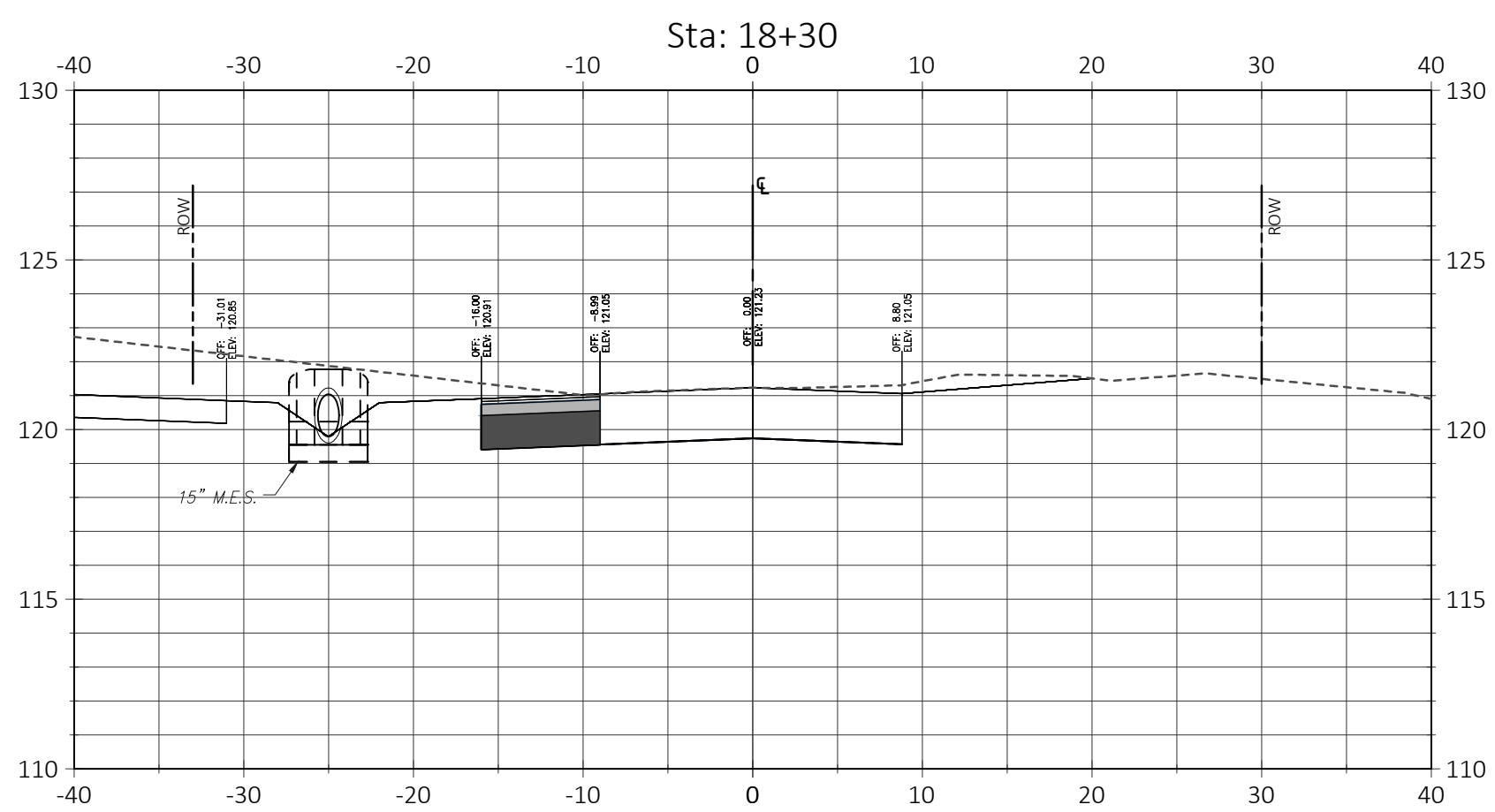
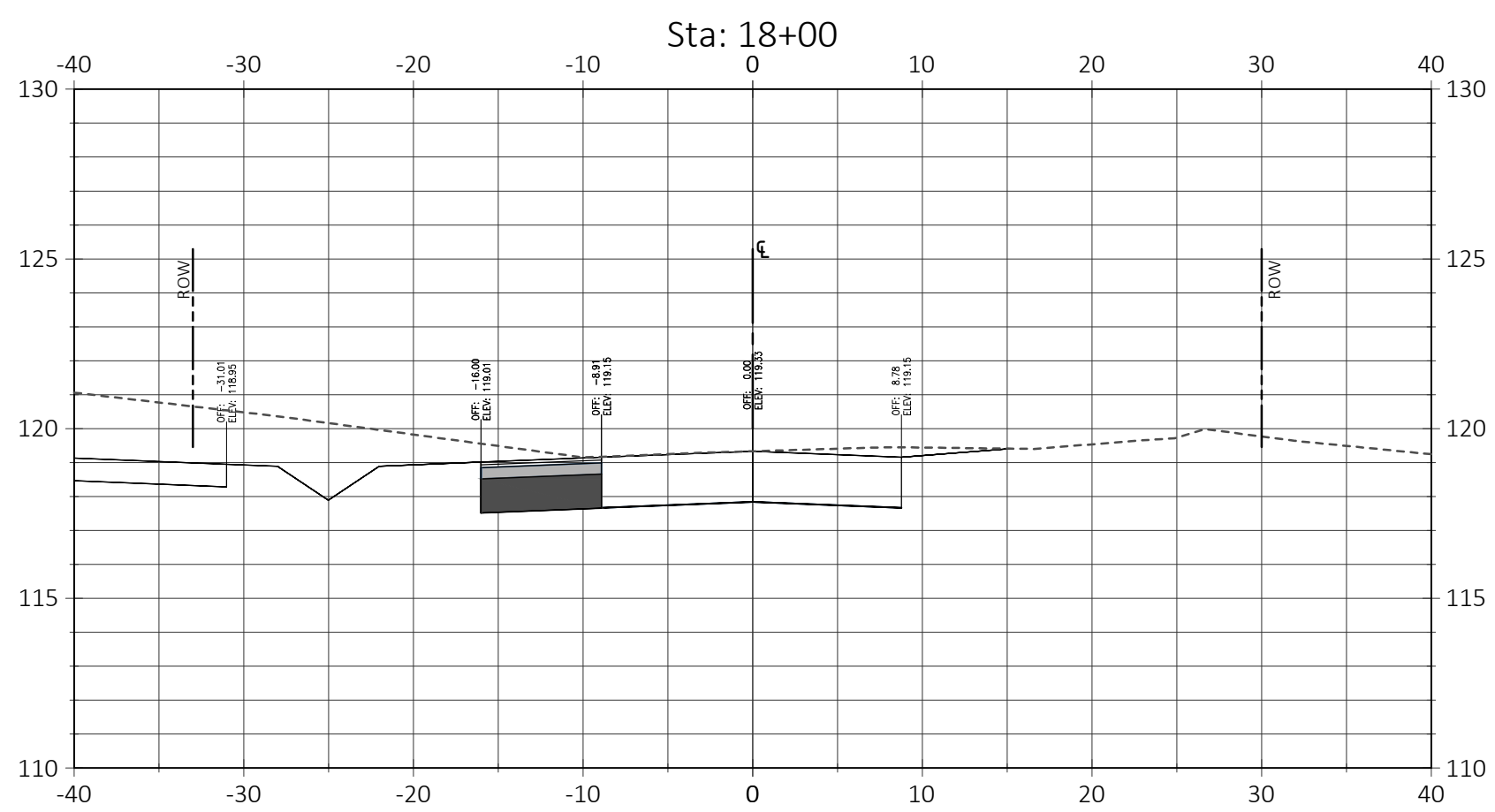
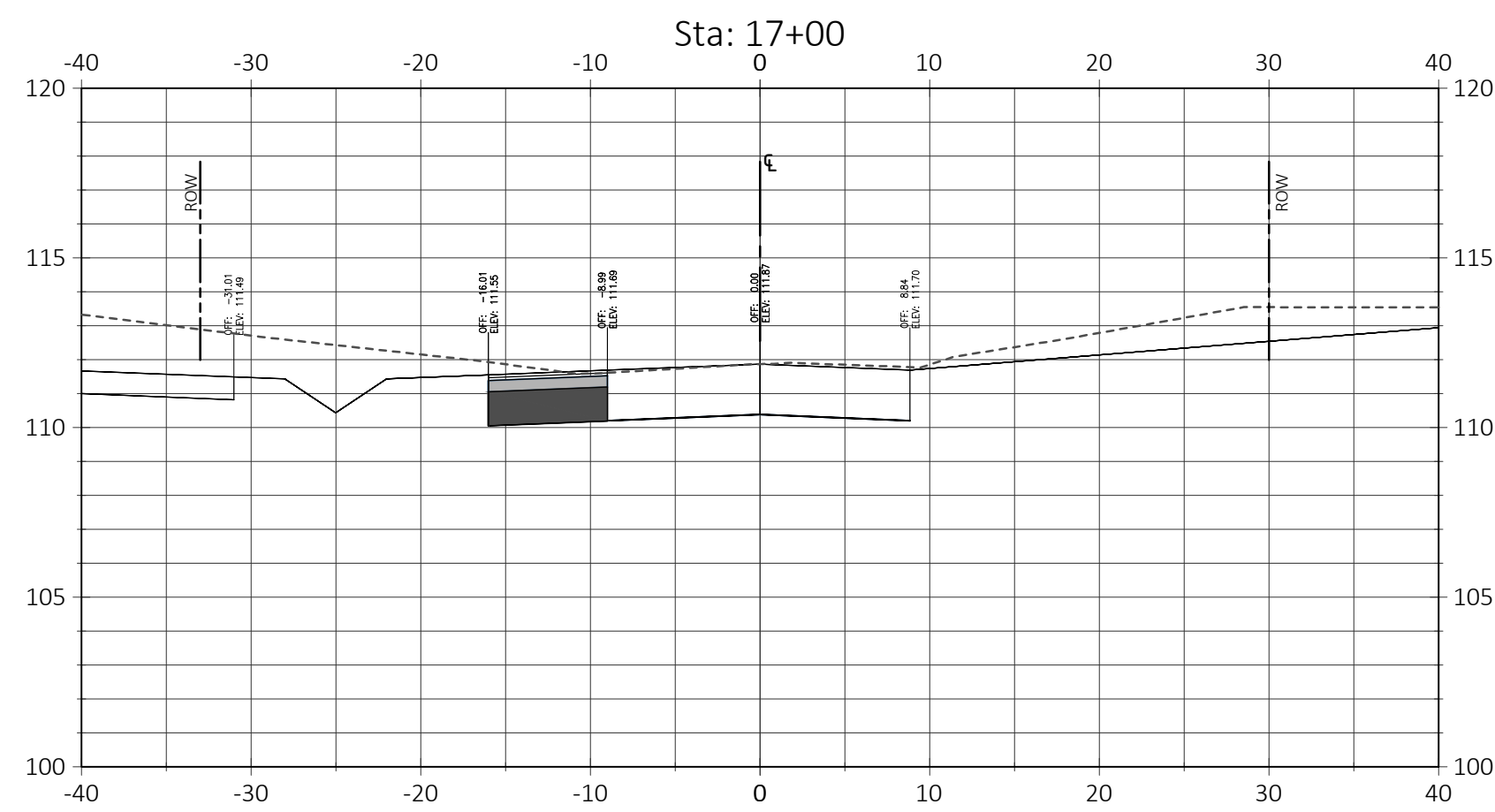
C7.04

Seal: DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:

LAKE COUNTY, FL

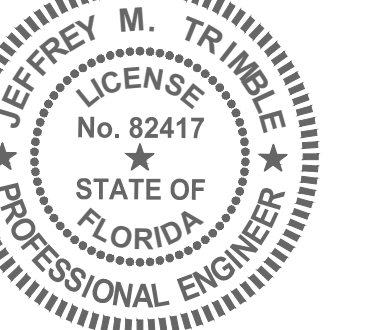
Sheet Title:

OFFSITE ROADWAY IMPROVEMENT PLAN SECTIONS

Sheet No.:

C7.05

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



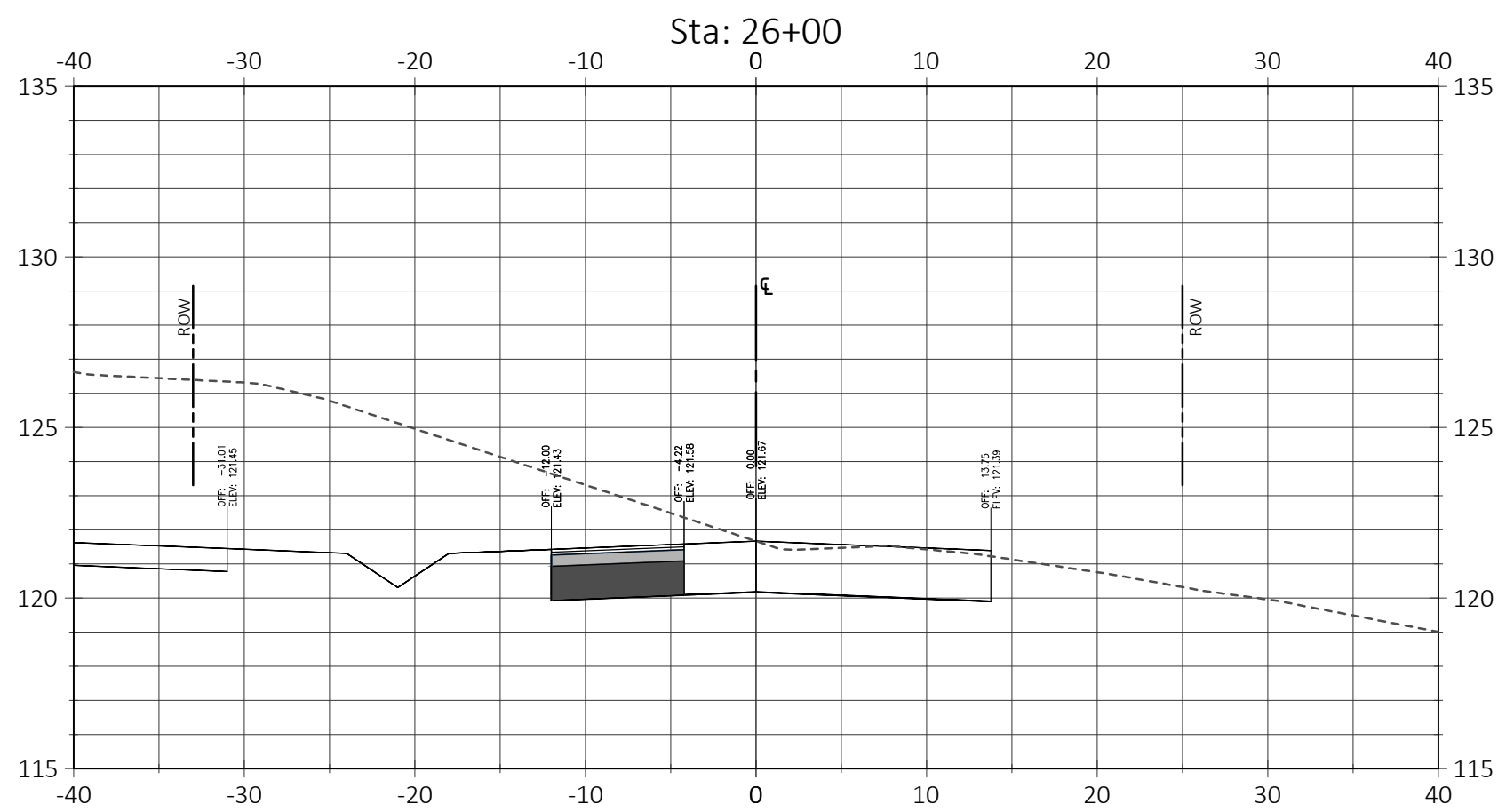
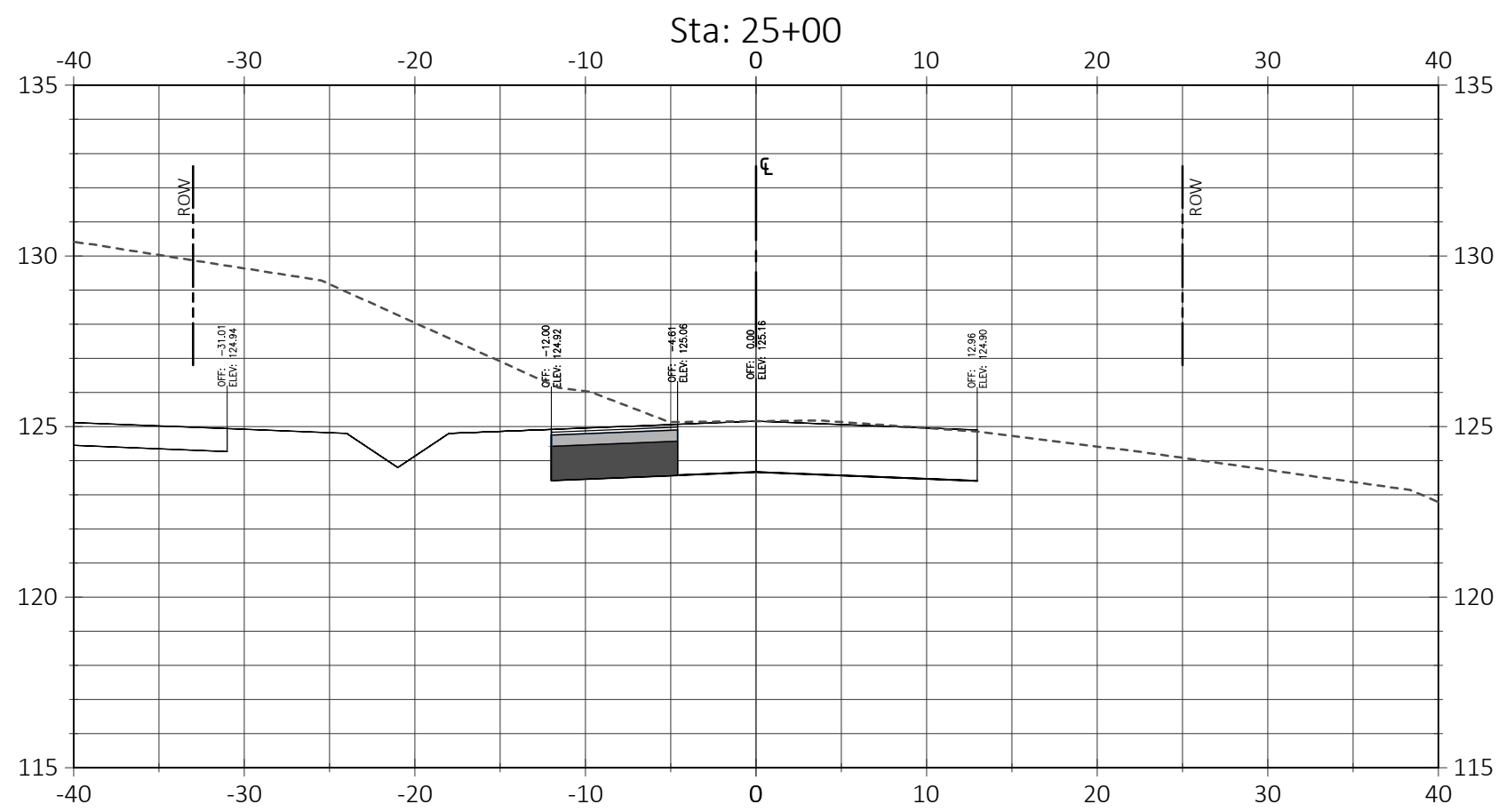
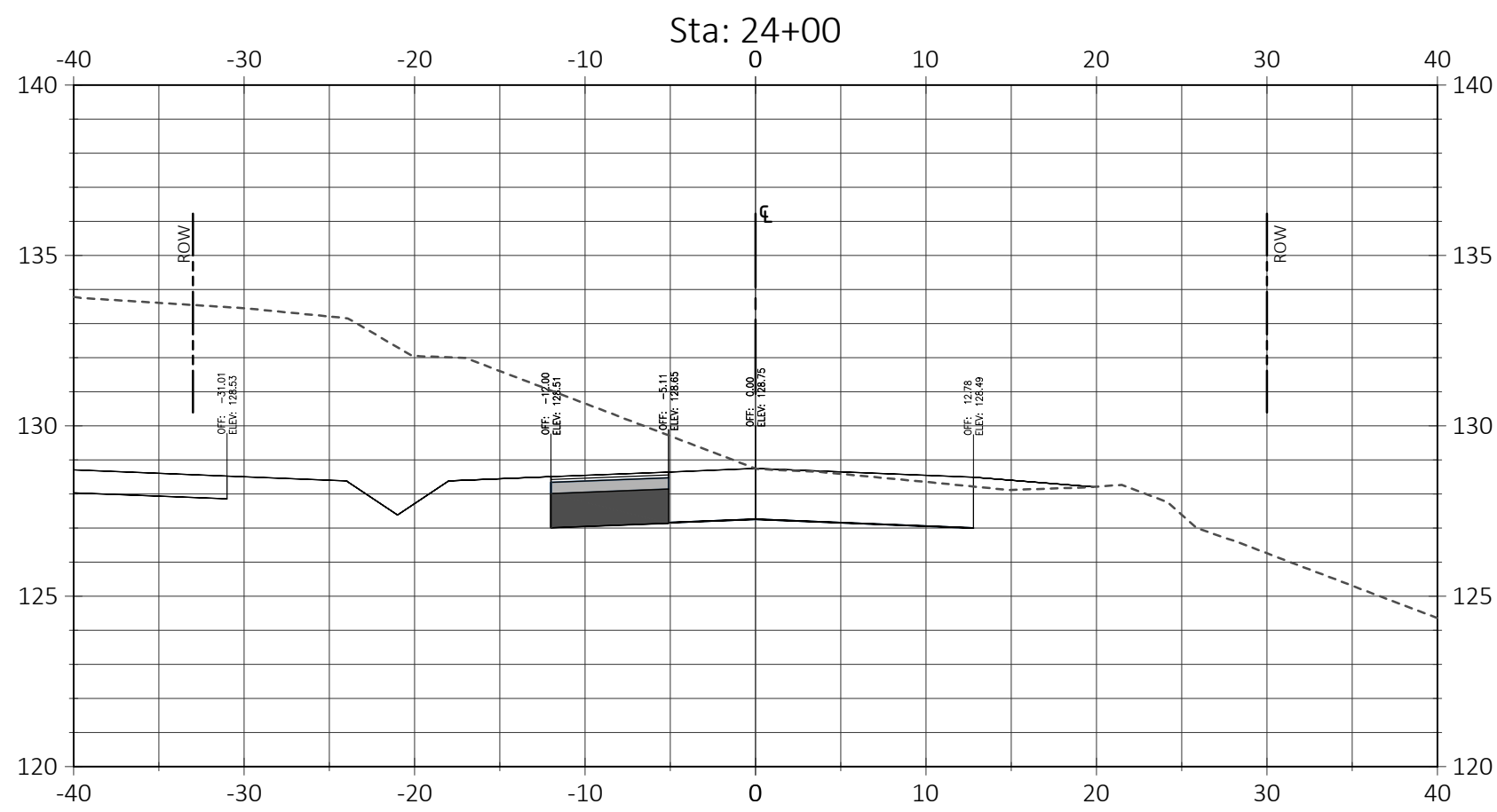
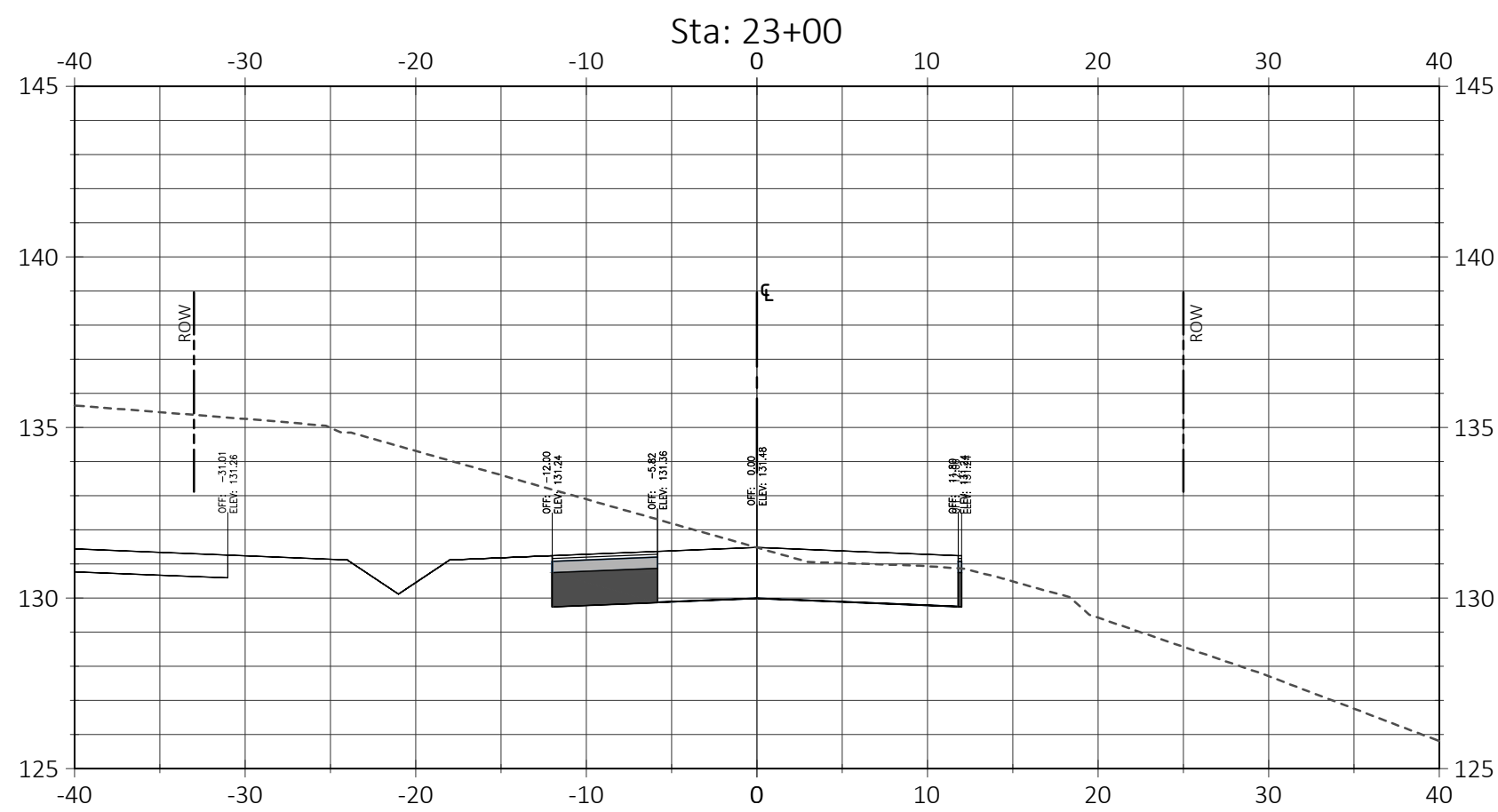
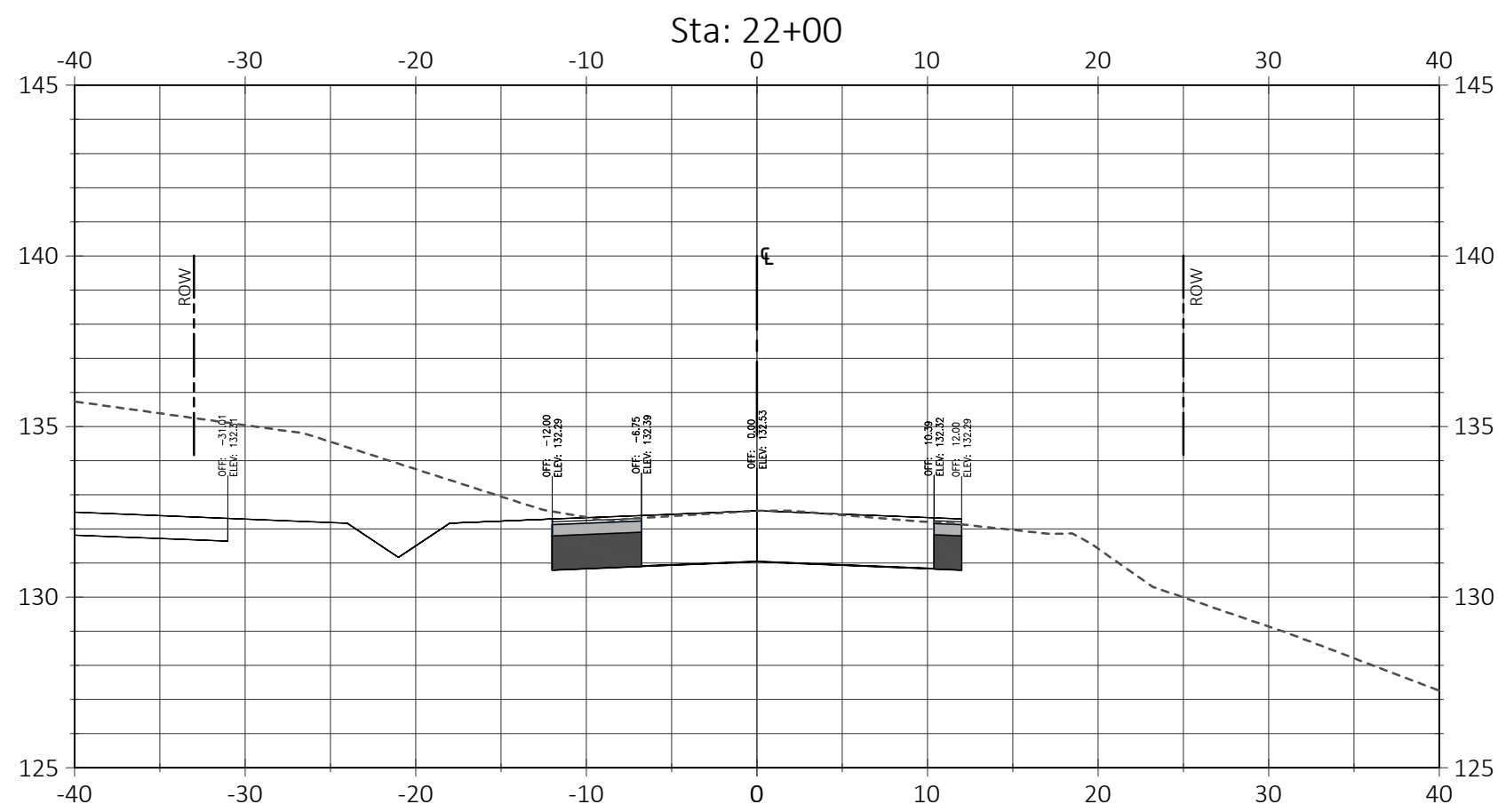
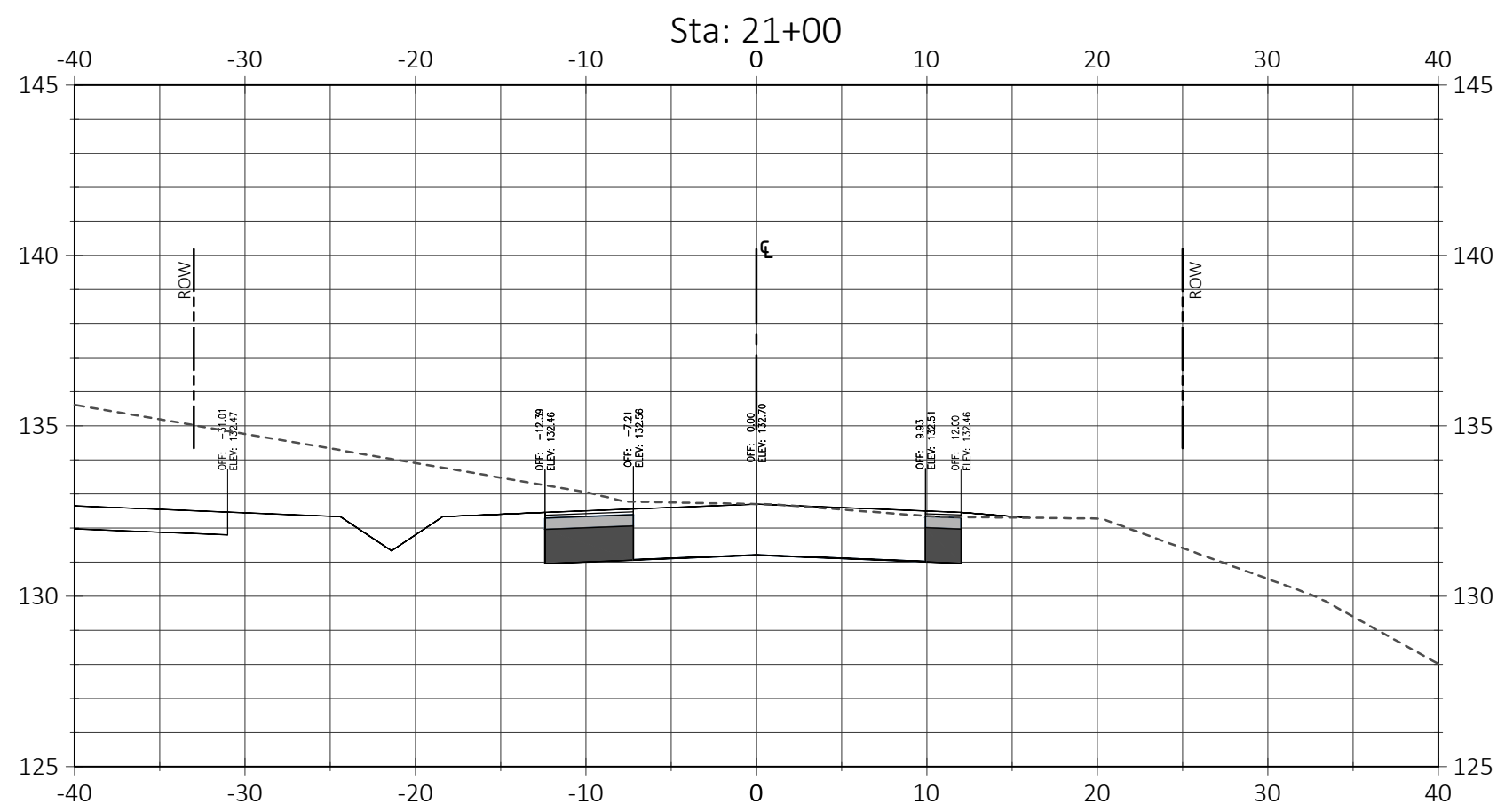
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



**Department of
Planning and Development**
Project Number: PR22-11FNLC
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans

Date: 02/05/2024

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\OTV\21-091-FE-ORIP





Department of
Planning and Development

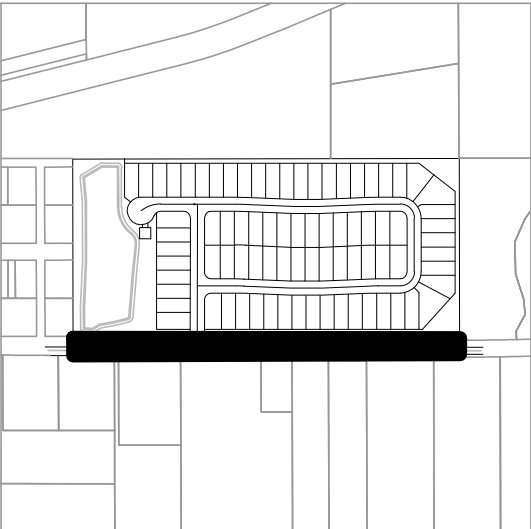
Project Number: PR22-11FNL

Mt. Ines PUD / Hillside at Mount Dora

Construction Plans

Date: 02/05/2024

Key Map:



Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:

LAKE COUNTY, FL

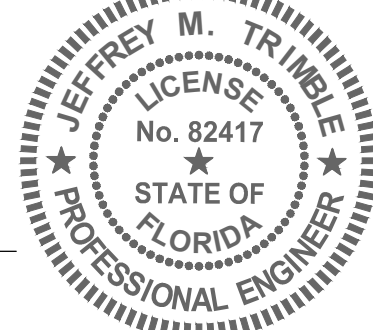
Sheet Title:

**OFFSITE ROADWAY
IMPROVEMENT PLAN
SECTIONS**

Sheet No.:

C7.06

Seal:



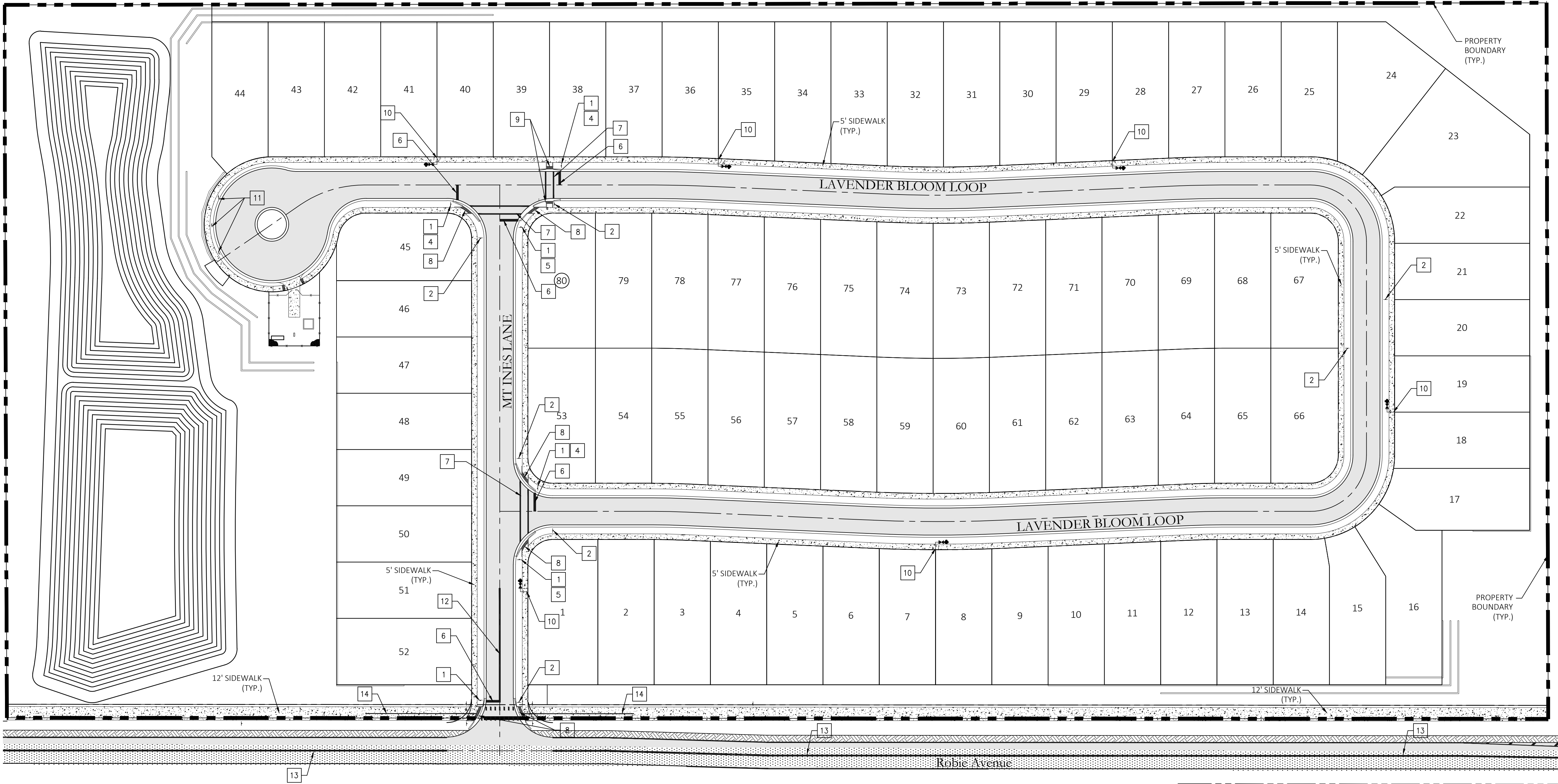
JEFFREY M. TRIMBLE
P.E. NO. 082417
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

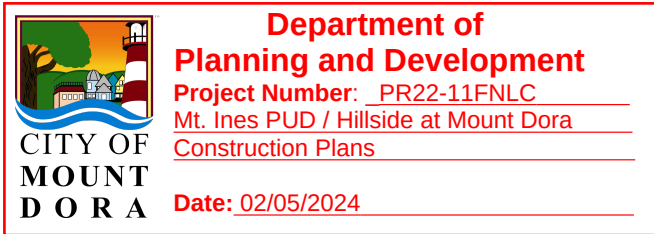
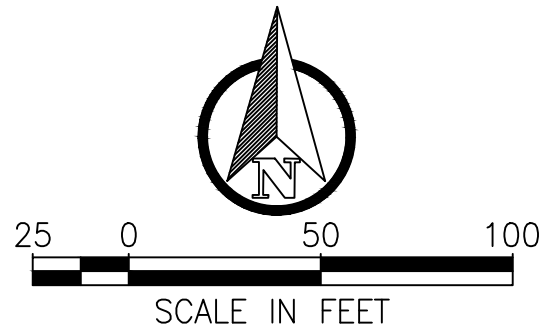
Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\QTY\21-091-FE-SSP



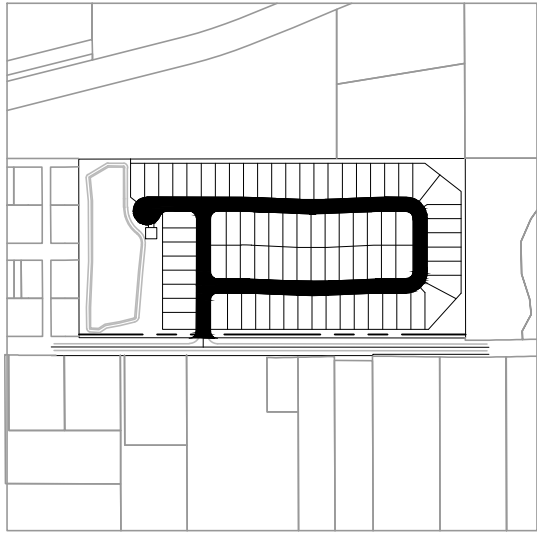
Sign Legend				
ID	M.U.T.C.D.	Dimensions		Symbol
	Number	Width	Height	
1	R1-1	30"	30"	
2	R2-1	18"	24"	
4	D3-1	-	8"	
5	D3-1	-	8"	
11	XX	18"	18"	

Pavement Marking Legend		
ID	Symbol	Description
6		24" STOP BAR (4' BEHIND CROSSWALK/CURB RAMPS)
7		CROSSWALK PER FDOT INDEX NO. 711-001
Miscellaneous:		
8		CURB RAMP (TYPE CR-F) AND DETECTABLE WARNING PER FDOT INDEX NO. 522-002
9		CURB RAMP (TYPE CR-E) AND DETECTABLE WARNING PER FDOT INDEX NO. 522-002
10		THE FIRE HYDRANT MARKER SHALL BE MODEL 911A BIDIRECTIONAL. SIZE: MARKER SIZE SHALL BE 4" X 4" X 3/4". BONDING: MARKER SHALL BE BONDED TO ROADWAYS BY USING A TWO-PART EPOXY ADHESIVE OR OTHER APPROVED MATERIAL. PLACEMENT: THE MARKER SHALL BE INSTALLED IN THE CENTER OF THE DRIVING LANE IN FRONT OF THE FIRE HYDRANT ON THE SAME SIDE OF THE STREET AS THE FIRE HYDRANT.
12		100 LF 6" DOUBLE YELLOW CENTER LINES WITH THERMOPLASTIC PAINT PER FDOT STANDARD PLANS 711-001
13		6" DOUBLE YELLOW CENTER LINES WITH THERMOPLASTIC PAINT PER FDOT STANDARD PLANS 711-001
14		100 LF 6" SINGLE YELLOW LINE WITH THERMOPLASTIC PAINT PER FDOT STANDARD PLANS 711-001

Notes:	
1	NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS
2	CONTRACTOR SHALL PROVIDE A MINIMUM 60"x60" TURNAROUND AT INTERVALS OF NO GREATER THAN 200' ALONG ALL 4-FT SIDEWALKS
3	ALL STRIPING AND SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED



Key Map:



Consultant:

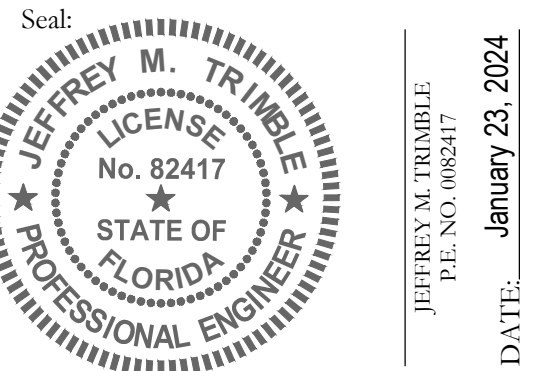
NO.	DATE	DESCRIPTIONS
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		1" = 50'

Project Name:
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**SIGNAGE & STRIPING
PLAN**

Sheet No.:
C9.00



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



NO.	DATE	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A
Project Name:		

Department of Planning and Development
 Project Number: PR22-11FNLC
 Mt. Ines PUD / Hillside at Mount Dora
 Construction Plans
 Date: 02/05/2024

Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.01

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CITY\21-091-FE-COUNTLS



POTABLE WATER
GENERAL NOTES

PW001-1G
ISSUED: 2017
REVISED: --

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

7.13.4. TESTING.

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

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



POTABLE WATER
GENERAL NOTES

PW001-1H
ISSUED: 2017
REVISED: --



STANDARD CONSTRUCTION DETAIL
GENERAL NOTES: RECLAIMED WATER

RW001-1B
ISSUED: 2017
REVISED: --

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.

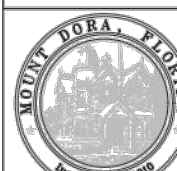
18. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR PANTENE PURPLE COLOR OR TAPE MARKINGS.

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.



MANHOLE FRAME & COVER

GU002-1
ISSUED: 2017
REVISED: --



POTABLE WATER
GENERAL NOTES

PW001-1I
ISSUED: 2017
REVISED: --

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

7400 L = SDP 1/2

133,200

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

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR
N = NUMBER OF JOINTS IN SECTION TESTED
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF THE PIPE IN INCHES
P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDS PER SQUARE INCH GAUGE.

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

5. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS. THE CONTRACTOR SHALL FURNISH THE NECESSARY LABOR, WATER, PUMPS, GAUGES AND ALL OTHER ITEMS REQUIRED TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

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



POTABLE WATER
GENERAL NOTES

PW001-1J
ISSUED: 2017
REVISED: --



POTABLE WATER
GENERAL NOTES

PW001-1K
ISSUED: 2017
REVISED: --

7.13.5. DISINFECTING. FOLLOWING THE PRESSURE TESTING: THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURES START. THE DISINFECTIO 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.



STANDARD CONSTRUCTION DETAIL
GENERAL NOTES: RECLAIMED WATER

RW001-1A
ISSUED: 2017
REVISED: --



STANDARD CONSTRUCTION DETAIL
GENERAL NOTES: RECLAIMED WATER

RW001-1A
ISSUED: 2017
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.

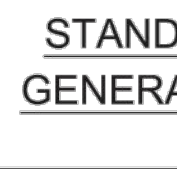
B. STANDARD GATE VALVES 2" TO 12" DIAMETER, RESILIENT SEAT GATE VALVES (AWWA C-509)

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.

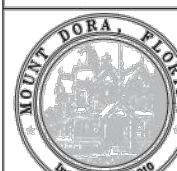
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.

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.



TRACING WIRE
CONNECTION

GU004-1
ISSUED: 2017
REVISED: --



MANHOLE FRAME & COVER

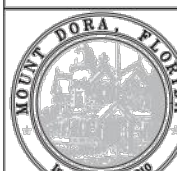
GU002-1
ISSUED: 2017
REVISED: --

NOTES:

1. ARTERIAL ROADWAYS-
USF RING AND COVER SERIES 170-BJ.
HEAVY DUTY LOAD RATING. COVER
WEIGHT 217#, TOTAL WEIGHT 372#.

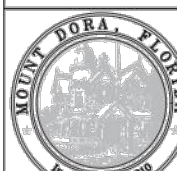
2. ALL OTHER APPLICATIONS-
USF RING AND COVER SERIES 170-J.
HEAVY DUTY LOAD RATING. COVER
WEIGHT 150#, TOTAL WEIGHT 305#.

3. CITY IDENTIFIER SHALL BE USED
FOR CITY OWNED STRUCTURES
ONLY. PRIVATE FACILITIES SHALL
ONLY BE IDENTIFIED AS TO USE.



PIPE IDENTIFICATION
DUCTILE IRON

GU003-1
ISSUED: 2017
REVISED: --



PIPE IDENTIFICATION
DUCTILE IRON

GU003-1
ISSUED: 2017
REVISED: --

GENERAL NOTES:

ALL UTILITY PIPE SHALL BE INSTALLED WITH 3 INCH WIDE SELF-ADHESIVE VINYL CONTINUOUS TAPE, FOR IDENTIFICATION PURPOSES. TAPE SHALL BE COLOR CODED AND WORDED AS FOLLOWS:
(NOTE: TRACING WIRE INSULATION SHALL BE SIMILARLY COLOR CODED)

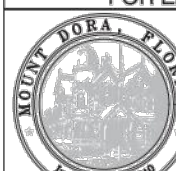
1. POTABLE WATER.
A. COLOR: BLUE WITH BLACK LETTERING
B. LETTERING: POTABLE WATER MAIN
OR SIMILAR WORDING.

2. RECLAIMED WATER.
A. COLOR: PURPLE WITH WHITE OR YEL-
LOW LETTERING.
B. LETTERING: RECLAIMED WATER OR
SIMILAR WORDING.

3. FIRE LINES.
A. COLOR: RED WITH BLACK LETTERING
B. LETTERING: FIRE LINE
OR SIMILAR WORDING.

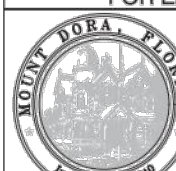
4. GRAVITY SEWER.
A. COLOR: BROWN OR GREEN WITH BLACK
LETTERING.
B. LETTERING: SEWER LINE
OR SIMILAR WORDING.

5. SEWER FORCE MAIN.
A. COLOR: GREEN WITH BLACK LETTER-
ING.
B. LETTERING: SEWER FORCE
MAIN OR SIMILAR WORDING.



TRACING WIRE
CONNECTION

GU004-1
ISSUED: 2017
REVISED: --



TRACING WIRE
CONNECTION

GU004-1
ISSUED: 2017
REVISED: --

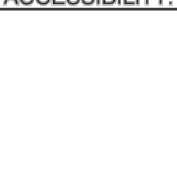
PROVIDE ONE CONTINUOUS LOOP OF TRACING WIRE WITH 24" OF EXCESS AND COIL EXCESS TRACING WIRE IN PVC PIPE

12 GA. SOLID COPPER

ROADWAY BRASS CAP NON-ROADWAY PVC CAP

SCH 80 PVC PIPE

12"



TRACING WIRE
CONNECTION

GU004-1
ISSUED: 2017
REVISED: --



Department of
Planning and Development
Project Number: PR22-11FNL.C
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans
Date: 02/05/2024

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

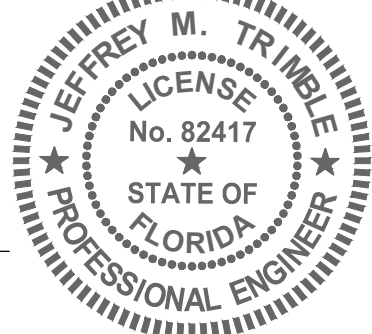
Sheet Title:

THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES

Sheet No.:

C10.02

Seal:

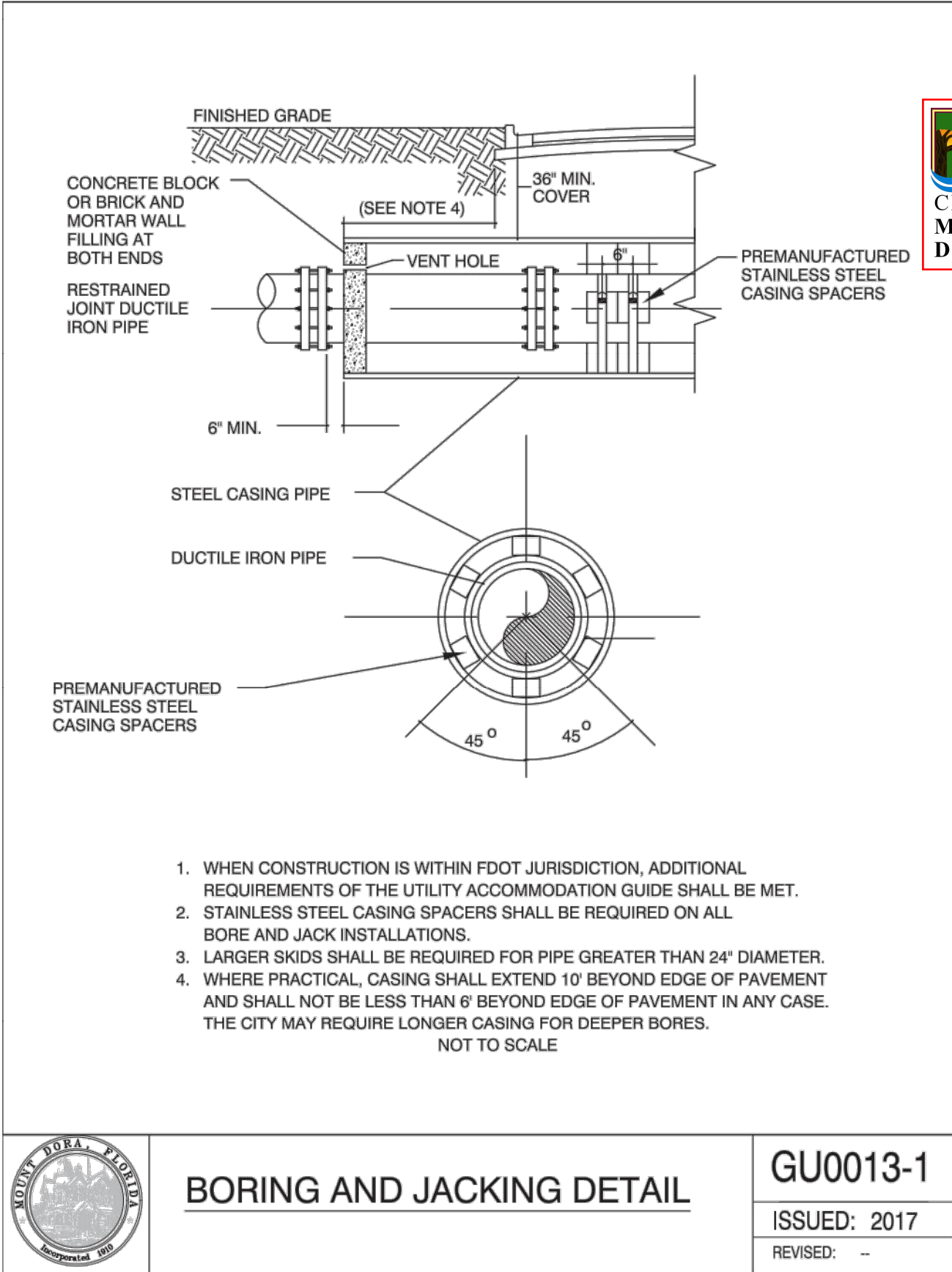
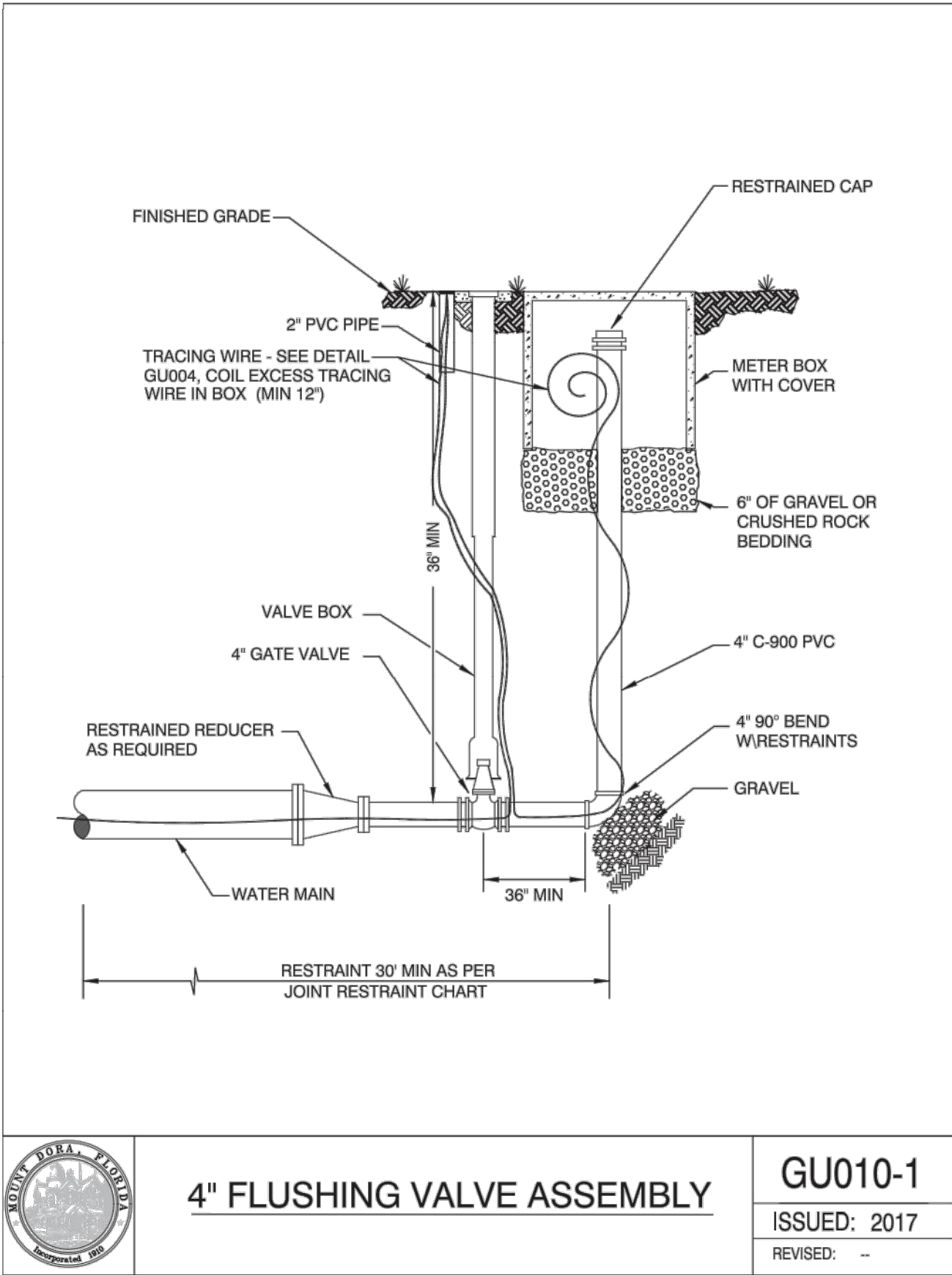
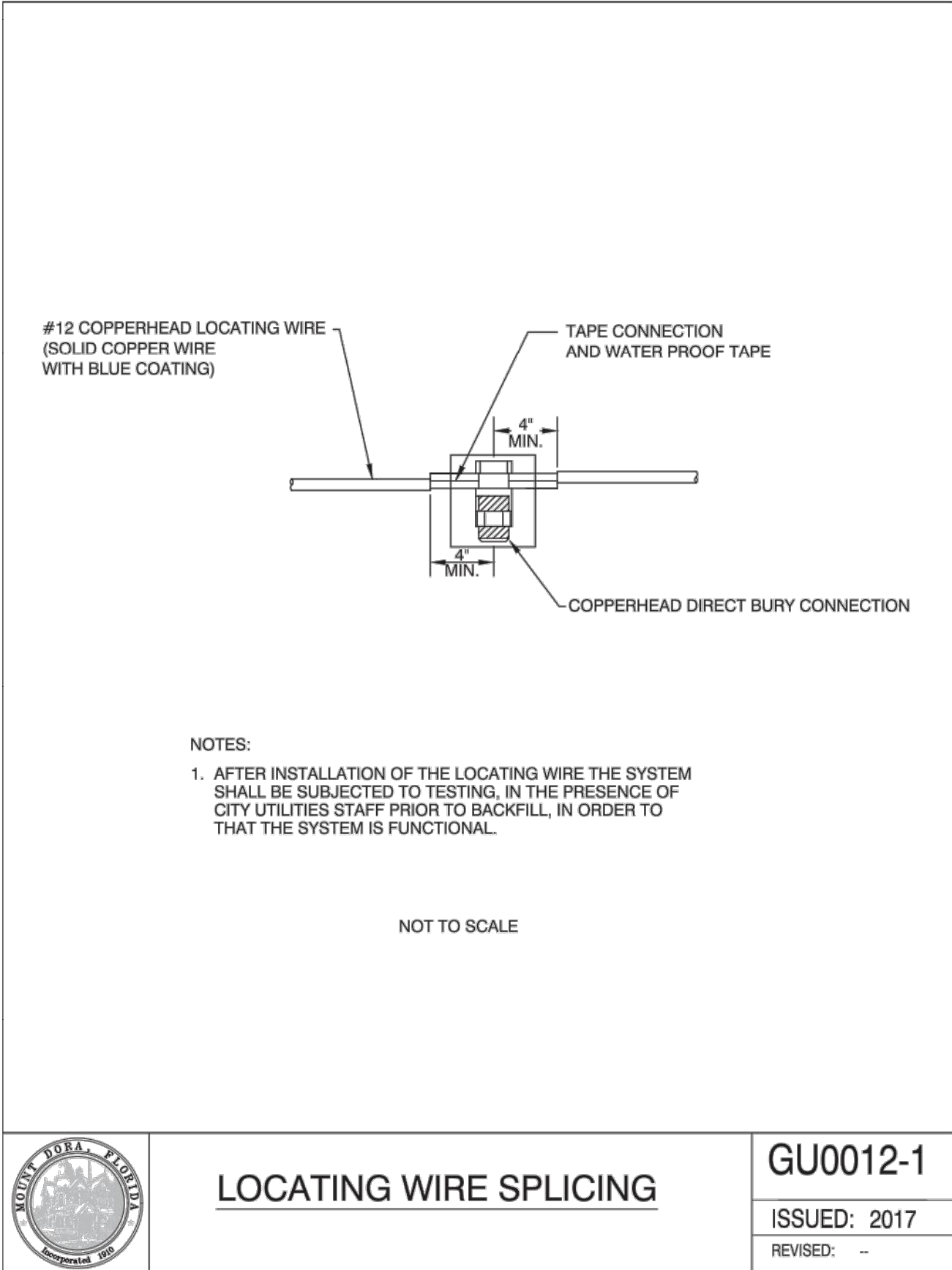
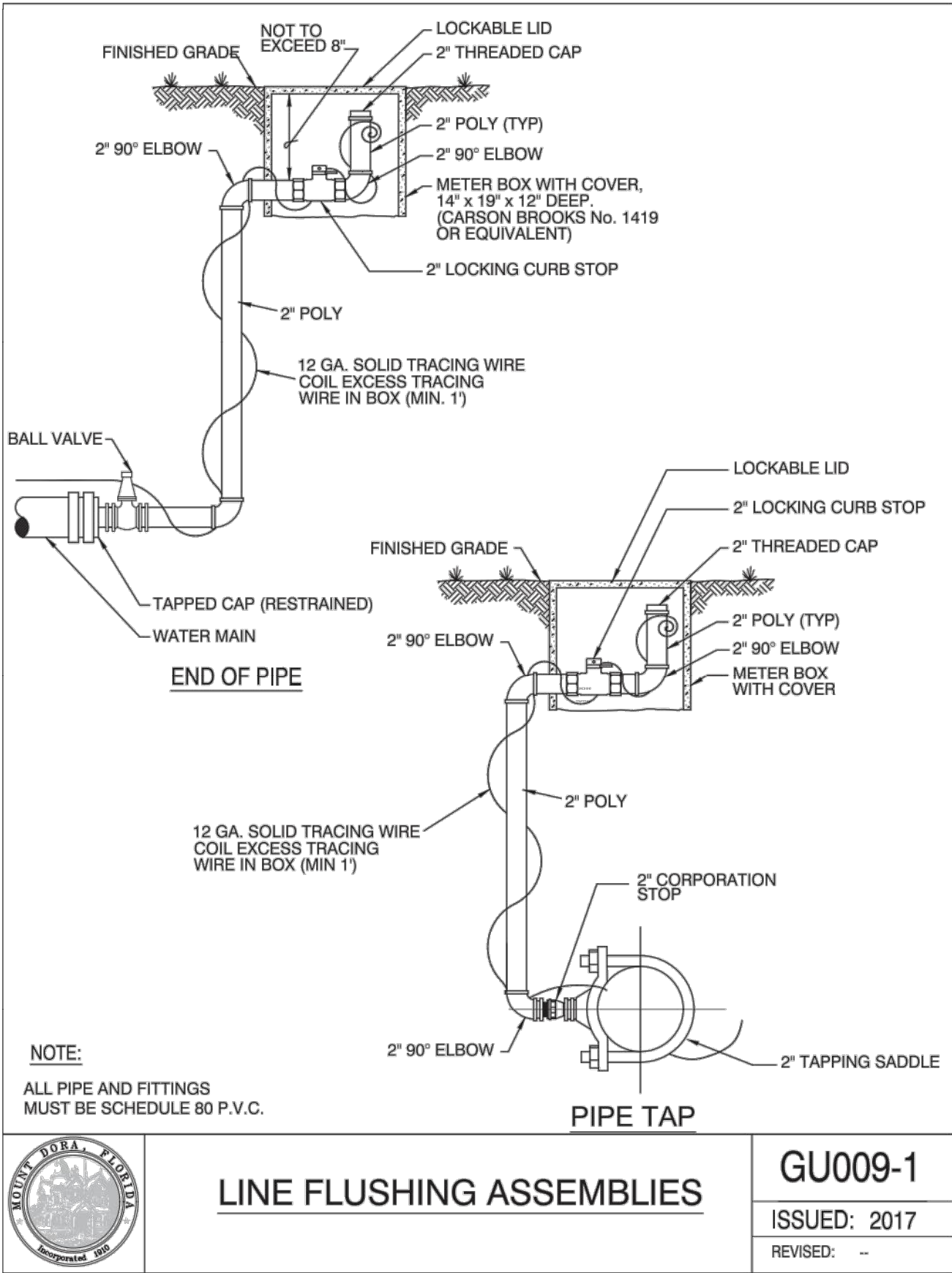
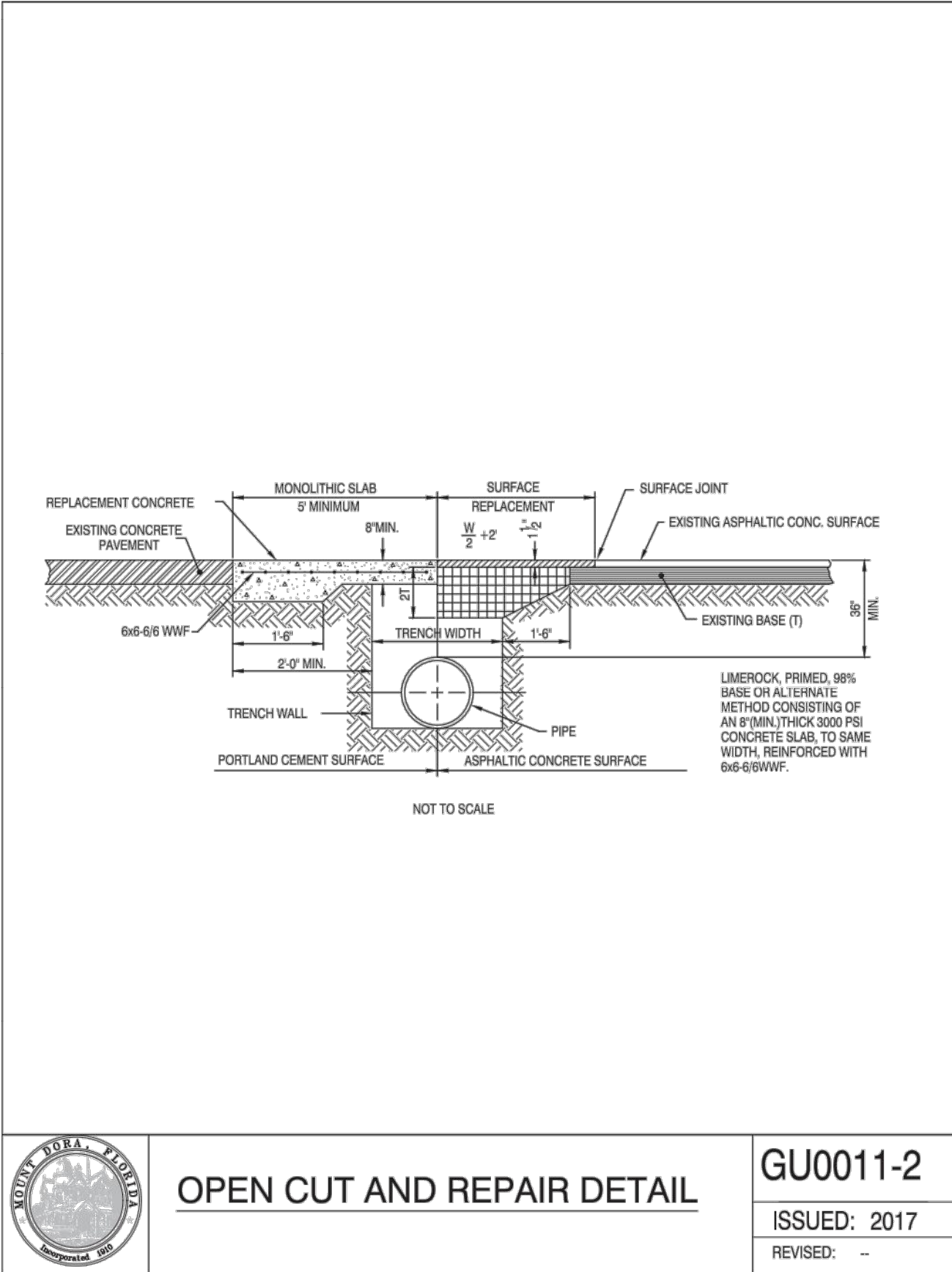
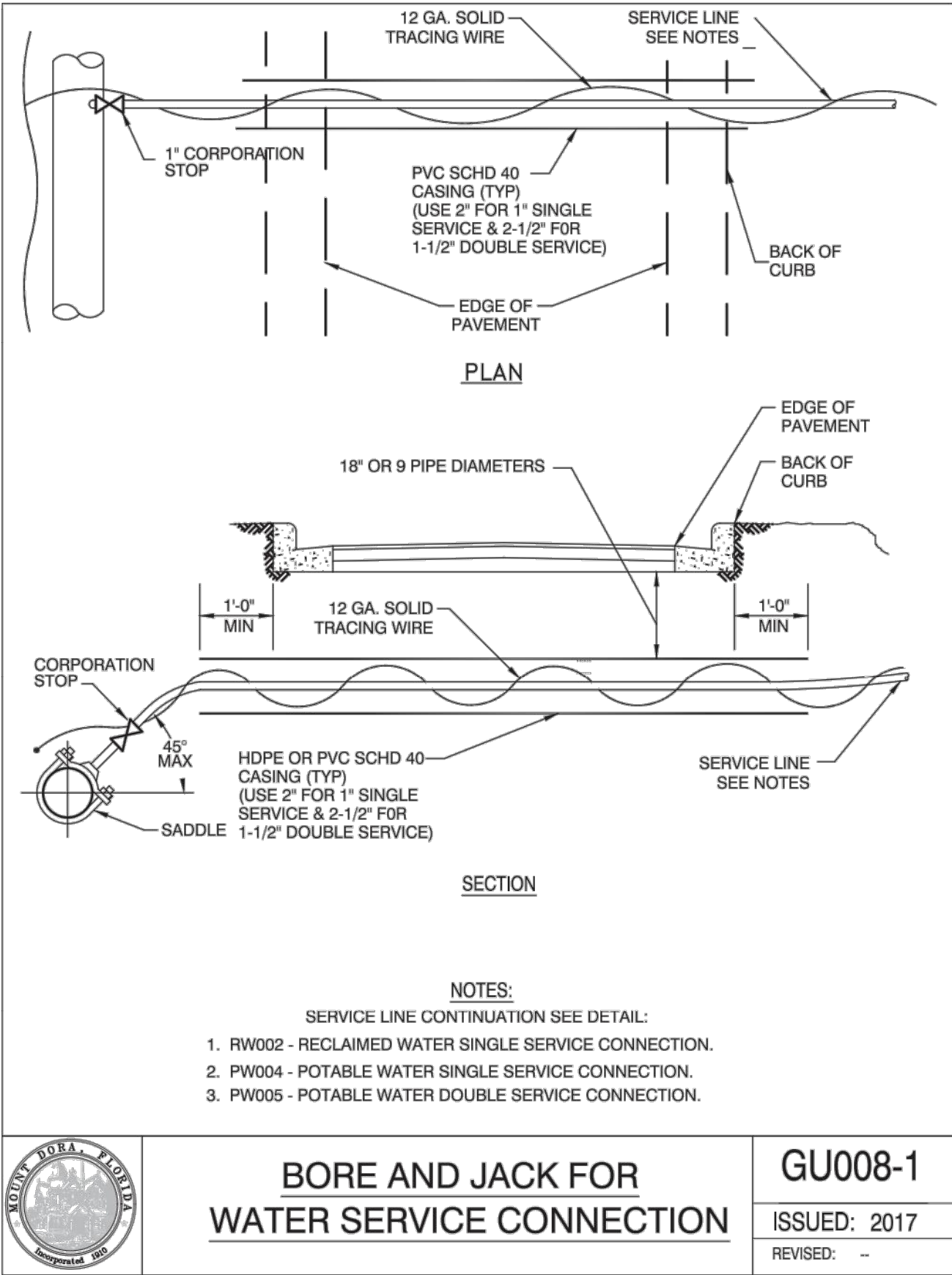
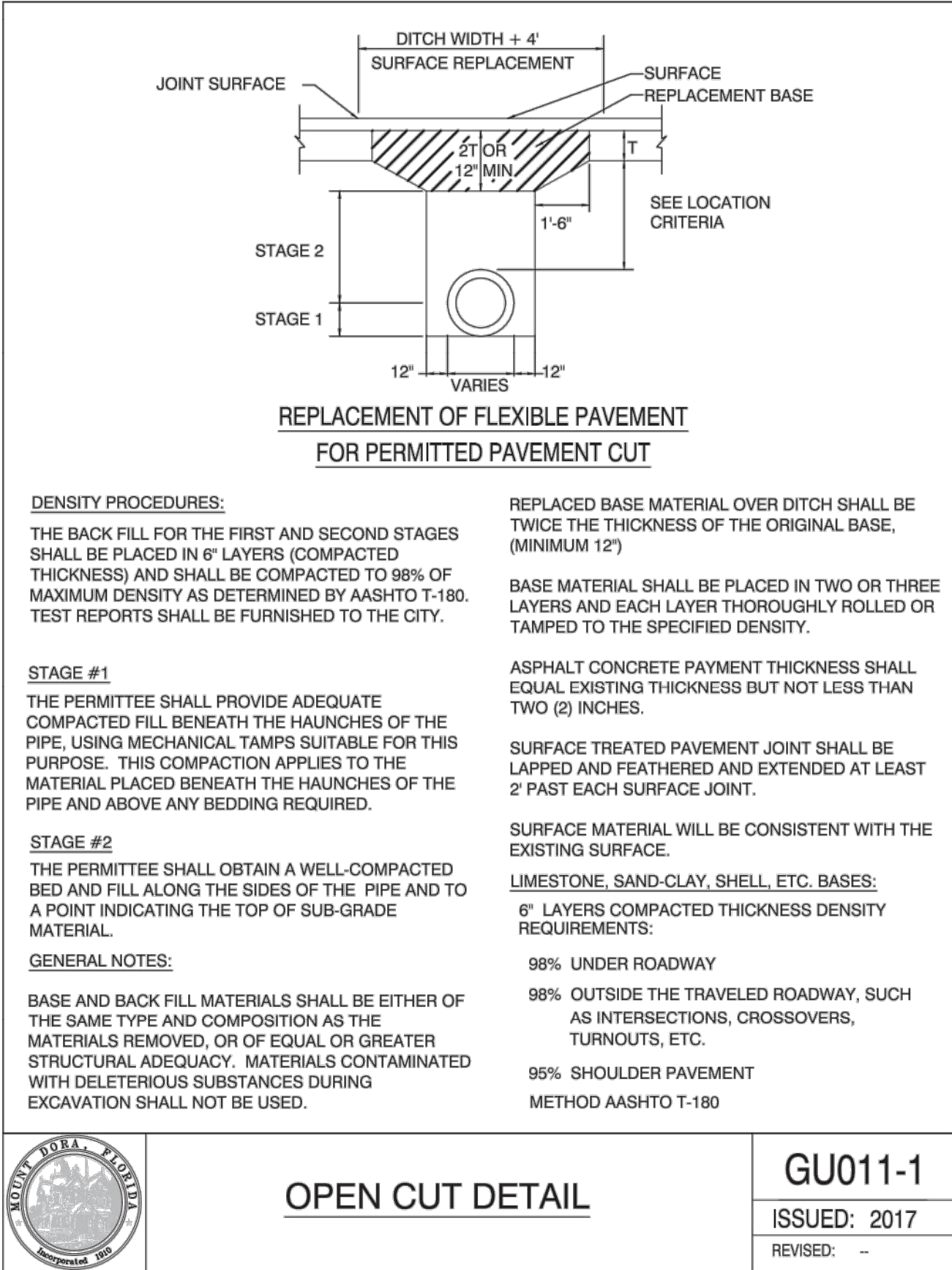
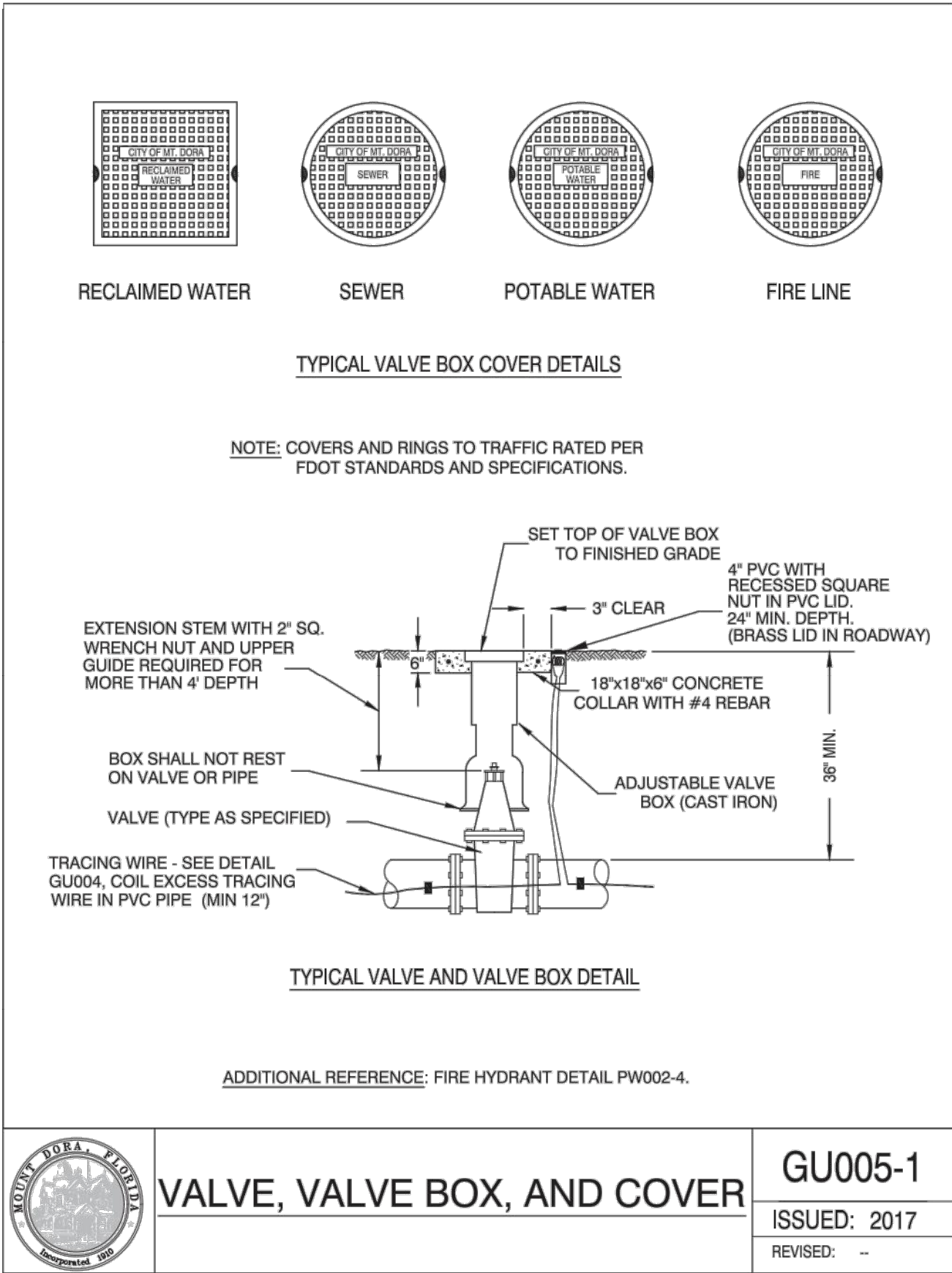


