CITY OF MOUNT DORA

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

**DATE:** July 29, 2026

**TO:** Development Review Committee

**FROM:** Michele Janiszewski, AICP, Deputy Planning Director

**RE:** **Request for Final Plan; Juniper Multifamily Townhomes** (Project Name); East of U.S. Highway 441 and south of Natoma Boulevard (Location); Brooks Stickler, Kimley-Horn & Associates (Applicant, Engineer); Owais Khanani, Elevation Mt. Dora, LLC (Property Owner); David W. Maxwell, Geopoint Surveying, Inc. (Surveyor); Project No. PR22-14FNLC.

**Recommendation**:

Staff recommends approval of the above-referenced request with the condition that the enclosed DRC comments be addressed. Applicant to resubmit plans to satisfactorily address enclosed review comments prior to submittal of the Site Development Permit.

**References/Support:**

Chapter IV – Subdivision Regulations
Ordinance No. 542 adopted on February 20, 1990 (Alt. Key 3826495)
Ordinance No. 2021-13 Annexation adopted on October 5, 2021 (Alt. Key1446481)
Ordinance No. 2021-14 Future Land Use Amendment adopted on September 7, 2021
Ordinance No. 2021-15 Rezoning adopted on October 5, 2021

**Site Summary:**

| | |
|---|---|
| Owners: | Owais Khanani, Elevation Mt. Dora, LLC |
| Applicant: | Brooks Stickler, Kimley-Horn & Associates. |
| Project Engineer: | Brooks Stickler, Kimley-Horn & Associates - |
| Parcel ID Number(s): | 28-19-27-0003-000-02500 (Alternate Key #1446481)<br>33-19-27-2200-000-00B00 (Alternate Key #3826495) |
| Existing Use: | Vacant lands |
| Proposed Use: | 47 Townhome Buildings with total 266 units |
| Future Land Use: | Residential High Density– 18 du/ac or less<br>Maximum Units Allowed Under Density: 552 |
| Zoning: | Multifamily Residential (R-3) |
| Site Area: | 30.72 +/- ac |
| Density (Actual): | 8.00 du/ac |

**Surrounding Property Table:**

| Direction | Jurisdiction | Future Land Use | Zoning District(s) | Existing Use(s) | Comment |
|---|---|---|---|---|---|
| North | City | Low/Medium Density (LM) | PUD | Road | Natoma ROW |
| | County | Regional Office | C-1 | Vacant | N/A |
| South | City | Public Lands (PL) | PLI | Utility | Solar Farm |
| | State | N/A | N/A | Road | C.R. 46 ROW |
| East | City | High Density (HD) | R-3 | Residential | Apartments |
| | City | Low/Medium Density (LM) | PUD | Residential | Single-Family and Duplex dwelling units |
| West | State | N/A | N/A | Road | U.S. Highway 441 ROW |

**Staff Analysis:**

The applicant is requesting Final Plan and Plat approval for the Juniper Multifamily Townhome project with a maximum 266 units on approximately 30.72 acres, located east of U.S. Highway 441 and south of Natoma Boulevard. The property consists of two (2) property tax parcels. The townhome lots are a minimum 18-feet wide and 90-feet long. There are a total of 47 townhome buildings. The project will be developed in one (1) phase.

Typically, applicant would file a Preliminary Plat and then the Final Construction Plan. The applicant requested to combine the construction plan /final plat and plat. The applicant indicated to staff it is the intention to rent the units as a rental community, however, in the future could sell individual lots.

The northern parcel of the subject property was annexed into the City of Mount Dora in October 2021 by Ordinance No. 2021-13. The southern parcel was been annexed since 1990. The Applicant submitted an application for a future land use amendment and rezoning in August 2021 to amend the land use to High Density Residential and adopt the R-3 Zoning District following the annexation. The City of Mount Dora Council adopted the future land use amendment (Ordinance No. 2021-14) and the PUD zoning district (Ordinance No. 2021-15) to facilitate the residential high density.

The Applicant submitted a Traffic Impact Analysis dated November 2022, and later revised January 2023. The proposed development is anticipated to generate approximately 1,780 daily trips, 106 AM peak hour trips (25 in/81 out) and 136 PM peak hour trips (86 in/50 out). The residential development will utilize four (4) points of access for ingress/egress: (1) U.S. Highway 441, (2) two entrances off Natoma Boulevard, and (3) will share the exiting access of C.R 46 with the neighboring apartment complex (Elevate 155). This is not a gated community but will be developed with private roads.

An Environmental Assessment (EA) was submitted with the Final Plan application for Staff review. The EA, dated February 2023, revealed no imminent threat to state and federally protected animal and plant species by the proposed residential development. The EA indicates the closest Eagle Nest Location to be approximately 1,360 feet from the development site.

A dry stormwater pond is proposed on the northeastern portion of the property along the western property line and US Hwy 441. These stormwater ponds will assist for on-site drainage and stormwater management.

The residential development features and design elements are listed below:

- 10-foot landscaped buffer along all property lines.
- Club house amenity center with pool.
- Sidewalk connectivity to existing sidewalks along Natoma Blvd and C.R 46.

**Development Process:**

**DRC Approval of Construction Plans and Final Plat** → Site Development Permit → Record Final Plat → Building Permits → Certificate of Occupancy.

The Plat will need to be executed and recorded in the Public Records of Lake County, Florida. All site work must be completed prior to recording the final plat unless the Applicant bonds the subdivision improvements. No building permits for residences may be issued until the plat is recorded.

**Attachments:**

Vicinity Map
DRC Comments
CPH Comments
Final Plan / Construction Plans (Civil & Landscaping Plans)
Final Plat

# Vicinity Map

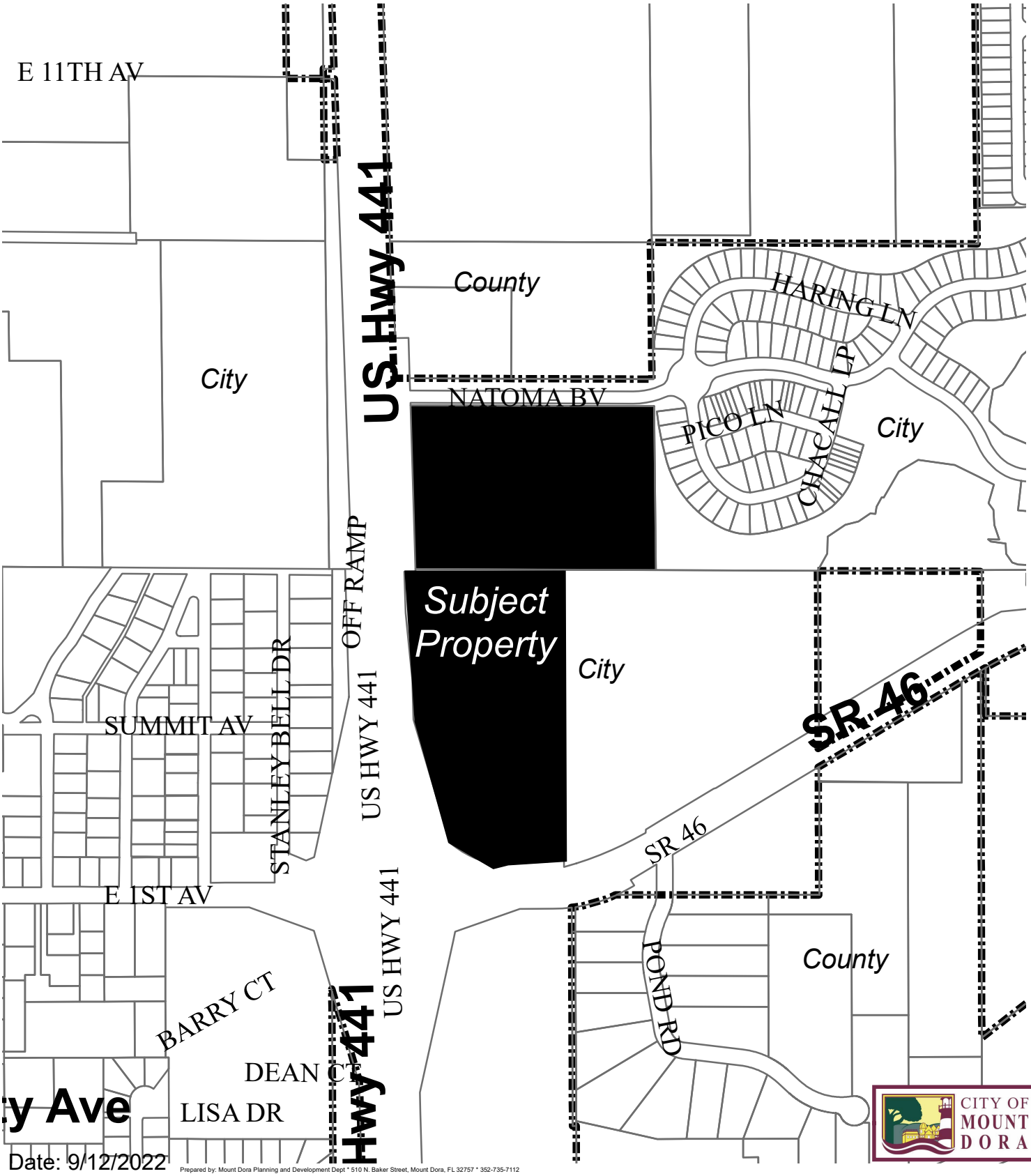
**Legend**

City Limits

Subject Property

N

N.T.S.




Date: 9/12/2022

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

CITY OF MOUNT DORA

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

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

# DEVELOPMENT REVIEW COMMITTEE COMMENTS

**DATE:** July 27, 2026

**FROM:** Development Review Committee

**THROUGH:** Michele Janiszewski, AICP, Senior Planner

**PROJECT NAME:** Juniper Village Townhomes

**REVIEW TYPE:** Construction Plan & Final Plat – Ninth (9th) Review

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

## Review Comments

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

### Planning and Zoning

**Comments provided by Ryan Winkler, winklerr@mountdora.gov**

1. Site Plans to show solid waste; location(s) and access provisions for refuse service, including pad screening, fencing and landscaping. There does not appear to be a trash compactor, dumpster enclosure, or other method for community trash-collection located on the site plan. The note on the site plan indicates that solid waste will be collected via internal trash cans. If this method will be utilized for the throughout the community, including the clubhouse and other amenities, no action is needed. If a trash compactor or dumpster is proposed, it will need to be shown on the site plan along with the appropriate screening.
2. Ensure all the platted lots have a 5’ side and rear drainage easement.
3. Please include the following note on the plat:

   The property owner is responsible for maintaining their drainage easements in a manner that ensures unimpeded stormwater flow. No plantings, structures, impervious surfaces, or other obstructions shall be placed within the easement that may hinder, block, or otherwise impair the intended stormwater conveyance function of the drainage system.

4. Please confirm whether or not the previously approved elevations will be utilized. If so, please include elevations of the proposed buildings to ensure compliance with code requirements.

**Water Utilities**
**Comments provided by Bill Mitchell, mitchellw@mountdora.gov**

Notes
C1.0 – "As-Built" shall include northing and easting data as well as elevation.
C.1.0 – "Potable Water System" –NSF/ANSI 61 compliant and metal components NSF/ANSI 372 compliant.

**Stormwater Management**
**Comments provided by Jennifer Zweiner, zweinerj@mountdora.gov**

No Comments.

**Electric Department**
**Comments provided by Wayne Zimmerman, zimmermanw@mountdora.gov**

Electric Utility has reviewed and determined the request for service resides outside of the City of Mount Dora electric service territory. The area of development appears to reside in the Duke Energy, submit your request through the Duke Energy Builder Portal * or call the Builder Line at **866.372.4663**.

## Informational Comments

**The Offices or Departments of the City involved with the review process have provided informational comments to inform the applicant of Code requirements and/or processes that will be required as the project moves forward in the development process. The informational comments are listed below.**

**Planning and Zoning**
**Comments provided by Ryan Winkler, winklerr@mountdora.gov**

1. Site Development Permit (P23-08-0056) for tree removal is expired.
2. A site development permit (2.5% of total construction cost) shall be submitted for further site work consistent with approved construction plans.
3. The SDP shall provide a detailed construction phasing schedule, prepared by the Site Developer and Engineer of Record, for review and approval. The phasing plan shall clearly identify the sequence and timing of all development activities and demonstrate how each phase will function independently and in compliance with applicable regulations. At a minimum, the schedule shall include: delineation of phase boundaries; timing of land clearing, grading, and infrastructure installation; provision of temporary and permanent stormwater management facilities; erosion and sediment control measures (BMPs) to be implemented per phase; access and circulation (including construction access); utility installation and service availability; and identification of any interim conditions or stabilization measures necessary to ensure site safety, drainage, and environmental compliance throughout all phases of construction.
4. Prior to issuance of Site Development Permit, Applicant to install required silt fencing and implement all applicable BMP measures for land development, including erosion and sediment controls,

stormwater protection, stabilized construction entrances, inlet protection, dust control, and waste/material management, in compliance with City Code, the approved site plan, and all applicable DEP, SJRWMD, and other regulatory requirements. City to inspect Tree protection barriers and silt fence prior to construction and development activity.

5. Applicant to provide spreadsheet for Site Addressing (all Lots, Buildings, Common Area Tracts, and Utilities, Irrigation Meters, etc.) details to include the following fields. Separate invoice to follow for developments assigning addresses greater than 99-lots ($1.00 per assignment).
   a) FFE, Lot Grading Type, Unit/Lot #
   b) Structure Type (Residential, Office, Common Area Element, etc.)
6. As-Built Record Drawings (separate application) shall be reviewed and accepted by City Engineer prior to the issuance of first Certificate of Occupancy. No CO shall be issued until As-Builts and Record Drawings are accepted by City Engineer.
7. Please be advised all new developments are required to be energy efficient (example: Energy Star), and building plans shall demonstrate energy efficiency.
8. All new developments shall utilize lighting fixtures designed to minimize glare and reduce light trespass and overhead skyglow; all fixtures shall be designed to meet the International Dark Sky Association principles.

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

**DELIVERED VIA E-MAIL**

July 16, 2026

Michele Janiszewski
Deputy Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: Juniper Village Townhomes – Final Plan & Plat
(CPH Project No.: 2501805)

Dear Michele,

We are in receipt of the civil plans dated June 30th, 2026, the updated plat plan, engineer's response letter and other associated documents for the above referenced project dated July 8th, 2026. We reviewed the plat and civil plans to verify that pervious comments had been addressed. We offer our remaining civil plat review comments below.

We noticed most of the easement widths are not called out. Add call outs for the widths of all easements on the plat pages. An example would be the easement between lots 6 and 7. There is a storm pipe and inlet between the lots. The Construction plans list a 15 foot wide drainage easement.

**Plat Review:**

**Sheet 3:**

1. **Revised**
2. **Repeat Comment: Call out on construction plans. Need width of easement outside the ROW. -** What is the width from the sanitary sewer to the easement line? A 7.5' minimum distance from the sanitary pipe to the easement does not appear to be provided. This also needs to be reflected on the plat (distance from ROW to easement line).

**Sheet 5:**

3. **Repeat Comment: Add dimension on Plat -** The drainage easement between Lots 6 and 7 is shown as 15' on the plans, Sheet C4.1. A 15' minimum easement should be provided as a storm pipe is running between the lots.
4. **Repeat Comment -** Call out the width of the drainage easement along the south side of Lot 66.
5. **Repeat Comment -** At Lot 66 – the drainage easement crosses a portion of the lot. Call out the width of the easement. This is typical of the easements around the other lots, all pages.
6. Resolved
7. **Repeat Comment -** The drainage easement south of Lot 120 is called out as 10.20' on the west end and 8.10' on the east end. The plans call this out as a 10' wide drainage easement. These widths need to match.

**Sheet 6:**

8. **Repeat Comment -** Call out the width of the easement at the northeast corner of Lot 110. Plans call out a 10' wide easement.

**Sheet 7:**

9. **Repeat Comment -** Easement north of Lot 237 is called out as 9.86' on the plat and 10' on the construction plans. These widths need to match (10').

This concludes our review of the plat. Please have the applicant provide a detailed response to each comment (to include where and how comment has been addressed, use clouds as necessary). Please feel free to contact us should you have any questions.

Sincerely,
**CPH Consulting, LLC;**

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

CC: Callie Unterreiner, file

\\EgnyteDrive\Jobs\2501805\Civil\1-plans review\Juniper Village Townhomes - Final Plan & Plat\Letter\Review 9\Juniper Village Townhomes Plat Review 7-14-2026.docx

# PLAT PROPERTY INFORMATION REPORT

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Greenspoon Marder LLP
Michael G. Candiotti, Esquire
201 E. Pine Street
Suite 500
Orlando, FL 32801

Attention: City of Mount Dora

Re: ORT # 23028328

This is to certify that we have searched the public records of Lake County, Florida, through June 21, 2026 @ 5:00 p.m. to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described in the caption of the proposed plat of:

Juniper Village

and more particularly described in attached legal description and that said search reveals record title to said lands to be vested in Elevation Mt. Dora, LLC, a Florida limited liability company, by virtue of:

1. Special Warranty Deed from Cole Whitaker and Jeff Schenck, Individually and as Co-Trustees of the 46-441 Land Trust Agreement dated August 14, 1987, to Elevation Mt. Dora, LLC, a Florida limited liability company, recorded in O.R. Book 5969, Page 2350, Public Records of Lake County, Florida.

2. Warranty Deed from Henson Marks Scott and Mary L. Scott, his wife, to Elevation Mt. Dora, LLC, a Florida limited liability company, recorded in O.R. Book 5969, Page 2356, Public Records of Lake County, Florida.

Our search reveals the following encumbrances and/or exceptions to title which are not satisfied or released of record:

3. Mortgage and Security Agreement from Elevation Mt. Dora, LLC, a Florida limited liability company, to SDP Reit, LLC, a Delaware limited liability company, and SDP Financial 2020, LP, a Delaware limited partnership, recorded in O.R. Book 5969, Page 2360, Public Records of Lake County, Florida.

4. Assignment of Rents, Leases, Contracts, Accounts and Deposits recorded in O.R. Book 5969, Page 2388, Public Records of Lake County, Florida.

5. Ucc-1 Financing Statement recorded in O.R. Book 5969, Page 2397, Public Records of Lake County, Florida.

6. Cross Default/Cross Collateralization Agreement recorded in O.R. Book 5969, Page 2402, Public Records of Lake County, Florida.

7. Intentionally Deleted.

8. Easement for ingress, egress, light, air and view in favor of Department of Transportation set forth under Stipulated Order of Taking recorded in O.R. Book 4852, Page 31, and Final Judgment recorded in O.R. Book 4961, Page 497, Public Records of Lake County, Florida.

9. All matters contained on the Plat of Veranda Subdivision, as recorded in Plat Book 51, Page 79, as affected by Subordination of City Utility Interests recorded in O.R. Book 4808 Page 139, Public Records of Lake County, Florida.

10. Grant of Easement to Comcast SCH Holdings LLC recorded in O.R. Book 2665, Page 1399, as affected by Subordination of Utility Interest recorded in O.R. Book 4853, Page 532, Public Records of Lake County, Florida.

11. Non-Exclusive Perpetual Utility Easement Agreement to the City of Mount Dora recorded in O.R. Book 4827, Page 1006, Public Records of Lake County, Florida.

12. Intentionally Deleted.

13. Easement in favor of Florida Power Corporation, dated February 10, 1975, recorded April 7,1975, in Official Records Book 587, Page 91, Public Records of Lake County, Florida.

14. Access/Driveway Easement between Park Square Enterprises, Inc., a Florida corporation and Summerbrooke Master Homeowners Association, Inc., a Florida not-for-profit corporation, in favor of Henson Marks Scott and Mary L. Scott, husband and wife, recorded November 11, 2007, in Official Records Book 3535, Page 1151, Public Records of Lake County, Florida.

15. Wall, Slope, Grading, Drainage and Maintenance Easement executed by Henson Marks Scott and Mary L. Scott, husband and wife, in favor of Park Square Enterprises, Inc., a Florida corporation and Summerbrooke Master Homeowners Association, Inc., a Florida not-for-profit corporation, recorded November 11, 2007, in Official Records Book 3535, Page 1160, Public Records of Lake County, Florida.

16. Perpetual Underground Utility Easement to the City of Mount Dora recorded in O.R. Book 4582, Page 2414, and O.R. Book 4582, Page 2422, Public Records of Lake County, Florida.

17. Intentionally deleted.

18. Terms and conditions of the Access, Utilities and Signage Easement recorded in Official Records Book 2498, Page 731, of the Public Records of Lake County, Florida.

Tax Information:

Taxes for 2025 are Paid.

**This certificate is issued solely for the purpose of complying with Section 177.041, Florida Statutes.**

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

Authorized Signatory

**EXHIBIT A**

A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°53'35" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 350.40 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF UNITED STATES HIGHWAY 441, SAID HIGHWAY ALSO BEING STATE ROAD 500, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 1°40'44" WEST ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 668.42 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "D", SUMMERBROOKE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY RUN SOUTH 89°46'50" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 987.71 FEET TO A POINT ALONG THE WEST LINE OF SAID TRACT "D"; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°37'43" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 666.21 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 28; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°53'35" WEST ALONG THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28 FOR A DISTANCE OF 375.76 FEET TO THE NORTHWEST CORNER OF LOT "A", OF AFORESAID VERANDA SUBDIVISION; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°13'09" EAST ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 1170.17 FEET TO A POINT ALONG THE NORTHERLY RIGHT OF WAY OF STATE ROAD 46, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT OF WAY: SOUTH 75°00'08" WEST FOR A DISTANCE OF 68.42 FEET; THENCE RUN SOUTH 86°23'24" WEST FOR A DISTANCE OF 206.58 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 427.46 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'12" FOR AN ARC DISTANCE OF 211.28 FEET AND ALONG A CHORD BEARING OF NORTH 65°12'27" WEST TO A POINT ALONG THE AFORESAID EASTERLY RIGHT OF WAY OF STATE ROAD 500; THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY: RUN NORTH 16°38'04" WEST FOR A DISTANCE OF 524.35 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 162.12 FEET; THENCE RUN NORTH 5°40'11" WEST FOR A DISTANCE OF 190.43 FEET; THENCE RUN NORTH 5°39'54" WEST FOR A DISTANCE OF 82.57 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 167.77 FEET; THENCE RUN NORTH 88°19'16" EAST FOR A DISTANCE OF 45.00 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 9.16 FEET TO THE AFORESAID POINT OF BEGINNING.

and a chord distance of 209.14 feet

**CITY OF MT. DORA**
**RECORD PLAT REVIEW CHECK SHEET**

**NAME OF PLAT: Juniper Village**
**DATE REVIEWED: July 17, 2026**
**REVIEWED BY**: **Randall L. Roberts, RLS**

## 177.041 - Boundary Survey and Title Certification Required

1. Signed and Sealed Boundary Survey prepared by Professional Surveyor and Mapper submitted.

☒APPROVED
☐FAILED

---

2. Title Opinion or Property Information Report prepared by Attorney.

☒APPROVED as to form dated 006/21/2026
☐FAILED

---

3. Title Certificate Legal Description exactly matches Plat Legal Description.

☒APPROVED
☐FAILED

---

4. All Mortgages listed in Title Certificate are referenced on Plat.

☒APPROVED
☐FAILED

---

5. All Easements listed in Title Certificate are shown or noted on Plat.

☐APPROVED
☒FAILED – Label all easements

---

6. Title Opinion or Property Information Report addressed to the City of Mount Dora.

☒APPROVED
☐FAILED

---

**CITY OF MT. DORA**
**RECORD PLAT REVIEW CHECK SHEET**

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

## 177.051 - Name of Subdivision

7. Name of Subdivision is not a duplicate of any other subdivision except if it is another phase of existing Plat.

☒APPROVED
☐FAILED

---

8. The words “the”, “replat” or “a” may not be used as first word of Subdivision’s primary name.

☒APPROVED
☐FAILED

---

9. All words in the name are of the same size and type of font. (No hand lettered additions)

☒APPROVED
☐FAILED

---

10. The subdivision name must be recited in the Owner’s dedication.

☒APPROVED
☐FAILED

---

11. Subtitle of plat states the Section, Township, Range, County, City (if inside corporate limits) and State.

☒APPROVED
☐FAILED

---

12. If this is a replat, Subtitle must state that this is a replat and must quote the full name and recording data.

☒APPROVED
☐FAILED

---

**CITY OF MT. DORA**
**RECORD PLAT REVIEW CHECK SHEET**

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

## 177.061 - Qualification of Person filing Plat

13. Plat was prepared by a Professional Surveyor licensed in accordance with Chapter 177 and the Boundary Survey was prepared by a Professional Surveyor licensed in accordance with Chapter 472, Florida Statutes.

☒APPROVED
☐FAILED

---

14. Plat contains the printed name of the Surveyor of Record.

☒APPROVED
☐FAILED

---

15. Plat contains the full address of the Surveyor of Record.

☒APPROVED
☐FAILED

---

16. Plat contains the registration number of the Surveyor of Record

☒APPROVED
☐FAILED

---

17. Plat contains the certificate of authorization number of the Company if applicable.

☒APPROVED
☐FAILED

---

18. Signing surveyor must state that the plat was prepared under his/her direction and complies with all survey requirements of F.S. 177 Part I.

☒APPROVED
☐FAILED

---

**CITY OF MT. DORA**
**RECORD PLAT REVIEW CHECK SHEET**

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

## 177.071 - Approval of Plat by Governing Bodies

19. Municipality Approval checked for form and spelling.

☒APPROVED
☐FAILED

20. Planner's Approval checked for form and spelling.

☐APPROVED
☒FAILED – NOT FOUND

21. Surveyor's Approval checked for form and spelling.

☒APPROVED
☐FAILED

22. Mayor, City of Mt. Dora Acceptance checked for form and spelling.

☐APPROVED
☒FAILED – NOT FOUND

23. Clerk of the Court's Approval checked for form and spelling.

☒APPROVED
☐FAILED

## 177.081 - Dedication and Approval

24. Dedication executed by all owners. Dedicates streets, alleys, and easements.

☐APPROVED
☒FAILED – dedication of drainage easements not found.
N/A – Not Final Submittal

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

25. Mortgagee(s) executed joinder to the Dedication on face of Plat.

☒APPROVED subject to City Attorney review
☐FAILED

---

**177.091 - Plats made for Recording**

---

26. Index or key map required for multiple sheet plats.

☐APPROVED
☒FAILED – key map needs to include detail locations

---

27. All matchlines are clearly labeled, if applicable.

☒APPROVED
☐FAILED

---

28. Scale and font size sufficient to show all detail. The minimum recommended text height is 0.07' at 1"=1"

☒APPROVED
☐FAILED

---

29. Scale shall be stated and graphically shown on every sheet showing any portion of the lands being platted.

☒APPROVED
☐FAILED

---

30. Name of the subdivision shown on all sheets in the same size and type of font.

☒APPROVED
☐FAILED

---

**CITY OF MT. DORA**
**RECORD PLAT REVIEW CHECK SHEET**

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

31. Name of Surveyor or legal entity, street and mailing address shown on all sheets.

☒APPROVED
☐FAILED

---

32. Prominent North Arrow on all sheets showing any portion of the lands being platted.

☒APPROVED
☐FAILED

---

33. Basis of Bearing referenced to a well-established and monumented line stated on all sheets.

☒APPROVED per Note #1
☐FAILED

---

34. Permanent Reference Monuments (PRM's) placed at each corner or change in direction of the plat boundary. **(May not be more than 1400 feet apart and must be set prior to acceptance of the plat. Cannot be bonded.)**
800' per City Code
☒APPROVED
☐FAILED

---

35. Inaccessible PRM's offset within the boundary of the plat and the offset properly noted.

☒APPROVED – N/A
☐FAILED

---

36. Registration number for found previously set PRM's noted or, if un-numbered, shall be so noted.

☒APPROVED
☐FAILED

---

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

37. Permanent Control Points (PCP's) set on centerline at the intersection and terminus of all streets, all changes of direction and not more than 1000 feet apart. **(Must be set within one year of the plat acceptance or, if bonded, must be set prior to the expiration of the bond)**

☒APPROVED Per legend symbol
☐FAILED

---

38. Monumentation set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a PRM or PCP. **(Must be set before the transfer of any lot or, if bonded, must be set prior to the expiration of the bond.)**

☒APPROVED per Note #2
☐FAILED

---

39. Section, Township and Range stated immediately under the name of the subdivision on each sheet along with the name of the appropriate city, town, village, county and state in which the plat is situated.

☒APPROVED
☐FAILED

---

40. Description is complete, exactly matches the title opinion and accurately depicts the lands being platted.

☒APPROVED – PIR is missing a chord bearing – see markup.
☐FAILED

---

41. All dedications and approvals required by ss.177.071 and 177.081 are shown.

☐APPROVED
☒FAILED – not found – missing certain signatures.

---

42. The Clerk of the Court's and Professional Surveyor's seal and certification shown.

☐APPROVED
☐FAILED
N/A – Preliminary Copy

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

43. All section lines and quarter section lines occurring within the subdivision are shown.

☒APPROVED
☐FAILED

---

44. All information in the legal description is shown. (Point of Commencement, Point of Beginning, etc.)

☒APPROVED
☐FAILED

---

45. Location, width, and names of all streets waterways or other right-of-ways shown.

☒APPROVED
☐FAILED –

---

46. Location, width, and purpose of all existing and proposed easements shown. (Recording information for all existing easements required.)

☐APPROVED
☒FAILED – label 5' Drainage Easement (typ) on details and plat pages, and label 10' Drainage Easement on details.

---

47. All contiguous properties identified by subdivision title, plat book and page, or if unrecorded, noted as such.

☒APPROVED
☐FAILED

---

48. If a replat, sufficient ties to controlling lines on the previous plat to allow an overlay to be made.

☒APPROVED
☐FAILED

---

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

49. All lots numbered progressively or, if in blocks, progressively within the blocks.

☐APPROVED
☒FAILED - lot missing (24)

---

50. Sufficient survey data to accurately describe the bounds of every lot, block, street, easement, tract, etc.

☐APPROVED
☒FAILED – easements

---

51. All distances to the nearest hundredth of a foot.

☒APPROVED
☐FAILED

---

52. Curvilinear lot lines shall show as a minimum, the radii, arc distances and central angles.

☒APPROVED per chart
☐FAILED

---

53. Radial lot lines shall be so designated. Directions of nonradial lines shall be indicated.

☒APPROVED
☐FAILED

---

54. All angles, bearings, or azimuths to the nearest second of arc.

☒APPROVED
☐FAILED

---

55. Centerlines of noncurved streets dimensioned with distances together with either angles, bearings or azimuths.

☒APPROVED
☐FAILED

---

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

56. Centerlines of curves streets dimensioned with arc distances, central angles, radii, chord distances, and chord bearings or azimuths.

☒APPROVED
☐FAILED

57. Parks and recreations areas so designated.

☒APPROVED – N/A
☐FAILED

58. All excepted parcels labeled as "Not a part of this plat."

☐APPROVED
☒FAILED – label all exterior lands on all sheets please

59. The purpose of all dedicated blocks, tracts or parcels shall be clearly stated.

☒APPROVED – per chart
☐FAILED

60. If line or curve tables are used, the tabular data must appear on the sheet to which it applies.

☒APPROVED
☐FAILED –

61. The plat shall include in a prominent place the following statement:

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.

☒APPROVED
☐FAILED

**CITY OF MT. DORA**
**RECORD PLAT REVIEW CHECK SHEET**

**NAME OF PLAT: Juniper Village** **DATE: July 17, 2026**

62. All platted utility easements shall provide that such easements are for the construction, installation, maintenance, and operation of cable television.

☒APPROVED – per Note # 8
☐FAILED

63. A legend of all symbols and abbreviations shall be shown.

☒APPROVED
☐FAILED

**COMMENTS:**

**This review is subject to City Attorney and City staff comments.**

**See PDF mark ups for additional comments.**

**CERTIFICATION:**

**I HEREBY CERTIFY** that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I 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.

CPH Consulting, LLC. LB#7143
500 West Fulton St.
Sanford, Fl 32771

For the firm
**By:** Kristie M. Kajfasz, PSM **Date:** July 17, 2026
Florida Registration Number 7116

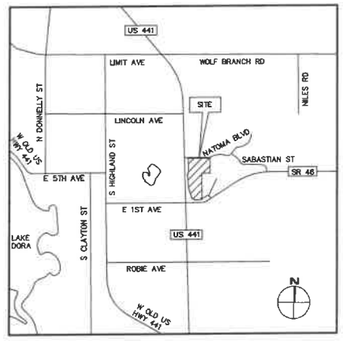
volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.581.3636
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829



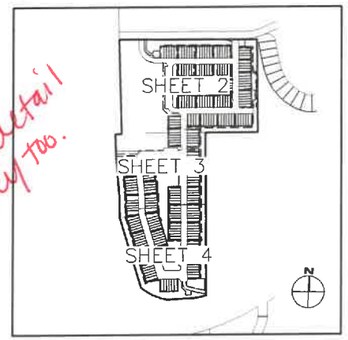
# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

**VICINITY MAP:** SCALE: 1"=3000'

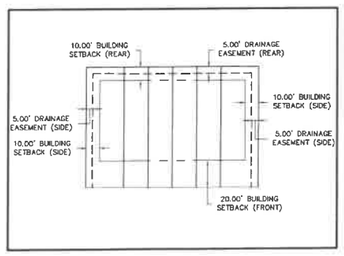



**KEY MAP:** NOT TO SCALE




need detail Key too.

**BUILDING TYPICAL DETAIL:** SCALE 1"=50'




Signatures
Dec?
City Clerk?
Mayor?
Planning & zoning?

## LEGAL DESCRIPTION:

A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°53'35" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 350.40 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF UNITED STATES HIGHWAY 441, SAID HIGHWAY ALSO BEING STATE ROAD 500, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 1°40'44" WEST ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 668.42 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "D", SUMMERBROOKE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY RUN SOUTH 89°46'50" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 987.71 FEET TO A POINT ALONG THE WEST LINE OF SAID TRACT "D"; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°37'43" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 666.21 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 28; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°53'35" WEST ALONG THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28 FOR A DISTANCE OF 375.76 FEET TO THE NORTHWEST CORNER OF LOT "A", OF AFORESAID VERANDA SUBDIVISION; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°13'09" EAST ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 1170.17 FEET TO A POINT ALONG THE NORTHERLY RIGHT OF WAY OF STATE ROAD 46, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT OF WAY: SOUTH 75°00'08" WEST FOR A DISTANCE OF 68.42 FEET; THENCE RUN SOUTH 86°23'24" WEST FOR A DISTANCE OF 206.58 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 427.46 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'12" FOR AN ARC DISTANCE OF 211.28 FEET AND ALONG A CHORD BEARING OF NORTH 65°12'27" WEST TO A POINT ALONG THE AFORESAID EASTERLY RIGHT OF WAY OF STATE ROAD 500; THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY: RUN NORTH 16°38'04" WEST FOR A DISTANCE OF 524.35 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 162.12 FEET; THENCE RUN NORTH 5°40'11" WEST FOR A DISTANCE OF 190.43 FEET; THENCE RUN NORTH 5°39'54" WEST FOR A DISTANCE OF 82.57 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 167.77 FEET; THENCE RUN NORTH 88°19'16" EAST FOR A DISTANCE OF 45.00 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 9.16 FEET TO THE AFORESAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 30.73 ACRES OR 1,338,600 SQUARE FEET, MORE OR LESS.

## SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AS BEING NORTH 89°53'35" WEST AS SHOWN.
2. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES.
3. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A 1990 ADJUSTMENT, STATE PLANE COORDINATES, FLORIDA EAST ZONE, AND ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK POINT "FLEU".
4. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0390E, EFFECTIVE JULY 3, 2002, REVISED ON DECEMBER 18, 2012.
6. ALL ROADWAYS OF THIS PLAT ARE TO BE PRIVATELY OWNED AND MAINTAINED BY ELEVATION MT. DORA, LLC, SUCCESSORS AND/OR ASSIGNS.
7. ALL ON-SITE UTILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY ELEVATION MT. DORA, LLC, SUCCESSORS AND/OR ASSIGNS.
8. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
9. ALL STORMWATER EASEMENTS SHOWN HEREON ARE TO BE PRIVATELY OWNER AND MAINTAINED BY ELEVATION MT. DORA, LLC, SUCCESSORS AND/OR ASSIGNS
10. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE TRACTS AS SHOWN ON THE TRACT OWNERSHIP TABLE.

THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING PER THE PROPERTY INFORMATION REPORT FOR THE SITE, DATED JUNE 21, 2026:

6. EASEMENT FOR INGRESS, EGRESS, LIGHT, AIR AND VIEW IN FAVOR OF DEPARTMENT OF TRANSPORTATION SET FORTH UNDER STIPULATED ORDER OF TAKING RECORDED IN O.R. BOOK 4852, PAGE 31, AND FINAL JUDGMENT RECORDED IN O.R. BOOK 4961, PAGE 497, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT PROPERTY.
9. ALL MATTERS CONTAINED ON THE PLAT OF VERANDA SUBDIVISION, AS RECORDED IN PLAT BOOK 51, PAGE 79, AS AFFECTED BY SUBORDINATION OF CITY UTILITY INTERESTS RECORDED IN O.R. BOOK 4808 PAGE 139, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
10. GRANT OF EASEMENT TO COMCAST SCH HOLDINGS LLC RECORDED IN O.R. BOOK 2665, PAGE 1399, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED IN O.R. BOOK 4853, PAGE 532, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT PROPERTY
11. NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT AGREEMENT TO THE CITY OF MOUNT DORA RECORDED IN O.R. BOOK 4827, PAGE 1006 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY- SHOWN HEREON.
12. INTENTIONALLY DELETED.
13. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, DATED FEBRUARY 10, 1975, RECORDED APRIL 7,1975, IN OFFICIAL RECORDS BOOK 587, PAGE 91, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY - SHOWN HEREON.
14. ACCESS/DRIVEWAY EASEMENT BETWEEN PARK SQUARE ENTERPRISES, INC., A FLORIDA CORPORATION AND SUMMERBROOKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN FAVOR OF HENSON MARKS SCOTT AND MARY L. SCOTT, HUSBAND AND WIFE, RECORDED NOVEMBER 11, 2007, IN OFFICIAL RECORDS BOOK 3535, PAGE 1151, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY - SHOWN HEREON.
15. WALL, SLOPE, GRADING, DRAINAGE AND MAINTENANCE EASEMENT EXECUTED BY HENSON MARKS SCOTT AND MARY L. SCOTT, HUSBAND AND WIFE, IN FAVOR OF PARK SQUARE ENTERPRISES, INC., A FLORIDA CORPORATION AND SUMMERBROOKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, RECORDED NOVEMBER 11, 2007, IN OFFICIAL RECORDS BOOK 3535, PAGE 1160, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY - SHOWN HEREON.
16. PERPETUAL UNDERGROUND UTILITY EASEMENT TO THE CITY OF MOUNT DORA RECORDED IN O.R. BOOK 4582, PAGE 2414, AND O.R. BOOK 4582, PAGE 2422, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY - SHOWN HEREON.
17. INTENTIONALLY DELETED.
18. TERMS AND CONDITIONS OF THE ACCESS, UTILITIES AND SIGNAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 731, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY - SHOWN HEREON.

## TRACT OWNERSHIP TABLE:

| TRACT | SIZE | USE | OWNERSHIP AND MAINTENANCE RESPONSIBILITY |
|---|---|---|---|
| RW-1 | 5.303 ACRES | RIGHT OF WAY | HOMEOWNER'S ASSOCIATION |
| OS-1 | 1.052 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| OS-2 | 0.842 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| OS-3 | 2.260 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| OS-4 | 1.816 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| REC-1 | 1.921 ACRES | RECREATION | HOMEOWNER'S ASSOCIATION |
| SW-1 | 5.515 ACRES | DRAINAGE | HOMEOWNER'S ASSOCIATION |
| SW-2 | 0.211 ACRES | DRAINAGE | HOMEOWNER'S ASSOCIATION |

## SYMBOL AND ABBREVIATION LEGEND:

| | |
|---|---|
| ■ | SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829" |
| ● | SET NAIL & DISK STAMPED "PCP LB 7829" |
| ○ | FOUND NAIL & DISK |
| CB | CONDOMINIUM BOOK |
| DB | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| E | EAST/EASTING |
| HOA | HOME OWNERS' ASSOCIATION |
| ID | IDENTIFICATION |
| MB | MAP BOOK |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| N | NORTH/NORTHING |
| (NR) | NON-RADIAL |
| (NT) | NON-TANGENT |
| NTS | NOT TO SCALE |
| ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| PC | POINT OF CURVATURE |
| PCP | PERMANENT CONTROL POINT |
| PG(S) | PAGE(S) |
| PI | POINT OF INTERSECTION |
| PNT | POINT NON-TANGENT |
| POC | POINT ON CURVE |
| POL | POINT ON LINE |
| PRM | PERMANENT REFERENCE MONUMENT |
| PT | POINT OF TANGENCY |
| S | SOUTH |
| SEC | SECTION |
| U.E. | UTILITY EASEMENT |
| W | WEST |
| C2 | CURVE LABEL |
| L3 | LINE LABEL |
| —·— | CENTERLINE |
| ——— | CONTINUOUS |
| - - - - | DASHED LINE |
| ---- | RIGHT OF WAY |
| | CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE |
| -\/\- | LIMITED ACCESS EASEMENT |
| | STORMWATER DRAINAGE EASEMENT |

## SHEET INDEX:

SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS

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.

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes: and that said land is located in the City of Mount Dora, Lake County, Florida.

Dated: _____ Signed: _____

SHERRY L. MANOR, LS 6961
VOLER GROUP
LICENSED BUSINESS NUMBER 7829
4779 NEW BROAD STREET, STE 100
ORLANDO, FL 32814

Digitally signed by Sherry Manor
Date: 2026.06.29 10:35:48 -04'00'

### CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes and City of Mount Dora Land Development Code, I have reviewed this plat for conformity and to Chapter 177, Part I, Florida Statutes, and find that said Plat complies with technicol requirements of that chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurement shown on this plat.

CPH CONSULTING, LLC. LB#7143
500 West Fulton Street
Sanford, FL
For the Firm:

_____ Date: _____
By: Randall L Roberts, RLS
Florida Registration Number 3144

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify, that on _____, 2026, the undersigned approved this plat.

By: _____
Name: _____
Title: _____

### CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____, 2026 at _____ File No. _____

Clerk of the Circuit Court
in and for Lake County, FL: _____

Date: _____

PLAT BOOK: PAGE:

Drainage Easements Not dedicated

### JUNIPER VILLAGE
### DEDICATION

KNOW ALL BY THESE PRESENTS, That Elevation Mt. Dora, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

TO THE CITY OF MOUNT DORA, FLORIDA: A perpetual easement with the right of ingress and egress over, across and upon the roadways of this Plat, along with the right to traverse the same, for the purpose of providing public safety, utility and government services.

TO THE PROVIDERS OF SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL: A perpetual easement with the right of ingress and egress over, across and upon the roadways of this Plat.

TO THE CITY OF MOUNT DORA, FLORIDA: A perpetual easement over, across, upon and beneath the roadways and utility easements of this Plat, for the purpose of providing, conveying, distributing, carting or transmitting electric, fiber, cable, potable 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 systems and/or the right of ingress and egress, over, across and beneath the same.

Tracts RW-1 (RIGHT OF WAY); OS-1, OS-2, OS-3, & OS-4 (OPEN SPACE); REC-1 (RECREATION); SW-1 & SW-2 (DRAINAGE) are dedicated to the homeowner's association. The homeowner's association will own and maintain these tracts.

IN WITNESS THEREOF, has coused these presents to be signed and attested to by the officers named below on _____.

By: _____
Owais Khanani

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF FLORIDA COUNTY OF _____. The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization by _____, as _____ of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind _____, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2026.

NOTARY PUBLIC _____

My Commission Expires _____

### JOINDER AND CONSENT

KNOW ALL BY THESE PRESENTS, That SDP Reit, LLC, and SDP Financial 2020, LP, as owners and holders of the Mortgage and Security Agreement recorded in Official Records Book 5969, Page 2360, the Assignment of Rents, Leases, Contracts, Accounts and Deposits recorded in Official Records Book 5969, Page 2388, and UCC-1 Financing Statement recorded in Official Records Book 5969, Page 2397, hereby join in and consent to the platting of a subdivision of the lands described above by the owner thereof, and agree that their mortgage, lien or other encumbrance shall be subordinated to the subdivision plat.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____.

By: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF FLORIDA COUNTY OF _____. The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization by _____, as _____ of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind _____, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2026.