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CADD\FINAL\DTY\21-091-FE-COUNTLS

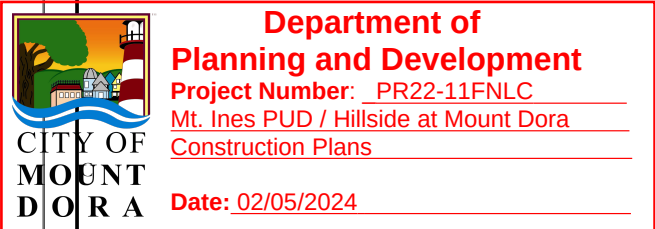


Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A
Project Name:		

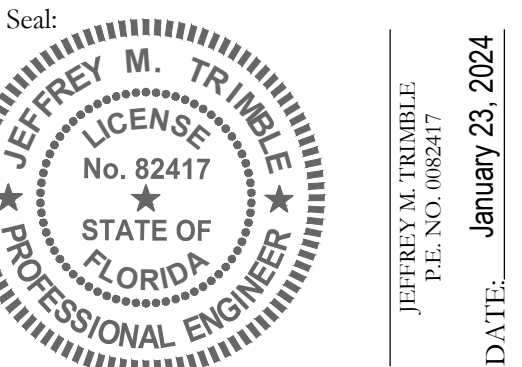
MT. INES PUD/
HILLSIDE AT
MOUNT DORA



Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES

Sheet No.:
C10.03



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

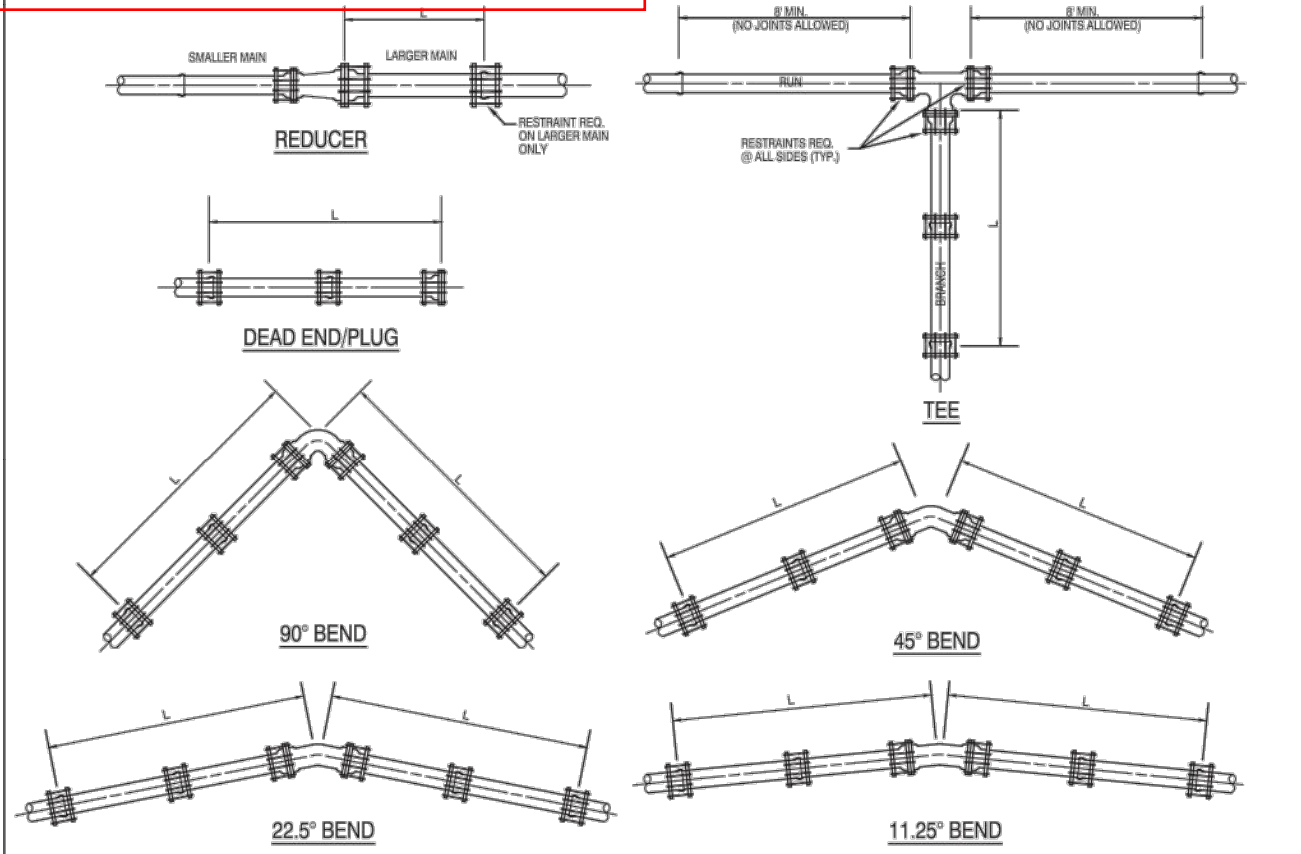
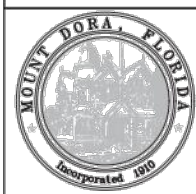


TABLE OF THRUST RESTRAINT LENGTHS												
PIPE SIZES	REDUCER			TEE			BEND			PLUG		
	P.V.C. (L)	IRON (L)	STEEL (L)	P.V.C. (L)	IRON (L)	STEEL (L)	P.V.C. (L)	IRON (L)	STEEL (L)	P.V.C. (L)	IRON (L)	STEEL (L)
4	20"	10"	8"	4"	2"	2"	10"	10"	40"	20"	20"	20"
6	30"	15"	12"	6"	4"	4"	15"	15"	60"	30"	30"	30"
8	30"	15"	12"	6"	4"	4"	15"	15"	60"	30"	30"	30"
10	42"	24"	18"	8"	6"	6"	20"	20"	80"	42"	42"	42"
12	60"	40"	27"	12"	8"	8"	30"	30"	120"	60"	60"	60"
16	60"	30"	24"	12"	10"	10"	30"	30"	120"	60"	60"	60"
18	75"	30"	24"	14"	11"	11"	30"	30"	120"	75"	75"	75"
20	75"	30"	24"	14"	11"	11"	30"	30"	120"	75"	75"	75"
24	80"	30"	24"	17"	14"	14"	30"	30"	120"	80"	80"	80"

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' OF COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
3. ALL FITTINGS & VALVES SHALL HAVE RESTRAINED JOINTS PER SPECIFICATIONS & ALL BELL & SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).
4. THRUST BLOCKS SHALL BE USED ONLY IN EXTRAORDINARY SITUATIONS AND MUST BE APPROVED BY THE CITY ENGINEER.

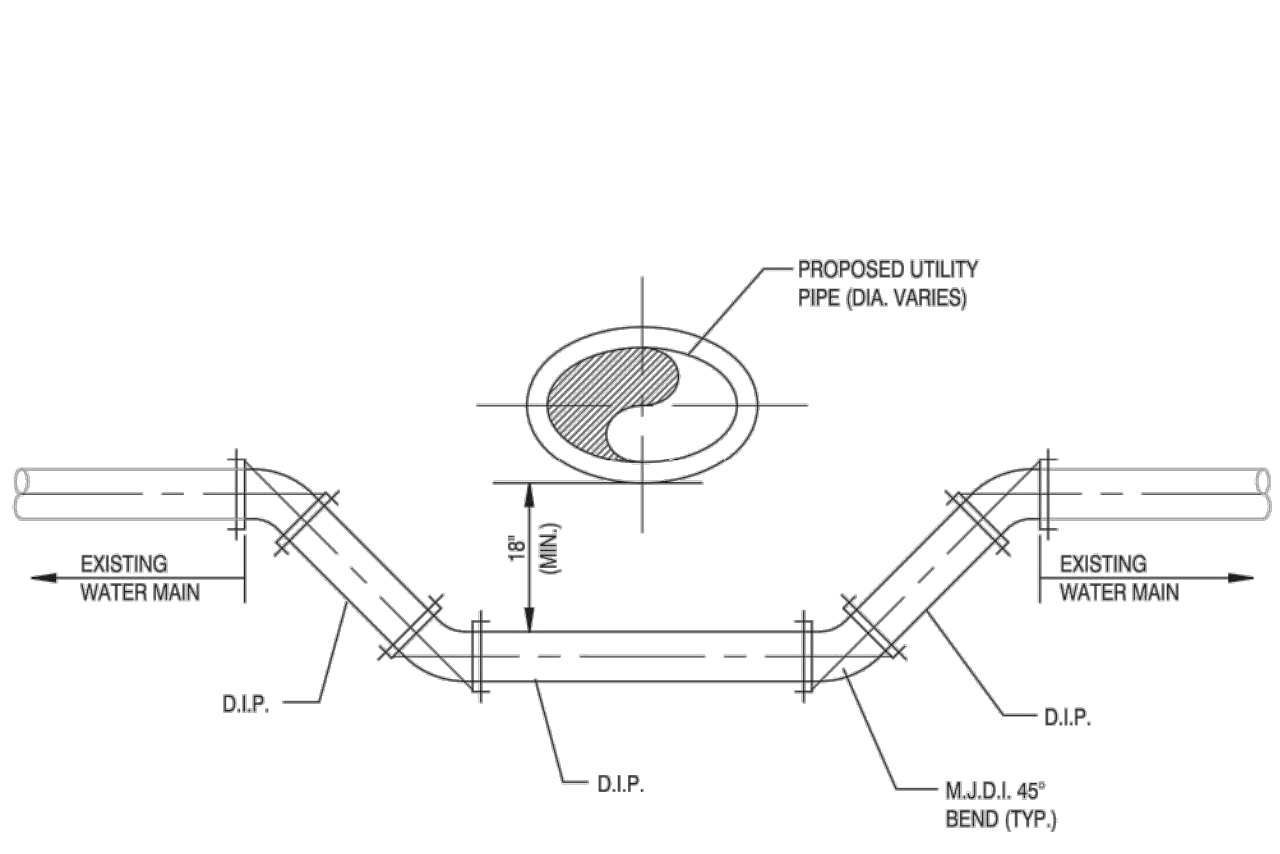


THRUST RESTRAINT DETAIL

GU0014-1

ISSUED: 2017

REVISED: --



NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

NOT TO SCALE

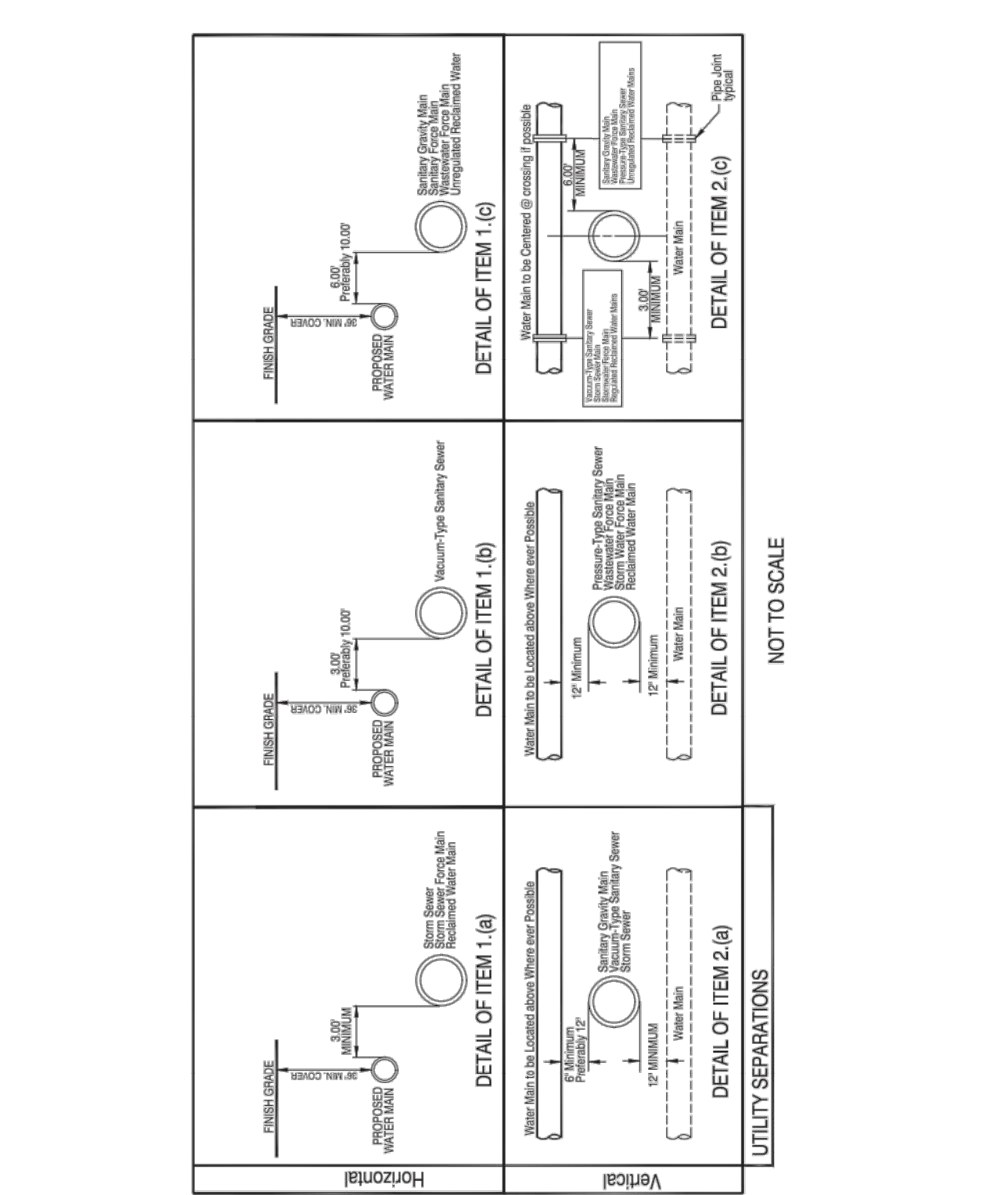


WATER LINE CROSSING

GU0015-1

ISSUED: 2017

REVISED: --

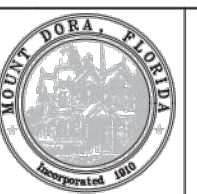
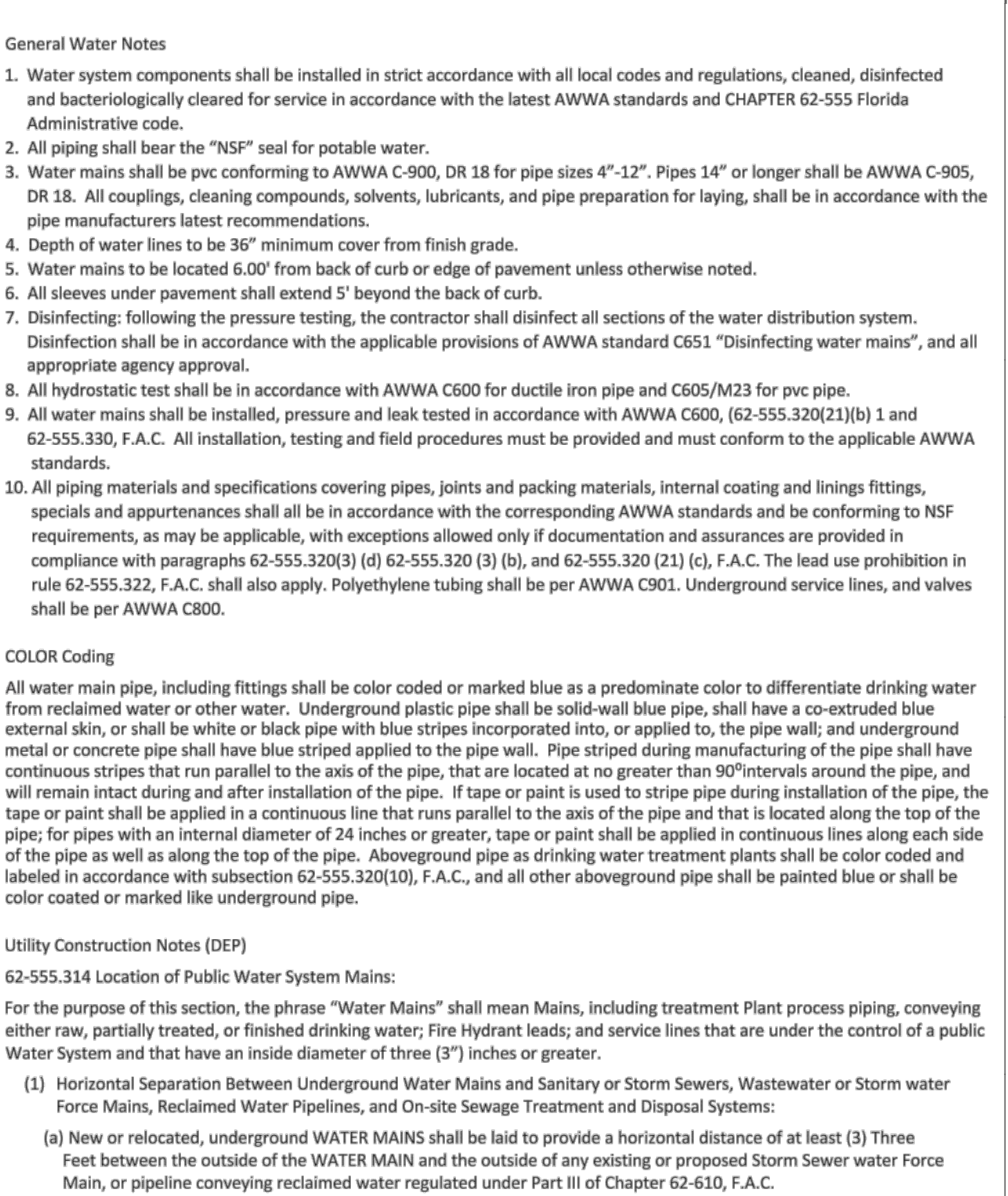


PIPE CLEARANCE

GU0016-1

ISSUED: 2017

REVISED: --



PIPE CLEARANCE NOTES

GU0016-2

ISSUED: 2017

REVISED: --

Utility Construction Notes (DEP) (CONTINUED)

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

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

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

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

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

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

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

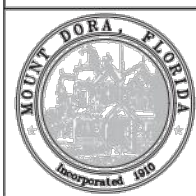
(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

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

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

(5) Exceptions/Mitigation:

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

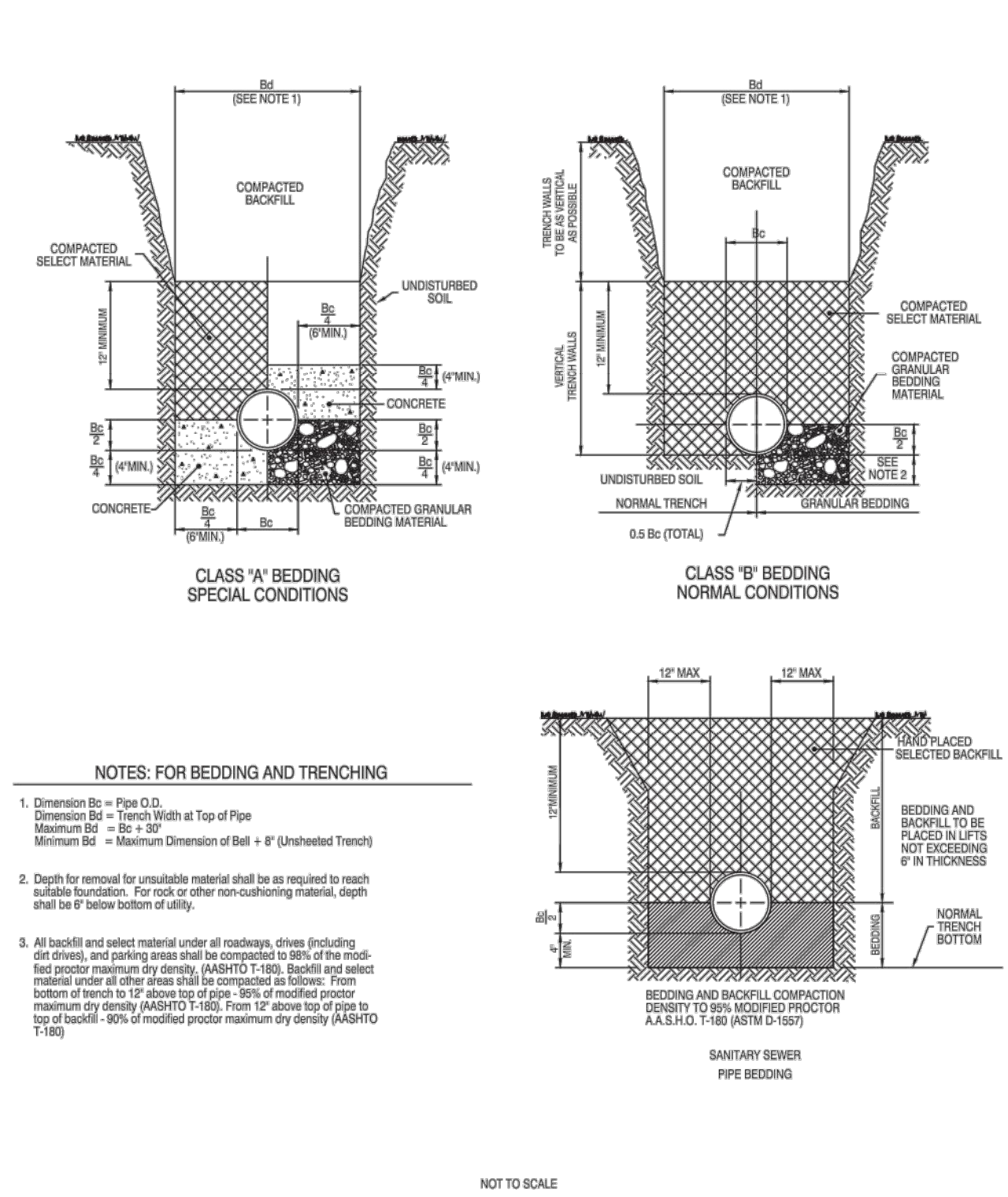


PIPE CLEARANCE NOTES

GU0016-2B

ISSUED: 2017

REVISED: --



NOTES: FOR BEDDING AND TRENCHING

1. Dimension Bc = Pipe O.D.
Dimension Bc = Trench Width at Top of Pipe
Maximum Bc = Bc x 30"
Minimum Bc = Maximum Dimension of Bell + 8" (Unshelved Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-conforming material, depth shall be 8" below bottom of utility.
3. All backfill and select material under all roadways, drives (including car drives), and parking areas shall be compacted to 95% of the modified proctor maximum dry density (ASTM D 1557). Backfill and select material under all other areas shall be compacted as follows: From bottom of trench to 12" above top of pipe - 95% of modified proctor maximum dry density (ASTM D 1557). From 12" above top of pipe to top of backfill - 90% of modified proctor maximum dry density (ASTM D 1557).

NOT TO SCALE

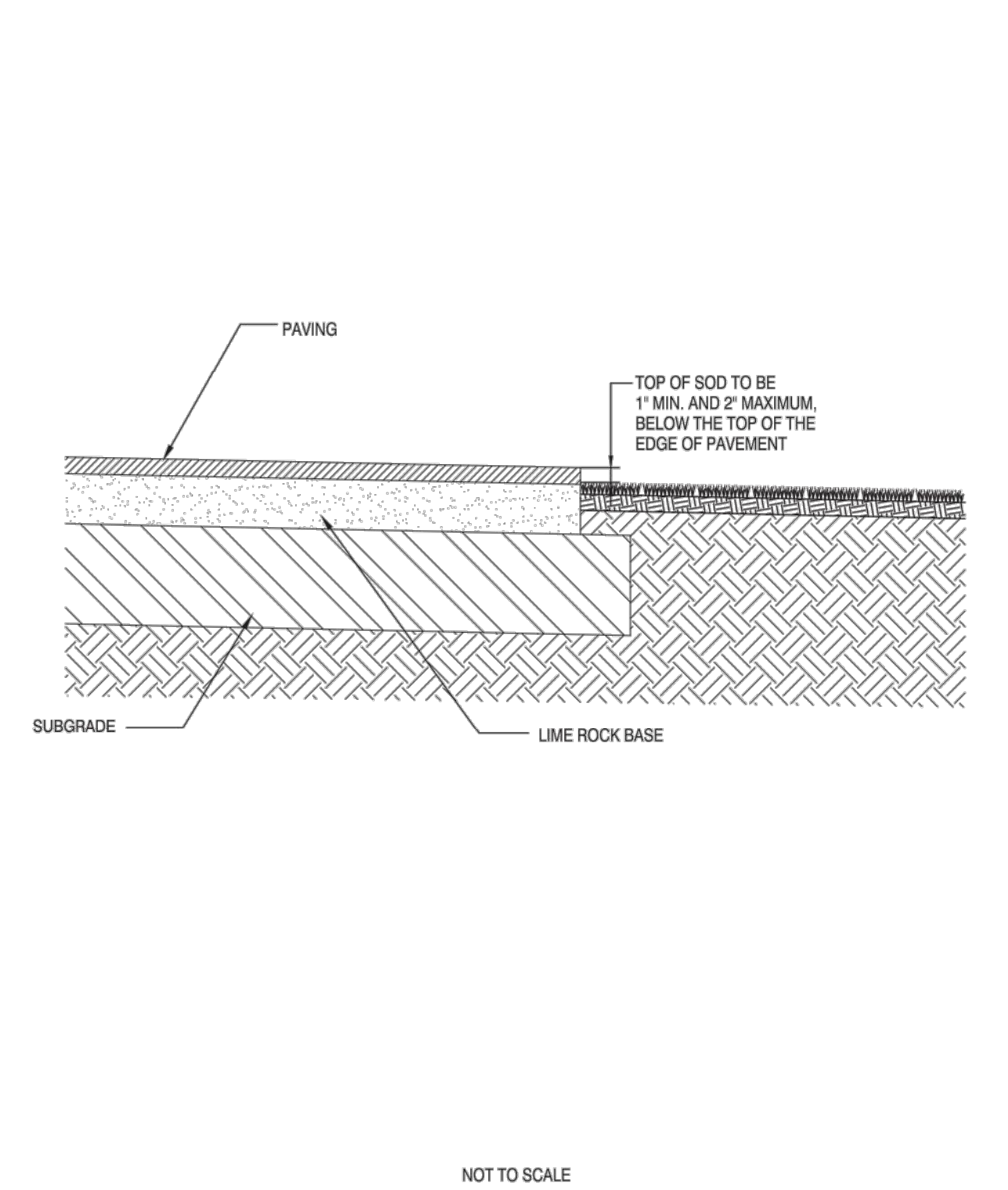


BEDDING DETAILS

GU0017-1

ISSUED: 2017

REVISED: --

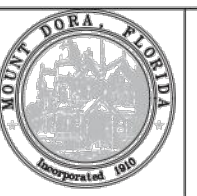
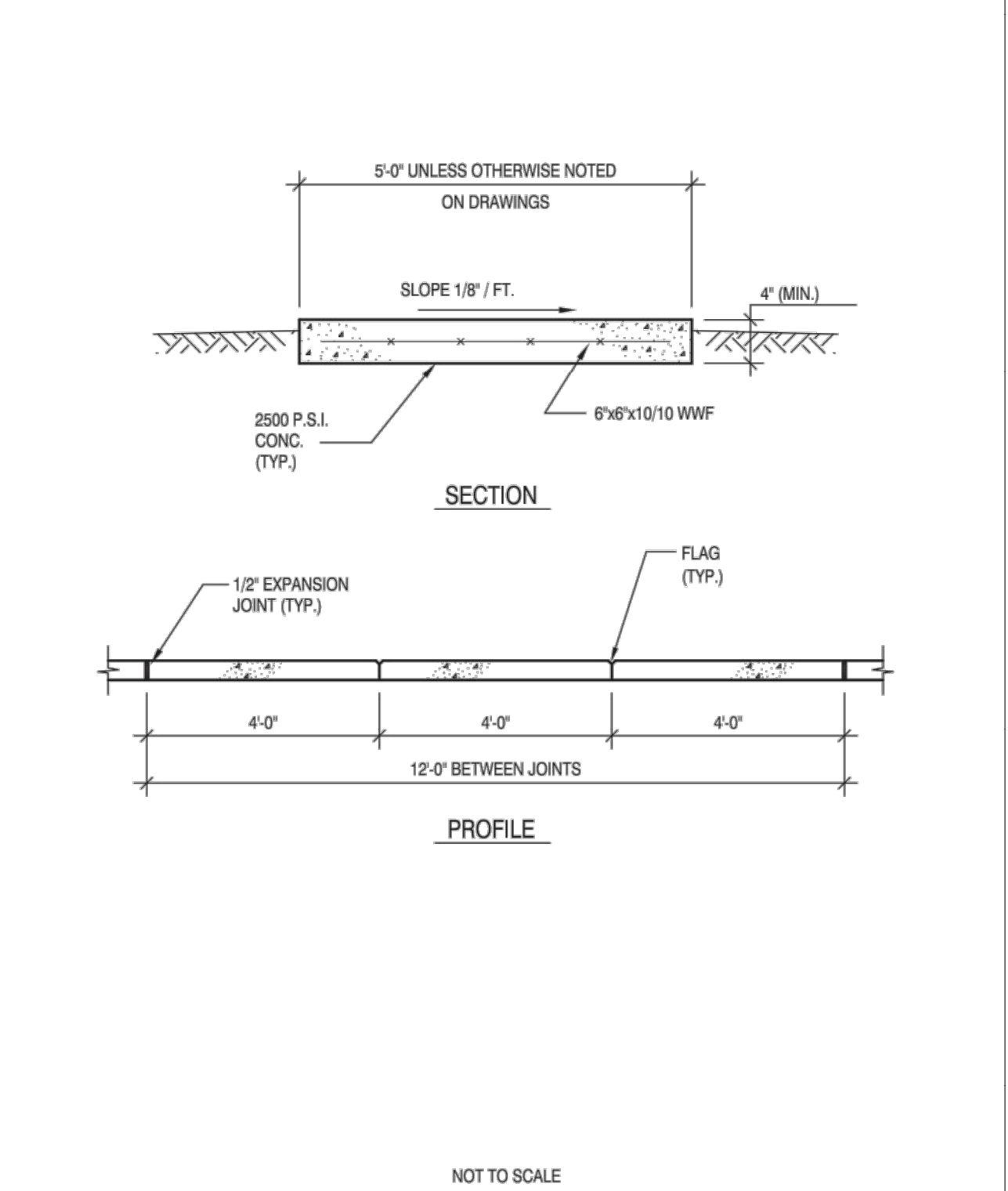


SOD PLANTING

GU0018-1

ISSUED: 2017

REVISED: --



CONCRETE WALKWAY DETAIL

GU0019-1

ISSUED: 2017

REVISED: --

Key Map:

Consultant:

07 11/24/24 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY

06 11/30/23 SUBMIT TO CITY OF MT. DORA & LAKE COUNTY

05 10/31/23 SUBMIT TO SJRWMD

04 09/15/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY

03 06/19/23 SUBMIT TO SJRWMD

02 01/27/23 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

01 11/18/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

00 08/17/22 SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

NO. DATE: DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-091

DESIGNED BY: JMT

DRAWN BY: MJB

CHECKED BY: JMT

APPROVED BY: JMT

SCALE IN FEET: N/A

Project Name:

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

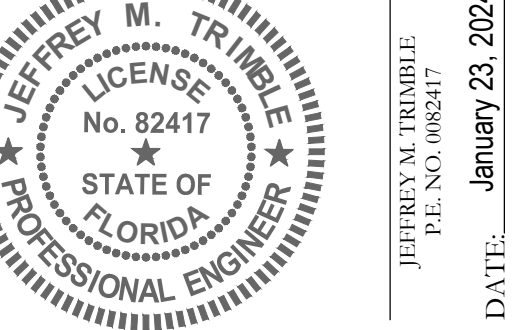
Sheet Title:

THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

C10.04

Seal:



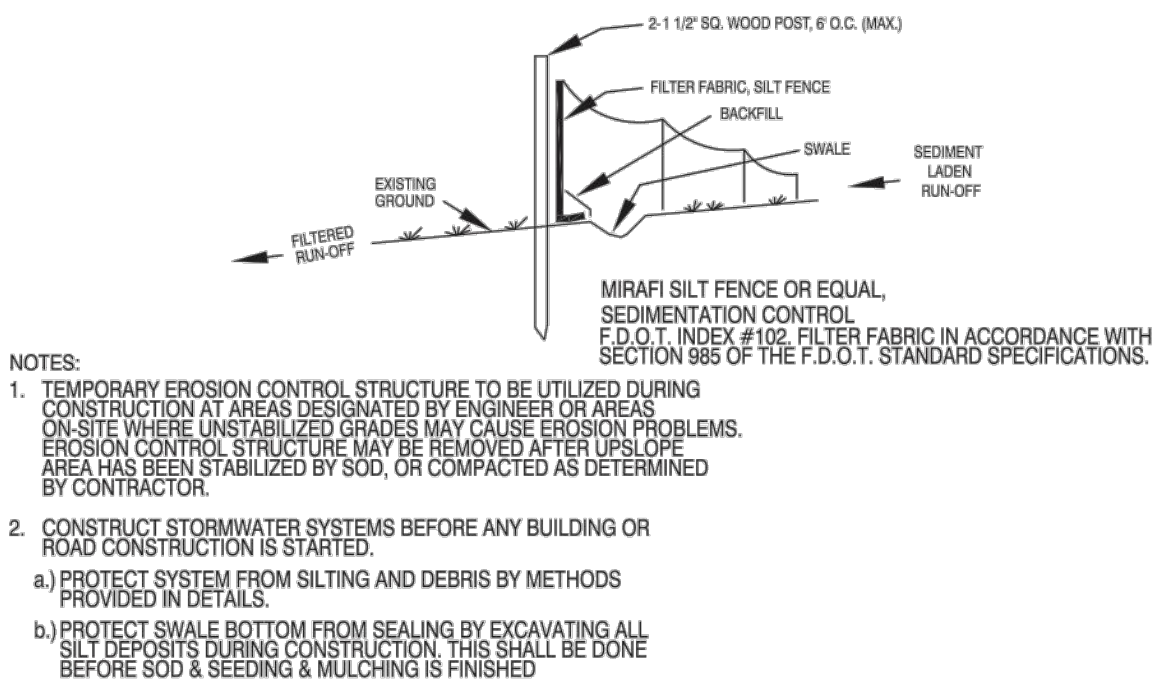
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.



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 EROSION PREVENTION IN LIEU OF PERMANENT MEASURES.

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

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

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

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

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

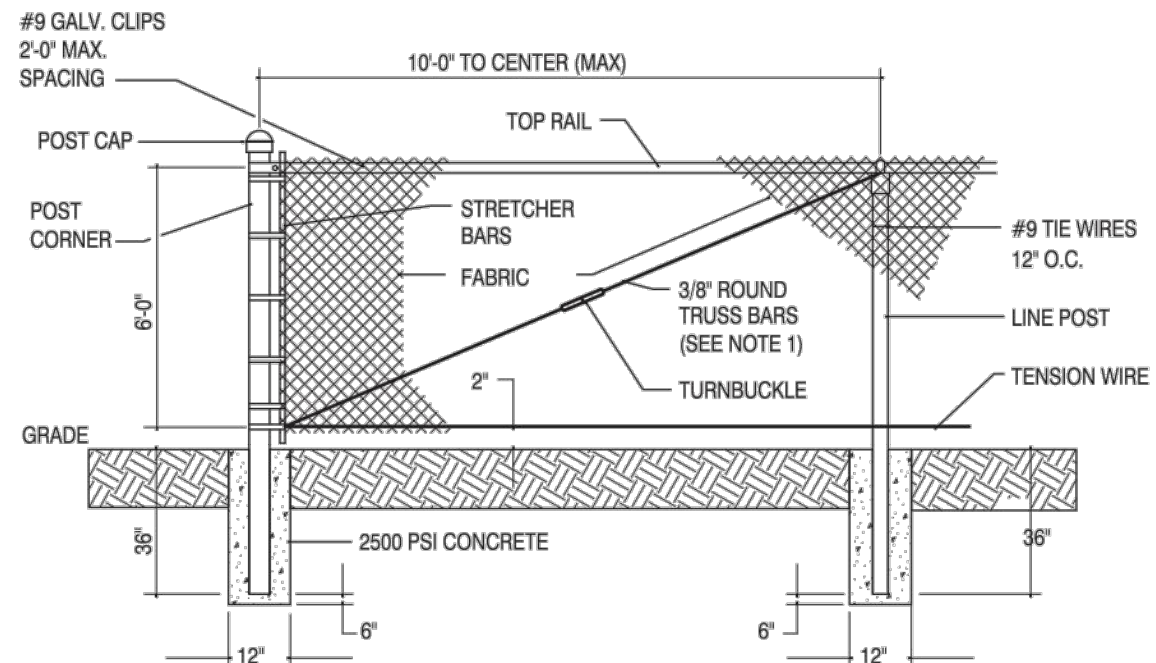


EROSION CONTROL DETAIL

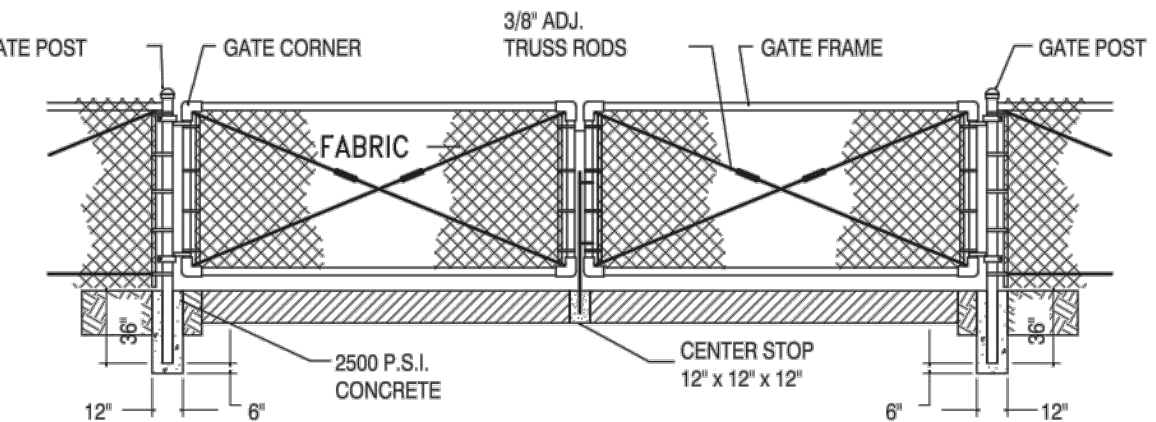
GU0020-1

ISSUED: 2017

REVISED: --



FENCE DETAIL



DOUBLE SWING GATE DETAIL

- NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

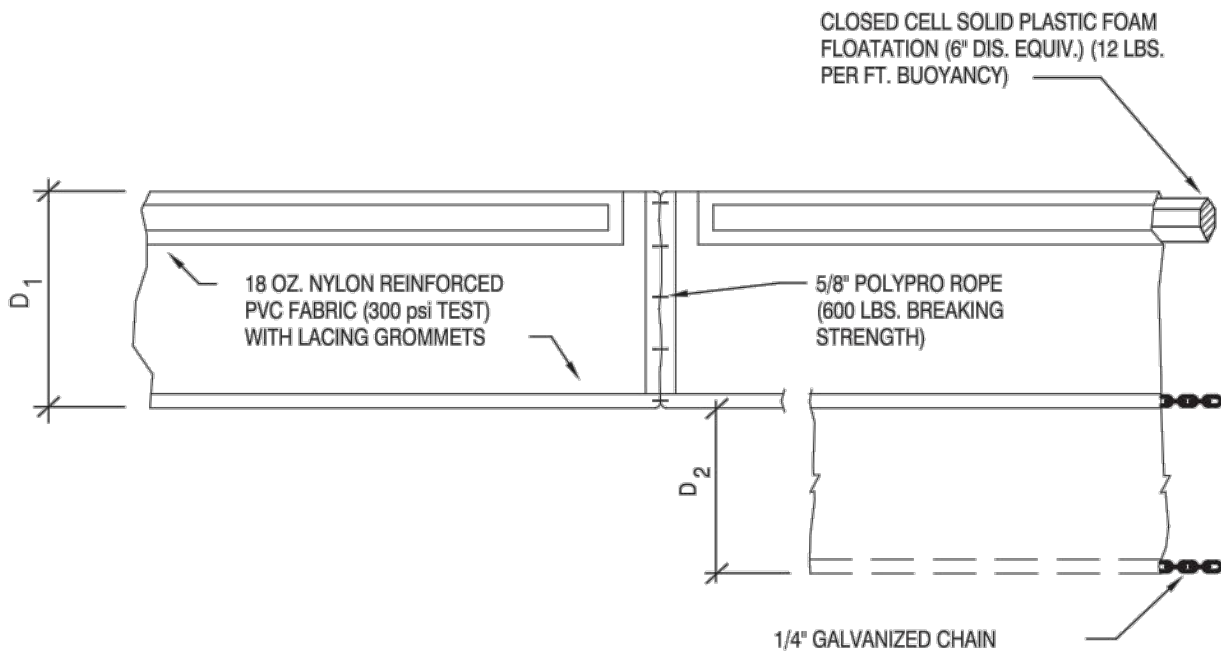


FENCE AND GATE DETAIL

GU0022-1

ISSUED: 2017

REVISED: --



NOTES:

D₁ = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).

D₂ = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')

CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

N.T.S.

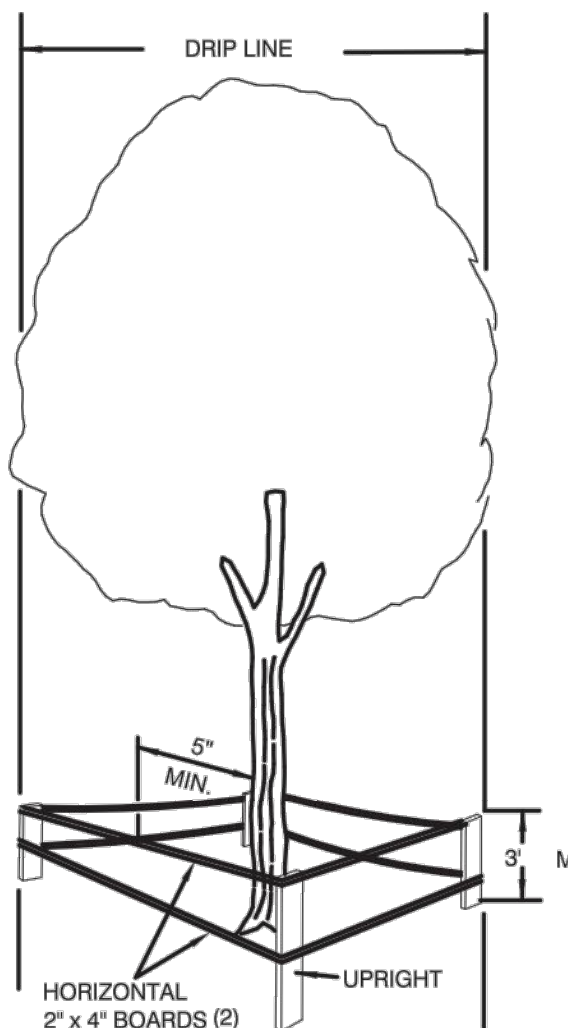


TYPE 1 FLOATING TURBIDITY BARRIER

GU0021-1

ISSUED: 2017

REVISED: --



NOTE:

BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

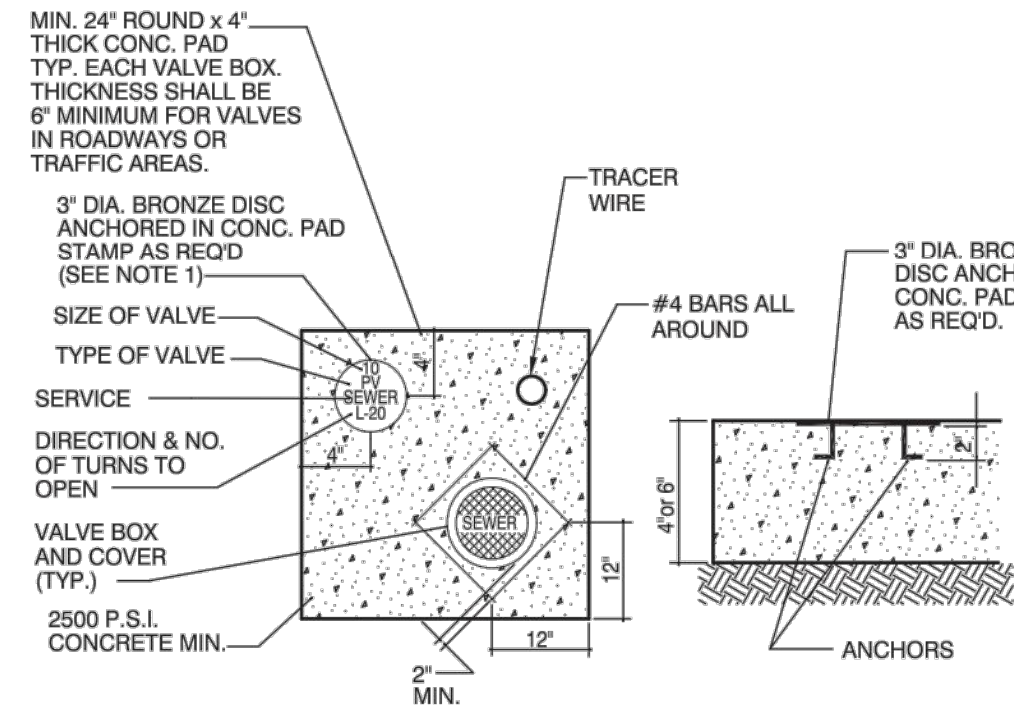


TREE PROTECTION MEASURES

GU0023-1

ISSUED: 2017

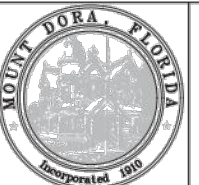
REVISED: -- 2019



NOTES:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES



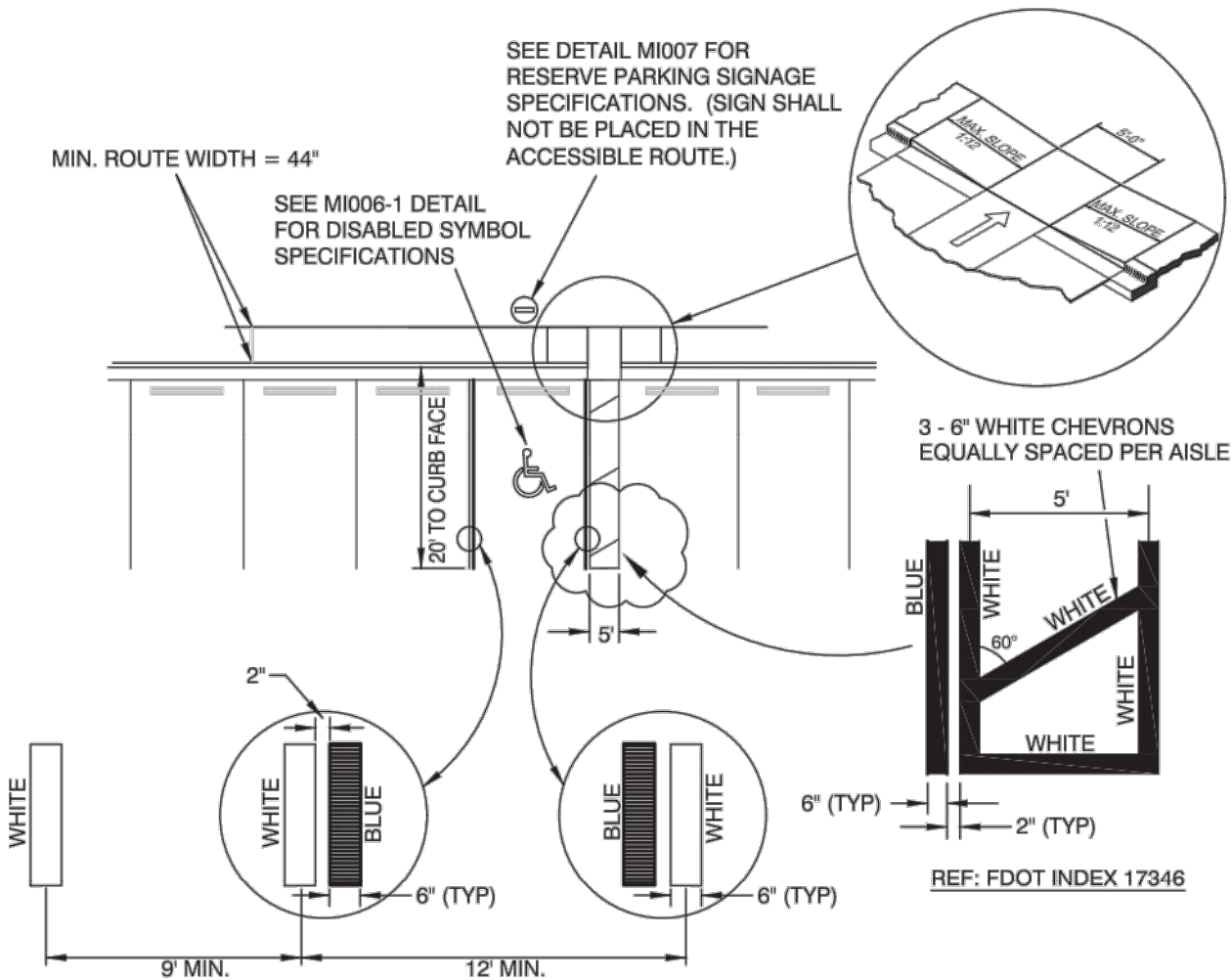


VALVE COLLAR

GU005-2

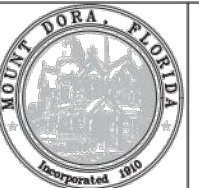
ISSUED: 2017

REVISED: --



NOTES:

1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
3. THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2
4. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
5. CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



ACCESSIBLE PARKING - SINGLE SPACE STRIPING

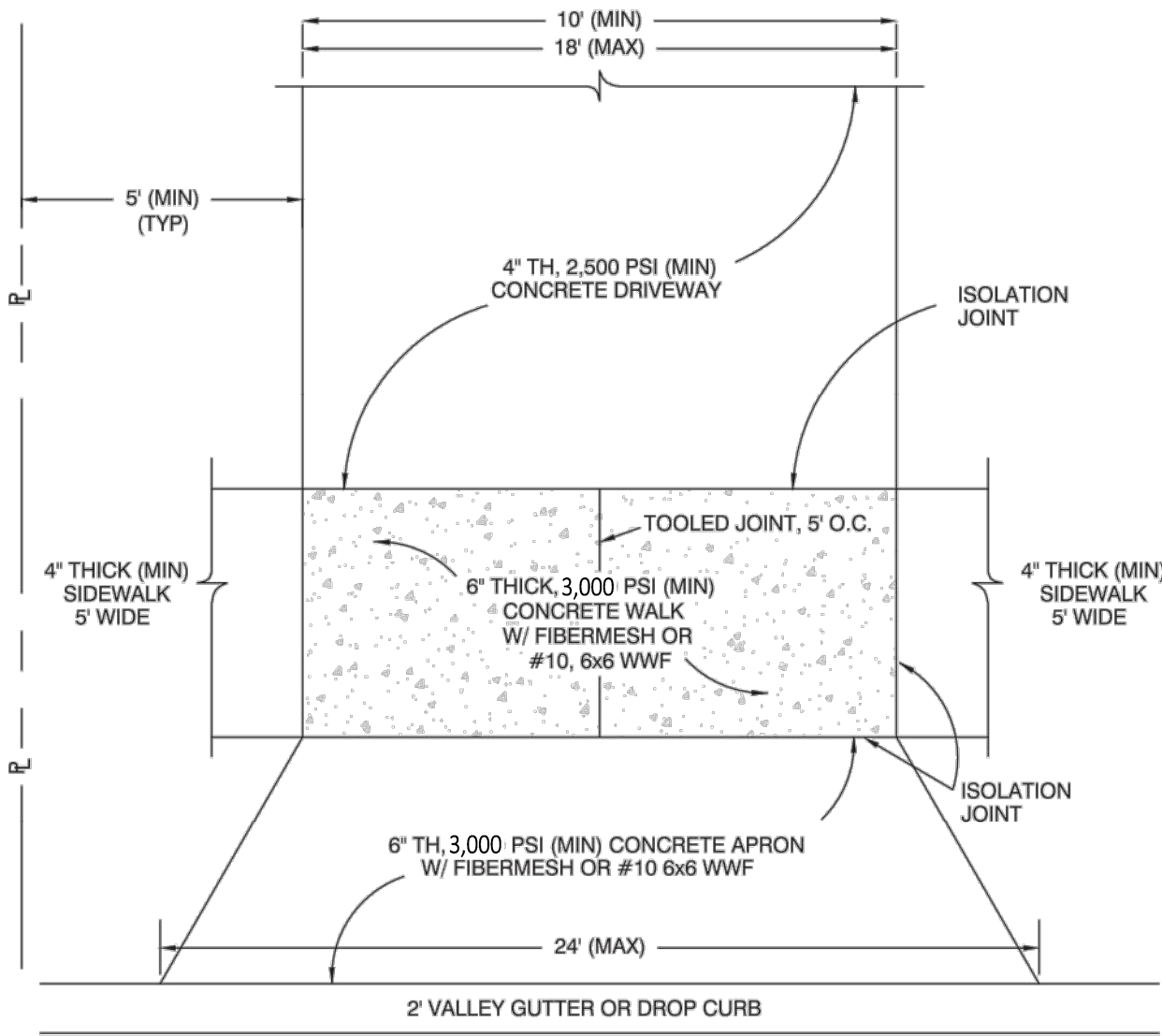
GU0024-1

ISSUED: 2017

REVISED: --

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.



NOTES:

1. MINIMUM CONCRETE STRENGTHS ARE BASED ON 28-DAY TESTS AS PER ASTM C1074-98.
2. REFER TO MD11-2 FOR SIDEWALK CONSTRUCTION REQUIREMENTS.
3. CONCRETE PAVEMENT JOINTS SHALL BE AS SPECIFIED IN FDOT DESIGN STANDARD INDEX NO. 305. WOOD IS PROHIBITED.
4. CENTER LINE SHALL BE MINIMUM 40' FROM CENTER LINE OF NEAREST EXISTING DRIVEWAY.
5. CENTERLINE OF DRIVEWAY SHALL BE 50' MINIMUM FROM RIGHT OF WAY LINE OF A INTERSECTION.