NOTARY PUBLIC _____

My Commission Expires _____

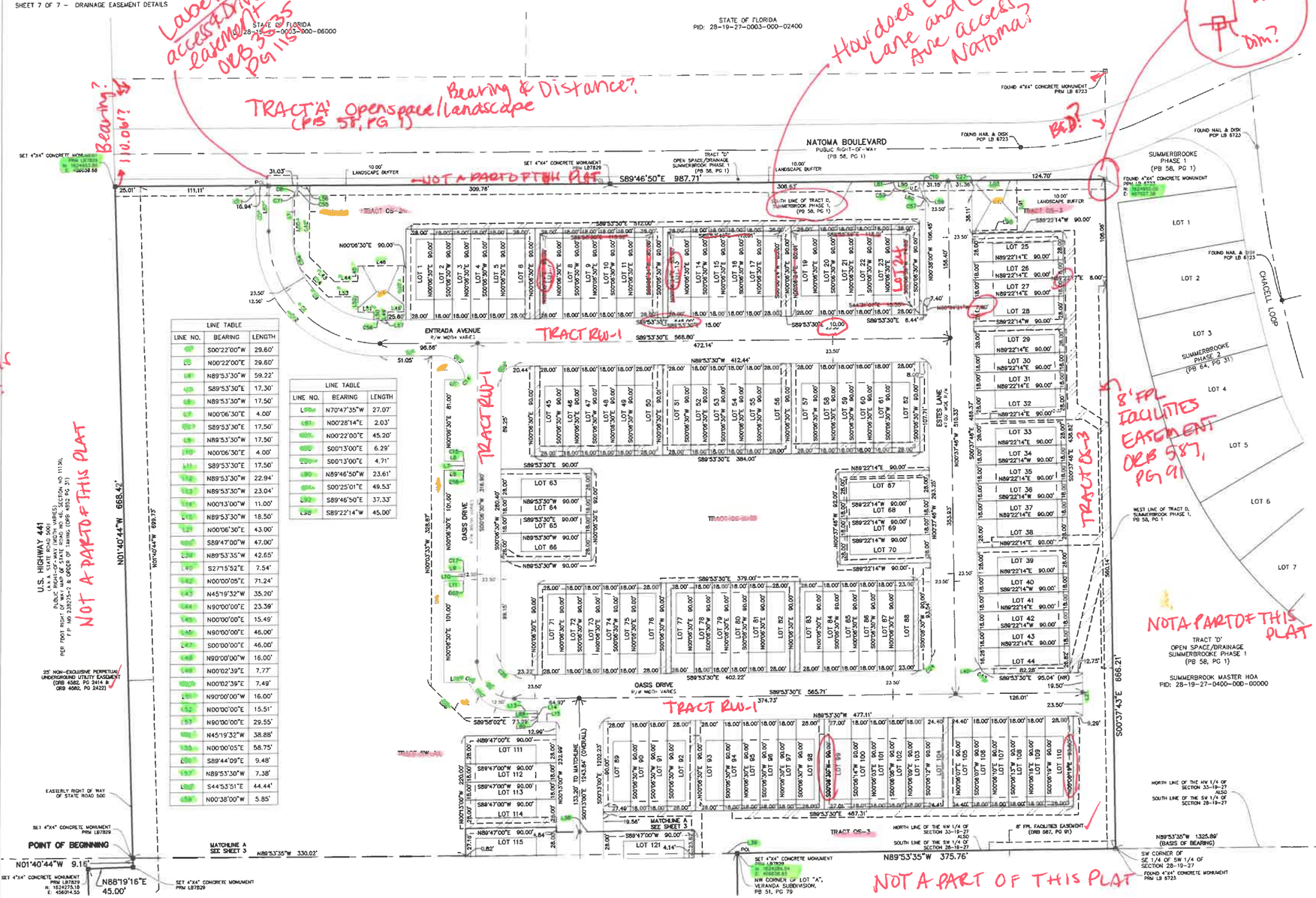
PLAT BOOK: PAGE:

# JUNIPER VILLAGE

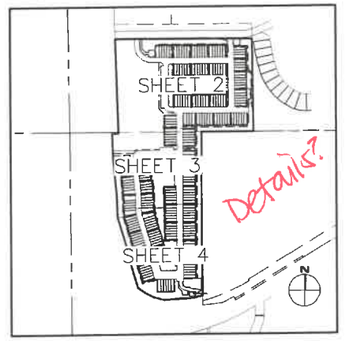
BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


**KEY MAP:** NOT TO SCALE




| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | LENGTH |
| L1 | S00°22'00"W | 29.60' |
| L2 | N00°22'00"E | 29.60' |
| L3 | N89°53'30"W | 59.22' |
| L4 | S89°53'30"E | 17.30' |
| L5 | N89°53'30"W | 17.50' |
| L6 | N00°06'30"E | 4.00' |
| L7 | S89°53'30"E | 17.50' |
| L8 | N89°53'30"W | 17.50' |
| L9 | N00°06'30"E | 4.00' |
| L10 | S89°53'30"E | 17.50' |
| L11 | N89°53'30"W | 22.94' |
| L12 | N89°53'30"W | 23.04' |
| L13 | N00°13'00"W | 11.00' |
| L14 | N89°53'30"W | 18.50' |
| L15 | N00°06'30"E | 43.00' |
| L16 | S89°47'00"W | 47.00' |
| L39 | N89°53'35"W | 42.65' |
| L40 | S27°15'52"E | 7.54' |
| L42 | N00°00'05"E | 71.24' |
| L43 | N45°19'32"W | 35.20' |
| L44 | N90°00'00"E | 23.39' |
| L45 | N00°00'00"E | 15.49' |
| L46 | N90°00'00"E | 46.00' |
| L47 | S00°00'00"E | 46.00' |
| L48 | N90°00'00"W | 16.00' |
| L49 | N00°02'39"E | 7.77' |
| L50 | N00°02'39"E | 7.49' |
| L51 | N90°00'00"W | 16.00' |
| L52 | N00°00'00"E | 15.51' |
| L53 | N90°00'00"E | 29.55' |
| L54 | N45°19'32"W | 38.88' |
| L55 | N00°00'05"E | 58.75' |
| L56 | S89°44'09"E | 9.48' |
| L57 | N89°53'30"W | 7.38' |
| L58 | S44°53'51"E | 44.44' |
| L59 | N00°38'00"W | 5.85' |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | LENGTH |
| L79 | N70°47'35"W | 27.07' |
| L81 | N00°28'14"E | 2.03' |
| L82 | N00°22'00"E | 45.20' |
| L83 | S00°13'00"E | 6.29' |
| L84 | S00°13'00"E | 4.71' |
| L85 | N89°46'50"W | 23.61' |
| L86 | S00°25'01"E | 49.53' |
| L92 | S89°46'50"E | 37.33' |
| L93 | S89°22'14"W | 45.00' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C1 | 112.00' | 176.43' | 090°15'30" | 158.75' | S44°45'45"E |
| C2 | 37.00' | 58.12' | 090°00'00" | 52.33' | S44°53'30"E |
| C8 | 21.48' | 17.92' | 047°47'32" | 17.40' | S26°01'28"W |
| C9 | 88.50' | 139.41' | 090°15'30" | 125.44' | S44°45'45"E |
| C10 | 14.79' | 15.78' | 061°08'35" | 15.04' | N31°12'03"W |
| C11 | 29.50' | 16.39' | 031°50'18" | 16.18' | N15°33'09"W |
| C12 | 124.50' | 196.13' | 090°15'30" | 176.47' | S44°45'45"E |
| C13 | 25.01' | 35.47' | 081°16'25" | 32.57' | N49°14'54"W |
| C14 | 2.50' | 4.25' | 097°42'06" | 3.76' | N41°15'27"E |
| C15 | 2.50' | 3.93' | 090°00'00" | 3.54' | N44°53'30"W |
| C16 | 2.50' | 3.93' | 090°00'00" | 3.54' | N45°06'30"E |
| C17 | 2.50' | 3.93' | 090°00'00" | 3.54' | N44°53'30"W |
| C18 | 2.50' | 3.93' | 090°00'00" | 3.54' | N45°06'30"E |
| C19 | 2.50' | 2.77' | 063°33'44" | 2.63' | N58°06'38"W |
| C20 | 49.50' | 54.91' | 063°33'44" | 52.14' | S58°06'38"E |
| C24 | 13.50' | 21.38' | 090°44'16" | 19.21' | N44°44'22"E |
| C25 | 13.50' | 21.21' | 090°00'00" | 19.09' | S44°53'30"E |
| C26 | 13.00' | 20.42' | 090°00'00" | 18.38' | S45°06'30"W |
| C27 | 19.36' | 17.43' | 051°34'43" | 16.85' | S27°10'40"W |
| C43 | 4.90' | 5.41' | 063°20'18" | 5.14' | N58°13'02"W |
| C54 | 88.50' | 18.93' | 012°15'22" | 18.89' | S19°13'49"E |
| C55 | 21.48' | 9.07' | 024°11'40" | 9.00' | S37°49'24"W |
| C56 | 88.50' | 6.62' | 004°17'13" | 6.62' | S87°44'54"E |
| C57 | 2.00' | 1.78' | 050°51'03" | 1.72' | N45°22'04"W |
| C59 | 7.00' | 8.71' | 071°15'49" | 8.16' | N35°09'40"W |
| C71 | 21.48' | 8.85' | 023°35'52" | 8.78' | S13°55'38"W |

**SYMBOL AND ABBREVIATION LEGEND:**

- ■ SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 7829"
- ● SET NAIL & DISK STAMPED "PCP LB 7829"
- ○ FOUND NAIL & DISK
- CB CONDOMINIUM BOOK
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- E EAST/EASTING
- HOA HOME OWNERS' ASSOCIATION
- ID IDENTIFICATION
- MB MAP BOOK
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- N NORTH/NORTHING
- (NR) NON-RADIAL
- (NT) NON-TANGENT
- NTS NOT TO SCALE
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- PI POINT OF INTERSECTION
- PNT POINT NON-TANGENT
- POC POINT ON CURVE
- POL POINT ON LINE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- S SOUTH
- SEC SECTION
- U.E. UTILITY EASEMENT
- W WEST
- C2 CURVE LABEL
- L3 LINE LABEL
- CENTERLINE
- CONTINUOUS
- DASHED LINE
- RIGHT OF WAY
- CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE
- LIMITED ACCESS EASEMENT
- STORMWATER DRAINAGE EASEMENT

GRAPHIC SCALE

1 INCH = 50 FEET


volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3636
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

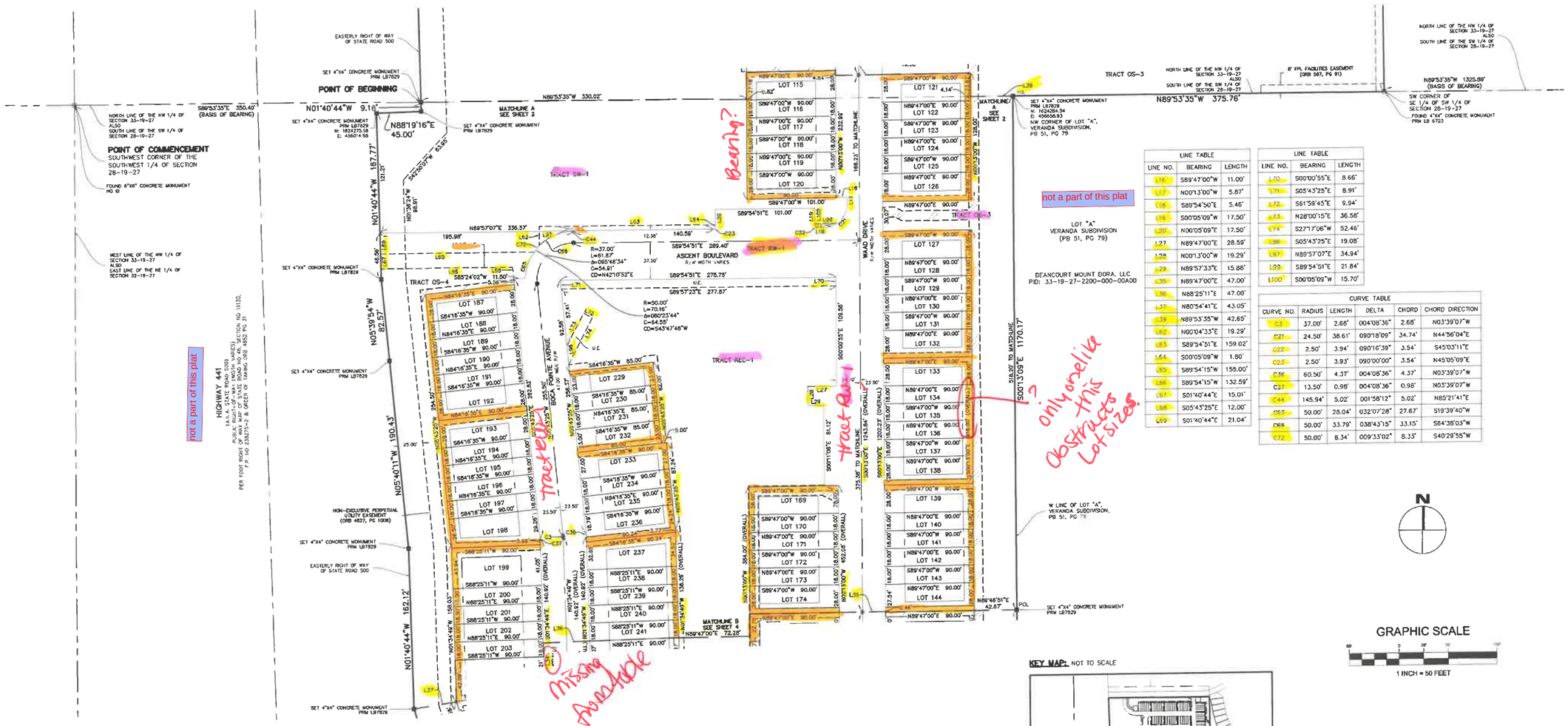
PLAT BOOK: PAGE:

# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | LENGTH |
| L16 | S89°47'00"W | 11.00' |
| L17 | N00°13'00"W | 5.87' |
| L18 | S89°54'50"E | 5.46' |
| L19 | S00°05'09"W | 17.50' |
| L20 | N00°05'09"E | 17.50' |
| L27 | N89°47'00"E | 28.59' |
| L28 | N00°13'00"W | 19.29' |
| L29 | N89°57'33"E | 15.88' |
| L35 | N89°47'00"E | 47.00' |
| L36 | N88°25'11"E | 47.00' |
| L37 | N80°54'41"E | 43.05' |
| L59 | N89°53'35"W | 42.65' |
| L62 | N00°04'33"E | 19.29' |
| L63 | S89°54'51"E | 159.02' |
| L64 | S00°05'09"W | 1.80' |
| L65 | S89°54'15"W | 155.00' |
| L66 | S89°54'15"W | 132.59' |
| L67 | S01°40'44"E | 15.01' |
| L68 | S05°43'25"E | 12.00' |
| L69 | S01°40'44"E | 21.04' |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | LENGTH |
| L70 | S00°00'55"E | 8.66' |
| L71 | S05°43'25"E | 8.91' |
| L72 | S61°59'45"E | 9.94' |
| L73 | N28°00'15"E | 36.58' |
| L74 | S27°17'06"W | 52.46' |
| L96 | S05°43'25"E | 19.08' |
| L97 | N89°57'07"E | 34.94' |
| L99 | S89°54'51"E | 21.84' |
| L100 | S00°05'09"W | 15.70' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C3 | 37.00' | 2.68' | 004°08'36" | 2.68' | N03°39'07"W |
| C21 | 24.50' | 38.61' | 090°18'09" | 34.74' | N44°56'04"E |
| C22 | 2.50' | 3.94' | 090°16'39" | 3.54' | S45°03'11"E |
| C25 | 2.50' | 3.93' | 090°00'00" | 3.54' | N45°05'09"E |
| C26 | 60.50' | 4.37' | 004°08'36" | 4.37' | N03°39'07"W |
| C27 | 13.50' | 0.98' | 004°08'36" | 0.98' | N03°39'07"W |
| C44 | 145.94' | 5.02' | 001°58'12" | 5.02' | N85°21'41"E |
| C55 | 50.00' | 28.04' | 032°07'28" | 27.67' | S19°39'40"W |
| C68 | 50.00' | 33.79' | 038°43'15" | 33.15' | S64°38'03"W |
| C72 | 50.00' | 8.34' | 009°33'02" | 8.33' | S40°29'55"W |

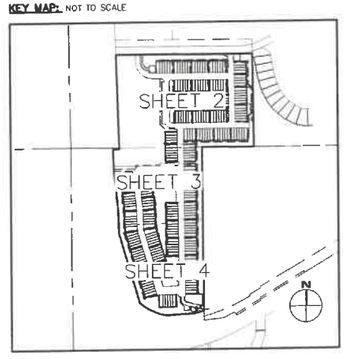



GRAPHIC SCALE

50 0 25' 50' 100'

1 INCH = 50 FEET

**KEY MAP:** NOT TO SCALE




**SYMBOL AND ABBREVIATION LEGEND:**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ■ | SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829" | E | EAST/EASTING | N | NORTH/NORTHING | PC | POINT OF CURVATURE | POL | POINT ON LINE | W | WEST |
| ● | SET NAIL & DISK STAMPED "PCP LB 7829" | HOA | HOME OWNERS' ASSOCIATION | (NR) | NON-RADIAL | PCP | PERMANENT CONTROL POINT | PRM | PERMANENT REFERENCE MONUMENT | C2 | CURVE LABEL |
| ⊙ | FOUND NAIL & DISK | ID | IDENTIFICATION | (NT) | NON-TANGENT | PG(S) | PAGE(S) | PT | POINT OF TANGENCY | L3 | LINE LABEL |
| CB | CONDOMINIUM BOOK | MB | MAP BOOK | NTS | NOT TO SCALE | PI | POINT OF INTERSECTION | S | SOUTH | ----- | CENTERLINE |
| DB | DEED BOOK | LB | LICENSED BUSINESS | ORB | OFFICIAL RECORDS BOOK | PNT | POINT NON-TANGENT | SEC | SECTION | ——— | CONTINUOUS |
| D.E. | DRAINAGE EASEMENT | LS | LICENSED SURVEYOR | PB | PLAT BOOK | POC | POINT ON CURVE | U.E. | UTILITY EASEMENT | - - - - | DASHED LINE |

RIGHT OF WAY
CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE
LIMITED ACCESS EASEMENT
STORMWATER DRAINAGE EASEMENT


volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3636
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

PLAT BOOK: PAGE:

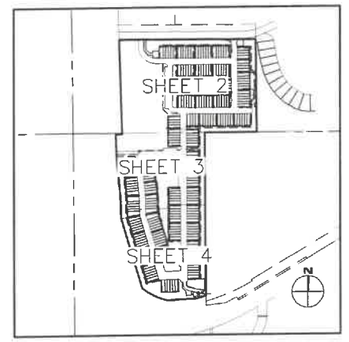
# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


**KEY MAP:** NOT TO SCALE




| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | LENGTH |
| L22 | N89°21'02"E | 11.00' |
| L23 | N00°13'00"W | 17.89' |
| L24 | N00°13'00"W | 17.73' |
| L25 | S89°21'02"W | 18.50' |
| L26 | N00°13'00"W | 7.22' |
| L30 | S89°47'00"W | 14.00' |
| L31 | N89°47'00"E | 12.50' |
| L32 | S00°13'00"E | 23.12' |
| L33 | N01°34'49"W | 140.92' |
| L34 | S01°34'49"E | 140.92' |
| L76 | S00°13'39"E | 44.38' |
| L77 | S44°53'32"E | 36.39' |
| L78 | S01°23'45"E | 27.94' |
| L79 | N86°23'24"E | 40.03' |
| L80 | S01°23'45"E | 24.30' |
| L81 | S88°36'15"W | 4.42' |
| L82 | S77°49'13"E | 78.15' |
| L83 | N77°49'13"W | 107.68' |
| L84 | S77°49'13"E | 107.68' |
| L85 | S77°00'09"E | 107.69' |
| L86 | N00°02'28"W | 17.91' |
| L93 | S89°06'32"W | 12.38' |
| L94 | S89°50'21"W | 6.12' |
| L95 | N00°13'09"W | 0.20' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C4 | 37.00' | 9.72' | 015°02'46" | 9.69' | S09°06'13"E |
| C5 | 37.00' | 47.80' | 074°01'22" | 44.55' | S53°38'17"E |
| C6 | 37.00' | 50.11' | 077°36'13" | 46.37' | S39°01'06"E |
| C7 | 62.00' | 22.11' | 020°25'46" | 21.99' | S88°02'06"E |
| C28 | 24.50' | 33.18' | 077°36'13" | 30.70' | S39°01'06"E |
| C29 | 49.50' | 19.42' | 022°28'39" | 19.29' | S89°03'31"E |
| C30 | 10.00' | 15.78' | 090°25'58" | 14.20' | N45°25'59"W |
| C31 | 45.50' | 61.63' | 077°36'13" | 57.02' | S39°01'06"E |
| C32 | 73.18' | 23.93' | 018°44'13" | 23.82' | S87°32'54"E |
| C33 | 10.00' | 15.63' | 089°33'47" | 14.09' | N44°34'01"E |
| C34 | 5.00' | 6.46' | 074°01'22" | 6.02' | S53°38'17"E |
| C35 | 13.50' | 1.77' | 007°31'23" | 1.77' | S05°20'31"E |
| C38 | 60.50' | 7.94' | 007°31'23" | 7.94' | S05°20'31"E |
| C39 | 60.50' | 7.94' | 007°31'23" | 7.94' | S12°51'54"E |
| C40 | 13.50' | 1.77' | 007°31'23" | 1.77' | S12°51'54"E |
| C41 | 60.50' | 15.89' | 015°02'46" | 15.84' | S09°06'13"E |
| C42 | 13.50' | 3.55' | 015°02'46" | 3.53' | S09°06'13"E |
| C45 | 49.50' | 9.18' | 010°37'39" | 9.17' | S83°08'02"E |
| C46 | 49.50' | 10.24' | 011°50'56" | 10.22' | N85°37'40"E |
| C67 | 73.54' | 24.59' | 019°09'21" | 24.47' | S87°24'10"E |
| C68 | 20.40' | 27.10' | 076°06'09" | 25.15' | N39°20'10"W |
| C69 | 46.50' | 18.78' | 023°08'03" | 18.65' | S89°23'14"E |




N

GRAPHIC SCALE

1 INCH = 50 FEET

**SYMBOL AND ABBREVIATION LEGEND:**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ■ | SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829" | E | EAST/EASTING | N | NORTH/NORTHING | PC | POINT OF CURVATURE | POL | POINT ON LINE | W | WEST | | RIGHT OF WAY |
| ● | SET NAIL & DISK STAMPED "PCP LB 7829" | HOA | HOME OWNERS' ASSOCIATION | (NR) | NON-RADIAL | PCP | PERMANENT CONTROL POINT | PRM | PERMANENT REFERENCE MONUMENT | C2 | CURVE LABEL | | CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE |
| ○ | FOUND NAIL & DISK | ID | IDENTIFICATION | (NT) | NON-TANGENT | PG(S) | PAGE(S) | PT | POINT OF TANGENCY | L3 | LINE LABEL | | LIMITED ACCESS EASEMENT |
| CB | CONDOMINIUM BOOK | MB | MAP BOOK | NTS | NOT TO SCALE | PI | POINT OF INTERSECTION | S | SOUTH | | CENTERLINE | | STORMWATER DRAINAGE EASEMENT |
| DB | DEED BOOK | LB | LICENSED BUSINESS | ORB | OFFICIAL RECORDS BOOK | PNT | POINT NON-TANGENT | SEC | SECTION | | CONTINUOUS | | |
| D.E. | DRAINAGE EASEMENT | LS | LICENSED SURVEYOR | PB | PLAT BOOK | POC | POINT ON CURVE | U.E. | UTILITY EASEMENT | | DASHED LINE | | |


volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3636
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

SHEET 5 OF 7 | PLAT BOOK: | PAGE:

# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS

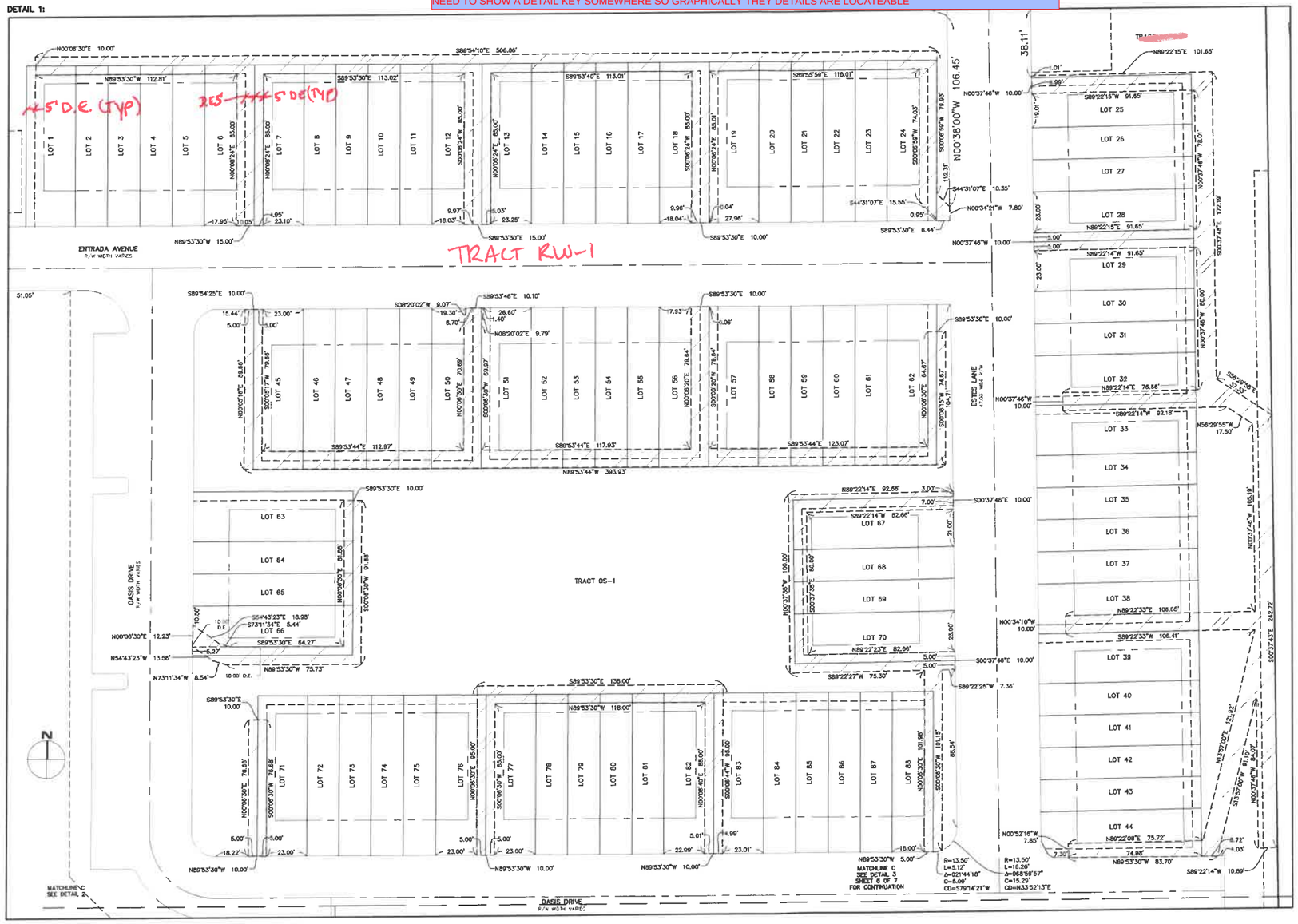

ALL SHEETS

TYPICAL FOR ALL DETAILS:
LABEL ALL TRACTS SHOWN IN THE DETAIL
LABEL TPYICAL 5' DE AND 10'DE DIMENSIONALLY

NEED TO SHOW A DETAIL KEY SOMEWHERE SO GRAPHICALLY THEY DETAILS ARE LOCATEABLE

## DRAINAGE EASEMENT DIMENSION DETAILS:

**DETAIL 1:**


5' D.E. (TYP)
5' DE(TYP)
TRACT RW-1
ENTRADA AVENUE
R/W WIDTH VARIES
ESTES LANE
R/W WIDTH VARIES
TRACT OS-1
OASIS DRIVE
R/W WIDTH VARIES
MATCHLINE C
SEE DETAIL 2
MATCHLINE C
SEE DETAIL 3
SHEET 6 OF 7
FOR CONTINUATION
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
LOT 63
LOT 64
LOT 65
LOT 66
LOT 67
LOT 68
LOT 69
LOT 70
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
N00°06'30"E 10.00'
S89°54'10"E 506.86'
N89°53'30"W 112.91'
S89°53'30"E 113.02'
S89°53'40"E 113.01'
S89°55'56"E 116.01'
N89°53'30"W 15.00'
S86°53'30"E 15.00'
S89°53'30"E 10.00'
S89°53'30"E 6.44'
N00°38'00"W 106.45'
38.11'
N89°22'15"E 101.65'
N00°37'46"W 10.00'
S89°22'15"W 91.65'
N89°22'14"W 91.65'
S89°22'14"E 92.18'
N89°22'14"E 78.56'
N56°29'55"W 17.50'
S89°53'30"E 10.00'
S89°54'25"E 10.00'
N89°53'44"W 393.93'
S89°53'44"E 112.97'
S89°53'44"E 117.93'
S89°53'44"E 123.07'
S89°53'30"E 10.00'
N89°22'14"E 92.66'
S89°22'14"W 92.66'
N89°22'23"E 82.66'
S89°22'27"W 75.30'
S89°22'25"W 7.36'
S00°37'46"E 10.00'
N00°34'10"W 10.00'
S89°22'33"W 106.41'
N89°22'33"E 106.65'
N00°52'16"W 7.85'
N89°22'08"E 75.72'
S89°53'30"W 83.70'
S86°22'14"W 10.89'
N89°53'30"W 138.00'
N89°53'30"W 118.00'
N89°53'30"W 10.00'
N89°53'30"W 5.00'
R=13.50'
L=16.26'
Δ=068°58'57"
C=15.29'
CD=N33°52'13"E
R=13.50'
L=5.12'
Δ=021°44'18"
C=5.09'
CD=S79°14'21"W
N00°06'30"E 12.23'
N54°43'23"W 13.56'
N73°11'34"W 8.54'
S54°43'23"E 18.98'
S73°11'34"E 5.44'
S89°53'30"E 64.27'
N89°53'30"W 75.73'
S00°06'30"W 191.86'
N00°06'30"E 85.86'
N00°06'30"E 79.86'
S00°06'30"W 79.86'
N00°06'30"E 89.86'
S00°06'30"W 78.86'
N00°06'30"E 78.86'
S00°06'30"W 79.86'
N00°06'30"E 79.86'
S00°06'30"W 78.86'
N00°06'30"E 78.86'
S00°06'30"W 78.86'
N00°06'30"E 78.86'
S00°06'30"W 101.98'
N00°06'30"E 101.98'
S00°06'30"W 101.15'
N00°06'30"E 101.15'
S00°06'30"W 88.54'
N00°06'30"E 88.54'
S00°06'30"W 79.84'
N00°06'30"E 79.84'
S00°06'30"W 74.87'
N00°06'30"E 74.87'
S00°06'30"W 84.87'
N00°06'30"E 84.87'
S00°06'30"W 70.89'
N00°06'30"E 70.89'
S00°06'30"W 69.97'
N00°06'30"E 69.97'
S00°06'30"W 79.86'
N00°06'30"E 79.86'
S00°06'30"W 89.86'
N00°06'30"E 89.86'
N00°37'46"W 10.00'
N00°37'46"W 155.19'
N00°37'46"W 242.72'
S00°37'46"E 242.72'
N01°37'50"E 121.82'
S13°57'50"W 8.10'
N00°37'46"W 8.10'
S00°37'46"E 10.00'
S00°37'46"E 10.00'
S00°37'46"E 10.00

PLAT BOOK: PAGE:

# JUNIPER VILLAGE

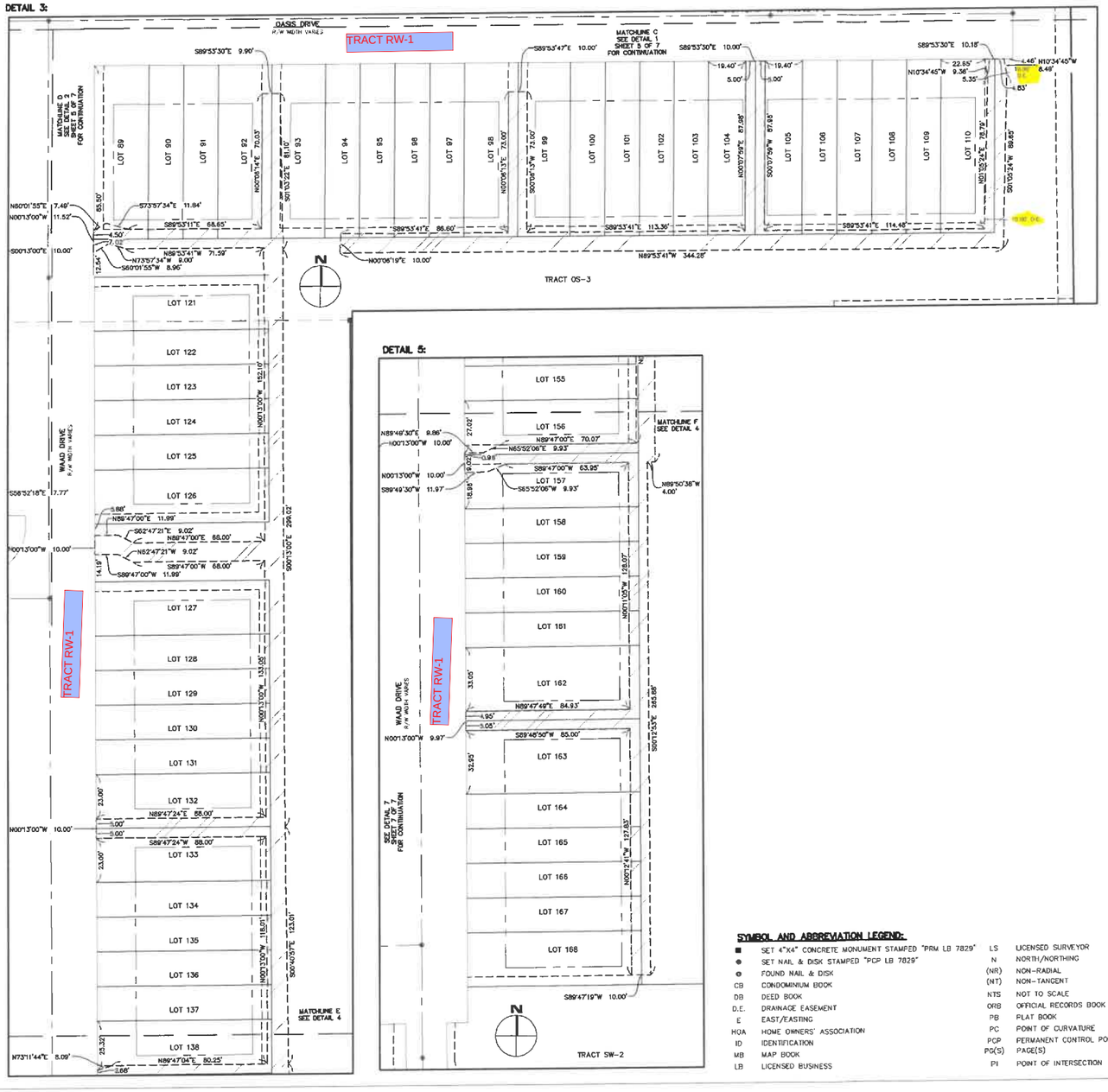
BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


## DRAINAGE EASEMENT DIMENSION DETAILS:

**DETAIL 3:**




**DETAIL 5:**




**DETAIL 4:**




**SYMBOL AND ABBREVIATION LEGEND:**

- ■ SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829"
- ● SET NAIL & DISK STAMPED "PCP LB 7829"
- ⊙ FOUND NAIL & DISK
- CB CONDOMINIUM BOOK
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- E EAST/EASTING
- HOA HOME OWNERS' ASSOCIATION
- ID IDENTIFICATION
- MB MAP BOOK
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- N NORTH/NORTHING
- (NR) NON-RADIAL
- (NT) NON-TANGENT
- NTS NOT TO SCALE
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- PI POINT OF INTERSECTION
- PNT POINT NON-TANGENT
- POC POINT ON CURVE
- POL POINT ON LINE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- S SOUTH
- SEC SECTION
- U.E. UTILITY EASEMENT
- W WEST
- C2 CURVE LABEL
- L3 LINE LABEL
- CENTERLINE
- CONTINUOUS
- DASHED LINE
- RIGHT OF WAY
- CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE
- LIMITED ACCESS EASEMENT
- STORMWATER DRAINAGE EASEMENT

GRAPHIC SCALE

30' 0 15' 30' 60'

1 INCH = 30 FEET


volerGROUP
4779 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.881.2636
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

PLAT BOOK: PAGE:

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

## DRAINAGE EASEMENT DIMENSION DETAILS:

DETAIL 6:




**SYMBOL AND ABBREVIATION LEGEND:**

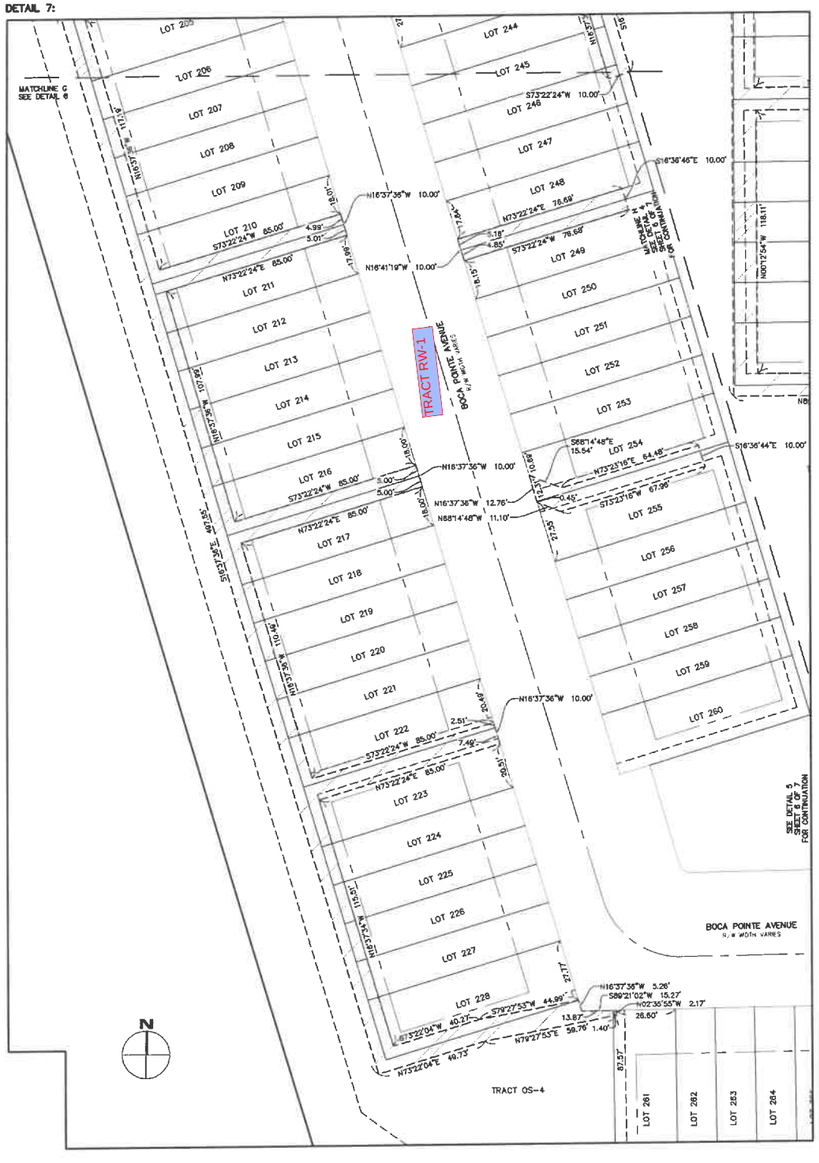
| | |
|---|---|
| ■ | SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829" |
| ● | SET NAIL & DISK STAMPED "PCP LB 7829" |
| ○ | FOUND NAIL & DISK |
| CB | CONDOMINIUM BOOK |
| DB | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| E | EAST/EASTING |
| HOA | HOME OWNERS' ASSOCIATION |
| ID | IDENTIFICATION |
| MB | MAP BOOK |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| N | NORTH/NORTHING |
| (NR) | NON-RADIAL |
| (NT) | NON-TANGENT |
| NTS | NOT TO SCALE |
| ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| PC | POINT OF CURVATURE |
| PCP | PERMANENT CONTROL POINT |
| PG(S) | PAGE(S) |
| PI | POINT OF INTERSECTION |
| PNT | POINT NON-TANGENT |
| POC | POINT ON CURVE |
| POL | POINT ON LINE |
| PRM | PERMANENT REFERENCE MONUMENT |
| PT | POINT OF TANGENCY |
| S | SOUTH |
| SEC | SECTION |
| U.E. | UTILITY EASEMENT |
| W | WEST |
| C2 | CURVE LABEL |
| L3 | LINE LABEL |
| —— | CENTERLINE |
| —— | CONTINUOUS |
| - - - | DASHED LINE |
| - - - | RIGHT OF WAY |
| | CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE |
| | LIMITED ACCESS EASEMENT |
| | STORMWATER DRAINAGE EASEMENT |

GRAPHIC SCALE

1 INCH = 30 FEET

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C47 | 60.50' | 0.16' | 000°09'22" | 0.16' | N01°39'30"W |
| C48 | 60.50' | 10.01' | 009°28'52" | 10.00' | N09°06'13"W |
| C49 | 60.50' | 2.94' | 002°46'57" | 2.94' | S02°56'18"E |
| C50 | 60.50' | 5.01' | 004°44'26" | 5.00' | S06°43'59"E |
| C51 | 60.50' | 5.01' | 004°44'26" | 5.00' | S11°28'26"E |
| C52 | 60.50' | 2.94' | 002°46'57" | 2.94' | S15°14'07"E |
| C53 | 60.50' | 4.37' | 004°08'36" | 4.37' | N03°39'07"W |

DETAIL 7:





volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.581.3636
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

## LEGAL DESCRIPTION: (PER TITLE)

A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°53'30" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 350.40 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF UNITED STATES HIGHWAY 441, SAID HIGHWAY ALSO BEING STATE ROAD 500, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 1°40'44" WEST ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 668.42 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "D", SUMMERBROOKE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY RUN SOUTH 89°46'50" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 987.71 FEET TO A POINT ALONG THE WEST LINE OF SAID TRACT "D"; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°37'43" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 666.21 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 28; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°53'35" WEST ALONG THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28 FOR A DISTANCE OF 375.76 FEET TO THE NORTHWEST CORNER OF LOT "A", OF AFORESAID VERANDA SUBDIVISION; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°13'09" EAST ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 1170.17 FEET TO A POINT ALONG THE NORTHERLY RIGHT OF WAY OF STATE ROAD 46, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT OF WAY: SOUTH 75°00'08" WEST FOR A DISTANCE OF 68.42 FEET; THENCE RUN SOUTH 86°23'24" WEST FOR A DISTANCE OF 206.58 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 427.46 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'12" FOR AN ARC DISTANCE OF 211.28 FEET AND ALONG A CHORD BEARING OF NORTH 65°12'27" WEST TO A POINT ALONG THE AFORESAID EASTERLY RIGHT OF WAY OF STATE ROAD 500; THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY: RUN NORTH 16°38'04" WEST FOR A DISTANCE OF 524.35 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 162.12 FEET; THENCE RUN NORTH 5°40'11" WEST FOR A DISTANCE OF 190.43 FEET; THENCE RUN NORTH 5°39'54" WEST FOR A DISTANCE OF 82.57 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 167.77 FEET; THENCE RUN NORTH 88°19'16" EAST FOR A DISTANCE OF 45.00 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 9.16 FEET TO THE AFORESAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 30.73 ACRES OR 1,338,600 SQUARE FEET, MORE OR LESS.

## TITLE AND SCHEDULE BII EXCEPTIONS:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 23028328, EFFECTIVE JUNE 21, 2026 AT 5:00 P.M. EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE BII (EXCEPTIONS) ARE AS FOLLOWS:

6. EASEMENT FOR INGRESS, EGRESS, LIGHT, AIR AND VIEW IN FAVOR OF DEPARTMENT OF TRANSPORTATION SET FORTH UNDER STIPULATED ORDER OF TAKING RECORDED IN O.R. BOOK 4852, PAGE 31, AND FINAL JUDGMENT RECORDED IN O.R. BOOK 4961, PAGE 497, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT PROPERTY.
9. ALL MATTERS CONTAINED ON THE PLAT OF VERANDA SUBDIVISION, AS RECORDED IN PLAT BOOK 51, PAGE 79. AS AFFECTED BY SUBORDINATION OF CITY UTILITY INTERESTS RECORDED IN O.R. BOOK 4808 PAGE 139, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
10. GRANT OF EASEMENT TO COMCAST SCH HOLDINGS LLC RECORDED IN O.R. BOOK 2685, PAGE 1399. AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED IN O.R. BOOK 4853, PAGE 532, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT PROPERTY.
11. NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT AGREEMENT TO THE CITY OF MOUNT DORA RECORDED IN O.R. BOOK 4827, PAGE 1006, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
12. INTENTIONALLY DELETED.
13. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, DATED FEBRUARY 10, 1975, RECORDED APRIL 7, 1975, IN OFFICIAL RECORDS BOOK 587, PAGE 91, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
14. ACCESS/DRIVEWAY EASEMENT BETWEEN PARK SQUARE ENTERPRISES, INC., A FLORIDA CORPORATION AND SUMMERBROOKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN FAVOR OF HENSON MARKS SCOTT AND MARY L. SCOTT, HUSBAND AND WIFE, RECORDED NOVEMBER 11, 2007, IN OFFICIAL RECORDS BOOK 3535, PAGE 1151, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
15. WALL, SLOPE, GRADING, DRAINAGE AND MAINTENANCE EASEMENT EXECUTED BY HENSON MARKS SCOTT AND MARY L. SCOTT, HUSBAND AND WIFE, IN FAVOR OF PARK SQUARE ENTERPRISES, INC., A FLORIDA CORPORATION AND SUMMERBROOKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, RECORDED NOVEMBER 11, 2007, IN OFFICIAL RECORDS BOOK 3535, PAGE 1160, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
16. PERPETUAL UNDERGROUND UTILITY EASEMENT TO THE CITY OF MOUNT DORA RECORDED IN O.R. BOOK 4582, PAGE 2414, AND O.R. BOOK 4582, PAGE 2422, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AFFECTS PROPERTY – SHOWN HEREON.
17. INTENTIONALLY DELETED.
18. TERMS AND CONDITIONS OF THE ACCESS, UTILITIES AND SIGNAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 731, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.

## SYMBOL AND ABBREVIATION LEGEND:

| | | | | | |
|---|---|---|---|---|---|
| | CONCRETE LIGHT POLE | RWM | RECLAIMED WATER METER | NT | NON-TANGENT CURVE |
| | GUY POLE | | RECLAIMED WATER VALVE | ORB | OFFICIAL RECORDS BOOK |
| | GUY WIRE | | STORM DRAINAGE MANHOLE | PB | PLAT BOOK |
| | METAL LIGHT POLE | | FOUND CONCRETE MONUMENT | PG(S) | PAGE(S) |
| | ELECTRICAL RISER | | FOUND IRON ROD | POB | POINT OF BEGINNING |
| EV | ELECTRICAL VAULT | | FOUND NAIL & DISK | POC | POINT OF COMMENCEMENT |
| | WOODEN LIGHT POLE | | SET TRAVERSE POINT OR BENCHMARK | PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| | WOODEN POWER POLE | | TELECOMMUNICATION MARKER | | CONTINUOUS |
| | FORCE MAIN AIR RELEASE VALVE | | TELECOMMUNICATION RISER | | LIMITED ACCESS EASEMENT |
| | FORCE MAIN VALVE | TM | TELECOMMUNICATION VAULT | | DASHED LINE |
| | IRRIGATION VALVE | | WATER AIR RELEASE VALVE | | FENCE LINE |
| | MAILBOX | | WATER VALVE | | EASEMENT |
| | SINGLE STAND SIGN | | BACKFLOW PREVENTER | OE | OVERHEAD ELECTRICAL LINE |
| | WELL | ESMT | EASEMENT | | BUILDING LINE |
| | NATURAL GAS MARKER | FND | FOUND | | EDGE OF PAVEMENT |
| | NATURAL GAS VALVE | LB | LICENSED BUSINESS | | CONCRETE |
| | RECLAIMED WATER AIR RELEASE VALVE | LS | LICENSED SURVEYOR | | BRICK PAVERS |

## SURVEYOR'S NOTES:

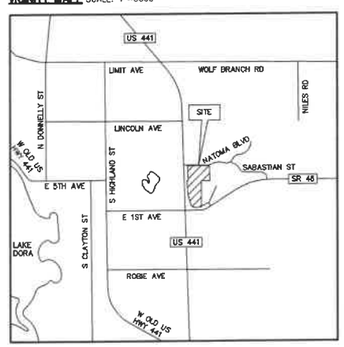
1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DESCRIBED BY THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY IS LIMITED TO: (1) THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR DESCRIBING SAID PARCELS. (2) THE LOCATION OF SURFACE IMPROVEMENTS.
3. THE SURVEYED PROPERTY SHOWN HEREON CONTAINS A TOTAL AREA OF 30.730 ACRES (1338600 SQUARE FEET) MORE OR LESS.
4. HORIZONTAL DATA SHOWN HEREON AREA BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE REFERENCED TO CCR #107162, BEING A 6"X6" CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND HAVING RECORDED COORDINATES OF N: 1624286.390', E: 455708.805'
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST HAVING A BEARING OF SOUTH 89°53'35" EAST.
6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
7. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
8. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
9. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.
10. ORNAMENTAL PLANTS, HEDGES, SPRINKLER HEADS WERE NOT LOCATED.
11. THE SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN. BEFORE DESIGN, CONSTRUCTION EXCAVATIONS, CONTACT SUNSHINE811.COM AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
12. VOLER GROUP, LLC DID NOT SEARCH THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE BE MAY ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
13. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY VOLER GROUP, LLC (VG). VG HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. VG MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT VG DIRECTLY FOR VERIFICATION OF ACCURACY.
14. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.
15. THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
16. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
17. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS OR HIATUS.

## SHEET INDEX:


SHEET 1 – LEGAL DESCRIPTION, VICINITY MAP, NOTES, AND LEGEND

SHEET 2 – BOUNDARY SURVEY


## VICINITY MAP: SCALE: 1"=3000'




JUNIPER PLAT

ELEVATION DEVELOPMENT LLC

BOUNDARY SURVEY

LOCATED IN

SECTION 28 & 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST
CITY OF MT. DORA
LAKE COUNTY, FLORIDA

REVISIONS

| No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A1 | 2023 NOV 27 | A.ACEVEDO | UPDATED TITLE INFORMATION. ADDED EASEMENT LINEWORK. |
| A2 | 2024 JAN 28 | A.ACEVEDO | UPDATED TITLE INFORMATION & LEGAL DESCRIPTION. UPDATED DIMENSION LABELS. |
| A3 | 2026 FEB 02 | S.MANOR | UPDATED TITLE INFORMATION |
| A4 | 2026 MAY 12 | S.MANOR | UPDATED TITLE INFORMATION |
| A5 | 2026 JUN 29 | S.MANOR | UPDATED TITLE INFORMATION |

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO 72 CHAPTER 177 AND 472 OF THE FLORIDA STATUTES.

Digitally signed by Sherry Manor
Date: 2026.06.29 10:37:05 -04'00'

SHERRY LEE MANOR, PSM# - LS# 6863

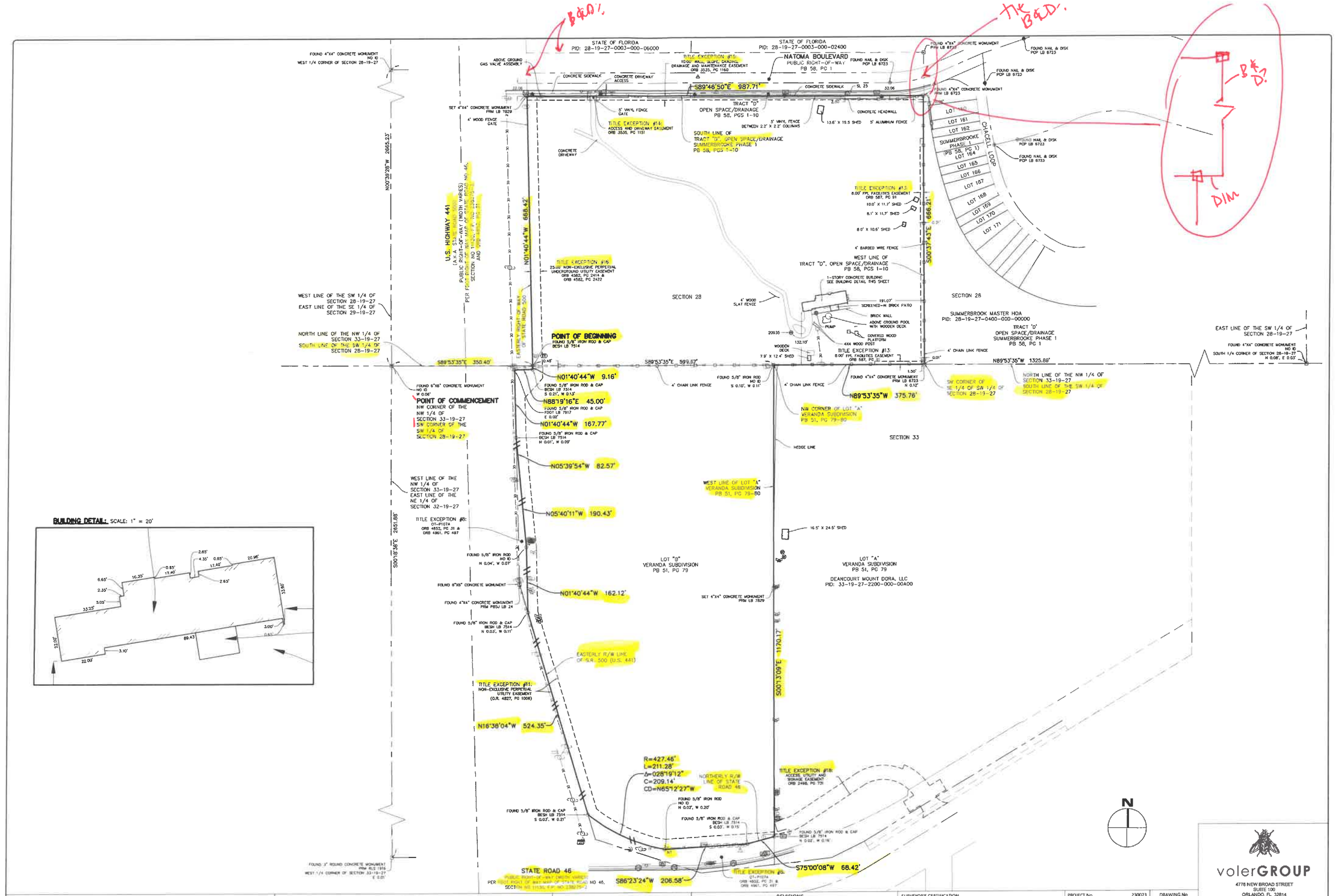
| | |
|---|---|
| PROJECT No. | 230023 |
| SURVEY BY | M CARROLL |
| SURVEY DATE | 2023 MAY.08 |
| DRAWN BY: | B.SHERHOLSER |
| DRAWN DATE | 2023 MAY.11 |
| REVIEWED BY: | S.MANOR |
| APPROVED BY: | S.MANOR |

DRAWING No.

V-101

SHEET 1 OF 2


volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.581.3838
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829




**BUILDING DETAIL:** SCALE: 1" = 20'




| | | | |
|---|---|---|---|
| JUNIPER PLAT | LOCATED IN | GRAPHIC SCALE | PROJECT No. 230023 |
| ELEVATION DEVELOPMENT LLC | SECTION 28 & 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST<br>CITY OF MT. DORA<br>LAKE COUNTY, FLORIDA | 100' 0 50' 100' 200'<br>1 INCH = 100 FEET | SURVEY BY: M CARROLL<br>SURVEY DATE: 2023 MAR 08<br>DRAWN BY: B SHINHOLSER<br>DRAWN DATE: 2023 MAR 21<br>REVIEWED BY: S MANOR<br>APPROVED BY: S MANOR |
| BOUNDARY SURVEY | | | DRAWING No V-102<br>SHEET 2 OF 2 |

| REVISIONS | | | |
|---|---|---|---|
| No. | DATE | BY | DESCRIPTION |
| A1 | 2023 NOV 17 | A ACEVEDO | UPDATED TITLE INFORMATION. ADDED EASEMENT LINEWORK. |
| A2 | 2024 JAN 03 | A ACEVEDO | UPDATED TITLE INFORMATION & LEGAL DESCRIPTION. UPDATED DIMENSION LABELS. |
| A3 | 2024 FEB 01 | S MANOR | UPDATED TITLE INFORMATION |
| A4 | 2024 MAY 13 | S MANOR | UPDATED TITLE INFORMATION |
| A5 | 2024 JUN 24 | S MANOR | UPDATED TITLE INFORMATION |

SURVEYOR'S CERTIFICATION

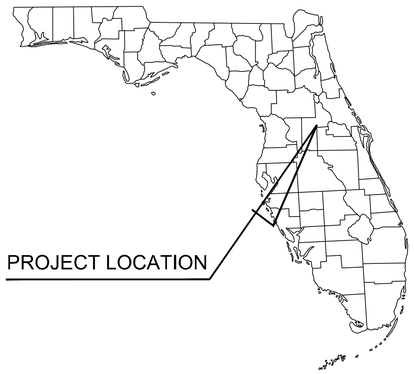
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO FS CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

SHERRY LEE MANOR, PSM# LS# 6961

Digitally signed by Sherry Manor
Date: 2024.06.29 10:57:32 -04'00'

volerGROUP
4778 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3838
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

Drawing name: K:\orl_civil\149786017-juniper mf-townhomes cds\CADD\CONST\PlanSheets\C0.0-COVER.dwg Cover Jun 02, 2026 5:13pm by: Catherine.Felter
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



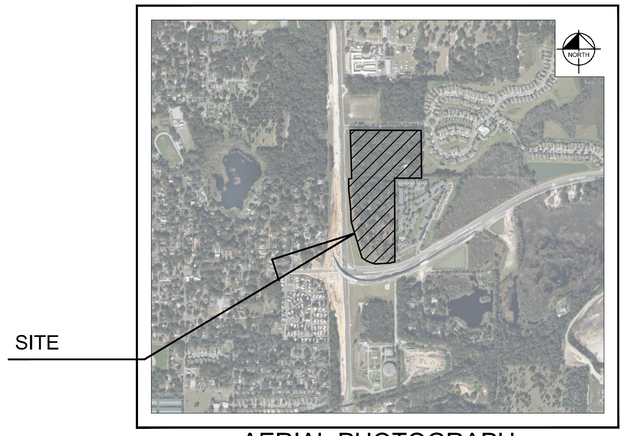

# CONSTRUCTION PLANS
FOR
# JUNIPER MULTIFAMILY TOWNHOMES

PARCEL ID #s: 28-19-27-0003-000-02500, 33-19-27-2200-000-00B00

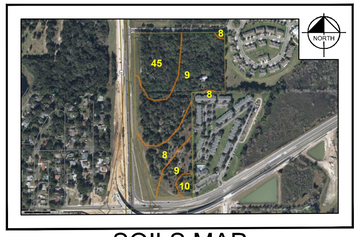
20935 US HIGHWAY 441 ⚠

CITY OF MOUNT DORA, FLORIDA

MAY 2024




AERIAL PHOTOGRAPH
N.T.S.




SOILS MAP
N.T.S.

SOILS LEGEND
8 CANDLER SAND, 0-5% SLOPES
9 CANDLER SAND, 5-12% SLOPES
10 CANDLER SAND, 12-40% SLOPES
45 TAVARES SAND, 0-5% SLOPES

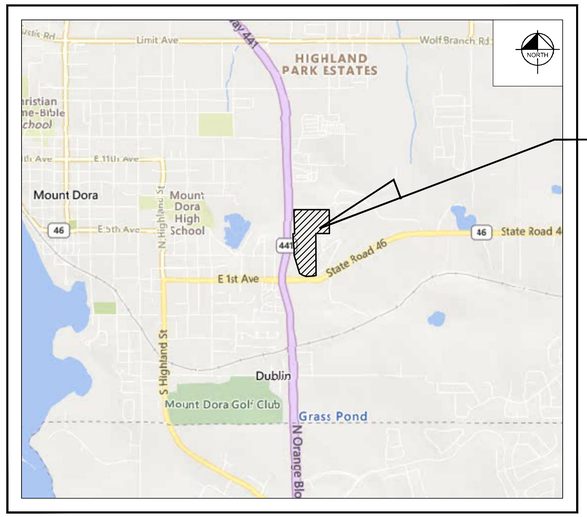
## LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 1799, PAGE 734:
THAT PART OF THE SOUTH 666.2 FEET OF THE SW 1/4 OF THE SW 1/4, IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING EAST OF THE RIGHT-OF-WAY OF HIGHWAY NO. 441 (STATE ROAD 500), IN LAKE COUNTY, FLORIDA.
OFFICIAL RECORDS BOOK 5696, PAGE 1709
DESCRIPTION:
ALL OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 51, PAGE 79, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 932, PAGE 233, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.)
EXCEPT THE FOLLOWING PARCELS:
SECTION 11130
F.P. NO. 238275-2

PART A:
COMMENCE AT A 3" DIAMETER CONCRETE MONUMENT WITH A NAIL AND DISK MARKED "RLS 1916" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP NO 238275-2; THENCE NORTH 89°48'50" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 248.74 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 500 AT STATION 1269+04.13, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°40'44" WEST ALONG SAID CENTERLINE, 1328.61 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SURVEY OF STATE ROAD 46, STATION 35+74.01, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD 500 NORTH 89°51'34" EAST ALONG SAID CENTERLINE OF STATE ROAD 46, A DISTANCE OF 684.47 TO STATION 42+58.48 AND THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 573.36 FEET, A CHORD BEARING OF NORTH 87°31'50" EAST AND A CHORD DISTANCE OF 46.60 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.61 FEET TO STATION 43+05.09 AT THE INTERSECTION OF A SOUTHERLY PROJECTION OF THE WEST LINE OF LOT A, VERANDA SUBDIVISION AS PER MAP RECORDED IN PLAT BOOK 51, PAGE 79 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID CENTERLINE NORTH 00°13'15" WEST ALONG SAID SOUTHERLY PROJECTION, 78.25 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 46 AS SHOWN ON SAID RIGHT OF WAY MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF LOT A AND THE SOUTHERLY PROJECTION THEREOF, SOUTH 83°33'02" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, 182.02 FEET TO THE BEGINNING OF THE EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF THE STATE ROAD 46 AND STATE ROAD 500 INTERCHANGE, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 72°07'54" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 276.38 FEET; THENCE NORTH 16°38'04" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 64.54 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 427.46 FEET, A CENTRAL ANGLE OF 28°19'09", A CHORD BEARING OF SOUTH 65°12'27" EAST AND A CHORD DISTANCE OF 209.13 FEET; THENCE DEPARTING SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE AND FROM A TANGENT BEARING OF SOUTH 51°02'53" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 211.28 FEET TO A
POINT OF NON-TANGENCY; THENCE NORTH 86°23'24" EAST, 206.58 FEET; THENCE NORTH 75°00'08" EAST, 68.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT A; THENCE SOUTH 00°13'15" EAST ALONG SAID WEST LINE, 69.21 FEET TO THE POINT OF BEGINNING, CONTAINING 21,407 SQUARE FEET, MORE OR LESS. RETAINING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE NORTHERLY LINE OF SAID PART AND AS SHOWN ON SAID RIGHT OF WAY MAP.

PART B
COMMENCE AT A 3" DIAMETER CONCRETE MONUMENT WITH A NAIL AND DISK MARKED "RLS 1916" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11130, FP NO 238275-2; THENCE NORTH 89°48'50" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 248.74 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 500 AT STATION 1269+04.13, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°40'44" WEST ALONG SAID CENTERLINE, 1328.61 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SURVEY OF STATE ROAD 46, STATION 35+74.01, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD 500 NORTH 89°51'34" EAST ALONG SAID CENTERLINE OF STATE ROAD 46, A DISTANCE OF 684.47 TO STATION 42+58.48 AND THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 573.36 FEET, A CENTRAL ANGLE OF 04°39'28", A CHORD BEARING OF NORTH 87°31'50" EAST AND A CHORD DISTANCE OF 46.60 FEET; THENCE ALONG SAID CENTERLINE AND EASTERLY ALONG THE ARC OF SAID CURVE, 46.61 FEET TO THE INTERSECTION OF A SOUTHERLY PROJECTION OF THE WEST LINE OF LOT "A", VERANDA SUBDIVISION, PER MAP RECORDED IN PLAT BOOK 51, PAGE 79 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID CENTERLINE, NORTH 00°13'15" WEST ALONG SAID SOUTHERLY PROJECTION, 78.25 FEET TO A POINT ON THE EXISTING R/W LINE OF STATE ROAD 46, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID WEST LINE AND SOUTHERLY EXTENSION THEREOF, SOUTH 83°33'02" WEST ALONG SAID EXISTING RIGHT OF WAY LINE, 182.02 FEET TO THE BEGINNING OF THE EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF THE STATE ROAD 46 AND STATE ROAD 500 INTERCHANGE, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 72°07'54" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 276.38 FEET; THENCE NORTH 16°38'04" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 662.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'44"W ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 280.96 FEET TO THE END OF SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE; THENCE CONTINUE NORTH 01°40'44 WEST ALONG THE EXISTING R/W LINE FOR STATE ROAD 500, AS SHOWN ON SAID RIGHT OF WAY MAP, 82.38 FEET; THENCE DEPARTING SAID EXISTING RIGHT OF WAY LINE, SOUTH 05°40'11" EAST, 82.58 FEET TO A
POINT HENCEFORTH KNOWN AS POINT "B"; THENCE CONTINUE SOUTH 05°40'11" EAST, 190.43 FEET TO A POINT AT STATION 1291+09.64 AND 139.00 FEET EAST OF, WHEN MEASURED PERPENDICULAR FROM THE CENTERLINE OF SURVEY OF STATE ROAD 500, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 01°40'44" EAST ALONG A LINE PARALLEL AND 139.00 FEET EAST OF SAID CENTERLINE, 182.12 FEET TO A POINT ON SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE HENCEFORTH KNOW AS POINT "A"; THENCE DEPARTING SAID PARALLEL LINE, NORTH 16°38'04" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, 73.62 FEET TO THE POINT OF BEGINNING. CONTAINING 4,992 SQUARE FEET, MORE OR LESS.

RETAINING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE LINE BETWEEN POINTS 'A' AND 'B' DESCRIBED ABOVE AND SHOWN ON SAID RIGHT OF WAY MAP.
(ALL OF THE ABOVE BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4852, PAGE
31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.)




SITE

SECTION 28, TOWNSHIP 19S, RANGE 27E
LOCATION MAP
N.T.S.

## INDEX OF SHEETS


| | | |
|---|---|---|
| 4 ⚠ | C0.0 | COVER SHEET |
| ⚠ | C1.0 | GENERAL NOTES |
| | C1.1 | SWPPP |
| ⚠ | C1.2 | EROSION CONTROL DETAILS |
| 4 ⚠ | C2.0 | EXISTING SITE & EROSION CONTROL PLAN |
| 5 ⚠ | C3.0 | OVERALL SITE PLAN |
| 5 4 ⚠ | C3.1 - C3.6 | DETAILED SITE PLAN |
| 5 ⚠ | C3.7 | SB US441 TURN LANE SITE PLAN |
| 5 | C3.8 | NB US441 TURN LANE SITE PLAN |
| 2 ⚠ | C3.10 - C3.11 | DETAILED FIRE TRUCK ROUTING PLAN |
| 5 4 2 ⚠ | C4.0 | OVERALL PAVING, GRADING & DRAINAGE PLAN |
| 5 4 2 ⚠ | C4.1 - C4.6 | DETAILED PAVING, GRADING & DRAINAGE PLAN |
| 4 2 ⚠ | C4.7 | CROSS SECTIONS |
| 5 4 2 ⚠ | C5.0 | OVERALL UTILITY PLAN |
| 5 4 2 ⚠ | C5.1 - C5.6 | DETAILED UTILITY PLAN |
| 4 ⚠ | C6.0 - C6.7 | CITY UTILITY DETAILS |
| | C7.0 - C7.6 | GENERAL CONSTRUCTION DETAILS |
| 4 ⚠ | C8.0 | LIFT STATION DETAIL |
| 2 | C9.0 - C9.6 | FINAL LOT PLAN |


## UTILITY PROVIDERS

**RECLAIMED WATER:**
CITY OF MOUNT DORA PUBLIC WORKS AND UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757

**POWER:**
DUKE ENERGY
150 PROGRESS ENERGY WAY #7672
LONGWOOD, FL 32750

**GAS:**
TECO PEOPLES GAS
8416 PALM RIVER ROAD
TAMPA, FL 33619

**CABLE/TELEPHONE:**
COMCAST
8130 CR 44 LEG A
LEESBURG, FL 34788

**SANITARY SEWER:**
CITY OF MOUNT DORA PUBLIC WORKS AND UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757

**WATER:**
CITY OF MOUNT DORA PUBLIC WORKS AND UTILITIES
510 N. BAKER ST.
MOUNT DORA, FL 32757

## PROJECT TEAM

⚠

**DEVELOPER/OWNER**
ELEVATION MT. DORA, LLC
189 S. ORANGE AVE, SUITE 1550
ORLANDO, FLORIDA 32801
CONTACT: OWAIS KHANANI
PHONE: (407) 270-8866
EMAIL: OWAIS@ELEVATIONDEV.COM

**ARCHITECT**
ACI ARCHITECTS
955 NORTH PENNSYLVANIA AVENUE
WINTER PARK, FL 32789
CONTACT: SCOTT WEBBER
PHONE: (407) 740-8405 (EXT. 208)
EMAIL: SWEBBER@ACIARCH.COM

**SURVEYOR**
GEOPOINT SURVEYING, INC.
555 WINDERLEY PLACE, SUITE 120
MAITLAND, FL 32571
PHONE: (813) 248-2266
EMAIL: MAITLAND@GEOPOINTSURVEY.COM

**ENGINEER**
KIMLEY HORN AND ASSOCIATES
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: Brooks Stickler, P.E.
PHONE: (407) 427-1677
EMAIL: brooks.stickler@kimley-horn.com

**LANDSCAPE ARCHITECT**
ROGERS LANDSCAPE ARCHITECTURE
1775 MOHAWK TRAIL
MAITLAND, FLORIDA 32751
CONTACT: DANIEL ROGERS
PHONE: (407) 353-0112
EMAIL: DANIEL@ROGERS-LA.COM

PREPARED BY
Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
200 South Orange Avenue, Suite 600, Orlando, Florida 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM NO. 35106

BROOKS A. STICKLER, P.E.
FL. P.E. NO. 74031

JUNIPER MULTIFAMILY TOWNHOMES
6/2/2026
ENGINEER'S PROJECT No. 149786017

**REVISIONS:**

| No. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 4/7/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 9/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA AND FDOT AND FDOT COMMENTS | 11/28/23 | CEF |
| ⚠ | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## GENERAL

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY GEOPOINT SURVEYING, INC. (TOPO) AND MITTAUER & ASSOCIATES, INC. (UG UTILITIES). THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATED THAT EXCAVATOR/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 OPERATOR AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPONSE TO THE POSITIVE RESPONSES SYSTEM.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT ON CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY.
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

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

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

15. ALL DIMENSIONS ARE TO FACE OF CURB.

16. ALL SIGNAGE MUST COMPLY WITH THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE CHAPTER 6.

17. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

18. FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.

19. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX (CURRENT EDITION) #310.

20. SITEWORK SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE.

21. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

22. CONSISTENT WITH ORDINANCE NO. 06-2019 THE CITY HAS GRANTED A WASTE HAULER EXCLUSIVE RIGHTS TO HAUL WASTE AND REFUSE (RESIDENTIAL AND NON-RESIDENTIAL USES) WITHIN THE CITY LIMITS OF MOUNT DORA. THEREFORE, ALL WASTE MANAGEMENT, INCLUDING BUT NOT LIMITED TO DEBRIS AND OTHER REFUSE GENERATED DURING THE LAND CLEARING AND CONSTRUCTION PHASE SHALL BE HAULED BY THE SOLE HAULER GRANTED EXCLUSIVE RIGHTS FROM THE CITY.

## STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE 2023/2024 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

6. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER CITY OF MOUNT DORA REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILITIZED IF MORE STRINGENT).

7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE LAKE COUNTY CODE OF ORDINANCES AND THE CITY OF MOUNT DORA CODE OF ORDINANCES CHAPTER 44.

8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD DESIGN INDEX (ED. 2023/2024) #280.

## PAVING, GRADING AND DRAINAGE

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2023/2024 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

## PAVING, GRADING AND DRAINAGE (CONT.)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX (2023/2024) #711-001.

11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

16. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

17. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

## PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

## POTABLE WATER SYSTEM

1. MATERIALS AND CONSTRUCTION OF THE PORTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE CODE, SPECIFICATIONS, AND DETAILS OF THE CITY OF MOUNT DORA UTILITIES DEPARTMENT.

2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH CITY OF MOUNT DORA CONSTRUCTION ORDINANCE.

3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS.

6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND CITY OF MOUNT DORA STANDARDS AND SPECIFICATION.

8. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.(SEE COMD LDC SECTION 7.5.2.3).

9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". AWWA C901 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.(SEE COMD LDC SECTION 7.5.2.3)

10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.

11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE.

12. DR 9 OR 11 HDPE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F714 AND ASTM D3035, LATEST EDITION. THE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 17 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. HDPE FOR WATER MAINS SHALL HAVE BLUE STRIPES.(SEE COMD LDC SECTION 7.5).

## POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE BACKFILLED AND COMPACTED PRIOR TO FLUSHING AND PRESSURE TESTING AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH CITY OF MOUNT DORA DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE ALL PIPE TESTING TO BE WITNESSED BY REPRESENTATIVES FROM THE CITY OF MOUNT DORA AND/OR OTHER AUTHORIZED AGENCIES.

## SANITARY SYSTEM

1. MATERIALS AND CONSTRUCTION OF THE SANITARY SYSTEM SHALL BE IN ACCORDANCE WITH THE CODES, SPECIFICATIONS, AND DETAILS OF THE CITY OF MOUNT DORA UTILITIES DEPARTMENT.

2. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE MINIMUM OF 8" DIAMETER AND LATERALS SHALL BE A MINIMUM OF 4" IN DIAMETER FOR SINGLE CONNECTIONS AND 6" DIAMETER FOR DOUBLE CONNECTIONS, MULTI-FAMILY, OR COMMERCIAL SERVICES.

3. ALL GRAVITY SEWERS MUST BE SDR 26 PVC, ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.

4. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 6" @ 1.00% ; AND 8" @ 0.40%

5. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE CITY OF MOUNT DORA CODE OF ORDINANCES AND CITY OF MOUNT DORA LAND DEVELOPMENT CODE CH 7.

6. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

7. . SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

## SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 2 BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH CITY OF MOUNT DORA. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO CITY OF MOUNT DORA UTILITIES FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. 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.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   B. 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, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

## AS BUILT

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE CITY OF MOUNT DORA WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. ONCE APPROVED AND ACCEPTED BY THE CITY OF MOUNT DORA, THE CITY OF MOUNT DORA WILL ISSUE ANY CERTIFICATES OF OCCUPANCY (C.O.).

## DEMOLITION

1. DEMOLITION WILL NOT COMMENCE UNTIL AFTER THE CONTRACTOR HAS SUBMITTED AND SWPPP PLAN TO THE CITY FOR REVIEW AND APPROVAL, AND THE CONTRACTOR HAST INSTALLED ALL BMPs TO THE APPROVAL OF THE CITY.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
9. CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT THROUGH THE BUILDING SERVICES DIVISION PRIOR TO THE COMMENCEMENT OF THE SCHEDULED DEMOLITION.

## DEWATERING NOTES

1. DURING THE EXCAVATION OF THE BELOW GRADE FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBITY AND ALLOW DISCHARGE THAT MEET WATER QUALITY STANDARDS.
4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

## EARTHWORK / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROU

# STORMWATER POLLUTION PREVENTION PLAN

**SITE DESCRIPTION**

PROJECT NAME AND LOCATION
JUNIPER MULTIFAMILY TOWNHOMES
TAX PARCEL: 28-19-27-0003-000-02500, 33-19-27-2200-000-00B00
MOUNT DORA, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS
ELEVATION MT. DORA, LLC
189 S. ORANGE AVE, SUITE 1550
ORLANDO, FLORIDA 32801

PROJECT DESCRIPTION

THE JUNIPER MULTIFAMILY PROJECT CONSISTS OF ±266 UNITS OF MULTIFAMILY TOWNHOMES AND A CLUBHOUSE/AMENITY AREA ON A 30.7 ACRE SITE LOCATED IN THE CITY OF MOUNT DORA, FLORIDA. THE SUBJECT PROPERTY IS CURRENTLY MOSTLY UNDEVELOPED AND IS BORDERED BY EXISTING MULTIFAMILY DEVELOPMENTS.

PROJECT AREA: 30.70 ACRES
CONTRIBUTING DRAINAGE AREA: 30.70 ACRES

LONGITUDE : 81°37'25.71"W LATITUDE: 28°48'3.09"N

ULTIMATE RECEIVING WATERS: LAKE HARRIS

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

| HYDROLOGIC SOIL GROUP SUMMARY | | |
|---|---|---|
| SOIL TYPE | SOIL NAME | SOIL RATING |
| 8 | CANDLER SAND, 0–5% | A |
| 9 | CANDLER SAND, 5–12% | A |
| 10 | CANDLER SAND, 12–40% | A |
| 45 | TAVARES SAND | A |

**SEQUENCE OF MAJOR ACTIVITIES**

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

DEWATERING

DEWATERING MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED THE BY EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER, INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

**EROSION AND SEDIMENT CONTROLS**

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

THE ENGINEERING STANDARDS MANUAL (ESM), SEDIMENTATION CONTROLS/BMPS SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.

ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE

INSPECTIONS BY THE CONTRACTOR SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.5 INCH OR GREATER RAINFALL EVENT. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY. CONTRACTOR SHALL SUBMIT FOR AND OBTAIN AN NOI FROM FDEP FOR THIS PROJECT. THE CONTRACTOR SHALL PREPARE AN SWPPP AND PROVIDE IT TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE PLACEMENT OF THE APPROPRIATE BMPs. THIS SWPPP AND THE CONTRACTOR'S OPERATION OF THE SWPPP SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS, SJRWMD REGULATIONS, AND THE REQUIREMENTS OF THE CITY OF MOUNT DORA.

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING. THE POND SYSTEM HAS BEEN DESIGNED TO KEEP PEAK FLOW RATES FROM THE MEAN ANNUAL AND TWENTY FIVE YEAR/24 HOUR STORMS AT THEIR PRE-DEVELOPMENT RATES.

NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER FACILITY

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

ALL DESIGNATED ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRAVEL OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS. IF ONLY ONE CONSTRUCTION ENTRANCE IS PROPOSED, ANY OTHER ENTRANCE/EXITS ARE NOT TO BE USED BY CONSTRUCTION VEHICLES.

THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. THE EXPECTATION IS THAT THERE WILL BE NO SEDIMENT TRACKING OFF SITE WITH A PROPERLY INSTALLED AND MAINTAINED STABILIZED CONSTRUCTION ENTRANCE. HOWEVER, IN THE EVENT THAT TRACKING OFFSITE DOES OCCUR, IT MUST BE REMOVED IMMEDIATELY, NOT ONLY ONCE PER DAY, AND NOT ONLY ON THE CONNECTING MAJOR ROAD BUT ANYWHERE SEDIMENT DISCHARGES OR TRACKS OFFSITE.

**ITEMS REQUIRING POLLUTION PREVENTION**

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

**SPILL PREVENTION AND CONTROL**

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE AT A DESIGNATED LOCATION ON-SITE FOR PROPER DISPOSAL OF THE WASTE CONCRETE.

**SPILL CONTROL PRACTICES**

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

**MAINTENANCE AND INSPECTION PRACTICES**

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

**POLLUTION PREVENTION PLAN CERTIFICATION**

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

BROOKS ALLEN STICKLER, PE
FLORIDA REGISTRATION NUMBER: 74031
PROFESSIONAL ENGINEER

**CONTRACTOR'S CERTIFICATION**

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

| SIGNATURE AND DATE | NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER | RESPONSIBILITY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER BROOKS ALLEN STICKLER No. 74031 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/2/2026

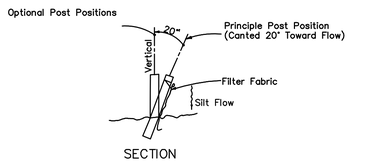
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

STORMWATER POLLUTION PREVENTION PLAN

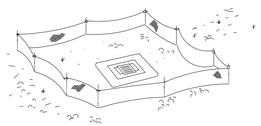
JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C1.1

Plotted By:Feller, Catherine Sheet Set:Juniper MF Townhomes CDs Layout:MP1.0 - EXISTING CONDITIONS PLAN June 02, 2026 05:13:21pm K:\orl_civil\149786017 juniper mf-townhomes cds\CADD\CONST\PlanSheets\C1-SWPPP PLAN NOTES AND DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



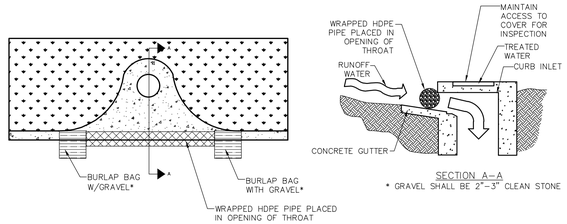

## TYPE III SILT FENCE
NTS



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

NOTES:
1. BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER.
2. PUT FILTER FABRIC UNDER GRATE DURING CONSTRUCTION
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.

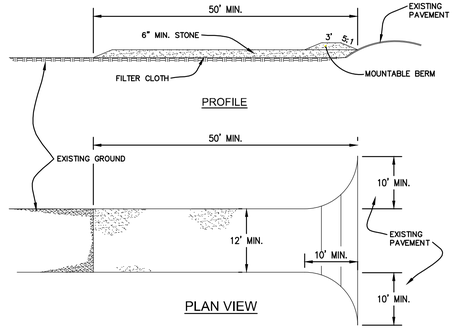



## SOCK DRAIN INLET SEDIMENT FILTER
NTS

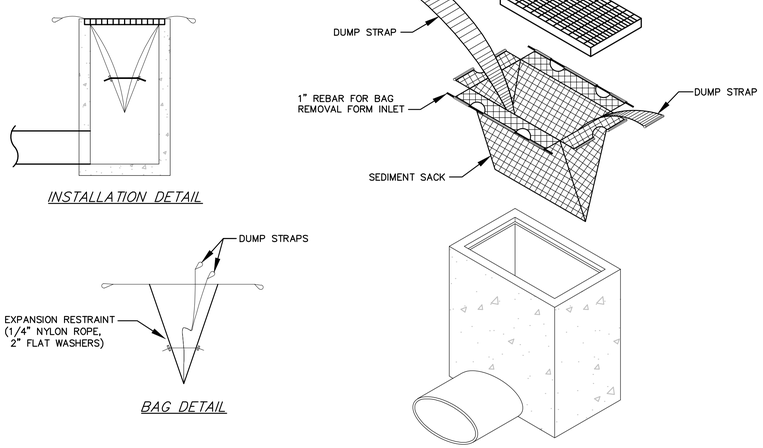
NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.

## STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA, PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.




## *STABILIZED CONSTRUCTION ENTRANCE DETAIL*
N.T.S.




## STANDARD INLET SEDIMENT CONTROL DEVICE
NTS

sing or invalid reference
: K:\ORL_Civil_References\CADD\DETAILS\REFERENCES\106.pdf
et: 1

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER STICKLER
No. 73107
STATE OF FLORIDA
DATE: 6/2/2026

| KHA PROJECT 149786017 | |
|---|---|
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | |
| DRAWN BY | |
| CHECKED BY | |

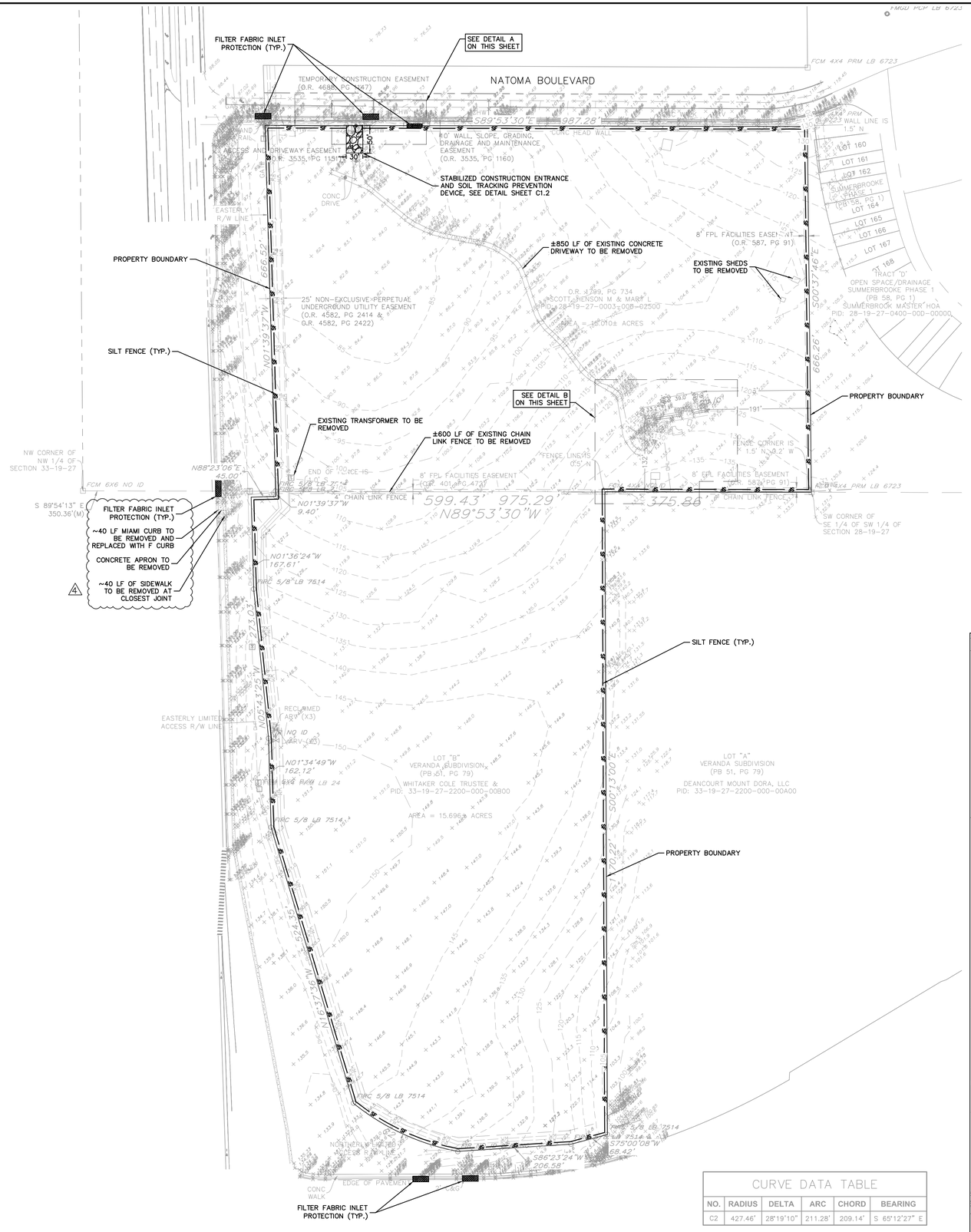
# EROSION CONTROL DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C1.2

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes CDs Layout:MP1.0 – EXISTING CONDITIONS PLAN June 02, 2026 05:13:26pm K:\orl_civil\149786017-juniper mf-townhomes cds\CADD\CONST\PlanSheets\C1-SWPPP PLAN NOTES AND DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




| CURVE DATA TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
| C2 | 427.46' | 28°19'10" | 211.28' | 209.14' | S 65°12'27" E |

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

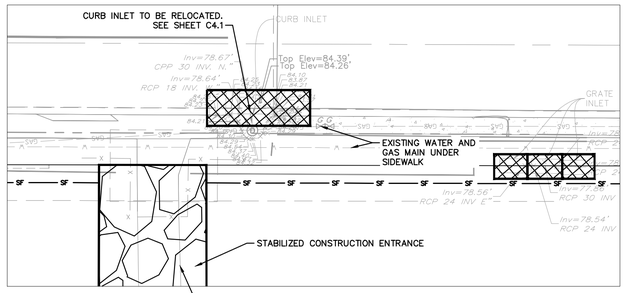
LEGEND

- PROPERTY LINE
- SF — TYPE III SILT FENCE (SEE DETAIL SHEET C1.2)
- FILTER FABRIC INLET PROTECTION (SEE DETAIL SHEET C1.2)
- STABILIZED CONSTRUCTION ENTRANCE(SEE DETAIL SHEET C1.2)

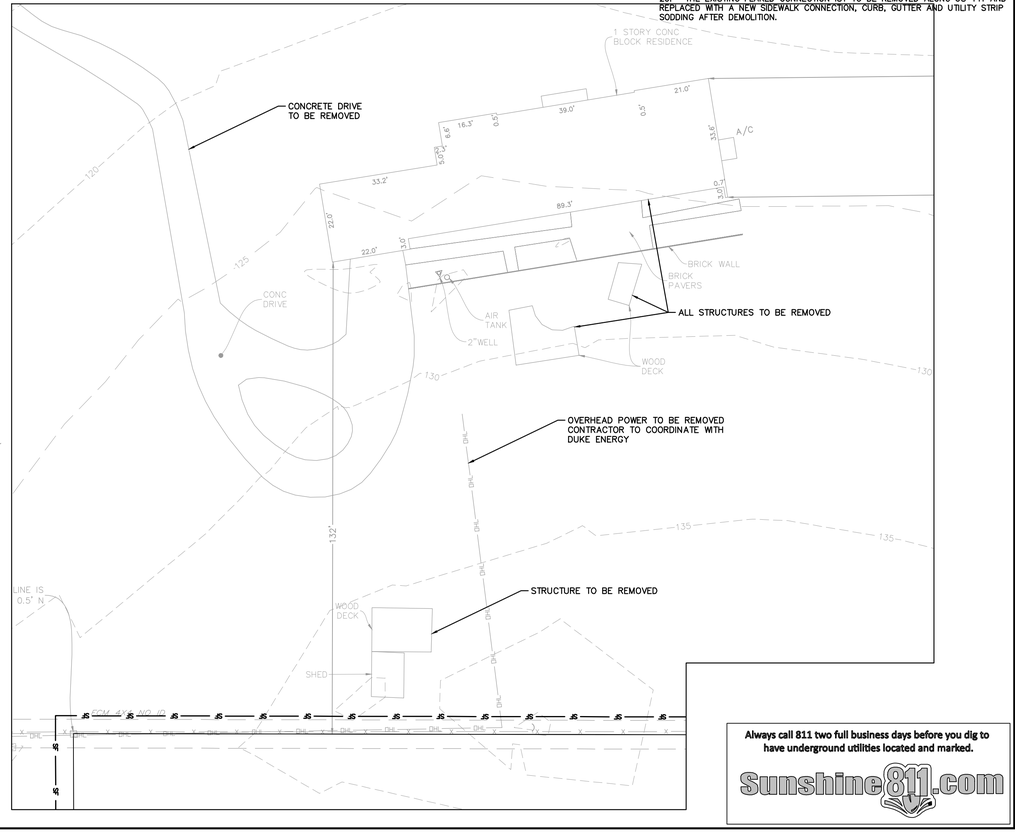
NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY GEOPOINT SURVEYING, INC. AS WELL AS UTILITY MAPS PROVIDED BY THE LOCAL MUNICIPALITIES. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.
2. ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83-2011)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER. CONTRACTOR SHALL ENFORCE REDUCED VEHICLE SPEEDS ON UNPAVED ROADS AND IF NECESSARY PROHIBIT CONSTRUCTION GRADING WHEN WIND GUSTS EXCEED 25 MPH, OR OTHERWISE DIRECTED BY E.O.R. OR CITY OF MOUNT DORA INSPECTOR.
4. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT OWNER'S APPROVAL. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY ORANGE FENCING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
6. REFER TO LANDSCAPE PLANS FOR DETAILS REGARDING TREE REMOVAL AND TREE PRESERVATION.
7. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING, BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER MAINS, NATURAL GAS LINES, ELECTRIC, TELEPHONE, AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
8. IF EXISTING UTILITIES ARE DISCOVERED THAT ARE NOT IDENTIFIED BY THE CONSTRUCTION DOCUMENTS, AND WILL BE IMPACTED BY THE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.
9. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
10. CONTRACTOR SHALL REVIEW THE ENVIRONMENTAL SITE ASSESSMENT AND GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
11. REFER TO SWPPP SHEET C1.1 FOR ADDITIONAL NOTES AND DETAILS
12. THE CONTRACTOR SHALL INSPECT EROSION & SEDIMENT CONTROL EFFORTS DAILY TO DETERMINE EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
13. INSTALL AND MAINTAIN SILT FENCE PER FDOT INDEX #102 AT LIMITS OF CONSTRUCTION. SEE DETAIL ON SHEET C1.2.
14. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL ON SHEET C1.2.
15. UTILIZE SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED INLETS ADJACENT TO THE CONSTRUCTION ACTIVITIES. SEE DETAIL ON SHEET C1.2.
16. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOPSED INLETS. SEE DETAIL ON SHEET C1.2.
17. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER THE EXISTING UTILITIES.
18. ALL UNDERGROUND UTILITIES SHALL BE CUT AND CAPPED AT THE PROPERTY BOUNDARY, UNLESS OTHERWISE NOTED.
19. ENTIRE SITE IS TO BE CLEARED, GRUBBED AND/OR DEMOLISHED UNLESS OTHERWISE NOTED.
20. THE EXISTING FLARED CONNECTION IST TO BE REMOVED ALONG US 441 AND REPLACED WITH A NEW SIDEWALK CONNECTION, CURB, GUTTER AND UTILITY STRIP SODDING AFTER DEMOLITION.