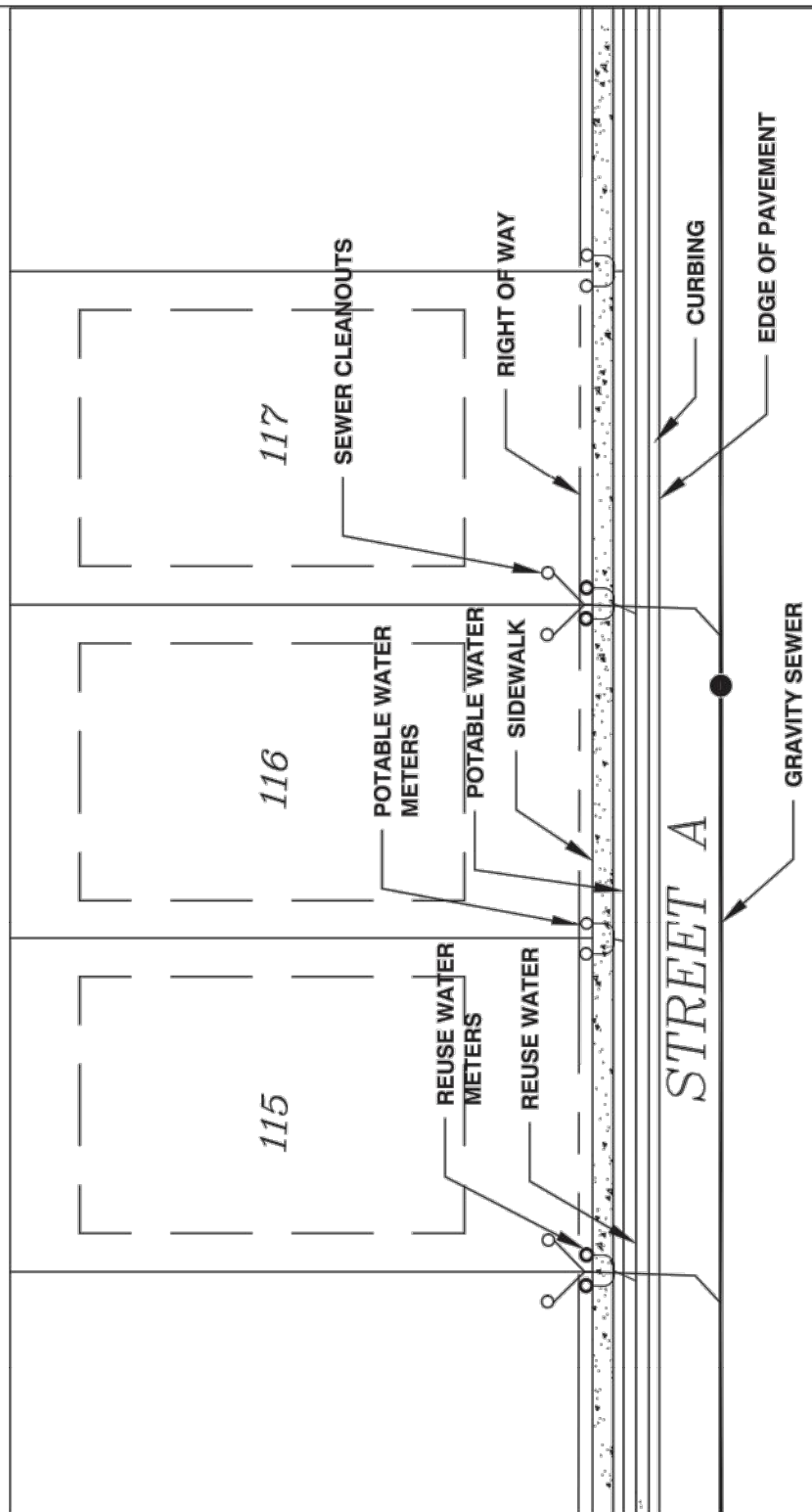


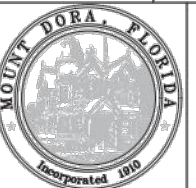
RESIDENTIAL DRIVEWAY CONSTRUCTION

GU0019-2

ISSUED: 2017

REVISED: --





TYPICAL UTILITY LOCATIONS

GU0025-1

ISSUED: 2017

REVISED: --

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88

JOB NO.:	21-091
DESIGNED BY:	JMT
DRAWN BY:	MJB
CHECKED BY:	JMT
APPROVED BY:	JMT
SCALE IN FEET:	N/A

Project Name:

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

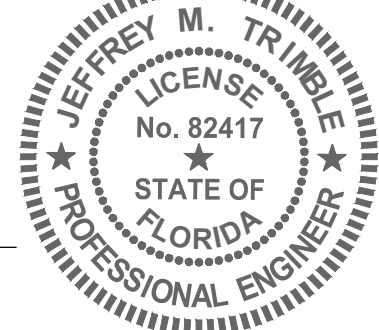
Sheet Title:

THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES

Sheet No.:

C10.05

Seal:

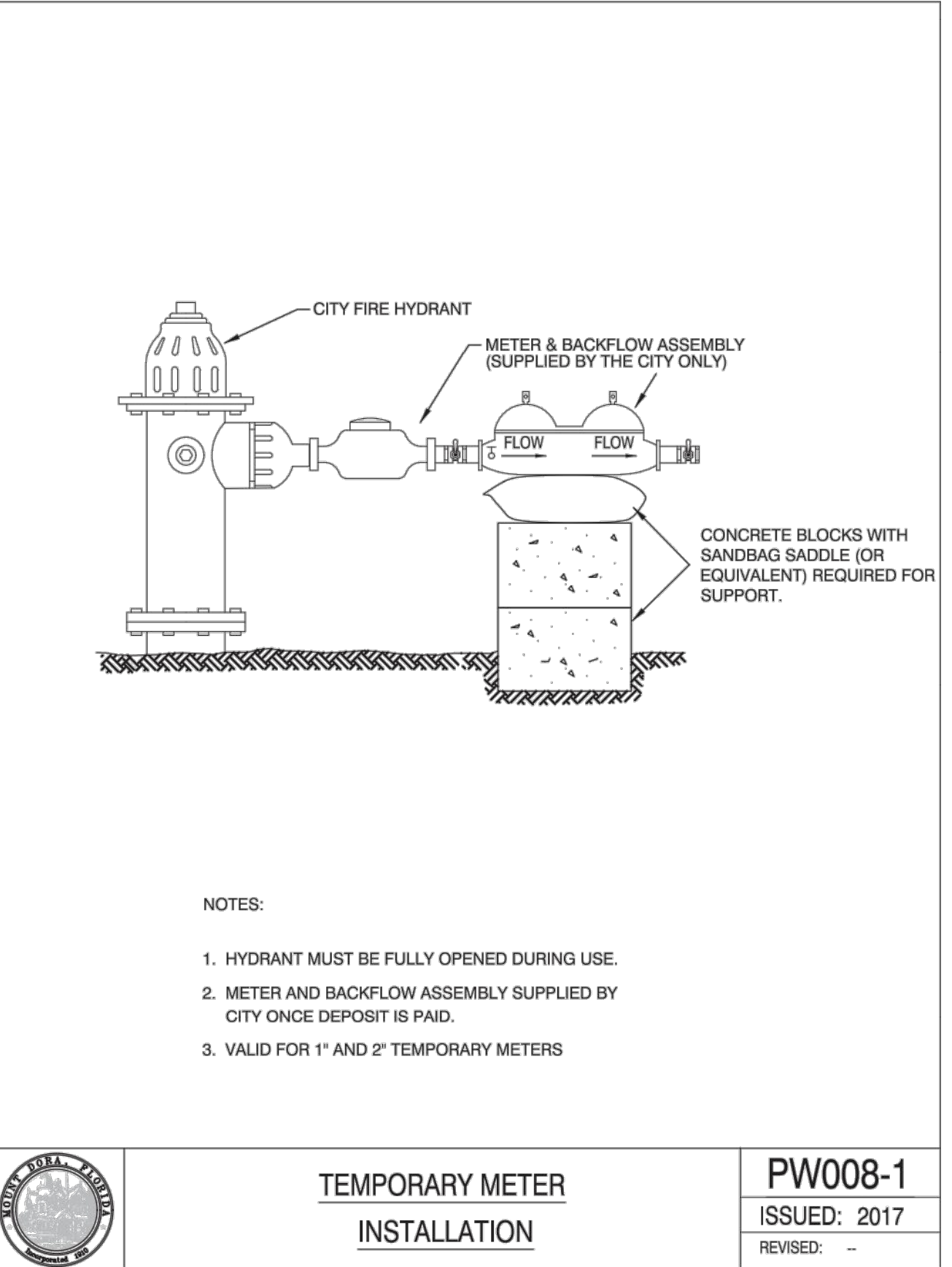
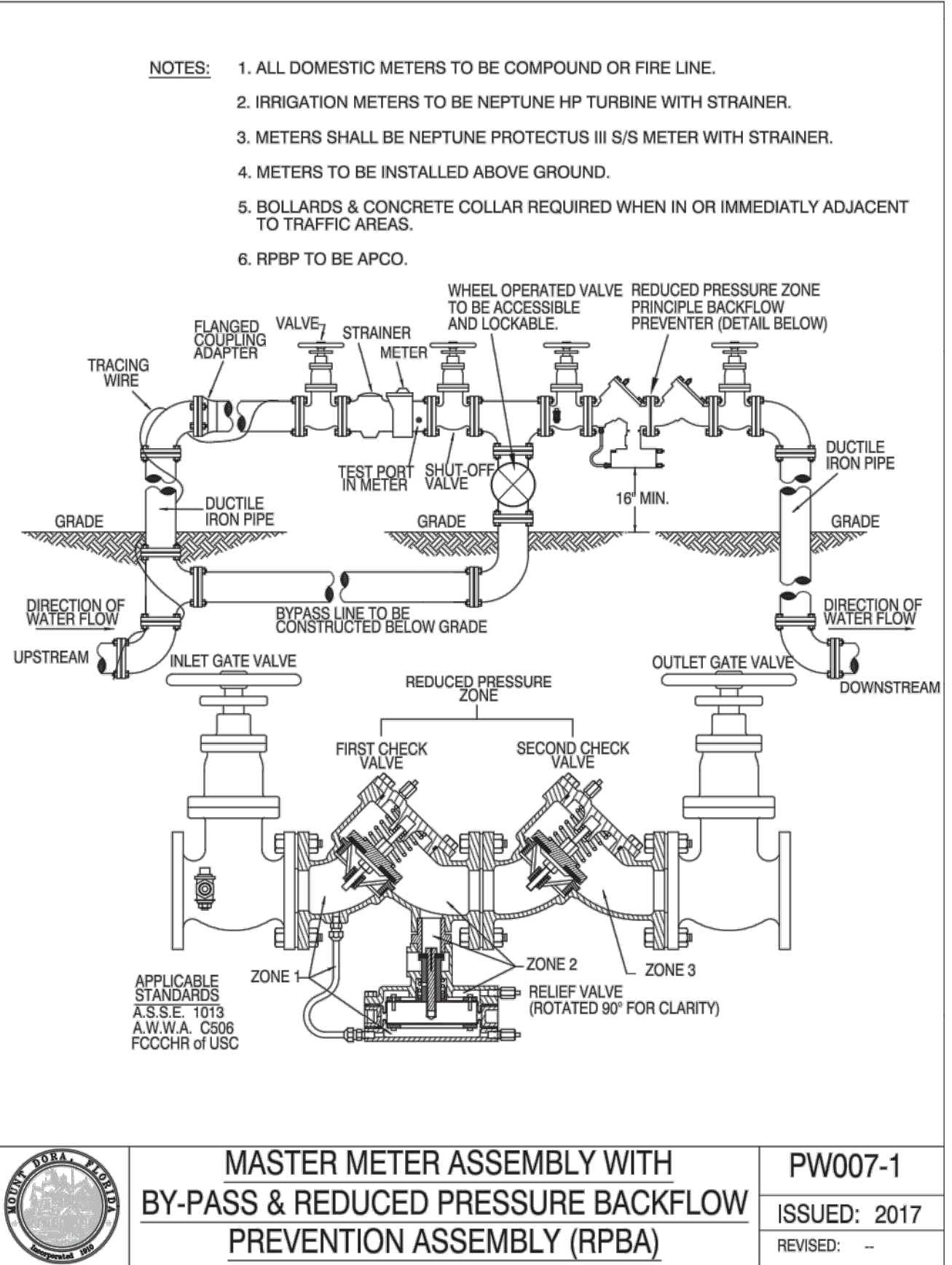
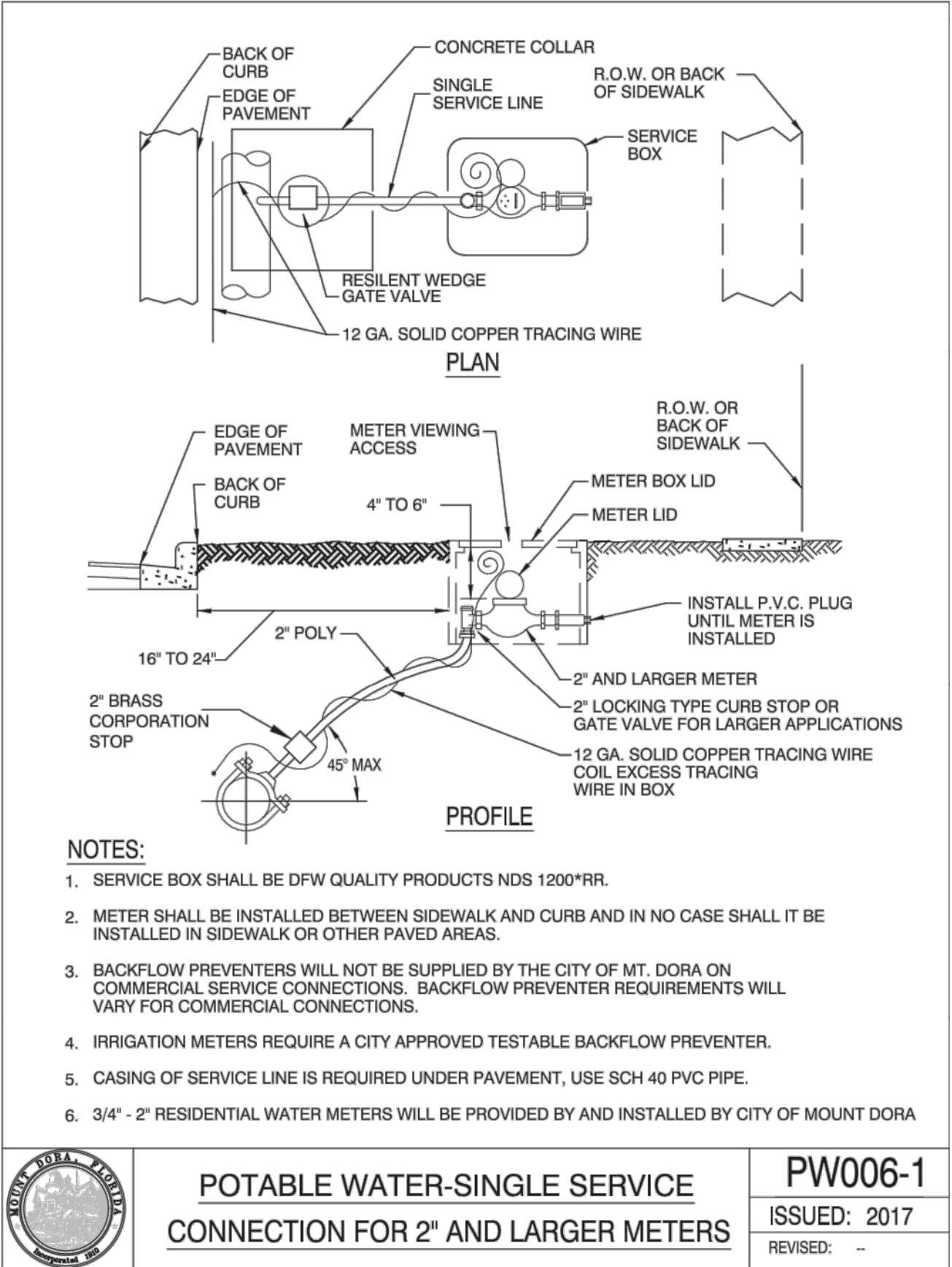
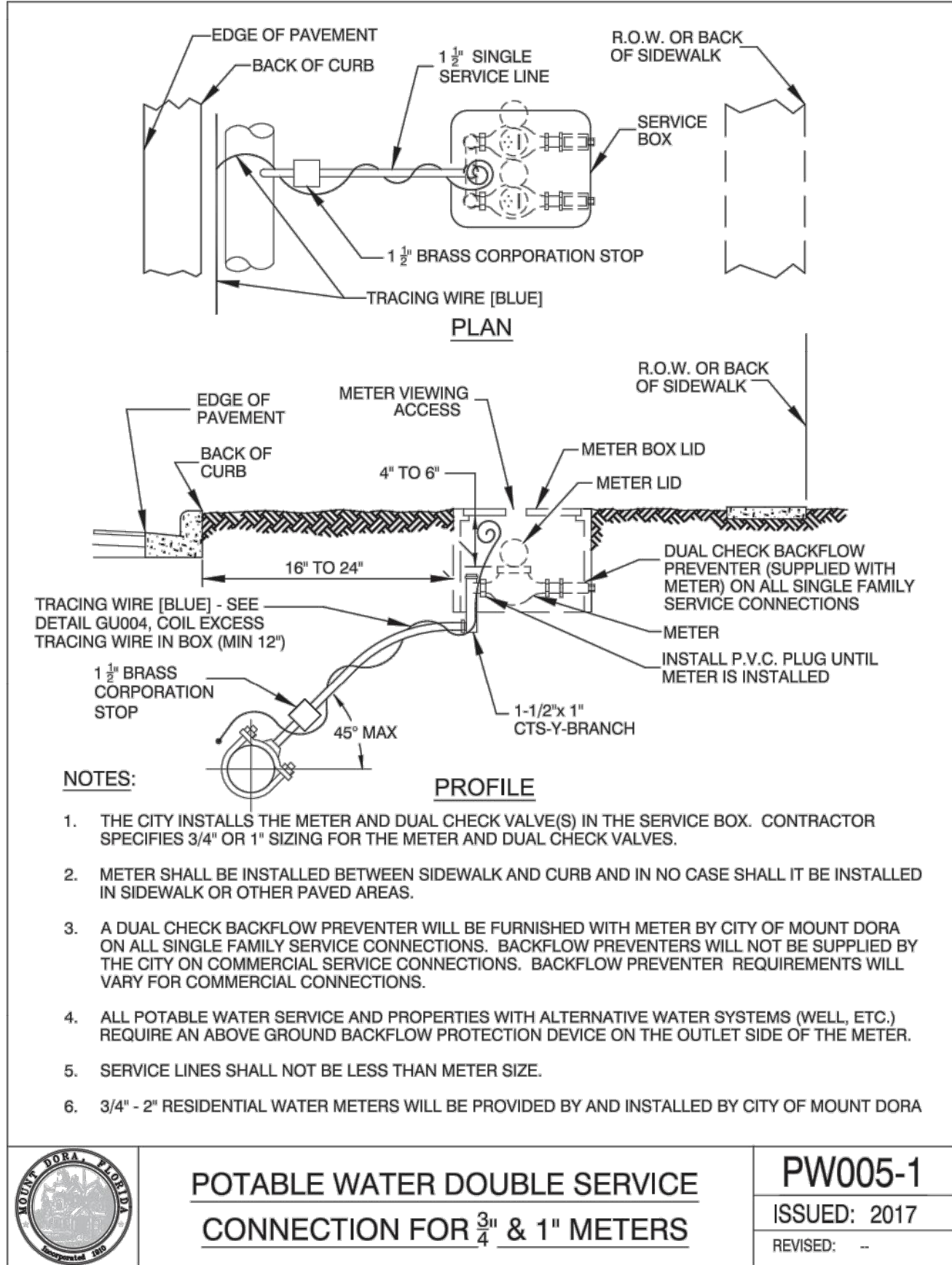
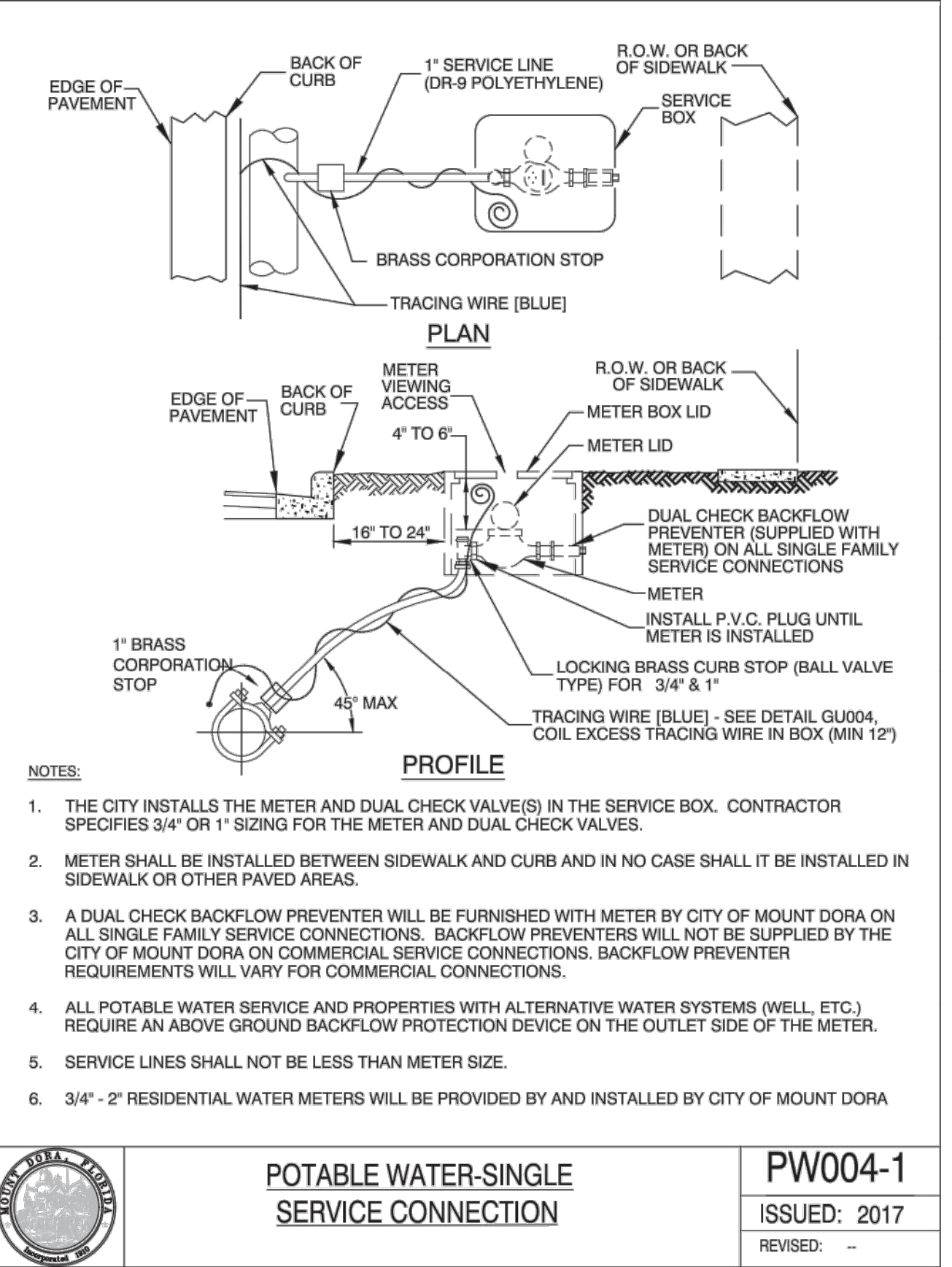
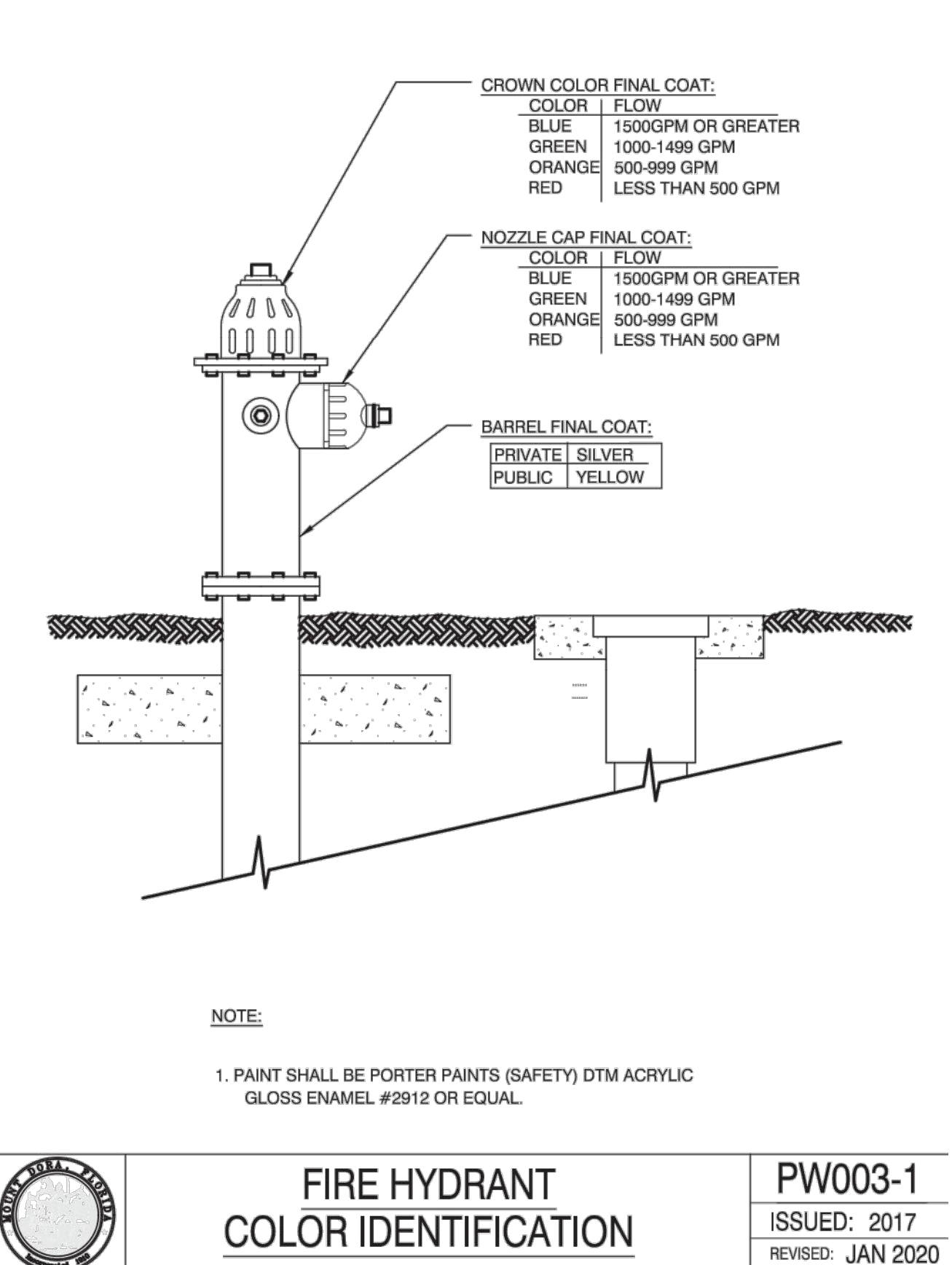
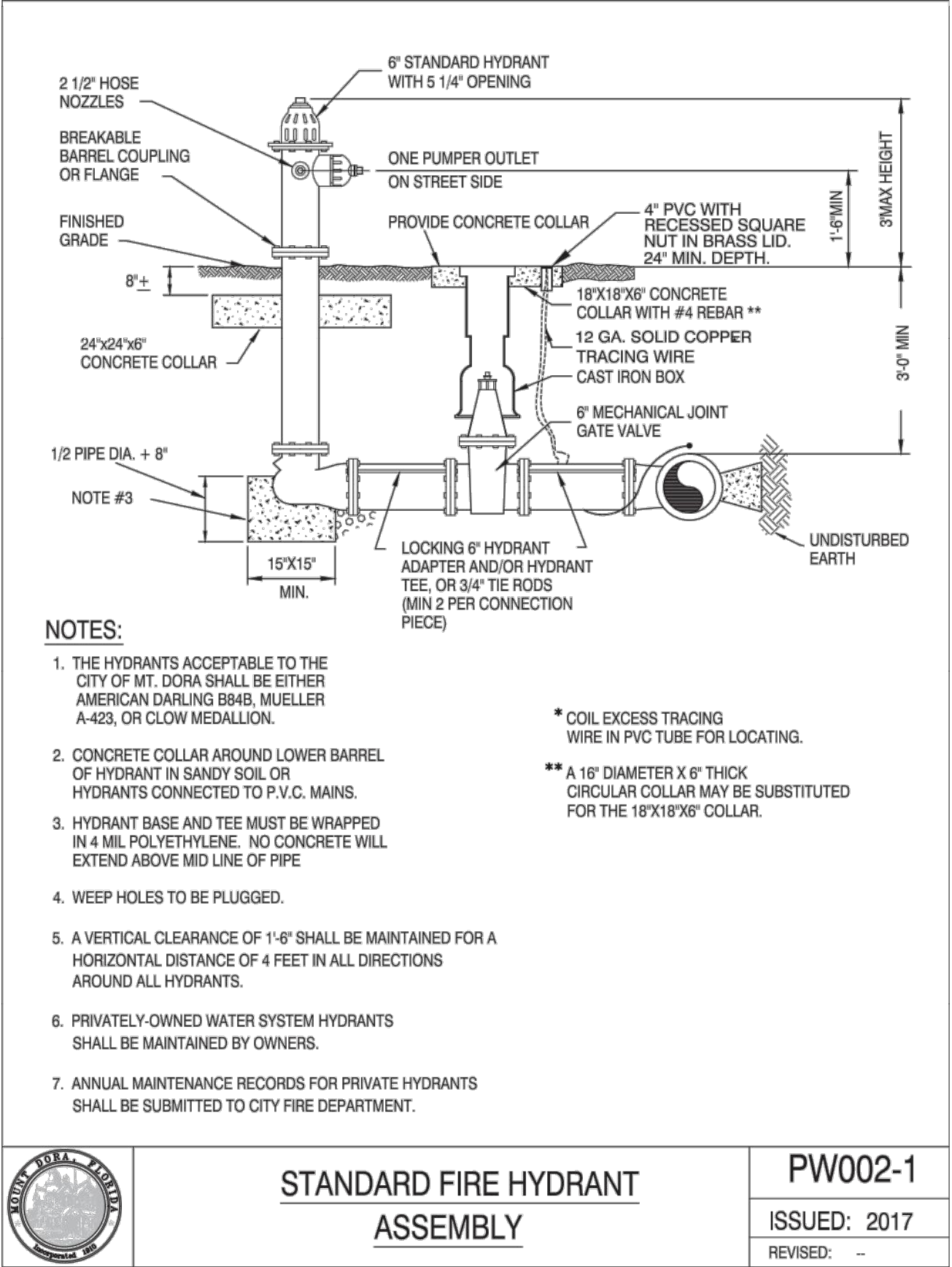
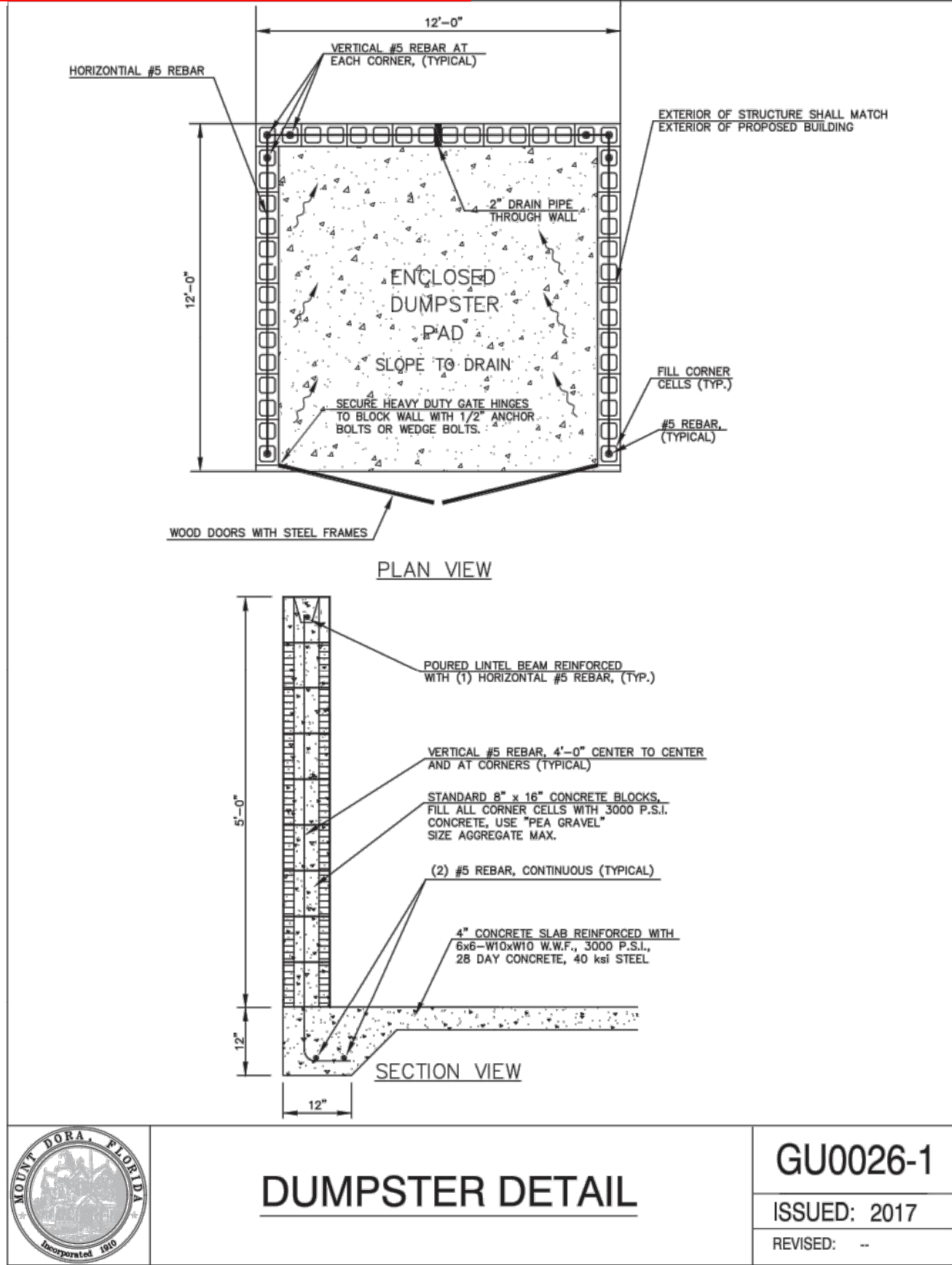


JEFFREY M. TRIMBLE
P.E. NO. 082417
January 23, 2024
DATE:

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A
Project Name:		

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES**

Sheet No.:
C10.06

Seal:
JEFFREY M. TRIMBLE
LICENSE
No. 82417
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

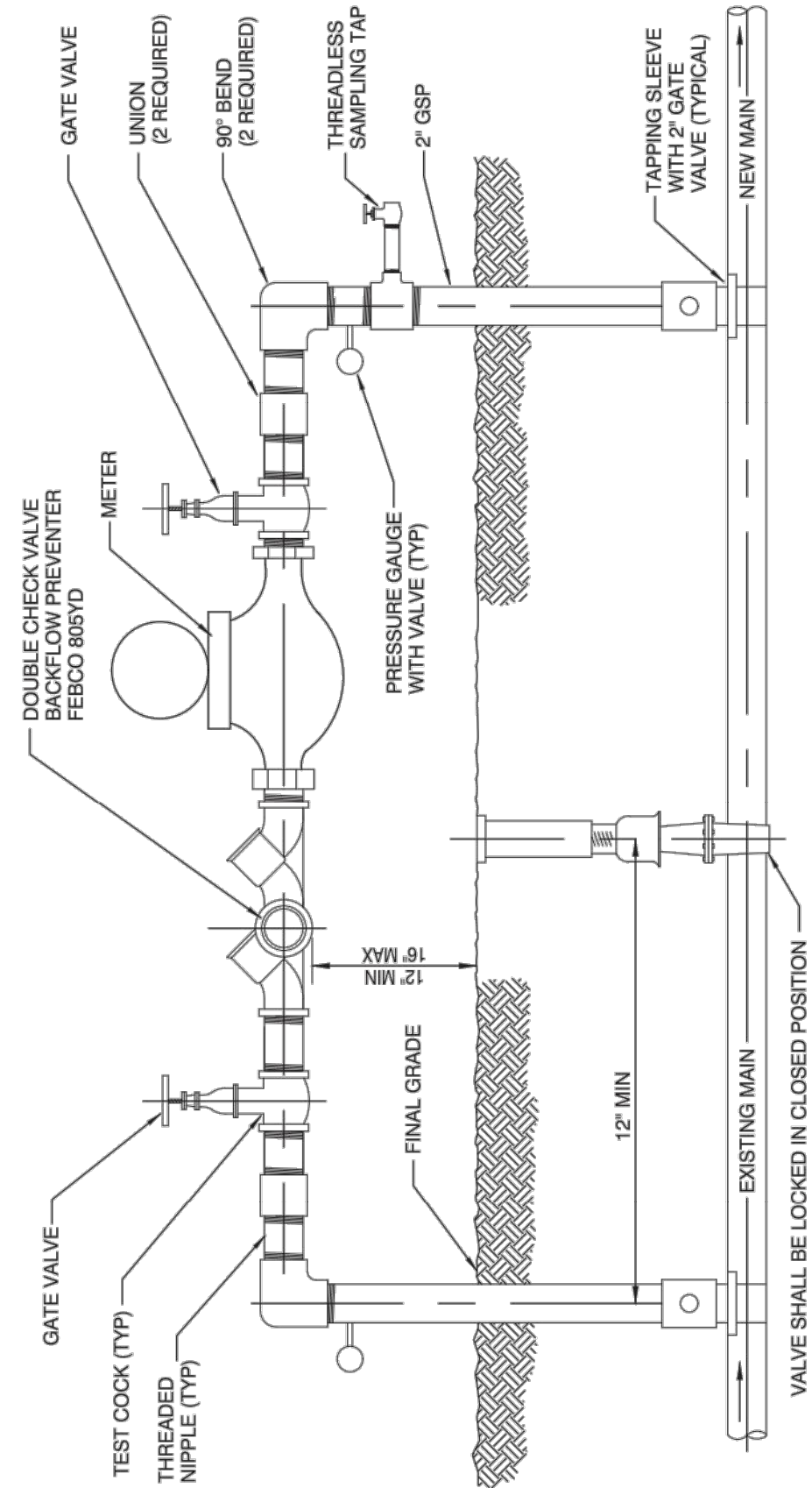
UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

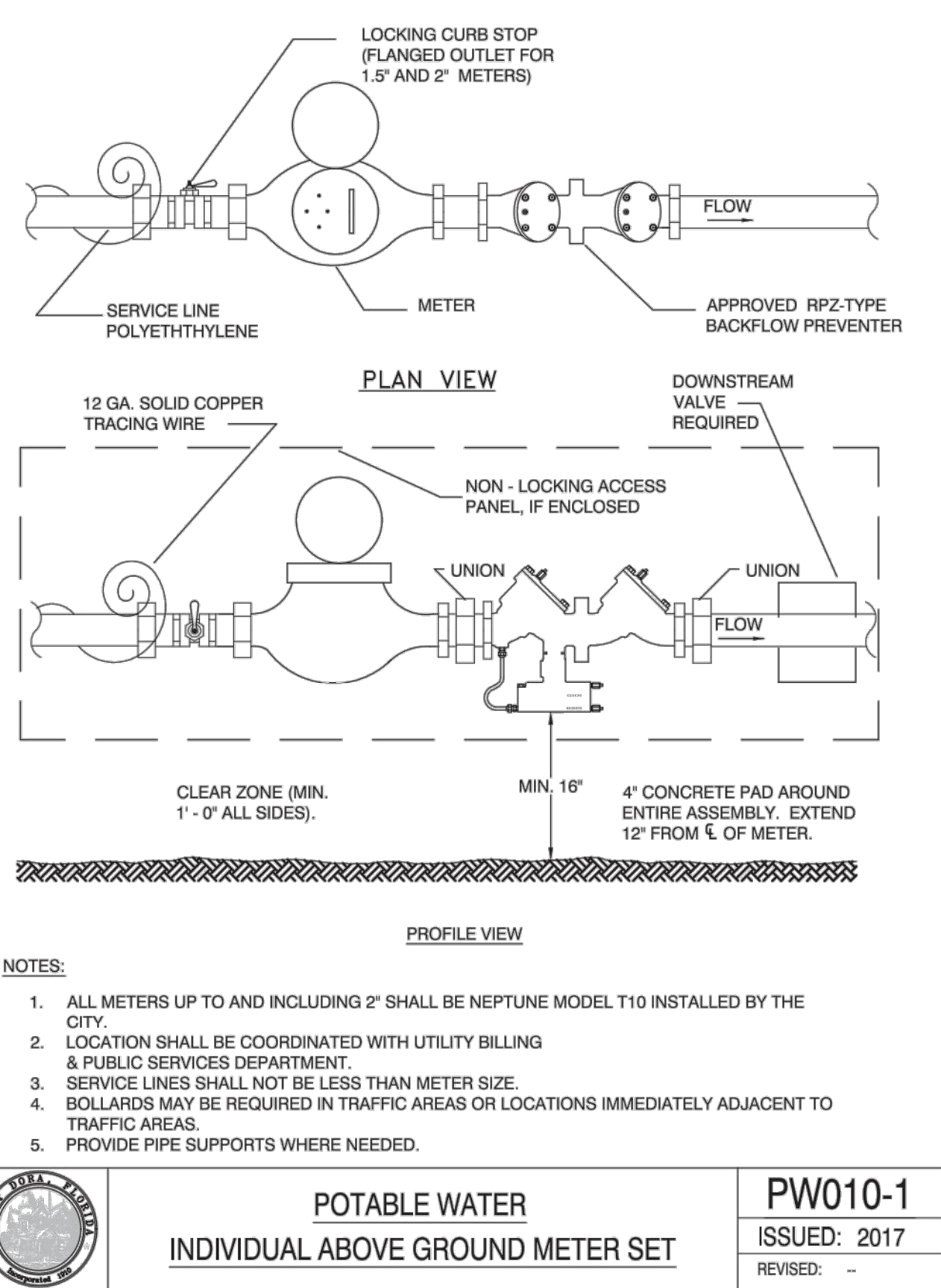
TEMPORARY JUMPER DETAIL NOTES:

- 1) A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
 - 2) THE DETAIL ON THE FOLLOWING PAGE IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY), AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C 651, LATEST EDITION. THIS TAPPING SLEEVE AND EXTERIOR OF THE MAIN, TO BE TAPPED, SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C 651.
 - 3) FLUSHING OF 10" DIAMETER AND LARGER WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE UNDER VERY CONTROLLED CONDITIONS IN THE PRESENCE OF CITY STAFF. CANNON FLUSHES MAY BE ALLOWED BUT MUST BE CONTROLLED CAREFULLY. CITY ENGINEER MUST APPROVE THE FLUSHING PLAN IN ADVANCE OF THE ACTUAL FLUSHING.
- THE FOLLOWING PROCEDURES SHALL BE FOLLOWED.
- A. THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE CITY AND THE ENGINEER OF RECORD OR THEIR DESIGNEE TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATER TIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
 - B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.
 - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF EXISTING WATER MAINS.
 - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
 - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
 - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.
 - C. THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.
 - D. THE TIE-IN VALVE SHALL BE OPENED ONLY FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.
 - E. AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.
- 4) THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE DOUBLE CHECK BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION.
 - 5) EXCEPT AS REQUIRED TO FLUSH THE LINES OR FOR LINES GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
 - 6) UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
 - 7) ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE, FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

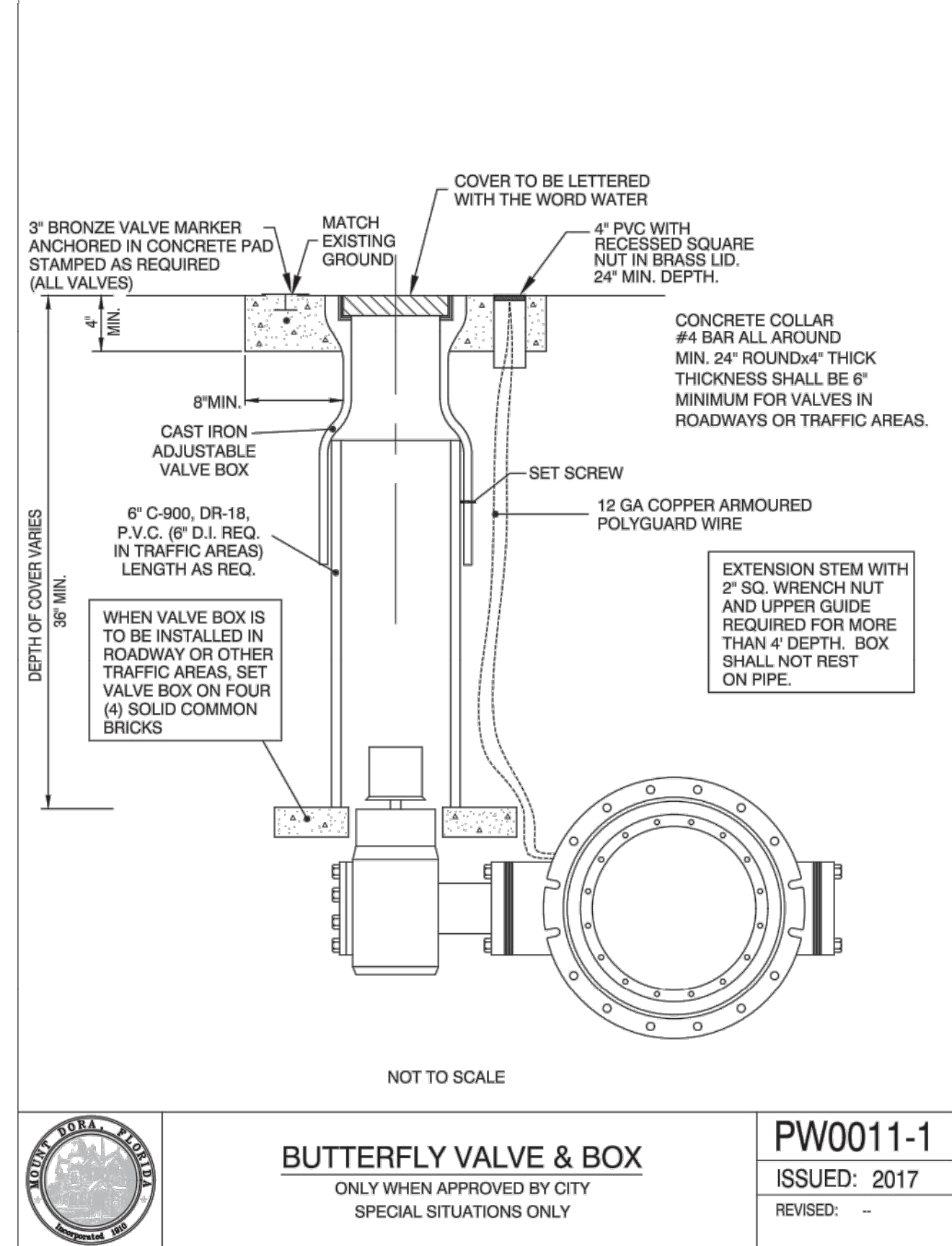
	TEMPORARY JUMPER CONNECTION	PW009-1A
	NOTES (PAGE 1)	ISSUED: 2017
		REVISED: --



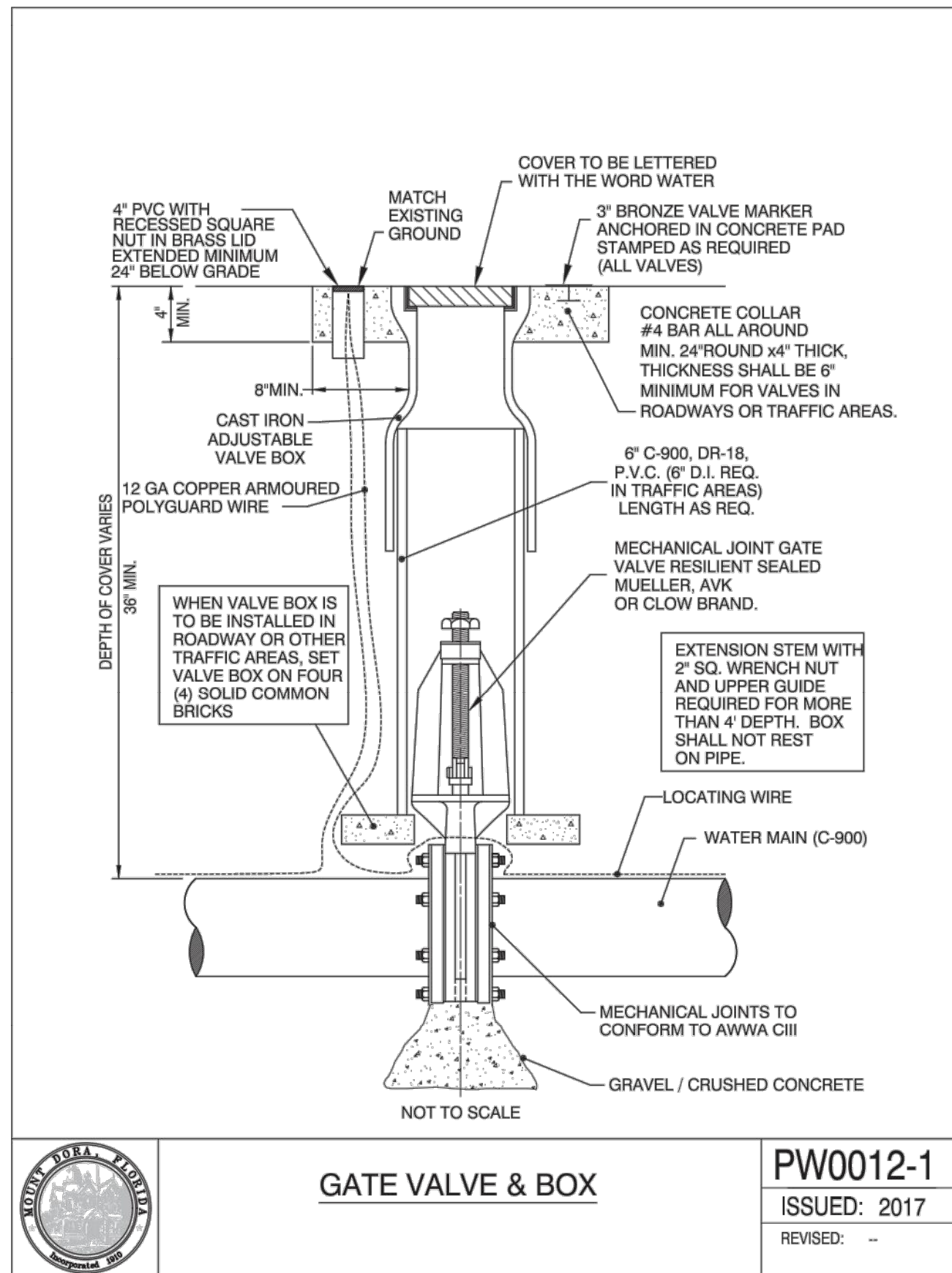
	TEMPORARY JUMPER CONNECTION	PW-009-1B
	DETAIL (PAGE 2)	ISSUED: 2017
		REVISED: --

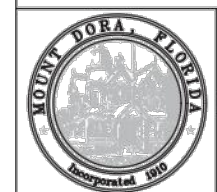


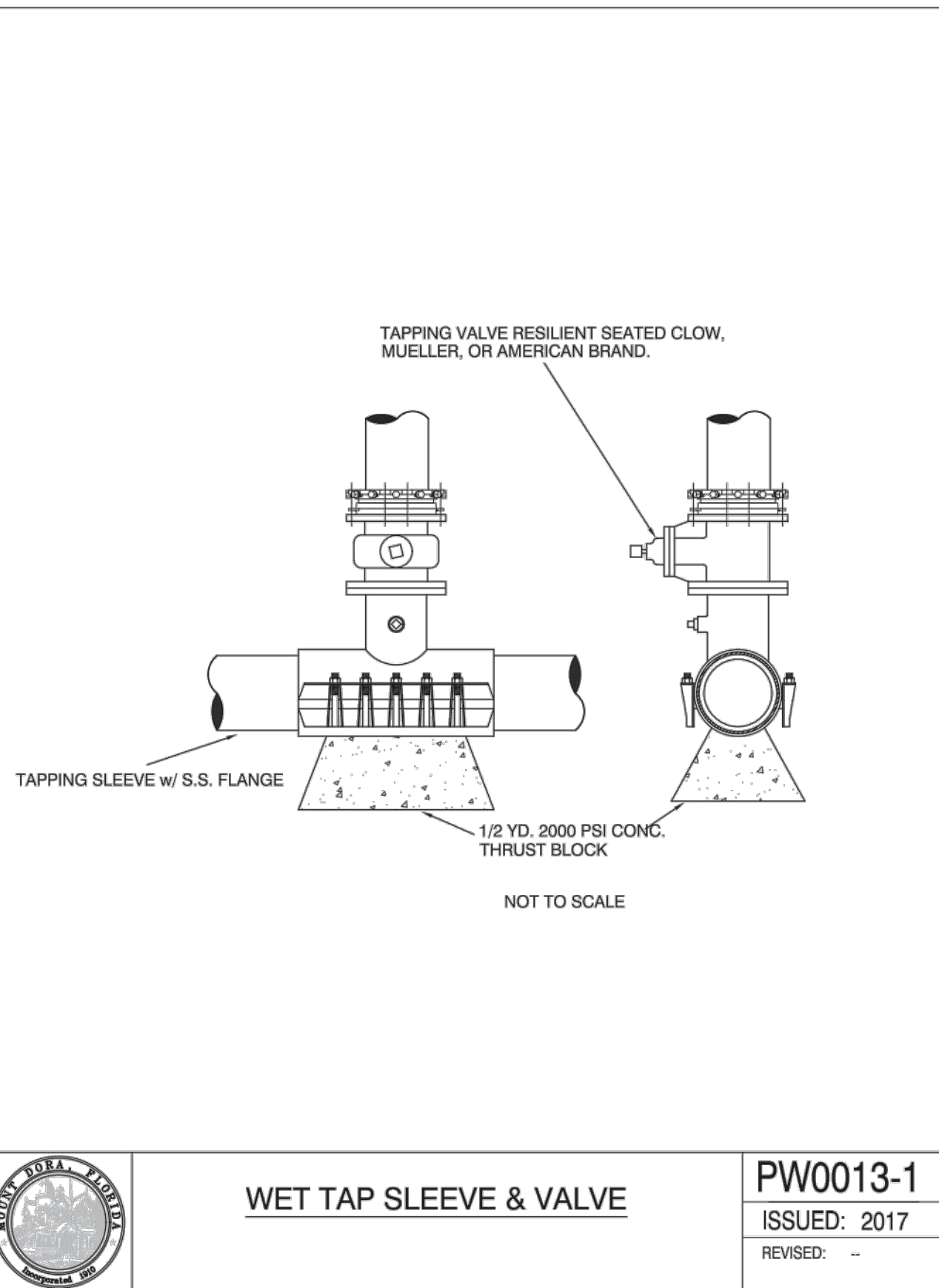
	POTABLE WATER	PW010-1
	INDIVIDUAL ABOVE GROUND METER SET	ISSUED: 2017
		REVISED: --



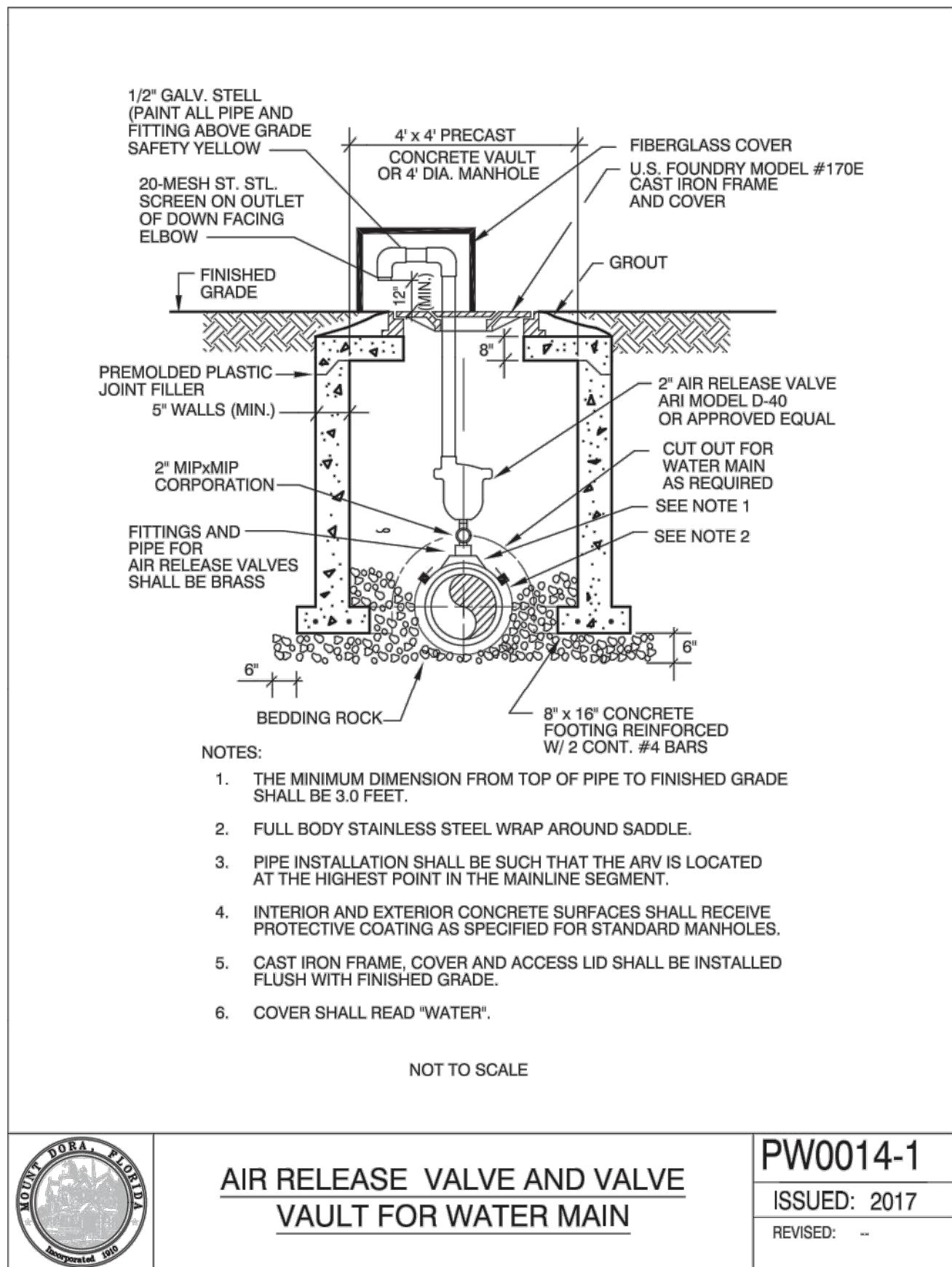
	BUTTERFLY VALVE & BOX	PW0011-1
	ONLY WHEN APPROVED BY CITY SPECIAL SITUATIONS ONLY	ISSUED: 2017
		REVISED: --



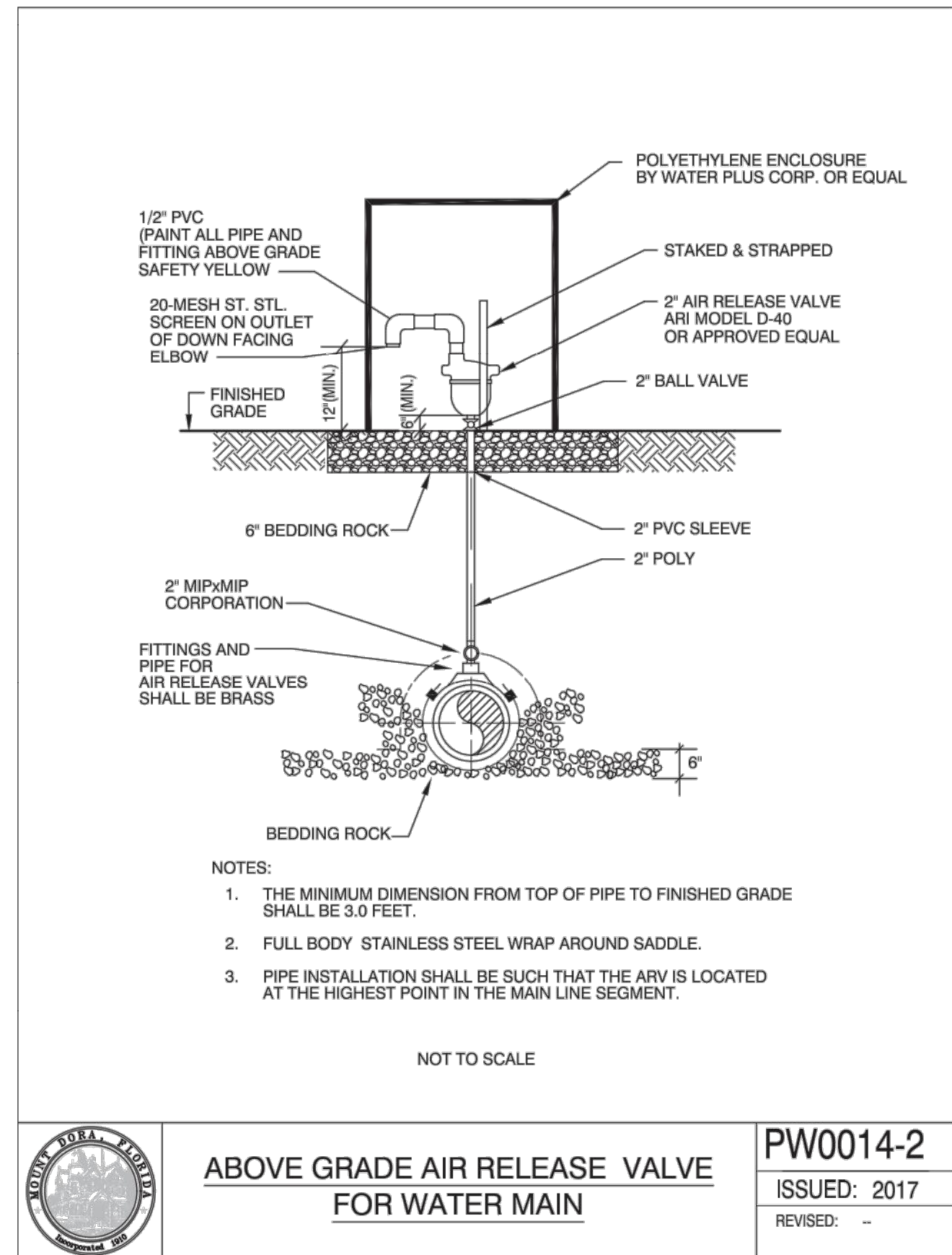
	GATE VALVE & BOX	PW0012-1
		ISSUED: 2017
		REVISED: --

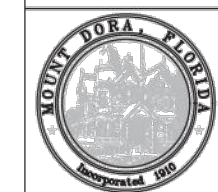


	WET TAP SLEEVE & VALVE	PW0013-1
		ISSUED: 2017
		REVISED: --



	AIR RELEASE VALVE AND VALVE VAULT FOR WATER MAIN	PW0014-1
		ISSUED: 2017
		REVISED: --



	ABOVE GRADE AIR RELEASE VALVE FOR WATER MAIN	PW0014-2
		ISSUED: 2017
		REVISED: --

Key Map:

Consultant:

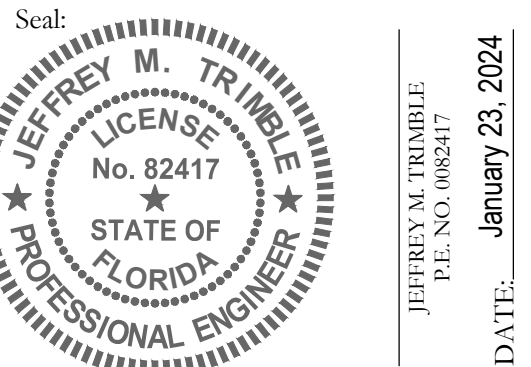
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DISCUSSIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A
Project Name:		

MT. INES PUD/ HILLSIDE AT MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES**

Sheet No.:
C10.07



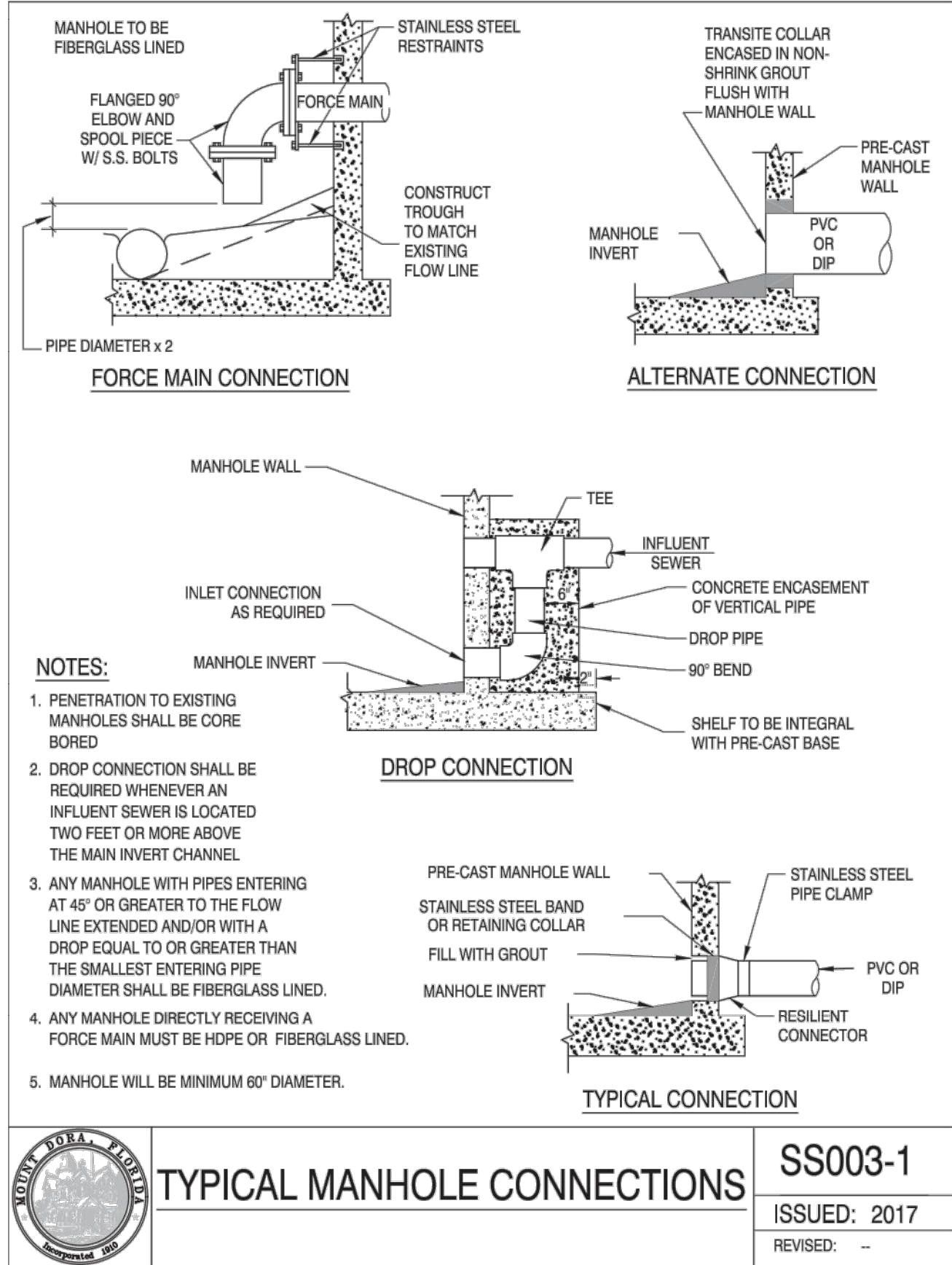
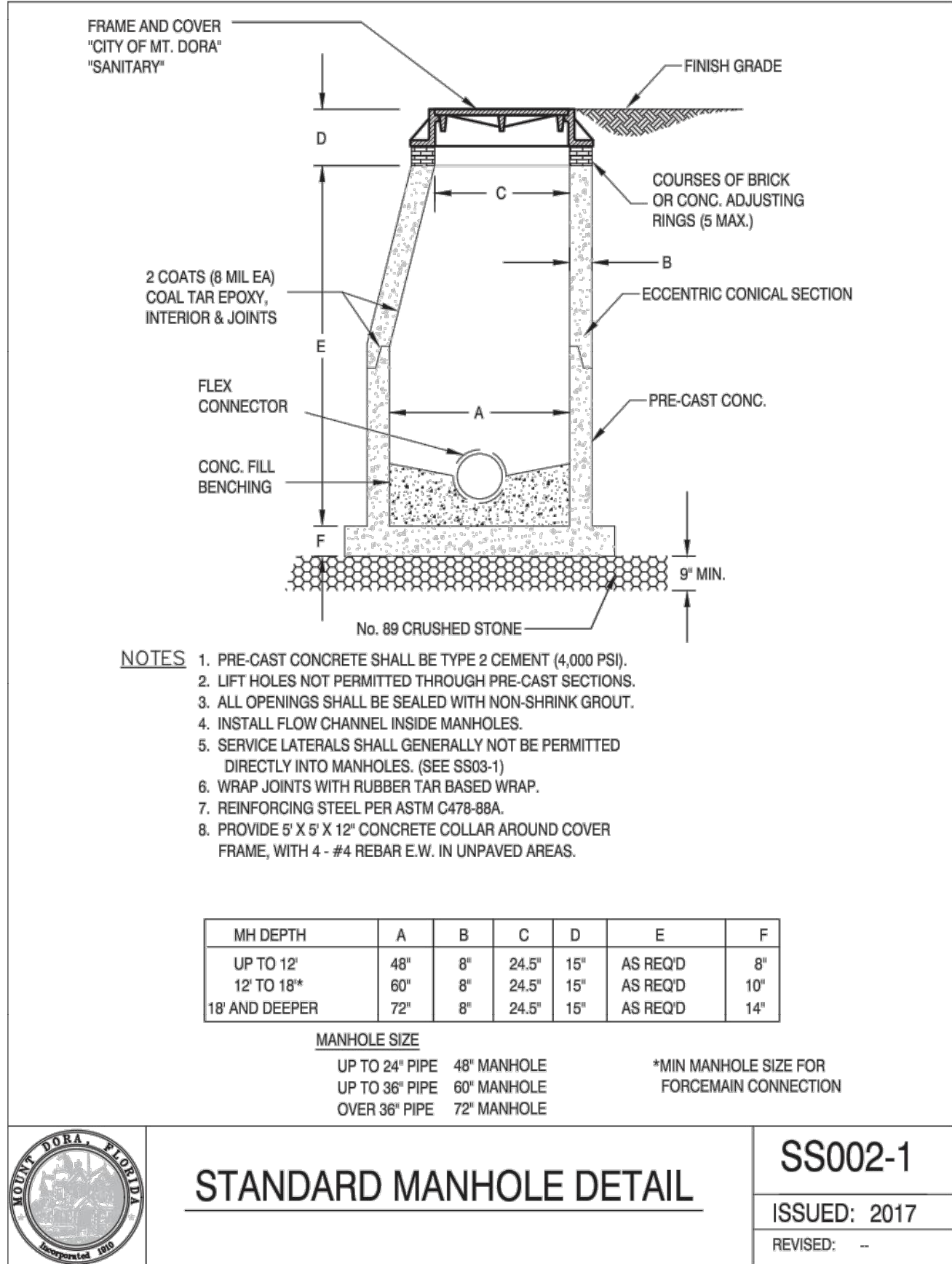
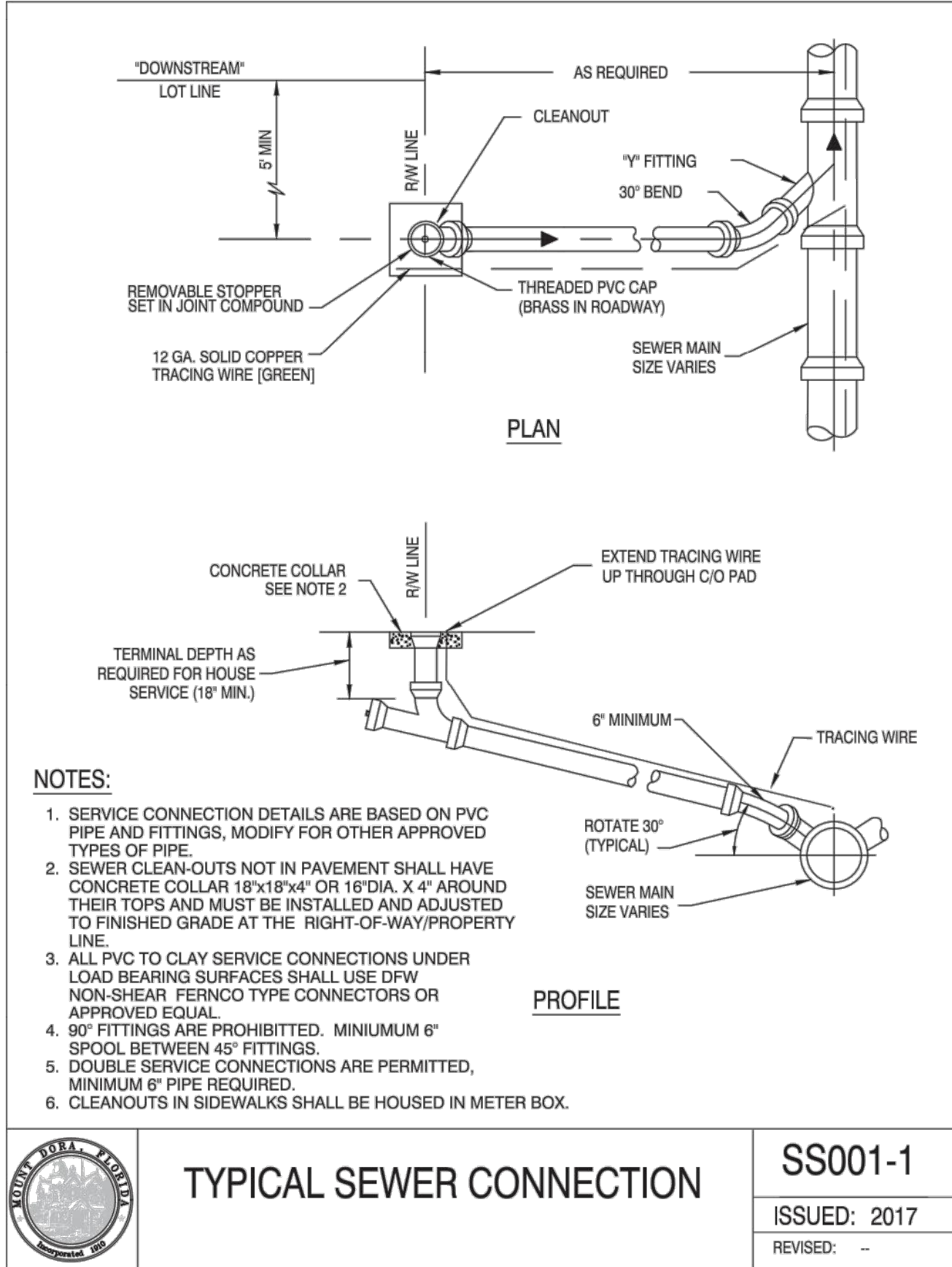
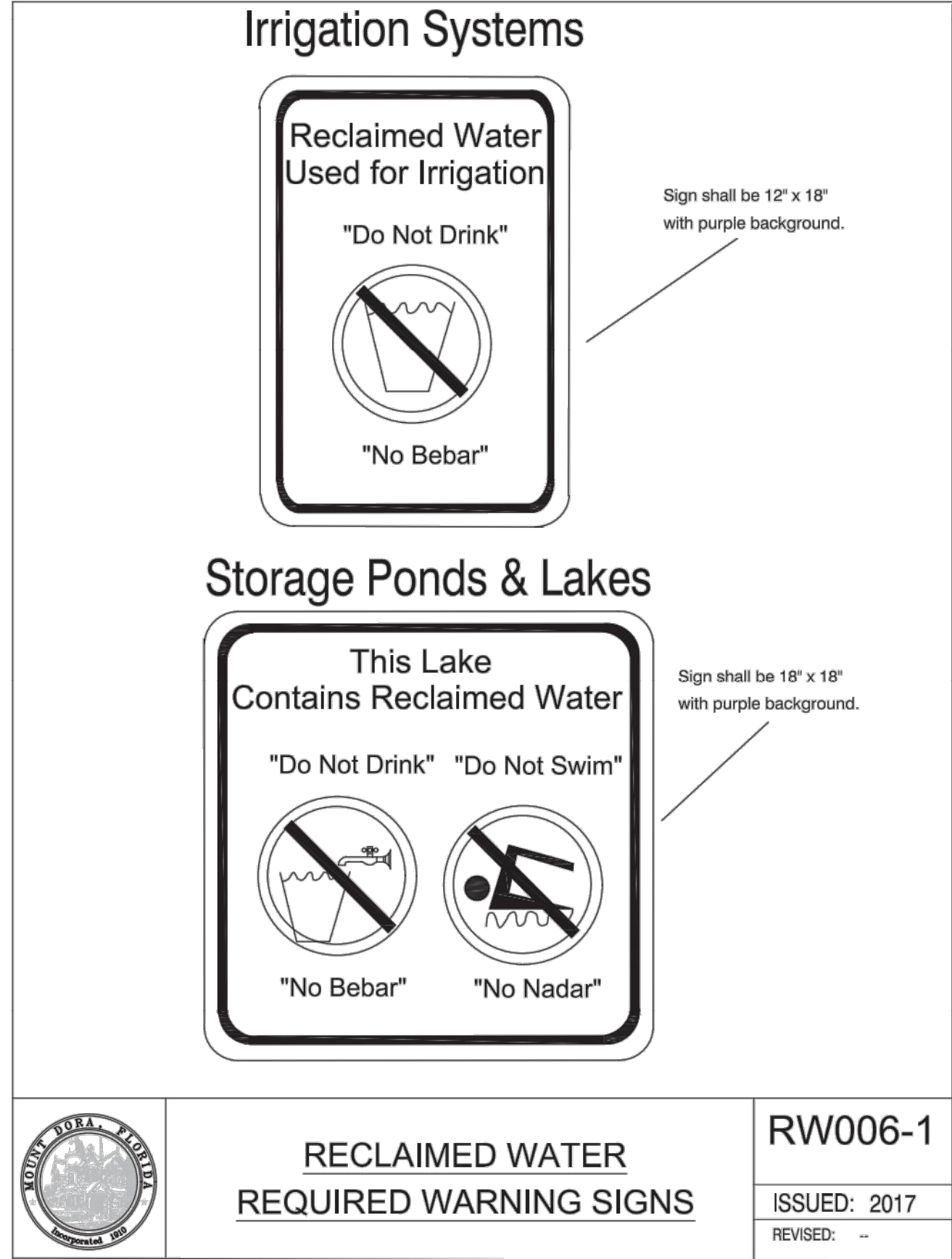
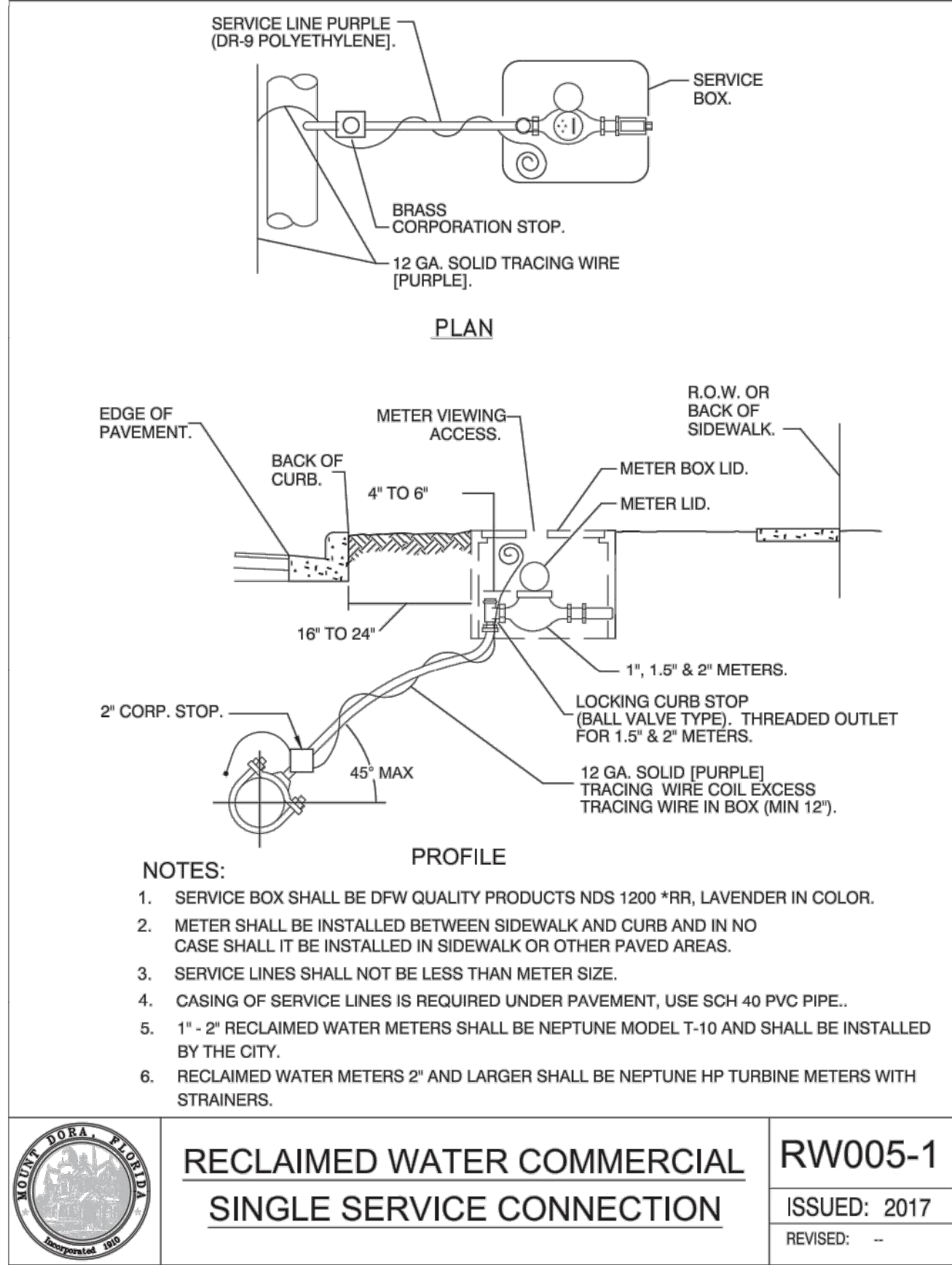
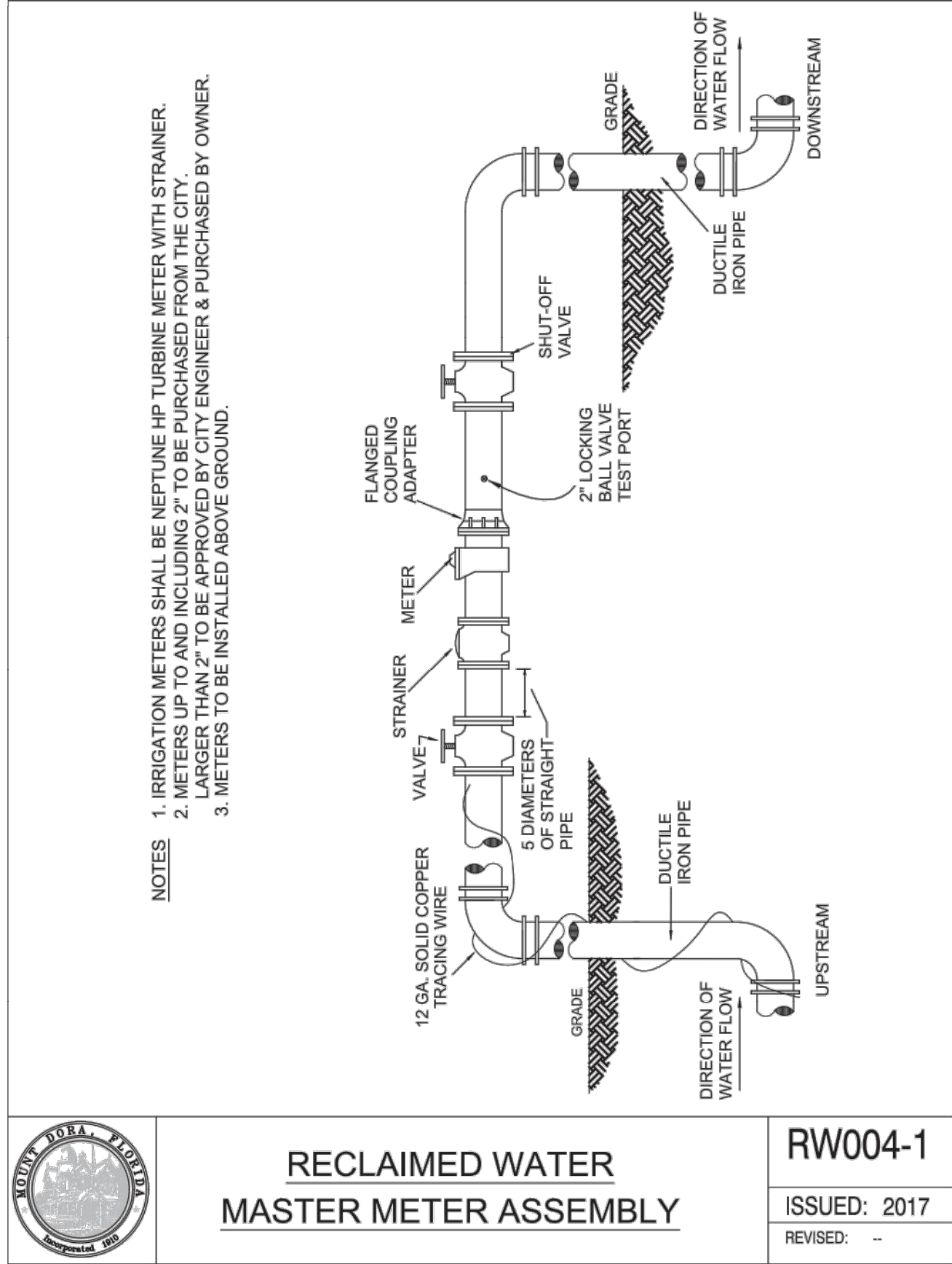
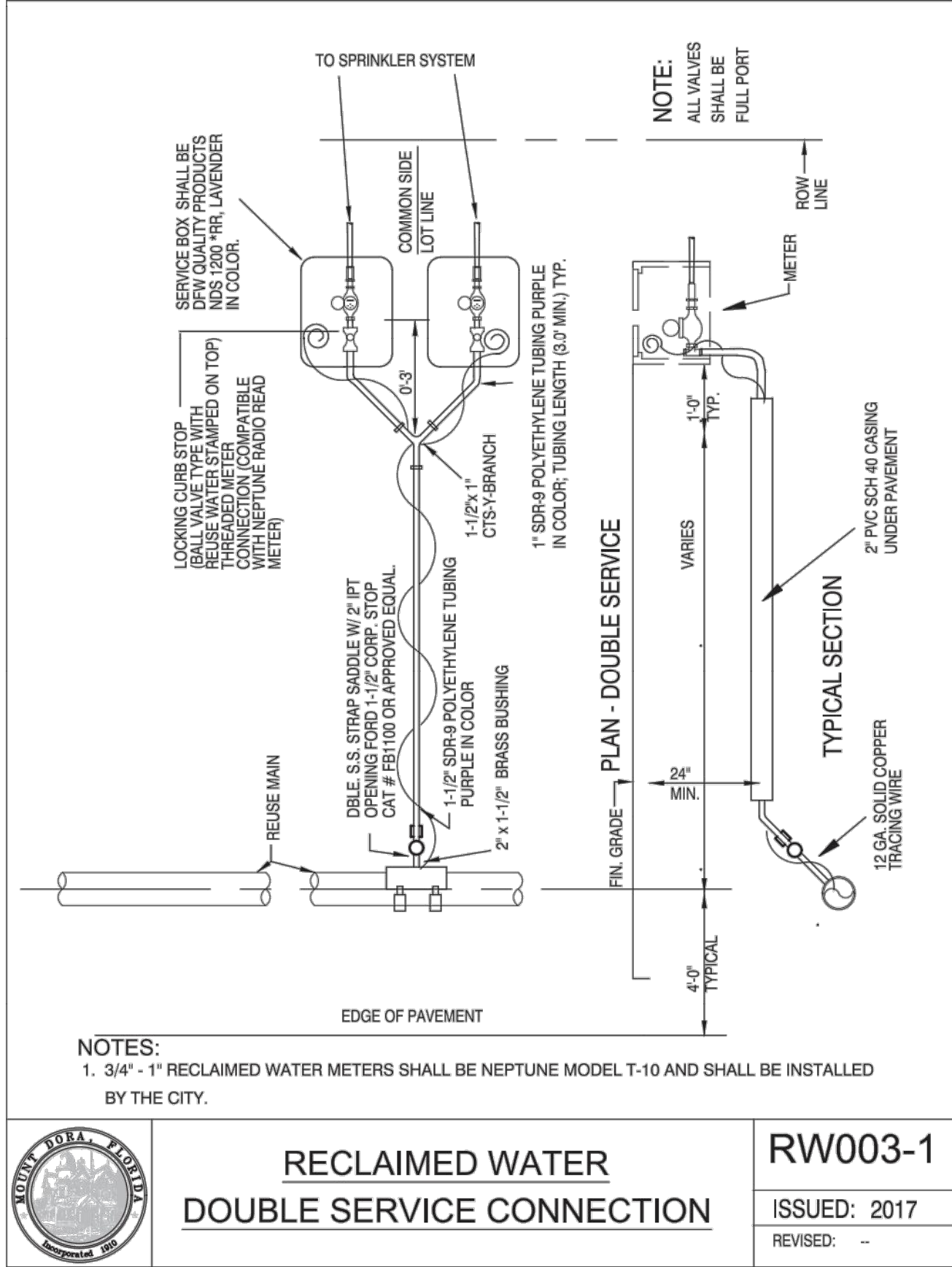
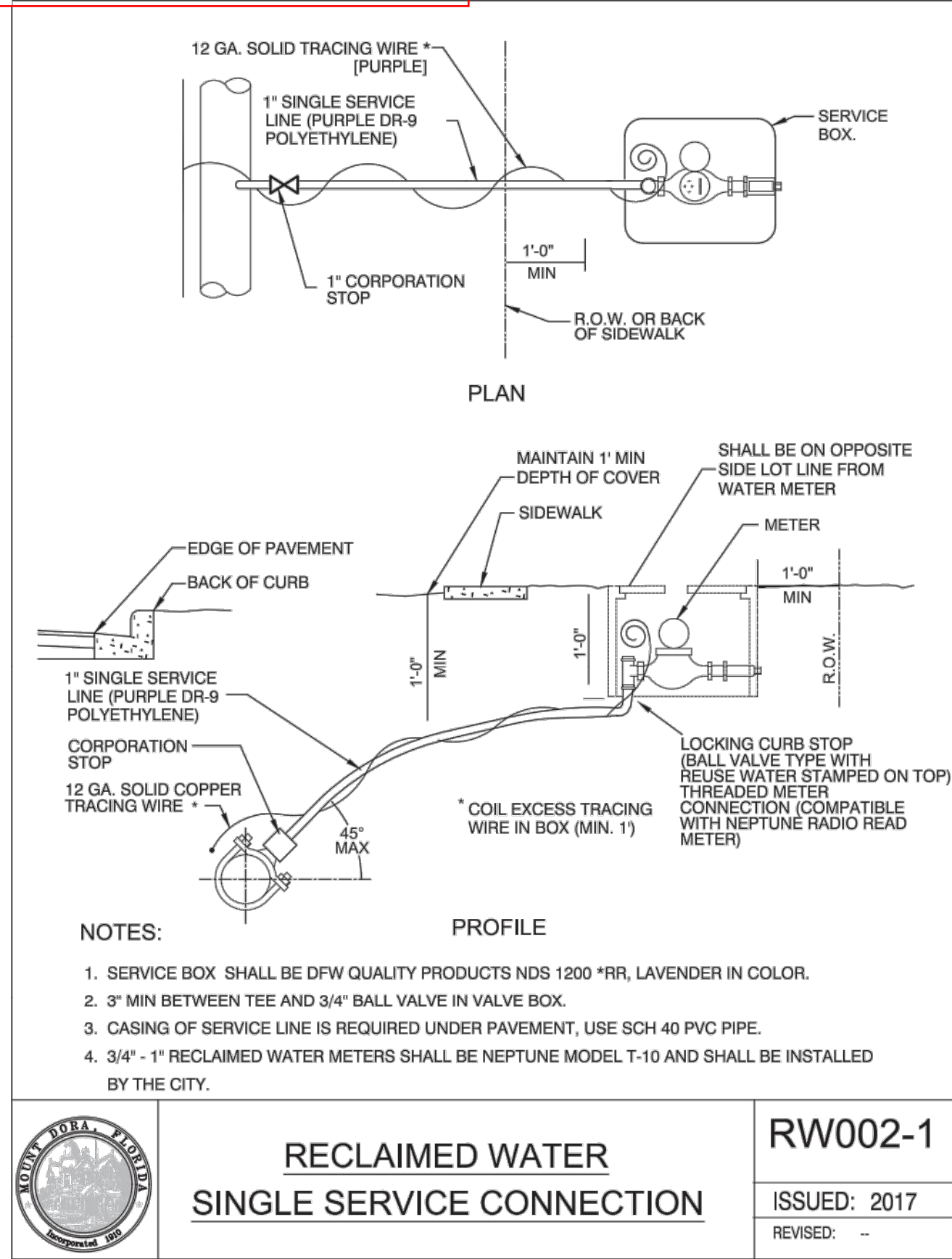
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.



Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-091	
DESIGNED BY:	JMT	
DRAWN BY:	MJB	
CHECKED BY:	JMT	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:

LAKE COUNTY, FL

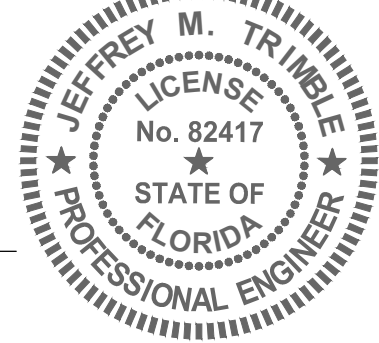
Sheet Title:

THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES

Sheet No.:

C10.08

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

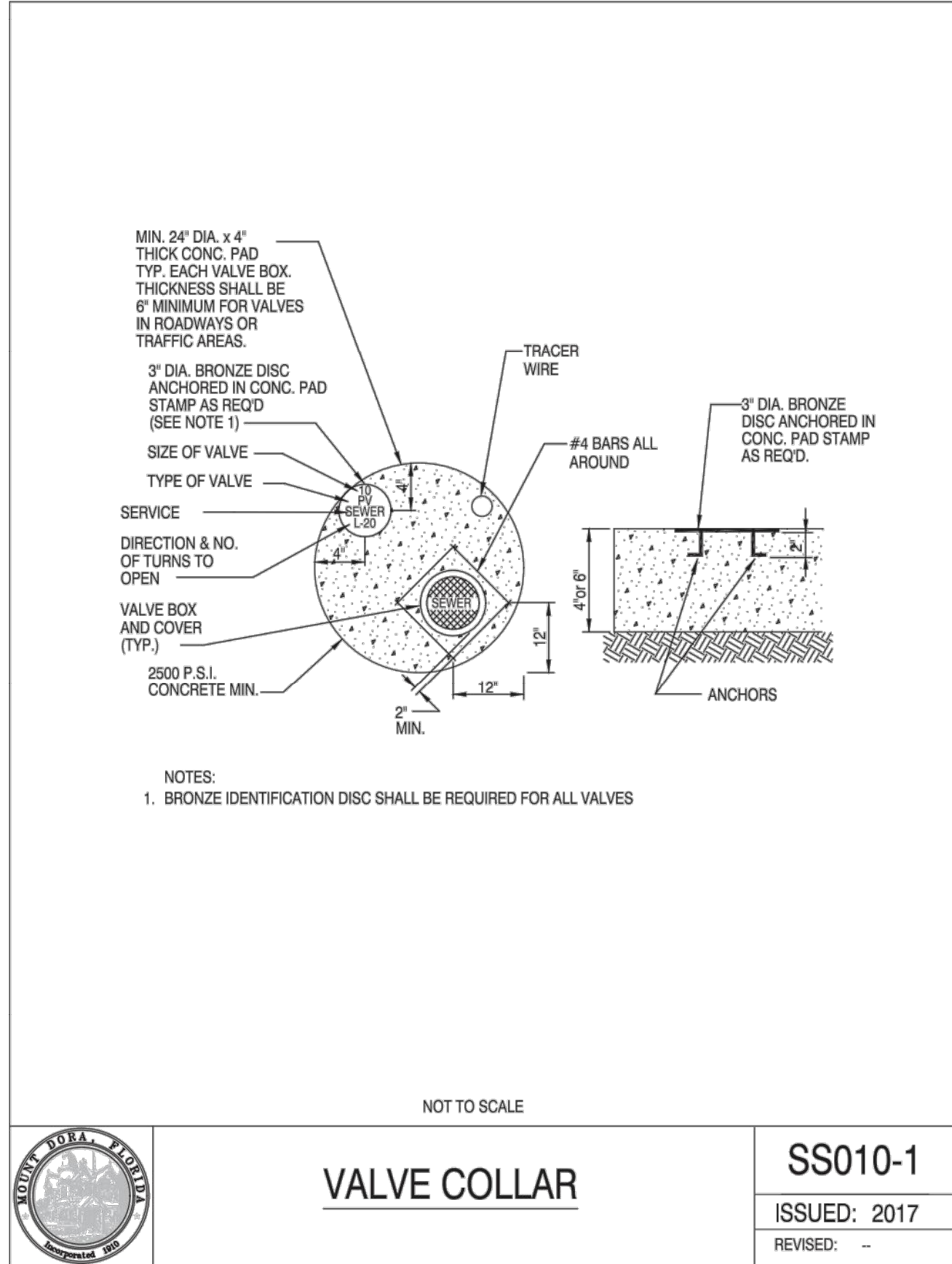
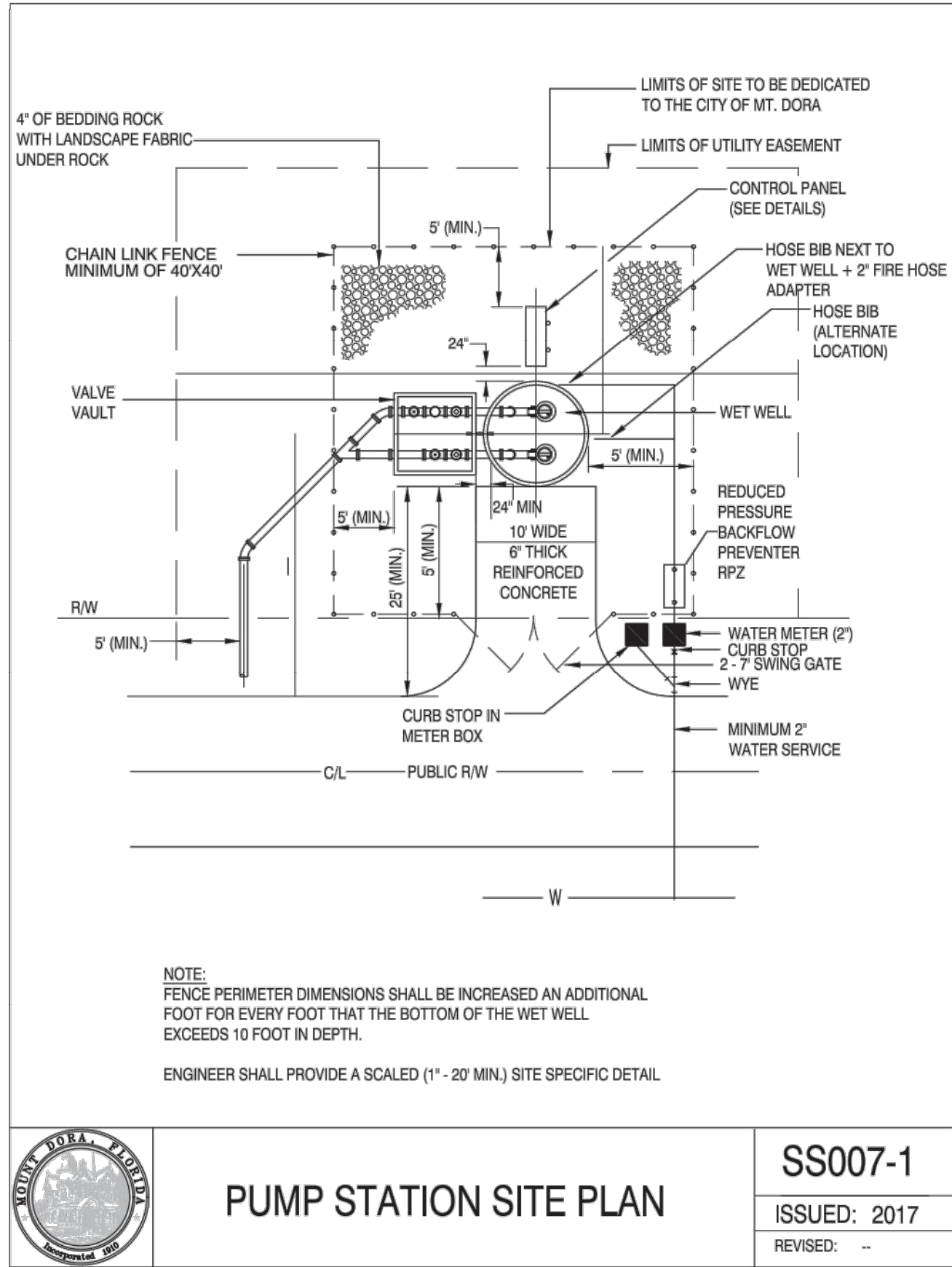
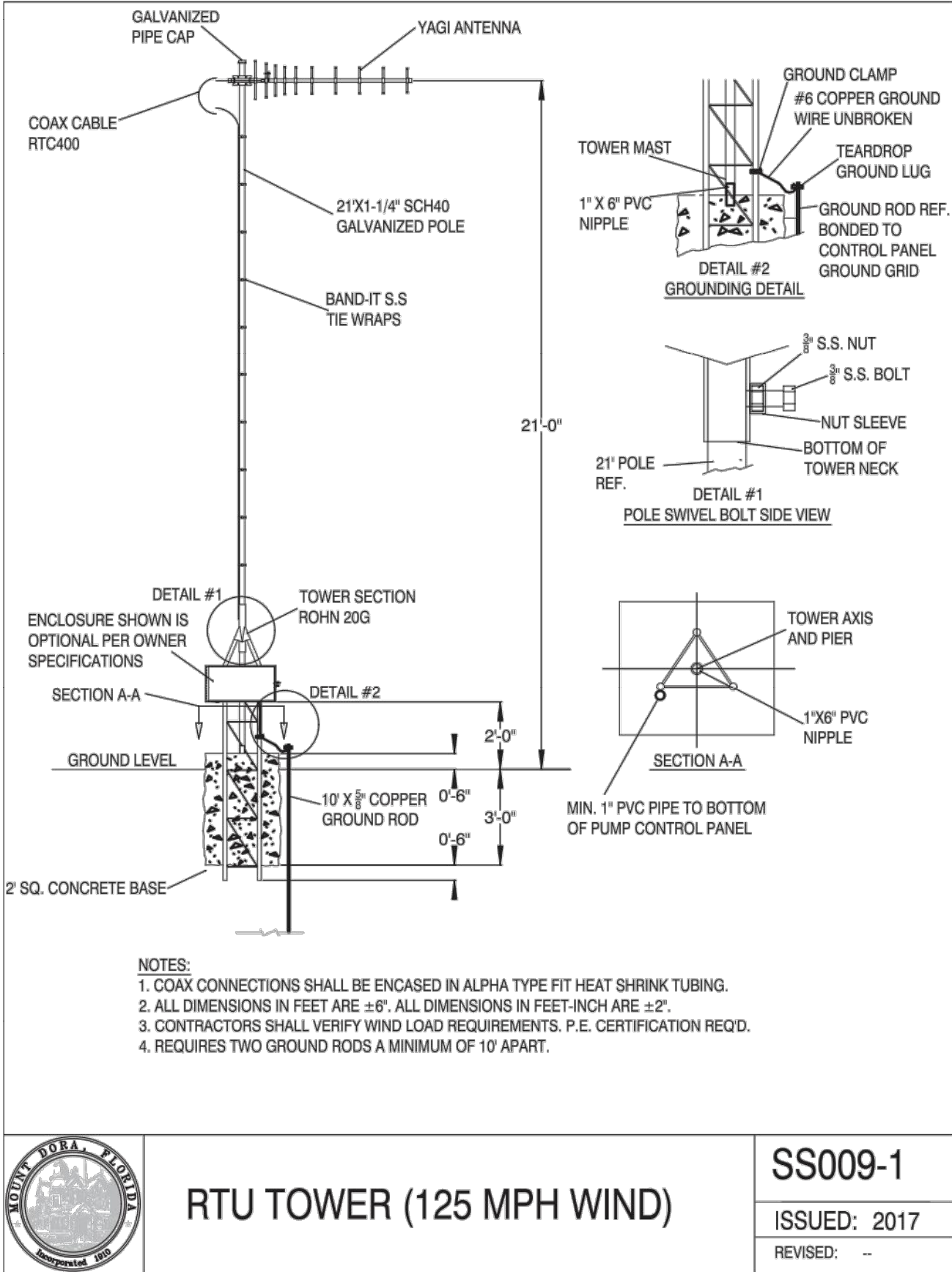
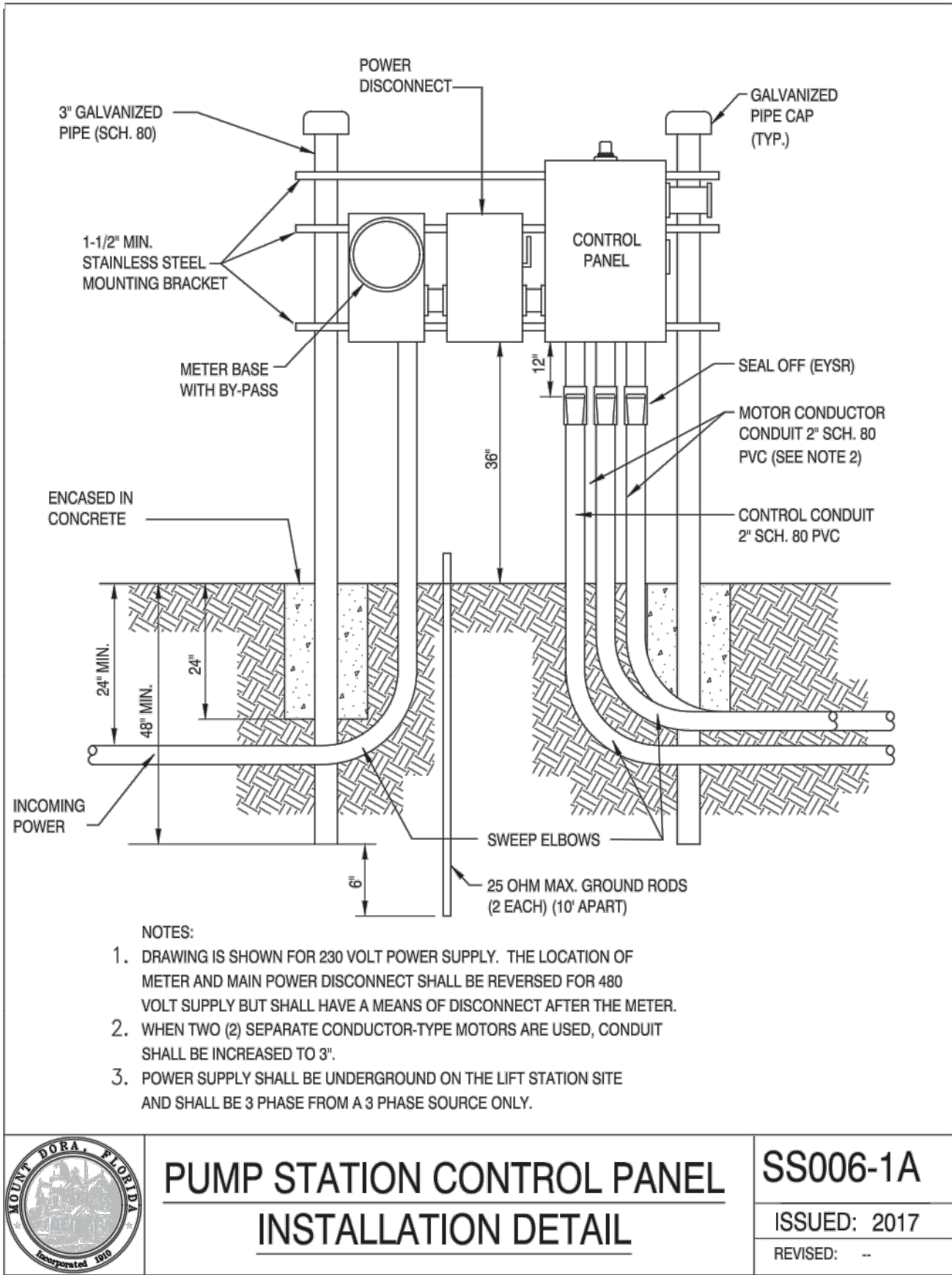
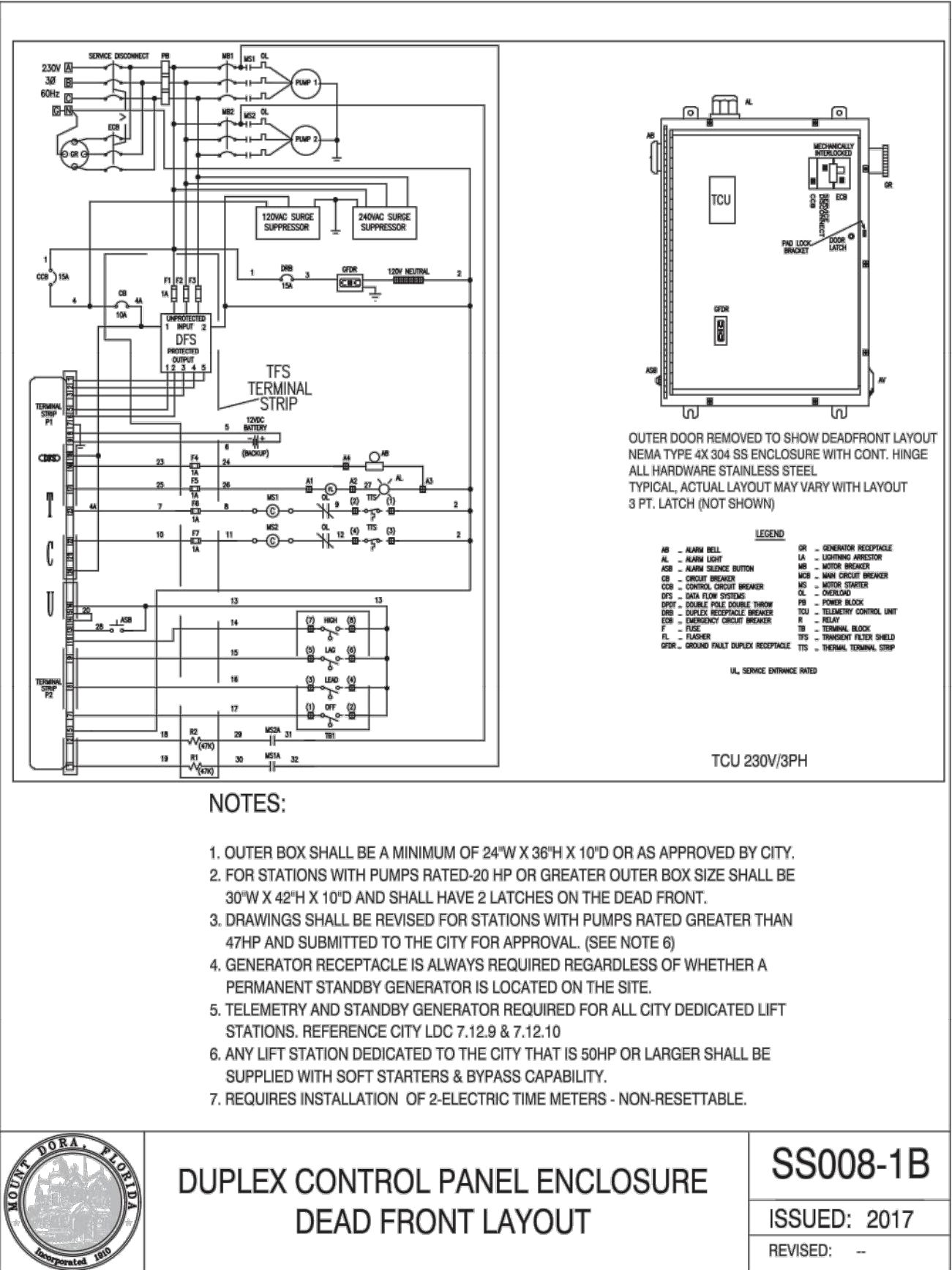
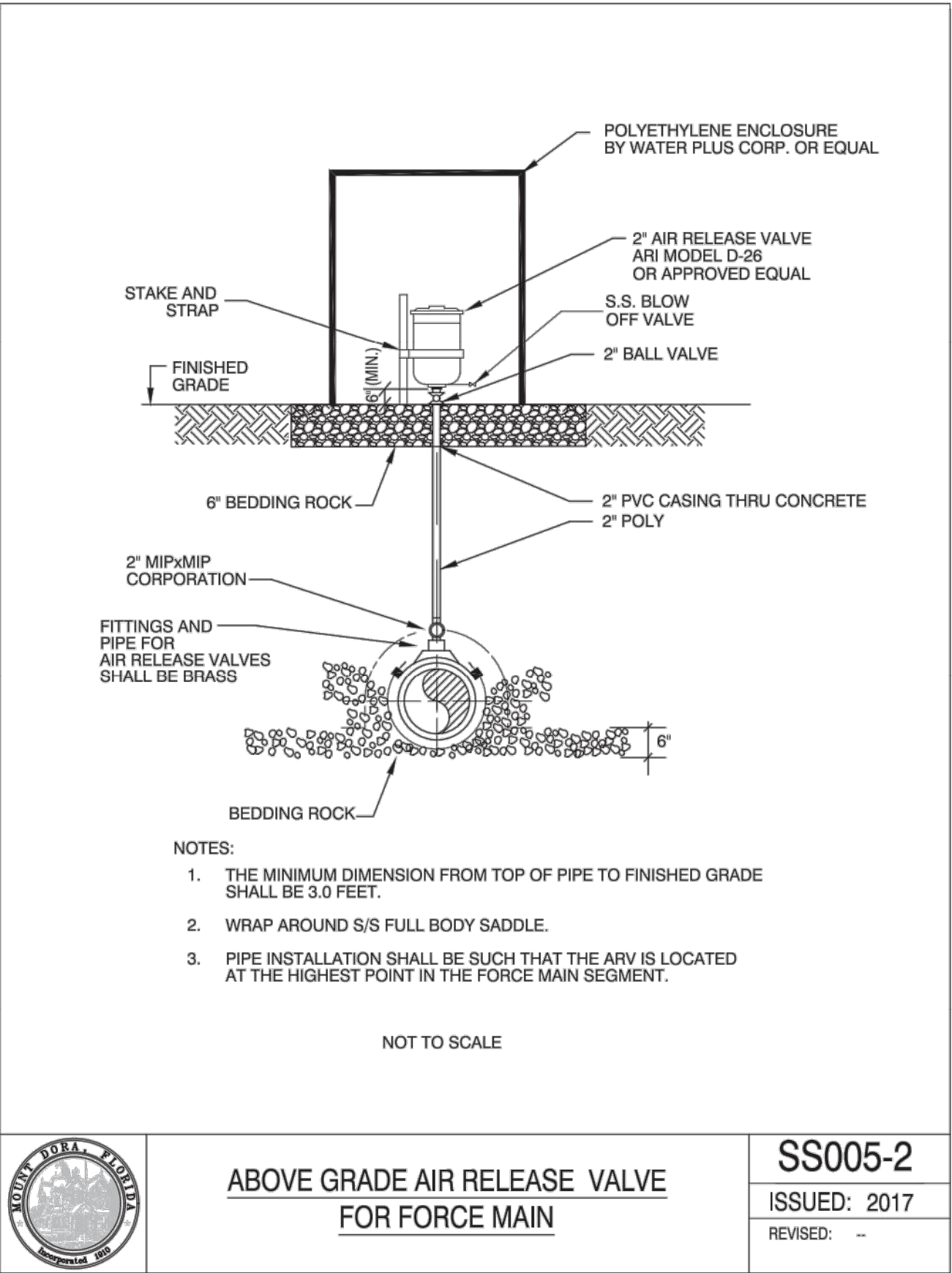
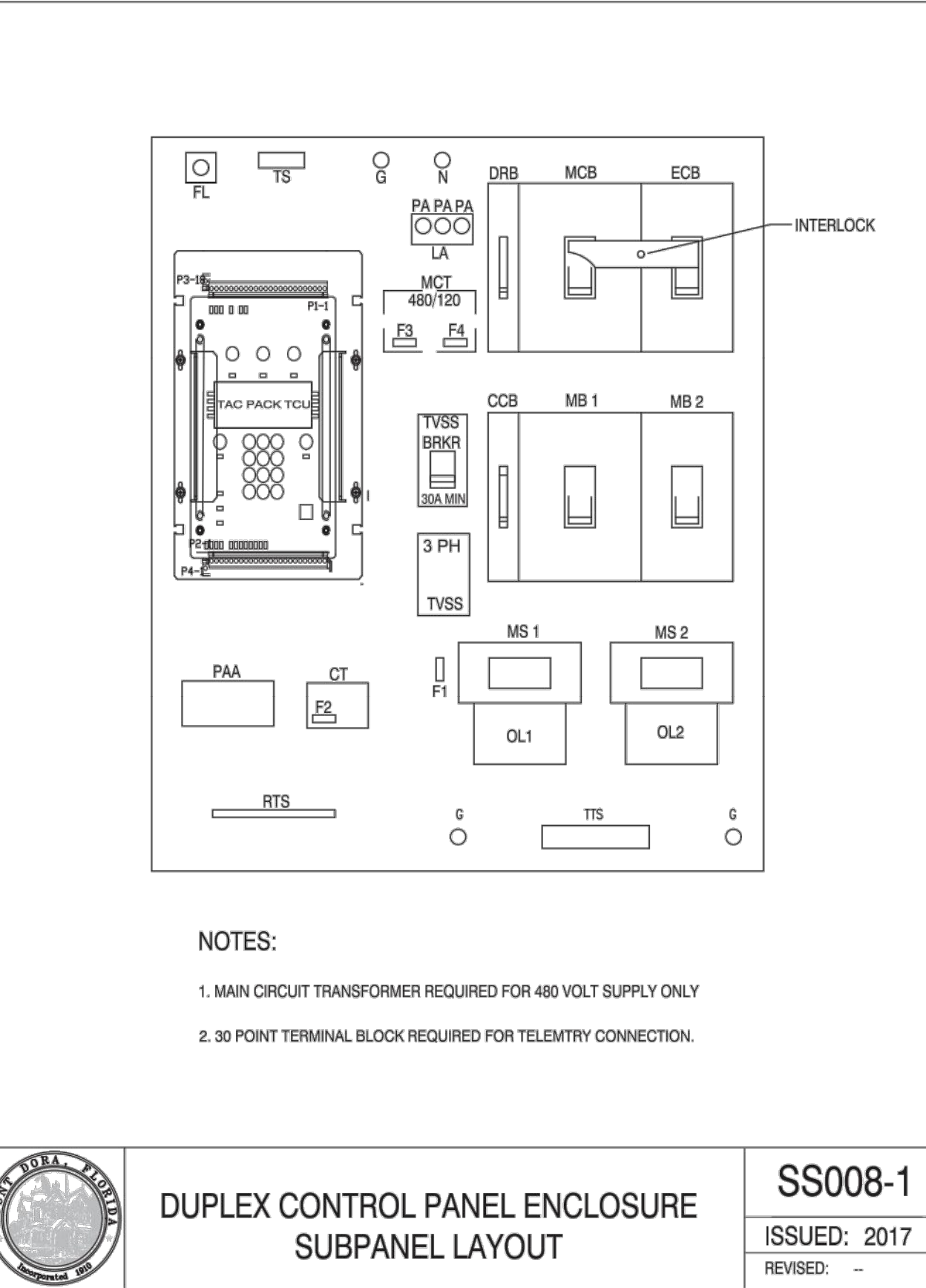
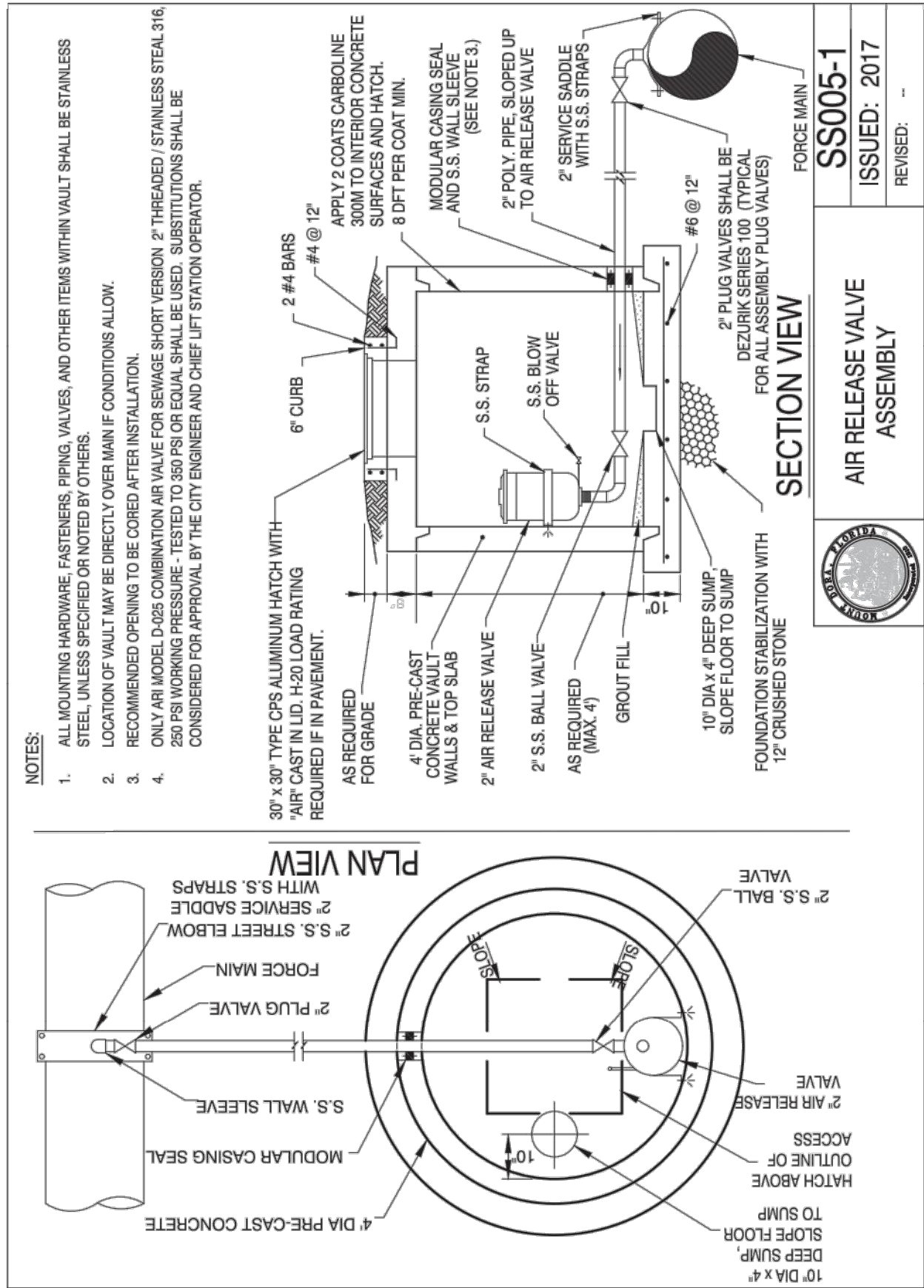
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT NES) CAD\FINAL CITY\21-091-FF-COUNTLS



Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
SUBMISSIONS/REVISIONS		
VERTICAL DATUM: NAVD 88		
JOB NO.: 21-091		
DESIGNED BY: JMT		
DRAWN BY: MJB		
CHECKED BY: JMT		
APPROVED BY: JMT		
SCALE IN FEET: N/A		

Project Name: Department of Public Works
Project Number: 21-091
City of Mount Dora
Date: 02/05/2024

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
THE CITY OF MT DORA UTILITY CONSTRUCTION NOTES

Sheet No.:

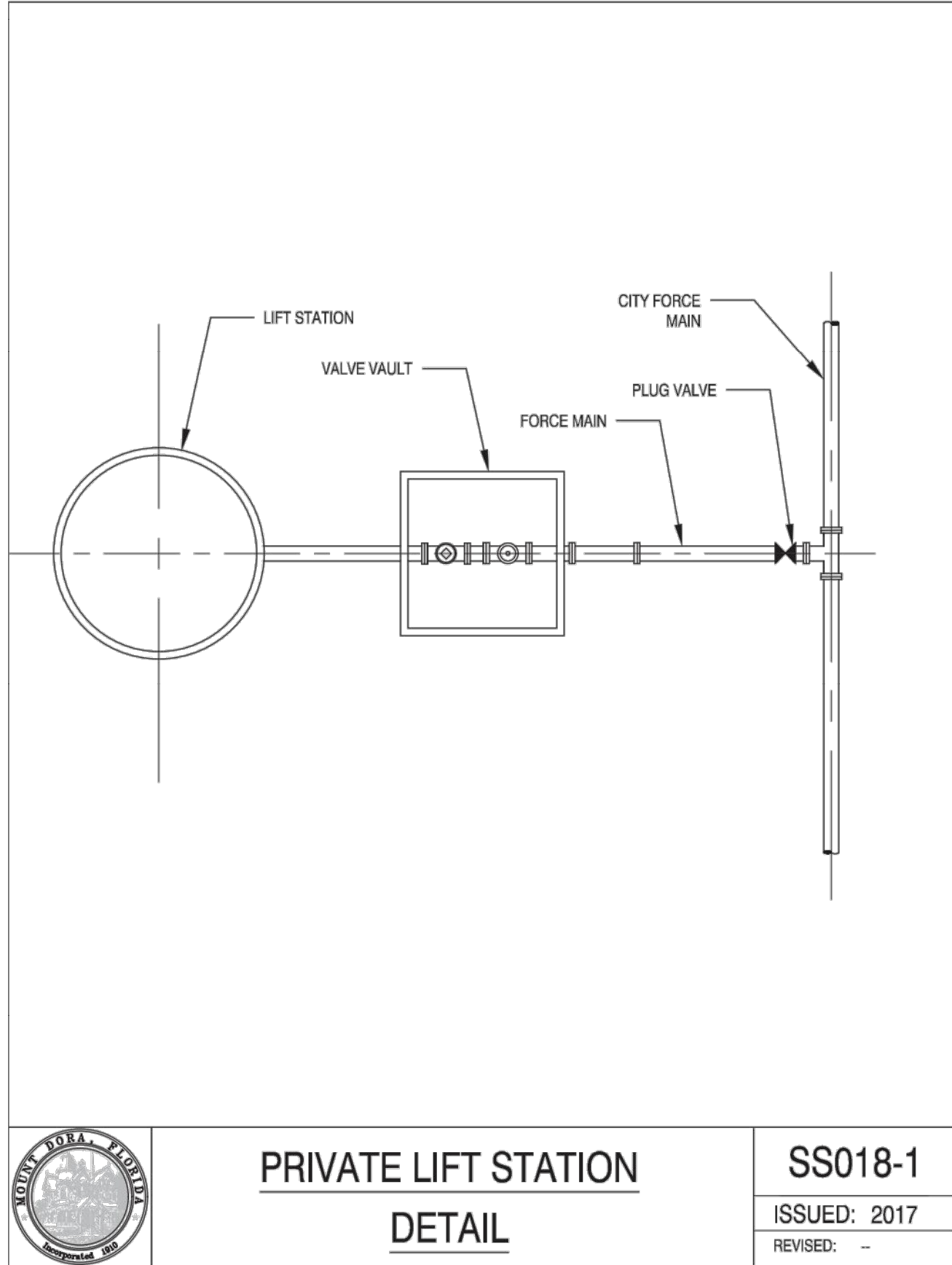
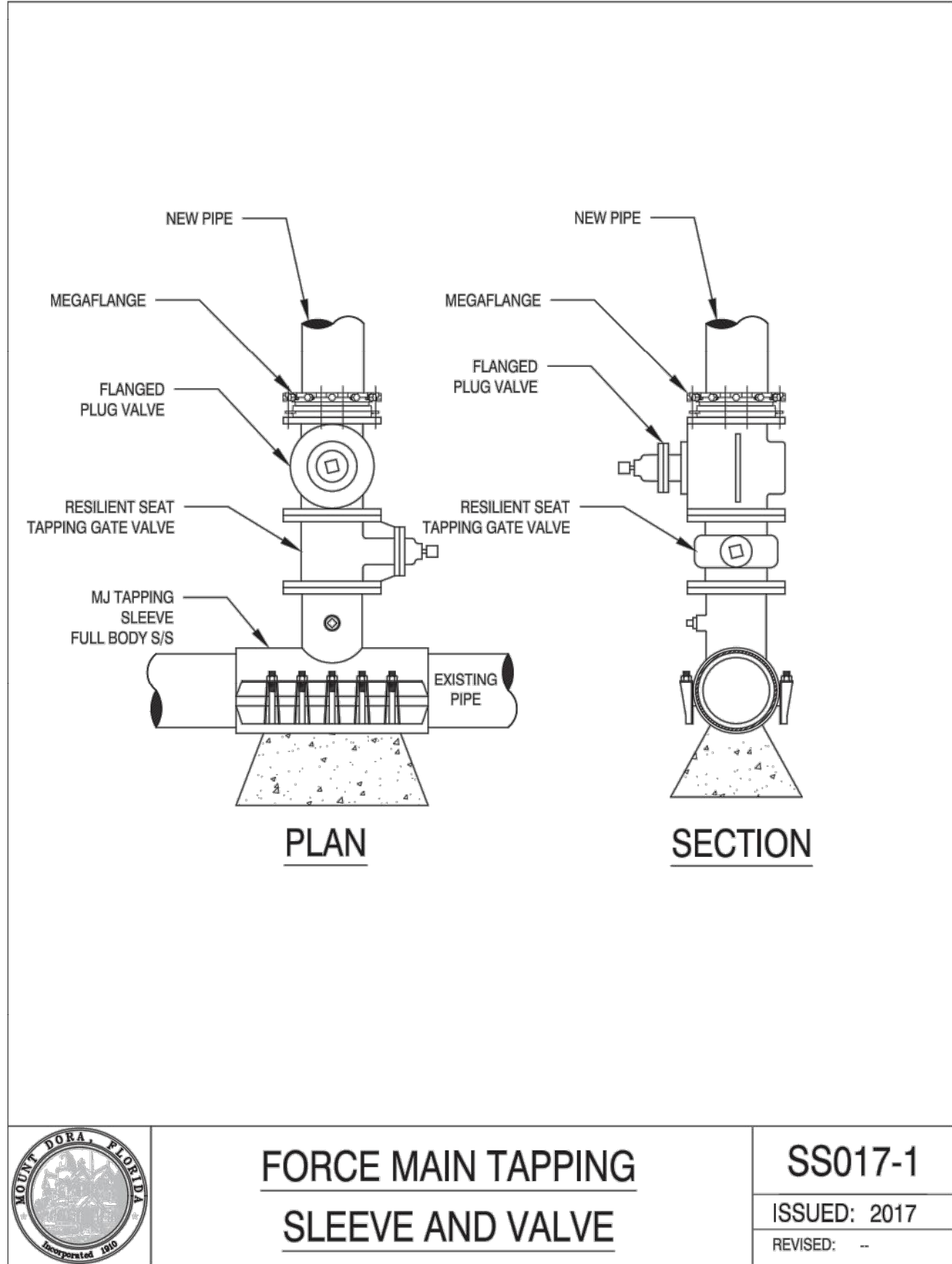
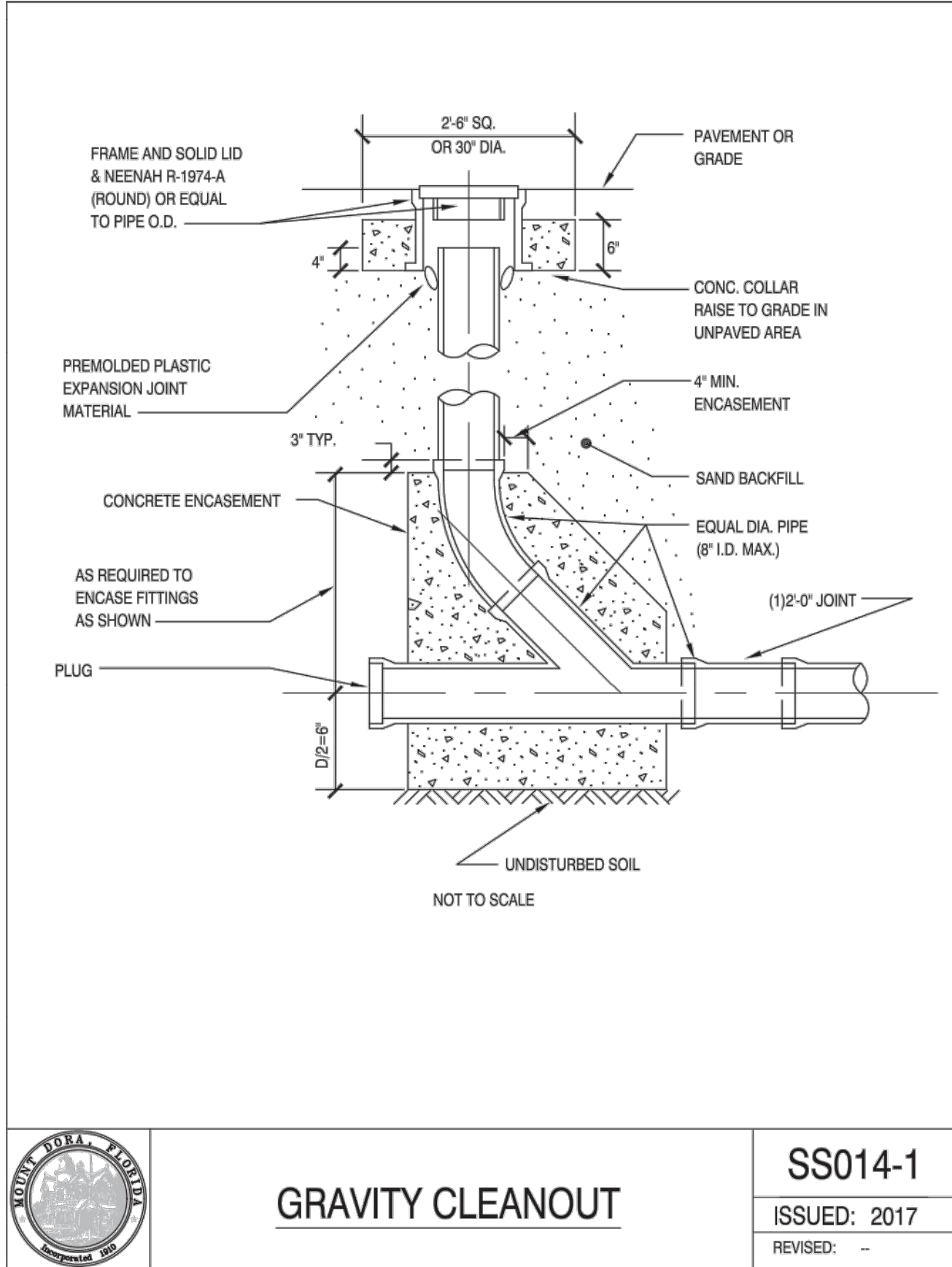
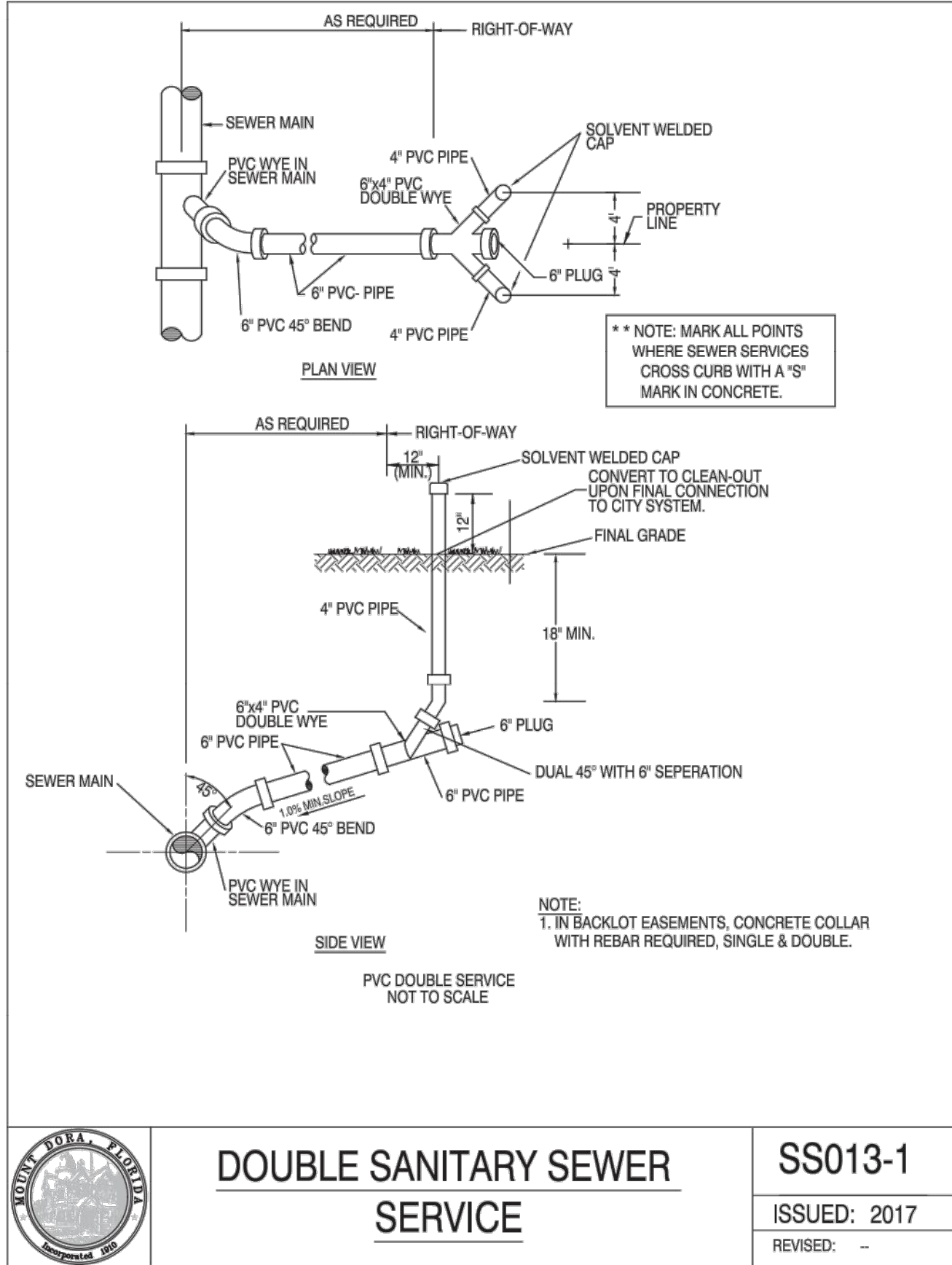
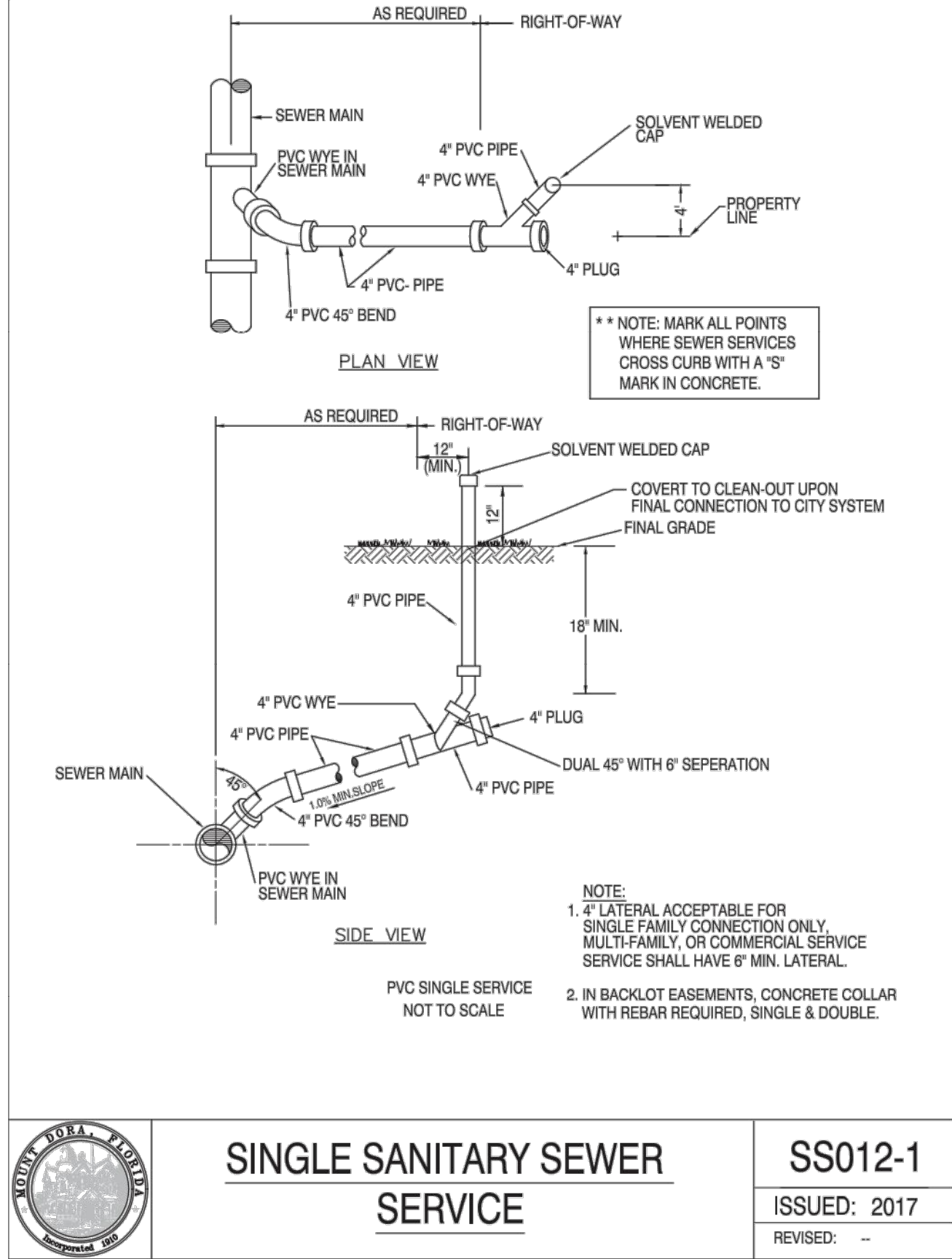
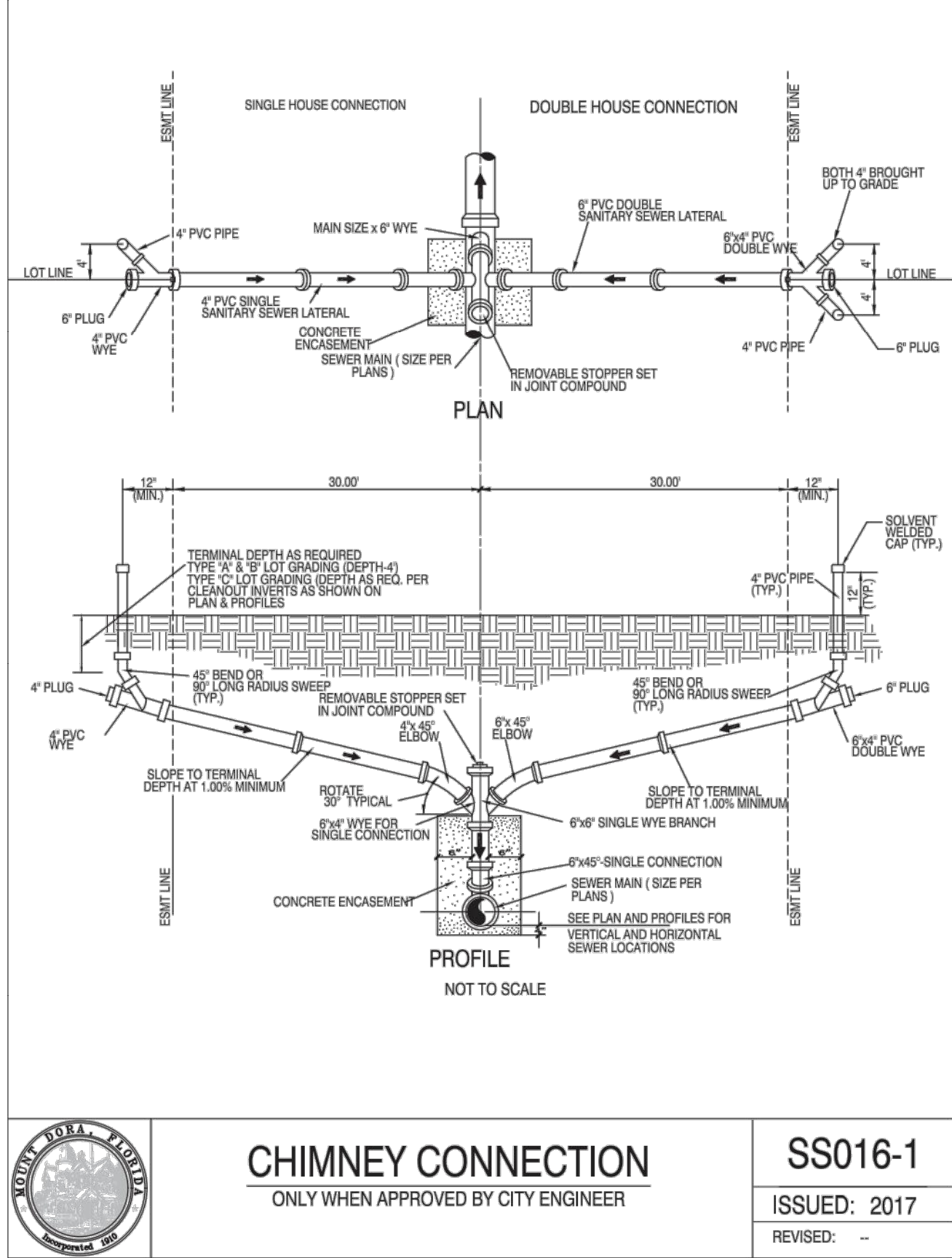
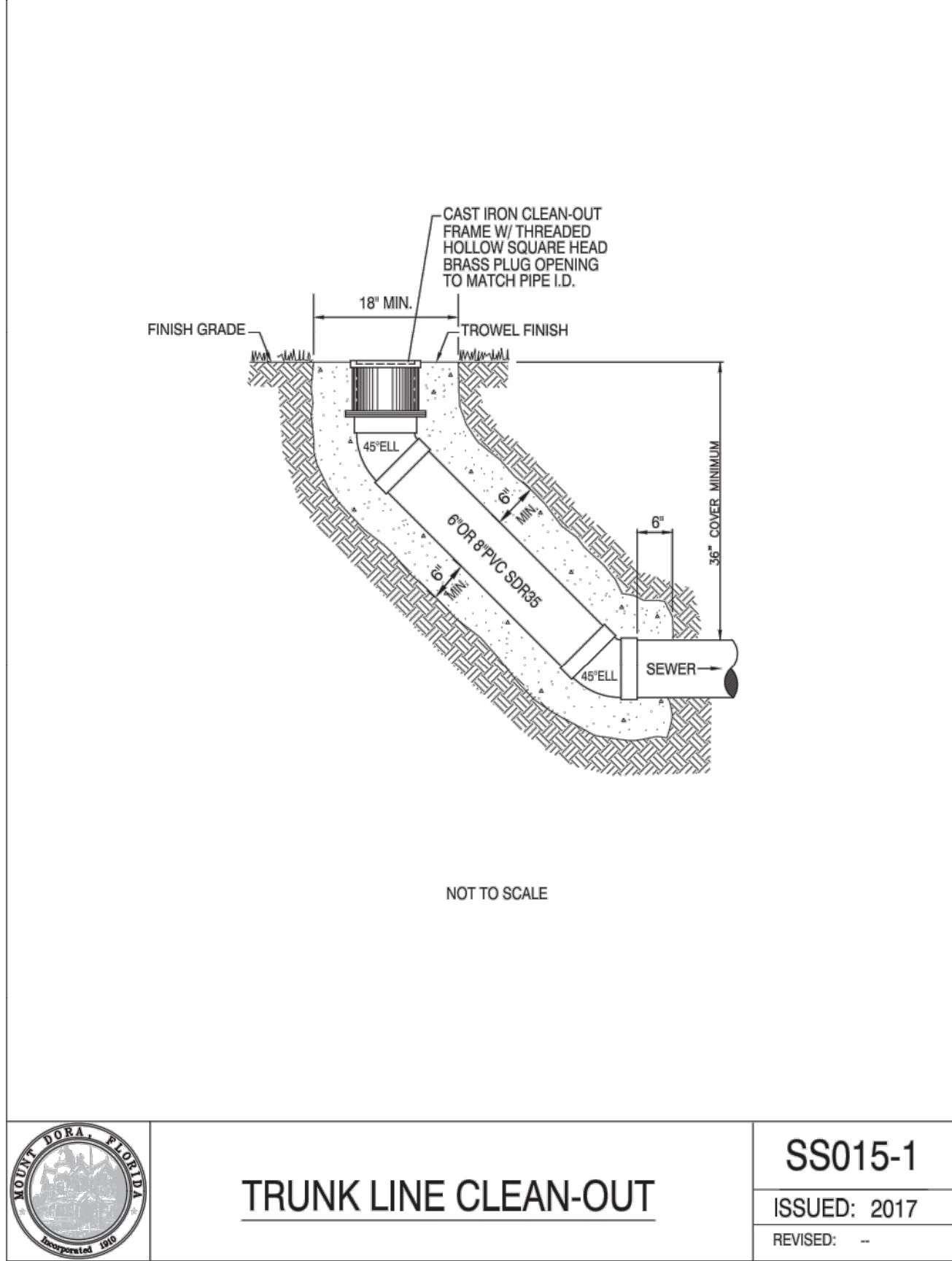
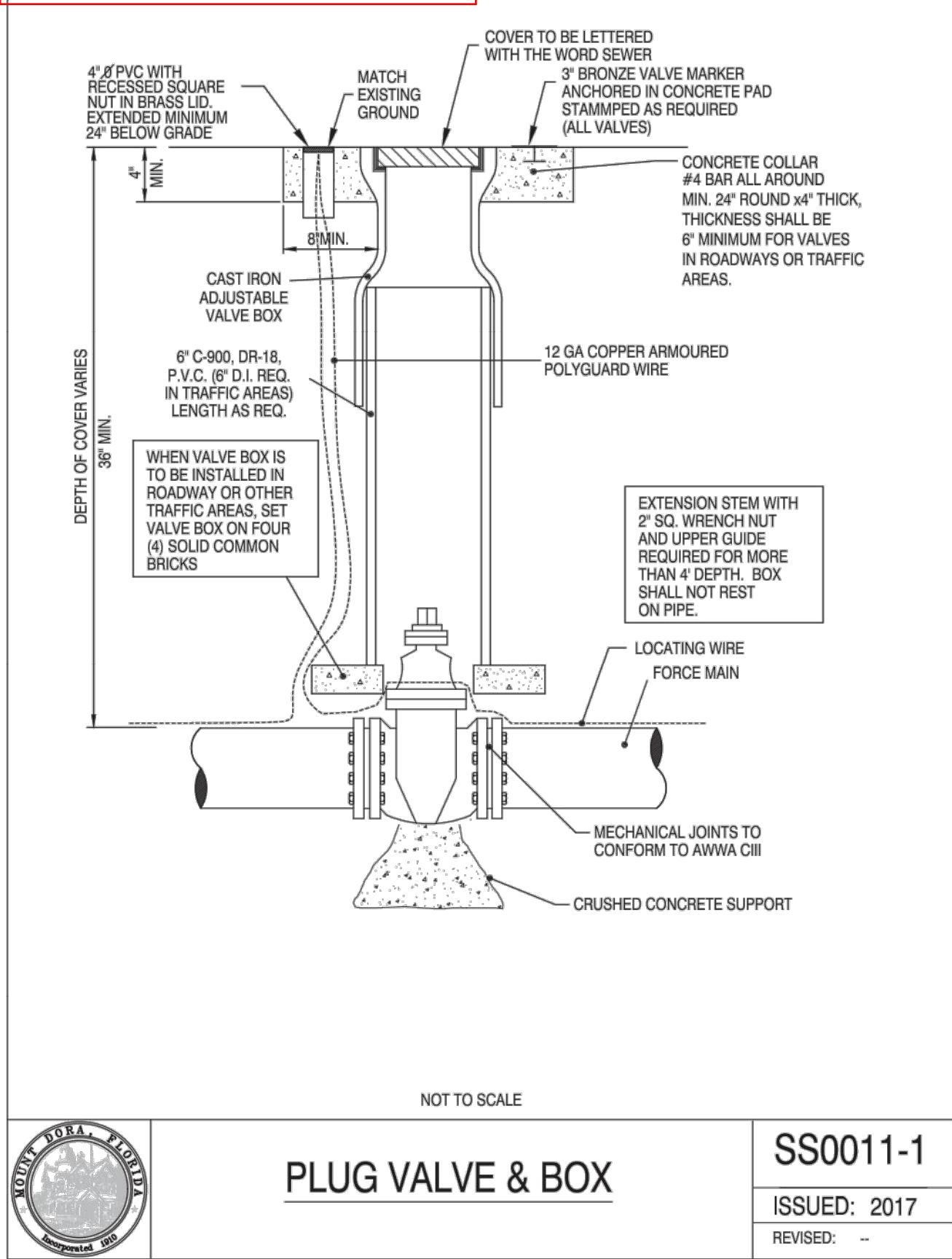
C10.09

Seal:
JEFFREY M. TRIMBLE
LICENSE No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A

Project Name:

MT. INES PUD/
HILLSIDE AT
MOUNT DORA

Jurisdiction:
LAKE COUNTY, FL

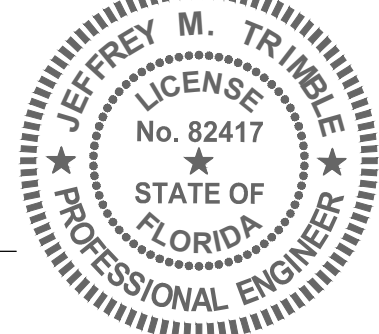
Sheet Title:

THE CITY OF
MT DORA UTILITY
CONSTRUCTION
NOTES

Sheet No.:

C10.10

Seal:



JEFFREY M. TRIMBLE
P.E. NO. 082417
January 23, 2024
DATE:

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

UTILITY PLAN DISCLAIMER:

THIS SHEET CONTAINS STANDARD DRAWINGS AND NOTES OF THE UTILITY SERVICE PROVIDER. IT MAY CONTAIN INFORMATION THAT DIFFERS FROM THAT CONTAINED IN THE PROJECT NOTES, SPECIFICATIONS AND DETAILS SHOWN ELSEWHERE IN THE PLANS. TYPICALLY THE MORE STRINGENT REQUIREMENTS SHALL APPLY, SUBJECT TO DETERMINATION BY THE ENGINEER AND THE UTILITY SERVICE PROVIDER. ITEMS SHOWN THAT MAY BE OUTSIDE OF THE DISCIPLINE OF THE CIVIL/SITE ENGINEER ARE NOT INCLUDED IN THE ENGINEER'S CERTIFICATION.



Department of
Planning and Development

Project Number: PR22-11FNLG
Mt. Ines PUD / Hillside at Mount Dora
Construction Plans

Date: 02/05/2024

CITY OF
MOUNT
DORA

GENERAL PROJECT DATA
FOR IDENTIFICATION OF CONTRACTUAL AGREEMENTS, THIS SET OF DRAWINGS IS DATED 10/20/2022.
ANY REVISIONS THEREAFTER WILL BE NOTED AND DATED ON THE AFFECTED DRAWING(S).

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WITH THE LAKE COUNTY IS REQUIRED. LAKE COUNTY SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF MAJOR PHASES OF CONSTRUCTION.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

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.

DRAINAGE SYSTEMS
THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF W.R.A. PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.
THE UTILITIES ARE THE PROPERTY OF THE FOLLOWING:

WATER

CITY OF MOUNT DORA UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757

SEWER

CITY OF MOUNT DORA UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757

POWER

DUKE ENERGY
P.O. BOX 120089
CLERMONT, FL 34712
(800) 432-4770

CABLE

SPECTRUM NETWORKS
1617 E. HIGHWAY 50
CLERMONT, FL 34711
(352) 394-5541

TELEPHONE

AT&T
1-800-222-3000

POWER

ELECTRIC
283 S. US HIGHWAY 301
SUMTERVILLE, FL 33585
(352) 357-5600

GAS

LAKE APOPKA NATURAL GAS DISTRICT
676 W. MONTROSE STREET
CLERMONT, FL 34711
(352) 394-3480
(800) 432-4770

TELEPHONE

CENTURYLINK
260 CITRUS TOWER BLVD.
CLERMONT, FL 34711
(800) 672-6242

ASBUILTS
THE ENGINEER SHALL DELIVER ASBUILT DRAWING PLANS IN DWG FORMAT IN AUTOCAD FILES VERSION 2000 TO 2010. STANDARD TRANSFER MEDIA WILL BE ACCEPTED. THIS MEDIA INCLUDES CD OR DVD. ALL ASBUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. SEE INDIVIDUAL SECTIONS (STORM, WATER SYSTEM, ETC.) FOR ADDITIONAL ASBUILT REQUIREMENTS.

THE ENGINEER SHALL DELIVER ONE SCANNED SET OF APPROVED ASBUILT DRAWING PLANS. THE SCANNED SETS SHALL BE COMPLETE AND INCLUDE THE TITLE SHEET, PLAN/PROFILE SHEETS, CROSS-SECTIONS AND DETAILS. EACH INDIVIDUAL SHEET CONTAINED IN THE PRINTED SET OF THE DRAWINGS SHALL BE INCLUDED IN THE ELECTRONIC SUBMITAL, WITH EACH SHEET BEING CONVERTED INTO AN INDIVIDUAL TIFF FORMAT. THE PLAN SHEETS SHALL BE SCANNED IN TIFF FORMAT AT 400 DPI RESOLUTION TO MAINTAIN LEGIBILITY OF EACH DRAWING. THEN, THE TIFF IMAGES SHALL BE EMBEDDED INTO A SINGLE PDF (ADOBE ACR0BAT) FILE REPRESENTING THE COMPLETE PLAN SET. THESE DRAWINGS WILL ASSIST IN THE PROCESS OF PERFORMING QUALITY CONTROL AND QUALITY ASSURANCE ON THE ELECTRONIC SUBMITAL SPECIFIED IN THIS DOCUMENT. THE DRAWINGS WILL BE REVIEWED FOR FORMAT AND COMPLETENESS. SPECIFICALLY, THE FOLLOWING REQUIREMENTS SHALL BE MET.

1. INCLUDE A LABEL ON THE MEDIA INDICATING PROJECT NAME AND NUMBER, CONSULTANT NAME, PROJECT MANAGER AND TELEPHONE NUMBER, TYPE OF SUBMITAL (APPROVED CONSTRUCTION PLANS OR ASBUILT DRAWINGS), ONLY DRAWINGS RELEVANT TO THE PROJECT'S PHASE OF SUBMITTAL SHALL BE INCLUDED. FOR EXAMPLE, DO NOT INCLUDE "BID SET" DRAWINGS IN A "ASBUILT DRAWING" SUBMITTAL. ALSO, DO NOT INCLUDE DRAWINGS OR DOCUMENTS THAT WOULD NOT NORMALLY BE INCLUDED IN THE SET OF PRINTED DRAWINGS, EXCEPT FOR BASE DRAWINGS OR DRAWINGS TO BE EXTERNALLY REFERENCED.
2. RECORD DRAWING DATA TO BE BE UPLOADED WILL INCLUDE ONLY NEW CONSTRUCTION AND CARE WILL BE TAKEN TO EXCLUDE ANY "EXISTING" FACILITIES FROM THIS DATASET SO AS TO NOT DUPLICATE INFORMATION IN THE GIS SYSTEM. EXISTING DATA CAN BE INCLUDED IN THE DRAWING BUT SHOULD RESIDE ON SEPARATE LAYERS. IT IS RECOMMENDED THAT THE PREFIX "EX-" BE ADDED TO THE LAYERS OF ALL EXISTING DATA
3. THE FOLLOWING ARE FILE FORMAT AND LAYER NAME STANDARDS:
 - a) A FOLDER SHALL BE CREATED WITH THE NAMED PROJECT AND PHASE NUMBER
 - b) A FILE NAMED COVERSHEET.DWG
 - c) FILE NAMED SITE_PLAN.DWG SHOWING ONLY THE FOLLOWING 5 LAYERS VISIBLE:
 - LAYER NAMED LOTS
 - LAYER NAMED LOT NUMBERS
 - LAYER NAMED ADDRESSES
 - LAYER NAMED ROW SHOWING ALL RIGHTS-OF-WAYS
 - LAYER NAMED EOP SHOWING ALL EDGE OF PAVEMENTS
 - d) A FILE NAMED MASTERUTILITYPLAN.DWG WITH SITE_PLAN.DWG X-REF AND ONLY THE FOLLOWING 3 LAYERS VISIBLE:
 - LAYER NAMED WATERLINE SHOWING DIFFERENT PIPE SIZES, WATER METERS, AND HYDRANTS
 - LAYER NAMED SEWERSWATER AND ALL APPROPRIATE FEATURES
 - LAYER NAMED SEWER AND ALL APPROPRIATE FEATURES
 - e) FILE NAMED GRADING_DRAINAGE.DWG WITH SITE_PLAN.DWG X-REF AND ONLY THE FOLLOWING 2 LAYERS VISIBLE:
 - LAYER NAMED STORMWATER AND ALL APPROPRIATE FEATURES
 - LAYER NAMED SPOT ELEV SHOWING ALL SPOT ELEVATIONS
 - ANY OTHER LAYERS PERTINENT TO THE GRADING AND DRAINAGE OF THE SITE
 - f) IF APPLICABLE, A FILE NAMED OFF_SITE_UTILITIES.DWG INCLUDE ANY OTHER FILES PERTINENT TO THE PROJECT (SURVEY, DETAILS, X-REFS ETC.)

PERMITS AND PERMIT REQUIREMENTS
THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. COPIES OF THE PERMITS SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL
UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS
ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR, LAKE COUNTY, AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS
SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK

EARTHWORK QUANTITIES
THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTH-WORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

EROSION CONTROL
EROSION AND SILTRATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SOD WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION. OTHER MATERIALS SHALL BE REVIEW AND APPROVED BY COUNTY.

WETLAND PROTECTION
THE LIMITS OF THE ON-SITE WETLANDS HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS OR ON PERMIT MATERIALS. THE WETLANDS ARE TO BE PROTECTED FROM DISTURBANCE AT ALL TIMES. CONTRACTOR SHALL PROVIDE EROSION, SILTATION, AND DIVERSION MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A COPY OF EACH PERMIT RELATING TO WETLANDS AND WATER MANAGEMENT AND ADHERE TO ALL PROVISIONS AND CONDITIONS THERETO.

LIMITS OF DISTURBANCE
AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL
THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER, ENGINEER AND THE LAKE COUNTY.

CLEARING AND GRUBBING
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

NO BURN PERMITS (INCLUDING THOSE FOR LAND CLEARING) WILL BE ISSUED IN THE CITY OF MINNEOLA WITHOUT PRIOR AUTHORIZATION FROM THE CITY MANAGER.

MATERIAL STORAGE/DEBRIS REMOVAL
1) NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONARY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.

2) ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL
ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGATATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION
FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

PAVEMENT AND/OR ROAD AND RIGHT-OF-WAY WORK
ALL PRESSURE PIPE UNDER ROADWAY SHALL BE DIP EXTENDING 5' FROM EDGE OF PAVEMENT.

OWNER/OPERATOR
THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE ROADWAYS SHOWN ON THESE PLANS IS EDOT OR LAKE COUNTY. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

GENERAL DESIGN INTENT
ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS INGRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS
MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1991, OR LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS
CONSTRUCTION OF ROADWAYS SHALL BE 12" OF STABILIZED SUBBASE WITH A LIMEROCK BEARING PATIO OF (LBR) 40 COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER AASHTO T-180, 6" OF LIMEROCK BASE COURSE, (LBR) 100, COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER ASHTO T-180 AND 2" TYPE S-111 OF RECYCLED ASPHALTIC CONCRETE SURFACE COURSE WITH A MINIMUM STABILITY OF 1500 LBS. SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS.

SIDEWALKS
SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. THE 5' SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS, HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE
PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.

TRAFFIC CONTROL
AN MOT PLAN SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK. A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING
CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "1" CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1991) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION
ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SEED OR SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPANCE BY THE OWNER/OPERATOR.

SITE ACCESS
ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS, OR BY THE CONSTRUCTION EASEMENT AS APPROVED BY LAKE COUNTY.

POTABLE WATER/FIRE SYSTEMS

OWNER/OPERATOR
THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE WATER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF MOUNT DORA. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY, UNLESS OTHERWISE INDICATED ON PLANS.

LANDSCAPING
PROVIDE MINIMUM 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.

PIPE MATERIALS
SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL CITY INFRASTRUCTURE TO BE CONSTRUCTED. WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL MEET SPECIFICATIONS.

POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE.

DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

ALL PRESSURE PIPE UNDER ROADWAY SHALL BE PER CITY OF MT. DORA REQUIREMENTS.

3" METALLIC LOCATOR TAPE WITH LOCATOR WIRE SHALL BE INSTALLED ON ALL WATER MAINS PER DETAIL.

PIPE MATERIALS CONT.
PIPE SIZES GREATER THAN 12" BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS. FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION).

POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105. TRANSMISSION MAIN SHALL BE DIP RATED FOR 250 PSI.

VALVES
GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509 WITH HANDWHEEL OR WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED (OPERATION NUT TO BE WITHIN 3 FEET OF FINISH GRADE). MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. SEE LAKE UTILITIES APPROVED PRODUCT LIST.

POTABLE WATER AND REUSE VALVES
ANY VALVE USED IN A POTABLE WATER OR REUSE WATER APPLICATION THAT IS 4" OR LARGER MUST BE A RESILIANT SEAT AND CONFORM TO ALL AWWA SPECIFICATIONS.

AIR RELEASE VALVES
AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. SEE CITY OF MOUNT DORA APPROVED PRODUCTS LIST.

VALVE BOXES
VALVE BOXES ON BURIED POTABLE WATER MAINS SHALL BE ADJUSTABLE, CAST IRON CONSTRUCTION, WITH MINIMUM INTERIOR DIAMETER OF 5" WITH COVERS CAST WITH THE INSCRIPTION IN LEGIBLE LETTERING ON TOP. WATER BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE, AND SHALL BE MANUFACTURED BY MUELLER COMPANY, MODEL 10364, OR APPROVED EQUAL. VALVE BOX PADS SHALL BE 24"x24"x4" THICK CONCRETE WITH #4 REINFORCING BARS. PAD TO BE SET AT FINISHED GRADE WITH RECESSED DETECTOR WIRE CONDUIT PORT PER DETAIL. REUSE MAINS TO HAVE SQUARE TOP VALVE BOXES.

WATER SERVICES
UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE THROUGH THE CURB STOP AND SET METER BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. POLYETHYLENE (PE) PRESSURE PIPE FOR WATER SERVICES 1/2" THROUGH 3" SHALL CONFORM TO AWWA C901.88, MIN. 200 PSI, CTS 5100 (DR-9) ASTM D-2737, 200 PSI. THE SERVICE SHALL BE COMPLETE THROUGH THE CURB STOP AS SHOWN ON THE DETAIL SHEET AND SHALL BE OF THE TYPE REQUIRED FOR COMPATIBILITY WITH THE SERVICE LINES SPECIFIED, UTILITY COMPANY SHALL PROVIDE AND INSTALL IRRIGATION METERS. WHERE RECLAIM SERVICE IS NOT PROVIDED, CONTRACTOR SHALL CONSTRUCT IRRIGATION SERVICE THROUGH THE CURB STOP AND SET NEW BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. S

MATERIALS AS REQUIRED BY LAKE COUNTY
THE CONTRACTOR SHALL CUT A "W" IN THE CURB TOP AT EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT. SEE WATER SYSTEM DETAILS FOR OTHER SERVICE LOCATION AND MARKING REQUIREMENTS.

PIPE INSTALLATION
PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH THE CITY OF MOUNT DORA SPECIFICATIONS.
COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH.

WATER MAINS ARE TO BE INSTALLED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 12" OR A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM ALL OTHER UTILITIES. IF THE MINIMUM CLEARANCE CANNOT BE ACHIEVED, THEN DUCTILE IRON WATER MAIN SHALL BE SPECIFIED 10 FEET EITHER SIDE OF THE CROSSING. HORIZONTAL AND VERTICAL MINIMUM SEPARATION DISTANCE REQUIREMENTS BETWEEN WATER MAIN AND ALL OTHER UTILITIES SHALL COMPLY WITH 622-555.314 (1), (2), (3), (4) AND (5) FAC.

ALL WATER MAINS SHALL BE INSTALLED WITH RESTRAINED JOINT FITTINGS. NO CONCRETE THRUST BLOCKS TO BE USED.

ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE PROVIDED WITH MEGALUG PIPE RESTRAINTS. FOR RESTRAINT CONSTRUCTION SPECIFICATIONS, REFER TO THE WATER SYSTEM DETAILS.

ALL VALVES TO BE RESTRAINED AS DEAD ENDS IN BOTH DIRECTIONS.

Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-091	
DESIGNED BY:	JMT	
DRAWN BY:	MJB	
CHECKED BY:	JMT	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:
LAKE COUNTY, FL

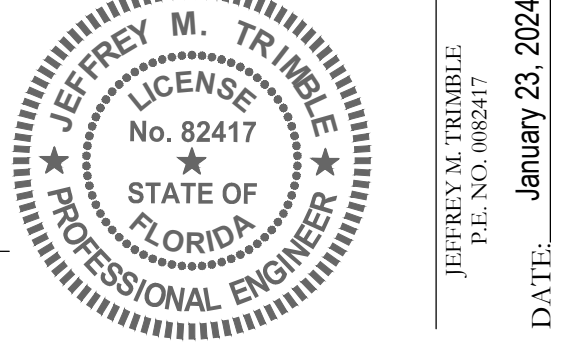
Sheet Title:

**LAKE COUNTY
GENERAL NOTES**

Sheet No.:

C11.01

Seal:

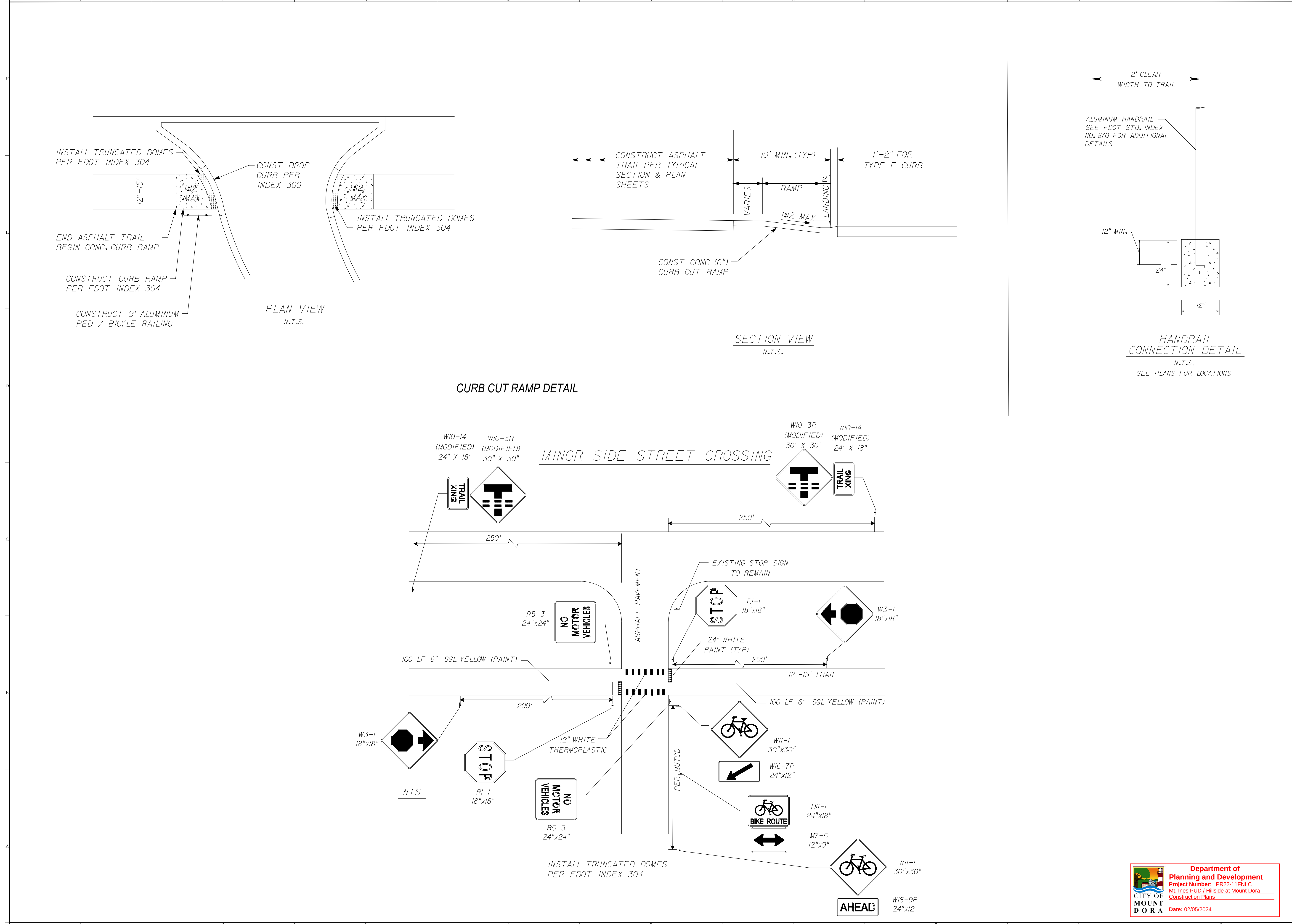


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-091 KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\QTY\21-091-FE-LD1LS



Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MJB
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		N/A

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:

LAKE COUNTY, FL

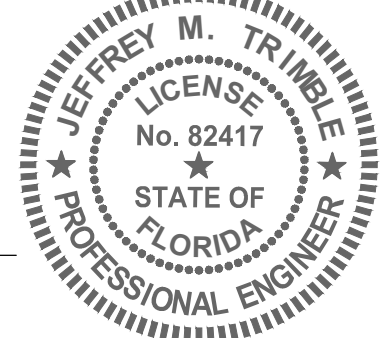
Sheet Title:

**LAKE COUNTY
STANDARD
INTERSECTION
DETAILS**

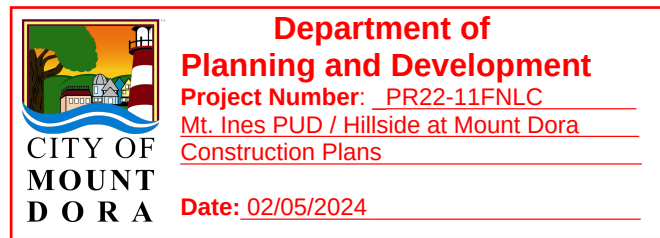
Sheet No.:

C11.02

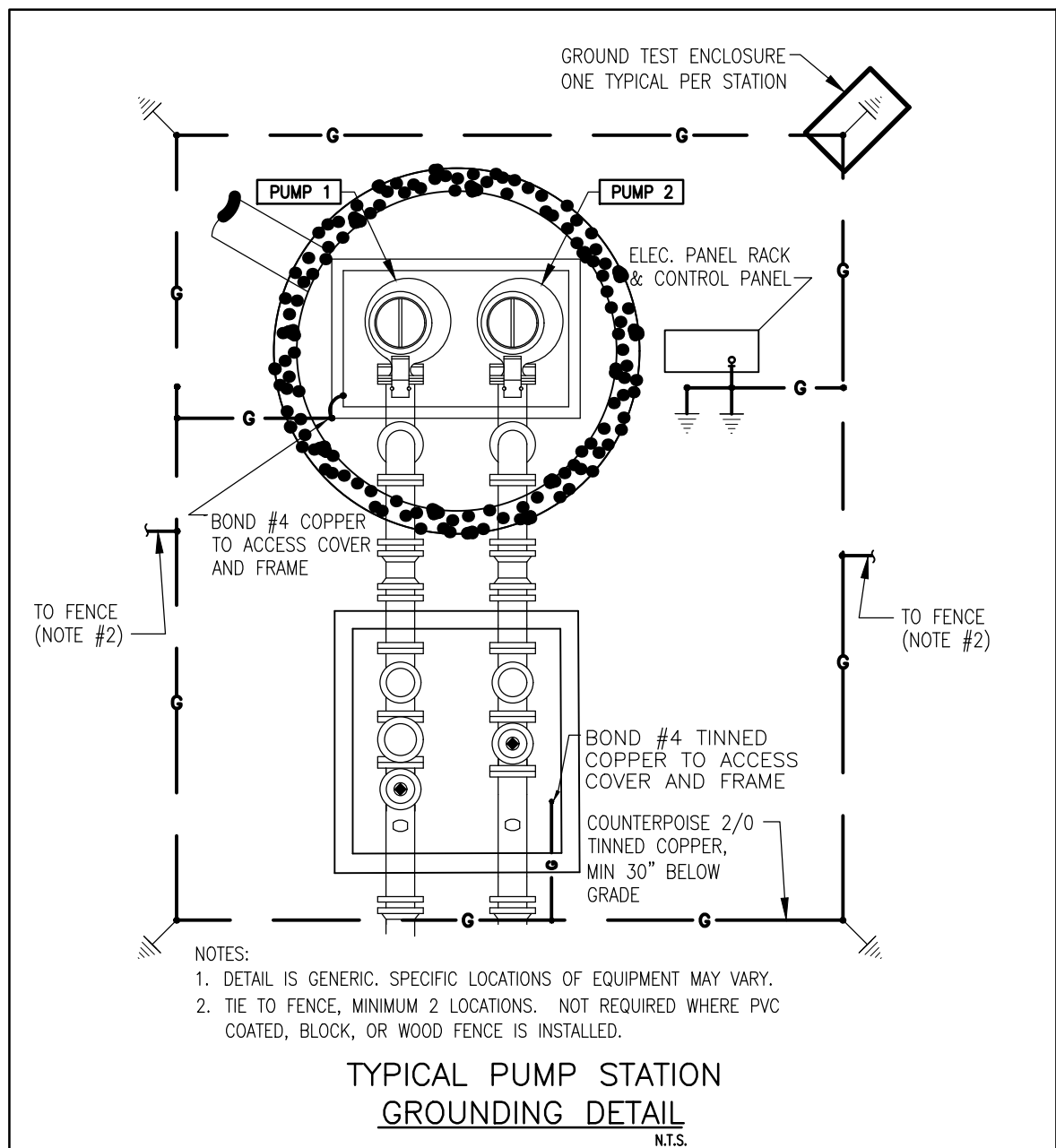
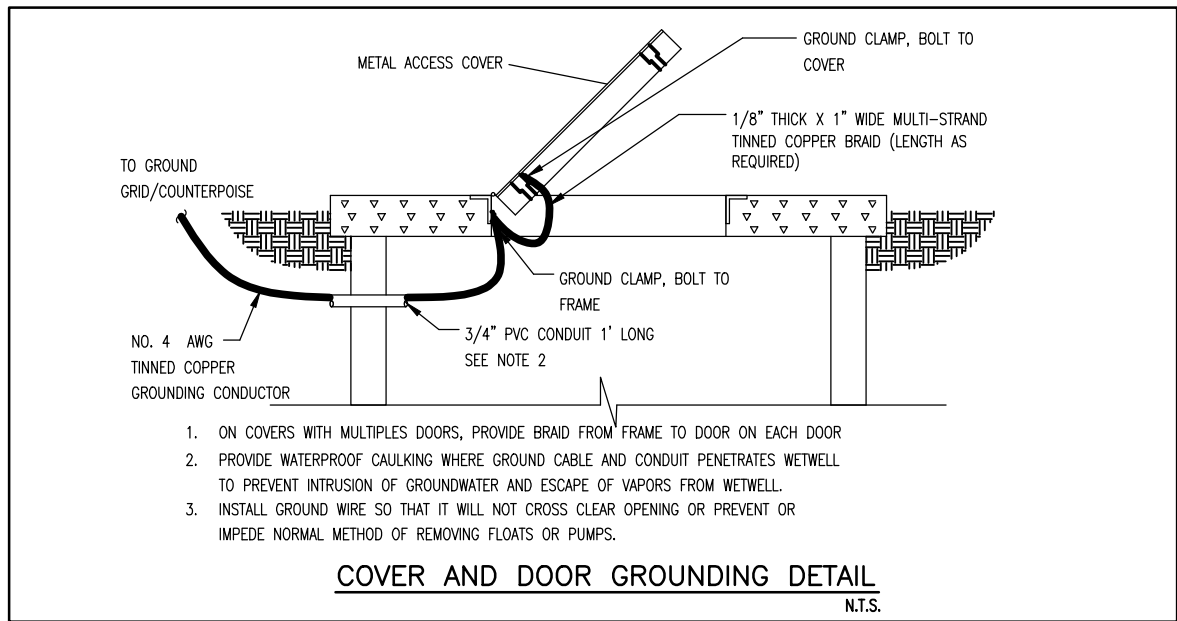
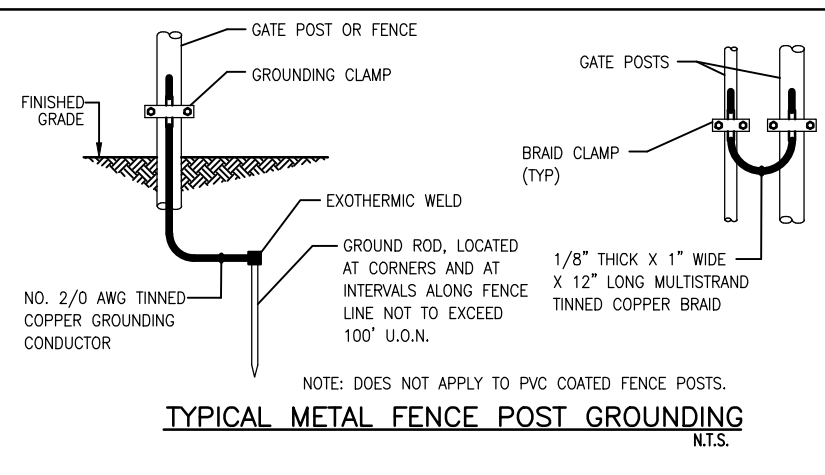
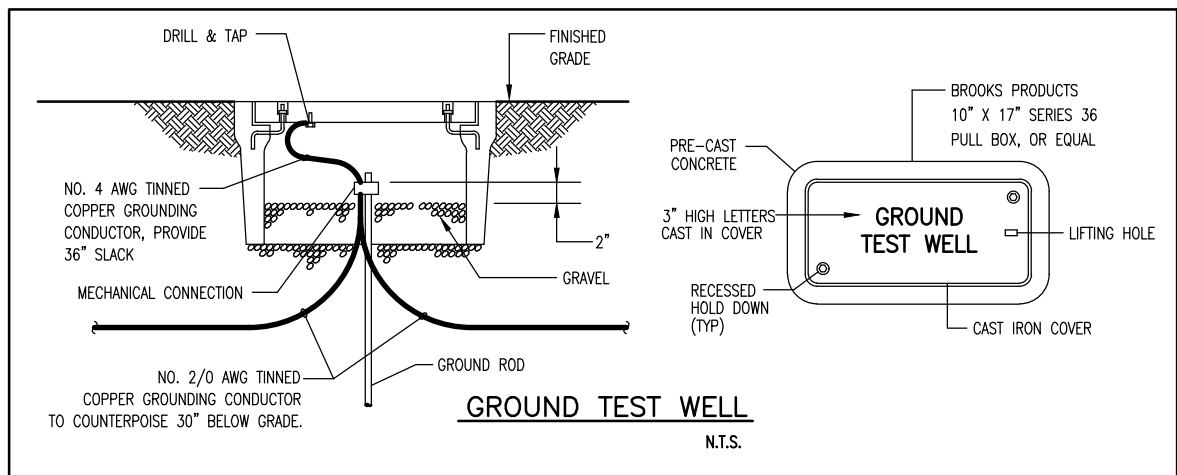
Seal:



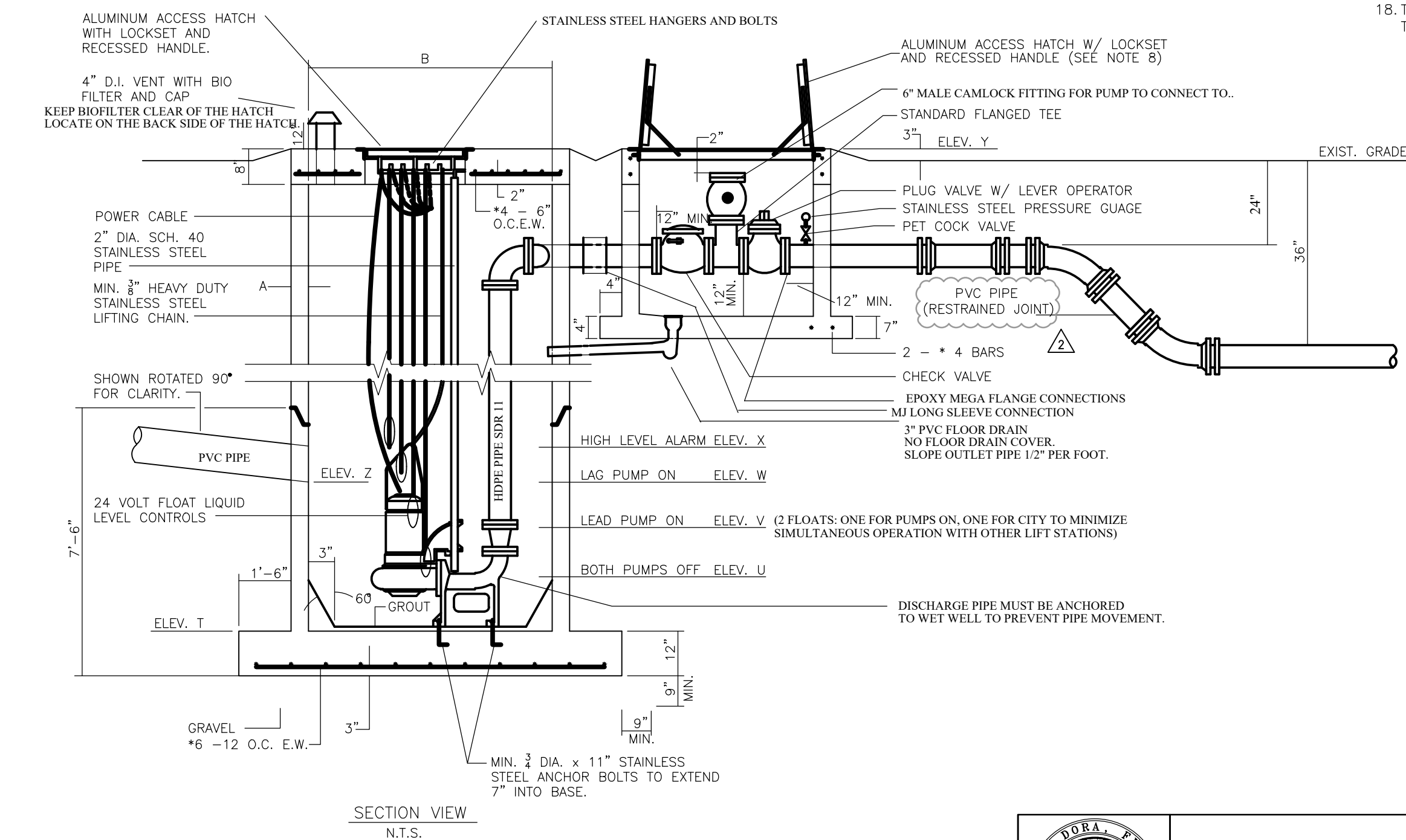
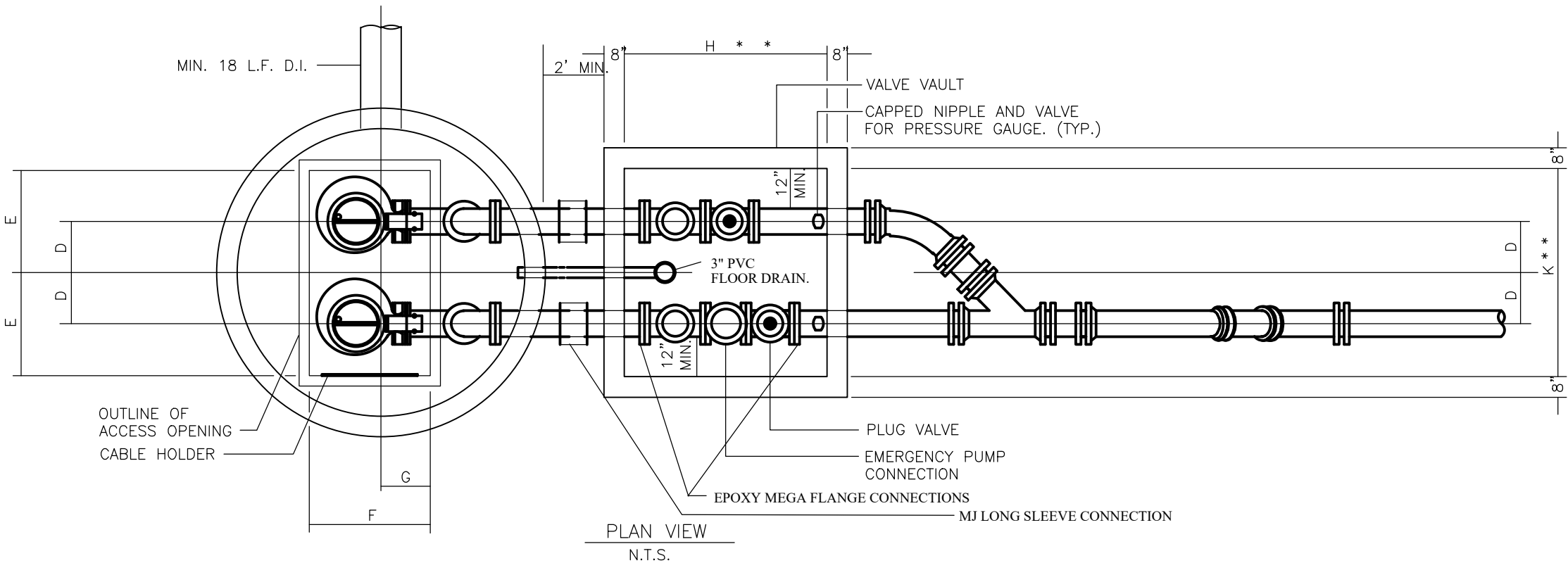
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



POULOS & BENNETT
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



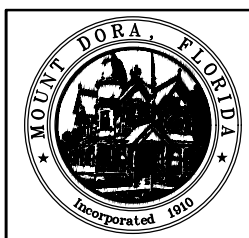
NOTE:
THE CONTRACTOR IS TO
COORDINATE WITH DATA
FLOW SYSTEMS FOR THE
FLOAT CONTROL



- GENERAL NOTES:
1. ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF EXTERIOR ENAMEL PAINT.
 2. WET WELL SHALL BE LINED WITH HDPE AND HAVE WELDED SEAMS.
 3. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
 4. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
 5. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN AND COATED WITH SAUERISEN EPOXY-BASED SEWERGARD 210 OR EQUAL.
 6. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND NON-SHRINK GROUT.
 7. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
 8. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
 9. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
 10. PUMPS SHALL BE:
MANUFACTURER: FLYGT, MODEL: NP 3085 SH3, IMP: S. STEEL, DIA: 116 mm, MM. SPEED: 3395 RPM, DISCHARGE SIZE: 3 IN., VOLTAGE: 200V, HZ.: 60, PHASE: 3, H.P.: 4, MIN. SOLID SIZE: 3 IN., CURVE: 256
 11. OPERATING CONDITIONS SHALL BE 101-230 GPM AT 55-27 FEET TDH.
 12. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.
 13. LIFT STATION SITE TO BE A MINIMUM OF 50'X50' WITH A 40'X40' FENCED AREA.
 14. ALL ELECTRICAL HEATERS, BREAKERS AND MOTOR STARTERS SHALL BE SQUARE D BRAND.
 15. TELEMETRY CONTROL BRAND SHALL BE DATA FLOW SYSTEMS.
 16. A SECURITY LIGHT SHALL BE PROVIDED WITH A MANUAL ON/OFF SWITCH.
 17. STAINLESS STEEL POSTS, STRUTS AND HARDWARE ARE REQUIRED FOR THE CONTROL PANEL. PVC CAPS ARE REQUIRED ON TOP OF THE SUPPORTS.
 18. THREE SETS OF OPERATION MANUALS ARE REQUIRED FOR THE GENERATOR, PUMPS, TELEMETRY AND CONTROL PANELS.

PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	8"	
DIM B	8'-0"	
DIM C	*	
DIM D	*	
DIM E	***	
DIM F	***	
DIM G	*	
DIM H	*	
DIM J	*	
DIM K	8'-0"	
ELEV T	108.35	
ELEV U	109.23	
ELEV V	109.90	
ELEV W	110.40	
ELEV X	110.90	
ELEV Y	123.00	
ELEV Z	110.90	

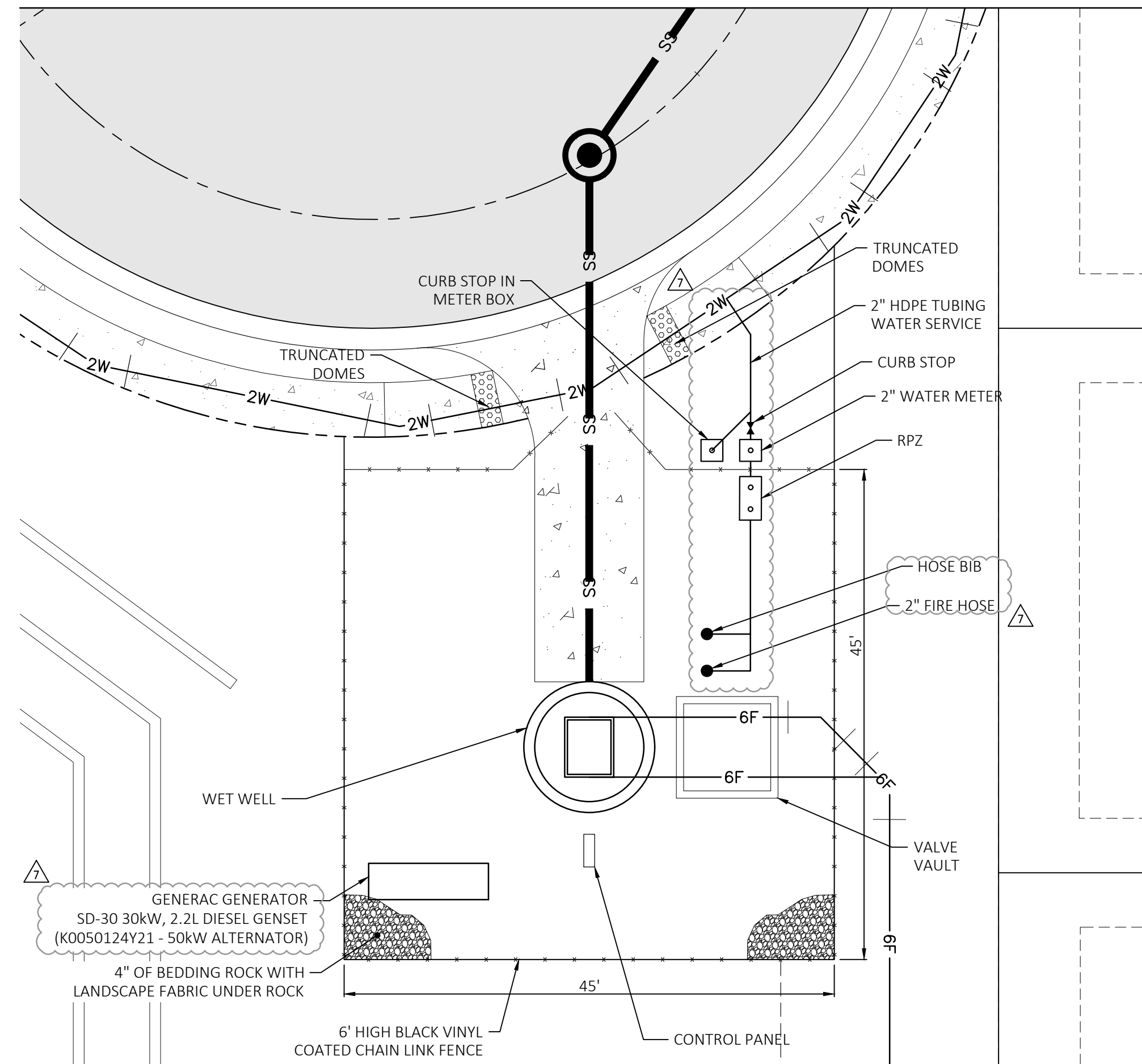
* PER PUMP MANUFACTURERS REQUIREMENT
*** PUMPS REQUIRE INDIVIDUAL HATCHES FOR EACH WITH 46"W x 35"H FOR EACH OPENING



PUMP STATION DETAILS PLAN, SECTION, AND NOTES

SS007-3A

DATE: 02FEB07



LIFT STATION SITE PLAN

SCALE: 1"=10'

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

NO.	DATE	DESCRIPTIONS
07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD

Project Name:
**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:
LAKE COUNTY, FL

Sheet Title:
**CITY OF MT. DORA
LIFT STATION
DETAILS**

Sheet No.:
C12.00

Seal:
JEFFREY M. TRIMBLE
LICENSE
No. 82417
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: January 23, 2024

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567



Built on
Relationships[®]

9102 Southpark Center Loop
Suite 100
Orlando, FL 32819

888-KB-HOMES
kbhome.com

May 27, 2025

**Hillside at Mt Dora Development Report for Final Planned Unit
Development (Mt Ines PUD/Hillside at Mt Dora (PR22-11FNLC))**

A. Location Map

The subject 19.96 acre property situated on the north side of Robie Ave, approximately 1,270 linear feet east of US Highway 441.



B. Legal Description

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

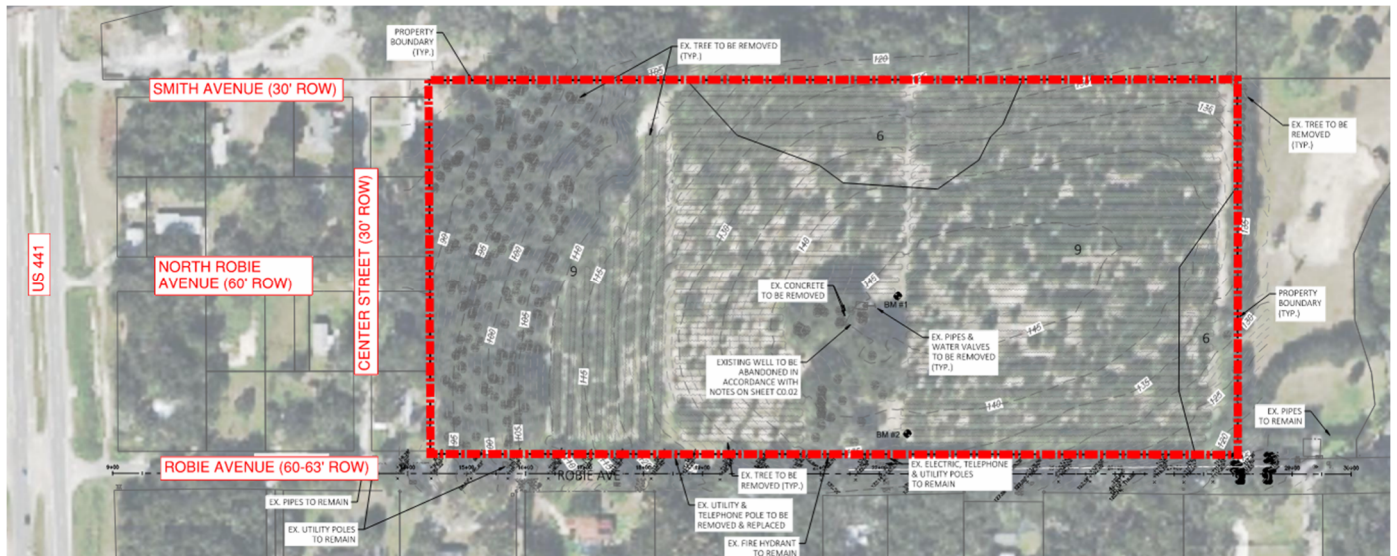
THE EAST 380 FEET SE 1/4 OF NW 1/4 OF SW 1/4 AND THE W 3/4 OF S 1/2 OF NE 1/4 OF SW 1/4, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 33 FEET FOR ROAD RIGHT OF WAY.

LEGAL DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE POINT OF BEGINNING. CONTAINING 19.96 ACRES MORE OR LESS.

C. Name location, width, and layout of existing streets, including abutting arterial highways, within two hundred (200) feet of the property in question.

South: Robie Avenue (60-63' ROW)
West: North Robie Avenue (60' ROW)
West: Center Street (30' ROW)
West: Smith Avenue (30' ROW)

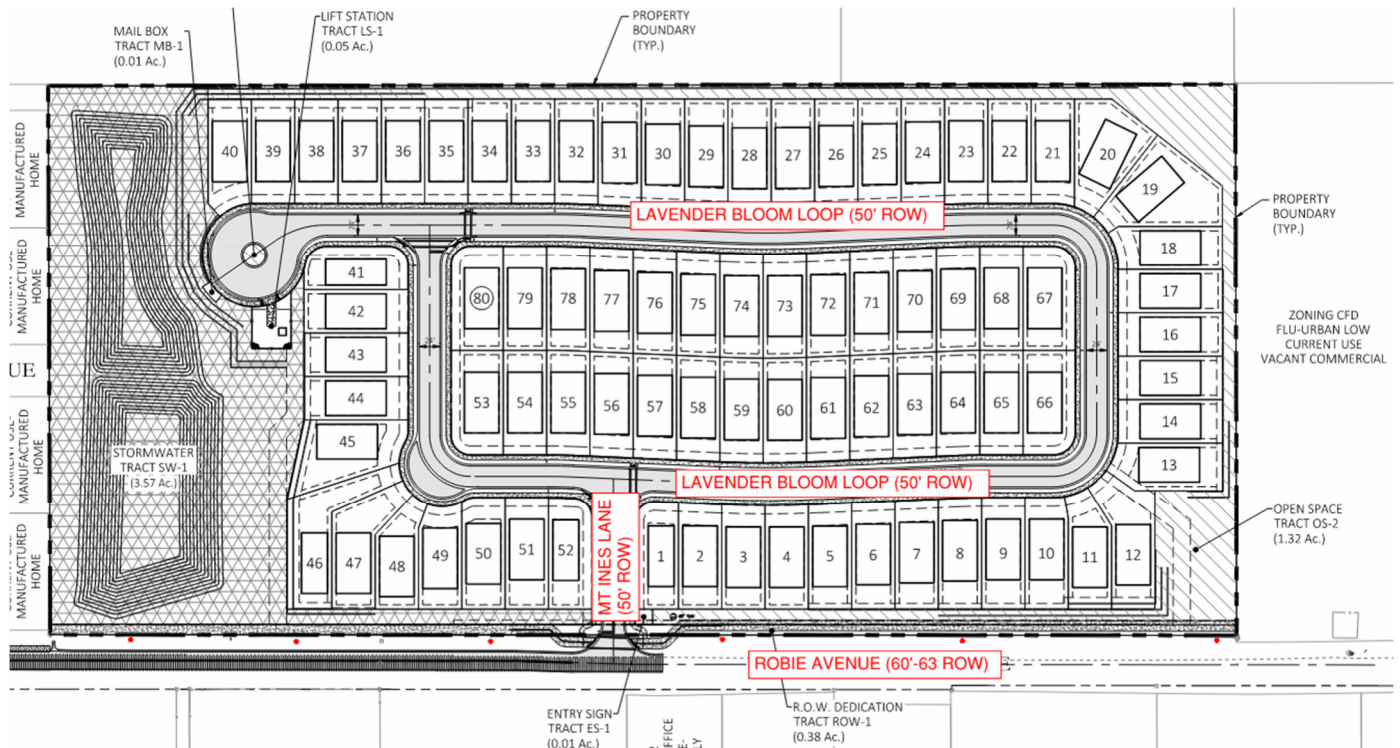


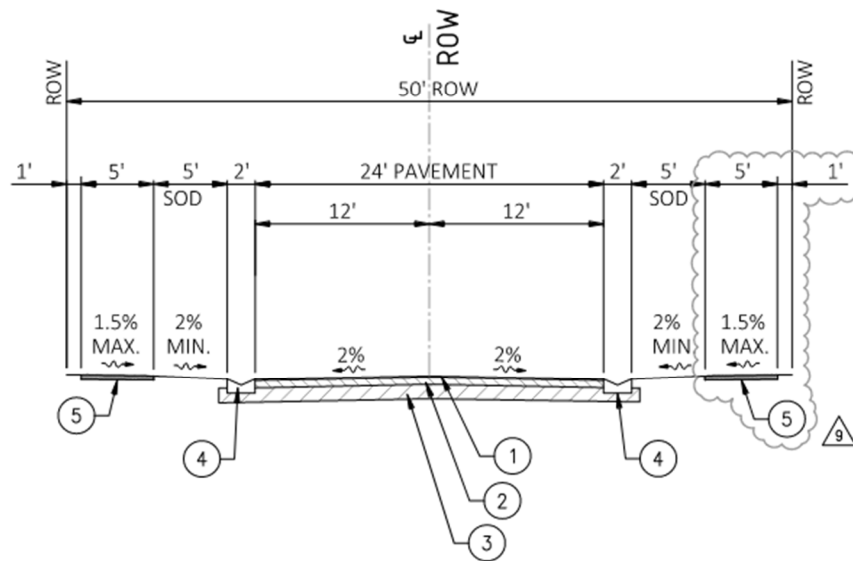
D. Name location, right-of-way widths, widths of pavement of proposed streets, easements, pedestrian ways, bicycle paths, and water courses.

Robie Avenue: 72-75' ROW with 5' trail easement on north side

Mt Ines Lane: 50' ROW with 10' utility easement on both sides

Lavender Bloom Loop: 50' ROW with 10' utility easement on both sides

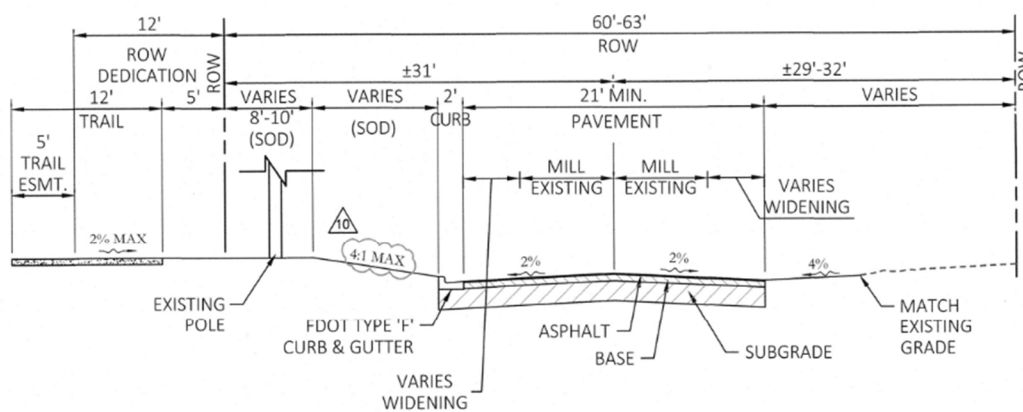




TYPICAL ROAD SECTION (50' ROW)

N.T.S.

- ① SURFACE COURSE
- ② BASE COURSE
- ③ SUBGRADE
- ④ DROP CURB
- ⑤ CONCRETE SIDEWALK



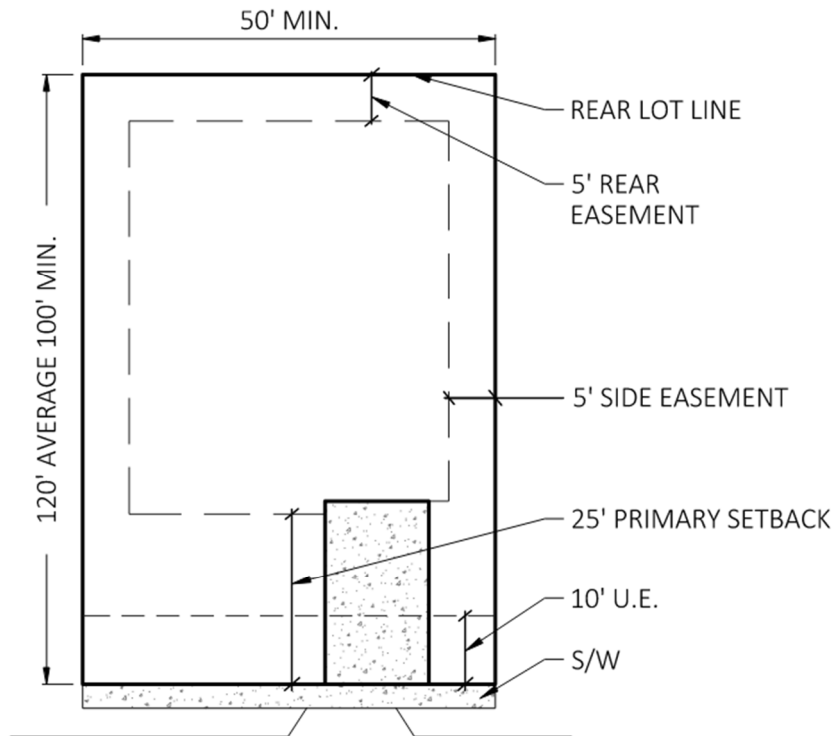
TYPICAL ROBIE AVE ROAD SECTION (60/63' ROW)

AS PROVIDED BY LAKE COUNTY

N.T.S.

E. The locations, dimensions, design elevations or renderings, and all uses of all buildings and structures, including proposed property lines, utilities, plants, and permanent signs.

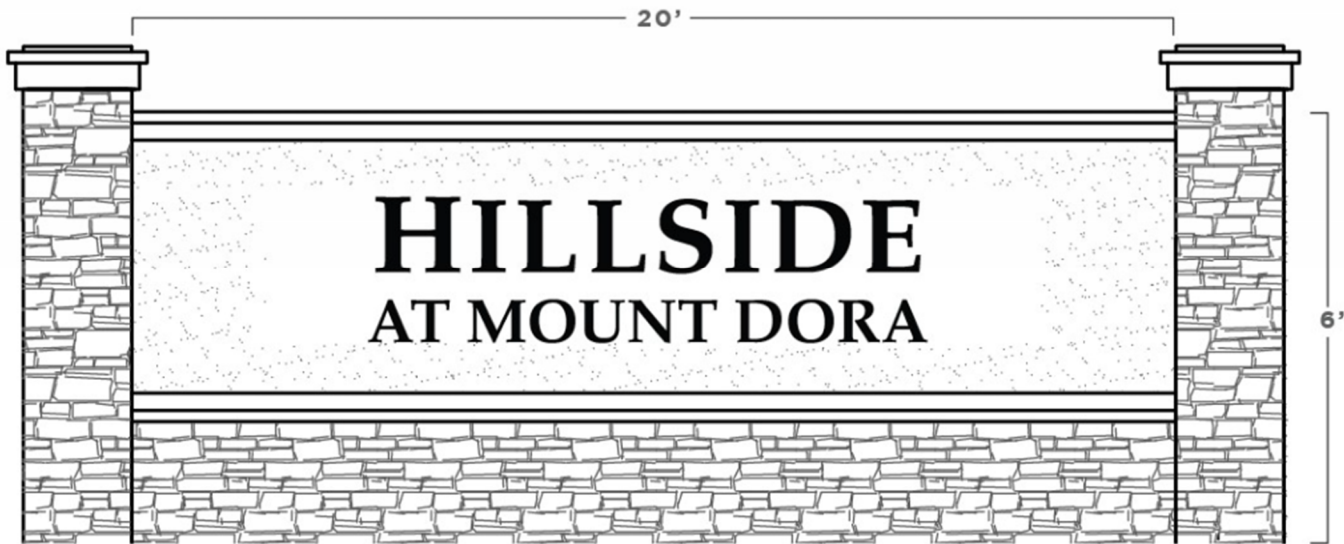
Typical Layout Plan



TYPICAL LOT EASEMENT LAYOUT

N.T.S.

Monument Sign



Building Elevations

Plan 1541



Plan 1707



Plan 1989



Plan 2566



Plan 2766



Plan 3203



F. Design Data

1. Proposed Use: Residential Subdivision
2. Number of Dwelling Units: 80
3. Floor area of commercial or industrial uses: N/A
4. Gross residential density: 4 du/ac
5. Net residential density: 4 du/ac
6. Commercial and industrial floor area ratio: N/A
7. Building Setbacks
 - i. Front: 25'
 - ii. Rear: 5'
 - iii. Side (interior): 5'
 - iv. Side (corner): 15'
8. Building separation: 10'
9. Maximum impervious surface lot coverage: 60%
10. Heights of structures: Max 40'
11. Distance of buildings from vehicular access ways and parking area: <10' (driveways and garages)

G. The open space, recreation space and private outdoor living area

Required: Min 25% or 4.90 acres

Provided: 25% or 4.90 acres

H. A landscaping and tree planting plan

See Exhibit 7.1 - LANDSCAPE PLAN

I. The open and covered off-street parking area, indicating external lighting systems

See Exhibit 7.2 - LIGHTING PLAN

J. The walls, fencing, or landscaping where required, between private and common area, along streets or highways, drainage ways, railroads, and along the periphery of the development.

See Exhibit 7.1 - LANDSCAPE PLAN

See Exhibit 7.3 - WALL PLAN

K. Any refuse storage areas and methods of solid waste disposal.

Solid waste to be picked up at front right of way by City of Mt Dora provider

L. The treatment of street lighting, external lighting, and roof mounted equipment.

See Exhibit 7.2 - LIGHTING PLAN

Street lights provided by Duke Energy

No roof mounted equipment

M. The identification of the present ownership and the developers of all land included in the development.

KB Home Orlando, LLC is the land owner and developer

N. The identification of consultants involved in the plan preparation

Civil Engineer: Poulos and Bennett
Landscape Architect: Catalyst Design Group
Surveyor: Allen & Company

O. Preliminary Engineering Plans

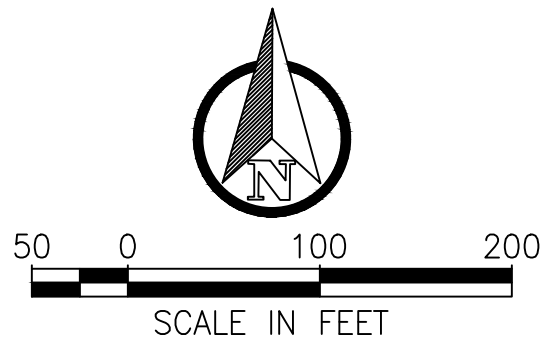
See Exhibit 7.4 - ENGINEERING PLANS

Z:\2021\21-091-KB HOME - HILLSIDE AT MOUNT DORA (F.K.A. MOUNT INES)\CAD\FINAL\CTTY\21-091-FE-NSP

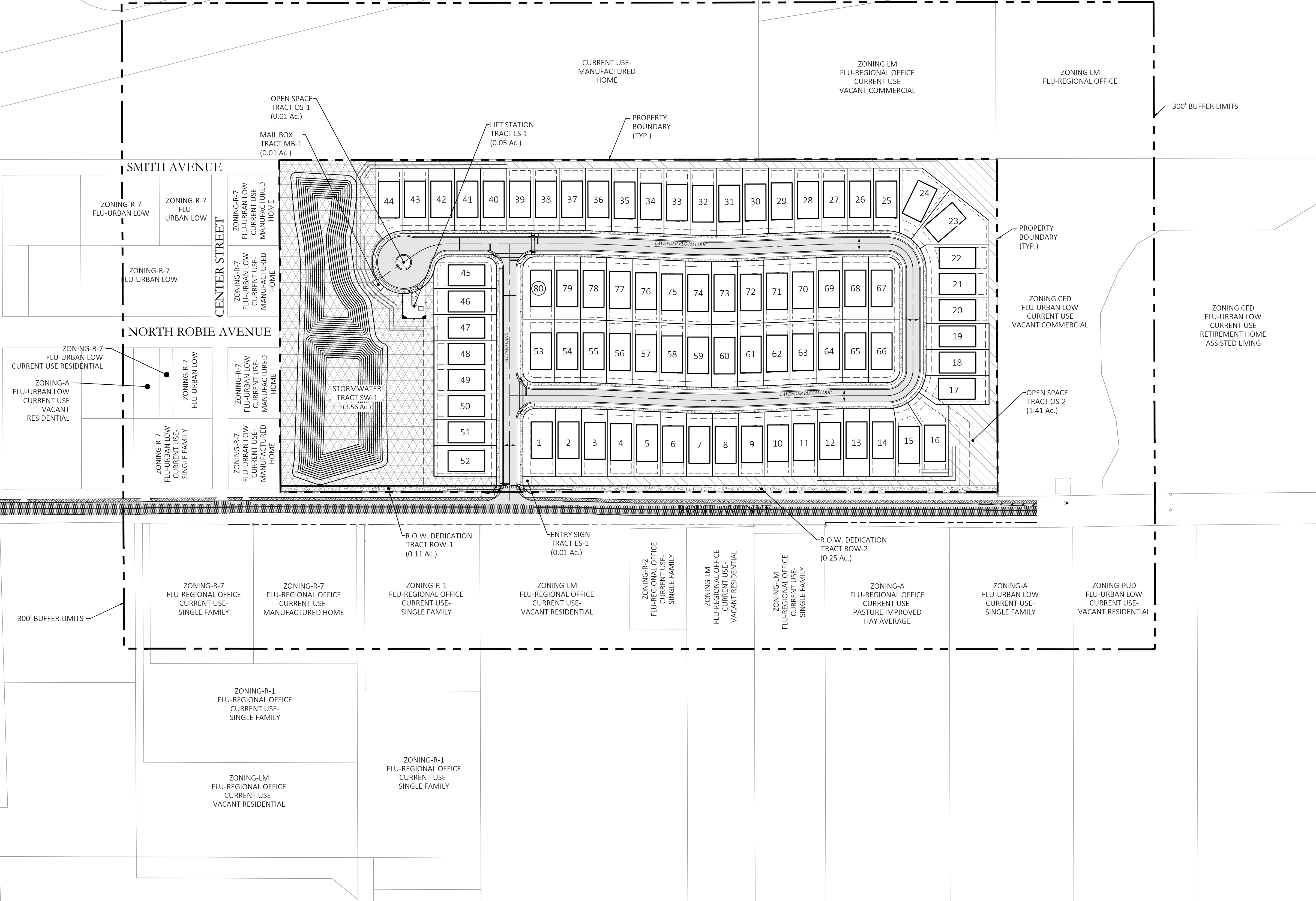
MATTERS CONTAINED ON THE PLAT OF A REPLAT OF LOTS 3 TO 16 INCLUSIVE OF BLK. 2 AND LOTS 3 TO 16 INCLUSIVE OF BLK. 4 OF ROBIE TERRACE, AS RECORDED DECEMBER 8, 1936 IN PLAT BOOK 10, PAGE AFFECTS SUBJECT PROPERTY (THE WEST 380 FEET OF SUBJECT PROPERTY)

DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED FEBRUARY 20, 1986 IN BOOK 867, PAGE 1057 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (THE EAST PORTION OF SUBJECT PROPERTY)

GRANT OF EASEMENT IN FAVOR OF THE CITY OF MOUNT DORA RECORDED SEPTEMBER 16, 1998 IN BOOK 1644, PAGE 1012 AFFECTS SUBJECT PROPERTY, SHOWN HEREON.



US-441 SOUTH



Key Map:

Consultant:

07	01/24/24	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
06	11/30/23	SUBMIT TO CITY OF MT. DORA & LAKE COUNTY
05	10/31/23	SUBMIT TO SJRWMD
04	09/15/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY
03	06/19/23	SUBMIT TO SJRWMD
02	01/27/23	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
01	11/18/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
00	08/17/22	SUBMIT TO CITY OF MT. DORA, LAKE COUNTY & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-091
DESIGNED BY:		JMT
DRAWN BY:		MIJ
CHECKED BY:		JMT
APPROVED BY:		JMT
SCALE IN FEET:		1" = 100'

Project Name:

**MT. INES PUD/
HILLSIDE AT
MOUNT DORA**

Jurisdiction:

LAKE COUNTY, FL

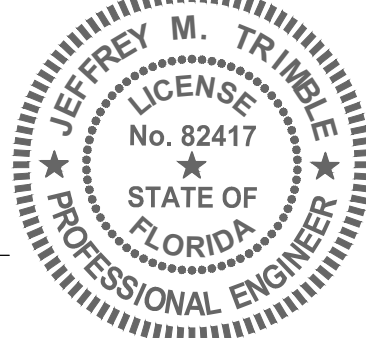
Sheet Title:

MASTER SITE PLAN

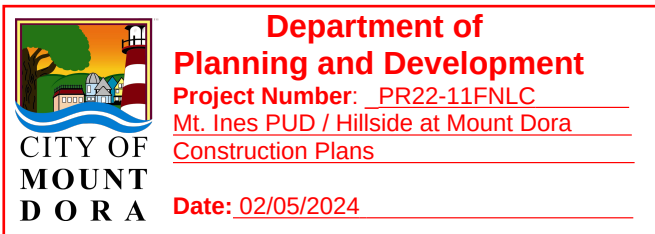
Sheet No.:

C2.00

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LEGEND	
	Storm Water Tract
	Open Space Tract

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

The land referred to herein below is situated in the County of LAKE, State of Florida, and described as follows:

LEGAL DESCRIPTION AS SURVEYED:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN NORTH 00°17'39" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 1328.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°57'29" EAST FOR A DISTANCE OF 939.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID EAST 380.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROBIE AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 1644, PAGE 1012 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'02" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 633.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°55'16" EAST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1370.08 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°07'52" EAST, ALONG THE EAST LINE OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 636.26 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE ON ROBIE AVENUE; THENCE RUN NORTH 89°57'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1369.32 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II TITLE EXCEPTIONS:

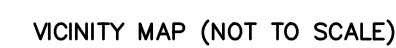
- SURVEYOR'S NOTES:

- CERTIFICATION:

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, 7a, 8, 11, 13 and 18 of Table A thereof. The work was completed on 10/3/2023.

Date of Plat or Map: 11/15/2022

James L. Rickman, P.E., #5633 Allen & Company



**ALTA/NSPS LAND TITLE
BOUNDARY SURVEY**
OF
MT. INES SITE
SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

FOR:

KB HOME ORLANDO, LLC

[illegible]

JOB # 20210446
DATE: 10/5/23
SCALE: 1"=50'
CALC BY: SEJ
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: JLR



**CITY OF
MOUNT
DORA**

**Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191**

E-mail: plandev@cityofmoundora.com

DATE: July 8, 2025

TO: Planning and Zoning Commission

FROM: Ryan Winkler, AICP
Senior Planner

RE: Request for **Site Plan One-Year Extension** of the proposed Towneplace Suites from September 20, 2025 to September 20, 2026; 2905 JW Simpson Avenue (Site Address); Jayesh Patel, ABR Mount Dora LLC (Property Owner, Applicant); Sarah Culotta, Z Development Services (Engineer); Jason Bridgewater, CADD Scapes, Inc. (Landscape Architect); Alexis Dominguez, Base 4 (Architect) Project No. SP22-08EXT.

Recommendation:

Staff recommends approval of the above-referenced extension request for one-year from September 20, 2025 to September 20, 2026.

References/Support:

Section 5.2.5 of the City's Land Development Code

Background/Information:

On January 18, 2023, the Planning and Zoning Commission approved the Site Plan (SP22-08), subject to conditions the applicant responds to pending Development Review Committee Comments, for the Towneplace Suites, proposed for Lot 2 of the Sandy Ridge Replat (PB 78 PG 76-77). The Development Review Committee approved the Site Plan request on September 20, 2025. As of the writing of this report, a site development permit has not been issued for the subject project. The site plan is expected to expire on September 20, 2025.

On July 1, 2024, the Applicant submitted a development application for "Minor Deviation to Approved Site Plan (PR24-01Minor)" requesting to reduce the number of hotel rooms (from 105 Rooms to 96 Rooms), reduced size of the underground stormwater management system, and increased size of dry retention. The site plan modifications were approved by the Development Review Committee on September 20, 2024.

Pursuant to the City's Land Development Code, following approval of the site plan, the applicant shall have one (1) year to obtain a permit for construction on the site. The site plan for any site where a permit for construction has not been issued within one (1) year of approval may be reevaluated by the Planning and Zoning Commission (PZC), and any newly adopted standards will be utilized. An extension of the time limit may be requested in writing by the applicant before the time limit expires. Cause for the extension must be shown.

As part of the extension request, the applicant is expecting to make modifications to the proposed hotel development to facilitate a “Green Prototype, with improved Energy ratings”. To facilitate the proposed improvements, the Applicant will submit a development application for “Minor Deviations to Approved Site Plan (LDC, Section 5.2.3)” to review the proposed site modifications consistent with the current Land Development Code.

Attachments:

Extension Request Letter

Approved Site Plan (PR24-01Minor)

June 23, 2025

Ryan Winkler, AICP
Senior Planner
Office of Planning and Development
City of Mount Dora
510 N Baker St
Mount Dora, FL 32757

RE: Townplace Suites Mount Dora – 2905 JW Simpson Way, Mount Dora
SP22-08 & SP23-12 Minor (as well as pending SDP and Building Permit)

Dear Ryan,

Please accept this letter as a request for a one (1) year extension on our approval of the above-mentioned location. Marriott is coming up with a new Green prototype, with improved Energy ratings and our client would like to incorporate some of these changes into this project, once the prototype design is complete.

Some of the changes / upgrades will be:

- Changes in the floor plans to facilitate better airflow, thereby positively impacting the A/C flow and reducing energy consumption
- Additional insulation for increased energy efficiency
- Evaluating other energy efficient equipment to incorporate into the design

It is anticipated that the renderings for the Green Project would be ready around October of this year and additional time would be needed to spec the specific equipment and incorporate the updates into the plans.

Please feel free to contact our office should you need any additional information.