DETAIL A
1" = 20'




DETAIL B
1" = 20'




Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

| No. | DATE | BY |
|---|---|---|
| 4 | 04/24/24 | CEF |
| | PER CITY AND FDOT COMMENTS | |
| 3 | 11/28/23 | CEF |
| | PER CITY, SJRWMD, AND FDOT COMMENTS | |
| 2 | 09/21/23 | CEF |
| | PER SJRWMD AND FDOT COMMENTS | |
| 1 | 04/13/23 | CEF |
| | PER CITY OF MOUNT DORA COMMENTS | |
| | 01/10/23 | CEF |
| | PER CITY OF MOUNT DORA COMMENTS | |
| | REVISIONS | |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
THOMAS ALLEN STICKLER
No. 74767
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 6/2/2026

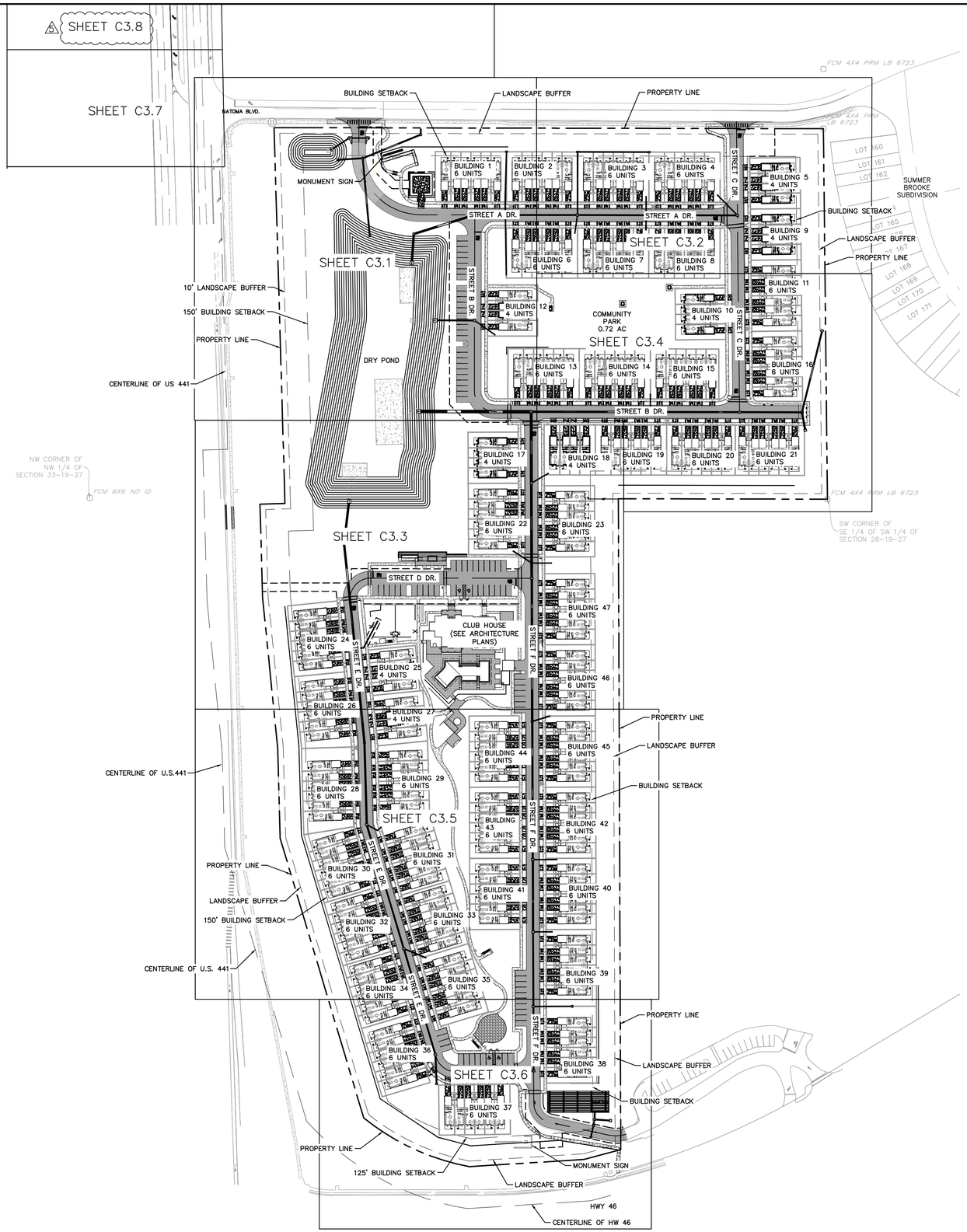
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# EXISTING SITE & EROSION CONTROL PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C2.0

Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes CDs Layout:MP1.0 - EXISTING CONDITIONS PLAN June 02, 2026 05:13:43pm K:\orl_civil\149786017-juniper mf-townhomes cds\CAD\CONST\PlanSheets\C2-EXIST SITE AND DEMO.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

**SITE DATA TABLE**

| | |
|---|---|
| TOTAL PROPERTY AREA: | 30.70 AC. |
| PARCEL ID: | 28-19-27-0003-000-02500<br>33-19-27-2200-000-00B00 |
| CURRENT ZONING: | R-3 MULTI-FAMILY RESIDENTIAL |
| FUTURE LAND USE: | RH/HD |
| PROPOSED USE: | MULTI-FAMILY RESIDENTIAL<br>266 DWELLING UNITS<br>COMPRISED OF 47<br>BUILDINGS |
| DENSITY:<br>(266 DWELLING UNITS / 30.7 AC) | ALLOWED: 18 DU/AC<br>PROPOSED: 8 DU/AC |

| BUILDING SETBACK | REQUIRED | PROPOSED |
|---|---|---|
| FRONT (NORTH - NATOMA BLVD): | 30 FT. | 59.4 FT. |
| SIDE (EAST - MULTIFAMILY RESIDENTIAL): | 30 FT. | 52.7 FT. |
| SIDE (EAST - SINGLE FAMILY RESIDENTIAL): | 75 FT. | 52.7 FT. |
| SIDE (WEST - US 441): | 150 FT.* | 150 FT. |
| REAR (SOUTH - HWY 46): | 125 FT.* | 125 FT. |

* FROM CENTERLINE

| LANDSCAPE SETBACK | REQUIRED | PROPOSED |
|---|---|---|
| FRONT (NORTH - NATOMA BLVD): | 10 FT. | 10 FT. |
| SIDE (EAST - RESIDENTIAL): | 10 FT. | 10 FT. |
| SIDE (WEST - US 441): | 10 FT. | 10 FT. |
| REAR (SOUTH - HWY 46): | 10 FT. | 10 FT. |

| PARKING- REQUIRED | | | |
|---|---|---|---|
| 2 SPACES FOR EACH DWELLING UNIT | 266 UNITS | 532 | SPACES |
| (39) 6 UNIT BUILDINGS | 234 UNITS | | |
| (8) 4 UNIT BUILDINGS | 32 UNITS | | |
| ONE VISITOR SPACE PER THREE UNITS | 266 UNITS | 89 | SPACES |
| TOTAL PARKING REQUIRED | | 621 | SPACES |
| ACCESSIBLY PARKING SPACES | | 4 | SPACES |

| PARKING- PROPOSED | | |
|---|---|---|
| ONE-CAR GARAGE | 266 | SPACES |
| ONE-CAR DRIVEWAY | 266 | SPACES |
| GUEST PARKING SPACES | 89 | SPACES |
| TOTAL SPACES PROVIDED | 621 | SPACES |
| ACCESSIBLE PARKING SPACES | 4 | SPACES |

| IMPERVIOUS CALCULATIONS | EXISTING | | PROPOSED | | |
|---|---|---|---|---|---|
| BUILDING AREA (IMPERVIOUS) | 0.00 AC. | 0 SF. | 5.68 AC. | 247,210 SF. | |
| PAVEMENT/SIDEWALK AREA (IMPERVIOUS) | 0.25 AC. | 10,890 SF. | 6.46 AC. | 281,398 SF. | 39.53% |
| OPEN SPACE (PERVIOUS) | 30.45 AC. | 1,326,402 SF. | 18.56 AC. | 808,684 SF. | |
| TOTAL SITE AREA | 30.70 AC. | 1,337,292 SF. | 30.70 AC. | 1,337,292 SF. | |

**BUILDING HEIGHT**

| | |
|---|---|
| MAX. BUILDING HEIGHT ALLOWABLE | 35 FT. |
| PROPOSED BUILDING HEIGHT | 3 STORIES<br>35 FT. |

**UTILIY SERVICES**

ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

**STORMWATER MANAGEMENT**

THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED AND PERMITTED THROUGH SJRWMD AND CITY OF MOUNT DORA.

**FLOOD ZONE**

BASED ON FEMA FLOOD MAP 12069C0390E, DATED DECEMBER 18, 2012 SHOWS THE SITE IS LOCATED WITHIN ZONE X AREAS OUTSIDE THE FLOODPLAIN.

**WILDLIFE**

DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN.

**FIRE PROTECTION**

FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF FFPC 7TH (NFPA 1 AND 101 2018 EDITION.)

**GENERAL NOTES**

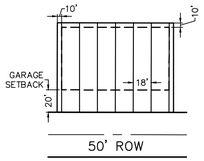
1. ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTE BY CURB STOPS.
2. ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
3. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
5. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS.
6. ALL RADII ARE 3' UNLESS DIMENSIONED ON PLAN.
7. THE PROPERTY IS TO BE SUBDIVED AND PLATTED
8. THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE
9. ALL MULTIFAMILY UNITS TO HAVE MIN. OF 600 SQ. FT. OF LIVING AREA
10. THE COMMUNITY CLUB HOUSE WILL BE APPROX. 4,533 SF., THERE WILL BE A COMMUNITY POOL AND MAINTENANCE BUILDING.
11. ALL ACCESSORY STRUCTURES E.G. SCREEN ROOMS, SHEDS, POOLS, POOL ENCLOSURES, RETAINING WALLS WILL BE INCLUDED UNDER SEPARATE PERMIT.
12. SOLID WASTE TO BE PICKED UP INTERNAL VIA TRASH CANS
13. ALL ROADS INTERNAL TO THE SITE WILL BE PRIVATE.
14. ALL CURBING IN FRONT OF DRIVEWAYS TO BE VALLEY GUTTER.

**WETLAND**

NO WETLANDS WERE ENCOUNTERED ON THIS SITE

LEGEND

- (#) PARKING SPACE COUNT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- PROPOSED RETAINING WALL




TYPICAL LOT LAYOUT
NTS

* LOTS 104 AND 105 NOT TYPICAL

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER A. STICKLER
No. 74403
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# JUNIPER MULTIFAMILY TOWNHOMES

## OVERALL SITE PLAN

SHEET NUMBER
C3.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# NATOMA BLVD

NATOMA BLVD.

US 441 S

CONNECT TO EXISTING ROAD

PROPOSED CROSSWALK PER FDOT INDEX #711-001

TYPE "CR-F" CURB RAMP WITH DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002 (TYP.)

CONNECT TO EXISTING SIDEWALK

CONNECT TO EXISTING SIDEWALK

6.7'

5'

4' TYP.

STOP

24" WHITE STOP BAR
36" STOP SIGN (R1-1, 36")

SIGHT DISTANCE PER FDM 212 (TYP.)

TYPE "F" CURB PER FDOT INDEX #520-001

DRY POND 2
TOB:87.00'
BOTTOM ELEV.:80.00'

298.1'

MONUMENT SIGN

PROPOSED 42" HANDRAIL

DECORATIVE PAVERS
(SEE LA PLANS FOR DETAILS)

25.0'

25' EXISTING UTILITY EASEMENT

PROPOSED 5-FT CONCRETE SIDEWALK

TYPE "D" CURB PER FDOT INDEX #520-001

LIFT STATION CONCRETE PAD AND DRIVE (SEE SHEET C6.6 FOR DETAIL)

24" WHITE STOP BAR
36" STOP SIGN (R1-1, 36")

PROPOSED 5-FT CONCRETE SIDEWALK

10' LANDSCAPE BUFFER

10.0'

50.0'

150' BUILDING SETBACK

PROPERTY LINE

CENTERLINE OF US 441

DRY POND
TOB:104.00'
BOTTOM ELEV.:90.00'

TRANSFORMER PAD (TYP.)

TYPE "D" CURB PER FDOT INDEX #520-001

BUILDING SETBACK

LANDSCAPE BUFFER

PROPERTY LINE

RETAINING WALL WITH FENCE (DONE BY SUBCONSULTANT)

LOT LINE (TYP.)

BUILDING 1
6 UNITS

BUILDING 2
6 UNITS

DRIVEWAY(TYP.)

FIRE HYDRANT (TYP.)

STREET A DR.

DROP CURB PER FDOT INDEX #520-001

STREET B DR.

BUILDING 12
4 UNITS

DRIVEWAY(TYP.)

FIRE HYDRANT (TYP.)

LOT LINE (TYP.)

W11-2 & W16-7PL PER MUTCD (TYP.)

TYPE "CR-E" CURB RAMP WITH DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002 (TYP.)

W11-2 & W16-7PL PER MUTCD (TYP.)

MATCHLINE C3.2

MATCHLINE C3.3

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |

C3.8
C3.7
C3.1
C3.2
C3.4
C3.3
C3.5
C3.6

SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- (#) PARKING SPACE COUNT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- PROPOSED RETAINING WALL

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
THOMAS A. STICKLER
No. 74801
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 6/2/2026

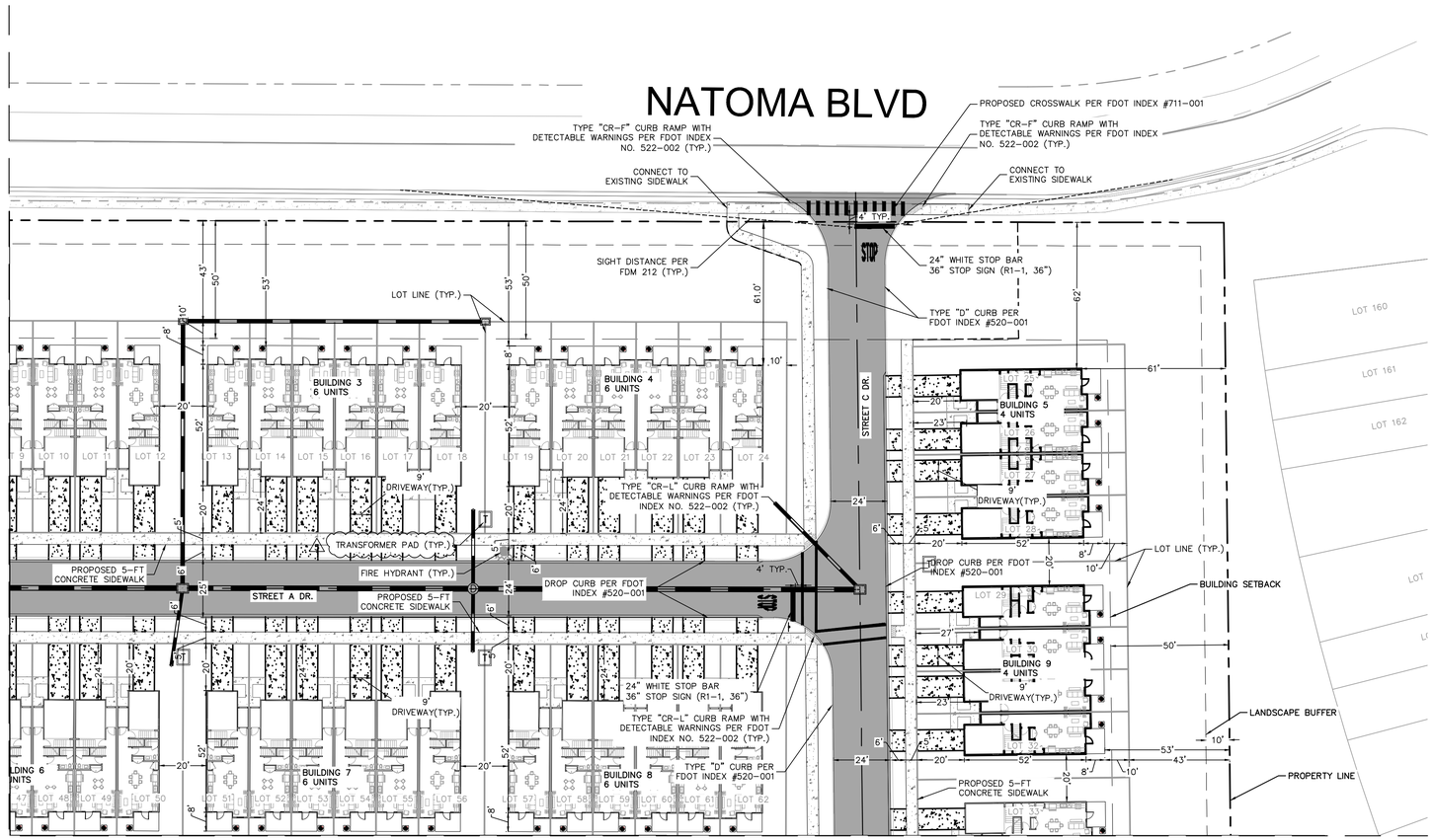
LICENSED LANDSCAPE ARCHITECT
LINDSEY E. WOODS
No. 3161
STATE OF FLORIDA
REGISTERED
PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 6/2/2026

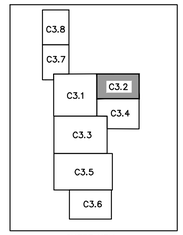
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# DETAILED SITE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C3.1




SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PARKING SPACE COUNT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- PROPOSED RETAINING WALL

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
BROOKS ALLEN STICKLER
LICENSE No. 34031
STATE OF FLORIDA
BROOKS A. STICKLER, PE
PROFESSIONAL ENGINEER
DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# DETAILED SITE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C3.2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

US 441 S

MATCHLINE C3.1

MATCHLINE C3.4

MATCHLINE C3.5

25' EXISTING UTILITY EASEMENT

~40 LF OF F CURB AND SIDEWALK TO BE REPLACED PER FDOT STANDARDS

DRY POND
TOB:104.00'
BOTTOM ELEV.:90.00'

TYPE "CR-F" CURB RAMP WITH DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002 (TYP.)

TYPE "CR-E" CURB RAMP WITH DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002 (TYP.)

24" WHITE STOP BAR
36" STOP SIGN (R1-1, 36")

BUILDING 17
4 UNITS

BUILDING 18
4 UNITS

BUILDING 22
6 UNITS

BUILDING 23
6 UNITS

BUILDING 24
6 UNITS

BUILDING 25
4 UNITS

BUILDING 26
6 UNITS

BUILDING 46
6 UNITS

BUILDING 47
6 UNITS

DRIVEWAY(TYP.)

TRANSFORMER PAD (TYP.)

TYPE "D" CURB PER FDOT INDEX NO. 520-001

DROP CURB PER FDOT INDEX NO. 520-001

LOT LINE (TYP.)

PROPERTY LINE

BUILDING SETBACK

LANDSCAPE BUFFER

150' BUILDING SETBACK

RETAINING WALL WITH FENCE (UNDER SEPARATE PERMIT)

RETAINING WALL WITH FENCE (DONE BY SUBCONSULTANT)

SEATING AREA
(SEE LA PLANS)

STREET D DR.

STREET E DR.

STREET F DR.

W11-2 & W16-7PL PER MUTCD (TYP.)

PROPOSED DOG PARK
(SEE LA PLANS)

PROPOSED 5-FT CONCRETE SIDEWALK

ACCESSIBLE PARKING SPACES
(PER FDOT INDEX 711-001)
WITH SIGNAGE AND RAMP (TYP.)

CLUB HOUSE
(SEE ARCHITECTURE PLANS)

PROPOSED AMMENITY
AREA AND HARDSCAPE
(SEE LA PLANS)

MAINTENANCE
BLDG

POOL
EQUIPMENT
AREA

FIRE HYDRANT (TYP.)

TYPE "CR-E" CURB RAMP WITH DETECTABLE WARNINGS PER FDOT INDEX NO. 522-002 (TYP.)

LOT LINE (TYP.)

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

SHEET KEY

C3.8
C3.7
C3.1
C3.2
C3.4
C3.3
C3.5
C3.6

LEGEND

- (#) PARKING SPACE COUNT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- PROPOSED RETAINING WALL

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY OF MOUNT DORA COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |
| 3 | PER CITY, SJRWMD, AND FDOT COMMENTS | 04/13/23 | CEF |
| 2 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 1 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
BROOKS ALLEN STICKLER
No. 74426
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 6/2/2026

KHA PROJECT
149786017

DATE
6/2/2026

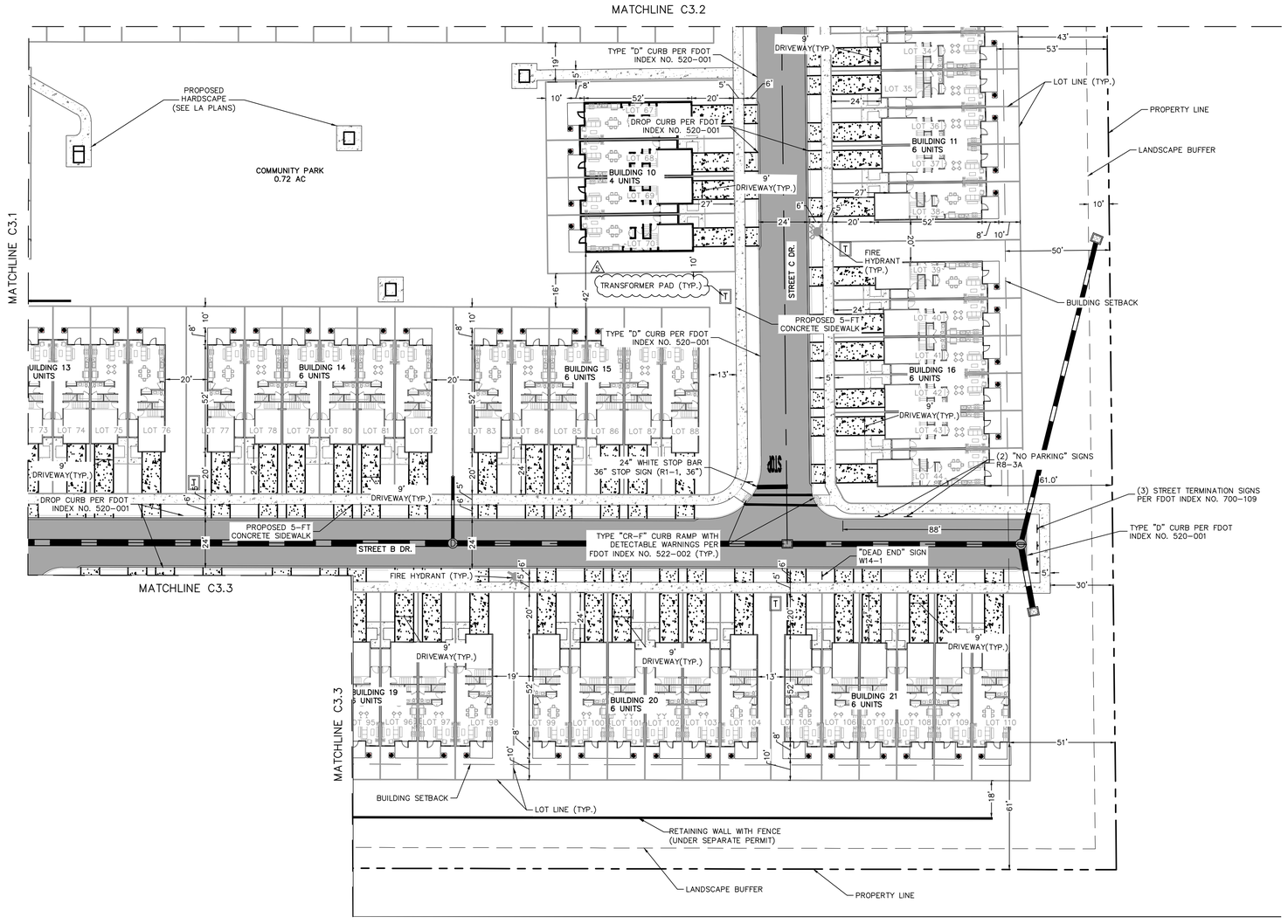
SCALE AS SHOWN

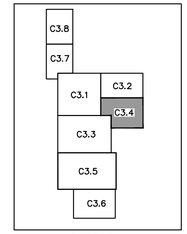
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# DETAILED SITE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C3.3




SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- (#) PARKING SPACE COUNT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- PROPOSED RETAINING WALL

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 4 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 3 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 2 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER BROOKS A. STICKLER FLORIDA REGISTRATION NUMBER 74842 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/2/2026

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# DETAILED SITE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C3.4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |

LEGEND

(#) PARKING SPACE COUNT

PROPERTY BOUNDARY

BUILDING SETBACK

LANDSCAPE BUFFER

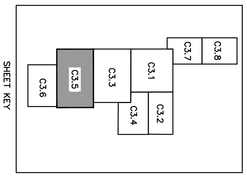
PROPOSED ASPHALT

PROPOSED CONCRETE SIDEWALK

PROPOSED CONCRETE DRIVEWAY

EXISTING CONCRETE SIDEWALK

PROPOSED RETAINING WALL




GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

SHEET NUMBER C3.5

# JUNIPER MULTIFAMILY TOWNHOMES

## DETAILED SITE PLAN

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

LICENSED PROFESSIONAL BROOKS ALLEN STICKLER LICENSE No. 74924 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/2/2026

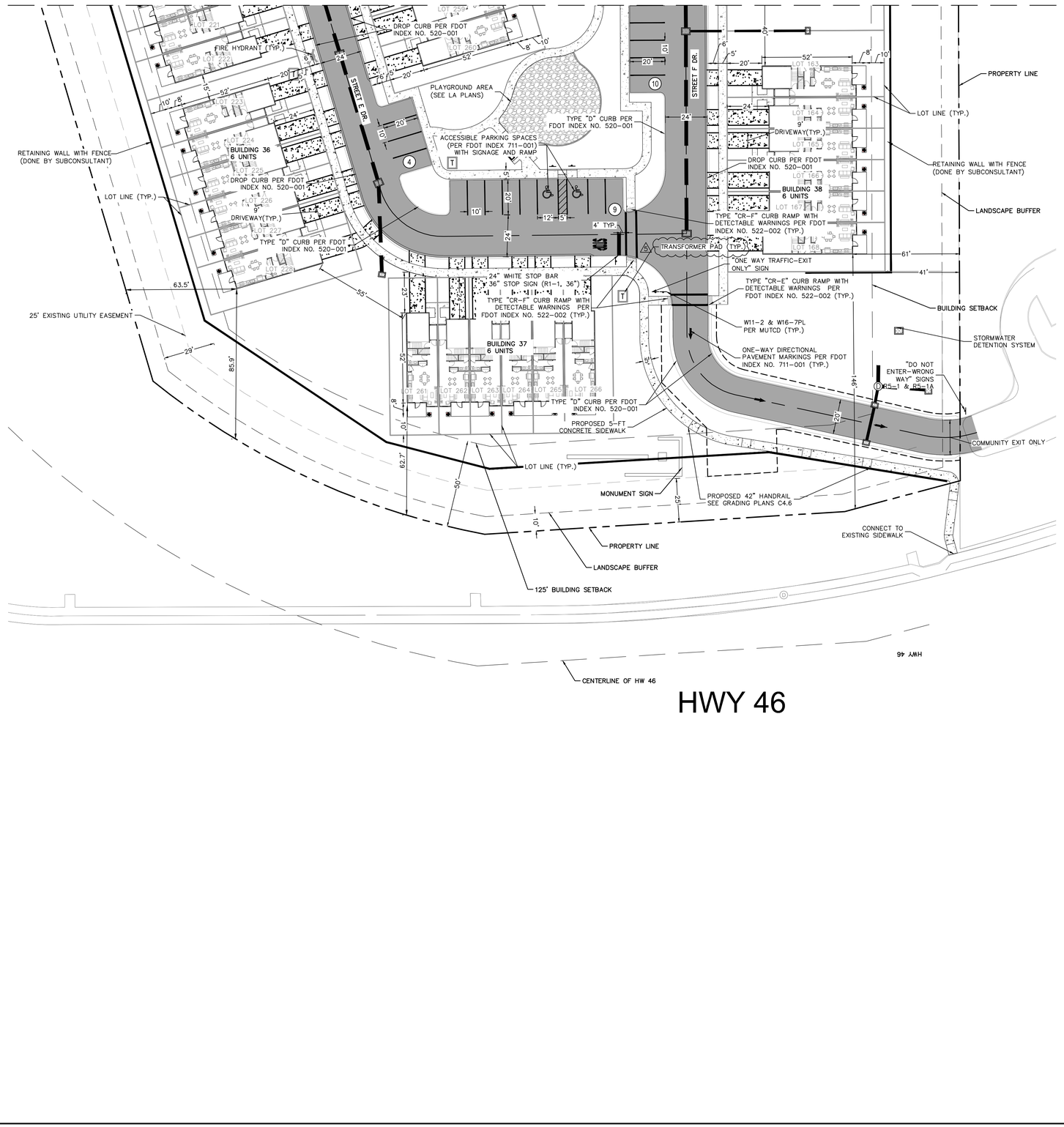
Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

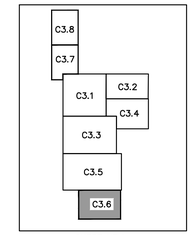
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




HWY 46




SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- (#) PARKING SPACE COUNT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- EXISTING CONCRETE SIDEWALK
- PROPOSED RETAINING WALL

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|---|

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 4 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 3 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 2 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 0 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
THOMAS A. STICKLER
No. 74867
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 6/2/2026

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# DETAILED SITE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C3.6

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# DEMO AND EXISTING

MATCHLINE C3.8

END OF 6" YELLOW STRIPING REMOVAL

END OF EXISTING MEDIAN CURB REMOVAL

±150 LF OF EXISTING 6" WIDE YELLOW STRIPING TO BE REMOVED

BEGIN OF 6" YELLOW STRIPING REMOVAL

EXISTING ±109 LF OF 2.5' WIDE CURB TO BE REMOVED

EXISTING ±133 LF OF 2.5' WIDE CURB TO BE REMOVED

DASHED STRIPING TO BE REMOVED

EXISTING EDGE OF PAVEMENT

US 44

EXISTING CONCRETE MEDIAN TO REMIAN

ARROWS TO BE REMOVED

EXISTING 6" WHITE TO REMAIN.

EXISTING TRAFFIC CHANNELIZATION AT GORE PER FDOT INDEX 711-00 TO REMAIN1

NATOMA BLVD.

# PROPOSED

MATCHLINE C3.8

BEGINNING OF PROPOSED TURN LANE

TIE INTO EXISTING CURB

PROPOSED MEDIAN WITH ±45 LF OF TYPE "A" CURB PER FDOT INDEX #520-001

PROPOSED 125 LF OF 6" DASHED WHITE STRIPING PER FDOT INDEX #711-001

PROPOSED ±150 LF OF 6" YELLOW STRIPING PER FDOT INDEX 711-001

PROPOSED ±535 SF TURN LANE ASPHALT TO MATCH EXISTING SPEC.

PROPOSED ±94 LF OF RAISED MEDIAN

7' BIKE LANE

PROPOSED ±150 OF 6" WHITE STRIPING PER FDOT INDEX #711-001 (TYP.)

US 441

PROPOSED LEFT TURN LANE PAVEMENT MARKINGS PER FDOT INDEX #711-001 (TYP.)

50'

125'

8'

12'

150'

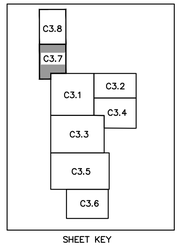
75.0' (TYP.)

265'

25'

12' (TYP.)

NATOMA BLVD.




SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

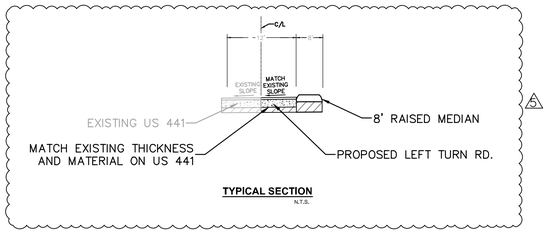
LEGEND

PROPOSED CONCRETE

PROPOSED ASPHALT PAVEMENT

EXISTING ROADWAY PAVEMENT

NOTES:
1. PROPOSED PAVEMENT AND CONCRETE MEDIAN TO MAINTAIN EXISTING DRAINAGE PATTERN.
2. CONTRACTOR SHALL FOLLOW FDOT MOT PROCEDURE AND MOT PLANS.
3. ALL STRIPING TO BE CONSTRUCTED PER FDOT INDEX #711-001 (TYP.)




**TYPICAL SECTION**
N.T.S.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER JAMES ALLEN STICKLER STATE OF FLORIDA No. 74062 PROFESSIONAL ENGINEER 6/2/2026

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT BROOKS A. MILLER JR. No. 6667 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT 6/2/2026

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CEF |
| DRAWN BY | CAL |
| CHECKED BY | BAS |

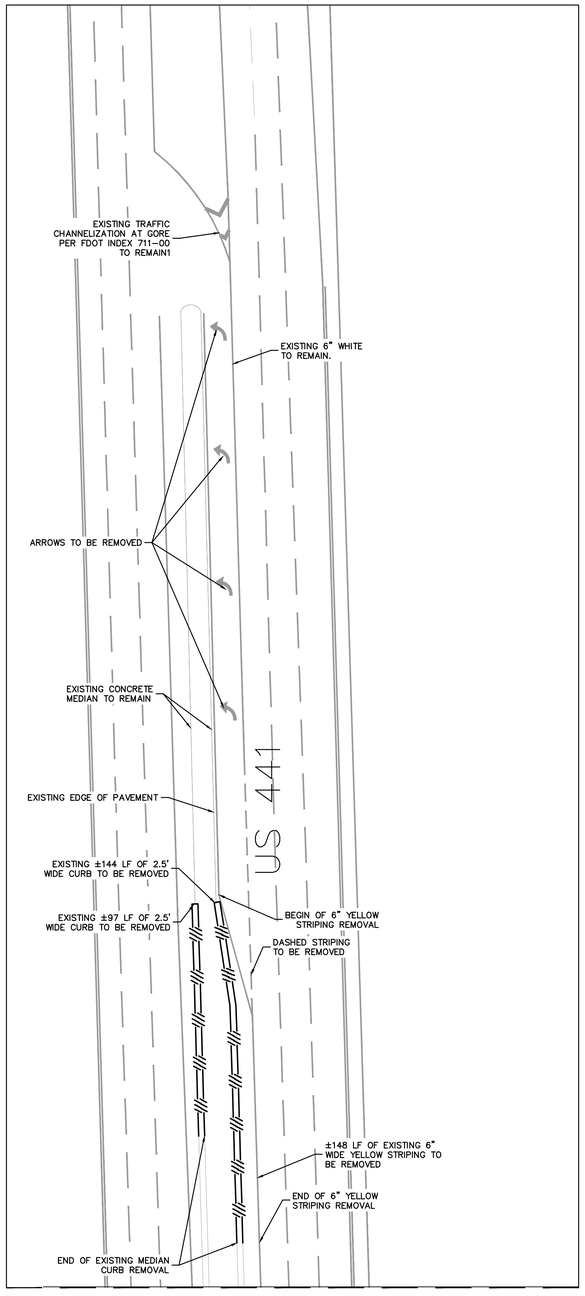
SB US441 TURN LANE
SITE PLAN

JUNIPER
MULTIFAMILY
TOWNHOMES

SHEET NUMBER
C3.7

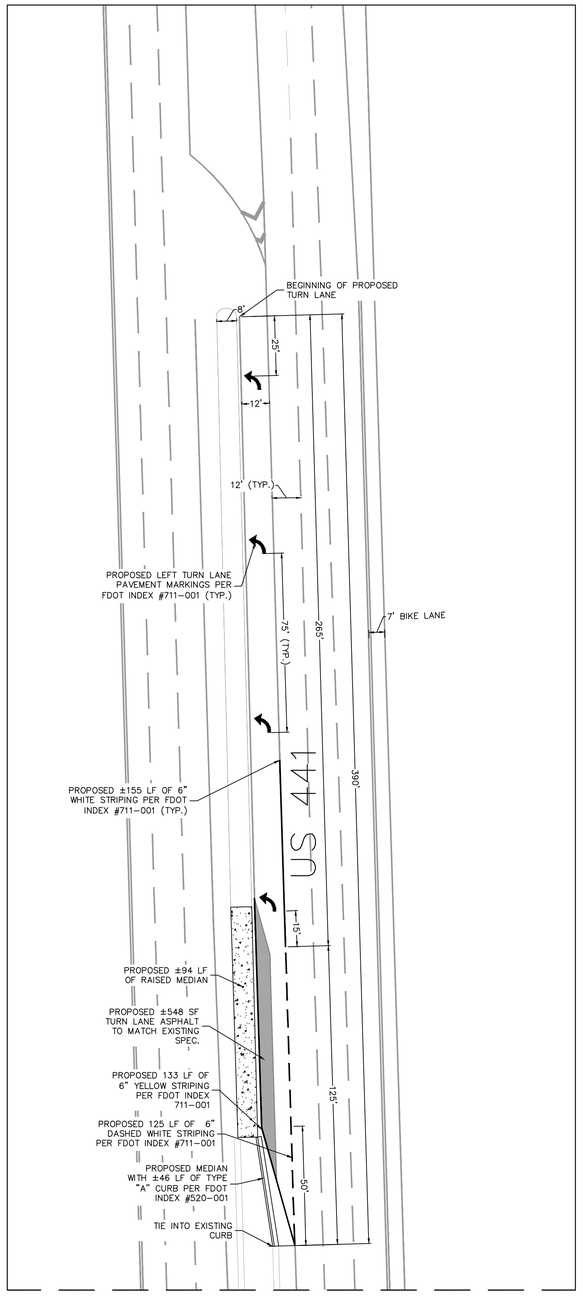
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## DEMO AND EXISTING

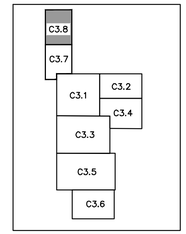



MATCHLINE C3.7

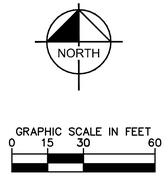
## PROPOSED




MATCHLINE C3.7




SHEET KEY




LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING ROADWAY PAVEMENT

NOTES:
1. PROPOSED PAVEMENT AND CONCRETE MEDIAN TO MAINTAIN EXISTING DRAINAGE PATTERN.
2. CONTRACTOR SHALL FOLLOW FDOT MOT PROCEDURE AND MOT PLANS.
3. ALL STRIPING TO BE CONSTRUCTED PER FDOT INDEX #711-001 (TYP.)

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
BROOKS ALLEN STICKLER
LICENSE NUMBER
BROOKS A. STICKLER, PE
No. 74031
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 6/2/2026

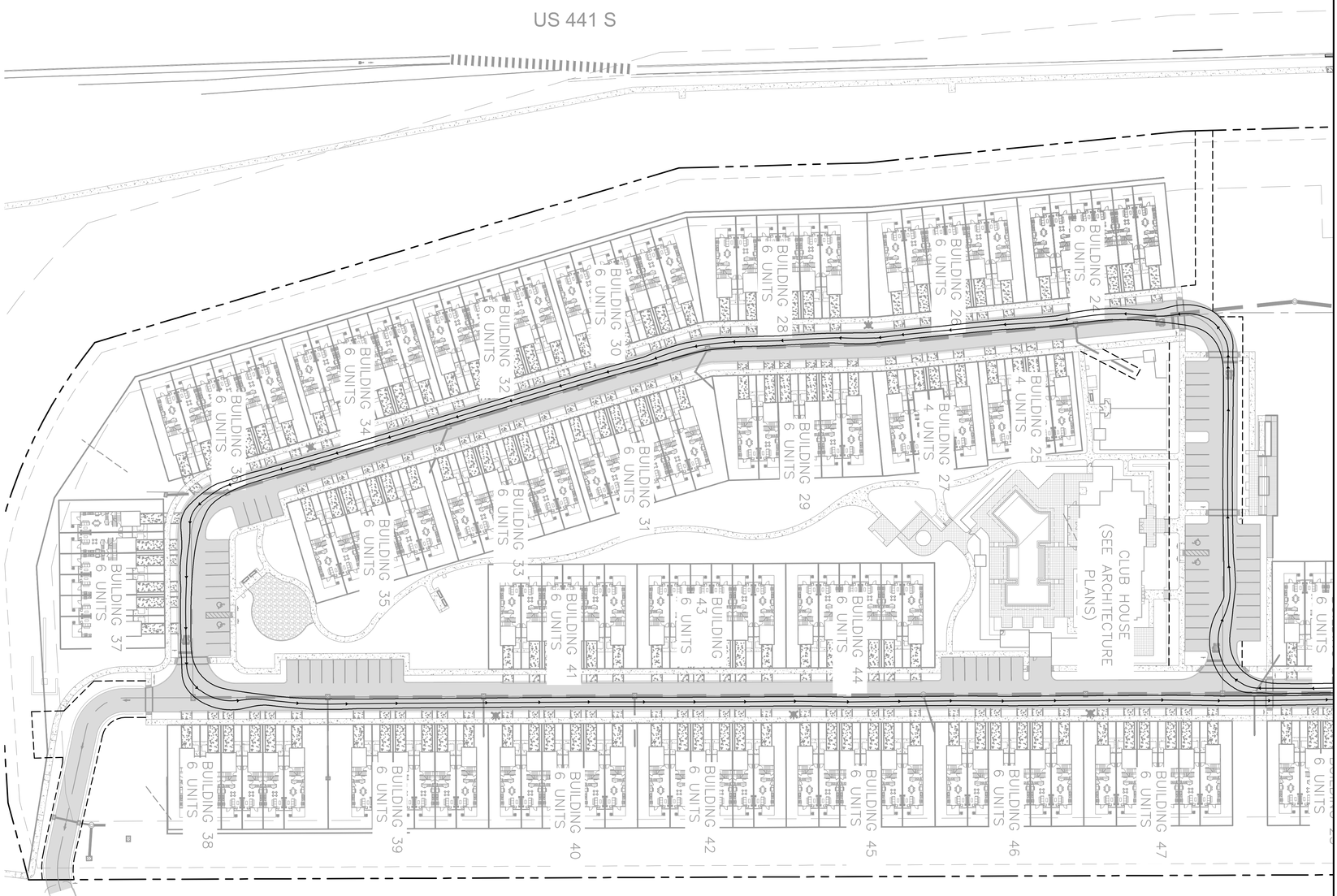
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY CEF
DRAWN BY CAL
CHECKED BY BAS

# NB US441 TURN LANE SITE PLAN

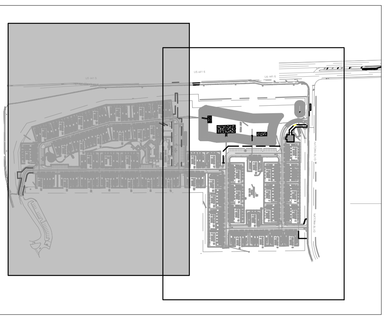
# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C3.8

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



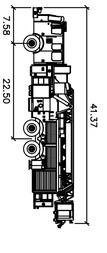

KEY MAP
N.T.S.



VEHICLE PROFILE
N.T.S.

City of Mt. Dora Fire Truck

| | feet |
|---|---|
| Width | : 8.50 |
| Track | : 8.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 40.0 |




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

# JUNIPER MULTIFAMILY TOWNHOMES

# DETAILED FIRE TRUCK ROUTING PLAN

SHEET NUMBER
C3.10

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

LICENSED PROFESSIONAL

BROOKS A. STICKLER, P.E.

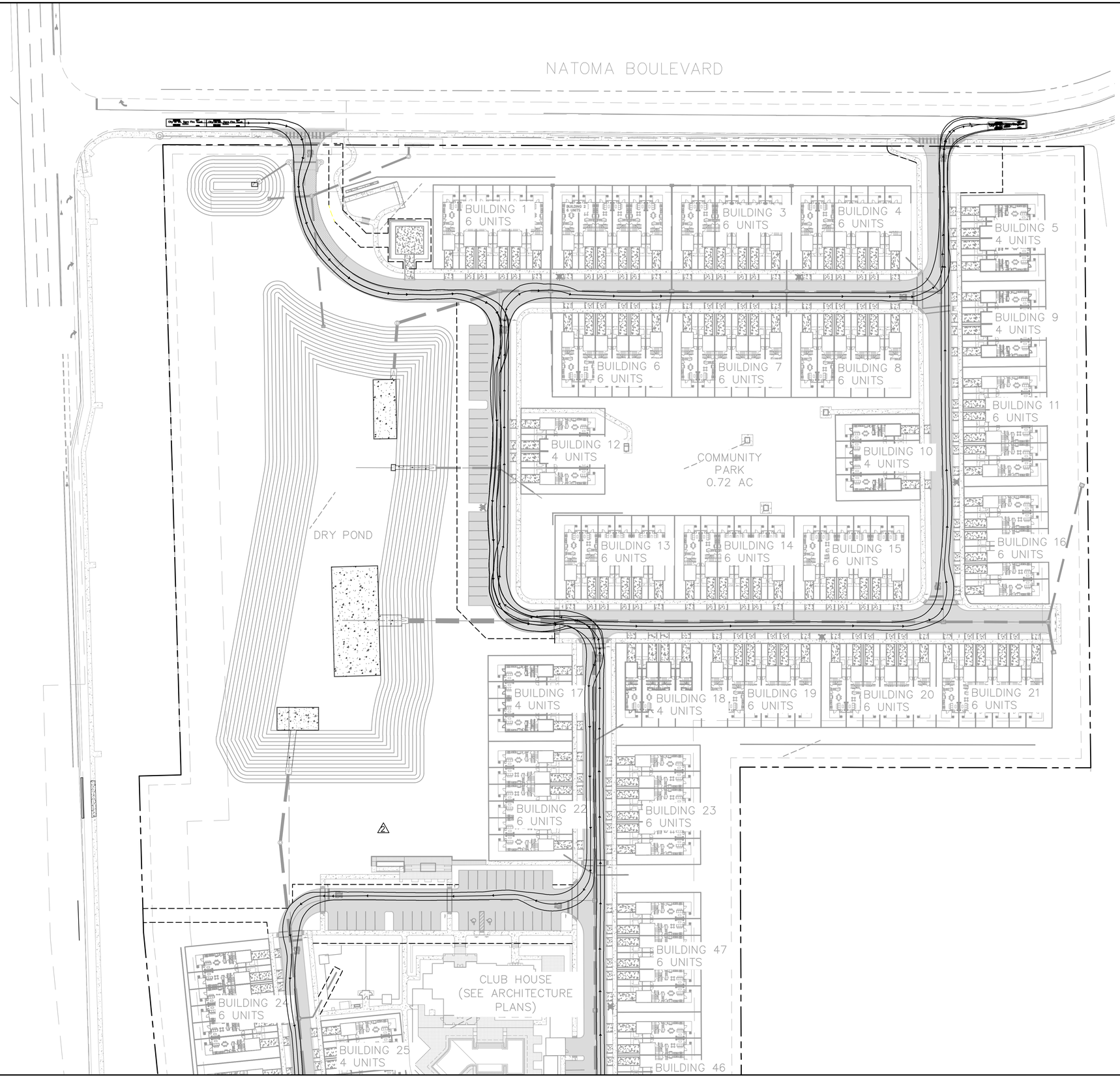
FLORIDA LICENSE NUMBER
74031

DATE: 6/2/2026

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

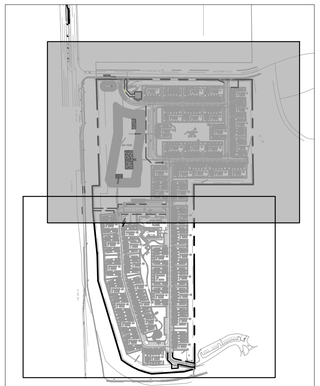
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



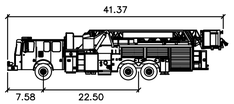




GRAPHIC SCALE IN FEET
0 25 50 100



KEY MAP
N.T.S.




City of Mt. Dora Fire Truck

feet

| | |
|---|---|
| Width | : 8.00 |
| Track | : 6.91 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 40.0 |

VEHICLE PROFILE
N.T.S.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

BROOKS A. STICKLER, P.E.