Sincerely,



Jayesh Patel

TOWNEPLACE SUITES

US HIGHWAY 441, MOUNT DORA, FL 32757

JURISDICTION: CITY OF MOUNT DORA
PARCEL ID: 20-19-27-1900-000-00200
ALTERNATE KEY: 3819169



CITY OF

MOUNT

DORA

PLANNING AND DEVELOPMENT

Planning and Zoning Approval

Minor Deviations to Approved Site Plan

Project Name:**TownePlace Suites (SP22-08)**

Project No.:**PR24-01Minor**

DRC Date of Approval: **September 20, 2024**

DEVELOPER & CONSULTANTS

OWNER

SIMPSON FAMILY PARTNERSHIP, LLC
445 LIMIT AVENUE
MOUNT DORA, FLORIDA 32757
PHONE: 720-261-0717
EMAIL: BRETT.HARTUNG@FOUNDRYCOMMERCIAL.COM
CONTACT: BRETT HARTUNG

DEVELOPER

ABR MOUNT DORA LLC
503 SWEET WATER CLUB CIR
LONGWOOD, FLORIDA 32779
PHONE: 407-928-0999
EMAIL: JDPBESTWEST@GMAIL.COM
CONTACT: JAYESH PATEL

CIVIL ENGINEER

Z DEVELOPMENT SERVICES
1201 E ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: 407-271-8910
EMAIL: SARAH@ZDEVELOPMENTSERVICES.COM
CONTACT: SARAH CULOTTA, PE

ARCHITECT

BASE4
2901 CLINT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
PHONE: 608-792-6283
EMAIL: NATEL@BASE-4.COM
CONTACT: NATE LOEFFELHOLZ

SURVEYOR

ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FLORIDA 32708
PHONE: 407-677-0200
EMAIL: JAMES@ALTAMAXSURVEYING.COM CONTACT:
JAMES D. BRAY

GEOTECHNICAL ENGINEER

UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504 EXT. 23062
EMAIL: ALBUNDY@UNIVERSALENGINEERING.COM
CONTACT: ALEXA L. BUNDY

LANDSCAPE

CADDSCAPES, INC
432 NOWELL LOOP
DELAND, FLORIDA 32724
PHONE: 407-310-5567
EMAIL: JASONBRIDGEWATER@GMAIL.COM
CONTACT: JASON BRIDGEWATER

PROJECT REVISIONS

REV. NO.	DATE	DESCRIPTION	SHEETS	BY
1	10-24-22	CITY OF MOUNT DORA COMMENTS	CV, C0, C0.1, C1, C1.1, C2, C2.1, C4, C5, C6.1, C8	BT
2	10-24-22	SJRWMD COMMENTS	C1, C3, C3.2, C3.3, C5.1	SC
3	11-22-22	CITY OF MOUNT DORA COMMENTS	CV, C0, C2, C3, C3.3, C4, C5, C5.1, C6.1, C6.2, SL-002	BT
4	01-04-23	CITY OF MOUNT DORA COMMENTS	C0, C2, C5.1	BT
5	01-11-23	CITY ENGINEERING CONSULTANT REVIEW	C2	BT
6	04-24-23	SJRWMD COMMENTS	C3	BT
7	07-20-23	OWNER REVISIONS	C0, C1, C2, C3	BT
	07-21-23	ISSUED FOR BID	ALL SHEETS	BT
8	09-18-23	CITY OF MOUNT DORA COMMENTS	C2	BT
9	05-15-24	OWNER REVISIONS	C0, C1, C2, C3, C3.3, C5, C5.1	BT
10	08-01-24	SJRWMD COMMENTS	C0, C4	BT
11	08-08-24	CITY OF MOUNT DORA COMMENTS	C0, C0.2, C1, C1.1, C2, C5, C6.2	BT

INDEX OF DRAWINGS

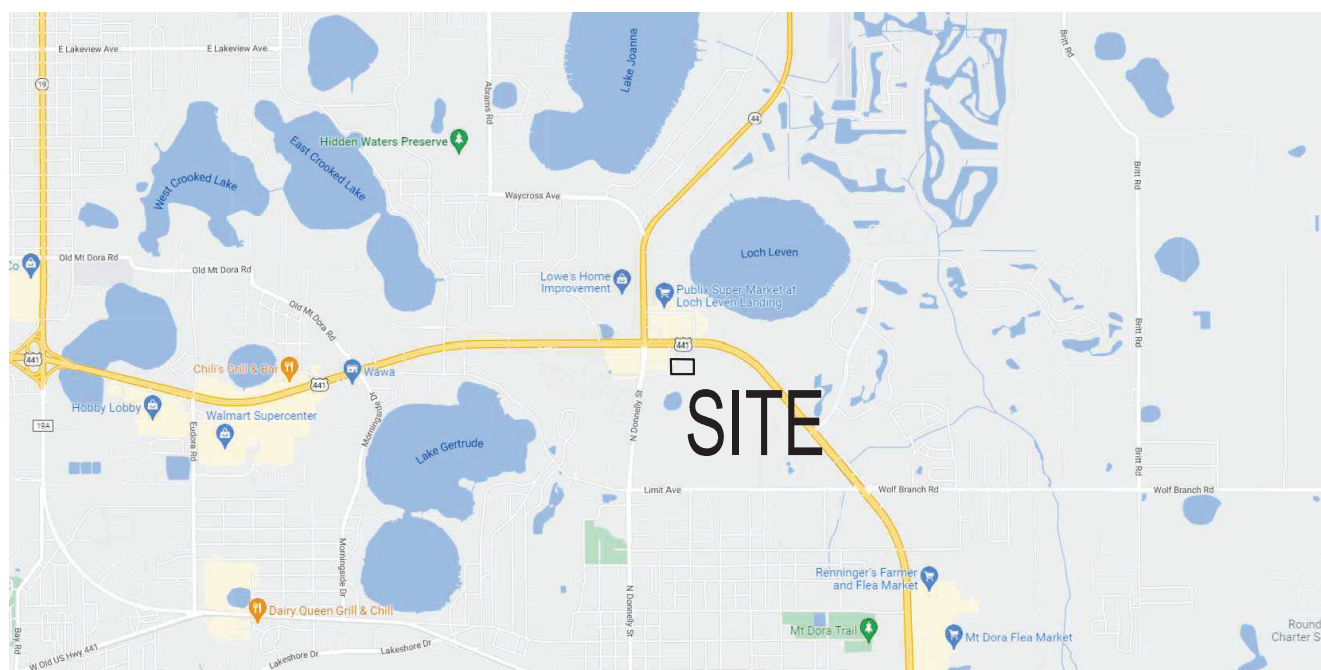
SHT. NO.	DESCRIPTION
CV	COVER SHEET
C0	CIVIL DATA AND NOTES
C0.1	DEMOLITION PLAN
C1	SITE DIMENSION PLAN
C1.1	FIRE SITE PLAN
C2	UTILITY PLAN
C2.1	LIFT STATION DETAILS
C3	GRADING PLAN
C3.1	STORMTECH DETAILS
C3.2	STORMTECH DETAILS
C3.3	POND CROSS-SECTIONS
C4	EROSION/DUST CONTROL PLAN
C5	STANDARD DETAILS
C5.1	STANDARD DETAILS
C6	CITY OF MOUNT DORA STANDARD UTILITIES DETAILS
C6.1	CITY OF MOUNT DORA STANDARD UTILITIES DETAILS
C6.2	CITY OF MOUNT DORA STANDARD UTILITIES DETAILS
C7	FDOT STANDARD DETAILS
C7.1	FDOT STANDARD DETAILS
C8	JW SIMPSON LIGHTING DETAILS
LT-001	SITE LIGHTING NOTES AND ABBREVIATIONS
LT-200A	SITE LIGHTING PLAN
LT-200B	SITE PHOTOMETRIC PLAN
L-1	LANDSCAPE PLANS
L-2	LANDSCAPE DETAILS
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS
	SURVEY

LEGAL DESCRIPTION

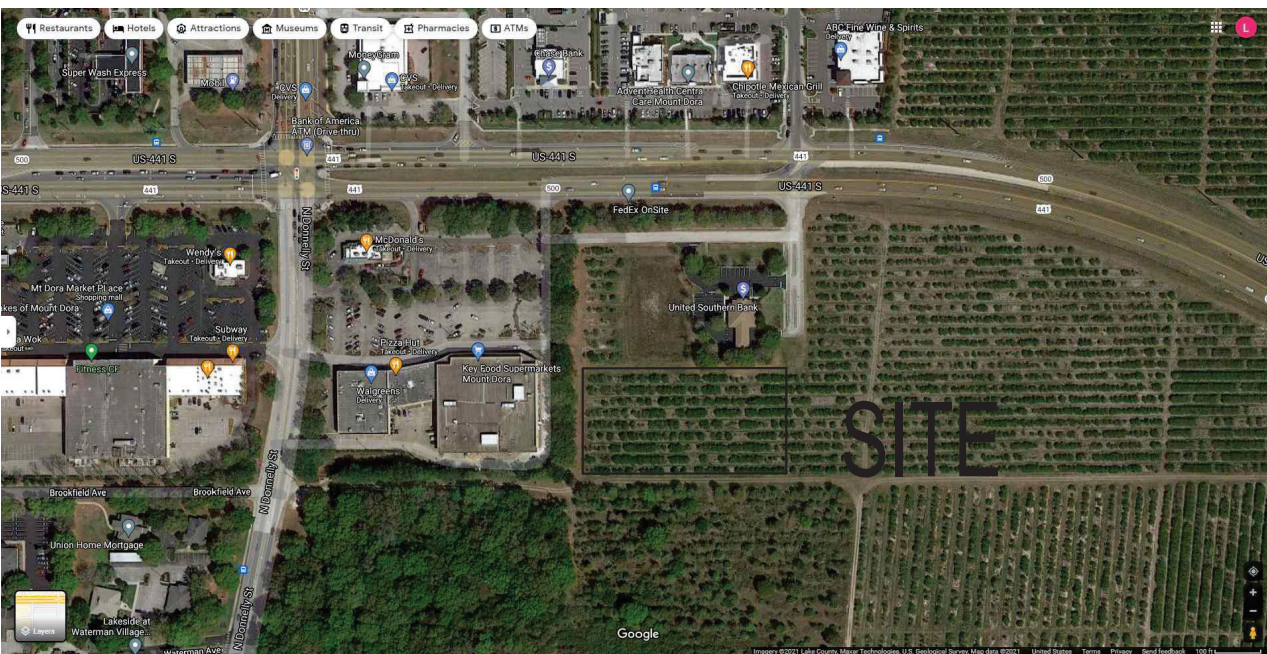
A PORTION OF LOT 2, SANDY RIDGE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 98, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, S 00°14'59" E, 257.84 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF SAID LOT 2, S 89°57'29" E, 470.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 00°14'59" E, 250.79 FEET; THENCE S 89°3'1'22" W, 469.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE WEST LINE OF SAID LOT 2, N 00°14'59" W, 255.05 FEET TO THE POINT OF BEGINNING.

LOCATION MAP NTS



VICINITY MAP NTS



REVISION	DATE	REVISION	DATE
1	10-24-22		
2	11-22-22		
3			
4			
5			
6			
7			
8			
9			
10			
11			

Sarah Culotta
c=US, o=Z
DEVELOPMENT
SERVICES,
dnQualifier=A01
410C0000018EC
33C4ED3000A2
BC3, cn=Sarah
Culotta
20240829
095441-0400
SARAH CULOTTA, P.E.
FL REG. # 87413

This item has been digitally
signed and sealed by SARAH
CULOTTA 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.

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

CV

COVER SHEET

PROJECT NO.: 2021258

1201 E. ROBINSON STREET
ORLANDO, FL 32801
CA 29354
PH: (407) 271-8910

UTILITY CONTACTS

STORM DRAINAGE CITY OF MOUNT DORA PUBLIC WORKS
900 NORTH DONNELLY STREET
MOUNT DORA, FLORIDA 32757
PHONE: 352-735-7151
CONTACT: GEORGE MAREK, P.E.

SEWER/ WATER CITY OF MOUNT DORA UTILITIES
900 NORTH DONNELLY STREET
MOUNT DORA, FLORIDA 32757
PHONE: 352-735-7151
EMAIL: KRAMM@CITYOFMOUNTDORA.COM
CONTACT: JOSH KRAMM, UTILITY LINE MANAGER

ELECTRIC CITY OF MOUNT DORA ELECTRIC
900 NORTH DONNELLY STREET
MOUNT DORA, FLORIDA 32757
PHONE: 352-735-7151
CONTACT: STEVE LANGLEY

GAS TECO PEOPLES GAS – EUSTIS
8416 PALM RIVER RD
TAMPA, FLORIDA 33619
PHONE: 813-275-3783
CONTACT: JOAN DOWNING

LEGEND

MEET EXISTING GRADE	MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	10%
STORM SEWER & INLET	
DOWN SPOUT DRAINS	DSD
SANITARY SEWER & MANHOLE	SS
CLEANOUT	C.O.
WATER SERVICE	W
FIRE HYDRANT	
WATER METER	
BACKFLOW PREVENTION DEVICE	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	T
UNDERGROUND GAS	G
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
6" CURBING WITH DIMENSION (TO FACE OF CURB U.N.O.)	12"
DETAIL NUMBER	3
SHEET NUMBER	C4

GENERAL NOTES

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND THESE PLANS PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICTS BETWEEN CONDITIONS IN THE FIELD AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD AT ONCE.

- A. GENERAL
1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND APPROVAL.
2. SITE LOCATION: US HWY 441, MOUNT DORA, FLORIDA 32757
3. THIS SITE LIES IN FLOOD ZONE "X", F.I.R.M. PANEL 12069C0359E, LAKE COUNTY, FLORIDA. DATED DECEMBER 18, 2012.
4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY ALTAMAX SURVEYING, 910 BELLE AVENUE, SUITE 1100, CASSELBERRY, FLORIDA 32708
5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY ALTAMAX SURVEYING
6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. THE ENGINEER ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.
7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY UNIVERSAL ENGINEERING SCIENCES. THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN. IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.
9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL, SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF MOUNT DORA.
13. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. ALL DISTURBED AREAS SHALL BE SODDED.

15. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS SHALL BE INITIATED. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:
 - a. SURVEYED "AS-BUILT'S" MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION;
 - b. COMPACTION AND DENSITY TEST REPORTS, AND
 - c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO PROVIDE TWO SETS OF AS-BUILT PLANS TO THE PRESENTER FROM DEVELOPMENT SERVICES COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILT'S WILL NEED TO BE FORWARDED TO THE ENGINEER BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

16. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
17. VEHICLE PARKING SPACES SHALL CONFORM WITH LOCAL CODE ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.
18. ADA PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.
19. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.
20. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.
21. ALL BUILDING DIMENSIONS AND TIES ARE TO FACE OF BUILDING. SEE ARCHITECTURAL PLANS.
22. ALL PARKING LOT CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.
23. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE NOTED.

UTILITY SEPARATION NOTES

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. OR HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY – OR VACUUM – TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. THE WATER MAIN JOINTS SHALL BE ARRANGED SO THAT SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. AND NEW OR RELOCATED UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED 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. THE WATER MAIN JOINTS SHALL BE ARRANGED SO THAT SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 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.

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, FIRE LAMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

- A. GENERAL
1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. 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) 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 RESPONSE TO THE POSITIVE RESPONSE SYSTEM.
2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN – UNLESS OTHERWISE LOCATED BY DIMENSIONS – REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS DURING THE CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.
3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MOUNT DORA, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETERMINE APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.
5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING DOWNSTREAM.
6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRES. MAINTAIN SWAB LINE AND PUMP TEST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 30" OVER SERVICES/LATERALS UNLESS OTHERWISE NOTED.
8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL REPAIR OR REPLACE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.
9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.
10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.—T-99.
11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES AND SITE LIGHTING UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.
12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM CONSTRUCTION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATION OF UTILITY/STORM PIPES DURING INSTALLATION.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS-BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINTS IN DISINFECTION PIPING. THE CONTRACTOR SHALL PROVIDE 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, THE CITY MAY REQUIRE INTERNAL INSPECTION (TELEVISION) OF THE AMOUNTS OF CHLORINE TO BE USED FOR DISINFECTION SHOULD BE APPROVED BY THE CITY OR ITS ENGINEER CONSULTANT.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE AWWA C901, POLYETHYLENE (PE) TUBING, DR9 MINIMUM.
2. WATER MAINS SHALL BE PVC ASTM C900, DR 14 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.
3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.
4. CORPORATION STOPS SHALL BE BRASS, SIZED TO MATCH THE TAP DIAMETER, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.
5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.
6. STAINLESS STEEL DOUBLE STRAP TAPPING SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE STAINLESS STEEL DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. OR PVC PIPE. DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE Buna-N RUBBER.

7. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE BLUE IN COLOR VIA INTEGRAL PIPE COLOR, STRIPING, OR OTHER METHODS.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.
3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.
2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.
3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-252 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE – SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).
4. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.
5. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D3034, SDR26, WITH PUSH-ON RUBBER GASKET JOINTS.
6. ALL JOINTS FOR STORMWATER PIPING SHALL BE WRAPPED WITH FILTER FABRIC.

UTILITY DISINFECTING & TESTING NOTES

WATER/FORCEMAIN

- 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 2 BUSINESS DAYS 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 MECHANICAL RESTRAINTS ARE IN PLACE. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.

3. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY THE CITY, FOR A PERIOD OF NOT LESS THAN TWO HOURS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AWWA PROVISIONS FOR PVC-AWWA PUBLICATION M-23 AND FOR DIP-AWWA STANDARD C600, SECTION 4.THE ALLOWABLE RATE OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY DETERMINED BY THE FOLLOWING FORMULAS:

PVC DIP
L = NDP 1/2 L = SDP 1/2
7400' 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
IMPERVIOUS 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. THE TEST SHALL BE REPEATED UNTIL 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.

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. BY WAY OF A PIPE TAKING SUPPLY FROM A CONTAINER SUITABLE FOR PROCEDURES START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROPRIATE APPROVAL AGENCY. 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, THE CITY MAY REQUIRE INTERNAL INSPECTION (TELEVISION) OF THE AMOUNTS OF CHLORINE TO BE USED FOR DISINFECTION SHOULD BE APPROVED BY THE CITY OR ITS ENGINEER CONSULTANT.

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

3. CONTRACTOR SHALL PROVIDE THE CITY WITH 2 BUSINESS DAYS ADVANCED NOTICE OF DISINFECTION.

SEWER

TESTING:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY GRAVITY SEWERS, 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 2 BUSINESS DAYS ADVANCE NOTICE PROVIDED.
2. SANITARY SEWERS TO BE TESTED SHALL BE WITHIN SECTIONS. TESTING SHALL NOT PROCEED UNTIL ALL FACILITIES ARE IN PLACE AND CONCRETE CURED. ALL PIPING SHALL BE THOROUGHLY CLEANED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER.
3. INFILTRATION AND EXFILTRATION SHALL NOT EXCEED 300 GALLONS PER DAY PER INCH OF DIAMETER PER MILE AS MEASURED BETWEEN MANHOLES.
4. THE CONTRACTOR SHALL UTILIZE LOW-PRESSURE AIR TESTING IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION; UNI-B-6-90. "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE." LATEST REVISIONS. TESTING SHALL PROCEED FOR A CONTINUOUS PERIOD OF TWO HOURS, WITH INFILTRATION AMOUNTS MEASURED BY METHODS APPROVED BY THE SEWER DEPARTMENT.

5. SHOULD ANY TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR, AND THE TEST REPEATED UNTIL THE ESTABLISHED LIMITS. ANY REPAIRS SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY FORCES AND BY METHODS RECEIVING PRIOR APPROVAL BY THE CITY.

6. IF DURING FINAL INSPECTION THE CITY HAS REASON TO DOUBT THE INTEGRITY OF THE SEWER LINES DUE TO INFILTRATION OR POOR LINE CERTIFICATE OF OCCUPANCY, THE CITY MAY REQUIRE INTERNAL INSPECTION (TELEVISION) OF THE SEWER LINES AT THE EXPENSE OF THE DEVELOPER.
7. ALL SANITARY GRAVITY SEWER LINES SHALL BE LAMPED.

8. AS-BUILT RECORD DRAWINGS TO BE FURNISHED TO THE CITY UPON COMPLETION OF PROJECT, WITH ACTUAL LINEAR MEASUREMENTS FROM PERMANENT POINTS TO ALL SEWER SYSTEM COMPONENTS, INCLUDING LOCATION OF EACH HOUSE LATERAL, ACTUAL FIELD MEASURED RIM AND INVERT ELEVATIONS, AS-BUILT'S TO BE PREPARED BY A PROFESSIONAL LAND SURVEYOR.

SITE DATA

INTENDED USE: 5 STORY HOTEL WITH A TOTAL OF 96 ROOMS, NO ANOILLARY USES PROPOSED AND THE POOL WILL BE AVAILABLE FOR HOTEL GUESTS ONLY

TOTAL DISTURBED AREA	142,065	SF	(±3.26 AC)
PROPERTY AREA	118,868	SF	(±2.73 AC)
PERVIOUS AREA	48,928	SF	(38.6%)
IMPERVIOUS AREA	72,940	SF	(61.4%)
BUILDING FOOTPRINT AREA	13,116	SF	(11.0%)
PAVEMENT/SIDEWALK	59,824	SF	(50.3%)

MAXIMUM ALLOWABLE IMPERVIOUS AREA = 65%
MINIMUM ALLOWABLE PERVIOUS AREA = 35%

J.W. SIMPSON WAY AREA 23,197 SF (100%)
PERVIOUS AREA 8,403 SF (36.2%)
IMPERVIOUS AREA 14,794 SF (63.8%)

ZONING C-3
FUTURE LAND USE COMMERCIAL
MAXIMUM BUILDING HEIGHT 65 FT (5 STORIES)
PROVIDED BUILDING HEIGHT 60,932 SF
TOTAL BUILDING AREA 0.35
MAXIMUM FLOOR AREA RATIO 0.23 (SEE CALCULATION BELOW)
PROVIDED FLOOR AREA RATIO [4,578 (CULVERS) + 2,700 (BANK) + 60,932 (HOTEL)]/ 299,703 SF (PLATTED AREA + JW SIMPSON R/W) = 0.23

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	25 FT	87.5 FT
SIDE (NORTH)	25 FT	88.5 FT
SIDE (SOUTH)	50 FT	85.2 FT
REAR (WEST)	25 FT	173.4 FT
LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (EAST)	15 FT	15.0 FT
SIDE (NORTH)	15 FT	25.9 FT
SIDE (SOUTH)	10 FT	11.1 FT
REAR (WEST)	10 FT	87.3 FT

PARKING REQUIRED

HOTELS AND MOTELS
1 SPACE FOR EACH UNIT PLUS 1 SPACE FOR EACH EMPLOYEE PLUS PARKING AS MAY BE REQUIRED FOR ACCESSORY USES. PARKING FOR ACCESSORY USES SHALL BE ONE SPACE PER SIX PEOPLE BASED ON OCCUPANCY LOAD REQUIREMENTS.

= 1 SPACE PER UNIT • 96 UNITS + 1 SPACE PER EMPLOYEE • 10 EMPLOYEES
= 106 PARKING SPACES REQUIRED

PARKING PROVIDED

REGULAR	111	107 SPACES (10' X 20')
ADA	5	5 SPACES (12' X 20')
TOTAL	112	112 SPACES

REQUIRED BICYCLE PARKING: 5% OF THE AUTOMOBILE PARKING SPACE REQUIREMENT
106 • 0.05 = 6 SPACES

PROVIDED BICYCLE PARKING: 6 SPACES

REQUIRED LOADING SPACE: OFFICE BUILDINGS, APARTMENTS, HOTEL, MOTEL, HOSPITAL, NURSING OR CONVALESCENT

GROSS FLOOR AREA	20,000 TO 100,000
LOADING SPACES	TWO BERTHS (12' X 30')

GC NOTE:

A COPY OF THIS SHEET CO SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

GC NOTE:

THREE COPIES OF AS-BUILT RECORD DRAWINGS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR ISSUANCE OF SITE CERTIFICATION. 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 OR ISSUANCE OF SITE CERTIFICATION UNTIL THREE COPIES OF AS-BUILT RECORD DRAWINGS ARE SUBMITTED TO THE CITY AND REVIEWED, AND DETERMINED TO BE CONSISTENT WITH THIS CODE.

GC NOTE:

AS-BUILT RECORD DRAWINGS TO BE FURNISHED TO THE CITY UPON COMPLETION OF PROJECT, WITH ACTUAL LINEAR MEASUREMENTS FROM PERMANENT POINTS TO ALL SEWER SYSTEM COMPONENTS, INCLUDING LOCATION OF EACH HOUSE LATERAL, ACTUAL FIELD MEASURED RIM AND INVERT ELEVATIONS, AS-BUILT'S TO BE PREPARED BY A PROFESSIONAL LAND SURVEYOR.

GC NOTE:

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.

Z DEVELOPMENT SERVICES

CIVIL ENGINEERING CONSULTANTS

CA 29354

1201 E. ROBINSON STREET
ORLANDO, FL 32801

PH: (407) 271-8910

REVISION	DATE	REVISION	DATE
1	10-24-22	1	10-24-22
2	11-22-22	2	11-22-22
3	01-04-23	3	01-04-23
4	07-20-23	4	07-20-23
5	05-15-24	5	05-15-24
6	08-01-24	6	08-01-24
7	08-08-24	7	08-08-24

This item has been digitally signed and sealed by SARAH CILLOTTA 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.

TOWNEPLACE SUITES

US HWY 441

MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C0
CIVIL DATA
AND NOTES

PROJECT NO.: 2021258

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Planning and Zoning Approval
Minor Deviations to Approved Site Plan

Project Name: TownePlace Suites (SP22-08)
Project No.: PR24-01Minor
DRC Date of Approval: September 20, 2024



DEMOLITION NOTES

- CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

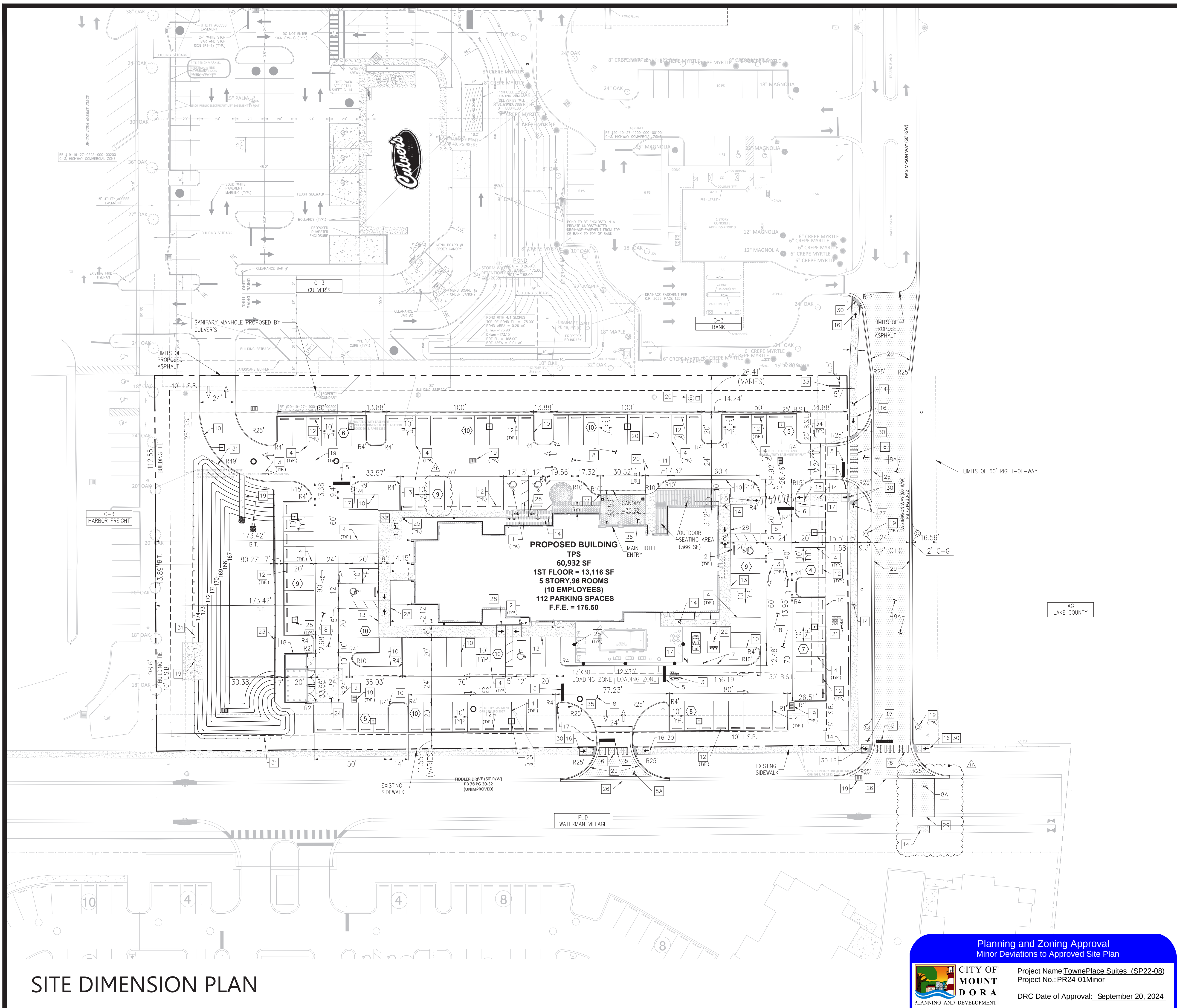


TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

PROJECT NO.: 2021.258

1201 E. ROBINSON STREET
ORLANDO FL 32801

 CITY OF MOUNT DORA PLANNING AND DEVELOPMENT	Planning and Zoning Approval Minor Deviations to Approved Site Plan	Project Name: <u>TownePlace Suites (SP22-08)</u> Project No.: <u>PR24-01Minor</u> DRC Date of Approval: <u>September 20, 2024</u>
---	---	--



SITE DIMENSION PLAN

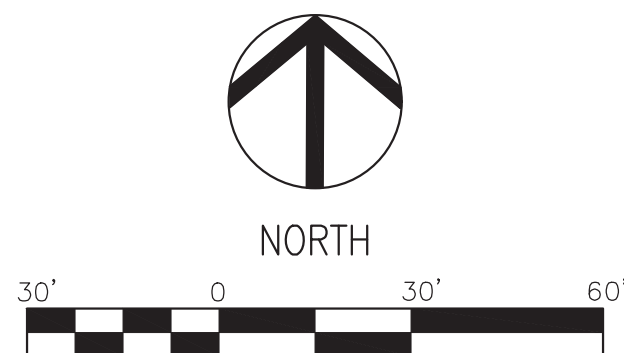
- ### PLAN NOTES
- 1 ACCESSIBLE PARKING, STRIPING, & ACCESS AISLE (C6.2)
 - 2 ACCESSIBLE PARKING SIGN (2 C5)
 - 3 PAVEMENT MARKING (PAINT) (3 C5)
 - 4 4" WHITE STRIPING PAINT
 - 5 24" WHITE STOP BAR
 - 6 CROSSWALK STRIPING (3 C5)
 - 7 BOLLARD (16 C5)
 - 8 ASPHALT PAVEMENT (6 C5, 7 C5)
 - 8A ASPHALT PAVEMENT (CITY RIGHT-OF-WAY) (6 C5, 7 C5)
 - 9 CONCRETE APRON (4 C5)
 - 10 6" CONCRETE VERTICAL CURB (5 C5)
 - 11 TRANSITION CURB (15 C5.1)
 - 12 WHEEL STOP (88 PLACES) (8 C5)
 - 13 MONOLITHIC CURB AND SIDEWALK (9 C5)
 - 14 CONCRETE WALK W/ EXPANSION JOINTS (10 C5)
 - 15 ACCESSIBLE END RAMP (14 C5)
 - 16 CORNER RAMP (1 C5.1)
 - 17 "STOP" SIGN (R1-1)
 - 18 DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
 - 19 STORM STRUCTURE (REFER TO SHEET C3)
 - 20 SANITARY STRUCTURE (REFER TO SHEET C2)
 - 21 BACKFLOW PREVENTER (REFER TO SHEET C2)
 - 22 CONCRETE PAD FOR TRANSFORMER
 - 23 RETAINING WALL 144 LF WITH 48" BLACK VINYL COATED CHAIN LINK FENCE CENTERED ON TOP OF RETAINING WALL (BY OTHERS. MANUFACTURER TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.)
 - 24 CONCRETE PAVEMENT (3 C5.1)
 - 25 SITE LIGHTING (REFER TO SHEET SL-002)
 - 26 VALLEY GUTTER (15 C5)
 - 27 DOUBLE CORNER RAMP (18 C5)
 - 28 DOUBLE ACCESSIBLE END RAMP (2 C5.1)
 - 29 CURB AND GUTTER (17 C5)
 - 30 DETECTABLE WARNING (12 C5)
 - 31 48" BLACK VINYL COATED CHAIN LINK FENCE
 - 32 BICYCLE PARKING (6 SPACES) (13 C5.1)
 - 33 MONUMENT SIGN
 - 34 PROPOSED FIRE HYDRANT ASSEMBLY (REFER TO SHEET C2)
 - 35 PROPOSED FIRE DEPARTMENT CONNECTION (REFER TO SHEET C2)
 - 36 STANDARD INTERLOCKING CEMENT PAVERS (6'x6", 6'x9") SHARK TOOTH COLOR

GC NOTE:
A COPY OF SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

Planning and Zoning Approval
Minor Deviations to Approved Site Plan

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Project Name: TownePlace Suites (SP22-08)
Project No.: PR24-01 Minor
DRC Date of Approval: September 20, 2024



Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

REVISION	DATE	REVISION	DATE
1	10-24-22	1	10-24-22
2	10-24-22	2	10-24-22
3	07-20-23	3	07-20-23
4	05-15-24	4	05-15-24
5	08-08-24	5	08-08-24

This item has been digitally signed and sealed by SARAH CILLOTTA 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.

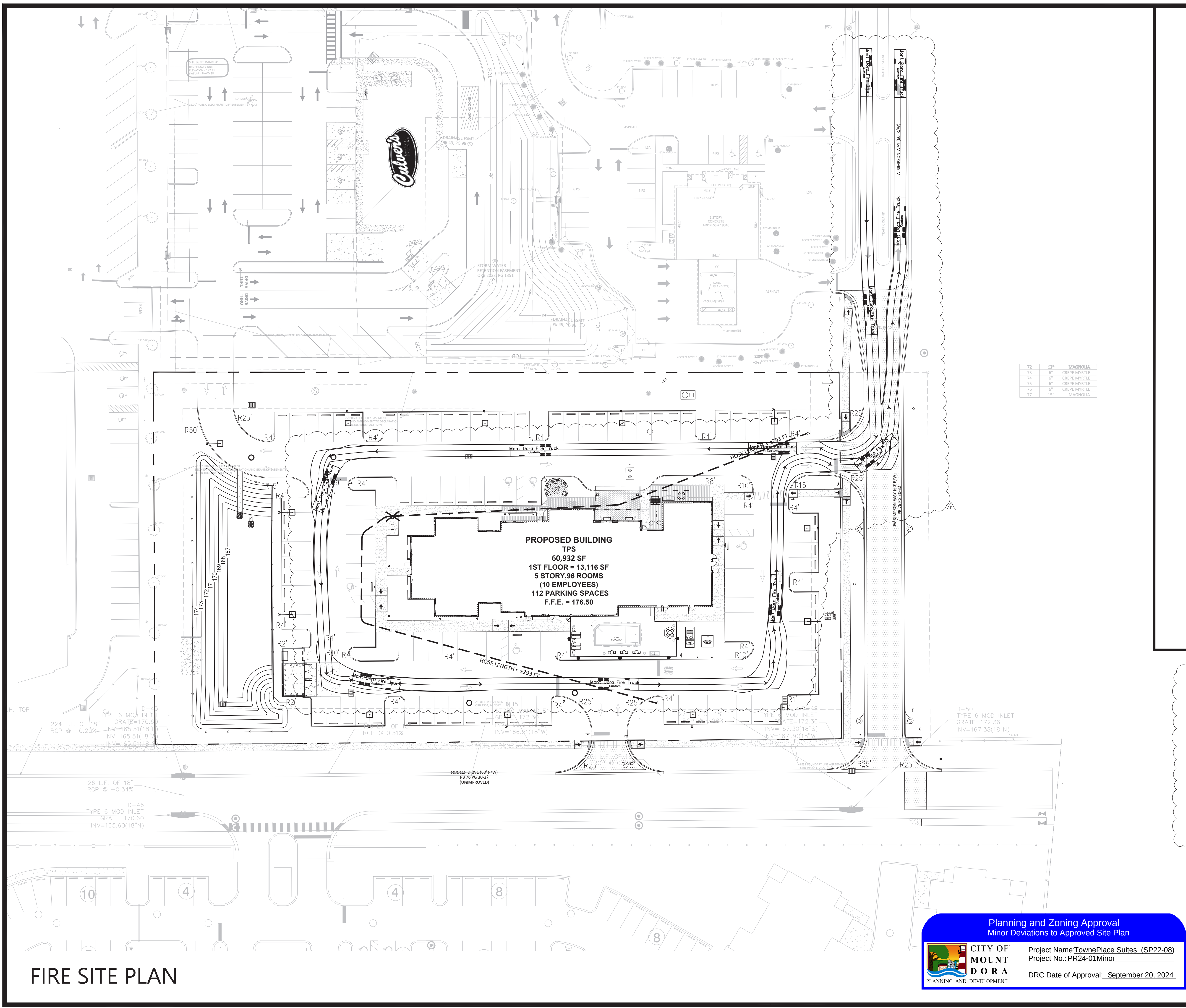
SARAH CILLOTTA, P.E.
FL REC. # 87413

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C1
SITE DIMENSION PLAN

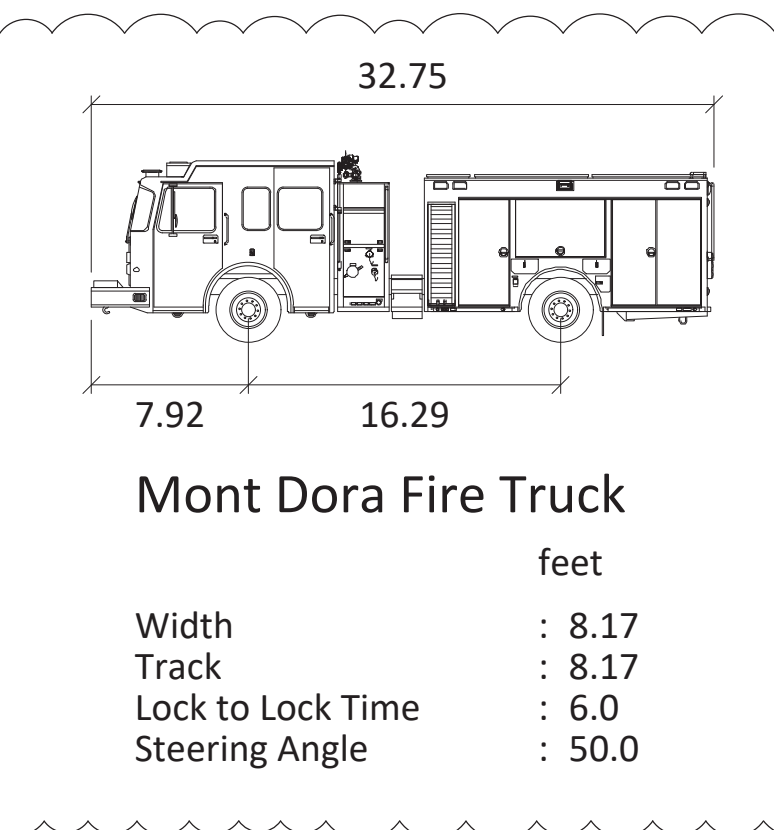
PROJECT NO.: 2021.258



FIRE NOTES

1. FIRE PROTECTION SYSTEM MAINS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES AND/OR NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE LARGE 4 1/2 INCH (STEAMER) PORT IS FACING THE ROADWAY IT IS ACCESSED BY.
3. ACCESS ROADWAYS TO THE CONSTRUCTION SITE SHALL BE PROVIDED AND ARRANGED IN ACCORDANCE WITH SECTION 7.5.5, NFPA 241, SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.
4. 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.
5. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK PER 8.7.2.3, NFPA 241, SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.
6. FIRE PROTECTION SYSTEM MAINS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.
7. PER FS 633.539 (1) (g), THE FIRE PROTECTION MAIN MUST BE INSTALLED BY A CLASS I, II, OR V CONTRACTOR FROM THE POINT OF SERVICE TO 1 FOOT ABOVE FINISHED FLOOR GRADE.
8. CLEARANCES AROUND THE PROPOSED FIRE DEPARTMENT CONNECTION MUST BE AT LEAST 3 FEET IN FRONT OF AND TO EITHER SIDE OF THE APPLIANCE PER 18.3.4.2, NFPA 1, AS ADOPTED IN THE FFPC.
9. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR RELOCATED, (18.2.3.1, NFPA 1, AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE).
10. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES. (18.2.3.4.1.1, NFPA 1, AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE).
11. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FEET FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. (18.2.3.2.2, NFPA 1, AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE).
12. IN ALL NEW AND EXISTING BUILDINGS, MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ.
13. WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 72.

FIRE FLOW CALCULATION:
BUILDING AREA = 66,293 SF
TYPE OF CONSTRUCTION - 1B - SPRINKLED
PER TABLE 18.4.5.2.1 OF NFPA 1
MINIMUM REQUIRED FIRE FLOW = 2,750 GPM
75% REDUCTION FOR BUILDINGS WITH FIRE SPRINKLER SYSTEM
= 2,750 - (0.75x2,750) = 688, USE 1,500 GPM
REQUIRED F.H. = 2 WITHIN 300 FT. (PER COMD LDC)
1 PROPOSED HYDRANT LOCATED APPROXIMATELY 80 LF NORTHEAST OF BUILDING
1 PROPOSED HYDRANT LOCATED APPROXIMATELY 65 LF SOUTH OF BUILDING



Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

REVISION	DATE	REVISION	DATE
1	10-24-22		
2	08-09-24		

This item has been digitally signed and sealed by SARAH CILLOTTA 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.

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

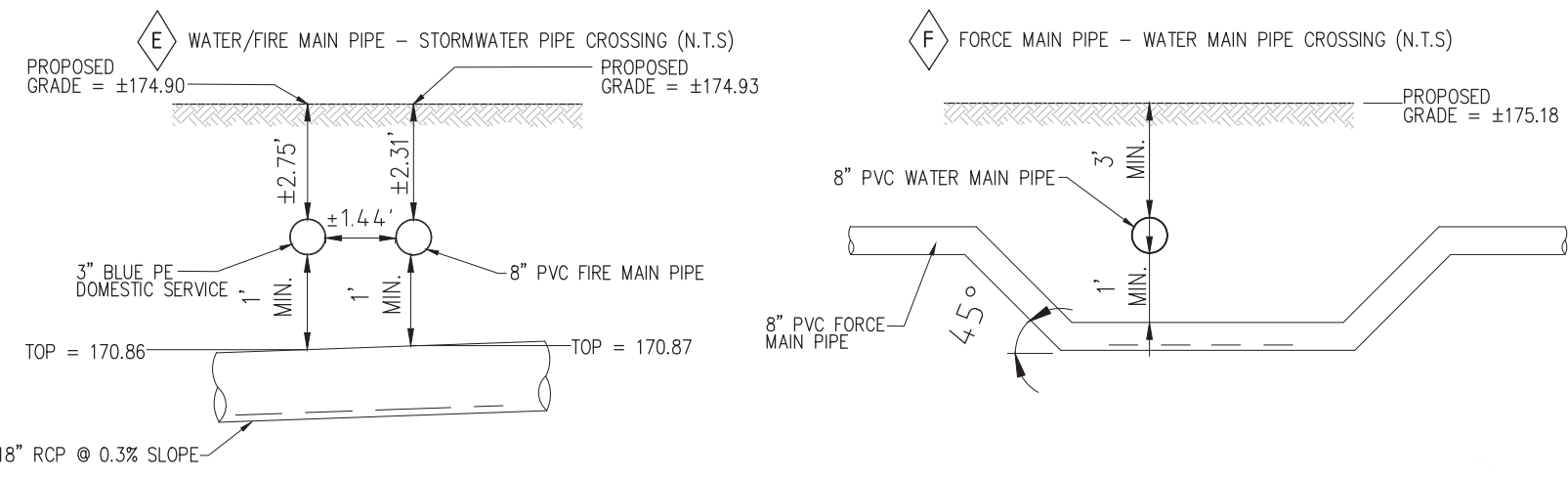
DATE: 01-19-2022
DRAWN: BT
CHECKED: SC
C1.1
FIRE SITE PLAN
PROJECT NO.: 2021.258

Planning and Zoning Approval
Minor Deviations to Approved Site Plan

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Project Name: TownePlace Suites (SP22-08)
Project No.: PR24-01Minor
DRC Date of Approval: September 20, 2024

UTILITY CROSSING



GREASE INTERCEPTOR SIZING CALCULATIONS

SIZING BASED ON THE CITY OF MOUNT DORA STANDARD DETAIL SS004-1.

(D) X (MF) X (GL) X (RT) X (ST) = CAPACITY IN GALLONS

D = NUMBER OF SEATS = 39
MF = MEAL FACTOR (BASED ON ESTABLISHMENT TYPE AND TIME PER MEAL = 1.0
GL = GALLONS OF WASTEWATER PER MEAL = 6
RT = RETENTION TIME = 2.5
ST = STORAGE FACTOR = 1.5

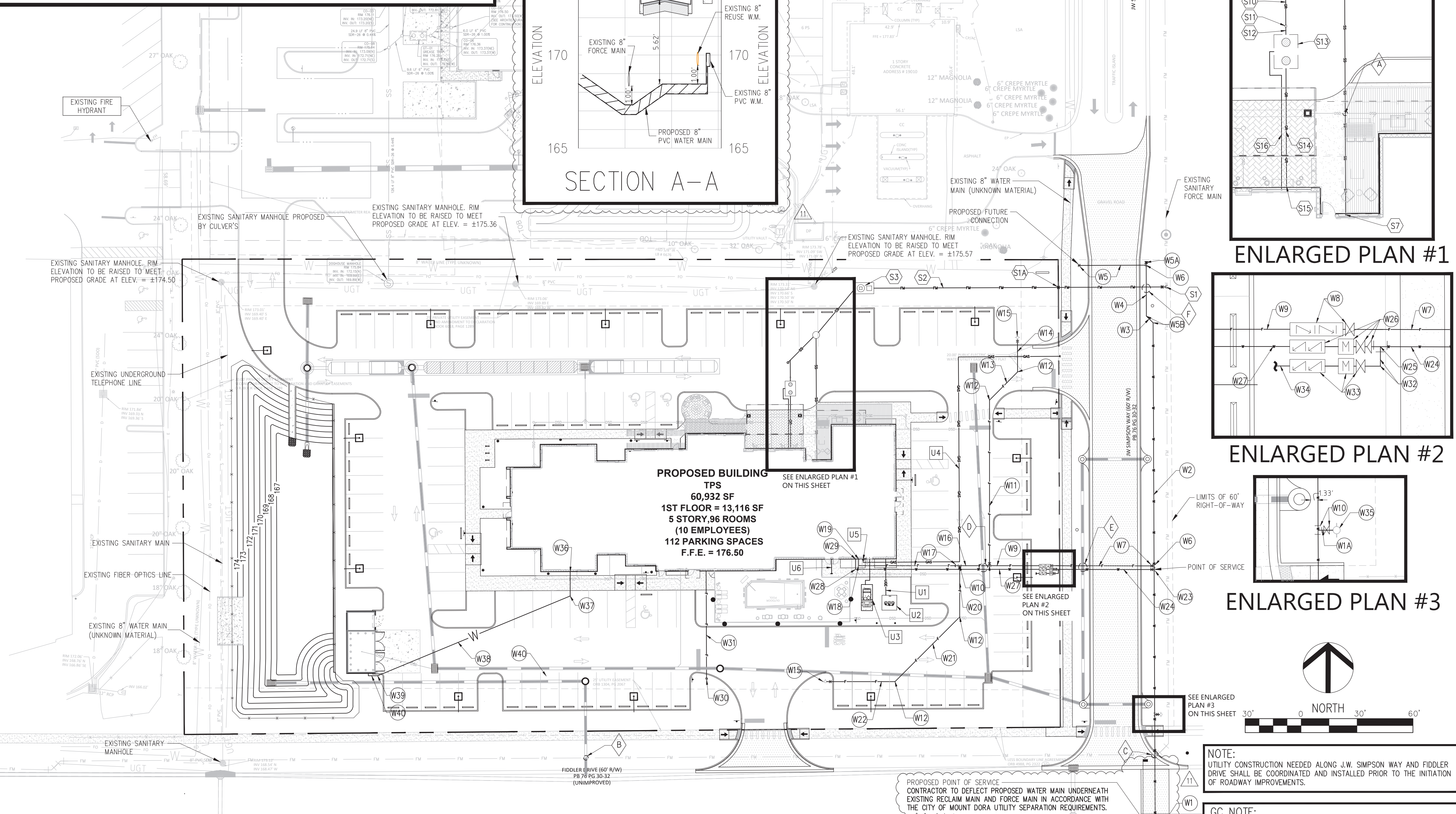
EFFECTIVE CAPACITY = (39) X (1.0) X (6) X (2.5) X (1.5) = 877.5 GALLONS = 1000 GALLON GREASE INTERCEPTOR

A 1000 GALLON GREASE INTERCEPTOR WILL BE SUFFICIENT.

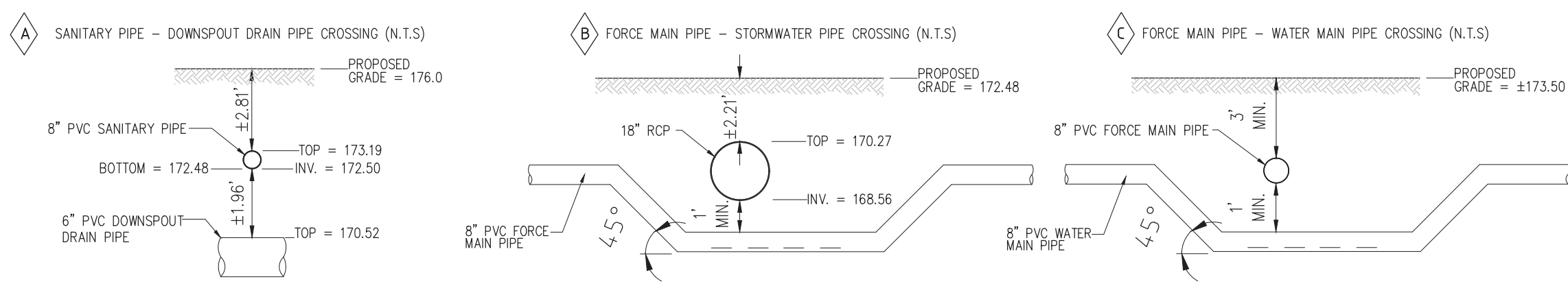
IRRIGATION DEMANDS:

1,178 GALLONS PER DAY
8,273 GALLONS PER WEEK

*WATERING WILL OCCUR TWICE A WEEK FOR 30 WEEKS AND ONCE A WEEK FOR THE OTHER 22 WEEKS OF THE YEAR PER THE SJRWMD GUIDELINES.



UTILITY CROSSING



CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING FORCE MAIN INSTALLED BY WATERMAIN VILLAGES' PLANS. CONTACT ENGINEER IMMEDIATELY IF DISCREPANCIES EXIST.

CONTRACTOR SHALL INCLUDE FORCE MAIN DEFLECTION/RELOCATION AS AN ALTERNATE BID ITEM IN CASE NECESSARY PIPE SEPARATION CANNOT BE ACHIEVED IN THE FIELD.

ELECTRIC, GAS & TELEPHONE: [U]

- U1 CONTRACTOR SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER FOR TRANSFORMER TYPE AND LOCATION AS WELL AS PRIMARY AND SECONDARY ELECTRICAL CONDUITS PRIOR TO CONSTRUCTION.
- U2 PROPOSED TRANSFORMER LOCATION - BY POWER COMPANY
- U3 PROPOSED UNDERGROUND GENERATOR (SEE ARCHITECTURAL PLANS)
- U4 CONTRACTOR SHALL COORDINATE NEW UNDERGROUND GAS SERVICE CONNECTION WITH GAS SERVICE PROVIDER PRIOR TO CONSTRUCTION.
- U5 PROPOSED GAS METER - BY GAS COMPANY
- U6 CONTRACTOR SHALL COORDINATE NEW UNDERGROUND TELEPHONE SERVICE CONNECTION WITH TELEPHONE SERVICE PROVIDER PRIOR TO CONSTRUCTION

- W36 CONNECT TO HOSE BIB AT BUILDING WITH 14 LF - 3/4" BLUE PE (C6.3) (TYP.)
- W37 ONE (1) 3/4" - 45" BEND & ONE (1) 3/4" - 22.5" BEND
- W38 112 LF - 3/4" BLUE PE
- W39 ONE (1) 3/4" - 22.5" BEND
- W40 CONNECT TO HOSE BIB AT DUMPSTER WITH 7 LF - 3/4" BLUE PE & ONE (1) 3/4" - 90" BEND

NOTE: CONTRACTOR SHALL MAINTAIN AT LEAST 6" HORIZONTAL SEPARATION BETWEEN THE PROPOSED 8" PVC WATER MAIN AND THE PROPOSED STORMWATER INLETS ALONG J.W. SIMPSON WAY.

NOTE: CONTRACTOR SHALL LAY PIPING BEGINNING AT THE LOW POINT OF THE SYSTEM (CONNECTION TO OFFSITE SYSTEM)

UTILITY NOTES

SANITARY: [S]

- S1 CONNECT TO EXISTING 8" SANITARY FORCE MAIN WITH A 8" X 4" TAPPING SLEEVE WITH A GATE AND PLUG VALVE (C6.1)
- S2 157 LF - 4" PVC C-900 (DR18) (C6.1) (TYP.)
- S3 LIFT STATION (SEE SHEET C2.1 FOR CALCULATION & DETAILS) (SEE SHEET 6.2 FOR APPLICABLE CITY OF MOUNT DORA STANDARD DETAIL)
- S4 31 LF - 8" PVC @ 2.6% SLOPE
- S5 SANITARY MANHOLE #1 RIM ELEV. = 175.7 (N) 8" INV. OUT = 170.85 (S) 8" INV. IN = 171.60 (SW) 8" INV. IN = 171.85
- S6 66 LF - 8" PVC @ 2.1% SLOPE
- S7 CONNECT TO BUILDING SUB-OUT @ INV. ELEV. = 173.00 CONTRACTOR SHALL REFER TO M.E.P PLANS FOR EXACT LOCATION AND INVERT ELEVATION
- S8 18 LF - 6" PVC @ 1.0% SLOPE MINIMUM
- S9 CLEANOUT @ INV. ELEV. = 172.03 (C6)
- S10 10 LF - 6" PVC @ 1.0% SLOPE MINIMUM
- S11 INSPECTION AND SAMPLING STATION @ RIM ELEV. = 175.70 (N) INV. OUT = 172.13 (S) INV. IN = 172.14
- S12 2 LF - 6" PVC @ 1.0% SLOPE MINIMUM
- S13 1000 GALLON GREASE INTERCEPTOR N. RIM ELEV. = 175.80 S. RIM ELEV. = 175.90 N. INV. OUT = 172.16 S. INV. IN = 172.41
- S14 28 LF - 6" PVC @ 2.1% SLOPE
- S15 CONNECT TO BUILDING SUB-OUT @ INV. ELEV. = 173.00 CONTRACTOR SHALL REFER TO M.E.P PLANS FOR EXACT LOCATION AND INVERT ELEVATION
- S16 37 LF - 3" PVC VENT LINE. CONTRACTOR TO KEEP VENT LINE PARALLEL WITH GREASE LINE TO BUILDING. CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

WATER: [W]

- W1 CONNECT TO EXISTING 8" WATER LINE WITH AN 8" X 8" TAPPING SLEEVE AND 8" GATE VALVE (POINT OF SERVICE) (C6)
- W1A 3 LF - 6" PVC C-900 (DR18) (C6.1) (TYP.)
- W2 276 LF - 8" PVC C-900 (DR18)
- W3 6 LF - 8" PVC C-900 (DR18)
- W4 28 LF - 8" PVC C-900 (DR18)
- W5 37 LF - 8" PVC C-900 (DR18) AND 8" GATE VALVE WITH 2" BLOW-OFF VALVE ASSEMBLY FOR FUTURE CONNECTION (C6) (C6.2)
- W5A 2 LF - 8" PVC C-900 (DR18) AND 8" GATE VALVE WITH 2" BLOW-OFF VALVE ASSEMBLY FOR FUTURE CONNECTION (C6) (C6.2)
- W5B 8" - 45" BEND (2 PLACES)
- W6 8" X 8" TEE (2 PLACES)
- W7 56 LF - 8" PVC C-900 (DR18) AND 8" GATE VALVE (C6) (C6.1) (C6)
- W8 8" DOUBLE DETECTOR CHECK ASSEMBLY AND 8" GATE VALVE (C6) (C6.1) (C6)
- W9 27 LF - 8" PVC C-900 (DR18)
- W10 8" X 6" TEE WITH 6" GATE VALVE (3 PLACES) (C6)
- W11 89 LF - 6" PVC C-900 (DR18)
- W12 6" - 45" BEND (4 PLACES)
- W13 22 LF - 6" PVC C-900 (DR18)
- W14 19 LF - 6" PVC C-900 (DR18)
- W15 PRIVATE FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE TO BE PAINTED SILVER IN COLOR AFTER ASSEMBLY (2 PLACES) (C6)
- W16 19 LF - 8" PVC C-900 (DR18)
- W17 8" X 6" REDUCER AND 52 LF - 6" PVC C-900 (DR18)
- W18 6" - 90" BEND
- W19 4 LF - 6" PVC C-900 (DR18)
- W20 28 LF - 6" PVC C-900 (DR18)
- W21 50 LF - 6" PVC C-900 (DR18)
- W22 37 LF - 6" PVC C-900 (DR18)
- W23 8" X 6" TEE WITH 6" GATE VALVE
- W24 53 LF - 6" PVC C-900 (DR18)
- W25 6" X 1/2" SERVICE SADDLE CONNECTION
- W26 6" X 4" REDUCER, 4" GATE VALVE, 4" METER & 4" REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR DOMESTIC SERVICE NOTE: METERS BIGGER THAN 2" ARE TO BE PROVIDED BY THE CONTRACTOR AND APPROVED BY CITY STAFF PRIOR TO INSTALLATION. (C11) (C5.1) (C6.2)
- W27 99 LF - 3" BLUE PE DOMESTIC SERVICE (C6.1) (TYP.)
- W28 3" - 90" BEND
- W29 6 LF - 3" BLUE PE DOMESTIC SERVICE
- W30 FIRE DEPARTMENT CONNECTION (C8) (C5.1)
- W31 58 LF - 4" PVC C-900 (DR14)
- W32 3 LF - 1/2" PE WITH A 1/2" 90" BEND
- W33 1/2" BALL VALVE WITH 1/2" METER AND 1/2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR IRRIGATION (C11) (C5.1) (C6.2)
- W34 1/2" PE IRRIGATION SUB-OUT (SEE IRRIGATION PLANS FOR CONTINUATION)
- W35 PUBLIC FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE TO BE PAINTED YELLOW IN COLOR AFTER ASSEMBLY (C6)

UTILITY PLAN



Planning and Zoning Approval
Minor Deviations to Approved Site Plan

Project Name: TownePlace Suites (SP22-08)
Project No.: PR24-01 Minor
DRC Date of Approval: September 20, 2024



CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

REVISION	DATE	REVISION	DATE
1	10-24-22	2	08-09-24
2	11-22-22	3	01-04-23
3	01-04-23	4	07-20-23
4	07-20-23	5	09-18-23
5	09-18-23	6	05-15-24

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

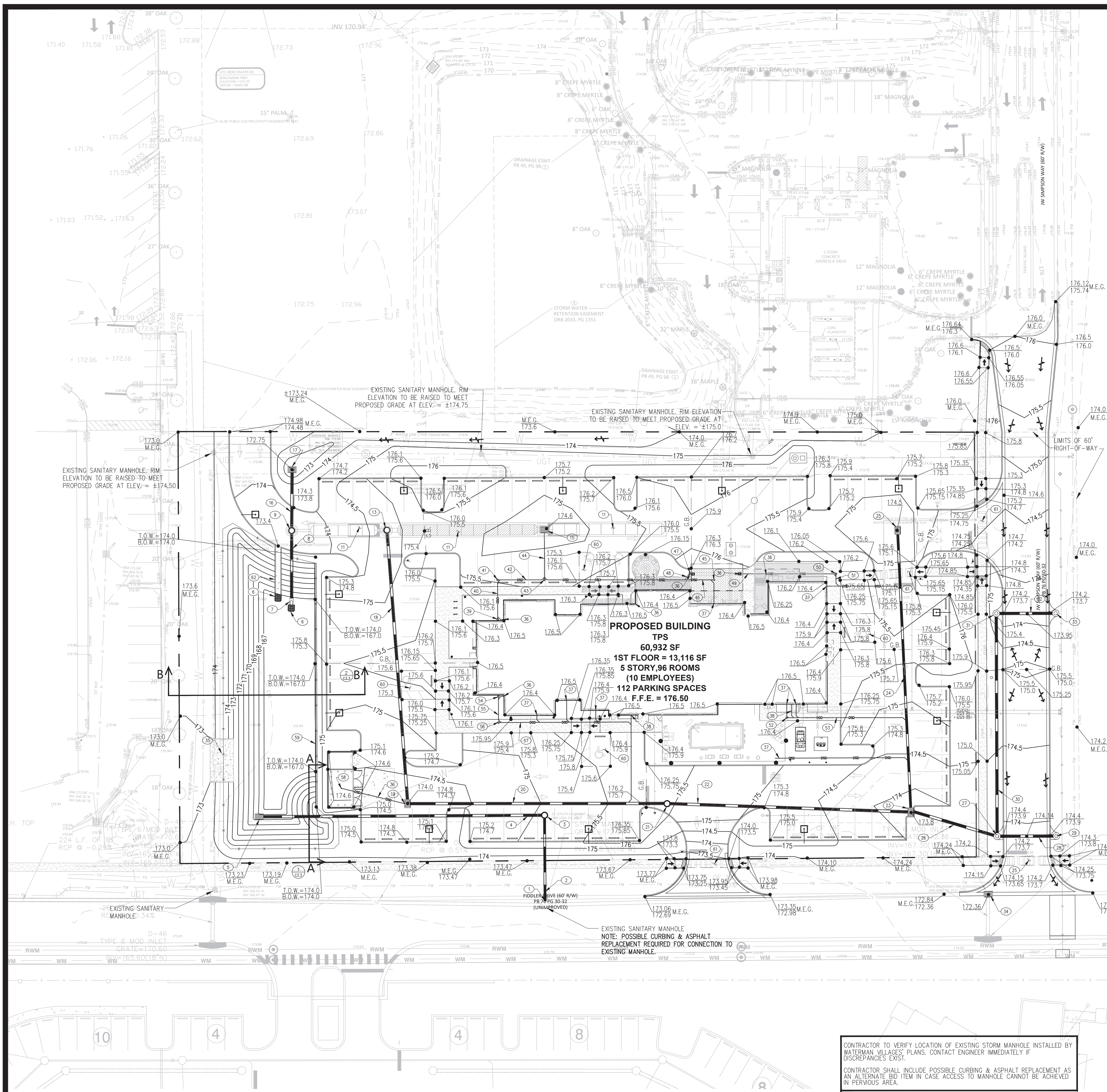
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C2
UTILITY PLAN

PROJECT NO.: 2021258



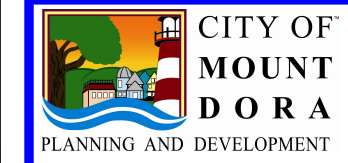
- ### DRAINAGE NOTES
- NOTE: CONTRACTOR SHALL LAY PIPING AT THE LOW POINT OF THE SYSTEM (CONNECTION TO OFFSITE SYSTEM)
- CORE DRILL AND CONNECT TO EXISTING STORM MANHOLE
GRATE ELEV. = 172.30
INV. IN = 168.54 (N) 15" RCP (PROPOSED)
INV. IN = 166.51 (E) 18" RCP (EXISTING)
INV. OUT = 166.51 (W) 18" RCP (EXISTING)
 - 49 LF - 15" RCP @ 0.3% SLOPE (11/CS) TYP.
 - STORM MANHOLE #1
RIM ELEV. = 172.90
INV. IN = 168.69 (W) 15" RCP
INV. OUT = 168.69 (S) 15" RCP
 - 169 LF - 15" RCP @ 0.22% SLOPE
 - TYPE "C" CONTROL STRUCTURE
TOP OF FRAME = 173.00
INV. OUT = 168.96 (E) 15" RCP (CS.1)
 - RIPRAP PAD/POND OUTFALL STRUCTURE
(RIPRAP PAD TO BE CENTERED ON MITERED END SECTION/OUTFALL)
 - MITERED END SECTION @ INV. ELEV. = 167.00 (CS.1)
 - 40 LF - 18" RCP @ 0.3% SLOPE
 - STORM MANHOLE #2
RIM ELEV. = 173.70
INV. IN (E) 18" RCP = 167.88
INV. IN (N) 15" RCP = 167.88
INV. OUT (S) 18" RCP = 167.12
SUMP = 165.12
 - NOT USED
 - STORMTECH SYSTEM (SEE SHEETS C3.1 AND C3.2 FOR DETAILS)
 - NOT USED
 - STORM MANHOLE #3
RIM ELEV. = 174.80
INV. IN = 167.92 (E) 18" RCP
INV. IN = 167.92 (S) 18" RCP
INV. OUT = 167.88 (W) 18" RCP
 - NOT USED
 - TYPE "F" INLET #1 (SEE SHEETS C3.1 AND C3.2 FOR DETAILS)
GRATE ELEV. = 174.80
INV. IN (E) = 169.70
INV. IN (S) = 167.92 4" PVC
INV. OUT (W) = 167.92
SUMP = 165.92 (13/CS) TYP.
 - 33 LF - 15" RCP @ 0.20% SLOPE
 - TYPE "C" INLET #1
GRATE ELEV. = 172.75
INV. OUT (S) = 167.95 15" RCP (CS.1)
 - 162 LF - 18" RCP @ 0.22% SLOPE
 - TYPE "F" INLET #2
GRATE ELEV. = 174.00
INV. IN (E) = 168.26 18" RCP
INV. OUT (W) = 168.26 18" RCP
 - 153 LF - 18" RCP @ 0.22% SLOPE
 - STORM MANHOLE #4
RIM ELEV. = 175.55
INV. IN = 168.60 (E) 18" RCP
INV. OUT = 168.60 (W) 18" RCP
 - 144 LF - 18" RCP @ 0.22% SLOPE
 - TYPE "F" INLET #3
GRATE ELEV. = 173.80
INV. IN (N) = 168.92 15" RCP
INV. IN (E) = 168.92 18" RCP
INV. OUT (W) = 168.92 18" RCP
 - 166 LF - 15" RCP @ 0.22% SLOPE
 - TYPE "F" INLET #4
GRATE ELEV. = 174.50
INV. OUT (S) = 169.29 15" RCP
 - 53 LF - 15" RCP @ 0.22% SLOPE
 - FDOT TYPE 3 CURB INLET #1
GRATE ELEV. = 173.90
INV. IN = 169.04 (E) 18" RCP
INV. IN = 169.04 (N) 18" RCP
INV. OUT = 169.04 (W) 18" RCP
 - 35 LF - 18" RCP @ 0.3% SLOPE
 - FDOT TYPE 3 CURB INLET #2
GRATE ELEV. = 173.90
INV. OUT = 169.15 (W) 18" RCP
 - 131 LF - 18" RCP @ 0.22% SLOPE
 - FDOT TYPE 4 CURB INLET #1
GRATE ELEV. = 173.70
INV. IN = 169.33 (E) 18" RCP
INV. OUT = 169.33 (S) 18" RCP
 - 35 LF - 18" RCP @ 0.22% SLOPE
 - FDOT TYPE 4 CURB INLET #2
GRATE ELEV. = 173.70
INV. OUT = 169.41 (S) 18" RCP
 - TYPE "V" INLET #1
GRATE ELEV. = 172.36
INV. IN (S) = 167.30 18" RCP (EXISTING)
INV. OUT (W) = 167.30 18" RCP (EXISTING) (9/CS.1)
 - CONCRETE SPILLWAY (7/CS.1)
 - 3" PVC DOWNSPOUT DRAIN @ 1.0% MIN. SLOPE
 - 4" PVC DOWNSPOUT DRAIN @ 1.0% MIN. SLOPE
 - 6" PVC DOWNSPOUT DRAIN @ 1.0% MIN. SLOPE
 - CLEANOUT @ INV. = 172.93 (1/CS) TYP.
 - 23 LF - 3" PVC DOWNSPOUT DRAIN @ 2.09% SLOPE
 - CLEANOUT @ INV. = 172.44
 - 28 LF - 3" PVC DOWNSPOUT DRAIN @ 2.09% SLOPE
 - CLEANOUT @ INV. = 171.57
 - 30 LF - 4" PVC DOWNSPOUT DRAIN @ 1.00% MIN. SLOPE
 - CLEANOUT @ INV. = 172.88
 - 100 LF - 4" PVC DOWNSPOUT DRAIN @ 1.00% SLOPE
 - CLEANOUT @ INV. = 172.89
 - 4 LF - 3" PVC DOWNSPOUT DRAIN @ 2.09% SLOPE
 - 57 LF - 3" PVC DOWNSPOUT DRAIN @ 3.02% SLOPE
 - CLEANOUT @ INV. = 171.29
 - 7 LF - 3" PVC DOWNSPOUT DRAIN @ 3.02% SLOPE
 - CLEANOUT @ INV. = 172.60
 - 70 LF - 6" PVC DOWNSPOUT DRAIN @ 5.04% SLOPE
 - CLEANOUT @ INV. = 172.93
 - 15 LF - 3" PVC DOWNSPOUT DRAIN @ 2.16% SLOPE
 - CLEANOUT @ INV. = 172.59
 - 78 LF - 6" PVC DOWNSPOUT DRAIN @ 2.16% SLOPE
 - CONNECT TO PROPOSED DUMPSTER FLOOR DRAIN @ INV. = 167.86
 - RETAINING WALL 144 LF WITH 48" BLACK VINYL COATED CHAIN LINK FENCE CENTERED ON TOP OF RETAINING WALL (SEE ARCHITECTURAL PLANS)
 - ADA ZONE - NOT TO EXCEED 2.0% SLOPE IN ANY DIRECTION
 - ADA ROUTE - NOT TO EXCEED 2.0% CROSS SLOPE AND/OR 5.0% RUNNING SLOPE
 - CURB FLUME (12/CS.1)

NOTE:
UTILITY CONSTRUCTION NEEDED ALONG J.W. SIMPSON WAY AND FIDDLER DRIVE SHALL BE COORDINATED AND INSTALLED PRIOR TO THE INITIATION OF ROADWAY IMPROVEMENTS.

GC NOTE:
A COPY OF SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

NOTE:
ALL FILL MATERIAL TO BE BROUGHT ON THE SITE SHALL CONSIST OF FREE DRAINING A-3 SOILS WITH LESS THAN 5% FINES.

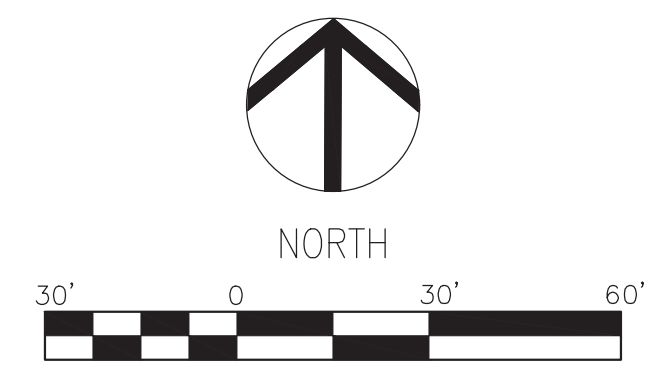
ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 11401005-2007, BEING: 173.858 FEET, (NAVD 88), PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION



CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Planning and Zoning Approval
Minor Deviations to Approved Site Plan

Project Name: TownePlace Suites (SP22-08)
Project No.: PR24-01 Minor
DRC Date of Approval: September 20, 2024



GRADING & DRAINAGE PLAN

ZDEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS

CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801

PH: (407) 271-8910

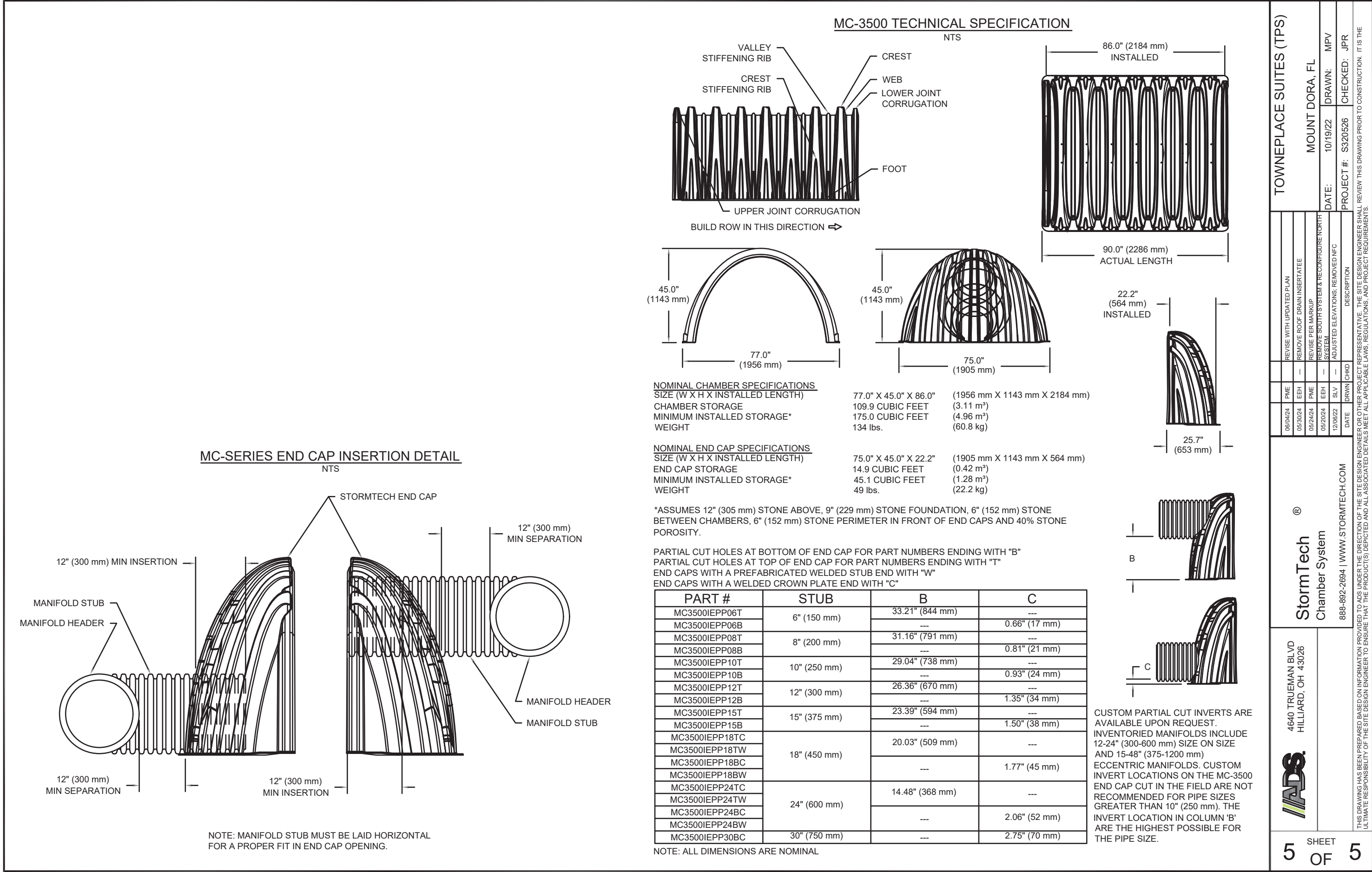
REVISION	DATE	REVISION	DATE
1	10-24-22	1	10-24-22
2	11-22-22	2	11-22-22
3	04-24-23	3	04-24-23
4	07-20-23	4	07-20-23
5	05-15-24	5	05-15-24

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C3
GRADING & DRAINAGE PLAN
PROJECT NO.: 2021.258

PH: (407) 271-8910



Planning and Zoning Approval
Minor Deviations to Approved Site Plan

Project Name: TownePlace Suites (SP22-08)
Project No.: PR24-01Minor

DRC Date of Approval: September 20, 2024

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C3.2
STORMTECH DETAILS

PROJECT NO.: 2021.258



CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

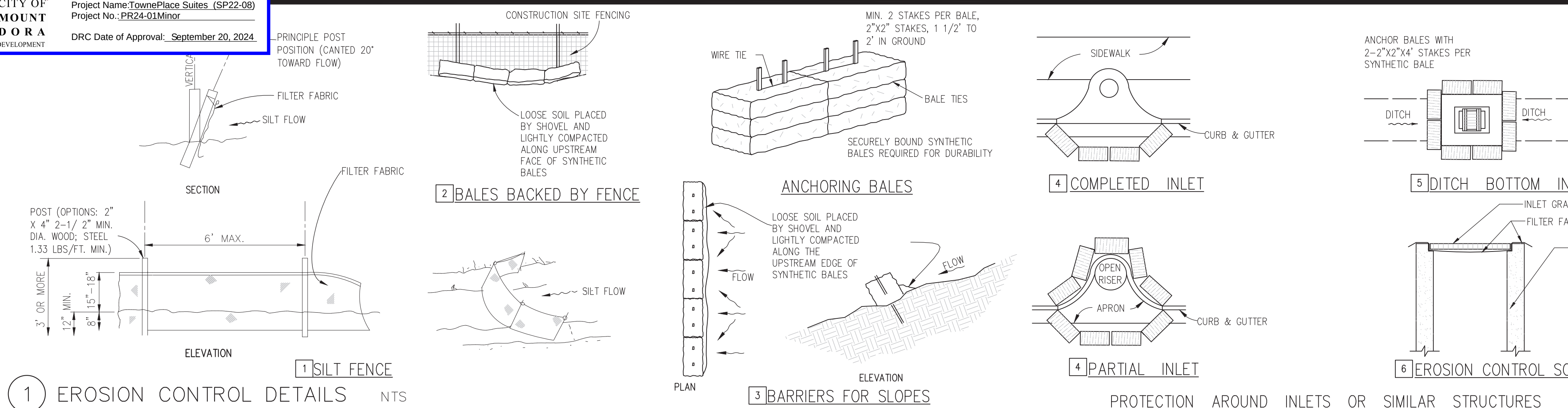
REVISION	DATE	REVISION	DATE
1. SIGNED COMMENTS	10-24-22		

This item has been digitally signed and sealed by SARAH CULOTTA 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.

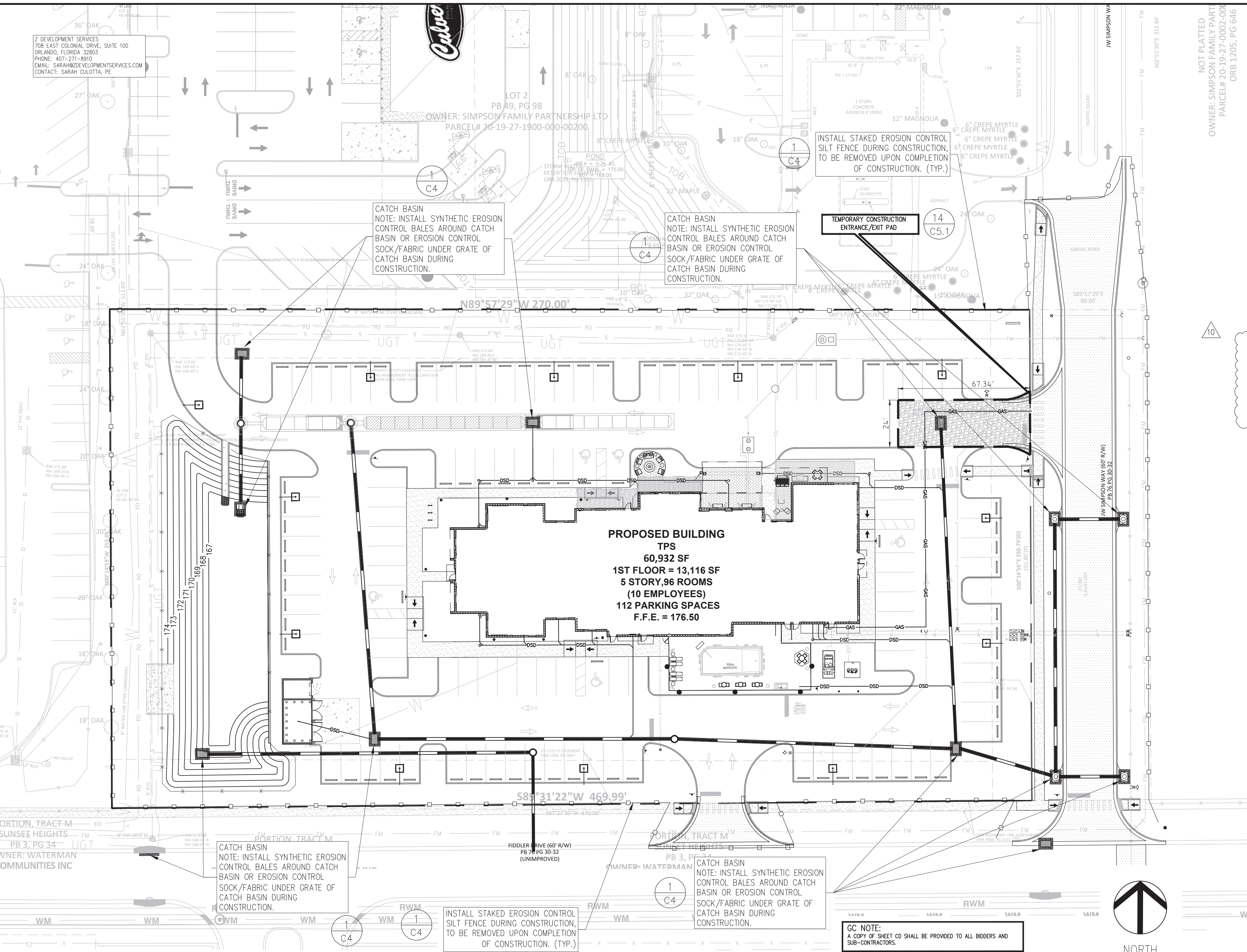
SARAH CULOTTA, P.E.
FL REG. # 87413





POLLUTION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONS OF SITE PERMITS.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
 - ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.
 - THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
 - CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.
 - CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.
 - ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
 - FOR ADDITIONAL INFORMATION AND DETAILS, SEE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.
 - UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.
 - ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
 - ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE CITY OF MOUNT DORA OR BY REGULATORY AGENCIES.



14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.
15. THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.
16. CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER.
17. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.
18. CONTRACTOR SHALL RETAIN ALL RECORDS FOR A PERIOD OF THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.
19. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY OR ON SITE RETENTION POND.
20. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.
21. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.
22. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL MEASURES DAILY, AND AFTER EACH RAIN ABOVE HALF AN INCH AND KEEP A RAIN GAUGE ONSITE TO MONITOR RAINFALL AMOUNTS.
23. THE BOTTOM AND SIDE SLOPES OF RETENTION PONDS SHALL BE UNDER EXCAVATION BY ROUGHLY 12 INCHES AT THE BEGINNING OF CONSTRUCTION. ONCE THE ENTIRE SITE IS STABILIZED, THE RETENTION POND SHALL BE EXCAVATED TO THE DESIGN DEPTH AND STABILIZED WITH SEED OR SOD AS SPECIFIED IN THE LANDSCAPING PLANS. NO MUCK GROWN SOD SHALL BE USED.

EROSION / DUST CONTROL NOTES (PER CITY OF MOUNT DORA)

1. THIS PLAN IS PROVIDED TO MEET THE REQUIREMENTS FOR PLAN APPROVAL FROM THE CITY PUBLIC WORKS DIRECTOR. APPROVAL OF THIS PLAN IS HEREBY REQUESTED.

2. THIS PLAN HAS BEEN PREPARED, SUBMITTED AND WILL BE IMPLEMENTED UNDER THE DIRECTION OF Z DEVELOPMENT SERVICES, 708 E. COLONIAL DRIVE, SUITE 100, ORLANDO, FL 32803. (607)771-8910

TOTAL DISTURBED AREA (SF) (AC)	TOTAL IMPERVIOUS AREA (SF) (AC)	TOTAL PERVIOUS AREA (SF) (AC)
142,065 SF ±3.26 AC	142,067 SF ±3.26 AC	0 SF 0 AC

3. THE TOTAL PROPERTY AREA IS 2.73 ACRES AND THE TOTAL PROJECT DISTURBED AREA IS 3.45 ACRES.

4. THE OPERATIONS AND ACTIVITIES TO BE CARRIED OUT ON SITE THAT WOULD AFFECT DUST CONTROL ARE THE CLEARING AND GRADING OF THE SITE, PRIOR TO ANY FINAL STABILIZATION MEASURES (PAVEMENT AND/OR LANDSCAPE MATERIAL). ALL DUST CONTROL MEASURES SHALL REMAIN ONSITE UNTIL ALL FINAL STABILIZATION HAS BEEN COMPLETED.

5. THE POTENTIAL SOURCE OF PARTICULATES EMISSIONS FROM THE SITE WOULD BE THROUGH WIND BLOWN DUST AND/OR TRACKING OF SEDIMENT FROM THE SITE BY CONSTRUCTION VEHICLES OR THROUGH STORMWATER RUNOFF.

6. THE REASONABLY AVAILABLE CONTROL MEASURES AVAILABLE FOR DUST CONTROL INCLUDE THE USE OF A WATER TRUCK. THE CONTRACTOR SHALL HAVE A WATER TRUCK ONSITE AT ALL TIMES TO CONTROL ANY WIND BLOWN PARTICULATE MATTER. THIS EROSION CONTROL PLAN SHALL ALSO INCLUDE THE PERIMETER SILT FENCE TO CONTROL ANY RUNOFF THAT IS LADEN WITH SEDIMENT. THERE ARE ALSO INLET PROTECTION MEASURES FOR THE DRAINAGE INLETS AND THE PROPOSED CONSTRUCTION EXIT FROM THE SITE.

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name: _____
FDEP NPDES Stormwater Identification Number: _____

LOCATION	RAIN DATA	TYPE OF CONTROL	DATE INSTALLED	CURRENT CONDITION / CORRECTIVE ACTION

Condition Code:
G = Good M = Marginal, needs maintenance or replacement soon
P = Poor, needs immediate maintenance or replacement C = Needs to be cleaned
O = Other

Control Type Codes

1. Silt Fence	11. Vegetative buffer strip	19. Reinforced soil retaining system
2. Earth dikes	12. Vegetative preservation area	20. Gabion
3. Structural diversion	13. Retention Pond	21. Sediment Basin
4. Swale	14. Construction entrance stabilization	22. Temporary seed / sod
5. Sediment Trap	15. Perimeter ditch	23. Permanent seed / sod
6. Check dam	16. Curb and gutter	24. Mulch
7. Subsurface drain	17. Paved road surface	25. Hay Bales
8. Pipe slope drain	18. Rock outlet protection	26. Geotextile
9. Level spreaders	27. Rip-rap	28. Tree protection
29. Detention pond	31. Waste disposal/housekeeping	33. Sand Bag
30. Retention pond	32. Dam	34. Other

Inspector Information: _____

ENGINEER'S CERTIFICATION:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Company Name, Address & phone number	Date

OWNER/AGENT CERTIFICATIONS:

I HAVE REVIEWED THIS PLAN AND AGREE TO COMPLY WITH THE REQUIREMENTS SHOWN HEREON.

OWNER/AUTHORIZED REPRESENTATIVE _____ Date _____

EROSION/DUST CONTROL PLAN

Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

REVISION	DATE	REVISION
1	10-24-22	CITY OF MOUNT DORA COMMENTS
2	11-22-22	CITY OF MOUNT DORA COMMENTS
3	08-01-24	SARAH COMMENTS

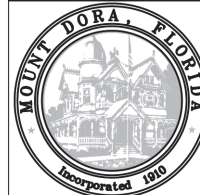
This item has been digitally signed and sealed by SARAH CULOTTA on the date adjacent to the seal.

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

TOWNEPLACE SUITES US HWY 441 MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: BT
CHECKED: SC

C4
EROSION/DUST CONTROL PLAN
PROJECT NO.: 2021258

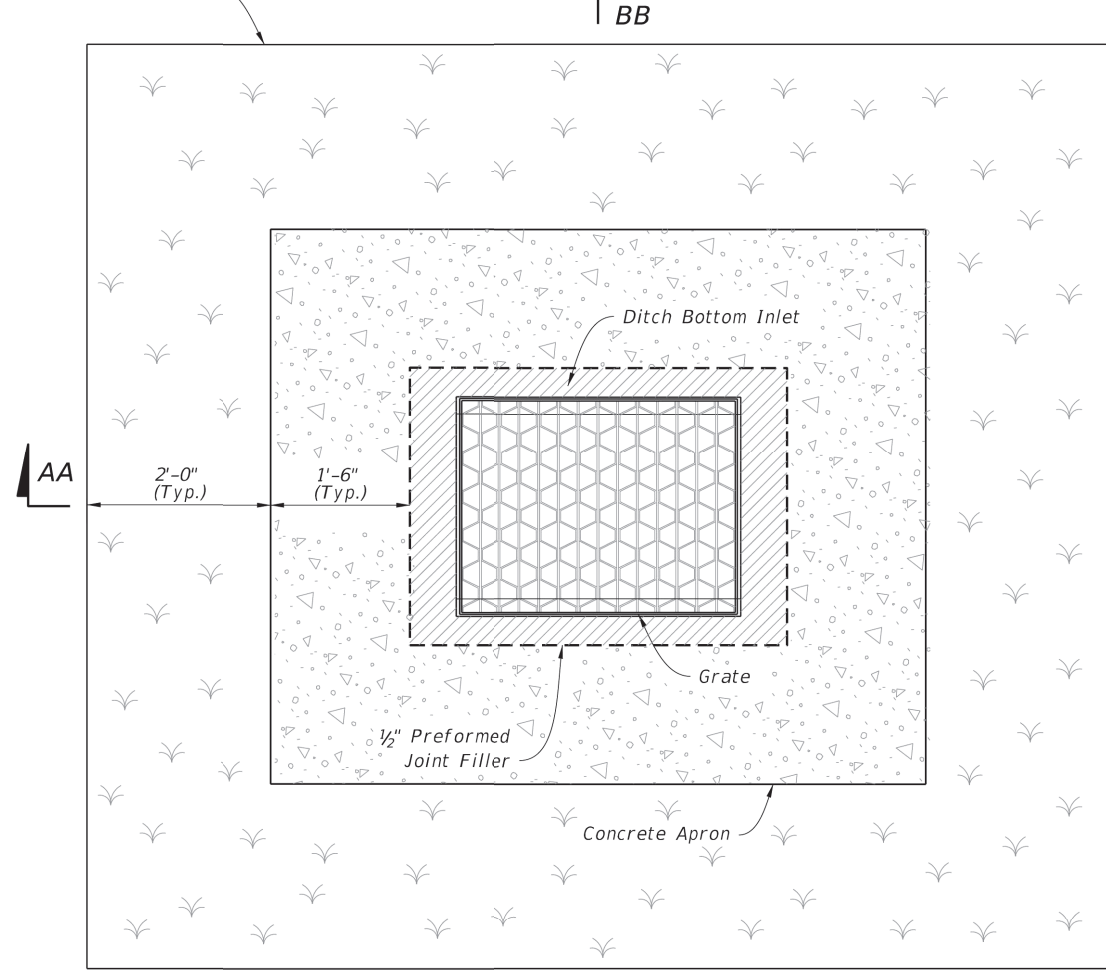


5. Quantities are for informational and estimating purposes only.



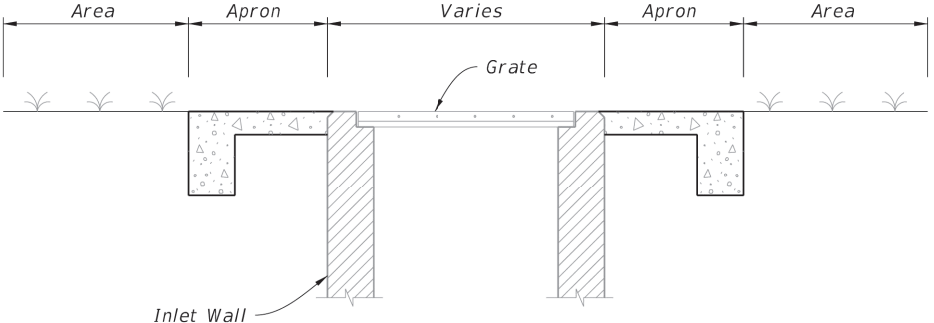
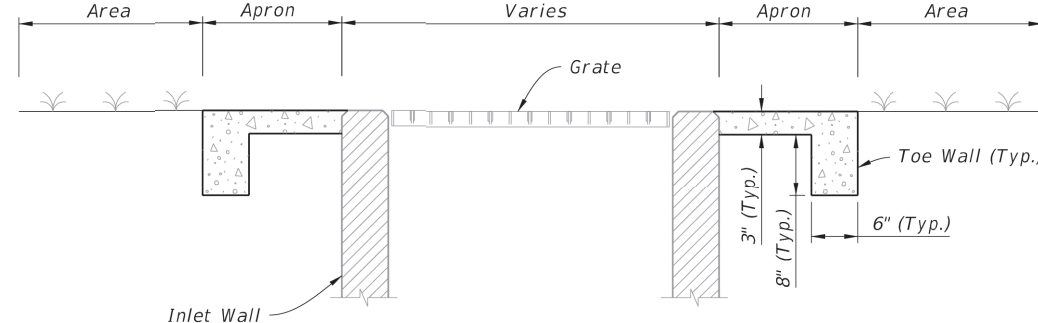
Sheet	Description
1	General Notes and Contents
2	Type C - Dimensional, Reinforcing, and Grate Details
3	Type D - Dimensional, Reinforcing, and Grate Details
4	Type E - Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) - Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) - Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 - Add Traversable Slots to Existing Inlets
12	Case 2 - Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 - Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom - Top Slab Details

LAST REVISION 11/01/20	DESCRIPTION:	 FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 1 of 14
------------------------------	--------------	--	--	------------------	------------------



SOD AND PAVEMENT		
Inlet Type	Sod SY	Conc. CY
C	8	0.30
D	9	0.36
E	9	0.37
H	11	0.45

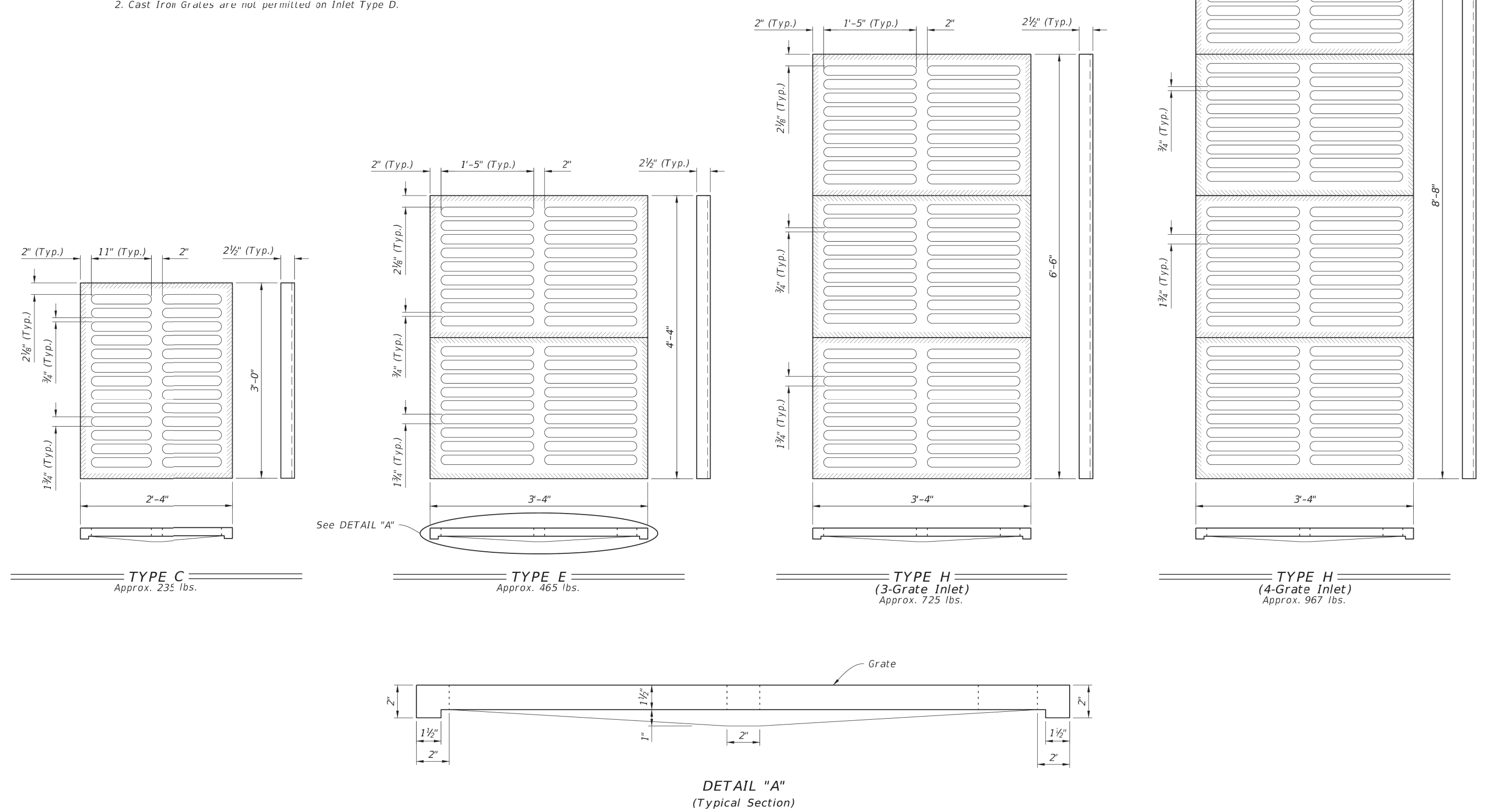
1. Concrete Apron to be installed only where called for in the Plans.
2. Sod always required.



TRAVERSABLE INLET WITHOUT SLOT DETAILS

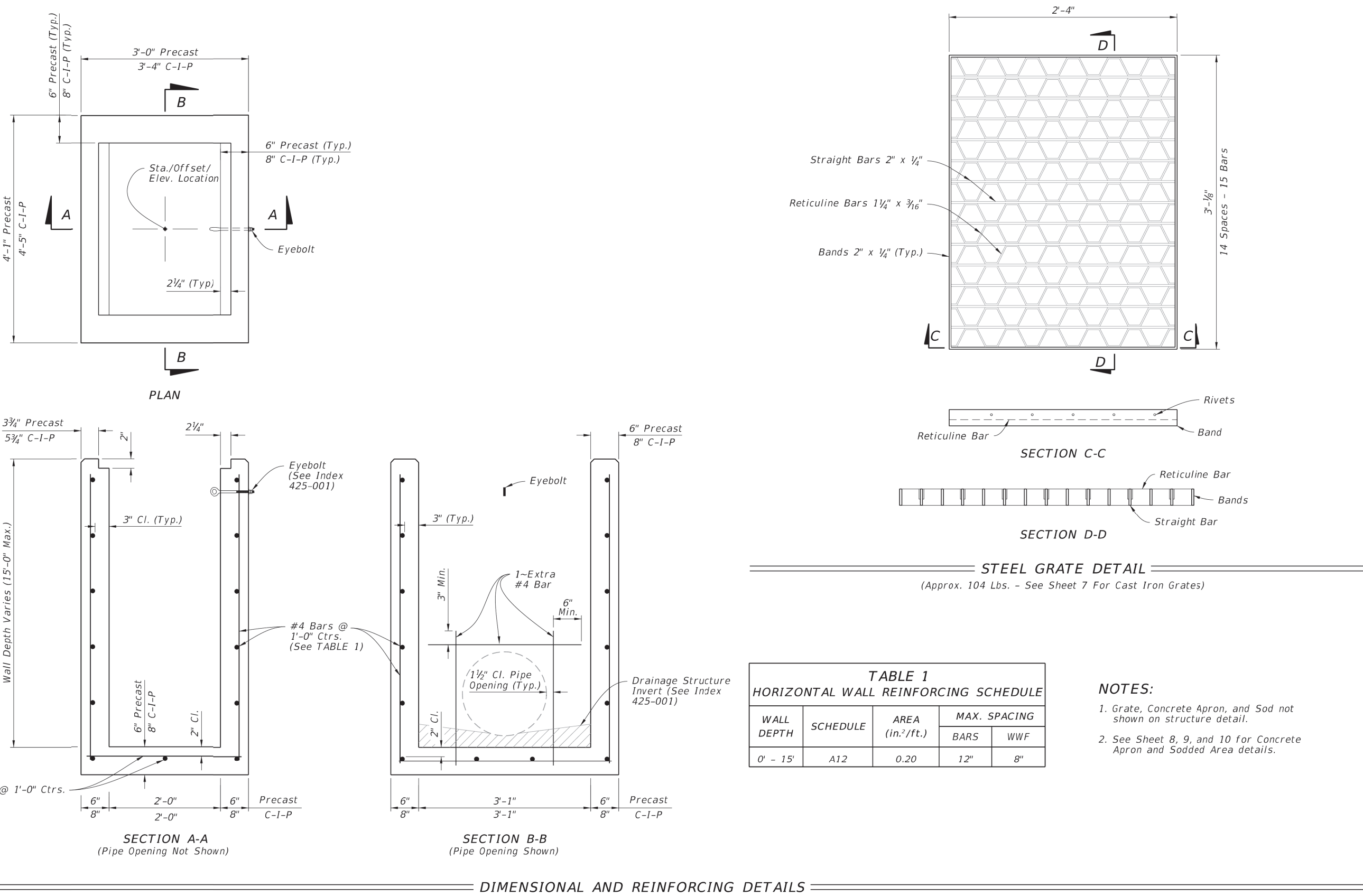
LAST REVISION 11/01/20	DESCRIPTION:	 FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H INDEX 425-052	SHEET 9 of 14
------------------------------	--------------	--	--	------------------

1. Steel Grates are required on inlets with traversable slots and on Inlets where bicycle traffic is anticipated.
2. Cast Iron Grates are not permitted on Inlet Type D.



CAST IRON GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	 FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 7 of 14
------------------------------	--------------	--	--	------------------	------------------

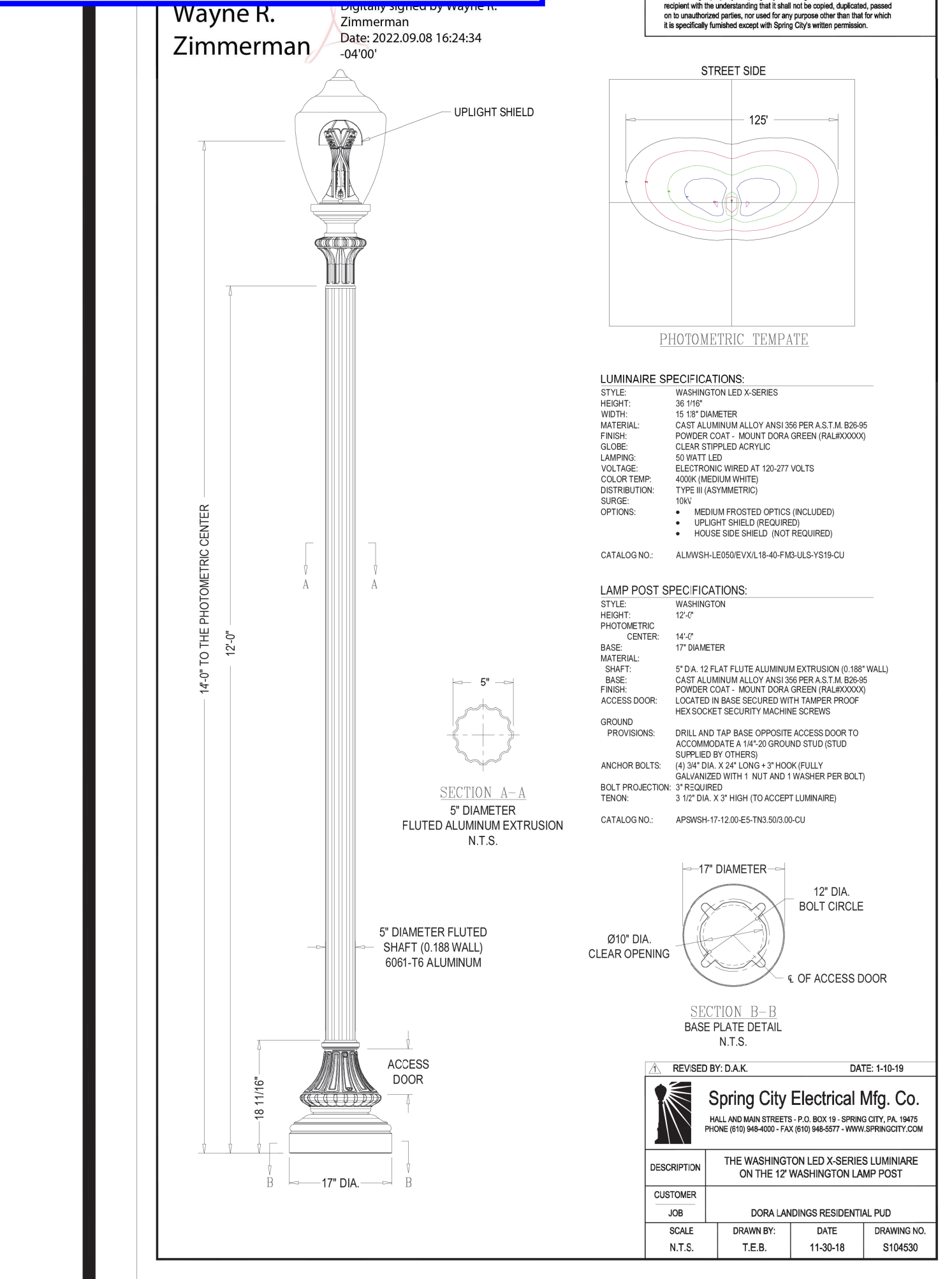


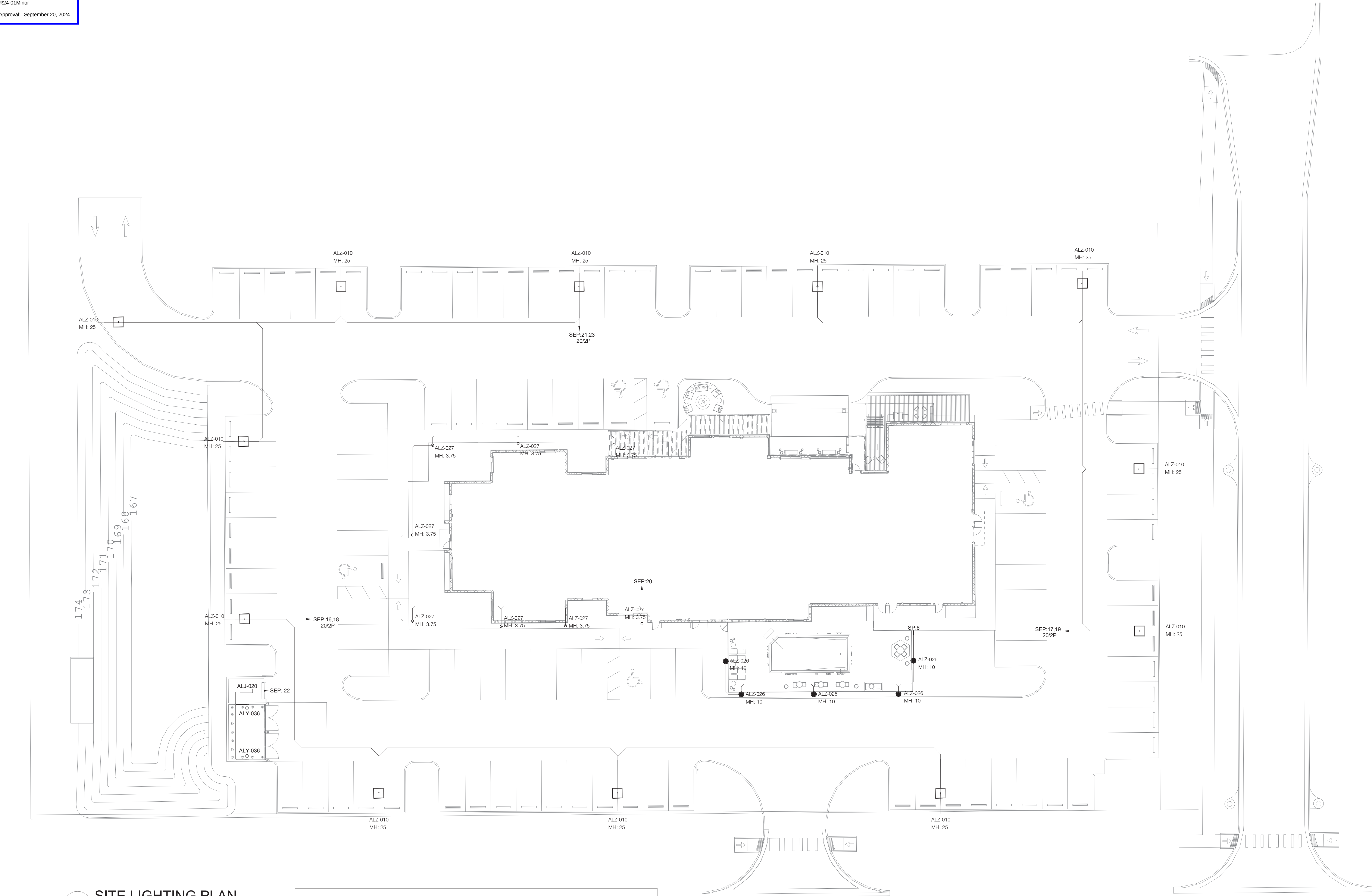
WALL DEPTH	SCHEDULE	AREA (in. ² /ft.)	MAX. SPACING	
			BARS	WWF
0' - 15'	A12	0.20	12"	8"

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	 FY 2022-23 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H INDEX 425-052	SHEET 2 of 14
------------------------------	--------------	--	--	------------------





1 SITE LIGHTING PLAN
LT-200A 1/16" = 1'-0"

SITE LIGHTING GENERAL NOTES:

- CONTRACTOR SHALL CO-ORDINATE WITH OWNER/CIVIL ENGINEER FOR SITE LIGHTING DETAILS. BASE4 HAS PROPOSED PANEL FOR SITE POWER CONTRACTOR SHALL USE THAT FOR FUTURE REFERENCE.
- ALL WIRING IS TO BE #12 AWG AND #12 AWG GROUND MINIMUM THHN/THWN (90 DEG. C) IN 1" SCHEDULE 40 PVC (MINIMUM SIZE). TRENCH 30" DEEP. CLEAN BACKFILL USING SITE MATERIALS CAN BE USED. PROVIDE PREMIUM BACKFILL WHERE SITE MATERIALS ARE NOT ACCEPTABLE FOR USE.
- ALL CONDUIT ENTRIES TO THE BUILDING SHALL PITCH AWAY FROM BUILDING WALLS. SEAL PENETRATIONS WATERTIGHT WITH LINK-SEAL PIPE SEALS OR APPROVED EQUIVALENT.
- PROVIDE WARNING TAPE ABOVE ALL ELECTRICAL CIRCUITS. WARNING TAPE FOR SITE LIGHTING CIRCUITS TO BE 8" BELOW GRADE, 3" WIDE, RED WITH ELECTRICAL WARNING.
- CUT AND PATCH EXISTING PAVING AS REQUIRED FOR THE INSTALLATION OF NEW WIRING WHERE PAVING EXISTS.
- LIGHTING NOT DESIGNATED FOR DUST-TO-DAWN OPERATION SHALL BE CONTROLLED BY EITHER A COMBINATION OF A PHOTOSENSOR AND A TIME SWITCH, OR AN ASTRONOMICAL TIME SWITCH. LIGHTING DESIGNATED FOR DESK-TODAWN OPERATION SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME SWITCH OR PHOTOSENSOR. ALL TIME SWITCHES SHALL RETAIN PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. LIGHTING DESIGNATED TO OPERATE MORE THAN 2000 HOURS PER YEAR FOR UNCOVERED PARKING AREAS SHALL BE EQUIPPED WITH MOTION SENSORS THAT WILL REDUCE THE LUMINARIES POWER BY 33 PERCENT OR TURN OFF ONE THIRD THE LUMINARIES WHEN NO ACTIVITY IS DETECTED.
- POLE BASE COVERS ARE TO BE INSTALLED SO THAT THE BASE COVER FITS FLUSH TO THE TOP OF THE CONCRETE BASE. LEVELING SHIMS AND NUTS SHALL NOT CAUSE A GAP BETWEEN THE POLE BASE AND THE BASE COVER. PRECAST POLE BASES BE UTILIZED.
- ALL POLE BASES SHALL HAVE A HONEYCOMBING AND SONOTUBE MARKINGS FILLED AND MADE SMOOTH WITH CONCRETE AFTER TUBE REMOVAL. COAT WITH TWO (2) COATS "THRUO-SEAL" PER MANUFACTURERS DIRECTIONS.
- POLE BASE DESIGN MUST BE VERIFIED WITH LOCAL GRADE CONDITIONS FOR DENSITY AND CONSISTENCY.
- CONTRACTOR SHALL PROVIDE EXTERIOR LIGHTING MUST BE CONTROLLED BY A PHOTOCCELL WITH A MANUAL OVERRIDE SWITCH, BY TIME CLOCK OR BY BUILDING AUTOMATION SYSTEM LOCATED IN THE BACK OF HOUSE AREA. THE CONTROL SYSTEM MUST SWITCH ALL LIGHTS ON AND OFF SIMULTANEOUSLY.

120 VOLT BRANCH CIRCUITS UPTO 20 AMPS		
RUN DISTANCE IN FEET	WIRE SIZE AWG	
1'	-	50'
50'	-	100'
100'	-	200'
		#12
		#10
		#8

120 VOLT BRANCH CIRCUITS UPTO 30 AMPS		
RUN DISTANCE IN FEET	WIRE SIZE AWG	
1'	-	50'
50'	-	100'
100'	-	200'
		#10
		#8
		#6

WIRE SIZES INDICATED IN PANEL SCHEDULES ARE MINIMUM WIRE SIZES. CONTRACTOR SHALL UPSIZE WIRES BASED ON LOAD AND LENGTH OF RUN AS INDICATED IN SCHEDULE ABOVE.

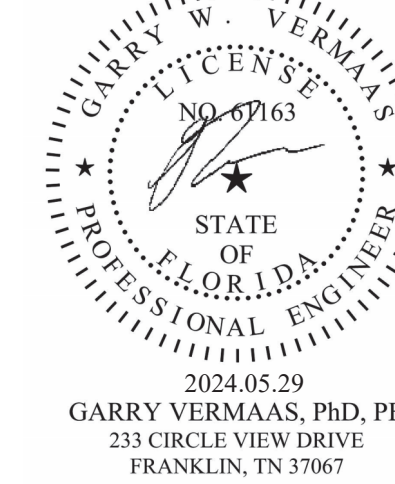
ARCHITECT:

Ricardo J. Muniz-Guillet, AIA
2030 Habersham Trce
Cumming, GA 30041
rick@base-4.com

MEP ENGINEER:

Garry Vermaas PhD, PE
233 Circle View Drive
Franklin, TN 37067
garryv@base-4.com

SEAL:



OWNER:

JAYESH PATEL

503 SWEET WATER CLUB CIR
LONG WOOD, FL, 32779
407.928.0893

PROJECT INFORMATION:

TOWNEPLACE
SUITES®

BY MARRIOTT
18980 US HIGHWAY 441,
MT. DORA LAKE, FL 32757
PROTOTYPE VERSION
GEN 5 - 112 UNITS
REVISION DATE: 08/01/2023

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2024.05.29	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2024.05.29

DRAWN BY
NRM

CHECKED BY
GWV

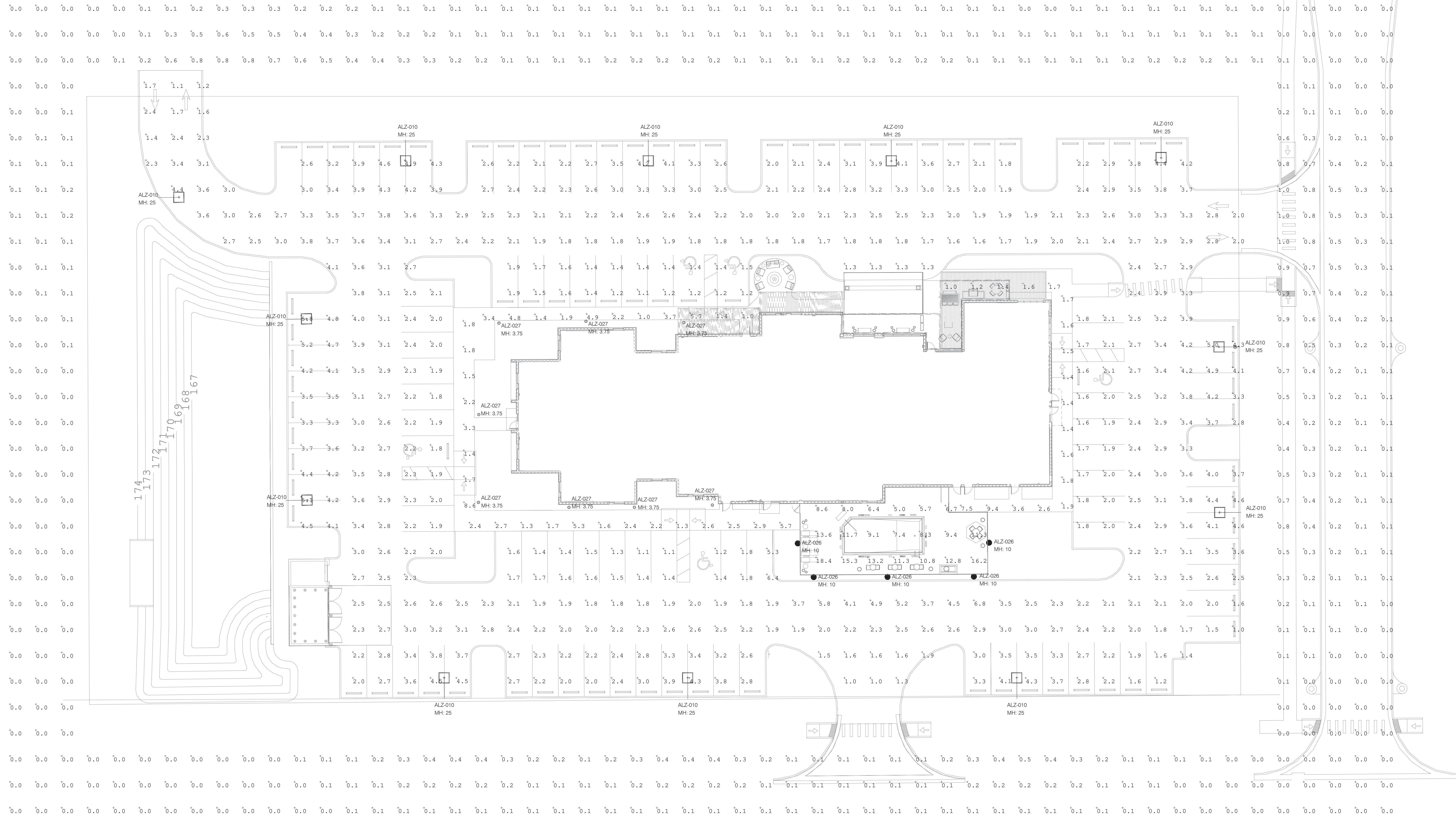
PROJECT NO.
B4-185-2102

SHEET NAME

SITE LIGHTING
PLAN

DRAWINGS NO.

LT-200A



SITE PHOTOMETRICS PLAN
1/16" = 1'-0"

Luminaire Schedule						
Symbol	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	ALZ-026	SINGLE	0.900	MSA-SA2B-740-U-T4FT	85	9984
	ALZ-010	SINGLE	0.900	ECF-S-48L-900-NW-G2-4	135.1	18440
	ALZ-027	SINGLE	0.900	ABB-B2-LED-D1-S	32	1257

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	2.66	6.8	1.0	2.66	6.80
POOL AREA	Illuminance	Fc	10.46	18.4	5.0	2.09	3.68
PROPERTY LINE	Illuminance	Fc	0.14	1.0	0.0	N.A.	N.A.
SIDE WALK 1	Illuminance	Fc	2.76	8.6	1.0	2.76	8.60
SIDE WALK 2	Illuminance	Fc	2.46	9.4	1.0	2.46	9.40

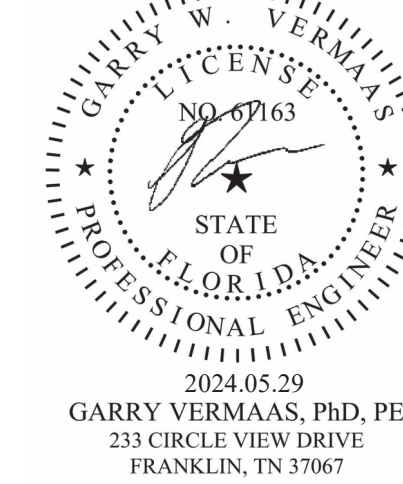
ARCHITECT:

Ricardo J. Muniz-Guillet, AIA
2030 Habersham Trce
Cumming, GA 30041
rick@base-4.com

MEP ENGINEER:

Garry Vermaas PhD, PE
233 Circle View Drive
Franklin, TN 37067
garryv@base-4.com

SEAL:



OWNER:

JAYESH PATEL

503 SWEET WATER CLUB CIR
LONG WOOD, FL, 32779
407.928.0893

PROJECT INFORMATION:

TOWNEPLACE SUITES®

BY MARRIOTT
18980 US HIGHWAY 441,
MT. DORA LAKE, FL 32757
PROTOTYPE VERSION
GEN 5 - 112 UNITS

REVISION DATE: 08/01/2023

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2024.05.29	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2024.05.29

DRAWN BY
NRM

CHECKED BY
GWV

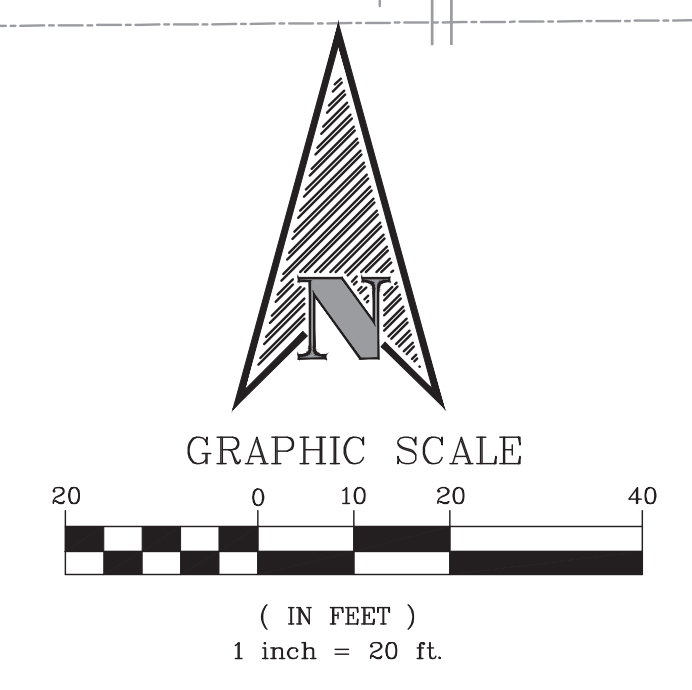
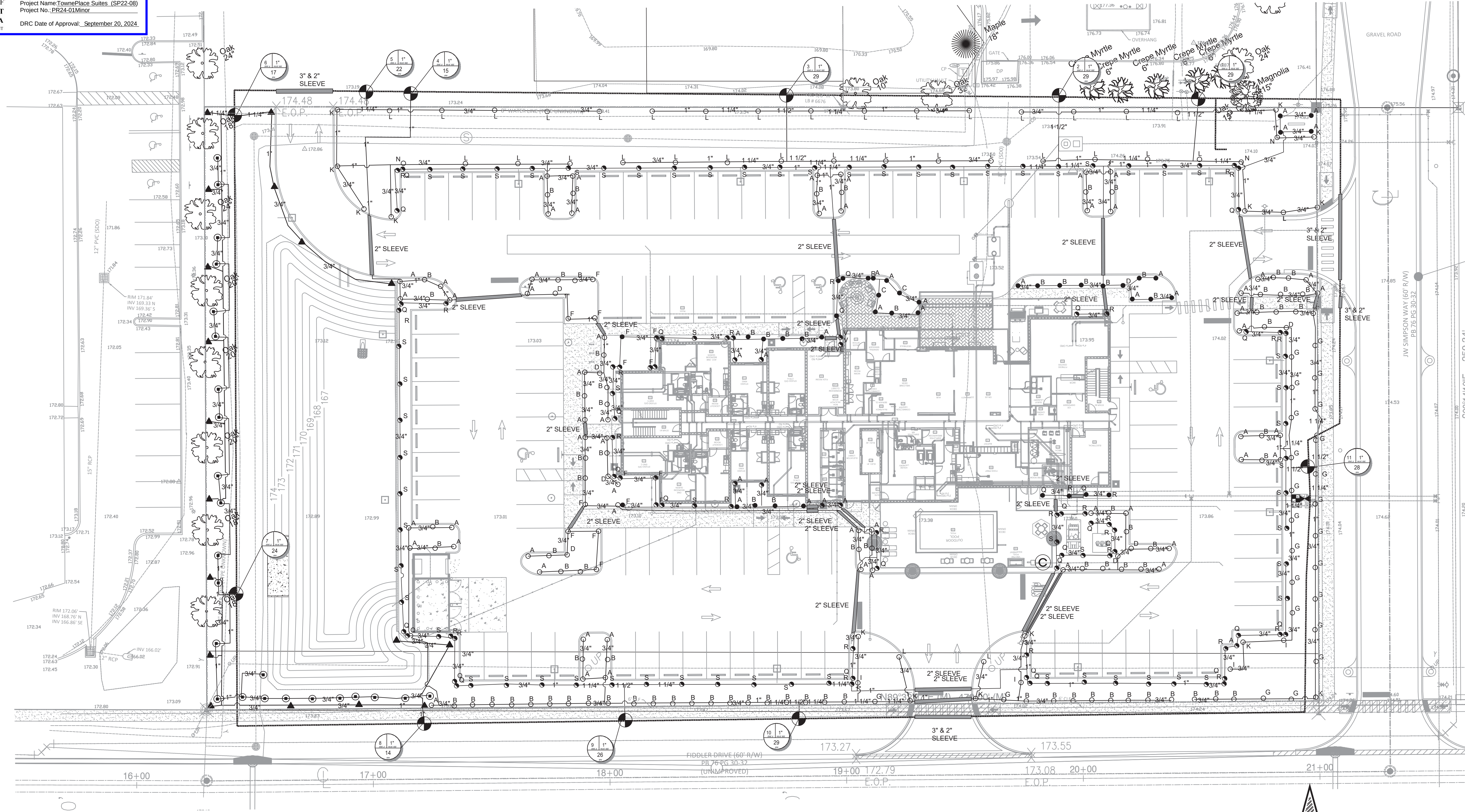
PROJECT NO.
B4-185-2102

SHEET NAME

SITE PHOTOMETRICS PLAN

DRAWINGS NO.

LT-200B



48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



CADSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

Z DEVELOPMENT
s e r v i c e s
CA 29354
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
CITY COMMENTS	10/26/22		
CITY COMMENTS	12/01/22		
REVISED BASE	01/06/23		
REVISED PLANTINGS	01/31/23		
REVISED BASE	07/21/23		
REVISED BASE	05/26/24		

DATE: 2024/06/19

REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA
Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308

TOWNEPLACE SUITES
US HWY 441
MOUNT DORA, FL 32757

DATE: 01-19-2022
DRAWN: JB/JC
CHECKED: JB

IRRIGATION PLAN

L3

PROJECT NO.: 2021.258

SANDY RIDGE VILLAGE REPLAT
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
A REPLAT OF A PORTION OF LOT 2
SANDY RIDGE VILLAGE
PLAT BOOK 49, PAGE 98
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK: 78

PAGE: 76

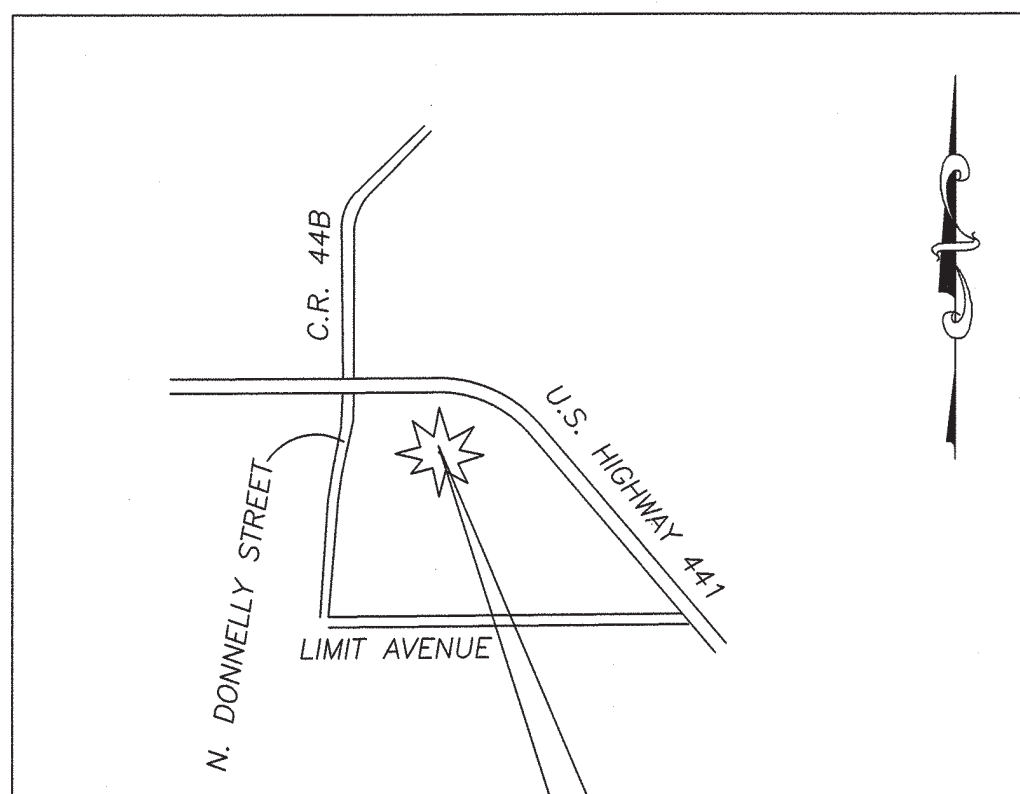
INSTRUMENT #2022126590
PLAT BK 78 PG 76 (2 PGS)
DATE: 9/20/2022 11:20:06 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$45.00

LEGAL DESCRIPTION:

A PORTION LOT 2, SANDY RIDGE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 98, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, S 89°57'29" E, 270.00 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOT 2, ALONG THE WEST LINE OF LOT 1 OF SAID SANDY RIDGE VILLAGE, S 00°14'59" E, 257.84 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 89°57'29" E, 200.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 00°14'59" E, 250.79 FEET TO A POINT ON THE BOUNDARY LINE PER BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4988, PAGE 2322 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE, S 89°31'22" W, 469.99 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 2, SAID POINT BEING THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LOT 2, N 00°14'59" W, 512.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.32 ACRES, MORE OR LESS



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1) BEARINGS DEPICTED HEREON ARE BASED UPON THE WEST LINE OF LOT 2 OF SANDY RIDGE VILLAGE, AS BEING N 00°14'59" W, PER FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST. STATE PLANE COORDINATES BASED UPON CONTROL POINTS "11 91 GPS 5" AND "11 91 GPS 6", NORTH AMERICAN DATUM (N.A.D. 83), ZONE EAST.

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTES).

3) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.

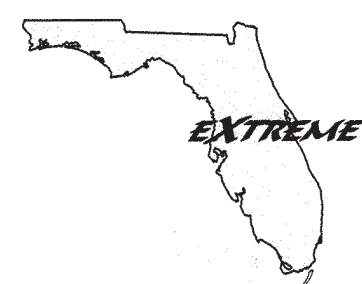
4) ALL CORNERS SHOWN HEREON SHALL BE SET ACCORDING TO CHAPTER 177, PART 1, FLORIDA STATUTES.

5) THE PROPERTY DEPICTED HEREON IS SUBJECT TO MATTERS DEFINED IN THE FIRST AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 6010, PAGE 2364 AND SECOND AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 6018, PAGE 1289, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.

6) TRACT "A" IS AN EXISTING INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT AS RECORDED IN O.R. BOOK 1183, PAGE 1550, AND MODIFIED BY O.R. BOOK 2033, PAGE 1336, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

7) THE DRAINAGE EASEMENT CREATED VIA THIS PLAT AND THE FIRST AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 6010, PAGE 2364 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WILL SUPERCEDE THE DRAINAGE EASEMENT DEPICTED ON LOT 2 OF SANDY RIDGE VILLAGE RECORDED IN PLAT BOOK 49, PAGE 98 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID DRAINAGE EASEMENT WILL ALSO SUPERCEDE THE EASEMENT DEFINED IN O.R. BOOK 2033, PAGE 1336, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AS THE POND IS BEING RE-SHAPED WITH THE DEVELOPMENT OF LOT 1 OF THIS PLAT.

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



EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7425

29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
Email: alex@extreme-surveying.com

CERTIFICATE OF APPROVAL BY
PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, THAT ON June 15, 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF PLANNING AND ZONING COMMISSION, OF CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA.

Law O. Moser
CHAIRMAN OF THE BOARD

William Scott
CLERK OF THE BOARD OF PLANNING AND ZONING

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR THE CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART 1 OF FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND PCP'S IN THE FIELD WAS MADE IN THIS REVIEW.

Randall L. Roberts
BY: RANDALL L. ROBERTS, R.L.S.
FLORIDA REGISTRATION NUMBER 3144
STATE OF FLORIDA

CPH, LLC LB# 7143
500 WEST FULTON STREET
SANFORD, FL 32771

9-16-2022
DATE

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY, THAT ON July 5 2022, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA.

MAYOR

Crissy Stile
PRINTED NAME

Jessica Burnham
CITY CLERK

Jessica Burnham
PRINTED NAME

CERTIFICATE OF APPROVAL BY
CLERK OF CIRCUIT COURT RECORDING

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON:

_____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

NOT REQUIRED

SANDY RIDGE VILLAGE REPLAT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SIMPSON FAMILY PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED SANDY RIDGE VILLAGE REPLAT, DO/DOES HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND MORE SPECIFICALLY DEDICATES:

RIGHT OF WAY (PUBLIC ROADS): NO PUBLIC RIGHT OF WAY IS BEING DEDICATED BY THIS PLAT.

UTILITY EASEMENTS:

TO THE CITY OF MOUNT DORA, FLORIDA: A PERPETUAL EASEMENT OVER, ACROSS, UPON AND BENEATH THE UTILITY EASEMENTS (U/E), AS DESIGNATED HEREIN, FOR THE PURPOSE OF PROVIDING, CONVEYING, DISTRIBUTING, CARTING OR TRANSMITTING ELECTRIC, FIBER, CABLE, POTABLE WATER, RECLAIMED WATER, SANITARY SEWER AND FOR ANY OTHER PURPOSES FOR WHICH THE CITY, IN ITS SOLE DISCRETION, DEEMS APPROPRIATE AND, FOR ANY AND ALL OTHER PURPOSES FOR WHICH CITY UTILITIES ARE NOW OR MAY HEREAFTER BE USED, TOGETHER WITH THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, LOCATE, LAY, OPERATE, MAINTAIN, INSPECT, ALTER, IMPROVE, AUGMENT, REMOVE, REPAIR, RELOCATE, REBUILD AND/OR REPLACE PIPES, POLES, WIRES, CABLES, MAINS, CONDUITS AND ALL OTHER EQUIPMENT AND/OR FACILITIES, IMPROVEMENTS AND/OR ACCESSORIES THAT THE CITY, IN ITS SOLE DISCRETION, DEEMS NECESSARY, DESIRABLE AND/OR APPROPRIATE IN ORDER TO ENSURE THE PROPER MAINTENANCE OF ITS UTILITY SYSTEM AND/OR THE RIGHT OF INGRESS AND EGRESS, OVER, ACROSS AND BENEATH THE SAME.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW ON THE 16th DAY OF September 2022.

BY: Howard James Simpson, III
GENERAL PARTNER
SIMPSON FAMILY PARTNERSHIP, LTD.
A FLORIDA LIMITED PARTNERSHIP

Howard James Simpson, III
SIGNATURE

SIGNED IN THE PRESENCE OF:

BY: BRISTEN TINDELL
PRINTED NAME

Bristen Tindell
SIGNATURE

BY: Diane Lee
PRINTED NAME

Diane Lee
SIGNATURE

AND:

BY: MICHAEL SIMPSON
GENERAL PARTNER
SIMPSON FAMILY PARTNERSHIP, LTD.
A FLORIDA LIMITED PARTNERSHIP

Michael Simpson
SIGNATURE

SIGNED IN THE PRESENCE OF:

BY: BRISTEN TINDELL
PRINTED NAME

Bristen Tindell
SIGNATURE

BY: Diane Lee
PRINTED NAME

Diane Lee
SIGNATURE

ACKNOWLEDGMENT:

STATE OF FLORIDA, _____

COUNTY OF Lake

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY THE MEANS OF (X) PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 16th DAY OF September, 2022, BY Howard James Simpson, III, Michael Simpson, DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, OF THE ABOVE NAMED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, WHO IS ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THE FOLLOWING IDENTIFICATION _____

AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THERETO DULY AUTHORIZED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID PARTNERSHIP.