FLORIDA LICENSE NUMBER
74031

DATE: 6/2/2026

KHA PROJECT
149786017

DATE
6/2/2026

SCALE AS SHOWN

DESIGNED BY ST

DRAWN BY ST

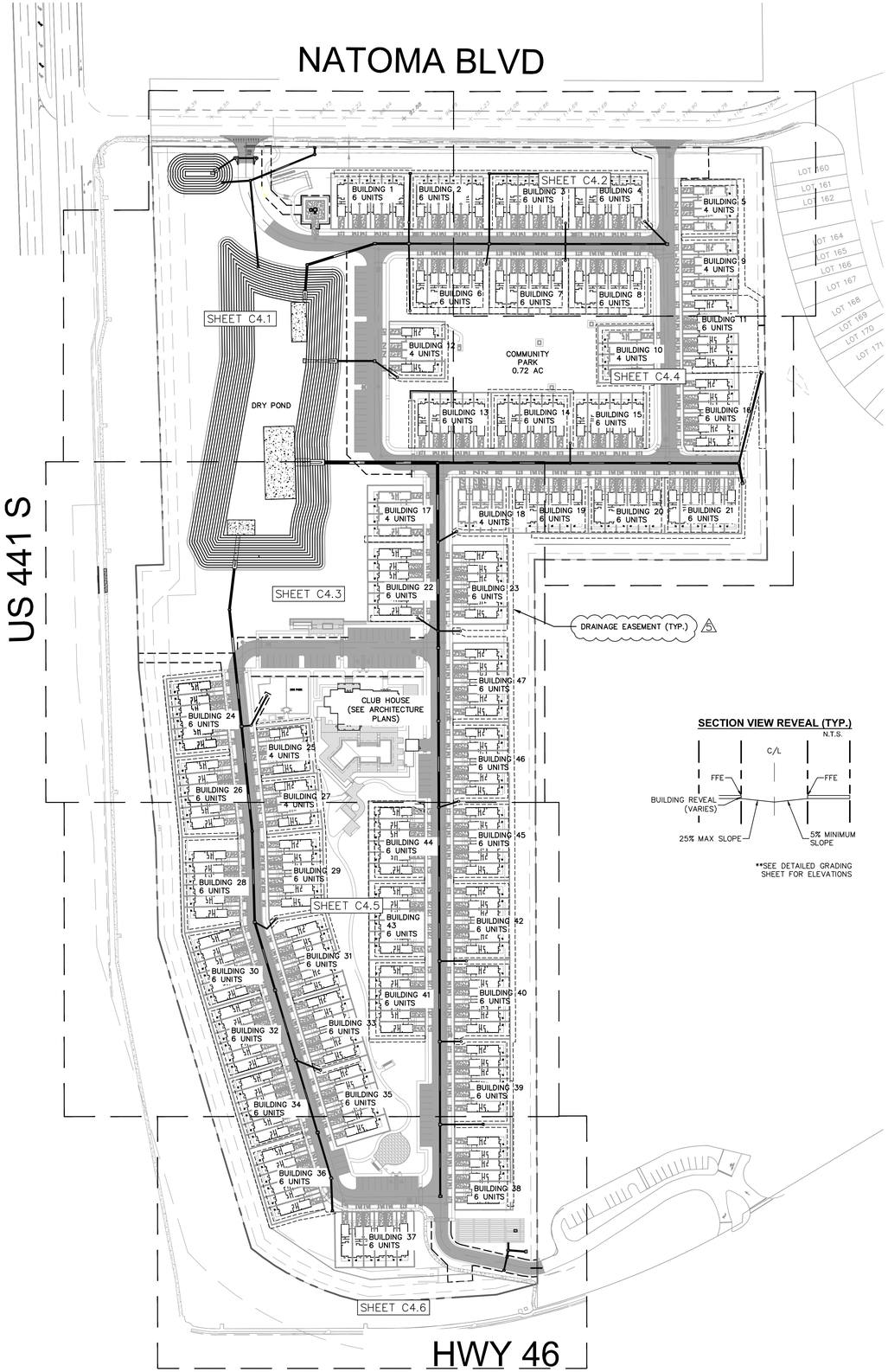
CHECKED BY BAS

# DETAILED FIRE TRUCK ROUTING PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C3.11

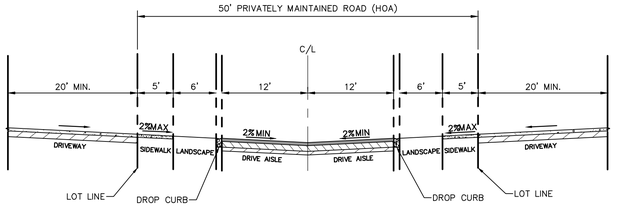
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



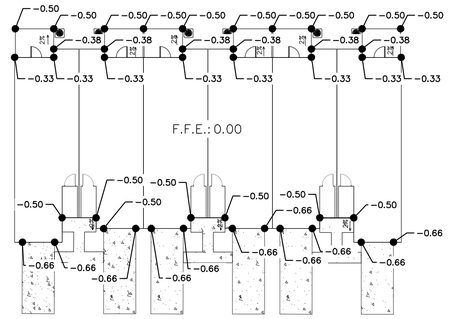

**SECTION VIEW REVEAL (TYP.)**
N.T.S.



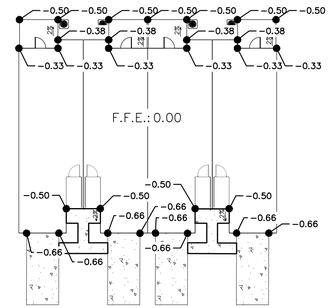

**SEE DETAILED GRADING SHEET FOR ELEVATIONS



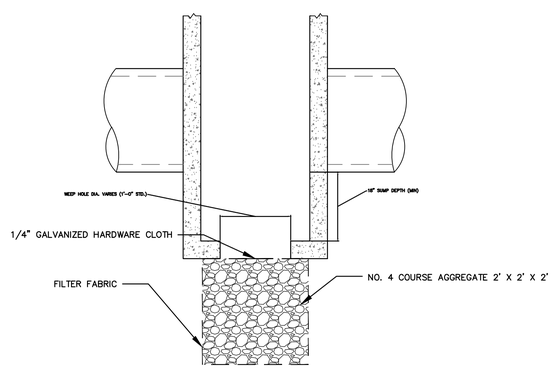

**TYPICAL ROADWAY SECTION**
N.T.S.



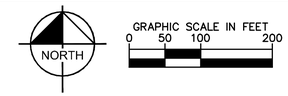

TYPICAL 6–UNIT TOWNHOME LOT GRADING




TYPICAL 4–UNIT TOWNHOME LOT GRADING




SUMP BOTTOM TYP. DETAIL




GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- BOTTOM OF SWALE
- DRAINAGE EASEMENT
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED MES
- xx.xx PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- HP HIGH POINT

NOTES:

SEC. 30–242. – MAINTENANCE OF IMPROVEMENTS
ANY INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS ARTICLE SHALL BE PERPETUALLY MAINTAINED BY THE APPLICANT AND ALL SUCCESSORS IN INTEREST TO THE REAL PROPERTY DESCRIBED IN THE PERMIT ISSUED UNLESS DEDICATED TO THE CITY OF MOUNT DORA. PRIOR TO APPROVAL FOR ANY SUCH IMPROVEMENTS, THE APPLICANT SHALL SUPPLY TO THE CITY OF MOUNT DORA AN EXECUTED AGREEMENT IN RECORDABLE FORM, OR SOME OTHER FORM OF SECURITY, SATISFACTORY TO THE CITY OF MOUNT DORA WHICH ASSURES CONTINUOUS, PERPETUAL MAINTENANCE OF THE IMPROVEMENTS, INCLUDING CERTIFICATION OF COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND CORRESPONDING
STANDARDS. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL SUCH ASSURANCE HAS BEEN RECEIVED AND ACCEPTED BY THE CITY OF MOUNT DORA.

SEC. 30–280. – DESIGN CRITERIA
OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
OPERATION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED UNDER THIS ARTICLE SHALL BE THE OWNER'S RESPONSIBILITY, UNLESS SUCH FACILITIES ARE CONVEYED TO AND ACCEPTED BY THE CITY OF MOUNT DORA. AREAS ADJACENT TO OPEN DRAINAGE WAYS AND PONDS SHALL BE GRADED TO PRECLUDE THE ENTRANCE OF STORMWATER EXCEPT AT PLANNED LOCATIONS. WHERE RETENTION/DETENTION AREAS ARE LOCATED ON THE PROJECT PERIPHERY, THE DEVELOPER MAY BE REQUIRED TO PROVIDE ADDITIONAL LANDSCAPING OR SCREENING TO ADEQUATELY PROTECT ABUTTING PROPERTIES. THE SUBMITTAL OF A PROPOSED OPERATION AND MAINTENANCE SCHEDULE SHALL BE REQUIRED PRIOR TO FINAL APPROVAL OF THE PROJECT.

MINIMUM MAINTENANCE STANDARDS
THE FOLLOWING ITEMS SHOULD BE COMPLETED ON A MONTHLY BASIS:

1. MOWING ALL OF RETENTION POND TRACT AREAS INCLUDING SLOPES EACH MONTH
2. EDGING OF SIDEWALKS EACH MONTH (IF APPLICABLE)
3. AQUATIC WATER TREATMENT OF RETENTION PONDS EACH MONTH
4. INLET AND OUTLET PIPE INSPECTIONS EACH MONTH AND REPAIRS AS NEEDED
5. UNDERDRAIN INSPECTIONS EACH MONTH AND REPAIRS AS NEEDED
6. CONTROL STRUCTURE INSPECTIONS EACH MONTH AND REPAIRS AS NEEDED
7. SIDE SLOPE INSPECTIONS FOR EROSION EACH MONTH AND REPAIRS AS NEEDED

THE FOLLOWING ITEMS SHOULD BE COMPLETED ON AN AS NEEDED BASIS:

1. MECHANICAL POND CLEANING TO REMOVE SEDIMENT OR EXCESS VEGETATION
2. INLET AND OUTLET PIPE CLEANING WITH VAC TRUCK
3. FENCE REPAIRS (IF APPLICABLE)
4. TREE TRIMMING (IF APPLICABLE)
5. SKIMMER REPAIRS AS NEEDED
6. SOD REPAIR AS NEEDED SO EROSION IS MINIMIZED

FDOT NOTES
1. WITHIN THE FDOT RIGHT OF WAY ANY CHANGES TO THE SIDEWALK, RAMPS, CROSS WALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
2. EOR UNDERSTANDS THAT THEY WILL BE FULLY RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES EVEN IF THE FDOT COMMENTS BELOW ARE NOT COMPREHENSIVE AND DO NOT COVER EVERY ONE OF THE CHANGES REQUIRED

PGD NOTES:
1. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED TO COMPLY WITH A.D.A. SPECIFICATIONS AND NOT TO EXCEED MAX. 2.08% CROSS SLOPE (1:48), MAX. 5% RUNNING SLOPE (1:20).
2. ALL SPOT ELEVATIONS & TOPOGRAPHY REFER TO NAVD 88 DATUM.
3. FOR EROSION CONTROL NOTES AND DETAILS REFER TO SHEETS C2.0–C2.1.
4. ALL WORK WITHIN RIGHT–OF–WAY AND ADJACENT TO TRAVEL LANES TO FOLLOW FDOT INDEX 102–602 AND 102–603 FOR MAINTENANCE OF TRAFFIC. CONTRACTOR TO COORDINATE WITH LAKE COUNTY FOR ANY LANE CLOSURES/LANE CLOSURES ALONG SR 25 MUST BE COORDINATED WITH FDOT.
5. ALL MASS GRADED LOTS TO BE SEEDED AND MULCHED FOR STABILIZATION. POND SIDE SLOPES WILL BE STABILIZED WITH BAHIA GRASS SODDING, PER LA DRAWINGS.

**Always call 811 two full business days before you dig to have underground utilities located and marked.**
Sunshine811.com

| No. | DATE | BY |
|---|---|---|
| | REVISIONS | |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 CEF |
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 CEF |

Kimley»Horn
© 2023 KIMLEY–HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407–898–1511
WWW.KIMLEY–HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEERS — BROOKS No. 34063 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# OVERALL PAVING, GRADING & DRAINAGE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C4.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NATOMA BOULEVARD

NATOMA BLVD

US 441 S

SHEET KEY

C4.1 | C4.2 | C4.4 | C4.3 | C4.5 | C4.6

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- BOTTOM OF SWALE
- DRAINAGE EASEMENT
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED MES
- xx.xx PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- HP HIGH POINT

| STORM STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| CS–1 | TYPE "C" INLET<br>PER FDOT INDEX #425–052<br>TOP: 99.97<br>N. INV OUT: 80.49 (24" RCP) |
| CS–2 | TYPE "C" INLET<br>PER FDOT INDEX #425–052<br>TOP: 84.00<br>E. INV OUT: 80.20 (24" RCP) |
| D–10 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 118.53<br>E. INV IN: 97.22 (36" RCP)<br>S. INV IN: 103.00 (48" RCP)<br>W. INV OUT: 97.22 (60" RCP) |
| D–14 | TYPE "E" INLET<br>PER FDOT INDEX #232<br>TOP: 99.60<br>E. INV IN: 93.59 (30" RCP)<br>W. INV OUT: 91.34 (36" RCP) |
| D–21 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 107.79<br>SE. INV IN: 104.55 (15" HP STORM PP)<br>W. INV OUT: 100.00 (24" RCP) |
| D–26 | TYPE "Z" CURB INLET<br>PER FDOT INDEX #425–020<br>TOP: 84.66 E.O.P.<br>E. INV IN: 80.72 (18" RCP)<br>SW. INV OUT: 80.72 (18" RCP) |
| D–27 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 101.49<br>E. INV IN: 93.70 (24" RCP)<br>N. INV IN: 93.70 (18" HP STORM PP)<br>S. INV IN: 93.70 (15" HP STORM PP)<br>W. INV OUT: 93.70 (30" RCP) |
| D–28 | TYPE "1" CURB INLET<br>PER FDOT INDEX #210<br>TOP: 84.66 E.O.P.<br>W. INV OUT: 80.83 (18" RCP) |
| D–29 | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 101.40<br>S. INV OUT: 95.12 (18" HP STORM PP) |
| D–30 | TYPE "P7" MANHOLE<br>PER FDOT INDEX #200, 201<br>TOP: 84.40<br>W. INV IN: 79.88 (24" RCP)<br>N. INV OUT: 79.88 (24" RCP) |
| D–38 | TYPE "P7" MANHOLE<br>PER FDOT INDEX #425–010<br>TOP: 87.52<br>W. INV IN: 80.11 (24" RCP)<br>S. INV IN: 80.11 (24" RCP)<br>E. INV OUT: 80.11 (24" RCP) |
| YD–9 | YARD DRAIN<br>TOP: 101.70<br>N. INV IN: 94.88 (18" HP STORM PP)<br>S. INV OUT: 94.88 (18" HP STORM PP) |
| YD–10 | YARD DRAIN<br>TOP: 104.76<br>N. INV OUT: 94.13 (15" HP STORM PP) |
| YD–11 | YARD DRAIN<br>TOP: 108.02<br>NW. INV OUT: 105.00 (15" HP STORM PP) |

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

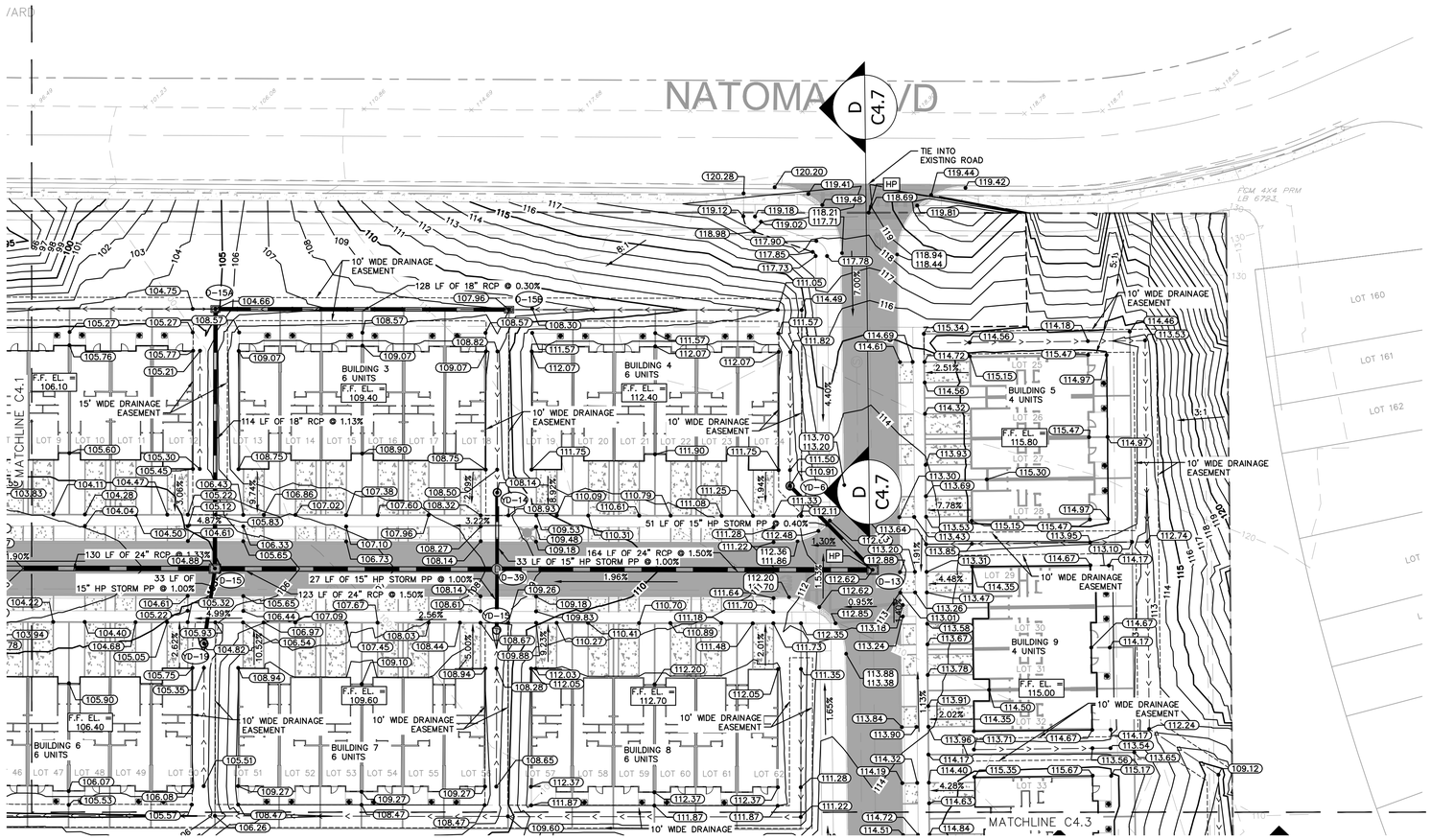
LICENSED PROFESSIONAL ENGINEER — JAMES ALDEN STICKLER — No. 74802 — STATE OF FLORIDA — REGISTERED — 6/2/2026

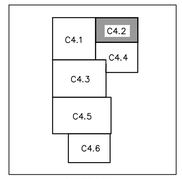
| KHA PROJECT 149786017 | | | |
|---|---|---|---|
| DATE | 6/2/2026 | | |
| SCALE | AS SHOWN | | |
| DESIGNED BY | ST | | |
| DRAWN BY | ST | | |
| CHECKED BY | BAS | | |

# JUNIPER MULTIFAMILY TOWNHOMES

# DETAILED PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER
C4.1




SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- BOTTOM OF SWALE
- DRAINAGE EASEMENT
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED MES
- xx.xx PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- HP HIGH POINT

| STORM STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| D-13 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 112.62<br>NW. INV IN: 103.25 (15" HP STORM PP)<br>W. INV OUT: 103.25 (24" RCP) |
| D-15 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 104.88<br>E. INV IN: 98.94 (24" RCP)<br>N. INV IN: 98.00 (18" RCP)<br>S. INV IN: 99.83 (15" HP STORM PP)<br>W. INV OUT: 95.42 (24" RCP) |
| D-15A | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 104.66<br>E. INV IN: 99.28 (18" RCP)<br>S. INV OUT: 99.28 (18" RCP) |
| D-15B | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 107.96<br>W. INV OUT: 99.66 (18" RCP) |
| D-39 | TYPE "P-7" MANHOLE<br>PER FDOT INDEX #425-010<br>TOP: 108.21<br>E. INV IN: 100.79 (24" RCP)<br>N. INV IN: 103.47 (15" HP STORM PP)<br>S. INV IN: 104.25 (15" HP STORM PP)<br>W. INV OUT: 100.79 (24" RCP) |
| YD-6 | YARD DRAIN<br>TOP: 110.91<br>SE. INV OUT: 103.46 (15" HP STORM PP) |
| YD-14 | YARD DRAIN<br>TOP: 108.14<br>S. INV OUT: 103.81 (15" HP STORM PP) |
| YD-15 | YARD DRAIN<br>TOP: 107.75<br>N. INV OUT: 104.52 (15" HP STORM PP) |
| YD-19 | YARD DRAIN<br>TOP: 104.82<br>N. INV OUT: 100.17 (15" HP STORM PP) |

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER ASHLEY STICKLER FLORIDA No. 74801 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT BRADLEY BROOKS No. 6667 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# DETAILED PAVING, GRADING & DRAINAGE PLAN

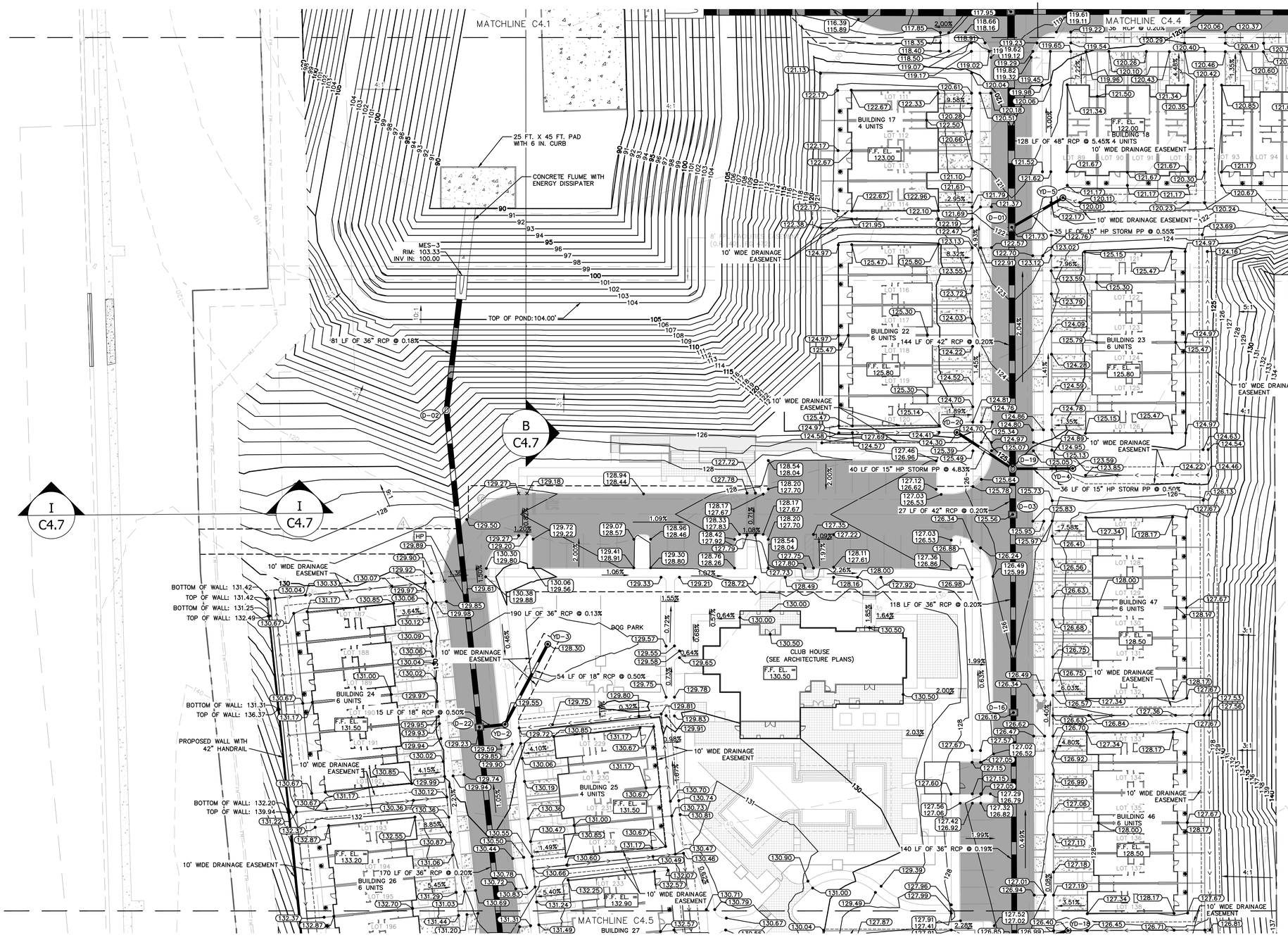
# JUNIPER MULTIFAMILY TOWNHOMES

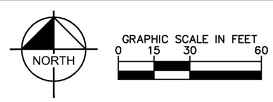
SHEET NUMBER
C4.2

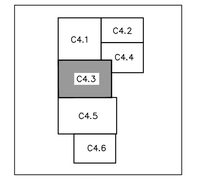
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

US 441 S




SHEET KEY

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- BOTTOM OF SWALE
- DRAINAGE EASEMENT
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED MES
- XX.XX PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- HP HIGH POINT

**STORM STRUCTURE TABLE**

| STRUCTURE NAME: | DETAILS: |
|---|---|
| D-01 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 121.73<br>S. INV IN: 111.37 (42" RCP)<br>NE. INV IN: 112.91 (15" HP STORM PP)<br>N. INV OUT: 110.00 (48" RCP) |
| D-02 | MH<br>TOP: 118.03<br>S. INV IN: 114.23 (36" RCP)<br>N. INV OUT: 100.14 (36" RCP) |
| D-03 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 125.57<br>S. INV IN: 111.71 (36" RCP)<br>N. INV OUT: 111.71 (42" RCP) |
| D-16 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 126.15<br>S. INV IN: 111.95 (36" RCP)<br>N. INV OUT: 111.95 (36" RCP) |
| D-19 | TYPE "J7" MANHOLE<br>PER FDOT INDEX #200, 201<br>TOP: 125.02<br>S. INV IN: 111.66 (42" RCP)<br>E. INV IN: 114.82 (15" HP STORM PP)<br>NW. INV IN: 114.82 (15" HP STORM PP)<br>N. INV OUT: 111.66 (42" RCP) |
| D-22 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 129.23<br>S. INV IN: 114.49 (36" RCP)<br>E. INV IN: 124.07 (18" RCP)<br>N. INV OUT: 114.49 (36" RCP) |
| YD-2 | YARD DRAIN<br>TOP: 129.55<br>NE. INV IN: 124.25 (18" RCP)<br>W. INV OUT: 124.15 (18" RCP) |
| YD-3 | YARD DRAIN<br>TOP: 128.30<br>SW. INV OUT: 124.52 (18" RCP) |
| YD-4 | YARD DRAIN<br>TOP: 123.59<br>W. INV OUT: 115.00 (15" HP STORM PP) |
| YD-5 | YARD DRAIN<br>TOP: 120.00<br>SW. INV OUT: 113.10 (15" HP STORM PP) |
| YD-20 | YARD DRAIN<br>TOP: 124.30<br>SE. INV OUT: 116.73 (15" HP STORM PP) |

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER BROOKS ALLEN STICKLER No. 74062 STATE OF FLORIDA PROFESSIONAL ENGINEER

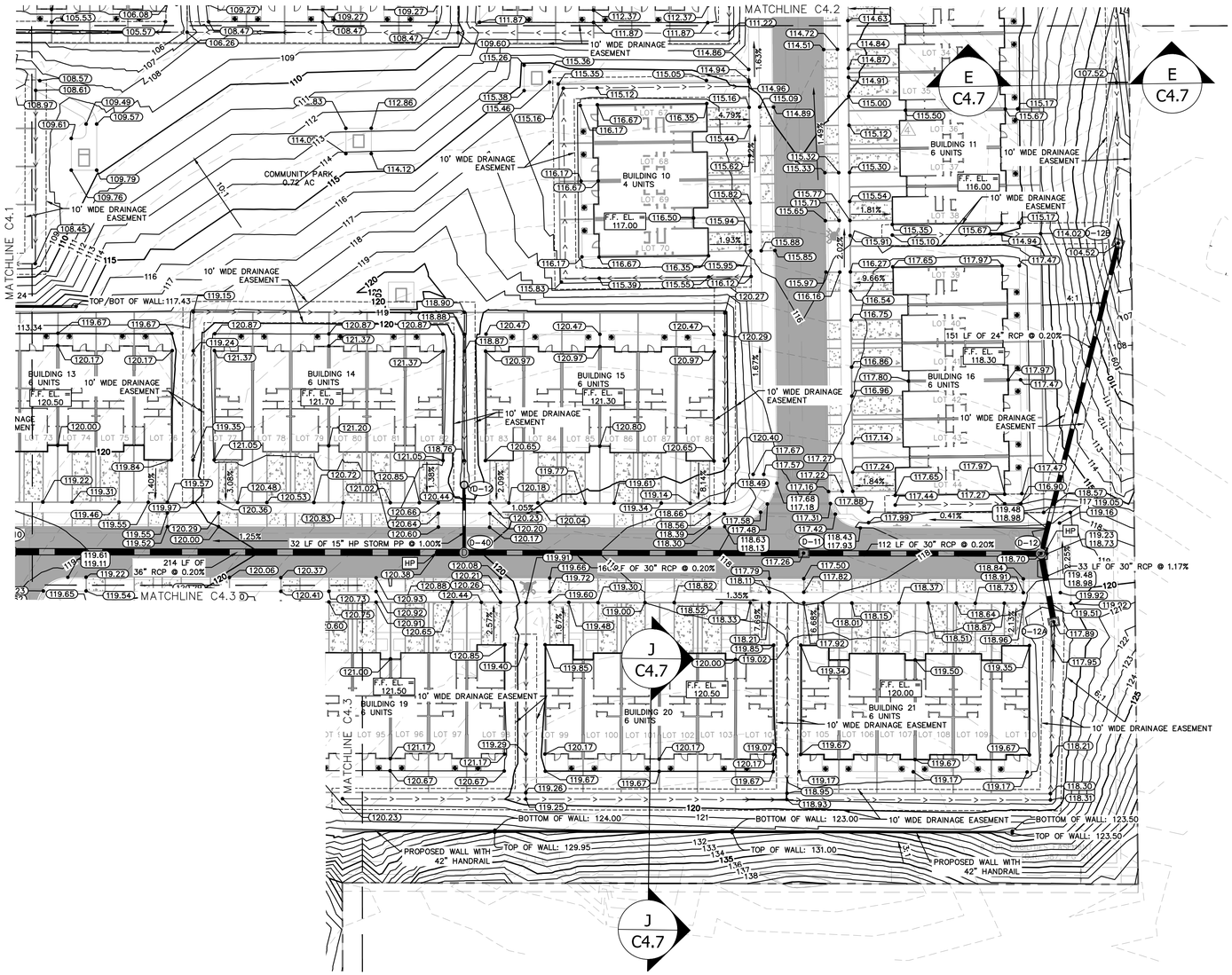
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT BROOKS ALLEN STICKLER No. 2666 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

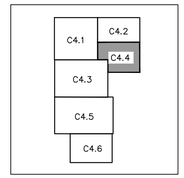
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# DETAILED PAVING, GRADING & DRAINAGE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C4.3




SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- BOTTOM OF SWALE
- DRAINAGE EASEMENT
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED MES
- XX.XX PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- HP HIGH POINT

**STORM STRUCTURE TABLE**

| STRUCTURE NAME: | DETAILS: |
|---|---|
| D-11 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 117.26<br>E. INV IN: 97.97 (30" RCP)<br>W. INV OUT: 97.97 (30" RCP) |
| D-12 | TYPE "J7" MANHOLE<br>PER FDOT INDEX @200, 201<br>TOP: 118.70<br>S. INV IN: 104.62 (30" RCP)<br>N. INV IN: 98.20 (24" RCP)<br>W. INV OUT: 98.20 (30" RCP) |
| D-12A | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 117.89<br>N. INV OUT: 105.00 (30" RCP) |
| D-12B | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 104.52<br>S. INV OUT: 98.50 (24" RCP) |
| D-40 | TYPE "P7" MANHOLE<br>PER FDOT INDEX #425-010<br>TOP: 120.15<br>E. INV IN: 97.65 (30" RCP)<br>N. INV IN: 115.00 (15" HP STORM PP)<br>W. INV OUT: 97.65 (36" RCP) |
| YD-12 | YARD DRAIN<br>TOP: 118.64<br>S. INV OUT: 115.32 (15" HP STORM PP) |

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER — BRIAN S. ALLEN STICKLER — No. 74867 — STATE OF FLORIDA — REGISTERED — PROFESSIONAL ENGINEER — DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# DETAILED PAVING, GRADING & DRAINAGE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C4.4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

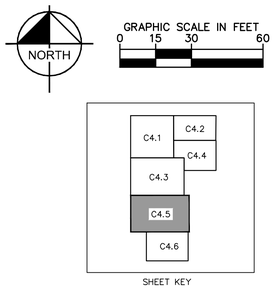
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

US 441 S

MATCHLINE C4.3




MATCHLINE C4.6




LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- BOTTOM OF SWALE
- DRAINAGE EASEMENT
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED MES
- PROPOSED SPOT ELEVATION (xx.xx)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- HP HIGH POINT

| STORM STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| D-06 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 130.57<br>S. INV IN: 115.12 (30" RCP)<br>SE. INV IN: 121.00 (15" HP STORM PP)<br>N. INV OUT: 115.12 (30" RCP) |
| D-07 | MANHOLE<br>TOP: 131.58<br>S. INV IN: 114.83 (30" RCP)<br>N. INV OUT: 114.83 (36" RCP) |
| D-09 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 124.59<br>S. INV IN: 112.72 (30" RCP)<br>E. INV IN: 119.87 (15" HP STORM PP)<br>N. INV OUT: 112.72 (30" RCP) |
| D-17 | TYPE "J7" MANHOLE<br>PER FDOT INDEX #425-010<br>TOP: 126.85<br>S. INV IN: 112.21 (30" RCP)<br>E. INV IN: 122.69 (15" HP STORM PP)<br>N. INV OUT: 112.21 (36" RCP) |
| D-18 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 123.41<br>S. INV IN: 112.98 (24" RCP)<br>E. INV IN: 118.33 (15" HP STORM PP)<br>N. INV OUT: 112.98 (30" RCP) |
| D-35 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 128.76<br>S. INV IN: 115.59 (24" RCP)<br>E. INV IN: 118.26 (18" RCP)<br>N. INV OUT: 115.59 (24" RCP) |
| D-36 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 129.37<br>S. INV IN: 115.35 (24" RCP)<br>N. INV OUT: 115.35 (30" RCP) |
| YD-7 | YARD DRAIN<br>TOP: 123.55<br>W. INV OUT: 118.50 (15" HP STORM PP) |
| YD-8 | YARD DRAIN<br>TOP: 124.35<br>W. INV OUT: 120.09 (15" HP STORM PP) |
| YD-16 | YARD DRAIN<br>TOP: 128.43<br>W. INV OUT: 118.68 (18" RCP) |
| YD-17 | YARD DRAIN<br>TOP: 129.16<br>SW. INV OUT: 121.45 (15" HP STORM PP) |
| YD-18 | YARD DRAIN<br>TOP: 126.40<br>W. INV OUT: 122.85 (15" HP STORM PP) |

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

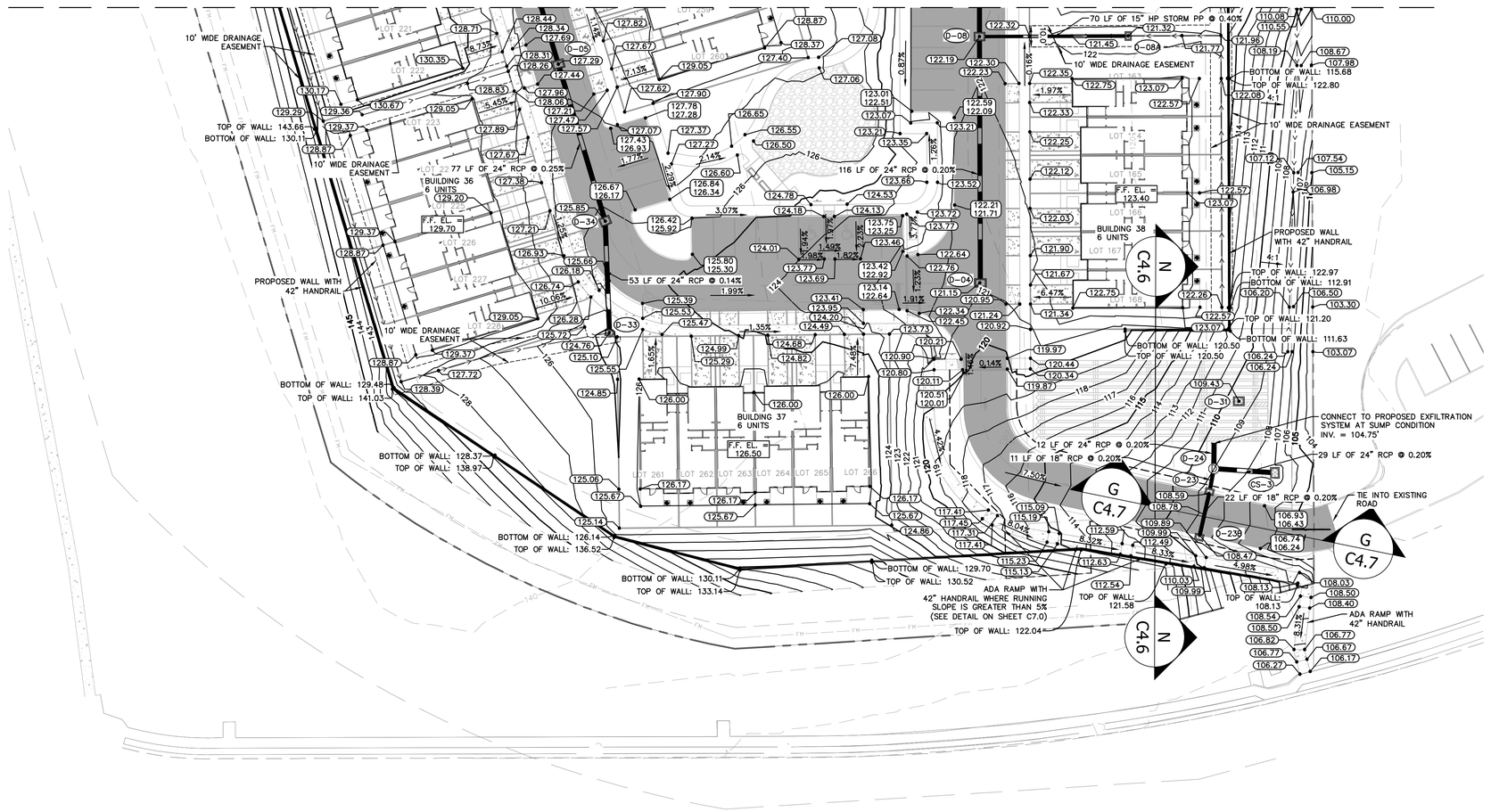
LICENSED PROFESSIONAL ENGINEER ALLEN STICKLER LICENSE No. 74868 STATE OF FLORIDA

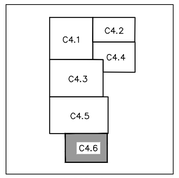
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# DETAILED PAVING, GRADING & DRAINAGE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C4.5




SHEET KEY

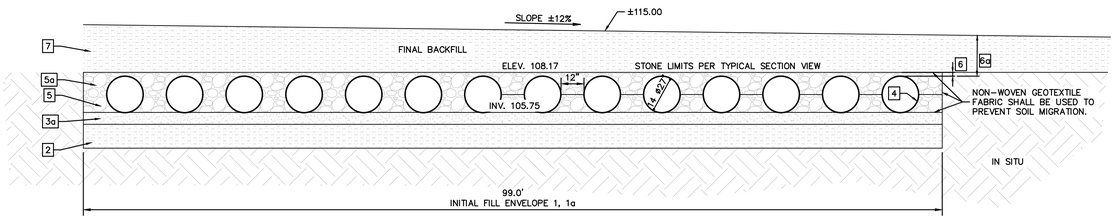
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- BOTTOM OF SWALE
- DRAINAGE EASEMENT
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED MES
- xx.xx PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- HP HIGH POINT

| STORM STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| CS-3 | TYPE "C" INLET<br>PER FDOT INDEX #232 W/ 18" SUMP<br>TOP: 107.34<br>W. INV OUT: 104.83 (24" RCP) |
| D-04 | TYPE "E" INLET<br>PER FDOT INDEX #232<br>TOP: 121.14<br>N. INV OUT: 113.48 (24" RCP) |
| D-05 | TYPE "E" INLET<br>PER FDOT INDEX #232<br>TOP: 127.29<br>S. INV IN: 115.84 (24" RCP)<br>N. INV OUT: 115.84 (24" RCP) |
| D-08 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 122.19<br>S. INV IN: 113.25 (24" RCP)<br>E. INV IN: 113.25 (15" HP STORM PP)<br>N. INV OUT: 113.25 (24" RCP) |
| D-08A | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 121.32<br>W. INV OUT: 113.53 (15" HP STORM PP) |
| D-23 | TYPE "V" INLET<br>PER FDOT INDEX #425-041 W/ 18" SUMP<br>TOP: 108.59<br>S. INV IN: 104.79 (18" RCP)<br>N. INV OUT: 104.79 (18" RCP) |
| D-23B | TYPE "V" INLET<br>PER FDOT INDEX #425-041 W/ 18" SUMP<br>TOP: 108.47<br>N. INV OUT: 104.84 (18" RCP) |
| D-24 | MH W/ 18" SUMP<br>TOP: 109.01<br>S. INV IN: 104.77 (18" RCP)<br>E. INV IN: 104.77 (24" RCP)<br>N. INV OUT: 104.77 (24" RCP) |
| D-31 | TYPE "D" INLET<br>PER FDOT INDEX #425-052<br>TOP: 109.43 |
| D-33 | TYPE "C" INLET<br>PER FDOT INDEX #232<br>TOP: 124.76<br>N. INV OUT: 116.10 (24" RCP) |
| D-34 | TYPE "D" INLET<br>PER FDOT INDEX #232<br>TOP: 125.85<br>S. INV IN: 116.03 (24" RCP)<br>N. INV OUT: 116.03 (24" RCP) |




EXFILTRATION SYSTEM SECTION
SECTION N-N
NTS

1. MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE TRENCH WIDTHS IS THE MINIMUM AMOUNT REQUIRED FOR PROPER INSTALLATION AND TO SUPPORT HORIZONTAL PRESSURE FROM THE PIPE. THE MANUFACTURER'S SUGGESTED MINIMUM VALUE IS 1.50 + 12".
1a. THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12".
2. FOUNDATION SHALL BE WELL CONSOLIDATED & STABLE, CAPABLE OF SUPPORTING FILL MATERIAL LOAD.
3. GRANULAR BEDDING MATERIAL SHALL BE RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN. DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATION A1, A2, OR A3.
4. CORRUGATED STEEL PIPE (CSP/HEL-COR).
5. HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION.
5a. THE BACKFILL MATERIAL SHALL BE VIRGIN, FREE-DRAINING, ANGULAR, WASHED STONE CONFORMING TO AN AASHTO M 43 GRADATION HAVING A PARTICLE SIZE OF ¾" – 2". MATERIAL SHALL BE PLACED IN 12" MAX. LIFTS AND SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATORY PLATE OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN A DENSITY EQUIVALENT TO 90% STANDARD PROCTOR IS ACHIEVED OR WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR OR UNDER FOOT. THE PROJECT ENGINEER OR HIS REPRESENTATIVE MUST BE SATISFIED WITH THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVENCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.
6. INITIAL BACKFILL MATERIAL ABOVE THE PIPE MAY INCLUDE OPEN-GRADED MATERIAL ROAD BASE, OR STABILIZED SUB-GRADE MATERIAL ASSOCIATED WITH THE PAVEMENT SECTION, AS DESIGNED BY THE PROJECT ENGINEER OR COMPACTED SUITABLE FILL CONFORMING TO AASHTO SOIL CLASSIFICATION A1, A2, OR A3. REFER TO TYPICAL SECTION VIEW AND TABLE ABOVE.
6a. TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL ROAD LOADS IS MEASURED FROM TOP OD PIPE TO BOTTOM OF FLEXIBLE PAVEMENT.
7. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER RECORD.

| DIAMETER | MINIMUM COVER | CORR. PROFILE |
|---|---|---|
| 6" – 10" | 1'-0" | 1 ½" X ½" |
| 12" – 48" | 1'-0" | 2 ⅔" X ½" |
| 54" – 96" | 1'-0" | 3" X 1", 5" X 1" |
| 102" – 144" | 1'-6" | 3" X 1", 5" X 1" |

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER BRADLEY A. STICKLER STATE OF FLORIDA No. 74780 PROFESSIONAL ENGINEER

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

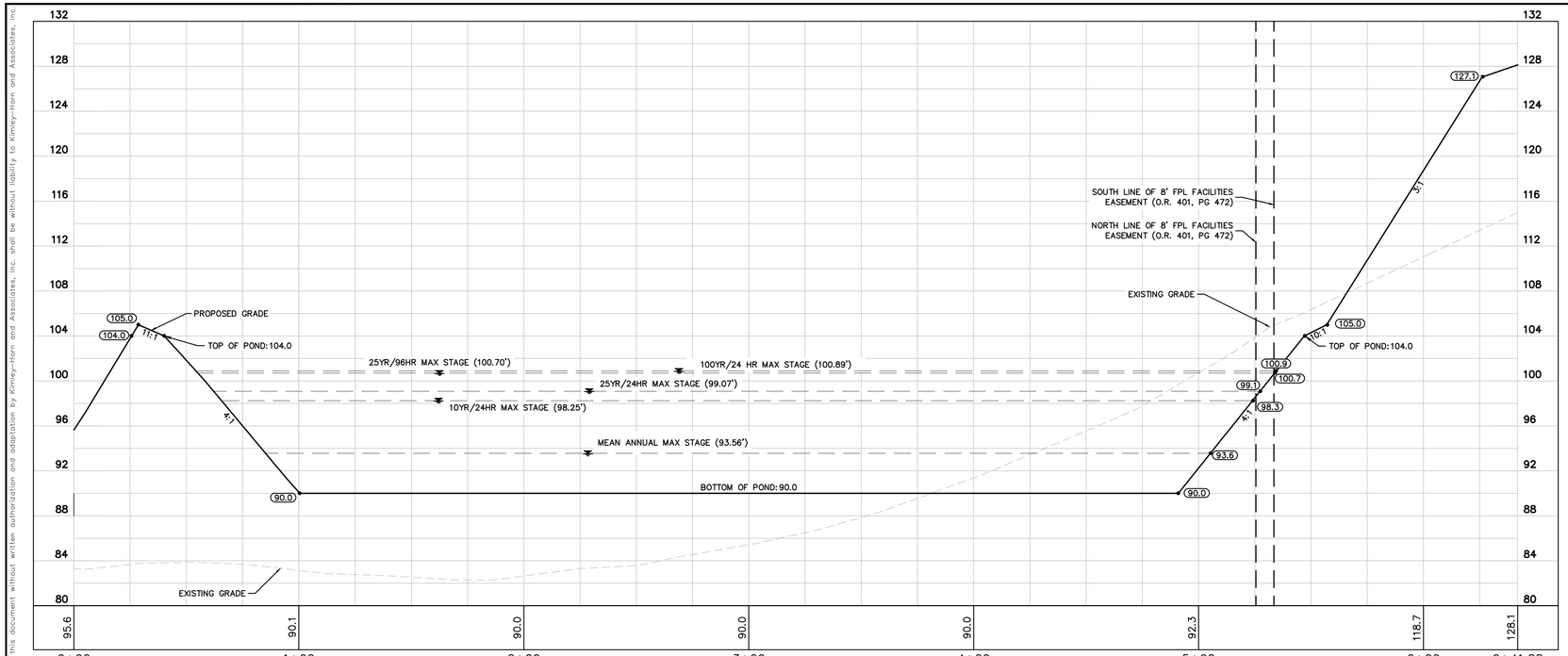
# DETAILED PAVING, GRADING & DRAINAGE PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

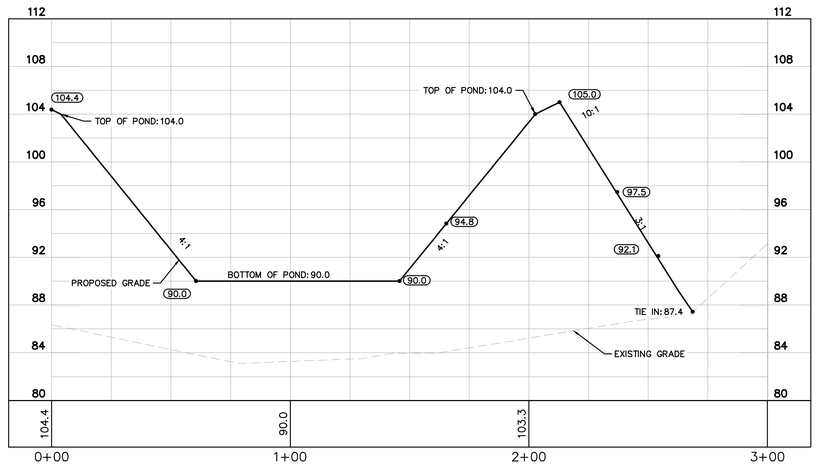
SHEET NUMBER
C4.6

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

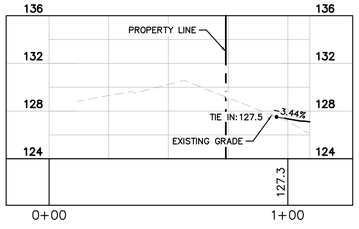
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



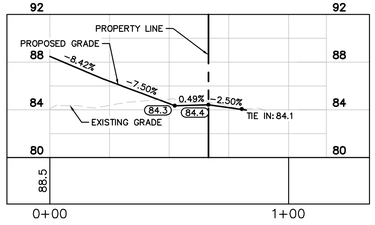

B TYPICAL SECTION A-A
Scale: 1:30



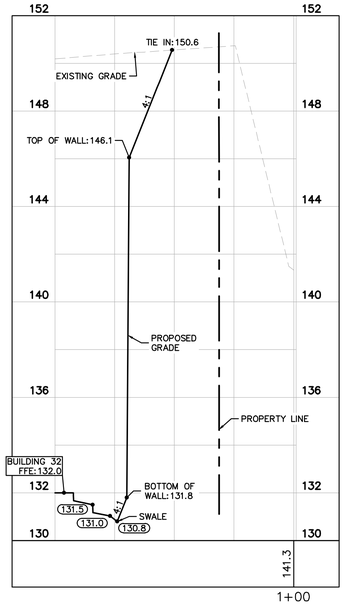

A TYPICAL SECTION B-B
Scale: 1:30



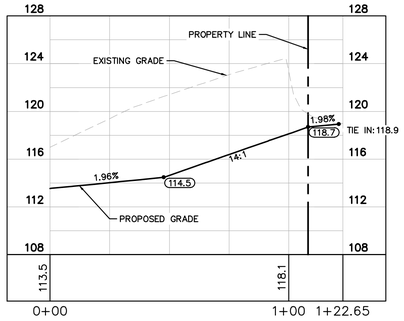

I TYPICAL SECTION I-I
Scale: 1:30



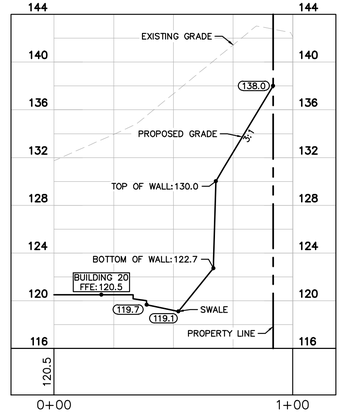

C TYPICAL SECTION C-C
Scale: 1:30



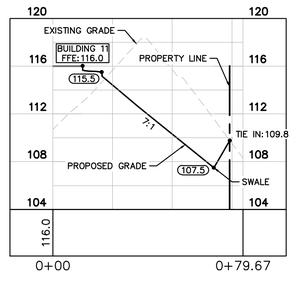

H TYPICAL SECTION H-H
Scale: 1:30



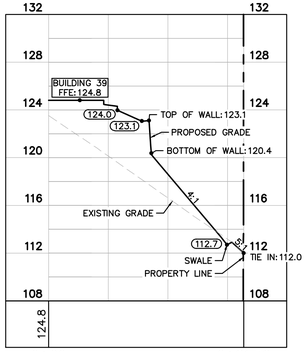

D TYPICAL SECTION D-D
Scale: 1:30



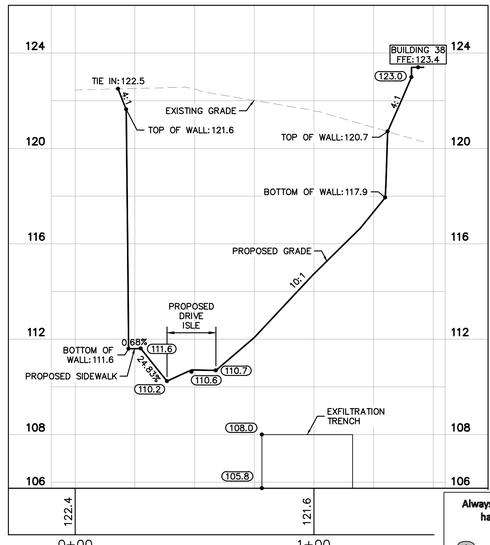

J TYPICAL SECTION J-J
Scale: 1:30



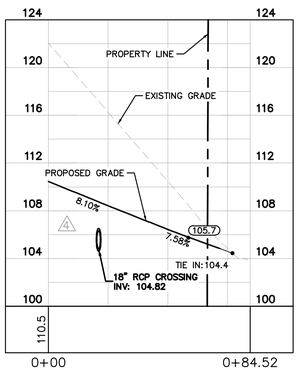

E TYPICAL SECTION E-E
Scale: 1:30



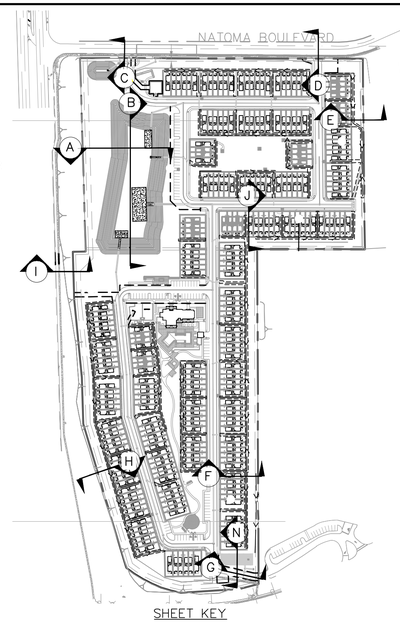

F TYPICAL SECTION F-F
Scale: 1:30




N TYPICAL SECTION N-N
Scale: 1:30




G TYPICAL SECTION G-G
Scale: 1:30




GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 3 6 12
VERTICAL

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER STICKLER BLOOM LICENSE No. 74802 STATE OF FLORIDA PROFESSIONAL ENGINEER

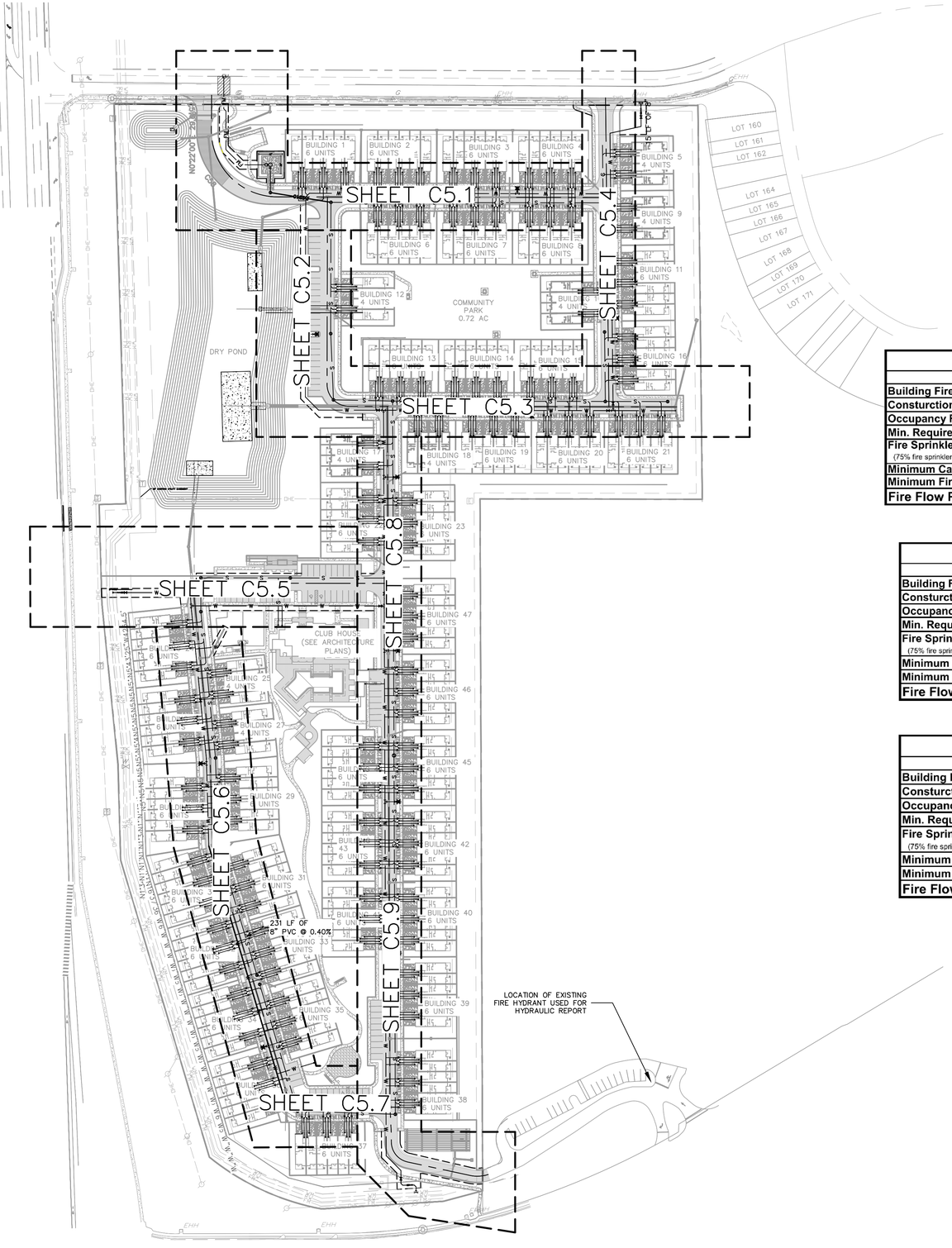
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# CROSS SECTIONS

# JUNIPER MULTIFAMILY TOWNHOMES

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

SHEET NUMBER
C4.7




GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

## LEGEND

- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT

| 6 UNIT BUILDING | |
|---|---|
| per ISO Fire Flow Worksheet | |
| **Building Fire Area (SF) =** | 11,540 |
| **Consturction Type =** | VI |
| **Occupancy Factor =** | C-2 |
| **Min. Required Fire Flow=** | 3,009 |
| **Fire Sprinkler - Yes or No=** (75% fire sprinkler credit, if applicable) | No |
| **Minimum Calculated Fire Flow=** | 3,009 GPM |
| **Minimum Fire Flow per ISO=** | 3,000 GPM |
| **Fire Flow Provided=** | **3,000 GPM** |

| 4 UNIT BUILDING | |
|---|---|
| per ISO Fire Flow Worksheet | |
| **Building Fire Area (SF) =** | 7,960 |
| **Consturction Type =** | VI |
| **Occupancy Factor =** | C-2 |
| **Min. Required Fire Flow=** | 2,508 |
| **Fire Sprinkler - Yes or No=** (75% fire sprinkler credit, if applicable) | No |
| **Minimum Calculated Fire Flow=** | 2,508 GPM |
| **Minimum Fire Flow per ISO=** | 2,500 GPM |
| **Fire Flow Provided=** | **2,500 GPM** |

| CLUB HOUSE | |
|---|---|
| per ISO Fire Flow Worksheet | |
| **Building Fire Area (SF) =** | 5,124 |
| **Consturction Type =** | VI |
| **Occupancy Factor =** | C-2 |
| **Min. Required Fire Flow=** | 1,853 |
| **Fire Sprinkler - Yes or No=** (75% fire sprinkler credit, if applicable) | No |
| **Minimum Calculated Fire Flow=** | 1,853 GPM |
| **Minimum Fire Flow per ISO=** | 2,000 GPM |
| **Fire Flow Provided=** | **2,000 GPM** |

## UTILITY NOTES

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION.
2. ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2021 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
3. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA CODES AND STANDARDS AS LISTED IN THIS CODE. NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT THE 4 1/2-INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANT(S) SHALL ALSO BE POSITIONED NOT MORE THAN FIVE (5) FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.
4. ALL MANHOLES WITH INTERNAL DROP PIPES SHALL BE MINIMUM 60" INTERIOR DIAMETER. (SEE COMD STANDARD DETAILS SS003-1)
5. ALL SEWER WORK SHALL BE IN COMPLIANCE WITH CHAPTER 7 OF THE CITY'S OF MOUNT DORA LAND DEVELOPMENT CODE AND CODE OF ORDINANCES.
6. SEWER MATERIAL SHALL COMPLY WITH COMD LDC CHAPTER 7.
7. ON THE INSTALLATION OF LATERAL CONNECTIONS, THE PIPE SHALL COMPLY WITH COMD LDC CHAPTER 7 AND COMD STANDARD DETAILS.
8. SEWER PIPE GASKETS SHALL COMPLY WITH COMD LDC CHAPTER 7.
9. MAINTAIN AT A MINIMUM 3' OF COVER OVER THE TOP OF ALL PROPOSED SEWER PIPE. (SEE COMD LDC SECTION 7.8.5)
10. AS-BUILT DRAWINGS SHALL COMPLY WITH CITY OF MOUNT DORA LDC AND PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
11. LIGHT POLE FIXTURES TO OVERHANG FRONT OF CURB MIN. 3'.
12. THE CONTRACTOR SHALL PROVIDE A DIGITAL RECORDING OF A VIDEO INSPECTION OF THE GRAVITY SANITARY SEWER SYSTEM. SYSTEM WILL BE FLUSHED PRIOR TO INSPECTION AND VIDEO RECORDING.
13. 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.
14. DIP USED IN SANITARY APPLICATION IS ONLY SPECIFICALLY APPROVED BY THE CITY ENGINEER.
15. WATER AND SEWER SERVICES SHALL BE MASTERED METERED.SUB METERS FOR WATER AND SEWER MAY BE PROVIDED BY THE HOA.
16. ALL UTILITY EASEMENTS TO BE AT LEAST 7.5' FROM SANITARY AND WATER MAINS.

## CONSTRUCTION FIELD NOTES

1. ALL WATER SERVICE LINES SHALL BE 1.5" PVC FOR EACH DWELLINGS.
2. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC FOR EACH DWELLINGS.
3. ALL DROP MANHOLES TO BE LINED.

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER THOMAS ALLEN STICKLER No. 34062 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/23/2026

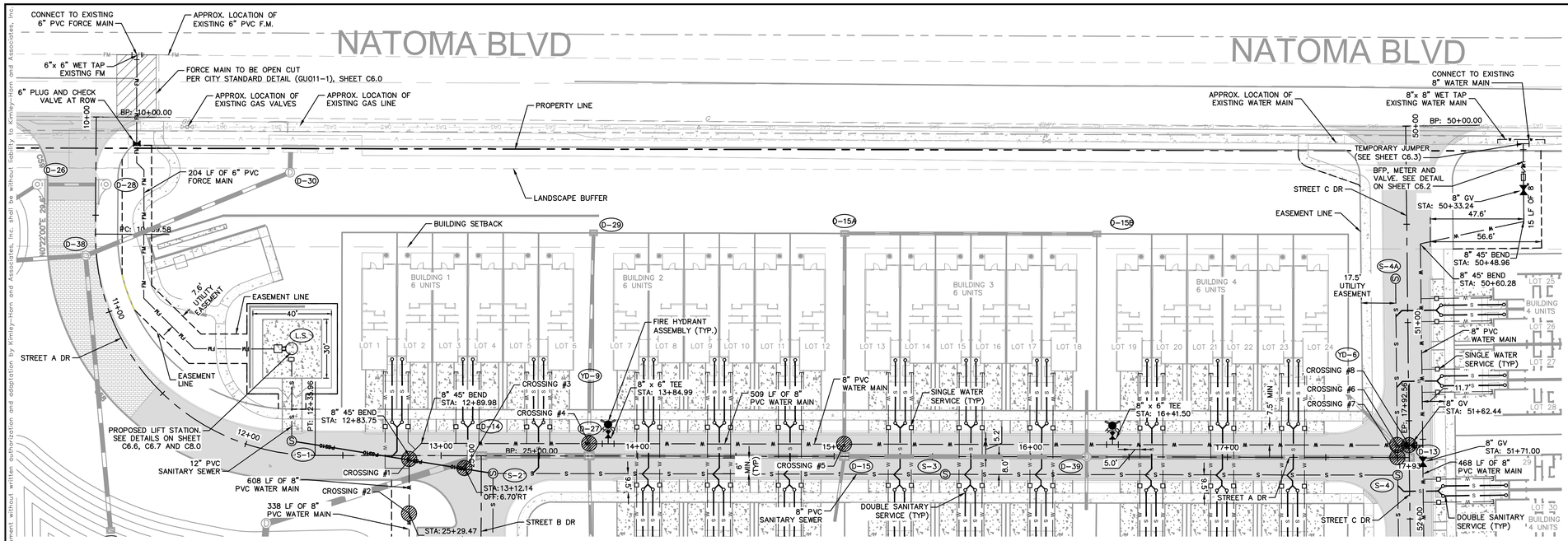
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/23/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# OVERALL UTILITY PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C5.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







SHEET KEY

NORTH

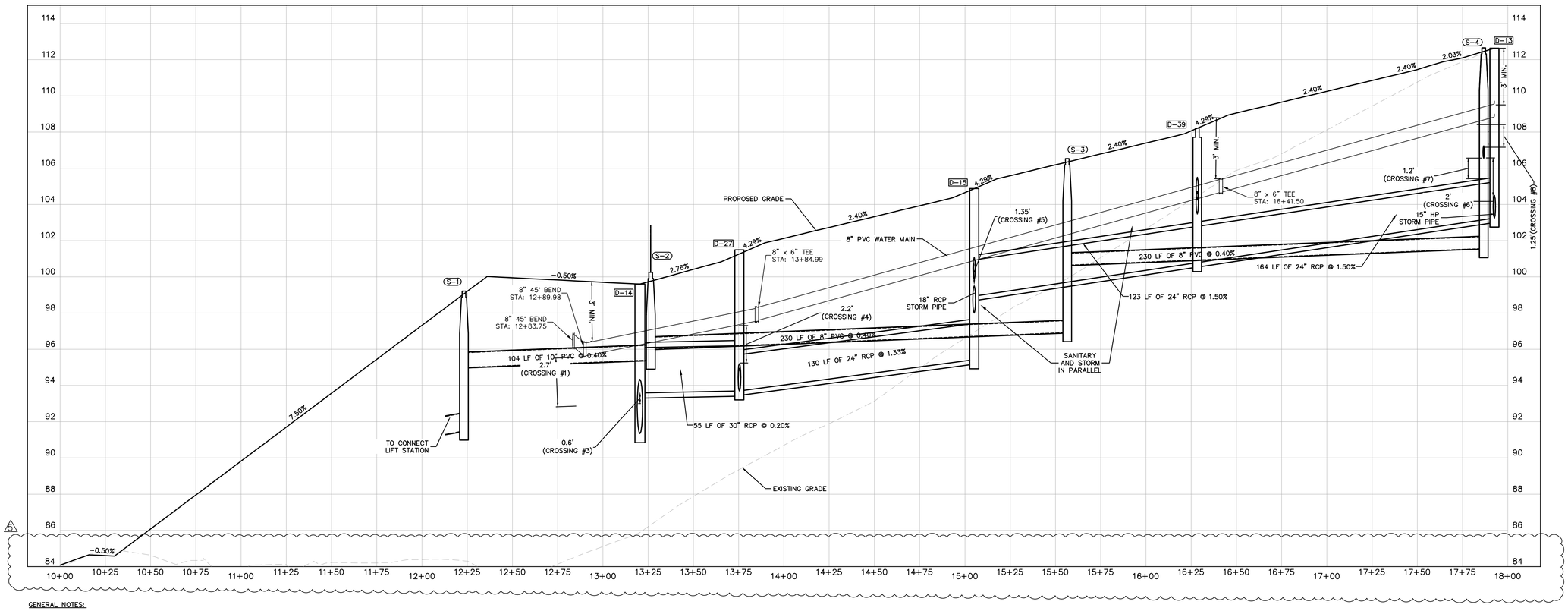
GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT

**SANITARY SEWER STRUCTURE TABLE**

| STRUCTURE NAME: | DETAILS: |
|---|---|
| L.S. | LIFT STATION<br>SEE SHEET C8.0 –<br>LIFT STATION DETAIL |
| S–1 | SANITARY DROP MANHOLE (LINED)<br>TOP: 99.21<br>E. INV IN: 94.99<br>N. INV OUT: 91.49 |
| S–2 | SANITARY DROP MANHOLE (LINED)<br>TOP: 100.25<br>S. INV IN: 95.50<br>E. INV IN: 96.00<br>W. INV OUT: 95.40 |
| S–3 | SANITARY DROP MANHOLE (LINED)<br>TOP: 106.53<br>E. INV IN: 100.64<br>W. INV OUT: 96.92 |
| S–4 | SANITARY DROP MANHOLE (LINED)<br>TOP: 112.65<br>S. INV IN: 106.56<br>N. INV IN: 106.56<br>W. INV OUT: 101.56 |
| S–4A | SANITARY MANHOLE<br>TOP: 114.48<br>S. INV OUT: 107.06 |




GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER — ALEXANDER STICKLER — STATE OF FLORIDA — No. 74826 — PROFESSIONAL ENGINEER

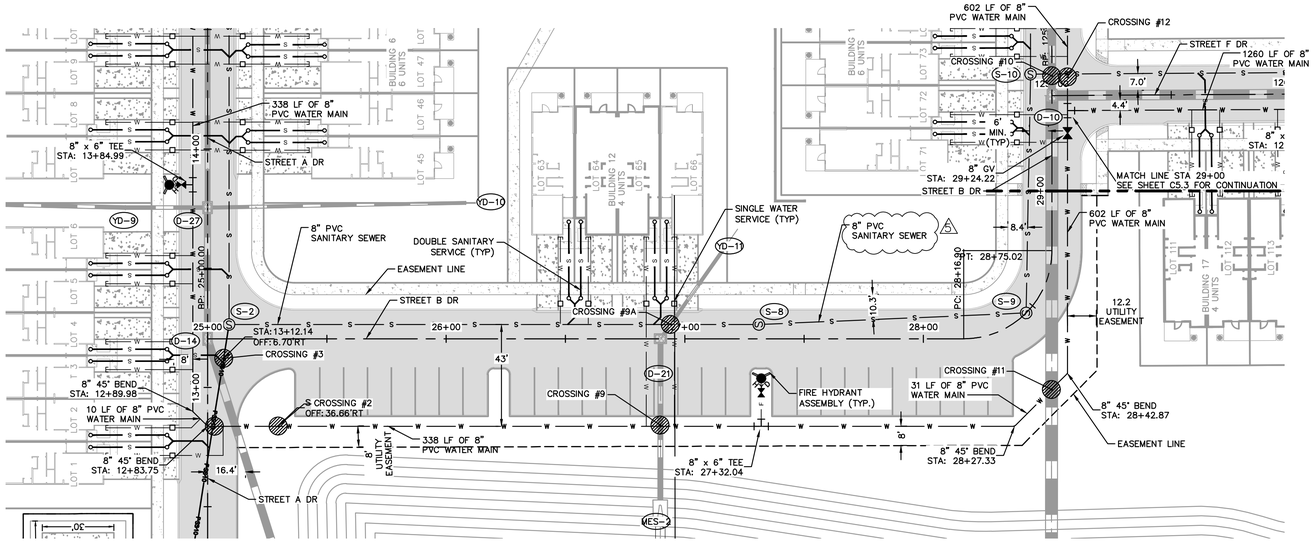
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

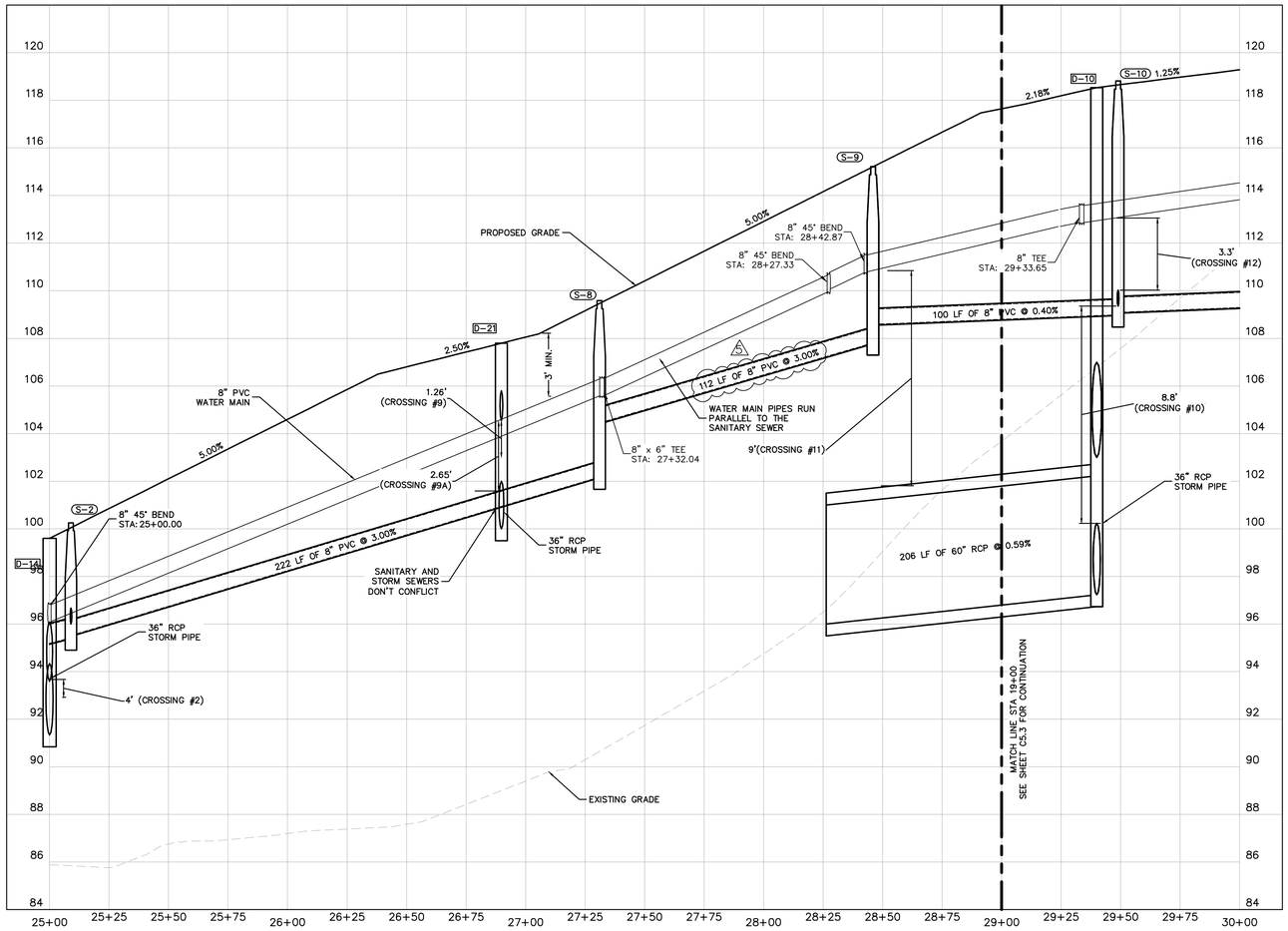
# DETAILED UTILITY PLAN

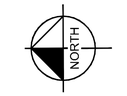
# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C5.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



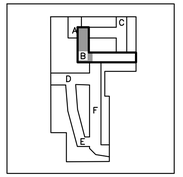




GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPOSED STORM PIPE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- S — PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT




SHEET KEY

| SANITARY SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| S-2 | SANITARY DROP MANHOLE (LINED)<br>TOP: 100.25<br>S. INV IN: 95.50<br>E. INV IN: 96.00<br>W. INV OUT: 95.40 |
| S-8 | SANITARY DROP MANHOLE (LINED)<br>TOP: 109.58<br>S. INV IN: 104.43<br>N. INV OUT: 102.16 |
| S-9 | SANITARY DROP MANHOLE (LINED)<br>TOP: 115.21<br>E. INV IN: 108.57<br>N. INV OUT: 107.79 |
| S-10 | SANITARY DROP MANHOLE (LINED)<br>TOP: 118.81<br>S. INV IN: 109.36<br>E. INV IN: 109.07<br>W. INV OUT: 108.97 |

GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER BRIAN S. STICKLER No. 74868 STATE OF FLORIDA PROFESSIONAL ENGINEER

| KHA PROJECT 149786017 | |
|---|---|
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

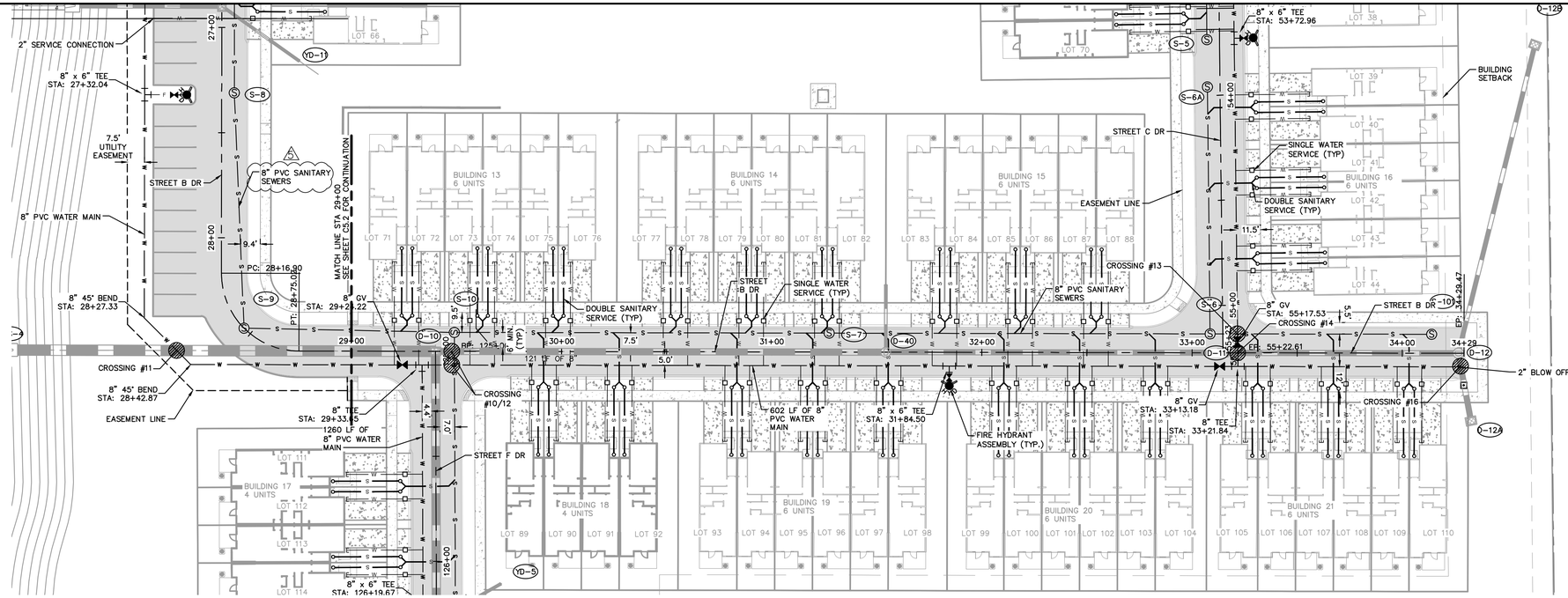
# DETAILED UTILITY PLAN

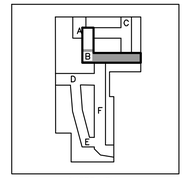
# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C5.2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




SHEET KEY

NORTH

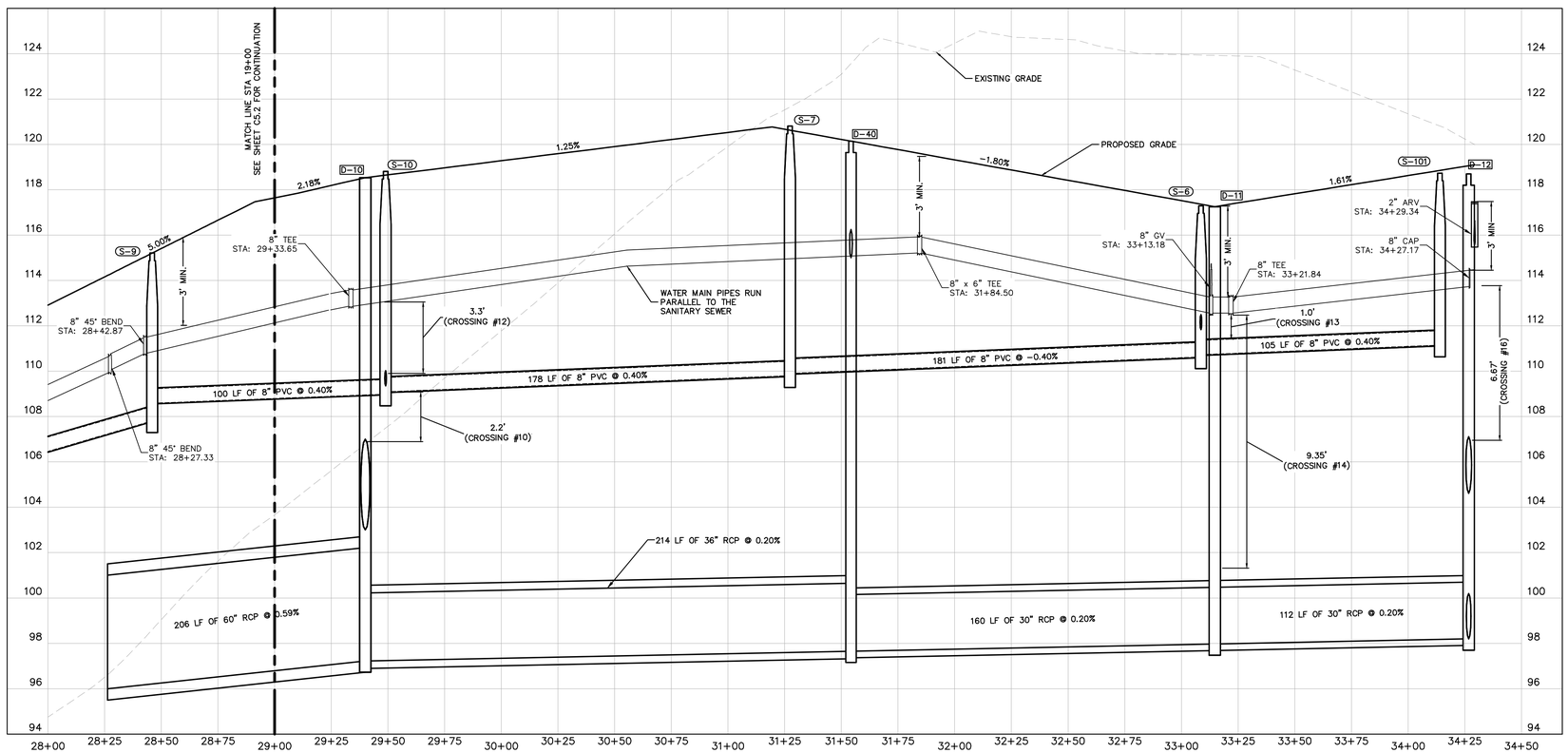
GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPOSED STORM PIPE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- S — PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT

**SANITARY SEWER STRUCTURE TABLE**

| STRUCTURE NAME: | DETAILS: |
|---|---|
| S-5 | SANITARY MANHOLE<br>TOP: 115.65<br>N. INV OUT: 107.35 |
| S-6 | SANITARY MANHOLE<br>TOP: 117.29<br>W. INV IN: 110.61<br>N. INV IN: 111.83<br>E. INV IN: 110.71 |
| S-6A | SANITARY MANHOLE<br>TOP: 115.92<br>S. INV OUT: 112.30 |
| S-7 | SANITARY MANHOLE<br>TOP: 120.81<br>E. INV OUT: 109.89<br>W. INV OUT: 109.79 |
| S-8 | SANITARY DROP MANHOLE (LINED)<br>TOP: 109.58<br>S. INV IN: 104.43<br>N. INV OUT: 102.16 |
| S-9 | SANITARY DROP MANHOLE (LINED)<br>TOP: 115.21<br>E. INV IN: 108.57<br>N. INV OUT: 107.79 |
| S-10 | SANITARY DROP MANHOLE (LINED)<br>TOP: 118.81<br>S. INV IN: 109.36<br>E. INV IN: 109.07<br>W. INV OUT: 108.97 |
| S-101 | SANITARY MANHOLE<br>TOP: 118.73<br>W. INV OUT: 111.13 |




GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

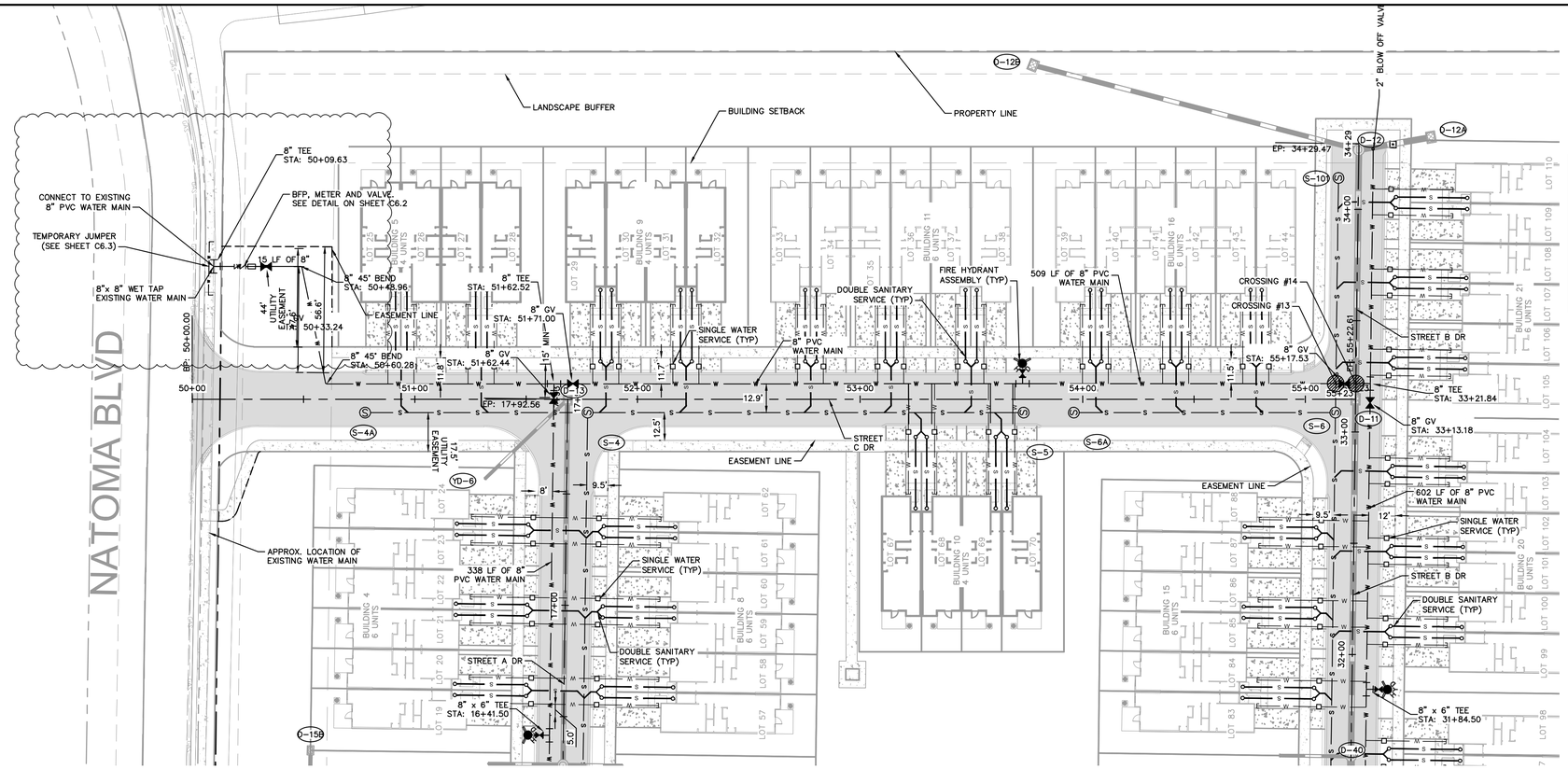
LICENSED PROFESSIONAL ENGINEER — THOMAS S. STICKLER — No. 74787 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 6/2/2026

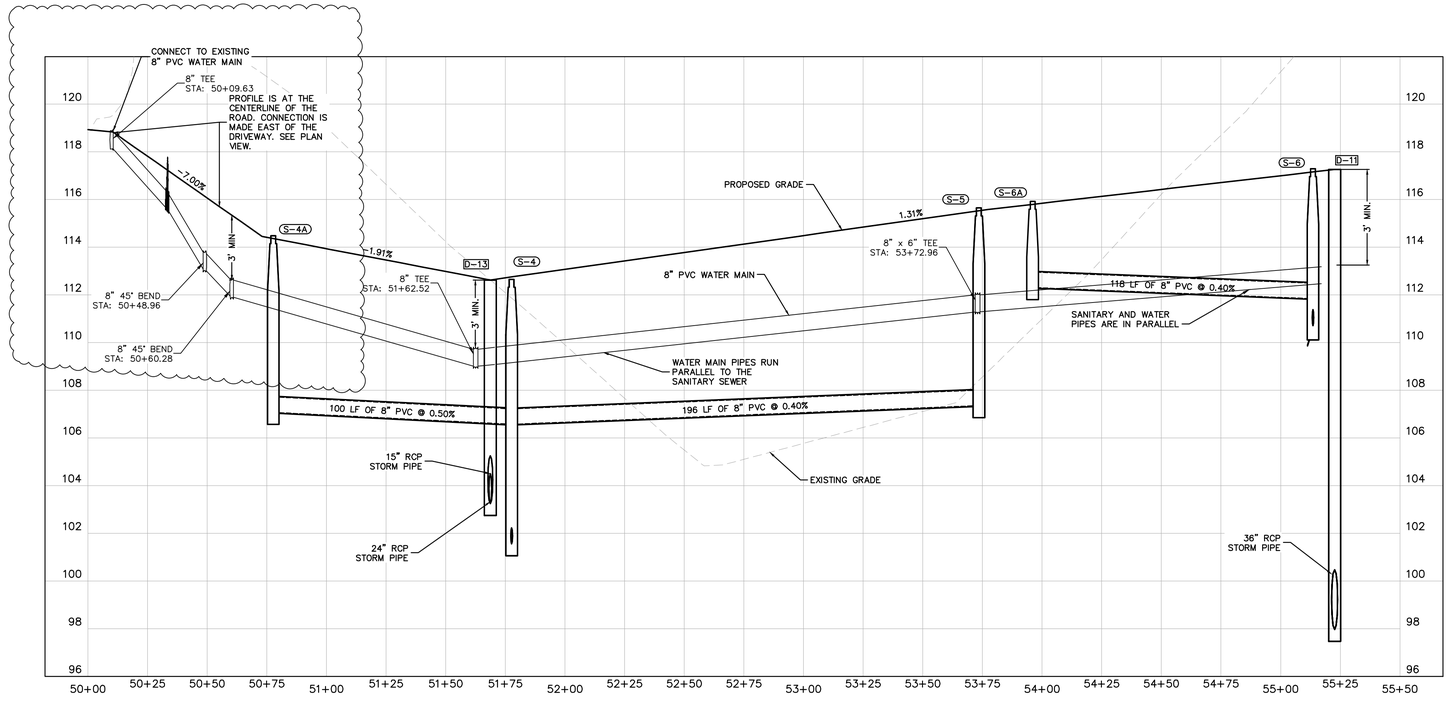
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# DETAILED UTILITY PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C5.3

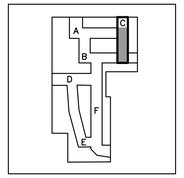






GRAPHIC SCALE IN FEET
0 15 30 60




SHEET KEY

LEGEND

- PROPOSED STORM PIPE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- S — PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT

| SANITARY SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| S-4 | SANITARY DROP MANHOLE (LINED)<br>TOP: 112.65<br>S. INV IN: 106.56<br>N. INV IN: 106.56<br>W. INV OUT: 101.56 |
| S-4A | SANITARY MANHOLE<br>TOP: 114.48<br>S. INV OUT: 107.06 |
| S-5 | SANITARY MANHOLE<br>TOP: 115.65<br>N. INV OUT: 107.35 |
| S-6 | SANITARY MANHOLE<br>TOP: 117.29<br>W. INV IN: 110.61<br>N. INV IN: 111.83<br>E. INV IN: 110.71 |
| S-6A | SANITARY MANHOLE<br>TOP: 115.92<br>S. INV OUT: 112.30 |

GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER BROOKS A. STICKLER FLORIDA LICENSE No. 74826 STATE OF FLORIDA

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | ST |
| DRAWN BY | ST |
| CHECKED BY | BAS |

# DETAILED UTILITY PLAN

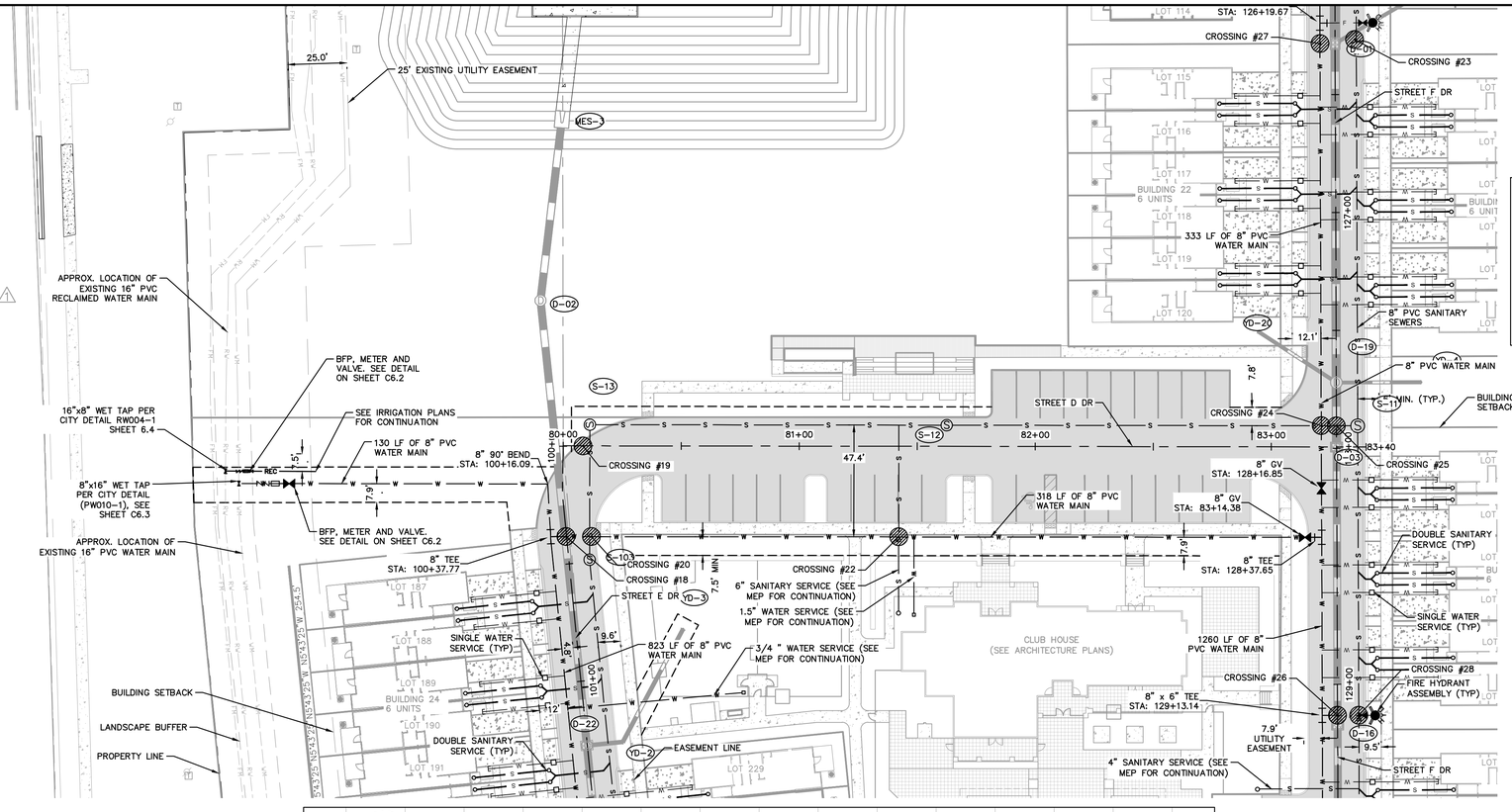
JUNIPER MULTIFAMILY TOWNHOMES

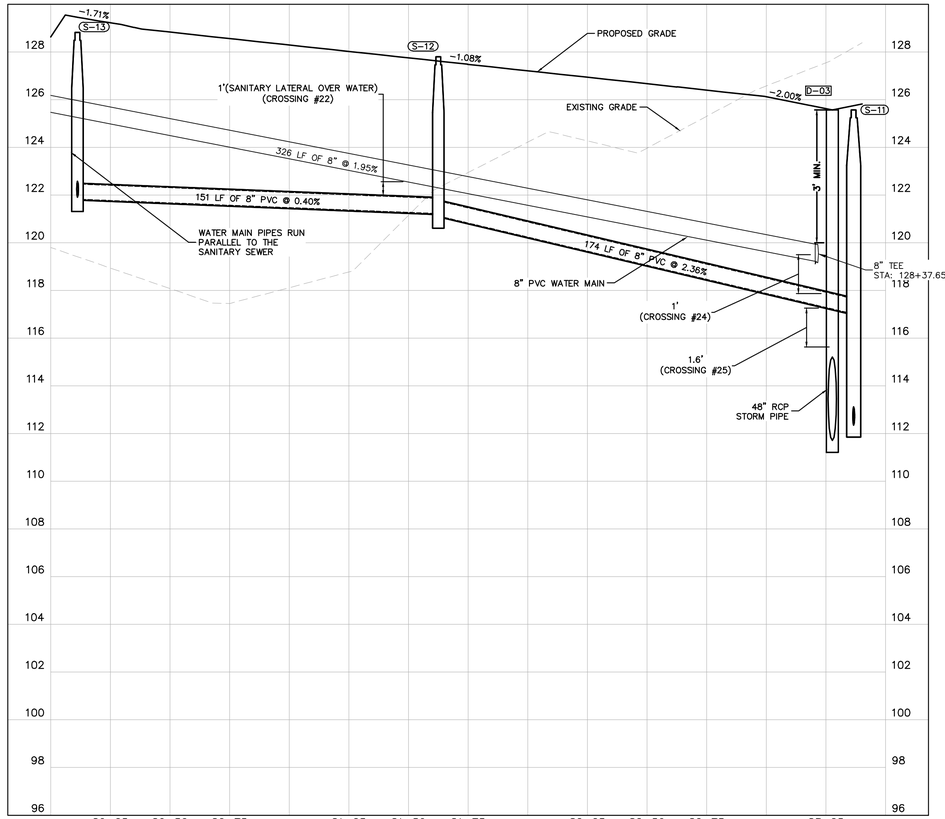
SHEET NUMBER
C5.4

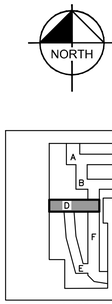
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