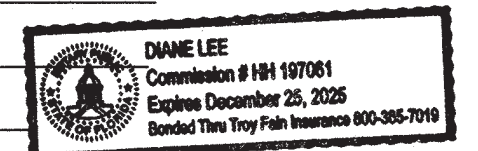
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC

PRINTED NAME Diane Lee

COMMISSION NO. HH197061

MY COMMISSION EXPIRES: 12/15/25



CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A FLORIDA REGISTERED SURVEYOR AND MAPPER THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

DATED: 9-9-2022
REGISTRATION NUMBER 5318

SIGNED Alex B. Thompson, Jr.
ALEX B. THOMPSON, JR.
EXTREME SURVEYING OF FLORIDA, INC.
LB# 7425
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545



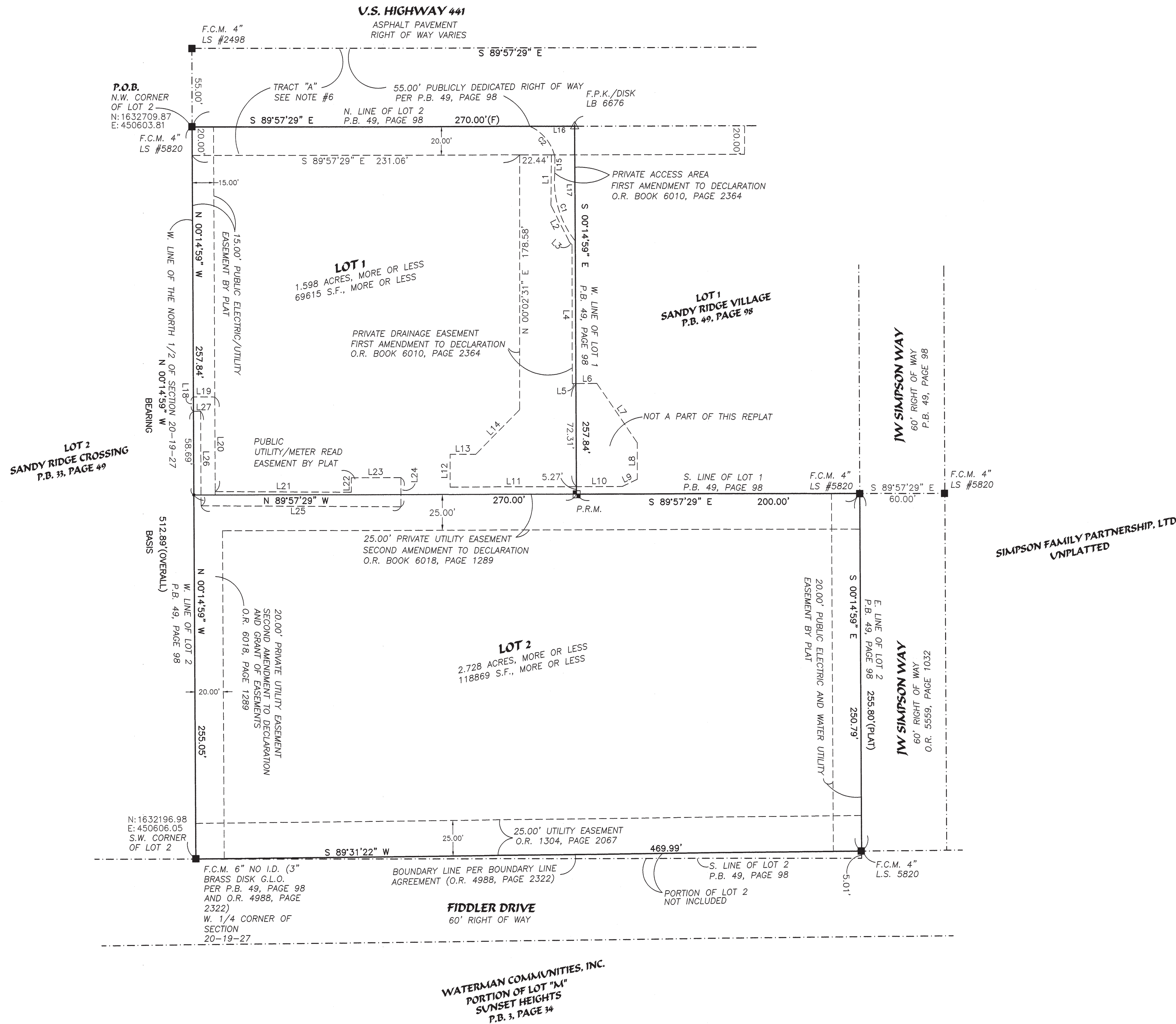
Project Name: TownePlace Suites (SP22-08)
Project No.: PR24-01 Minor
DRC Date of Approval: September 20, 2024

SANDY RIDGE VILLAGE REPLAT
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
A REPLAT OF A PORTION OF LOT 2
SANDY RIDGE VILLAGE
PLAT BOOK 49, PAGE 98
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

SHEET 2 OF 2 PLAT BOOK: 78 PAGE: 77



- LEGEND & ABBREVIATIONS**
- PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT WITH DISK "LB# 7425-P.R.M." UNLESS OTHERWISE NOTED
 - P.R.M. ■ DENOTES FOUND CONCRETE MONUMENT AS NOTED
 - △ DENOTES P.K. NAIL & DISKS "LB# 7425" UNLESS OTHERWISE NOTED
 - DENOTES SET CAPPED IRON ROD 5/8", LB# 7425
 - O.R. OFFICIAL RECORDS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - CONC. CONCRETE
 - EP EDGE OF PAVEMENT
 - LB LICENSED BUSINESS
 - F.P.K. FOUND PARKER KAYLON NAIL
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - NO. NUMBER
 - F.C.M. FOUND CONCRETE MONUMENT
 - S.C.I.R. SET CAPPED IRON ROD
 - C.C.R. CERTIFIED CORNER RECORD
 - P.O.B. POINT OF BEGINNING
 - I.D. IDENTIFICATION
 - G.L.O. GENERAL LAND OFFICE



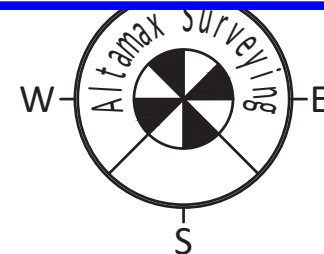
LINE	BEARING	DISTANCE
L1	S 00°32'11" W	35.27'
L2	S 26°45'54" E	29.16'
L3	S 47°25'12" E	2.32'
L4	S 00°04'26" E	97.40'
L5	N 89°54'08" E	2.55'
L6	N 89°54'08" E	14.83'
L7	S 34°22'49" E	50.52'
L8	S 00°02'31" W	25.65'
L9	S 64°54'51" W	11.77'
L10	N 90°00'00" W	32.36'
L11	N 90°00'00" W	89.02'
L12	N 00°02'18" E	23.00'
L13	S 89°57'29" E	18.11'
L14	N 44°48'15" E	43.73'
L15	N 00°33'09" E	11.13'
L16	S 89°57'29" E	31.73'
L17	S 00°14'59" E	80.37'
L18	N 00°14'59" E	10.00'
L19	S 89°52'14" E	15.00'
L20	S 00°14'59" E	66.28'
L21	S 89°35'45" E	96.19'
L22	N 00°02'31" E	10.21'
L23	S 89°57'29" E	35.00'
L24	S 00°02'31" W	20.43'
L25	N 89°35'45" W	141.14'
L26	N 00°14'59" W	66.23'
L27	N 89°52'14" W	5.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	67.88'	51.01'	49.82'	N 16°45'27" W	43°03'35"
C2	30.38'	29.15'	28.05'	N 39°27'12" W	54°59'01"

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

EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7425
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
Email: alex@extreme-surveying.com

BOUNDARY & TOPOGRAPHIC SURVEY

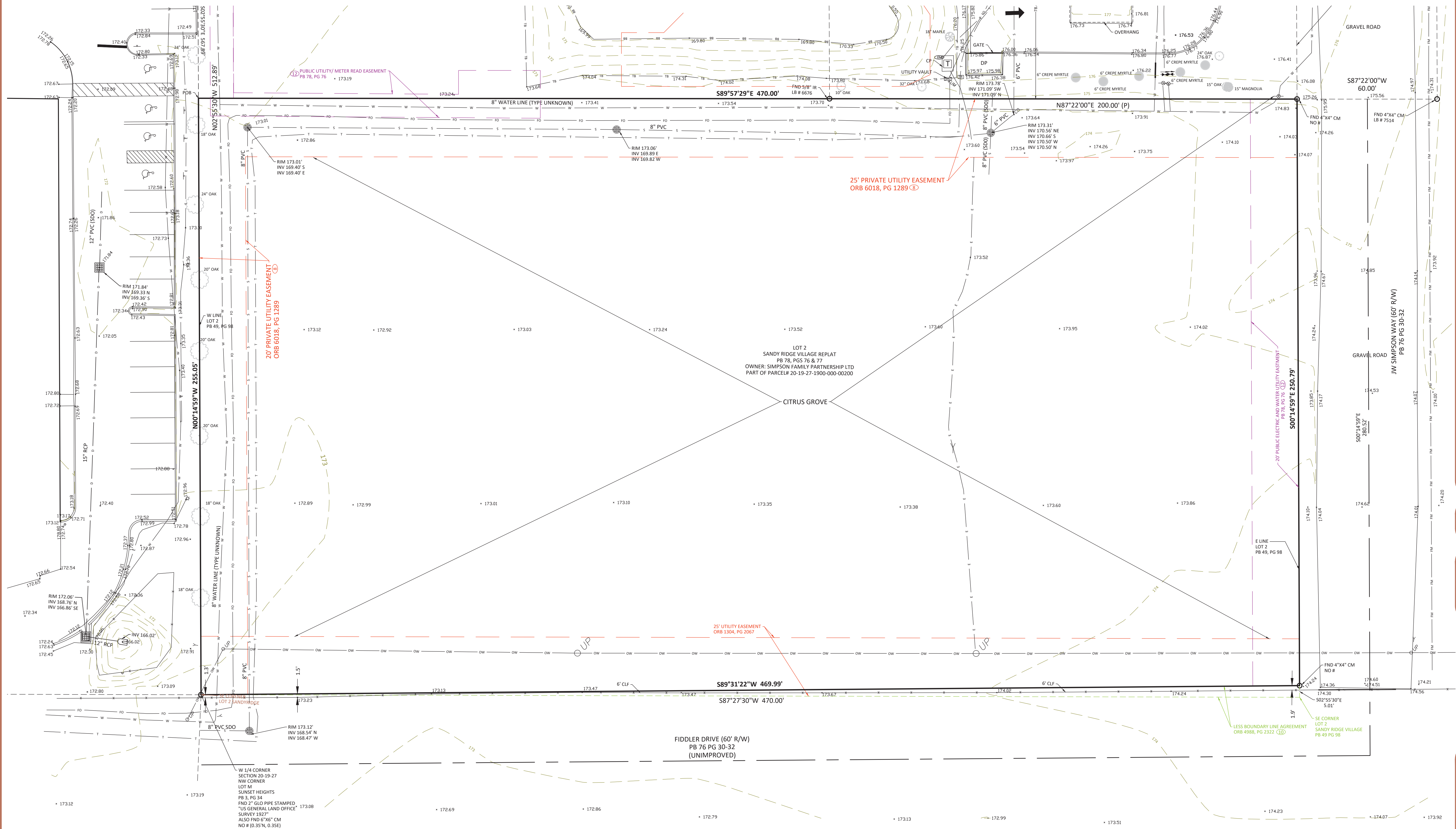


GRAPHIC SCALE



0 20 40

1 INCH = 20 FEET



LEGEND

[illegible]

ADDRESS:

19010 U.S. 441, Mount Dora,
FL 32757

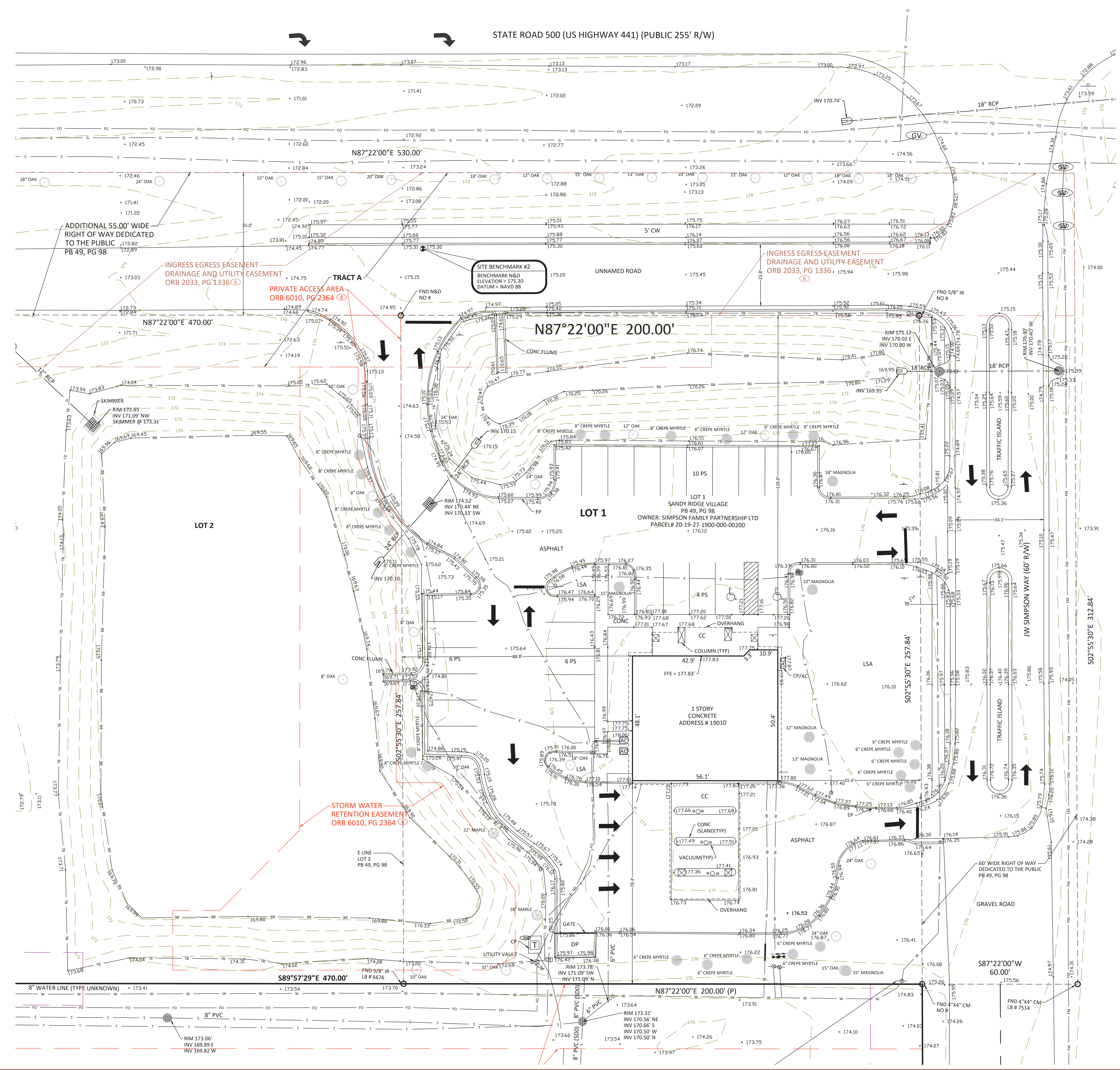
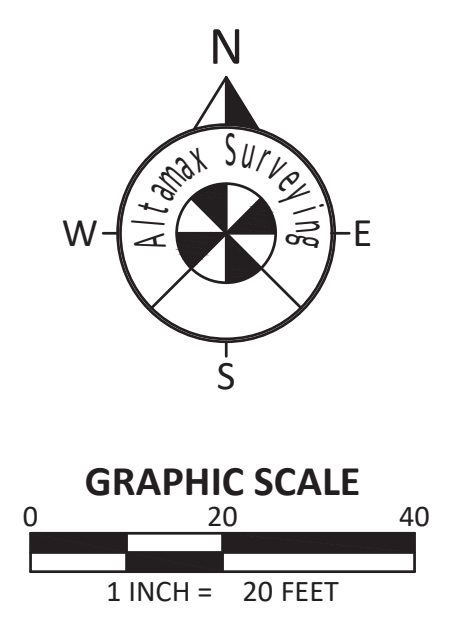
Job Information

JOB NO. 904730
CF NO. LAK-49-98-LOT2TOPO
FIELD DATE: 12-30-2021
SCALE: 1" = 20'
DRAWN BY: DSK,PJT

Altamax Surveying

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

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- AC - AIR CONDITIONER
- BB - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BS - BACK SLOPE PREVENTER
- B - BENCHMARK
- CE - BURIED ELECTRIC LINE
- CT - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED
- CEM - CALCULATED & MEASURED
- CA - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CD - CONCRETE DUM
- CHW - CONCRETE HEADWALL
- CL - CONCRETE CURB
- CE - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN DIRT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CR - CURB INLET
- CV - CONCRETE VALVEWAY
- DE - BURIED STORM DRAIN LINE
- DS - DRED ROCK
- DE - DRAINAGE EASEMENT
- DOT - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EN - EASEMENT NUMBER
- ER - ELECTRICAL METER
- EL - ELEVATION
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FSD - FLORIDA DEPARTMENT OF TRANSPORTATION
- FSD - FLORIDA DEPARTMENT OF TRANSPORTATION
- FIRM - FLOOD INSURANCE RATE MAP
- FL - FLOOD FLOOR ELEVATION
- FW - FIRE HYDRANT
- FM - BURIED FORCE MAIN LINE
- FND - FOUND
- FO - BURIED FIBER OPTIC CABLE LINE
- FP - FLAG POLE
- GL - GAS VALVE
- GP - GRADE TRAP MANHOLE
- GW - GUY WIRE ANCHOR
- HAND - HANDICAP PARKING
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- INSTR - RECORD INSTRUMENTAL
- INV - INVERT ELEVATION
- IR - IRON ROD
- IR - IRON ROD
- LA - LICENSED BUSINESS
- LA - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPE AREA
- MF - METAL FENCE
- MF - METAL FENCE
- MON - MONITORING WELL
- N&D - NAIL & DISK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NO - NORTH AMERICAN DATUM
- NOVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORD BOOK
- OW - OVERHEAD WIRE
- PR - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PER - PERMANENT
- PI - PAGE
- PI - POINT OF INTERSECTION
- POR - POINT OF BEGINNING
- PP - POINT OF COMMENCEMENT
- PFC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE PIPE
- PVC - CURVE RADIUS
- RCP - REINFORCED CONCRETE PIPE
- R - REUSE WATER LINE
- R - REUSE WATER METER
- R - REUSE WATER VALVE
- RP - RAMP
- RW - RIGHT-OF-WAY
- S - SANITARY MANHOLE
- S - BURIED SANITARY LINE
- S - SQUARE FOOT
- SP - STATE PLAT
- SSO - SHOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SWF - SEWER VALVE
- SSO - SPOT ELEVATION
- STORM - STORM MANHOLE
- ST - BURIED TELECOMMUNICATIONS LINE
- TE - TELECOMMUNICATIONS MANHOLE
- STORM - STORM INLET
- TR - TOP OF BANK
- TRP - TRAFFIC SIGNAL POLE
- TRP - TRAFFIC SIGNAL
- TRP - TRANSFORMER JUNCTION BOX
- TRP - TELEPHONE RISE
- TRP - TRAFFIC SIGNAL BOX
- TRP - TELEPHONE RISE
- TRP - TRAFFIC SIGNAL WIRE
- TRP - TYPICAL
- TRP - UNKNOWN UTILITY
- UT - UTILITY EASEMENT
- UT - UTILITY POLE
- UM - UTILITY MARKER
- V - VITRIFIED CLAY PIPE
- VF - VINYL FENCE
- VF - BURIED WATER LINE
- WF - WOOD FENCE
- WF - WOOD FENCE
- WF - WATER VALVE
- WF - WATER METER
- WF - W&D DRAIN

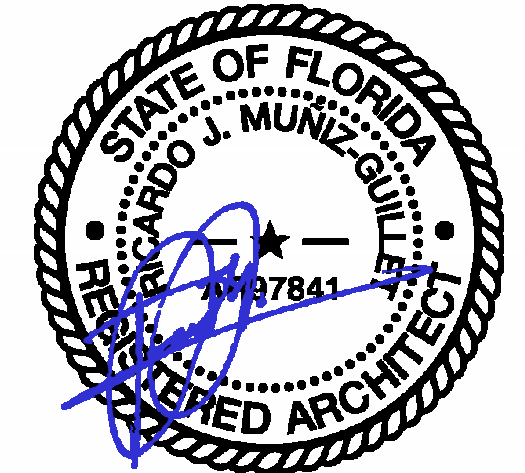
ADDRESS:

19010 U.S. 441, Mount Dora,
FL 32757

Job Information

JOB NO. 904730
CF NO. LAK-49-98-LOT2TOPO
FIELD DATE: 12-30-2021
SCALE: 1" = 20'
DRAWN BY: DSK/PJT

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



2024/05/29 8:02:11 PM

OWNER:

JAYESH PATEL

503 SWEET WATER CLUB CIR
LONG WOOD, FL, 32779
407.928.0999

PROJECT INFORMATION:

TOWNEPLACE
SUITES®
BY MARRIOTT18980 US HIGHWAY 441,
MT. DORA LAKE, FL, 32757
PROTOTYPE VERSION
GEN 5 - 112 UNITS
REVISION DATE: 08/01/2023

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

1 AD 2024.05.29 ISSUED FOR PERMIT

CURRENT ISSUE:

ISSUED FOR PERMIT

CURRENT ISSUE DATE:

2024.05.29

DRAWN BY:

KB/RP/NV

CHECKED BY:

NL/AD

PROJECT #:

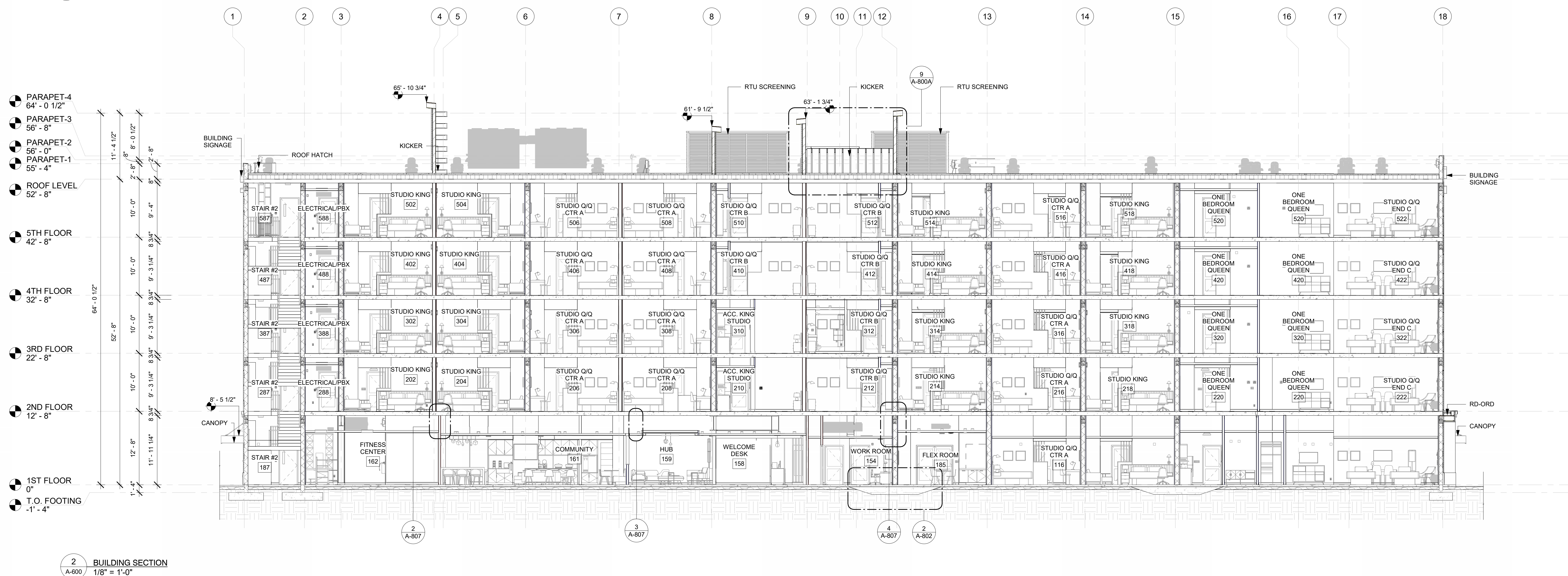
B4-185-2102

SHEET NAME:

EXTERIOR
ELEVATION &
BUILDING
SECTION-1

SHEET NUMBER:

A-600

GENERAL
ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING. GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LIEU OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS.

GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE. INSIDE PARAPET WALL PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 7TH EDITION

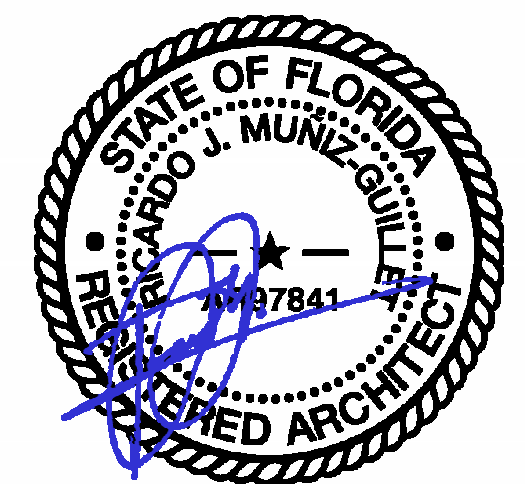
CHAPTER 3: GENERAL REQUIREMENTS
(C) 301.1 CLIMATE ZONE 2B
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY
TABLE C402.1.3 OPAQUE THERMAL ENVELOPE
INSULATION REQUIREMENTSROOFS
INSULV ENTIRELY ABOVE DECK
METAL BUILDING
ATTIC AND OTHER
WALLS ABOVE GRADE
MASS
METAL BUILDING
METAL FRAMED
WOOD FRAMED AND OTHER
WALLS BELOW GRADE
FLOORS
MASS
JOIST/FRAMINGR-25 cl
R-19 + R-11 LS
R-38
R-7.6ci
R-13 + R-13ci
R-13 + R-7.5ci
R-13 + R-3.8ci or R-20
NR
R-8.3ci
R-30SLAB-ON-GRADE FLOORS
UNHEATED SLABS
HEATED SLABS
OPAQUE DOORS
NON-SWINGING
SWINGING DOOR
GARAGE DOOR
TABLE C402.4: BUILDING ENVELOPE FENESTRATION
REQUIREMENTS
VERTICAL FENESTRATION
FIXED FENESTRATION
OPERABLE FENESTRATION
ENTRANCE DOORS
SHGC
PROJECTION FACTOR
SKYLIGHTS
LI-FACTOR
SHGCNR
R-7.5 for 12" below
R-4.75
U-0.61
U-0.31
U-0.50
U-0.65
U-0.63
U-0.40 U-0.40 U-0.40 SEW
(If awnings/canopies are
provided)
U-0.65
U-0.35

EXTERIOR FINISH LEGEND

MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
EF-01	EIFS AS PER MANUFACTURERS SPECIFICATIONS	BM 1627 MANOR BLUE FINISH-SANDBLE FINE TEXTURE	
EF-02	EIFS AS PER MANUFACTURERS SPECIFICATION	BM 2142-60 NOVEMBER RAIN FINISH-SANDBLE FINE TEXTURE	
EF-03	EIFS AS PER MANUFACTURERS SPECIFICATION	SW 6006 BLACK BEAN FINISH-SANDBLE FINE TEXTURE	
EF-04	EIFS AS PER MANUFACTURERS SPECIFICATIONS	SW 7005 PURE WHITE	
FCP-01	FIBER CEMENT SIDING PANEL	SW 7045 INTELLECTUAL GRAY FINISH-SANDBLE FINE TEXTURE	
MT-01	METAL ALUMINUMUM	AAMA 2605 NICHIA WHITE DIAMOND ED680-GUS	
PT-01	PAINT FINISH	SW 6006 BLACK BEAN FINISH-SANDBLE FINE TEXTURE	

GENERAL BUILDING
SECTION NOTES

- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS



2024/05/29 8:02:11 PM

OWNER:

JAYESH PATEL

503 SWEET WATER CLUB CIR
LONG WOOD, FL, 32779
407.928.0999

PROJECT INFORMATION:

TOWNEPLACE SUITES®
BY MARRIOTT

18980 US HIGHWAY 441,
MT. DORA LAKE, FL 32757
PROTOTYPE VERSION
GEN 5 - 112 UNITS
REVISION DATE: 08/01/2023

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

1	AD	2024.05.29	ISSUED FOR PERMIT

CURRENT ISSUE:

ISSUED FOR PERMIT

CURRENT ISSUE DATE: 2024.05.29

DRAWN BY: KB/RP/NV

CHECKED BY: NL/AD

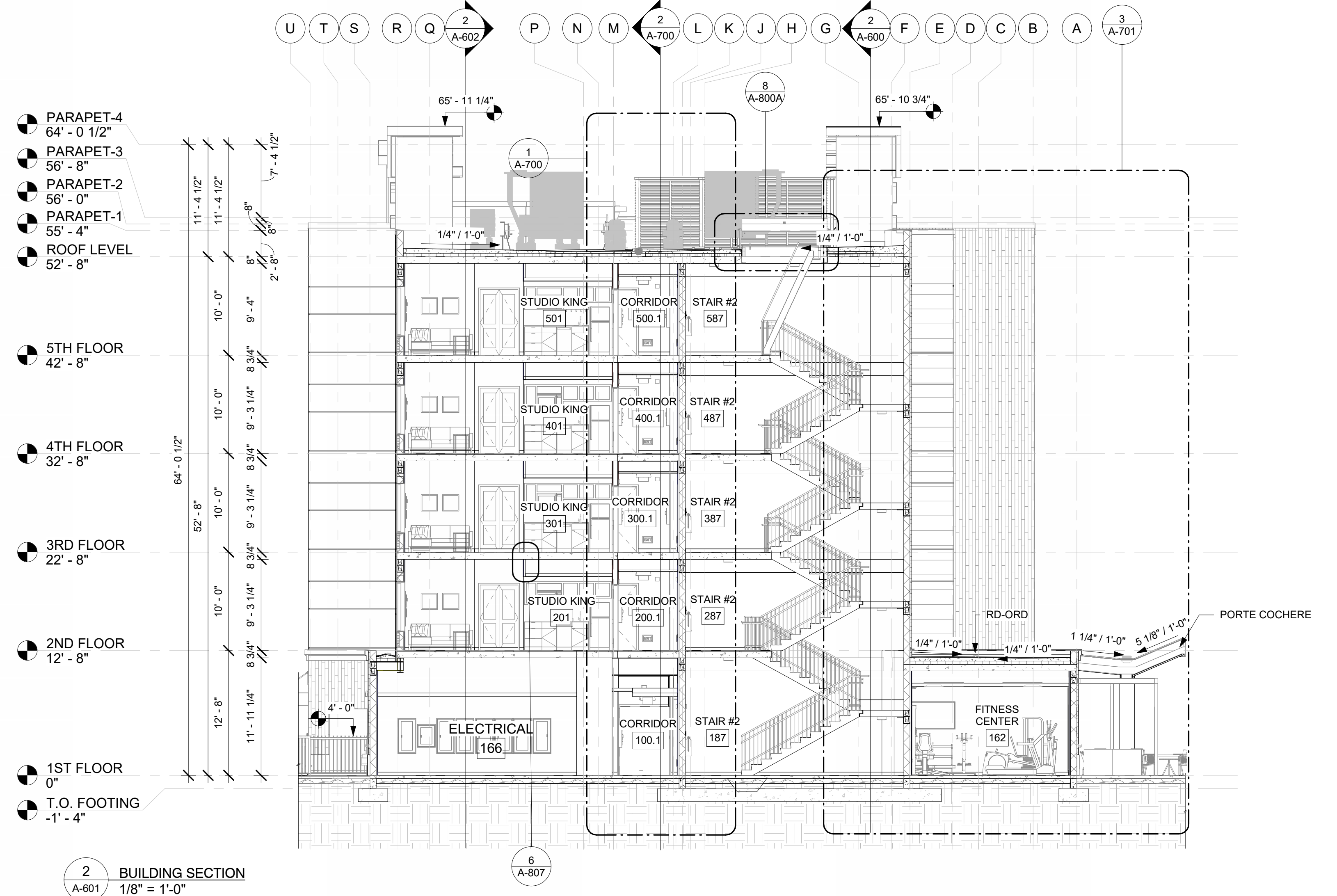
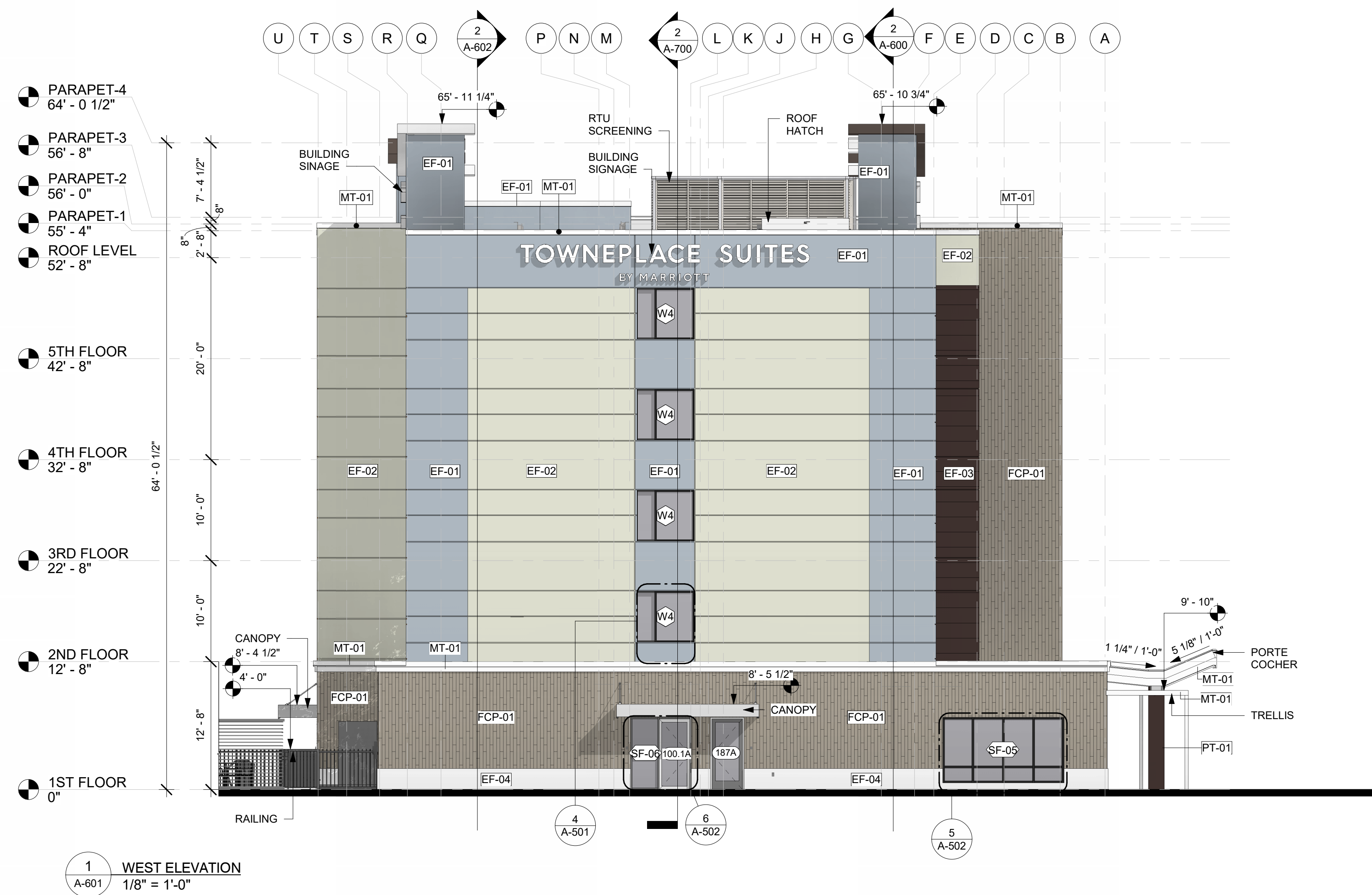
PROJECT #: B4-185-2102

SHEET NAME:

**EXTERIOR
ELEVATION &
BUILDING
SECTION-2**

SHEET NUMBER:

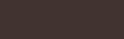
A-601



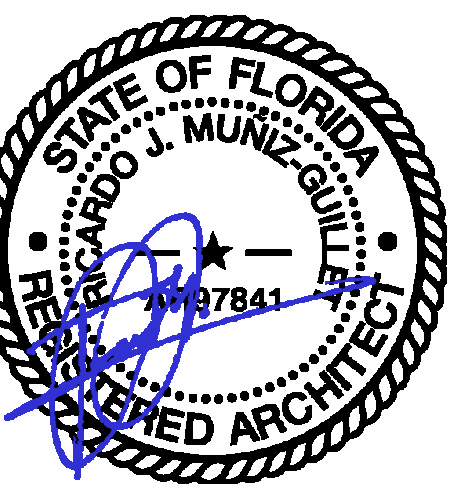
GENERAL ELEVATION NOTES
1. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
2. GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING. GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LIEU OF FULL SIZE WINDOW.
3. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
4. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
5. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
6. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS.

GENERAL SIGNAGE NOTES
1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE. INSIDE PARAPET WALL PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
5. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

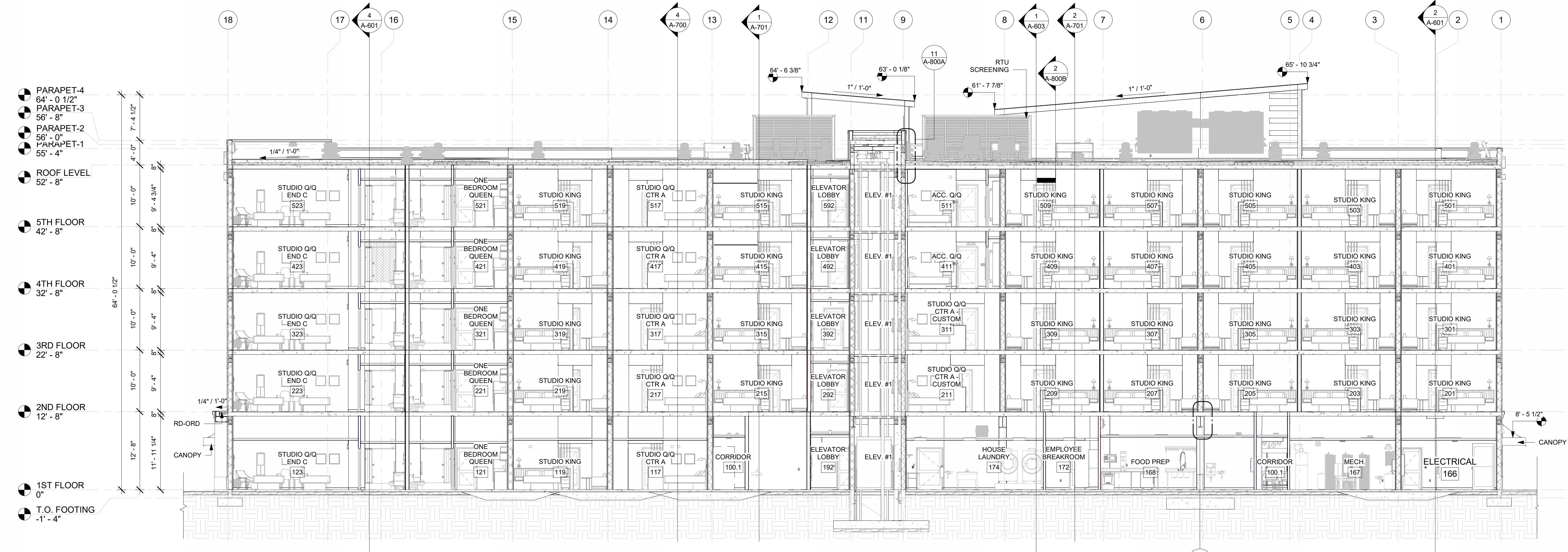
ENERGY CODE INFORMATION
REFERENCED ENERGY CODE: 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 7TH EDITION
CHAPTER 3: GENERAL REQUIREMENTS (C) 301.1 CLIMATE ZONE 2B
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS
ROOFS INSUL. ENTIRELY ABOVE DECK METAL BUILDING ATTIC AND OTHER WALLS ABOVE GRADE MASS METAL FRAMED WOOD FRAMED AND OTHER WALLS BELOW GRADE FLOORS MASS JOIST/FRAMING
R-25 cl R-19 + R-11 LS R-38 R-7.6cl R-13 + R-13cl R-13 + R-7.5cl R-13 + R-3.8cl or R-20 NR R-8.3cl R-30
SLAB-ON-GRADE FLOORS UNHEATED SLABS HEATED SLABS OPAQUE DOORS NON-SWINGING SWINGING DOOR GARAGE DOOR
NR R-7.5 for 12" below R-4.75 U-0.61 U-0.31
TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS
VERTICAL FENESTRATION FIXED FENESTRATION OPERABLE FENESTRATION ENTRANCE DOORS SHGC PROJECTION FACTOR
U-0.50 U-0.65 U-0.63 U-0.40 N / U-0.40 SEW (if awnings/canopies are provided)
SKYLIGHTS U-FACTOR SHGC
U-0.65 U-0.35

EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
EF-01	EIFS AS PER MANUFACTURERS SPECIFICATIONS	BM 1627 MANOR BLUE FINISH-SANDBELLE FINE TEXTURE	
EF-02	EIFS AS PER MANUFACTURERS SPECIFICATION	BM 2142-60 NOVEMBER RAIN FINISH-SANDBELLE FINE TEXTURE	
EF-03	EIFS AS PER MANUFACTURERS SPECIFICATION	SW 6006 BLACK BEAN FINISH-SANDBELLE FINE TEXTURE	
EF-04	EIFS AS PER MANUFACTURERS SPECIFICATIONS	SW 7005 PURE WHITE	
FCP-01	FIBER CEMENT SIDING PANEL	SW 7045 INTELLECTUAL GRAY FINISH-SANDBELLE FINE TEXTURE	
MT-01	METAL ALUMINUMUM	AAMA 2605 NICHIA WHITE DIAMOND ED680-CUS	
PT-01	PAINT FINISH	SW 6006 BLACK BEAN FINISH-SANDBELLE FINE TEXTURE	

GENERAL BUILDING SECTION NOTES
1. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS



1 SOUTH ELEVATION
1/8" = 1'-0"





2024/05/29 8:02:11 PM

OWNER:
JAYESH PATEL
503 SWEET WATER CLUB CIR
LONG WOOD, FL, 32779
407.928.0999

PROJECT INFORMATION:
TOWNEPLACE SUITES®
BY MARRIOTT
18980 US HIGHWAY 441,
MT. DORA LAKE, FL 32757
PROTOTYPE VERSION
GEN 5 - 112 UNITS
REVISION DATE: 08/01/2023

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	AD	2024.05.29	ISSUED FOR PERMIT

CURRENT ISSUE:

ISSUED FOR PERMIT

CURRENT ISSUE DATE:
2024.05.29

DRAWN BY:
KB/RP/NV

CHECKED BY:
NL/AD

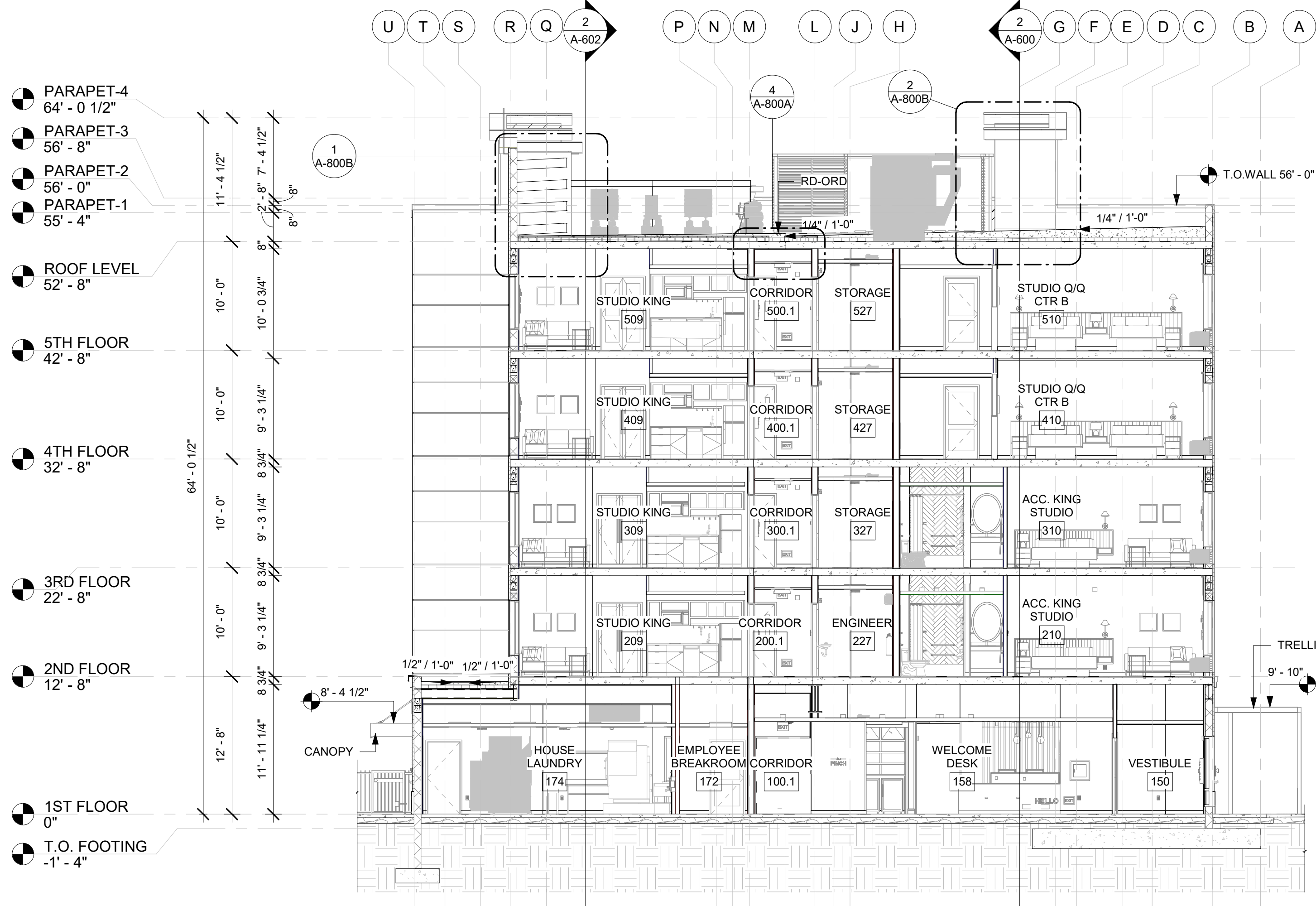
PROJECT #:
B4-185-2102

SHEET NAME:

BUILDING SECTIONS

SHEET NUMBER:

A-603



1 BUILDING SECTION
A-603
1/8" = 1'-0"

ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 7TH EDITION

CHAPTER 3: GENERAL REQUIREMENTS (C) 301.1 CLIMATE ZONE-2B CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS	
ROOFS INSUL ENTIRELY ABOVE DECK METAL BUILDING ATTIC AND OTHER	R-25 ci R-19 + R-11 LS R-38
WALLS ABOVE GRADE MASS METAL BUILDING METAL FRAMED WOOD FRAMED AND OTHER	R-7.6ci R-13 + R-13ci R-13 + R-7.5ci R-13 + R-3.8ci or R-20
WALLS BELOW GRADE BELOW GRADE WALLS	NR
FLOORS MASS JOIST/FRAMING	R-8.3ci R-30
SLAB-ON-GRADE FLOORS UNHEATED SLABS HEATED SLABS OPAQUE DOORS NON-SWINGING SWINGING DOOR GARAGE DOOR	NR R-7.5 for 12" below R-4.75 U-0.61 U-0.31
TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS	
VERTICAL FENESTRATION FIXED FENESTRATION OPERABLE FENESTRATION ENTRANCE DOORS SHGC PROJECTION FACTOR	U-0.50 U-0.65 U-0.85 U-0.40 N / U-0.40 SEW (if awnings/canopies are provided)
SKYLIGHTS U-FACTOR SHGC	U-0.65 U-0.35

GENERAL BUILDING SECTION NOTES

1. ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS



CITY OF MOUNT DORA

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

DATE: July 16, 2025

TO: Planning and Zoning Commission

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

RE: **Tab 7 - Information and Discussion Item**
Joint Planning Agreement with Lake County

Description:

The City has been working with Lake County to adopt a revised Joint Planning Agreement (JPA) and the item is being presented to the Planning and Zoning Commission as an information and discussion item.

Joint Planning Agreements (JPA):

Joint Planning Areas (JPAs) are geographic areas jointly designated by local governments, like a county and its cities, to facilitate coordinated planning and development efforts. These areas are often established to address shared concerns like infrastructure, transportation, and resource management, particularly in areas experiencing rapid growth or where political boundaries don't align with planning needs.

Benefits of the JPA include:

1. Prohibits other jurisdictions from annexing land within the JPA
2. Allows the City to have input over the development of the JPA
3. Promotes Intergovernmental Coordination
 - a. Joint review of applications with the County
 - b. Agreement of how the area will be developed
 - c. Ensure compatibility between jurisdictions
4. Incorporating properties with Covenants to Annex into the City
5. Agreement on future process to transfer road responsibility to the City
6. Implementation of the Wolf Branch Innovation District
7. Comprehensive Plan
 - a. Florida Statutes requires local governments to adopt a Comprehensive Plan to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner.
 - b. Multiple Goals, Objectives, and Policies promote Intergovernmental Coordination within our Comprehensive Plan.

Background:

Timeline of the JPA with Lake County:

1. September 28, 2004: Adoption of JPA between Lake County and the City of Mount Dora.
2. March 3, 2015: First amendment to the JPA to adjust the boundary in the vicinity of Bay Road and Old Highway 441.
3. October 25, 2022: The County provided the City with notice of their intent to terminate the JPA.
4. June 27, 2023: The County and the City adopt a second amendment to the JPA which was retroactive to October 25, 2022. The JPA has been extended multiple times while the County and City worked together to draft a new agreement.

Contents of Draft JPA:

- Article I. Incorporation of Preamble.
- Article II. Definitions.
- Article III. Joint Planning Area.
 - Establishes the boundary shown in depicted in the draft JPA
 - States that the County and City will incorporate the JPA into the Future Land Use Elements of their Comprehensive Plans and their Land Development Codes.
 - States that it is the intent to have the JPA developed consistent with the City.
 - States that Significant Development Orders requiring City Utilities which are eligible to be annexed, will be encouraged by the County to annex and obtain entitlements in the City.
 - Agreement that the City will only annex property within the JPA boundary.
 - Agreement on which roads will be taken over by the City and the mechanism for transferring the maintenance responsibilities.
 - Pledge to coordinate development of a new collector road, as shown in Exhibit C.
- Article IV. Procedures for Reviewing and Commenting on Development Orders within the JPA.
 - Process of the joint review of significant applications between the City and the County.
 - Agreement that both jurisdictions will notify each other of public hearings affecting property within the JPA.
 - Requires developments connecting to our utilities to complete a covenant to annex.
- Article V. Specific Developmental and Environmental Considerations.
 - Agreement to support the development of an employment center at the 46 and 453 interchange.
 - Agreement to work together to acquire environmentally sensitive lands.
 - Agreement to support the development of the Wekiva Trail.
- Article VI. General Provisions.
 - Establishes processes to terminate, renegotiate, and amend the agreement.

Attachments:

Draft JPA Agreement

1 **AMENDED AND RESTATED JOINT PLANNING AGREEMENT BETWEEN**
2 **THE CITY OF MOUNT DORA AND LAKE COUNTY, FLORIDA**
3
4

5 This Amended and Restated Joint Planning Agreement (“Agreement”) is made by and
6 between the City of Mount Dora, a Florida Municipal Corporation (the “CITY”) and Lake County,
7 Florida, a political subdivision of the State of Florida (the “COUNTY”) (collectively referred to
8 as “Parties”).
9

10 **PREAMBLE**
11

12 **WHEREAS**, the CITY and the COUNTY recognize that proper intergovernmental
13 cooperation and coordination are essential for sound growth management; and

14 **WHEREAS**, the CITY and the COUNTY seek to have compatible land uses adjacent to
15 their common boundaries, and ensure meaningful communication and evaluation during
16 development review by establishing a coordinated process; and

17 **WHEREAS**, pursuant to Part II of Chapter 163, Florida Statutes, the Community Planning
18 Act (the “Act”), the CITY and the COUNTY adopted and subsequently amended Comprehensive
19 Plans (the “Comprehensive Plan(s)"); and

20 **WHEREAS**, the CITY’s and the COUNTY’s Comprehensive Plans contain goals,
21 policies, and objectives that call for the creation of interlocal agreements which deal with
22 annexations, services delivery, and joint land use planning; and

23 **WHEREAS**, the CITY and the COUNTY recognize that joint planning for the growth and
24 development of their respective jurisdictions regarding all matters of common impact and interest
25 is consistent with State law and serves the public interest; and

26 **WHEREAS**, the CITY and the COUNTY are desirous of engaging in joint efforts to
27 comprehensively plan certain areas within the municipal limits of the City of Mt. Dora and as well
28 as certain areas located adjacent to or in proximity of the municipal limits, all within the boundaries
29 of Lake County, Florida (the “Joint Planning Area” or the “JPA”); and

30 **WHEREAS**, the CITY and the COUNTY seek to have compatible land uses adjacent to
31 their common boundaries; and

32 **WHEREAS**, the CITY and the COUNTY wish to agree on certain procedures for the
33 timely review and processing of annexation and development proposals within the JPA; and

34 **WHEREAS**, there is no intent for this Agreement to restrict the CITY’s authority to amend
35 its Comprehensive Plan, Official Zoning Map, or apply land development regulations consistent
36 with the provisions contained herein, or otherwise to make land use decisions for lands within the
37 corporate boundaries of the CITY or within the JPA should the CITY annex such lands; and

AMENDED AND RESTATED JPA BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY

1 **WHEREAS**, there is no intent for this Agreement to restrict the COUNTY’s authority to
2 amend its Comprehensive Plan, Official Zoning Map, or apply land development regulations
3 consistent with the provisions contained herein, or otherwise to make land use decisions for
4 unincorporated areas within the JPA; and

5 **WHEREAS**, this joint planning agreement (this “Agreement”) will provide a basis for the
6 evaluation of future development applications and annexation proposals as well as for the adequate
7 provision of public services; and

8 **WHEREAS**, the CITY and the COUNTY wish to identify a joint planning area and have
9 determined that a joint planning agreement will foster intergovernmental coordination and
10 cooperation, economical provision of services, including utilities, and adequate utilization of
11 existing and proposed infrastructure; and

12 **WHEREAS**, this Agreement provides the CITY and the COUNTY with ample
13 opportunities for renegotiation in response to changed circumstances, including the ability to see
14 refinement or expansion of the Joint Planning Area; and

15 **WHEREAS**, public hearings with due public notice have been held by the CITY and the
16 COUNTY prior to approval of this Agreement and as set forth in Section 163.3171(3), Florida
17 Statutes; and

18 **WHEREAS**, it is the intent of the CITY and the COUNTY that this Agreement shall be
19 immediately applicable to any issuance of a Development Order, as defined in Article II of this
20 Agreement, for a parcel of land located in the JPA, and submitted to the CITY or the COUNTY
21 after the effective date of this Agreement; and

22 **WHEREAS**, this Agreement will facilitate the flow of information regarding land
23 development issues between the CITY and the COUNTY; and

24 **WHEREAS**, Florida municipalities possess Municipal Home Rule Powers pursuant to
25 Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes*; and

26 **WHEREAS**, the COUNTY possesses Home Rule powers pursuant to Article VIII, Section
27 1(b), of the Florida Constitution and Section 125.01, *Florida Statutes*; and

28 **WHEREAS**, the stated purpose of the Florida Interlocal Cooperation Act of 1969, Section
29 163.01, *Florida Statutes*, is to “permit local governmental units to make the most efficient use of
30 their powers by enabling them to cooperate with other localities on a basis of mutual advantage
31 and thereby to provide services and facilities in a manner and pursuant to forms of governmental
32 organization that will accord best with geographic, economic, population, and other factors
33 influencing the needs and development of local communities.”; and

34 **WHEREAS**, the CITY and the COUNTY find that the benefits of intergovernmental
35 communications and coordination will accrue benefit to its respective citizens.

AMENDED AND RESTATED JPA BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY

1 **WHEREAS**, this Agreement is entered into pursuant to the authority of Article VIII of the
2 Florida Constitution and Sections 125.01, 163.3171, 163.3177, and 166.021, *Florida Statutes*
3 (2022); and

4 **WHEREAS**, the parties previously entered into a joint planning agreement on September
5 28, 2004, amended on March 3, 2015, to expand the boundaries, and amended a second time on
6 June 27, 2023, to remove provisions that may have been deemed contrary to law, which will be
7 duly terminated and replaced with this Amended and Restated Joint Planning Agreement; and

8 **WHEREAS**, via this Amended and Restated Joint Planning Agreement the CITY and the
9 COUNTY desire to terminate the Joint Planning Agreement as previously amended and engage in
10 joint efforts to comprehensively plan certain areas within the municipal limits of the City of Mount
11 Dora as well as certain areas located within the boundaries of Lake County as depicted on **Exhibit**
12 **“A”** attached hereto (the “Joint Planning Area” or the “JPA”) under the terms specified herein;
13 and

14
15 **WHEREAS**, the parties have determined this Agreement to be in the best interests of the
16 public health, safety, and welfare.

17
18 **NOW THEREFORE**, in consideration of the mutual covenants set forth in the
19 Agreement, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as
20 follows:

21
22 **ARTICLE I – INCORPORATION OF PREAMBLE**

23
24 The Preamble above is true and correct and is incorporated into this Agreement as if fully set forth
25 below. This Agreement shall be considered an interlocal agreement pursuant to the authority given
26 to the COUNTY and the CITY, including authority found within, but not limited to, Sections
27 163.01, 163.3171, and 163.3177(6)(h)1.a, Florida Statutes, as well as Chapter 125, Chapter 166,
28 and Chapter 171, Florida Statutes, and the Constitution of the State of Florida.

29
30 **ARTICLE II – DEFINITIONS**

31
32 1. Act. Means the “Community Planning Act” as set forth in Section 163.3161, et.
33 seq., Florida Statutes, as the same may be amended or superseded from time to time.

34
35 2. Agreement. Means this Agreement, as the same may be amended or supplemented
36 as provided for herein.

37
38 3. City. Means the City of Mount Dora, a Florida municipal corporation.

39
40 4. City Council. Means the elected legislative governing board of the City of Mount
41 Dora.

42
43 5. Collector Roadway. Means the type of road that provides for movement between
44 local streets and the regional roadway networks. A collector roadway may include an arterial

AMENDED AND RESTATED JPA BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY

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

1 annex any lands outside of the Joint Planning Area without amendment of **Exhibit “A”** of this
2 Agreement. As real property within the area depicted as unincorporated is annexed into the CITY,
3 it shall be unnecessary to amend this Agreement or **Exhibit “A.”**
4

5 B. Terms of Annexation Related to Transfer of Infrastructure. All future
6 municipal annexation-related transfers of infrastructure shall occur consistent with the following
7 terms: Upon annexation of a sum greater than fifty (50%) of the existing front footage of properties
8 abutting any subject road right-of-way identified as a Section 5b Transfer on **Exhibit “B,”** other
9 than a State of Florida operated and maintained right-of-way, located between the two nearest
10 collector streets (or streets with a higher classification) intersecting rights-of-way (i.e., cross
11 streets), except for existing COUNTY roads currently being maintained within the CITY, the
12 CITY and COUNTY shall enter into a separate agreement for the CITY’s assumption of
13 maintenance responsibility for such road right-of-way segment and associated drainage facilities
14 not terminating at any right-of-way centerline, but between and extending to and including the
15 above mentioned local cross street intersections, or as may be mutually designated. All such
16 transfers of maintenance responsibility related to an annexation shall include the entire width of
17 the right-of-way adjacent to annexed properties.
18

19 C. Those roadways identified as “Section 5c Transfer within 24 Months” on
20 **Exhibit “B”** are those roadway segments for which the CITY and COUNTY have agreed that
21 ownership and maintenance responsibilities will transfer from the COUNTY to the CITY within
22 24 months of the adoption of this Amended and Restated Joint Planning Area Agreement. The
23 following represent special conditions of certain roadways shown on **Exhibit “B”**:
24

25 (1) Those roadways shown as shown on **Exhibit “B”** as “Section 5c (1) Resurfacing
26 Within 24 months” are roadway segments where the COUNTY has agreed to
27 and shall resurface those roadway segments within 24 months as defined in this
28 Agreement prior to the transfer of ownership and maintenance responsibilities
29 to the CITY.
30

31 (2) The roadway segment shown on **Exhibit “B”** as “Section 5c (2) Resurfacing
32 Coordinate with CITY and COUNTY” is separately identified due to unique
33 circumstances that will require the CITY and COUNTY to collaborate regarding
34 identification and repair of certain substandard existing conditions in addition to
35 resurfacing prior to the transfer of ownership and maintenance from the
36 COUNTY to the CITY.
37

38 D. The project known as the “Eudora Roundabout” is currently undergoing
39 planning and designed as a joint project between the COUNTY and the CITY. Once completed,
40 the ownership and maintenance of this project shall become the responsibility of the CITY.
41

42 E. Within ten (10) days of receiving an application for annexation for any
43 property, the CITY shall provide the COUNTY initial notification of the request to annex, to
44 include a copy of the application and any other documentation provided by the Applicant. Formal
45 notification to the COUNTY under Section 171.044, Florida Statutes, shall follow at the
46 appropriate date, and comply with statutory notice procedures.
47

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 Order is submitted to the Primary Jurisdiction, the Secondary Jurisdiction shall be afforded review pursuant to 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

AMENDED AND RESTATED JPA BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY

1 Jurisdiction in its review of the Development Order, which review shall include an examination of
2 the relationship between the application, the CITY'S and the COUNTY'S Comprehensive Plans,
3 Land Development Regulations, and this Agreement.

4
5 4. Covenant to Annex. When reviewing any Development Order plan(s) or
6 application(s) for properties within the JPA that are bound by a CITY covenant to annex, the CITY
7 staff shall provide review comments and forward such covenant to annex directly to the COUNTY.
8 Formal review of said plan(s) or application(s) along with the permitting, inspection, and the
9 issuance of Certificates of occupancy on such properties shall then be the responsibility of the
10 COUNTY. Such properties shall meet the supplemental development criteria, if any, as stipulated
11 in the CITY'S covenant to annex and any related agreements. The COUNTY shall not issue a
12 Certificate of Occupancy until the CITY has approved all public infrastructure to be transferred to
13 the CITY pursuant the terms established in the covenant to annex and related agreements and any
14 additional CITY requirements, including concurrency, have been met, which requirements shall
15 be forwarded to the COUNTY as part of the Development Order Application review process.

16
17 5. Development Orders within the CITY'S portion of the JPA. The governing and/or
18 administrative body of the CITY shall consider the comments of the COUNTY for property
19 annexed after execution of this Agreement.

20 21 **ARTICLE V – SPECIFIC DEVELOPMENTAL AND ENVIRONMENTAL** 22 **CONSIDERATIONS**

23
24 1. Designation of Employment Center. It is the intent of the CITY and the COUNTY
25 to designate and promote the creation of an Employment Center located in the vicinity of Round
26 Lake Road and State Road 46, as conceptually depicted in **Exhibit "D."** The objective of this land
27 use designation shall be to provide quality job opportunities, including professional offices,
28 convenient to both the City of Mount Dora and unincorporated area of Sorrento and Mount
29 Plymouth. The CITY and the COUNTY shall coordinate efforts to develop Comprehensive Plan
30 policies that are appropriate for this Employment Center, ensure compatibility with neighboring
31 land uses, and respect the distinct identities of both the CITY and unincorporated area.

32
33 2. Coordination with State Agencies and Local Governments. It is the intent of the
34 CITY and the COUNTY to coordinate with state agencies and local governments to implement
35 requirements of the Wekiva Parkway and Protection Act. Within the JPA, these activities may
36 include, but are not limited to, the establishment of Comprehensive Plan policies and land
37 development regulations, creation of a master stormwater management plan, and the protection of
38 habitat and recharge areas. The CITY and the COUNTY will work together to protect the quality
39 and the natural replenishment of groundwater and surface water systems. The CITY and the
40 COUNTY will work together to avoid new flood risks within the built environment.

41
42 3. Acquisition of Environmentally Sensitive Land. The CITY and the COUNTY shall
43 explore cooperative efforts to acquire environmentally sensitive land within the JPA and consider
44 development of a trail system to link natural areas with the surrounding community and
45 employment center. The CITY and COUNTY have been cooperating and will continue to
46 cooperate on the establishment and funding for the Wekiva Trail as conceptually shown on **Exhibit**

1 “E.” The corridor identified on **Exhibit “E”** is conceptual in nature and is intended to illustrate
2 regional connectivity and not the literal final location of the trail.
3

4 **ARTICLE VI – GENERAL PROVISIONS**
5

6 1. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit
7 of the party’s executing this Agreement, and no right or cause of action shall accrue upon or by
8 reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this
9 Agreement expressed or implied is intended or shall be construed to confer upon or give any person
10 or corporation other than the parties hereto any right, remedy or claim under or by reason of this
11 Agreement or any provisions or conditions hereto; and all of the provisions, representations,
12 covenants and conditions herein contained shall inure to the sole benefit of, and shall be binding
13 upon, the parties hereto and their respective and express representatives, successors, and assigns.
14

15 2. Renegotiation. The COUNTY or the CITY may call for renegotiation of this
16 Agreement by written notice to the other party at any time. The CITY and the COUNTY may
17 renegotiate this Agreement in response to changed circumstances, to seek refinement, expand or
18 contract the JPA boundary, or alter the designated time allowances as described in this Agreement.
19 Upon such written notice, for a period of ninety (90) days thereafter, the CITY and the COUNTY
20 shall attempt to renegotiate this Agreement in good faith. During the ninety (90) day period, where
21 either party, in its sole discretion and in good faith, determines that such renegotiations have
22 reached an impasse, it may invoke the conflict resolution procedures set forth in Chapter 164,
23 Florida Statutes. If no Agreement is negotiated during the ninety (90) day period or during the
24 conflict resolution process, the terms of this Agreement shall continue to govern and remain in full
25 force and effect. Should either party seek judicial review of this Agreement, or to enforce this
26 Agreement, the CITY and the COUNTY recognize that the venue will be properly located in Lake
27 County, Florida, for any action regarding this Agreement. The failure of any party to this
28 Agreement to enforce any provision contained herein shall in no event be deemed a waiver of its
29 rights to thereafter enforce this Agreement Utilization of one remedy to enforce this Agreement
30 shall not be deemed the only method by which to enforce the provisions of this Agreement.
31

32 3. Severability, Construction, and Interpretation. In the event that any section,
33 subsection, sentence, clause, or word of this Agreement shall be held by a court of competent
34 jurisdiction to be partially or wholly invalid or unenforceable for any reason whatsoever, any such
35 invalidity, illegality, or unenforceability shall not affect any of the other remaining articles,
36 sections, subsections, sentences, clauses or words of this Agreement, and this Agreement shall be
37 read and/or applied as if the invalid, illegal, or unenforceable section, subsection, sentence, clause,
38 or word did not exist. This Agreement was mutually negotiated by all parties who have executed
39 the same. Consequently, it is the intent of the parties that no provision shall be more harshly
40 construed against either party.
41

42 4. Effective Date. Prior to this Agreement, or any amendment hereto, becoming
43 effective, it shall be approved and executed by both parties hereto, and pursuant to Section
44 163.01(11), Florida Statutes, this Agreement shall become effective immediately after filing of
45 this Agreement with the Clerk of the Circuit Court of Lake County, Florida. This Agreement shall
46 be recorded in the Public Records of Lake County, Florida, and the cost thereof, if any, shall be

AMENDED AND RESTATED JPA BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY

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 least 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 amending 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
P.O. Box 176
510 North Baker Street
Mount Dora, FL 32757

County Manager
P.O. Box 7800
315 West Main Street
Tavares, FL 32778-7800

With copy to:

With a copy to:

Patrick Brackins/Andrew Hand
Shepard, Smith, Hand & Brackins, PA
2300 Maitland Center Pkwy, Suite 100
Maitland, FL 32751

County Attorney
P.O. Box 7800
Tavares, FL 32778-7800

AMENDED AND RESTATED JPA BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY

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 agree 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

AMENDED AND RESTATED JPA BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY

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

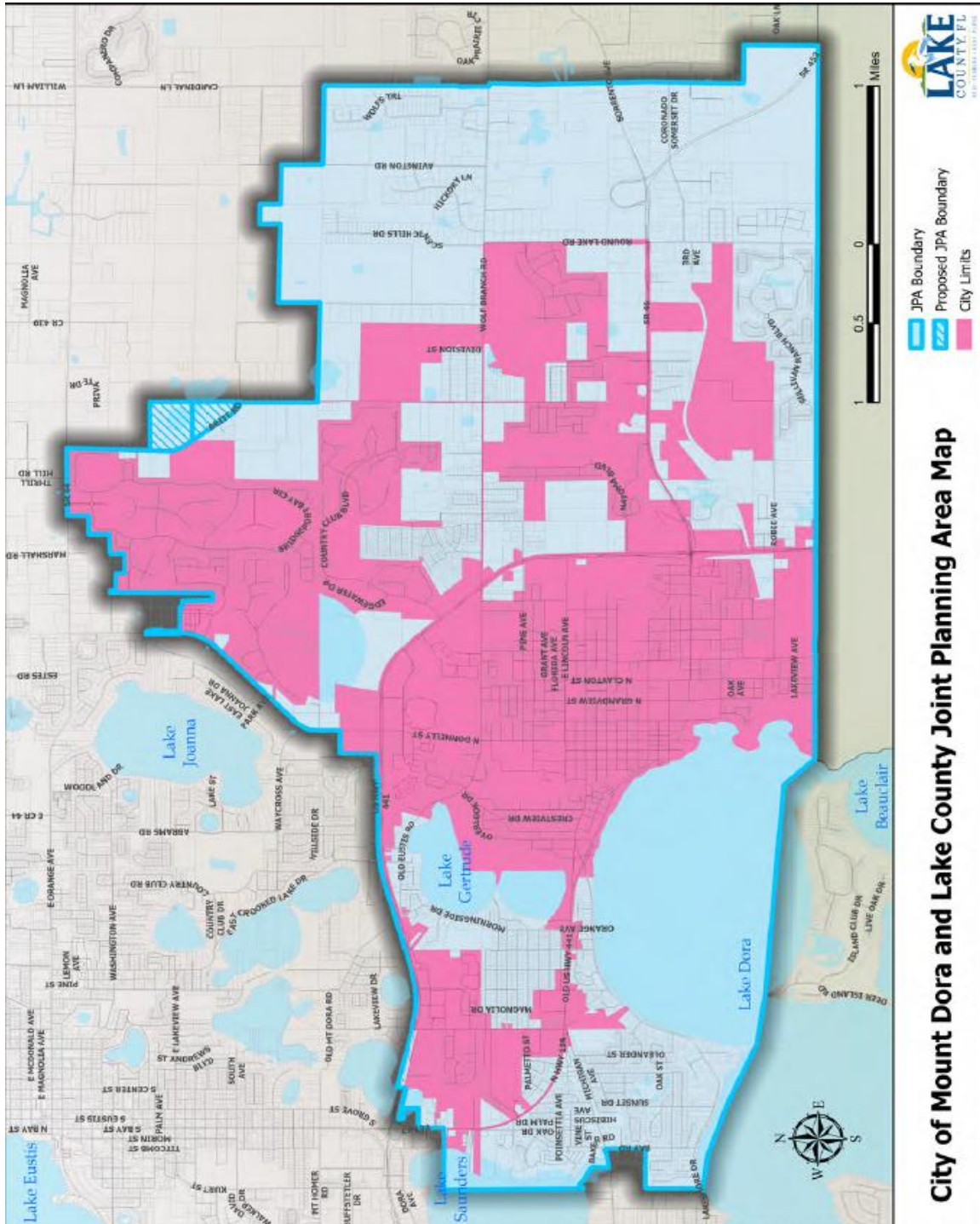


Exhibit B
Lake County and City of Mount Dora Maintained Streets Concept Map

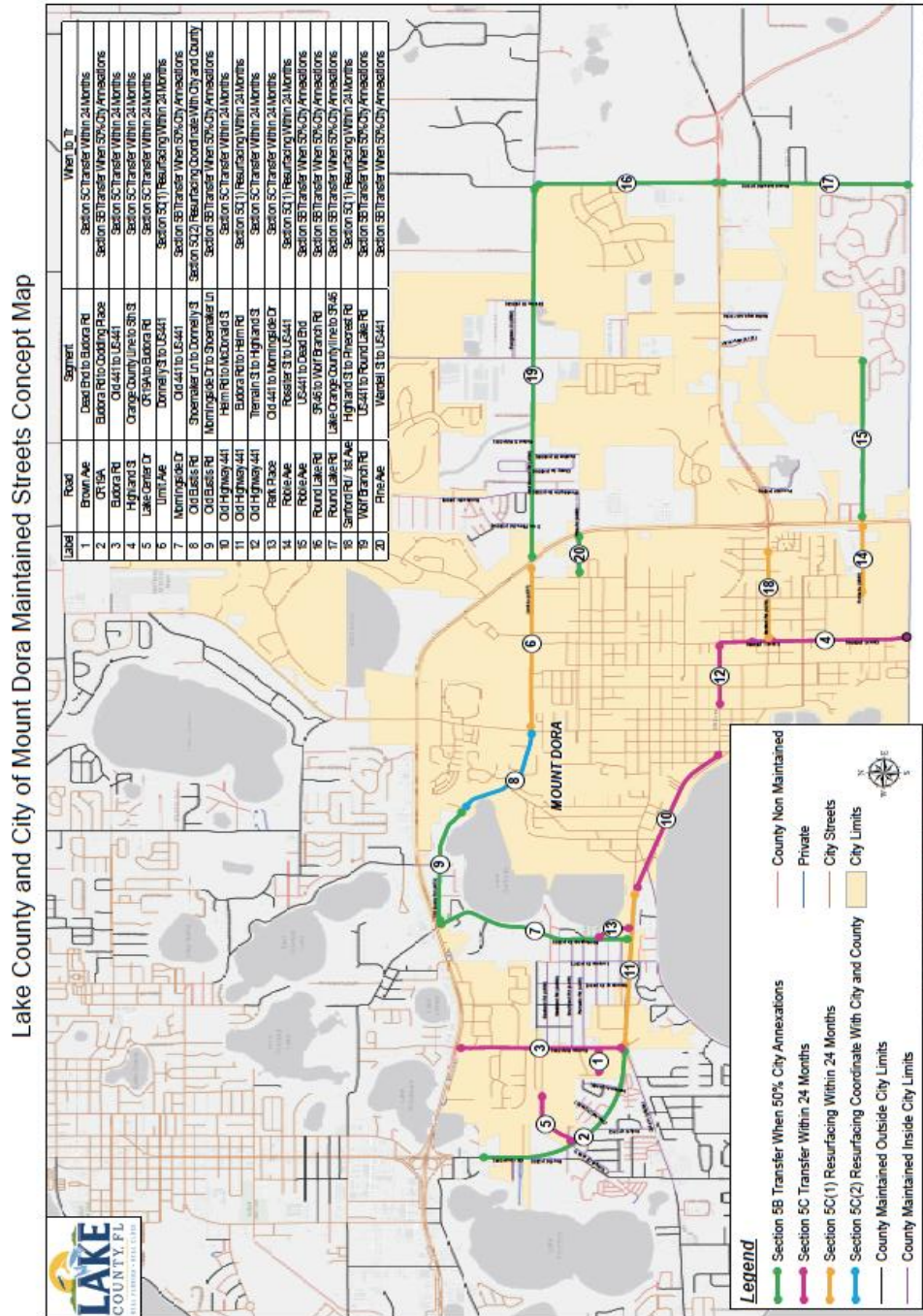


Exhibit “C”

New Collector Roadway Map

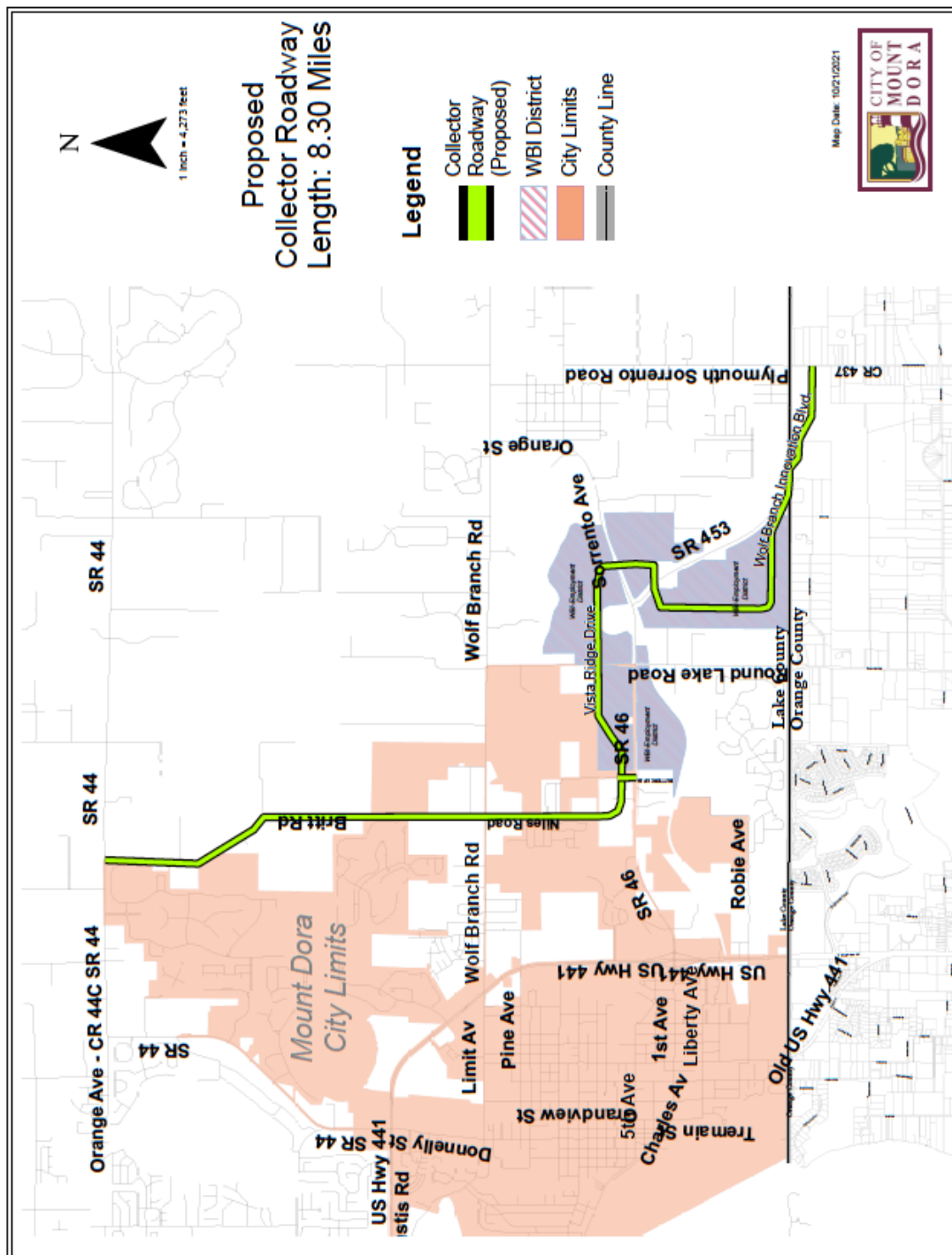


Exhibit “D”
Employment Center Map

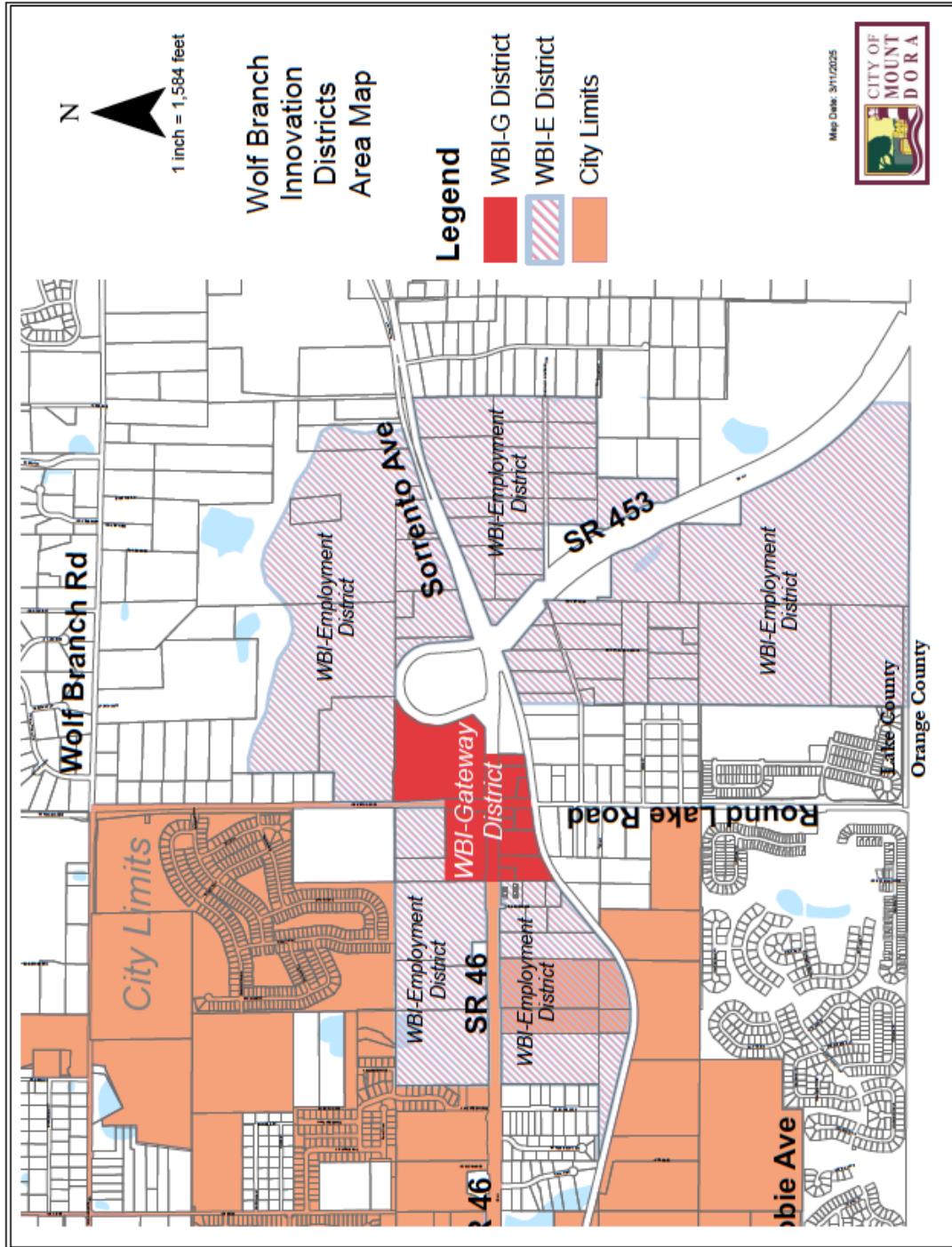


Exhibit “E”
Wekiva Trail Map