US 441 S




GRAPHIC SCALE IN FEET
0 15 30 60




SHEET KEY

LEGEND

- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT

| SANITARY SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| S-11 | SANITARY DROP MANHOLE (LINED)<br>TOP: 125.57<br>W. INV IN: 117.00<br>S. INV IN: 112.45<br>N. INV OUT: 112.35 |
| S-12 | SANITARY MANHOLE<br>TOP: 127.79<br>W. INV IN: 121.21<br>E. INV OUT: 121.11 |
| S-13 | SANITARY MANHOLE<br>TOP: 128.82<br>S. INV IN: 121.91<br>E. INV OUT: 121.81 |

GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER BROOKS A. STICKLER FLORIDA LICENSE No. 74787 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/2/2026

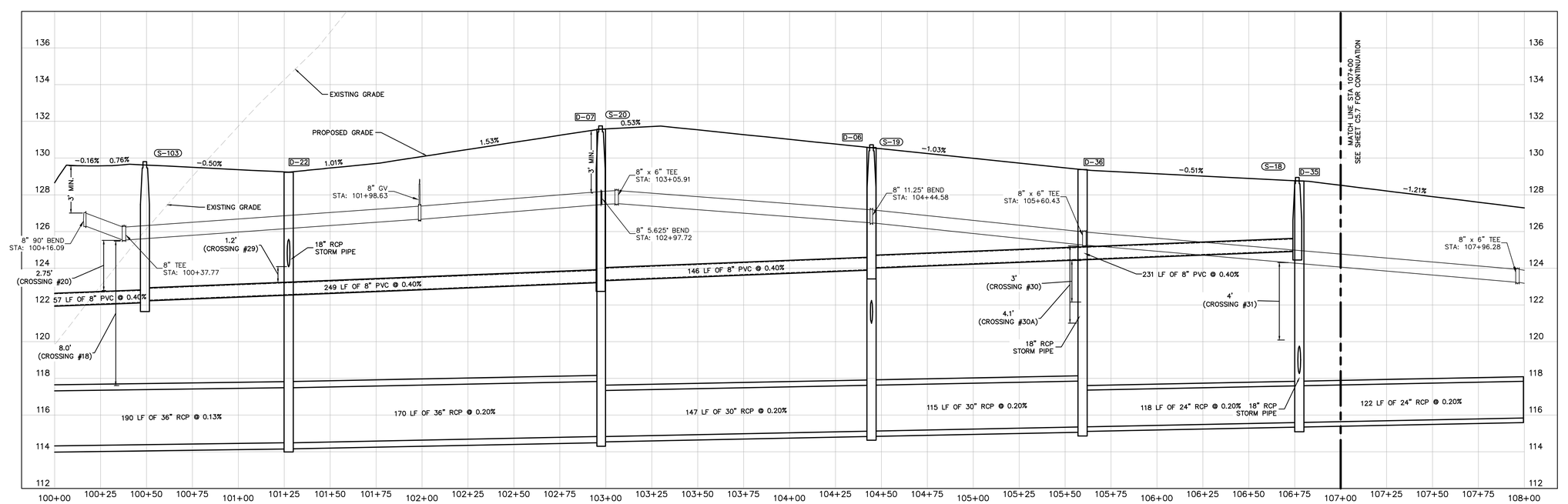
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# DETAILED UTILITY PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C5.5




| SANITARY SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| S-12 | SANITARY MANHOLE<br>TOP: 127.79<br>W. INV IN: 121.21<br>E. INV OUT: 121.11 |
| S-13 | SANITARY MANHOLE<br>TOP: 128.82<br>S. INV IN: 121.91<br>E. INV OUT: 121.81 |
| S-18 | SANITARY DROP MANHOLE (LINED)<br>TOP: 128.94<br>N. INV OUT: 124.94 |
| S-19 | SANITARY MANHOLE<br>TOP: 130.73<br>S. INV IN: 124.02<br>N. INV OUT: 123.92 |
| S-20 | SANITARY MANHOLE<br>TOP: 131.78<br>S. INV IN: 123.33<br>N. INV OUT: 123.23 |
| S-103 | SANITARY MANHOLE<br>TOP: 129.80<br>S. INV IN: 122.24<br>N. INV OUT: 122.14 |

GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER JAMES A. STICKLER FLORIDA LICENSE No. 74807 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT BROOKS A. KELLER No. 6667 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

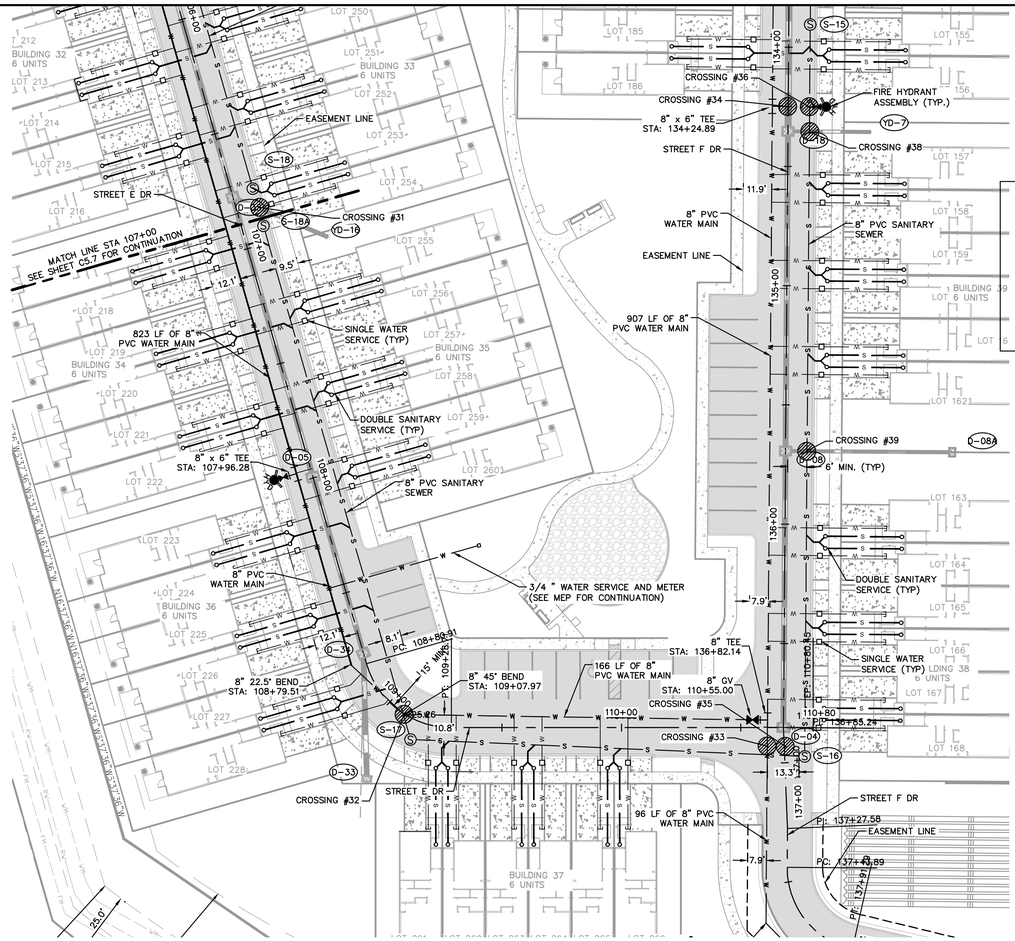
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

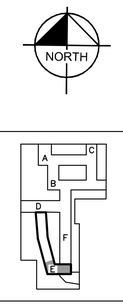
# DETAILED UTILITY PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C5.6

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




SHEET KEY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

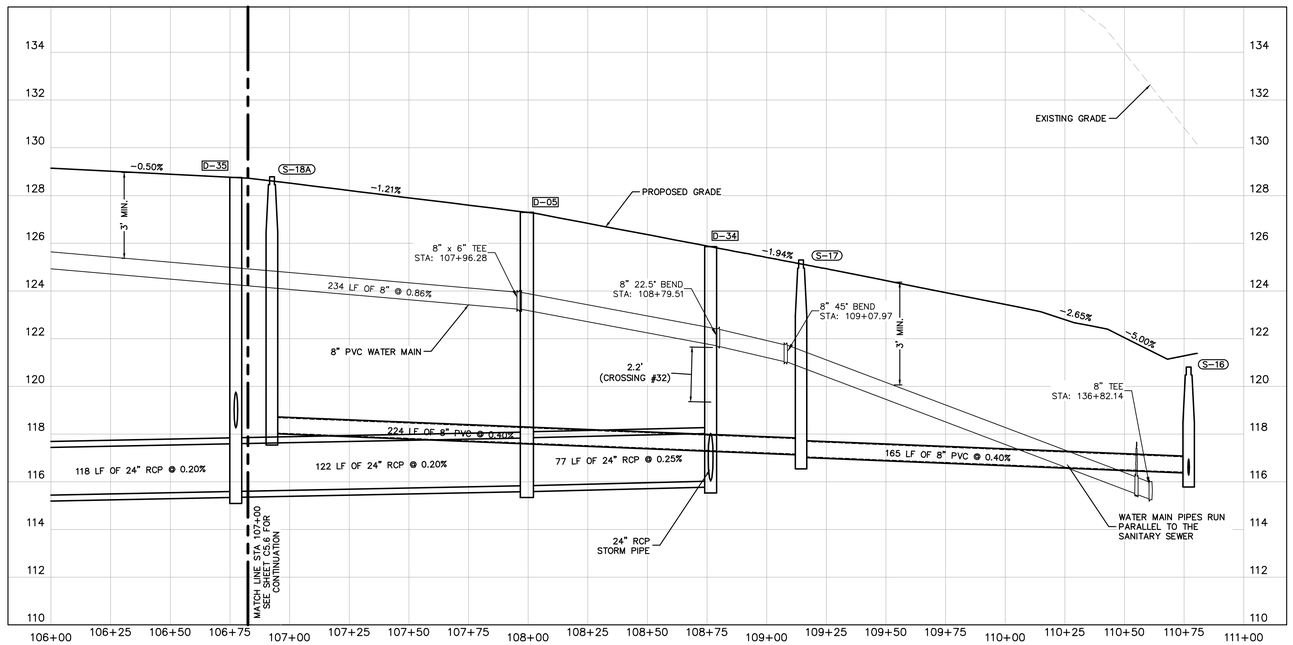
LEGEND

- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT

| SANITARY SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| S-15 | SANITARY MANHOLE<br>TOP: 124.00<br>S. INV IN: 115.05<br>N. INV OUT: 114.95 |
| S-16 | SANITARY MANHOLE<br>TOP: 120.81<br>W. INV IN: 116.38<br>N. INV OUT: 116.28 |
| S-17 | SANITARY MANHOLE<br>TOP: 125.29<br>N. INV IN: 117.14<br>E. INV OUT: 117.04 |
| S-18A | SANITARY MANHOLE<br>TOP: 128.79<br>S. INV OUT: 118.04 |

GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"




Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| | | | |
|---|---|---|---|
| 4 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 3 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 2 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 0 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |
| No. | REVISIONS | DATE | BY |

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER CHRISTOPHER A. SICKLER PE 73477 STATE OF FLORIDA PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT BROOKS A. SICKLER PLA 6667 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

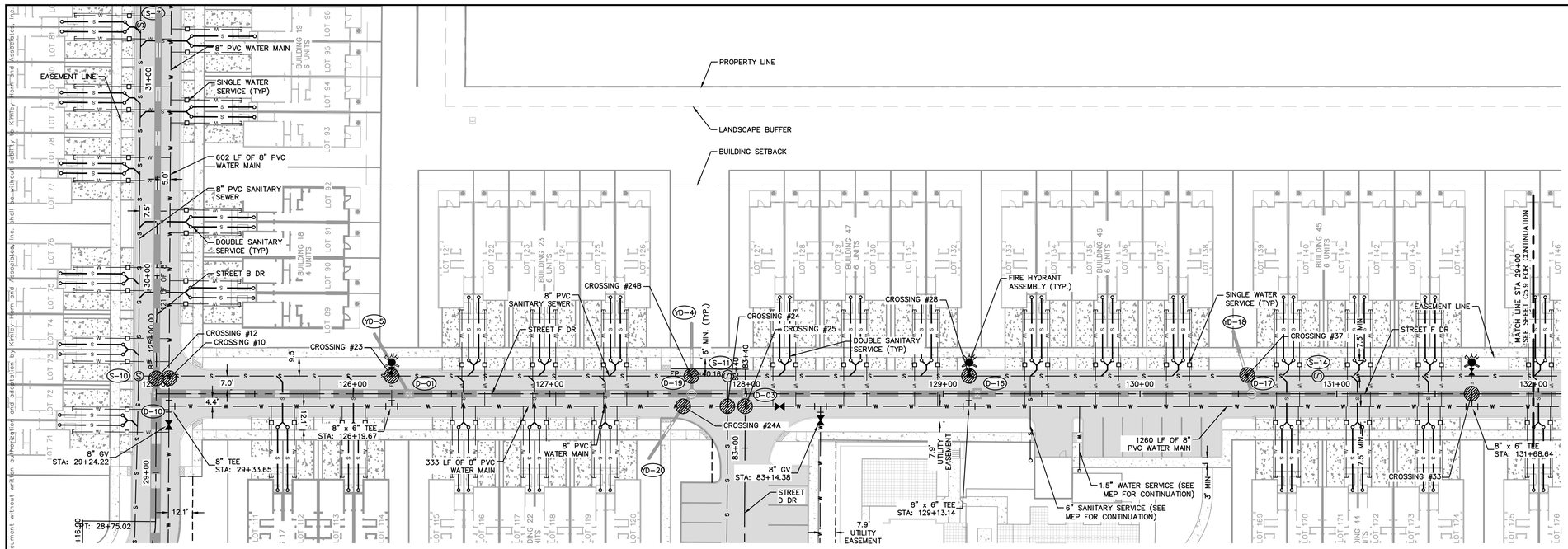
| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CEF |
| DRAWN BY | CAL |
| CHECKED BY | BAS |

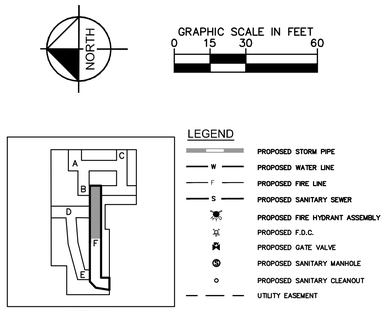
# DETAILED UTILITY PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

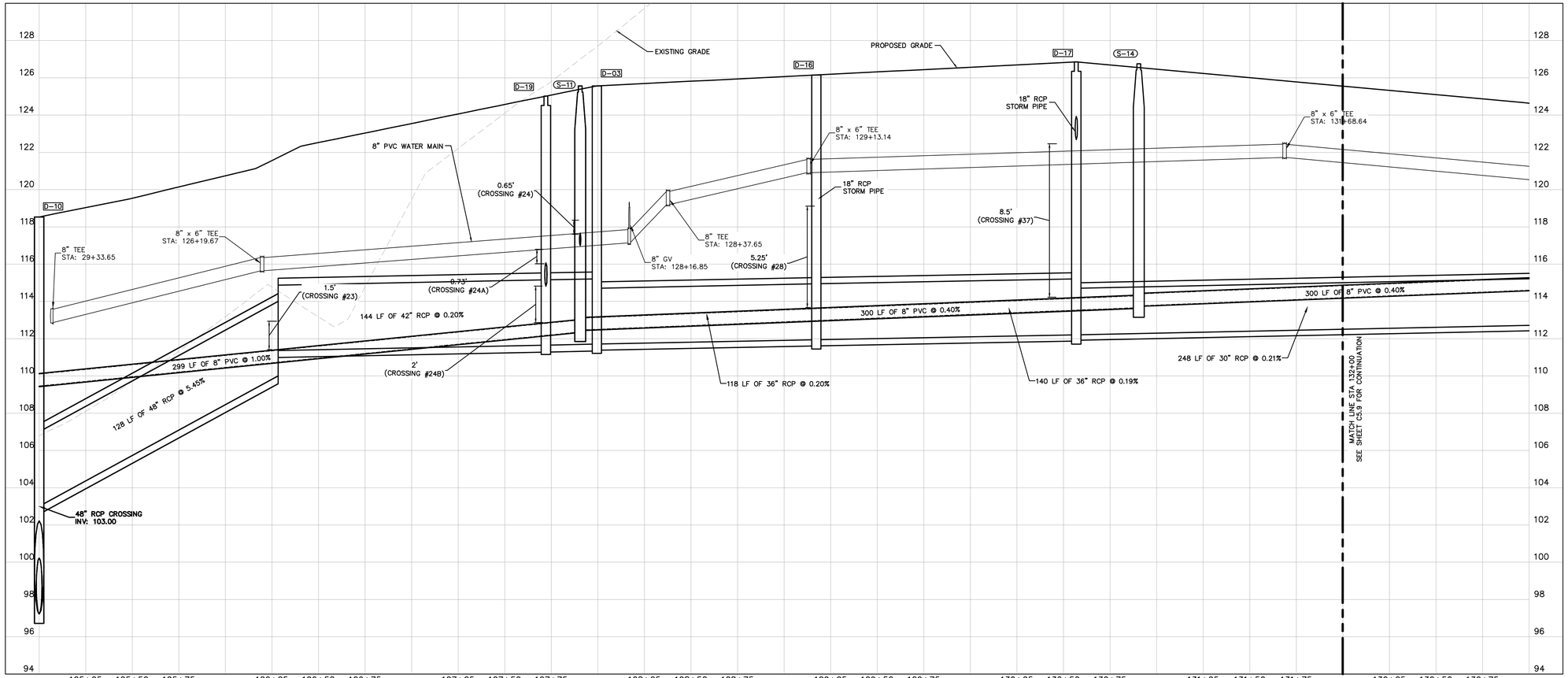
SHEET NUMBER
C5.7

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




| SANITARY SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| S-7 | SANITARY MANHOLE<br>TOP: 120.81<br>E. INV OUT: 109.89<br>W. INV OUT: 109.79 |
| S-10 | SANITARY DROP MANHOLE (LINED)<br>TOP: 118.81<br>S. INV IN: 109.36<br>E. INV IN: 109.07<br>W. INV OUT: 108.97 |
| S-11 | SANITARY DROP MANHOLE (LINED)<br>TOP: 125.57<br>W. INV IN: 117.00<br>S. INV IN: 112.45<br>N. INV OUT: 112.35 |
| S-14 | SANITARY MANHOLE<br>TOP: 126.75<br>S. INV IN: 113.75<br>N. INV OUT: 113.65 |




GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER CHRISTOPHER A. FLEIGEWOOD FLEIGER No. 73457 STATE OF FLORIDA PROFESSIONAL ENGINEER

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CEF |
| DRAWN BY | CAL |
| CHECKED BY | BAS |

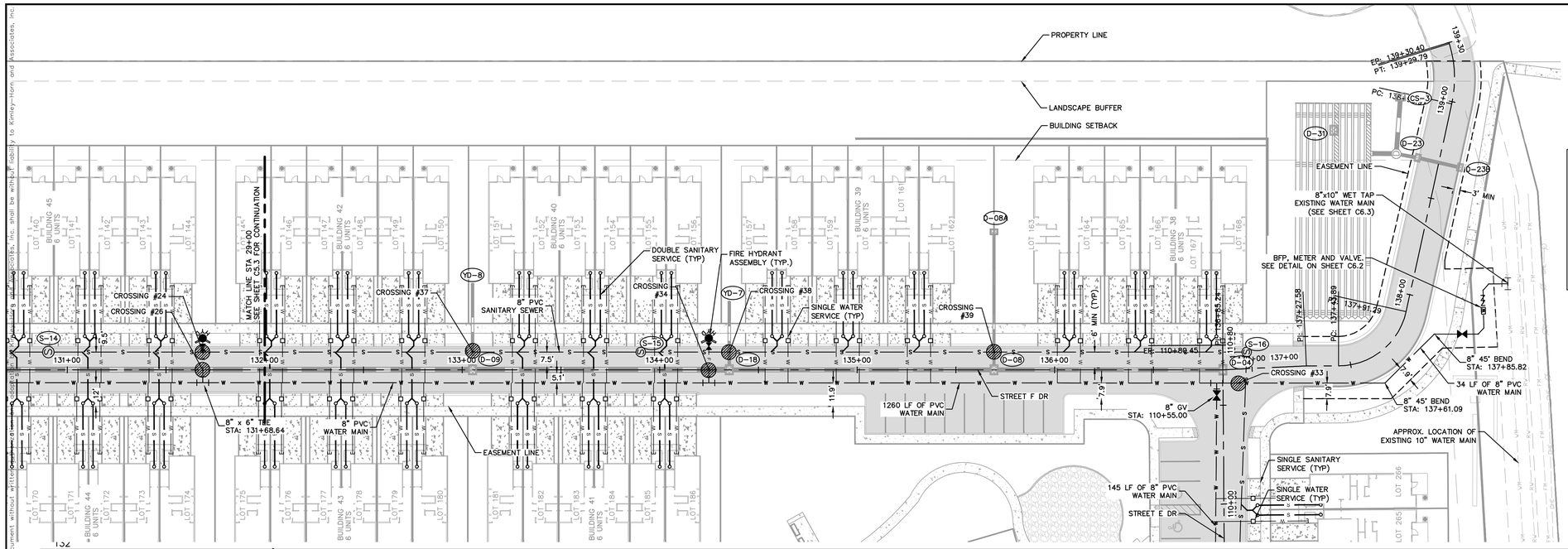
# DETAILED UTILITY PLAN

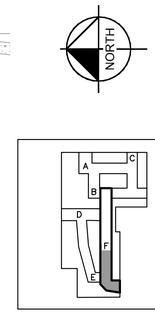
# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C5.8

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




SHEET KEY

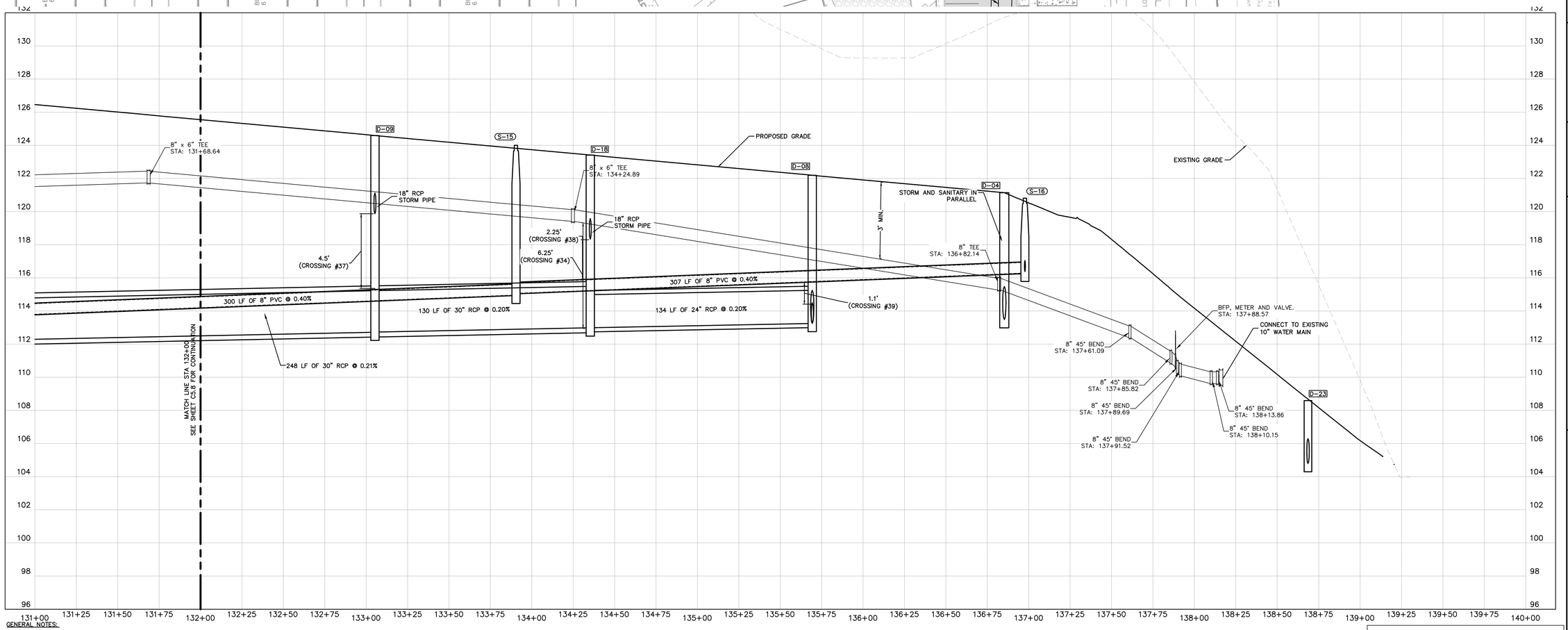
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPOSED STORM PIPE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- S — PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- UTILITY EASEMENT

| SANITARY SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| S-15 | SANITARY MANHOLE<br>TOP: 124.00<br>S. INV IN: 115.05<br>N. INV OUT: 114.95 |
| S-16 | SANITARY MANHOLE<br>TOP: 120.81<br>W. INV IN: 116.38<br>N. INV OUT: 116.28 |




GENERAL NOTES:

1. ALL CROSSING BETWEEN POTABLE WATER MAIN AND STORM SEWER OR POTABLE WATER MAIN AND GRAVITY SANITARY SEWER SHALL BE A MINIMUM OF 12"
2. ALL CROSSING BETWEEN POTABLE WATER MAIN AND WASTE WATER FORCE MAIN OR POTABLE WATER MAIN AND RECLAIMED WATER MAIN SHALL BE A MINIMUM OF 12"

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
WILLIAM ALLEN STICKLER
No. 74017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

| | |
|---|---|
| KHA PROJECT | 149786017 |
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | CEF |
| DRAWN BY | CAL |
| CHECKED BY | BAS |

# DETAILED UTILITY PLAN

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C5.9

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## GENERAL UTILITIES CONSTRUCTION NOTES

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

**STANDARD CONSTRUCTION DETAIL — GENERAL NOTES** | GU001-1A | ISSUED: 2017 | REVISED: –

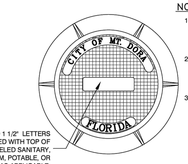
## GENERAL UTILITIES CONSTRUCTION NOTES

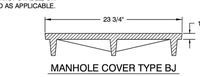
12. COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FDEP "LETTER OF RELEASE REQUEST" SIGNED BY THE ENGINEER OF RECORD MUST BE SUBMITTED TO THE CITY ENGINEER FOR PROCESSING. NO POTABLE WATER LINE SHALL BE PLACED INTO SERVICE WITHOUT RECEIPT OF FDEP AUTHORIZATION.
13. FDEP CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.
14. EARTHWORK, PAVEMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY LDC, SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
15. COPIES OF ALL MATERIALS AND COMPACTION TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.
16. THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR /SITE DEVELOPER. THE CONTRACTOR MUST CONTACT PUBLIC SERVICES -ENGINEERING AT (352) 735-7151, TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.
17. LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT (352) 735-7151 OR (352) 551-9263 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032 TO COORDINATE THE START UP INSPECTION.
18. ALL MANUALS FOR LIFT STATION CONTROL PANELS, GENERATORS, AND PUMPS WILL BE REQUIRED PRIOR TO START UP. THESE MANUALS WILL BE SUBJECT TO CITY REVIEW / APPROVAL TO INCLUDE O&M MANUALS. NO LIFT STATION WILL BE ACCEPTED UNTIL SATISFACTORY DOCUMENTATION HAS BEEN PROVIDED. ANY LIFT STATION PUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A REBUILD KIT CONSISTING OF BEARINGS SEALS, O-RINGS AND WEAR RINGS. ALSO, A TOOL KIT WITH BOX IS REQUIRED.
19. DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(4)(A) - BONDS, 5.3.5(1) - BONDS, AND 7.2.4 - BONDS AND WARRANTIES. THE CITY'S LAND DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MUNICODE.COM FOR YOUR REFERENCE.
20. AS-BUILT DRAWINGS - PER LDC 7.13.6: OWNER / DEVELOPER SHALL PROVIDE FOUR HARD COPIES AND ONE ELECTRONIC OF THE APPROVED FINAL ENGINEERING PLANS CONFORMED TO SHOW ALL AS-BUILT CONDITIONS. AS-BUILTS MUST SHOW ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. CERTIFICATION OF THE PROJECT ENGINEER ATTESTING TO THE ACCURACY OF THE DRAWINGS IF REQUIRED, CITY ACCEPTANCE OF IMPROVEMENTS AND / OR ISSUANCE OF OCCUPANCY WILL BE WITHHELD UNTIL SATISFACTORY AS-BUILTS ARE PROVIDED.

**STANDARD CONSTRUCTION DETAIL — GENERAL NOTES** | GU001-1B | ISSUED: 2017 | REVISED: –

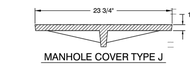
## NOTES:

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 NOT BE IDENTIFIED AS TO USE.




MANHOLE COVER TYPE BJ




MANHOLE COVER TYPE J



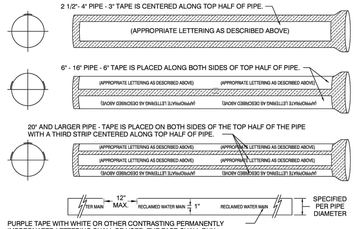

USF 170 MANHOLE RING

**MANHOLE FRAME & COVER** | GU002-1 | 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 YELLOW 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 LETTERING.
   B. LETTERING: SEWER FORCE MAIN OR SIMILAR WORDING.

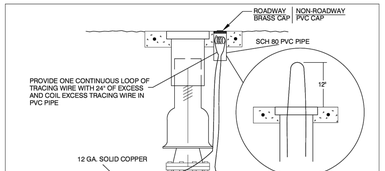



PURPLE TAPE WITH WHITE OR OTHER CONTRASTING PERMANENTLY IMPREGNATED LETTERING SHALL BE USED. THE TAPE SHALL RUN FROM JOINT TO JOINT ALONG THE LENGTH OF THE PIPE.

METAL RECLAIMED WATER MAIN WITH IDENTIFICATION TAPE

NTS

**PIPE IDENTIFICATION — DUCTILE IRON** | GU003-1 | ISSUED: 2017 | REVISED: –




## TRACING WIRE GENERAL NOTES:

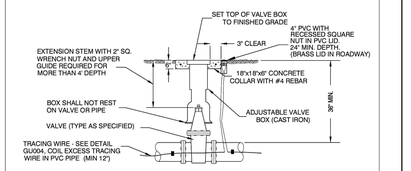
1. ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 12 INTERVALS. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT VALVE BOXES, METER BOXES, MANHOLES, CLEANOUTS, ETC., AS FOLLOWS:
2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A PVC PIPE FOR EASY ACCESSIBILITY.
3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.
4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
5. WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.
6. SEE DETAIL GU002-1 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

**TRACING WIRE CONNECTION** | GU004-1 | ISSUED: 2017 | REVISED: –




TYPICAL VALVE BOX COVER DETAILS

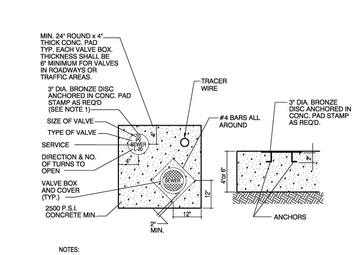
NOTE: COVERS AND RINGS TO TRAFFIC RATED PER FDOT STANDARDS AND SPECIFICATIONS.




TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.

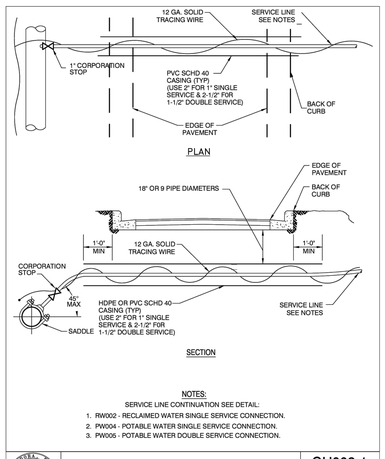
**VALVE, VALVE BOX, AND COVER** | GU005-1 | ISSUED: 2017 | REVISED: –




NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

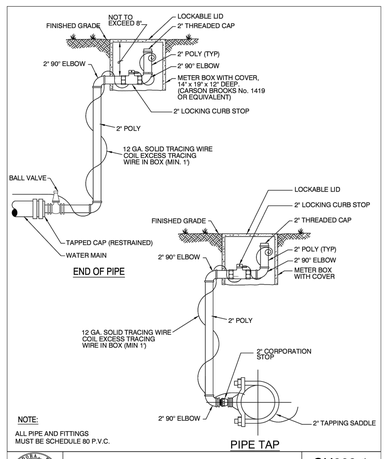
10' (W) SEWER LSV | 10' (W) WATER LSV | 10' (W) REUSE LSV

**VALVE COLLAR** | GU005-2 | ISSUED: 2017 | REVISED: –



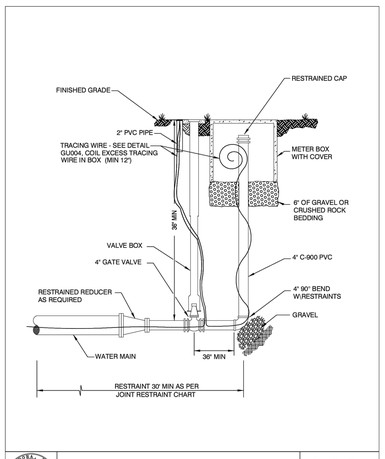

NOTES:
SERVICE LINE CONTINUATION SEE DETAIL:
1. RW002 - RECLAIMED WATER SINGLE SERVICE CONNECTION.
2. PW004 - POTABLE WATER SINGLE SERVICE CONNECTION.
3. PW005 - POTABLE WATER DOUBLE SERVICE CONNECTION.

**BORE AND JACK FOR WATER SERVICE CONNECTION** | GU008-1 | ISSUED: 2017 | REVISED: –

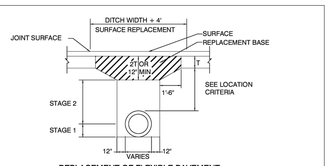



NOTE:
ALL PIPE AND FITTINGS MUST BE SCHEDULE 80 P.V.C.

**LINE FLUSHING ASSEMBLIES** | GU009-1 | ISSUED: 2017 | REVISED: –




**4" FLUSHING VALVE ASSEMBLY** | GU010-1 | ISSUED: 2017 | REVISED: –




REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

DENSITY PROCEDURES:

THE BACK FILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. TEST REPORTS SHALL BE FURNISHED TO THE CITY.

STAGE #1

THE PERMITTEE SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE #2

THE PERMITTEE SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

GENERAL NOTES:

BASE AND BACK FILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.

REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (MINIMUM 12")

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.

ASPHALT CONCRETE PAYMENT THICKNESS SHALL EQUAL EXISTING THICKNESS BUT NOT LESS THAN TWO (2) INCHES.

SURFACE TREATED PAVEMENT JOINT SHALL BE LAPPED AND FEATHERED AND EXTENDED AT LEAST 2' PAST EACH SURFACE JOINT.

SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.

LIMESTONE, SAND-CLAY, SHELL, ETC. BASES:

6" LAYERS COMPACTED THICKNESS DENSITY REQUIREMENTS:

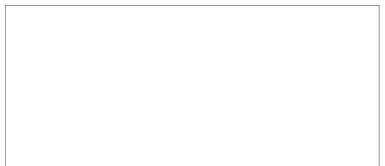
98% UNDER ROADWAY

98% OUTSIDE THE TRAVELED ROADWAY, SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.

95% SHOULDER PAVEMENT

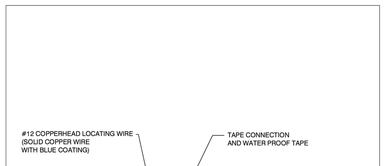
METHOD AASHTO T-180

**OPEN CUT DETAIL** | GU011-1 | ISSUED: 2017 | REVISED: –




NOT TO SCALE

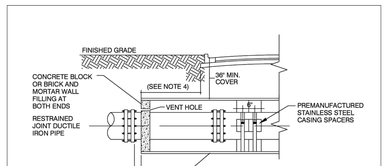
**OPEN CUT AND REPAIR DETAIL** | GU0011-2 | ISSUED: 2017 | REVISED: –




NOTES:
1. AFTER INSTALLATION OF THE LOCATING WIRE THE SYSTEM SHALL BE SUBJECTED TO TESTING, IN THE PRESENCE OF CITY UTILITIES STAFF PRIOR TO BACKFILL, IN ORDER TO THAT THE SYSTEM IS FUNCTIONAL.

NOT TO SCALE

**LOCATING WIRE SPLICING** | GU0012-1 | ISSUED: 2017 | REVISED: –




1. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE UTILITY ACCOMMODATION GUIDE SHALL BE MET.
2. STAINLESS STEEL CASING SPACERS SHALL BE REQUIRED ON ALL BORE AND JACK INSTALLATIONS.
3. LARGER SKIDS SHALL BE REQUIRED FOR PIPE GREATER THAN 24" DIAMETER.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 8' BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

NOT TO SCALE

**BORING AND JACKING DETAIL** | GU0013-1 | ISSUED: 2017 | REVISED: –

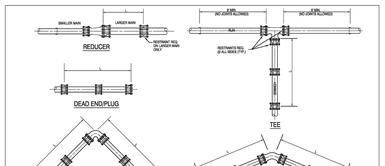



TABLE OF THRUST RESTRAINT LENGTHS

| PIPE DIAMETER | 90° BEND | | 45° BEND | | 22.5° BEND | | 11.25° BEND | | TEES | | DEAD END & REDUCER | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PVC CL 150 | DI/CPP | PVC CL 150 | DI/CPP | PVC CL 150 | DI/CPP | PVC CL 150 | DI/CPP | PVC CL 150 | DI/CPP | PVC MJ/DR18 | DI/CPP |
| 4" | 20' | 16' | 9' | 7' | 4' | 3' | 2' | 2' | 18' | 14' | 9'x4" | 7'x4" |
| 6" | 29' | 22' | 13' | 9' | 6' | 4' | 3' | 2' | 25' | 20' | 9'x6" | 7'x6" |
| 8" | 38' | 29' | 16' | 12' | 7' | 5' | 3' | 2' | 33' | 26' | 9'x8" | 7'x8" |
| 10" | 47' | 34' | 19' | 14' | 9' | 7' | 4' | 3' | 39' | 32' | 12'x10" | 9'x10" |
| 12" | 57' | 41' | 21' | 16' | 10' | 8' | 5' | 3' | 47' | 37' | 12'x12" | 9'x12" |
| 16" | 82' | 61' | 30' | 23' | 13' | 9' | 6' | 4' | 68' | 54' | 15'x16" | 12'x16" |
| 18" | 92' | 68' | 34' | 25' | 14' | 11' | 7' | 5' | 77' | 60' | 15'x18" | 12'x18" |
| 20" | 102' | 81' | 37' | 30' | 15' | 12' | 7' | 6' | 85' | 72' | 18'x20" | 15'x20" |
| 24" | 122' | 97' | 45' | 36' | 17' | 14' | 8' | 7' | 102' | 86' | 18'x24" | 15'x24" |

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 2.0' 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 WELL & 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: –

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |

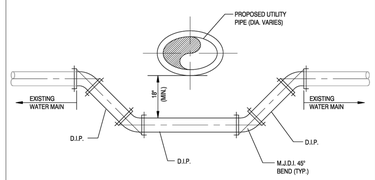
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# CITY UTILITY DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C6.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

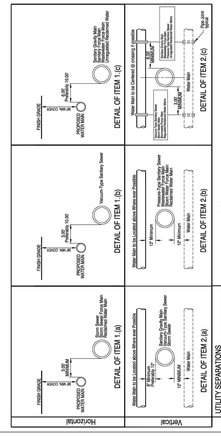



NOTES:
1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.
3. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

NOT TO SCALE

## WATER LINE CROSSING — GU0015-1

ISSUED: 2017
REVISED: –




## PIPE CLEARANCE — GU0016-1

ISSUED: 2017
REVISED: –

General Water Notes

1. Water system components shall be installed in strict accordance with all local codes and regulations, cleaned, disinfected and bacteriologically cleared for service in accordance with the latest AWWA standards and CHAPTER 62-555 Florida Administrative code.
2. All piping shall bear the "NSF" seal for potable water.
3. Water mains shall be pvc conforming to AWWA C-900, DR 18 for pipe sizes 4"-12". Pipes 14" or longer shall be AWWA C-905, DR 18. All couplings, cleaning compounds, solvents, lubricants, and pipe preparation for laying, shall be in accordance with the pipe manufacturers latest recommendations.
4. Depth of water lines to be 36" minimum cover from finish grade.
5. Water mains to be located 6.00' from back of curb or edge of pavement unless otherwise noted.
6. All sleeves under pavement shall extend 5' beyond the back of curb.
7. Disinfecting: following the pressure testing, the contractor shall disinfect all sections of the water distribution system. Disinfection shall be in accordance with the applicable provisions of AWWA standard C651 "Disinfecting water mains", and all appropriate agency approval.
8. All hydrostatic test shall be in accordance with AWWA C600 for ductile iron pipe and C605/M23 for pvc pipe.
9. All water mains shall be installed, pressure and leak tested in accordance with AWWA C600, (62-555.320(21)(b) 1 and 62-555.330, F.A.C. All installation, testing and field procedures must be provided and must conform to the applicable AWWA standards.
10. All piping materials and specifications covering pipes, joints and packing materials, internal coating and linings fittings, specials and appurtenances shall all be in accordance with the corresponding AWWA standards and be conforming to NSF requirements, as may be applicable, with exceptions allowed only if documentation and assurances are provided in compliance with paragraphs 62-555.320(3) (d) 62-555.320 (3) (b), and 62-555.320 (21) (c), F.A.C. The lead use prohibition in rule 62-555.322, F.A.C. shall also apply. Polyethylene tubing shall be per AWWA C901. Underground service lines, and valves shall be per AWWA C800.

COLOR Coding

All water main pipe, including fittings shall be color coded or marked blue as a predominate color to differentiate drinking water from reclaimed water or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue striped applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90ºintervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555.320(10), F.A.C., and all other aboveground pipe shall be painted blue or shall be color coated or marked like underground pipe.

Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water; Fire Hydrant leads; and service lines that are under the control of a public Water System and that have an inside diameter of three (3") inches or greater.

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

(a) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer water Force Main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

## 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 Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.

(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:

(a)New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six Inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.

(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

(a)No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole.

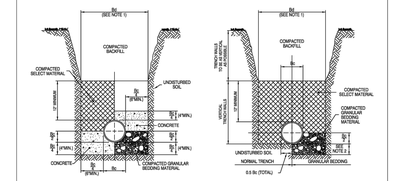
(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer,Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(5) Exceptions/Mitigation:

Adhere to the above Constraints and Separations in items 1 through 4 shall be Compiled 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.

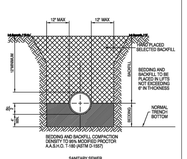
## PIPE CLEARANCE NOTES — GU0016-2B

ISSUED: 2017
REVISED: –




NOTES: FOR BEDDING AND TRENCHING

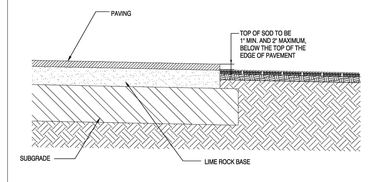
1. Dimension Bc = Pipe O.D.
   Minimum Bd = Bc + 24 inches or Top of Pipe
   Maximum Bd = Bc + 24 inch
   Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable bearing soil. Backfill, using approved non-cushioning material, depth shall be 6" below bottom of pipe.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the max. density (AASHTO T-180) for the top 12" of subgrade. All backfill and select material under all other areas shall be compacted as follows: From bottom of trench to 12" above top of pipe - 90% of modified proctor maximum dry density (AASHTO T-180) From 12" above top of pipe to top of backfill - 90% of modified proctor maximum dry density (AASHTO T-180)




NOT TO SCALE

## BEDDING DETAILS — GU0017-1

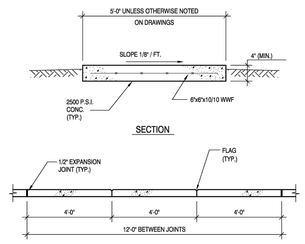
ISSUED: 2017
REVISED: –




NOT TO SCALE

## SOD PLANTING — GU0018-1

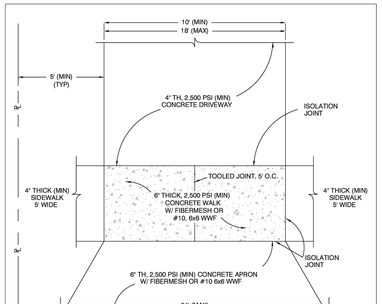
ISSUED: 2017
REVISED: –




NOT TO SCALE

## CONCRETE WALKWAY DETAIL — GU0019-1

ISSUED: 2017
REVISED: – 2019

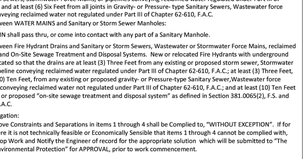



APRON FLARE WIDTH: MINIMUM 2' EACH SIDE.
MAXIMUM 3' EACH SIDE.
NOT TO EXCEED 24' TOTAL WIDTH.

NOTES:
1. MINIMUM CONCRETE STRENGTHS ARE BASED ON 28-DAY TESTS AS PER ASTM C1074-98.
2. REFER TO MI011-2 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: –




MIRAFI SILT FENCE OR EQUAL,
SEDIMENTATION CONTROL
F.D.O.T. INDEX #102, FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

NOTES:
1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

## EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

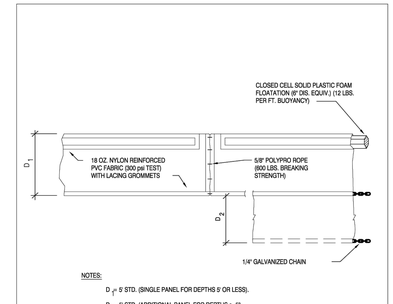
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

## EROSION CONTROL DETAIL — GU0020-1

ISSUED: 2017
REVISED: –




NOTES:

D1 = 5' STD. (SINGLE PANEL FOR DEPTHS 9' OR LESS).

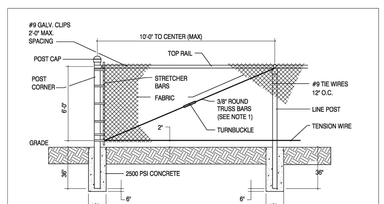
D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 9')

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.

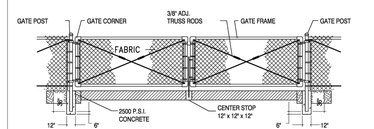
N.T.S.

## TYPE 1 FLOATING TURBIDITY BARRIER — GU0021-1

ISSUED: 2017
REVISED: –




FENCE DETAIL

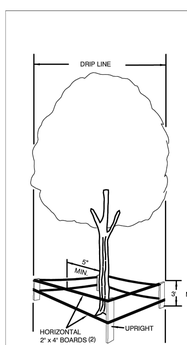



DOUBLE SWING GATE DETAIL

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: –




NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

WHY A BARRIER?

1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

WHY IT WORKS

1. NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LABOR
2. NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

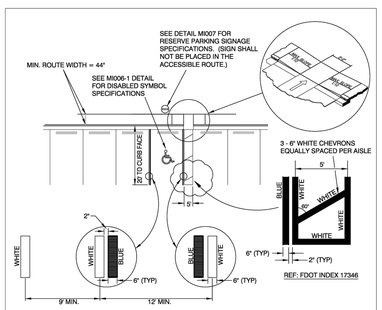
BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREES CHANCE FOR SURVIVAL IS GREATLY ENHANCED

SPECIFICATIONS FOR WOOD BARRIER

1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIP LINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 2" x 4" LUMBER PAINTED SAFETY YELLOW
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

## TREE PROTECTION MEASURES — GU0023-1

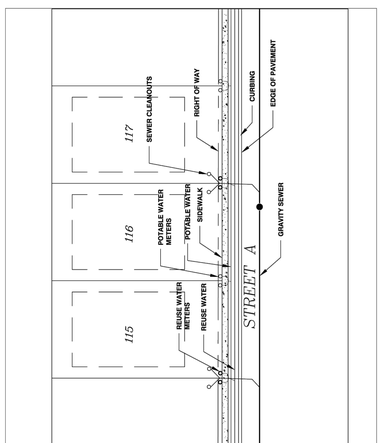
ISSUED: 2017
REVISED: – 2019




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.

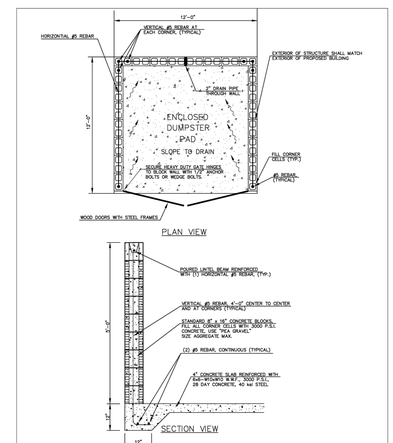
## ACCESSIBLE PARKING - SINGLE SPACE STRIPING — GU0024-1

ISSUED: 2017
REVISED: –




## TYPICAL UTILITY LOCATIONS — GU0025-1

ISSUED: 2017
REVISED: –




## DUMPSTER DETAIL — GU0026-1

ISSUED: 2017
REVISED: –

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# CITY UTILITY DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C6.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITYS PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN.
3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98% (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED BY 2"x4" LUMBER (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO INITIAL METER INSTALLATION.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE (600' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL), AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES.
10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    - A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    - B. STANDARD GATE VALVES 2" AND LARGER DIAMETER, RESILIENT WEDGE GATE VALVES (AWWA C-509)
    - C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.

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

## WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

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

## WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

### 7.13. - WATER DISTRIBUTION SYSTEMS.

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

7.13.2. DESIGN STANDARDS.

1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN, OR PROJECTED. THE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1.0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER GALLON UNIT FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. LOW DEMANDS FOR COMMERCIAL, INDUSTRIAL OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROJECTIONS, USING THE BEST AVAILABLE DATA.
2. WATER DISTRIBUTION SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERVICES OFFICE (NATIONAL BOARD OF FIRE UNDERWRITERS), AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING:
   - A. FIRE FLOWS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL PROVIDE A MINIMUM OF 600 GPM AT A 20 PSI RESIDUAL PRESSURE.

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

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

POTABLE WATER GENERAL NOTES — PW001-1D — ISSUED: 2017 — REVISED: –

7.13.3. STANDARD REQUIREMENTS.

1. GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 7.3, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING," SECTION 7.4, "BORING AND JACKING," AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES," AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS."
2. FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502, "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4½ INCHES IN DIAMETER AND TWO HOSE NOZZLES 2½ INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING NUTS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARREL BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE, OUTLET NOZZLES SHALL BE ON THE SAME PLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5½ INCHES MINIMUM OPENING UNLESS OTHERWISE REQUESTED AND SHOW INLET CONNECTION TO BE SIX INCHES MINIMUM.
   - A. HYDRANTS SHALL BE INSTALLED PLUMB AND IN TRUE ALIGNMENT WITH THE CONNECTION PIPES TO THE WATER MAIN. THEY SHALL BE SECURELY BRACED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL) WITH CONCRETE THRUST BLOCKS. THE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT.
   - B. HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY (WATER AND FIRE DEPARTMENT).
3. JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,500 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.

POTABLE WATER GENERAL NOTES — PW001-1E — ISSUED: 2017 — REVISED: –

4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER. WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED, DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALIGNMENT AT EACH SIDE OF THE CANAL, ETC.
5. CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE.
6. SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITHIN AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF POLYETHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN. THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF, PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS.
7. AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS-CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.

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

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

7.13.4. TESTING.

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

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

3. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY THE CITY, FOR A PERIOD OF NOT LESS THAN TWO HOURS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AWWA PROVISIONS FOR PVC-AWWA PUBLICATION M-23 AND FOR DIP-AWWA STANDARD C600, SECTION 4. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULAS:

PVC DIP L = NDP 1/2

7400 L = SDP 1/2

133,200

FOR 150 PSI; TEST: L = 0.00165 ND (PVC)
FOR 150 PSI; TEST: L = 0.000092 SD (DIP)

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR

N = NUMBER OF JOINTS IN SECTION TESTED

S = LENGTH OF PIPE TESTED, IN FEET

D = NOMINAL DIAMETER OF THE PIPE IN INCHES

P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDS PER SQUARE INCH GAUGE.

4. THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM, FOR THE TWO-HOUR PERIOD, BY WAY OF A PIPE TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER.
5. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS. THE CONTRACTOR SHALL FURNISH THE NECESSARY LABOR, WATER, PUMPS, GAUGES AND ALL OTHER ITEMS REQUIRED TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.
6. PIPE SECTIONS TO BE PRESSURE TESTED SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.

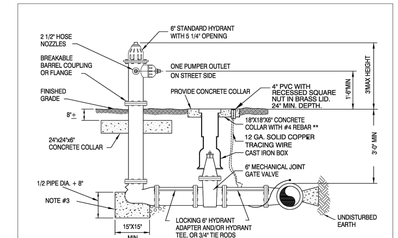
POTABLE WATER GENERAL NOTES — PW001-1H — ISSUED: 2017 — REVISED: –

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

1. CARE SHALL BE TAKEN TO PROVIDE DISINFECTION TO THE TOTAL SYSTEM AND EXTREMITIES SHALL BE CAREFULLY FLUSHED PRIOR TO CHLORINATION. AFTER DISINFECTION AND FINAL FLUSHING HAVE BEEN ACCOMPLISHED, SAMPLES OF WATER FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AND SUBMITTED TO AND AS DIRECTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR OTHER APPROPRIATE APPROVAL AGENCY. SHOULD THESE SAMPLES OR SUBSEQUENT SAMPLES PROVE TO BE UNSATISFACTORY, THEN THE PIPING SHALL BE DISINFECTED UNTIL A SUFFICIENT NUMBER OF SATISFACTORY SAMPLES ARE OBTAINED.
2. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND MATERIALS AND PERFORM THE WORK NECESSARY FOR THE DISINFECTING PROCEDURES, INCLUDING ADDITIONAL DISINFECTION AS REQUIRED.
3. CONTRACTOR SHALL PROVIDE THE CITY WITH 48 HOURS ADVANCED NOTICE OF DISINFECTION.

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

POTABLE WATER GENERAL NOTES — PW001-1I — ISSUED: 2017 — REVISED: –



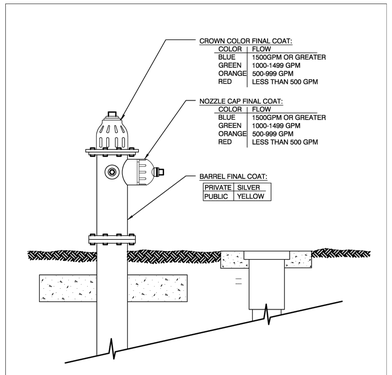

NOTES:

1. THE HYDRANTS ACCEPTABLE TO THE CITY OF MT. DORA SHALL BE EITHER AMERICAN DARLING B848, MUELLER A-423, OR CLOW MEDALION.
2. CONCRETE COLLAR AROUND LOWER BARREL OF HYDRANT IN SANDY SOIL OR HYDRANTS CONNECTED TO P.V.C. MAINS.
3. HYDRANT BASE AND TEE MUST BE WRAPPED IN 4 MIL POLYETHYLENE. NO CONCRETE WILL EXTEND ABOVE MID LINE OF PIPE
4. WEEP HOLES TO BE PLUGGED.
5. A VERTICAL CLEARANCE OF 1'-6" SHALL BE MAINTAINED FOR A HORIZONTAL DISTANCE OF 4 FEET IN ALL DIRECTIONS AROUND ALL HYDRANTS.
6. PRIVATELY-OWNED WATER SYSTEM HYDRANTS SHALL BE MAINTAINED BY OWNERS.
7. ANNUAL MAINTENANCE RECORDS FOR PRIVATE HYDRANTS SHALL BE SUBMITTED TO CITY FIRE DEPARTMENT.

* COIL EXCESS TRACING WIRE IN PVC TUBE FOR LOCATING.

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

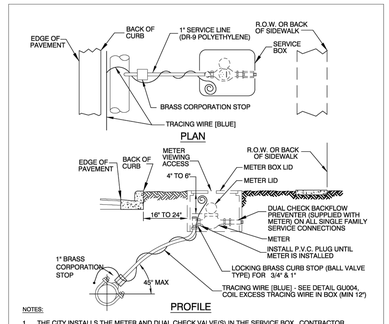
STANDARD FIRE HYDRANT ASSEMBLY — PW002-1 — ISSUED: 2017 — REVISED: –




NOTE:

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

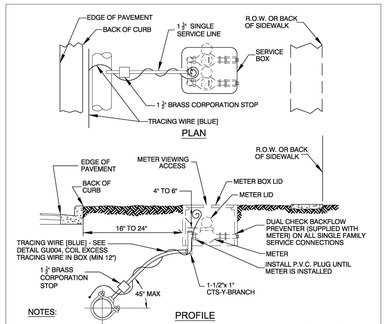
FIRE HYDRANT COLOR IDENTIFICATION — PW003-1 — ISSUED: 2017 — REVISED: JAN 2020




NOTES:

1. THE CITY INSTALLS THE METER AND DUAL CHECK VALVE(S) IN THE SERVICE BOX. CONTRACTOR SPECIFIES 3/4" OR 1" SIZING FOR THE METER AND DUAL CHECK VALVES.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. A DUAL CHECK BACKFLOW PREVENTER WILL BE FURNISHED WITH METER BY CITY OF MOUNT DORA ON ALL SINGLE FAMILY SERVICE CONNECTIONS. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. ALL POTABLE WATER SERVICE AND PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE AN ABOVE GROUND BACKFLOW PROTECTION DEVICE ON THE OUTLET SIDE OF THE METER.
5. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

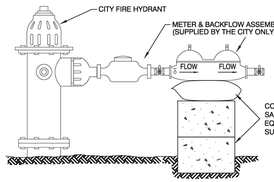
POTABLE WATER-SINGLE SERVICE CONNECTION — PW004-1 — ISSUED: 2017 — REVISED: –




NOTES:

1. THE CITY INSTALLS THE METER AND DUAL CHECK VALVE(S) IN THE SERVICE BOX. CONTRACTOR SPECIFIES 3/4" OR 1" SIZING FOR THE METER AND DUAL CH

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




NOTES:

1. HYDRANT MUST BE FULLY OPENED DURING USE.
2. METER AND BACKFLOW ASSEMBLY SUPPLIED BY CITY ONCE DEPOSIT IS PAID.
3. VALID FOR 1" AND 2" TEMPORARY METERS

TEMPORARY METER INSTALLATION — PW008-1 — ISSUED: 2017 — REVISED: --

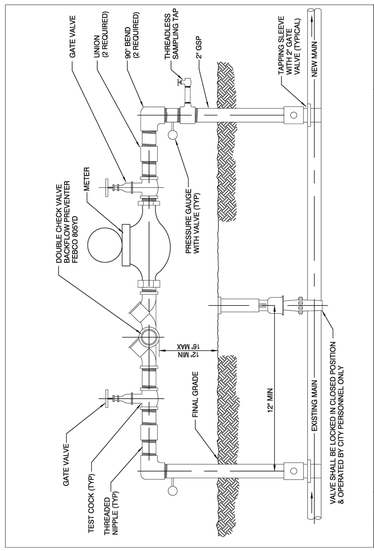
TEMPORARY JUMPER DETAIL NOTES:

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.

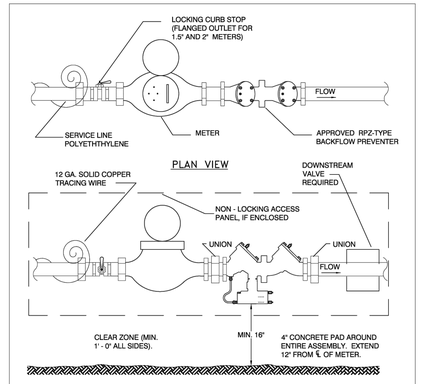
   THE FOLLOWING PROCEDURES SHALL BE FOLLOWED.

   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 WATERTIGHT 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 NOTES (PAGE 1) — PW009-1A — ISSUED: 2017 — REVISED: --



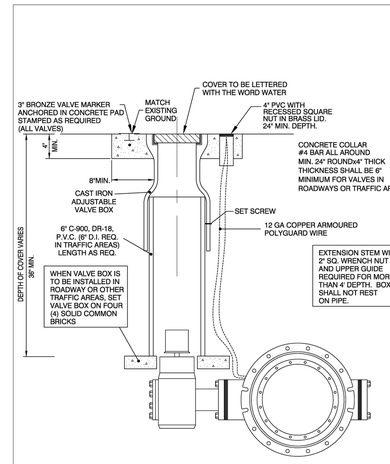

TEMPORARY JUMPER CONNECTION DETAIL (PAGE 2) — PW-009-1B — ISSUED: 2017 — REVISED: --




NOTES:

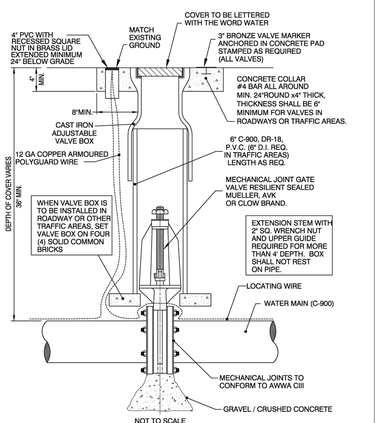
1. ALL METERS UP TO AND INCLUDING 2" SHALL BE NEPTUNE MODEL T10 INSTALLED BY THE CITY.
2. LOCATION SHALL BE COORDINATED WITH UTILITY BILLING & PUBLIC SERVICES DEPARTMENT.
3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
4. BOLLARDS MAY BE REQUIRED IN TRAFFIC AREAS OR LOCATIONS IMMEDIATELY ADJACENT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

POTABLE WATER INDIVIDUAL ABOVE GROUND METER SET — PW010-1 — ISSUED: 2017 — REVISED: --



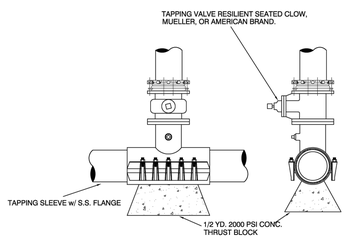

NOT TO SCALE

BUTTERFLY VALVE & BOX — ONLY WHEN APPROVED BY CITY SPECIAL SITUATIONS ONLY — PW0011-1 — ISSUED: 2017 — REVISED: --



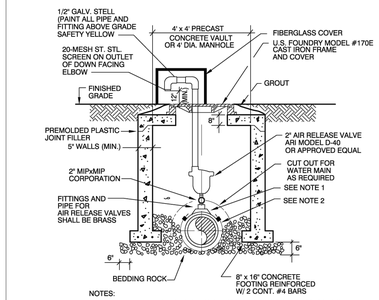

NOT TO SCALE

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




NOT TO SCALE

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

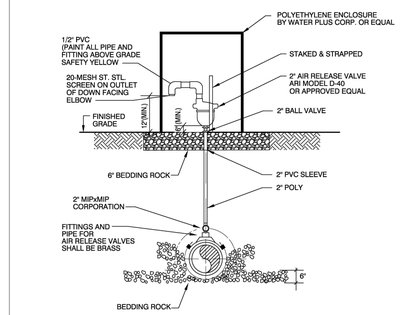



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. FULL BODY STAINLESS STEEL WRAP AROUND SADDLE.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE ARV IS LOCATED AT THE HIGHEST POINT IN THE MAINLINE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR STANDARD MANHOLES.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WATER".

NOT TO SCALE

AIR RELEASE VALVE AND VALVE VAULT FOR WATER MAIN — PW0014-1 — ISSUED: 2017 — REVISED: --




NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. FULL BODY STAINLESS STEEL WRAP AROUND SADDLE.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE ARV IS LOCATED AT THE HIGHEST POINT IN THE MAIN LINE SEGMENT.

NOT TO SCALE

ABOVE GRADE AIR RELEASE VALVE FOR WATER MAIN — PW0014-2 — ISSUED: 2017 — REVISED: --

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# CITY UTILITY DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C6.3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## 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% (ASHTO T-180) IN PAVED AREAS AND 95% (ASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, 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 "I" BRANCHES AT THE GROUND LEVEL, OR MAY BE PLACED IN RECLAIMED WATER METER BOXES AS SUPPLIED BY THE CITY AT THE TIME OF FINAL SUB- DIVISION INSPECTION.
9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS, PROVIDED ADEQUATE DOWNSTREAM VALVING EXISTS.
11. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    - A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    - B. STANDARD GATE VALVES 2" TO 12" DIAMETER, RESILIENT SEAT GATE VALVES (AWWA C-509)
    - C. BUTTERFLY VALVES GREATER THAN 12" DIAMETER (AWWA C-504) ONLY WITH WRITTEN CITY ENGINEER APPROVAL.
    - D. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES: RECLAIMED WATER

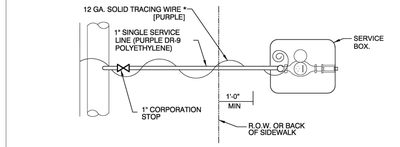
RW001-1A
ISSUED: 2017
REVISED: --

## RECLAIMED WATER SYSTEM CONSTRUCTION GENERAL NOTES

12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE, RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.
14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 30 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS RATING OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
15. ALL RECLAIMED WATER MAINS TO BE CLEARED FOR SERVICE SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED, AND OTHERWISE TESTED IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
16. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900, MINIMUM CL-150 (DR-18) DUCTILE PIPE PRESSURE CLASS RATING, STANDARD CEMENT LINED, UNLESS OTHERWISE APPROVED BY THE CITY.
17. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE CITY PUBLIC WORKS AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
18. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR PANTENE PURPLE COLOR OR TAPE MARKINGS.
19. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH UPSIDE-DOWN "RW" OR BY METAL TABS SET INTO PAVEMENT. VALVES FOR RECLAIMED WATER SHALL BE MARKED BY A "V" SET INTO THE PAVEMENT.
20. RECLAIM WATER SERVICES SHOULD BE DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES, ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIMED WATER SERVICES NEED TO BE OFFSET, 1" SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 5.0 FEET.
21. ALL RECLAIMED WATER HOSE CONNECTIONS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE LOCKABLE CONTAINED IN UNDERGROUND SERVICES VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING SHALL BE COLOR-CODED, OR OTHERWISE MARKED, TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
22. PRIOR TO TAKING ANY RECLAIMED WATER LINES OUT OF SERVICE, THE CONTRACTOR SHALL NOTIFY THE CITY AND AFFECTED CUSTOMERS, IN WRITING, 48-HOURS PRIOR TO SHUTDOWN WITH CITY APPROVAL.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES: RECLAIMED WATER

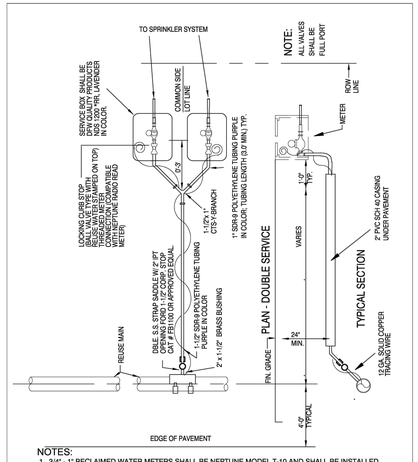
RW001-1B
ISSUED: 2017
REVISED: --




NOTES:
1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200 *RR, LAVENDER IN COLOR.
2. 3" MIN BETWEEN TEE AND 3/4" BALL VALVE IN VALVE BOX.
3. CASING OF SERVICE LINE IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE.
4. 3/4" - 1" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.

RECLAIMED WATER
SINGLE SERVICE CONNECTION

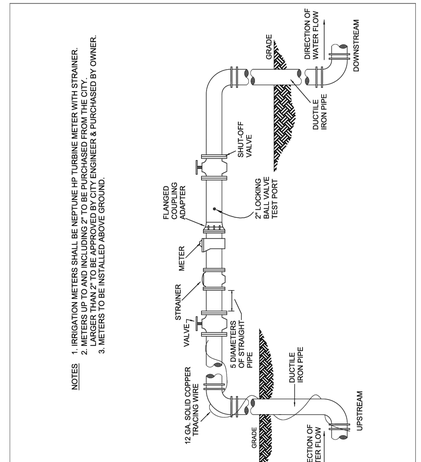
RW002-1
ISSUED: 2017
REVISED: --




NOTES:
1. 3/4" - 1" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.

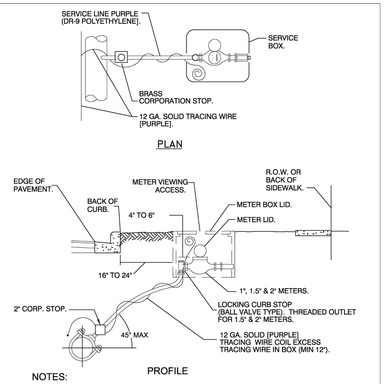
RECLAIMED WATER
DOUBLE SERVICE CONNECTION

RW003-1
ISSUED: 2017
REVISED: --




RECLAIMED WATER
MASTER METER ASSEMBLY

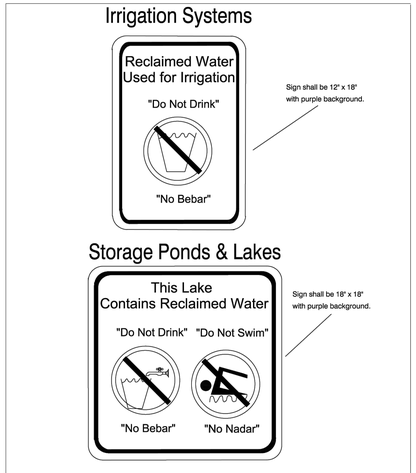
RW004-1
ISSUED: 2017
REVISED: --




NOTES:
1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200 *RR, LAVENDER IN COLOR.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
4. CASING OF SERVICE LINES IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE..
5. 1" - 2" RECLAIMED WATER METERS SHALL BE NEPTUNE MODEL T-10 AND SHALL BE INSTALLED BY THE CITY.
6. RECLAIMED WATER METERS 2" AND LARGER SHALL BE NEPTUNE HP TURBINE METERS WITH STRAINERS.

RECLAIMED WATER COMMERCIAL
SINGLE SERVICE CONNECTION

RW005-1
ISSUED: 2017
REVISED: --




RECLAIMED WATER
REQUIRED WARNING SIGNS

RW006-1
ISSUED: 2017
REVISED: --

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

CITY UTILITY DETAILS

JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C6.4

## STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. STORM DRAINAGE PIPES SHALL BE A MINIMUM OF FIFTEEN (15) INCH DIAMETER (15" FOR SHORT LATERAL RUNS ONLY - UP TO 75 FEET; ALL OTHERS, 18" MINIMUM.) OR EQUIVALENT AND BE DESIGNED IN ACCORDANCE WITH THE FDOT DRAINAGE MANUAL.
3. ALL PIPE TERMINUS SHALL BE MITERED END SECTIONS UNLESS A HEADWALL IS APPROVED FOR RESTRICTED LOCATIONS.
4. UNLESS OTHERWISE NOTED, ALL STRUCTURES SHALL MEET FDOT STANDARDS.
5. STORM INLETS, MANHOLES, AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRE-CAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE, CHANGE IN PIPE DIRECTION, OR PIPE MATERIAL.
6. STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF PER FDOT DRAINAGE MANUAL.
7. MAXIMUM DISTANCES BETWEEN INLETS AND/OR MANHOLES:

| PIPE SIZE (INCHES) | LENGTH RUN (FEET) | |
|---|---|---|
| 15 | 75 * | See Note 2., Above. |
| 18 | 150 | |
| 24 | 250 | |
| 30 | 300 | |
| 36 | 300 | |
| 42 | 400 | |
| 54 or greater | 500 | |

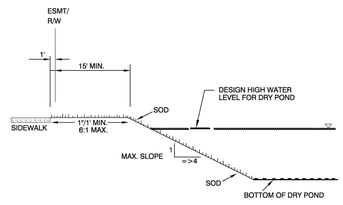
8. ALL SWALES, DITCHES MAXIMUM SIDE AND BACK SLOPES MUST NOT BE GREATER THAN 3 TO 1.
9. NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
10. CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
11. WHEN A POND IS INCORPORATED WITHIN A SUBDIVISION, THE POND SHALL BE ON A SEPARATE TRACT, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. WHERE SUCH PONDS EXIST AND ARE BOUNDED IN WHOLE OR IN PART BY STREETS, A STRIP OF LAND NOT LESS THAN FIFTEEN (15) FEET WIDE ABUTTING SUCH STREET RIGHT-OF-WAY SHALL BORDER THE POND.

| STORMWATER GENERAL NOTES | ST0001-1A |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |

## STORM DRAINAGE CONSTRUCTION NOTES

12. POND INFLOW AND OUTLET STRUCTURES SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
13. SOIL EROSION CONTROL MEASURES, IN CONFORMANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL AND SATISFACTORY WITH THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION.
14. THE DEVELOPER MUST SUBMIT A DRAINAGE REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE POND WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS, BOTH DURING CONSTRUCTION AND AFTER COMPLETION. THE CITY ENGINEER MAY REQUIRE GROUNDWATER MONITORING DURING THE POND EXCAVATION.
15. ADEQUATE MAINTENANCE EASEMENTS OR RIGHT-OF-WAY AS APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS. APPLICABLE CROSS SECTIONS SHALL BE INCLUDED ON ALL FINAL DEVELOPMENT PLANS.
16. DEVELOPMENT PLANS SHALL CONTAIN POP-OFF DATA (OVERFLOW), BOTTOM ELEVATION, NORMAL WATER LEVELS, AND 100 YEAR HIGH WATER LEVELS.
17. RETENTION/DETENTION SITES MUST BE CONSTRUCTED ON ALL PROJECTS PRIOR TO ANY ROAD, PARKING LOT, OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE. SEWER AND WATER MAINS MAY BE INSTALLED PRIOR TO RETENTION/DETENTION SITE CONSTRUCTION IF DE-WATERING IS NOT REQUIRED.
18. THE ENGINEER OF RECORD IS REQUIRED TO OBTAIN, AND PROVIDE EVIDENCE OF, ANY AND ALL DE-WATERING PERMITS, SJRWMD PERMITS, EXEMPTION LETTERS, NPDES PERMITS, AND/OR ANY OTHER PERMITS THAT MAY BE REQUIRED, PRIOR TO SITE PLAN APPROVAL.
19. CULVERTS CROSSING RIGHT-OF-WAYS SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY.

| STORMWATER GENERAL NOTES | ST0001-1B |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |



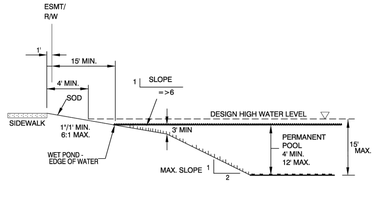

NOTES:

THE SIDE SLOPES OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED AND MAINTAINED WITH AS FLAT A SLOPE AS POSSIBLE. WITH APPROVAL FROM THE CITY ENGINEER, SLOPES UP TO THREE (3) HORIZONTAL TO ONE (1) VERTICAL, ARE ACCEPTABLE, PROVIDED SOIL CONDITIONS ARE SUITABLE TO SUSTAIN ADEQUATE PLANT GROWTH AND TO CONTROL EROSION, AS CERTIFIED BY THE ENGINEER OF RECORD. RETENTION/DETENTION PONDS SHALL BE ENCLOSED WITH A GATED, SIX-FOOT-HIGH, FENCE WITH THE FOLLOWING EXCEPTIONS:

(1) WHERE THE MAXIMUM DESIGN WATER DEPTH IS LESS THAN TWO (2) FEET; AND/OR

(2) WHERE THE DETENTION FACILITY IS PART OF A LANDSCAPED AREA OR CONSERVATION SCHEME, AND, THE SIDE SLOPES TO WATER DEPTH OF THREE (3) FEET ARE CONSTRUCTED AND MAINTAINED AT A MAXIMUM SLOPE OF AT LEAST SIX HORIZONTAL TO ONE VERTICAL (6:1)

| DRY RETENTION POND | ST0002-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |



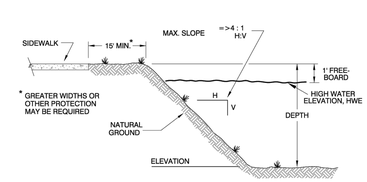

NOTES:

THE SIDE SLOPES OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED AND MAINTAINED WITH AS FLAT A SLOPE AS POSSIBLE. WITH APPROVAL FROM THE CITY ENGINEER, SLOPES UP TO TWO (2) HORIZONTAL TO ONE (1) VERTICAL, ARE ACCEPTABLE, PROVIDED SOIL CONDITIONS ARE SUITABLE TO SUSTAIN ADEQUATE PLANT GROWTH AND TO CONTROL EROSION, AS CERTIFIED BY THE ENGINEER OF RECORD. RETENTION/DETENTION PONDS SHALL BE ENCLOSED WITH A GATED, SIX-FOOT-HIGH, FENCE WITH THE FOLLOWING EXCEPTIONS:

(1) WHERE THE MAXIMUM DESIGN WATER DEPTH IS LESS THAN TWO (2) FEET; AND/OR

(2) WHERE THE DETENTION FACILITY IS PART OF A LANDSCAPED AREA OR CONSERVATION SCHEME, AND, THE SIDE SLOPES TO WATER DEPTH OF THREE (3) FEET ARE CONSTRUCTED AND MAINTAINED AT A MAXIMUM SLOPE OF AT LEAST SIX HORIZONTAL TO ONE VERTICAL (6:1).

| WET RETENTION - DETENTION POND | ST0003-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |




TYPICAL SECTION

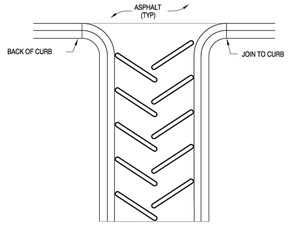
NOTES:

THE SIDE SLOPES OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED AND MAINTAINED WITH AS FLAT A SLOPE AS POSSIBLE. WITH APPROVAL FROM THE CITY ENGINEER, SLOPES UP TO TWO (2) HORIZONTAL TO ONE (1) VERTICAL, ARE ACCEPTABLE, PROVIDED SOIL CONDITIONS ARE SUITABLE TO SUSTAIN ADEQUATE PLANT GROWTH AND TO CONTROL EROSION, AS CERTIFIED BY THE ENGINEER OF RECORD. RETENTION/DETENTION PONDS SHALL BE ENCLOSED WITH A GATED, SIX-FOOT-HIGH, FENCE (REFER TO CITY LDC 3.44.2 FOR MATERIAL), WITH THE FOLLOWING EXCEPTIONS:

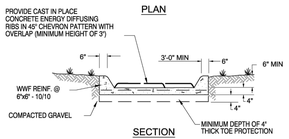
(1) WHERE THE MAXIMUM DESIGN WATER DEPTH IS LESS THAN TWO (2) FEET; AND/OR

(2) WHERE THE DETENTION FACILITY IS PART OF A LANDSCAPED AREA OR CONSERVATION SCHEME, AND, THE SIDE SLOPES TO WATER DEPTH OF THREE (3) FEET ARE CONSTRUCTED AND MAINTAINED AT A MAXIMUM SLOPE OF AT LEAST SIX HORIZONTAL TO ONE VERTICAL (6:1).

| STORMWATER POND OR SWALE ADJACENT TO PEDESTRIAN WALKWAY | ST0004-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |




PLAN



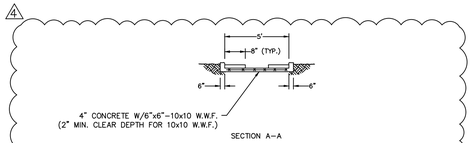

SECTION

NOTES:

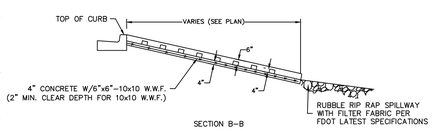
1. DRAINAGE FLUME SHALL EXTEND DOWN TO THE BOTTOM OF THE POND OR SWALE.
2. TO BE USED ON GRADUAL SLOPES OF 4:1 OR LESS.

| DRAINAGE FLUME | ST0005-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |

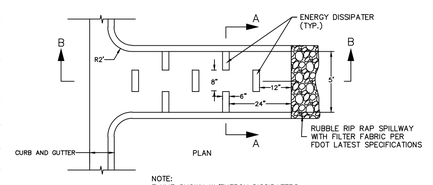
4




SECTION A–A




SECTION B–B




PLAN

NOTE:
FLUME SHOWN W/ENERGY DISSIPATERS

**CONCRETE FLUME**
N.T.S

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |


Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

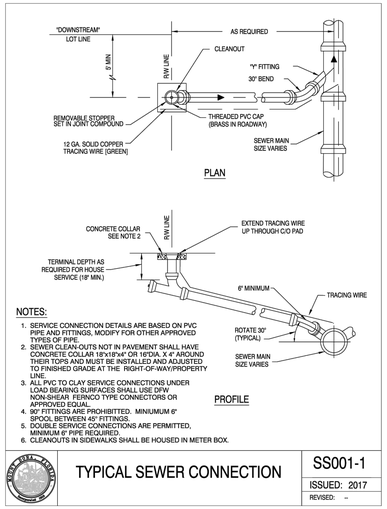

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# CITY UTILITY DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C6.5

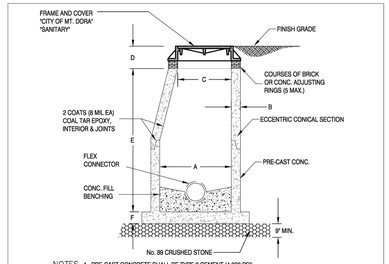

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




NOTES:

1. SERVICE CONNECTION DETAILS ARE BASED ON PVC PIPE AND FITTINGS, MODIFY FOR OTHER APPROVED TYPES OF PIPE.
2. SEWER CLEAN-OUTS NOT IN PAVEMENT SHALL HAVE CONCRETE COLLAR 18"x18"x4" OR 16"DIA. X 4" AROUND THEIR TOPS AND MUST BE INSTALLED AND ADJUSTED TO FINISHED GRADE AT THE RIGHT-OF-WAY/PROPERTY LINE.
3. ALL PVC TO CLAY SERVICE CONNECTIONS UNDER LOAD BEARING SURFACES SHALL USE DFW NON-SHEAR FERNCO TYPE CONNECTORS OR APPROVED EQUAL.
4. 90° FITTINGS ARE PROHIBITED. MINIUMUM 6" SPOOL BETWEEN 45° FITTINGS.
5. DOUBLE SERVICE CONNECTIONS ARE PERMITTED, MINIMUM 8" PIPE REQUIRED.
6. CLEANOUTS IN SIDEWALKS SHALL BE HOUSED IN METER BOX.

| TYPICAL SEWER CONNECTION | SS001-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOTES

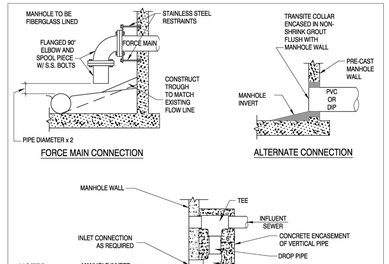
1. PRE-CAST CONCRETE SHALL BE TYPE 2 CEMENT (4,000 PSI).
2. LIFT HOLES NOT PERMITTED THROUGH PRE-CAST SECTIONS.
3. ALL OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT.
4. INSTALL FLOW CHANNEL INSIDE MANHOLES.
5. SERVICE LATERALS SHALL GENERALLY NOT BE PERMITTED DIRECTLY INTO MANHOLES. (SEE SS003-1)
6. WRAP JOINTS WITH RUBBER TAR BASED WRAP.
7. REINFORCING STEEL PER ASTM C478-88A.
8. PROVIDE 5' X 5' X 12" CONCRETE COLLAR AROUND COVER FRAME, WITH 4 - #4 REBAR E.W. IN UNPAVED AREAS.

| MH DEPTH | A | B | C | D | E | F |
|---|---|---|---|---|---|---|
| UP TO 12' | 48" | 8" | 24.5" | 15" | AS REQ'D | 8" |
| 12' TO 18'* | 60" | 8" | 24.5" | 15" | AS REQ'D | 10" |
| 18' AND DEEPER | 72" | 8" | 24.5" | 15" | AS REQ'D | 14" |

MANHOLE SIZE
UP TO 24" PIPE 48" MANHOLE
UP TO 36" PIPE 60" MANHOLE
OVER 36" PIPE 72" MANHOLE

*MIN MANHOLE SIZE FOR FORCEMAIN CONNECTION

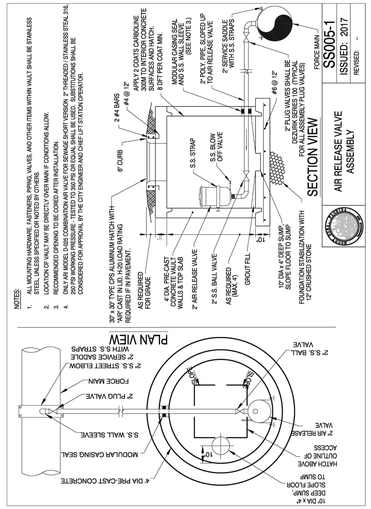
| STANDARD MANHOLE DETAIL | SS002-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |



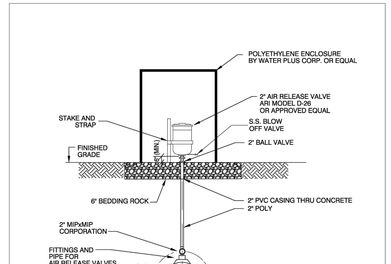

NOTES:

1. PENETRATION TO EXISTING MANHOLES SHALL BE CORE BORED
2. DROP CONNECTION SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO FEET OR MORE ABOVE THE MAIN INVERT CHANNEL
3. ANY MANHOLE WITH PIPES ENTERING AT 45° OR GREATER TO THE FLOW LINE EXTENDED AND/OR WITH A DROP EQUAL TO OR GREATER THAN THE SMALLEST ENTERING PIPE DIAMETER SHALL BE FIBERGLASS LINED.
4. ANY MANHOLE DIRECTLY RECEIVING A FORCE MAIN MUST BE HOPE OR FIBERGLASS LINED.
5. MANHOLE WILL BE MINIMUM 60" DIAMETER.

| TYPICAL MANHOLE CONNECTIONS | SS003-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




| AIR RELEASE VALVE ASSEMBLY | SS005-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |

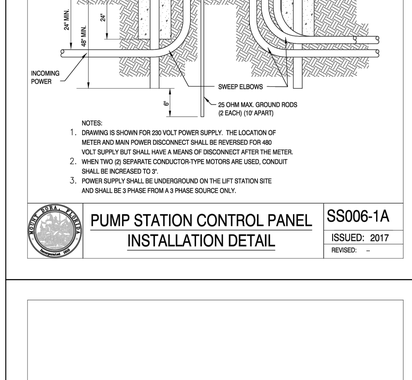



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE
2. WRAP AROUND S/S FULL BODY SADDLE.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE ARV IS LOCATED AT THE HIGHEST POINT IN THE FORCE MAIN SEGMENT.

NOT TO SCALE

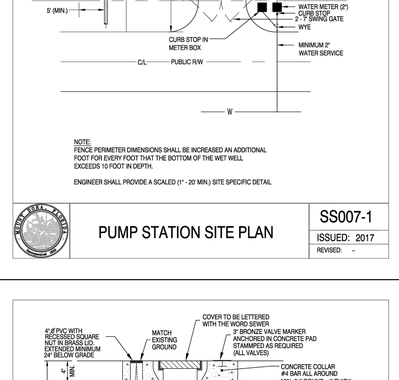
| ABOVE GRADE AIR RELEASE VALVE FOR FORCE MAIN | SS005-2 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOTES:

1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY BUT SHALL HAVE A MEANS OF DISCONNECT AFTER THE METER.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO 3".
3. POWER SUPPLY SHALL BE UNDERGROUND ON THE LIFT STATION SITE AND SHALL BE 3 PHASE FROM A 3 PHASE SOURCE ONLY.

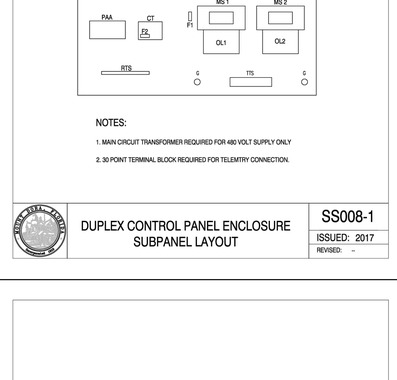
| PUMP STATION CONTROL PANEL INSTALLATION DETAIL | SS006-1A |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOTE:
FENCE PERIMETER DIMENSIONS SHALL BE INCREASED AN ADDITIONAL FOOT FOR EVERY FOOT THAT THE BOTTOM OF THE WET WELL EXCEEDS 10 FOOT IN DEPTH.

ENGINEER SHALL PROVIDE A SCALED (1" - 20' MIN.) SITE SPECIFIC DETAIL

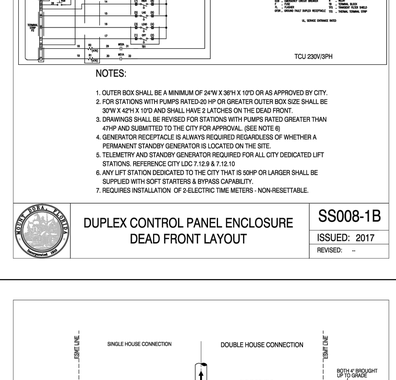
| PUMP STATION SITE PLAN | SS007-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOTES:

1. MAIN CIRCUIT TRANSFORMER REQUIRED FOR 480 VOLT SUPPLY ONLY
2. 30 POINT TERMINAL BLOCK REQUIRED FOR TELEMTRY CONNECTION.

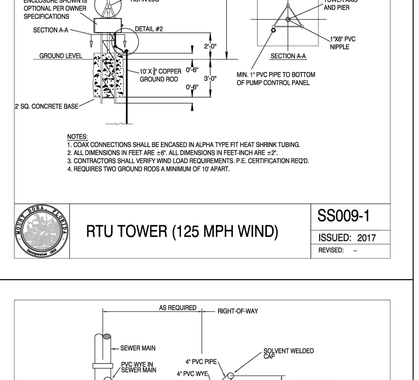
| DUPLEX CONTROL PANEL ENCLOSURE SUBPANEL LAYOUT | SS008-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOTES:

1. OUTER BOX SHALL BE A MINIMUM OF 24"W X 36"H X 10"D OR AS APPROVED BY CITY.
2. FOR STATIONS WITH PUMPS RATED 20 HP OR GREATER OUTER BOX SIZE SHALL BE 30"W X 42"H X 10"D AND SHALL HAVE 2 LATCHES ON THE DEAD FRONT.
3. DRAWINGS SHALL BE REVISED FOR STATIONS WITH PUMPS RATED GREATER THAN 47HP AND SUBMITTED TO THE CITY FOR APPROVAL. (SEE NOTE 6)
4. GENERATOR RECEPTACLE IS ALWAYS REQUIRED REGARDLESS OF WHETHER A PERMANENT STANDBY GENERATOR IS LOCATED ON THE SITE.
5. TELEMETRY AND STANDBY GENERATOR REQUIRED FOR ALL CITY DEDICATED LIFT STATIONS. REFERENCE CITY LDC 7.12.9 & 7.12.10
6. ANY LIFT STATION DEDICATED TO THE CITY THAT IS 50HP OR LARGER SHALL BE SUPPLIED WITH SOFT STARTERS & BYPASS CAPABILITY.
7. REQUIRES INSTALLATION OF 2-ELECTRIC TIME METERS - NON-RESETTABLE.

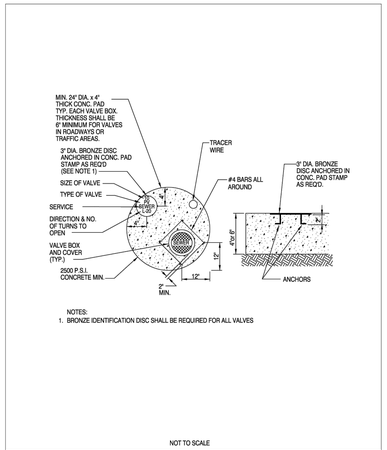
| DUPLEX CONTROL PANEL ENCLOSURE DEAD FRONT LAYOUT | SS008-1B |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOTES:

1. COAX CONNECTIONS SHALL BE ENCASED IN ALPHA TYPE FIT HEAT SHRINK TUBING.
2. ALL DIMENSIONS IN FEET ARE ±6". ALL DIMENSIONS IN FEET INCH ARE ±2".
3. CONTRACTORS SHALL VERIFY WIND LOAD REQUIREMENTS. P.E. CERTIFICATION REQ'D.
4. REQUIRES TWO GROUND RODS A MINIMUM OF 10' APART.

| RTU TOWER (125 MPH WIND) | SS009-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |

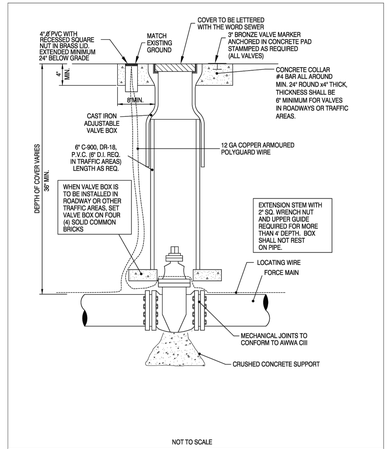



NOTES:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

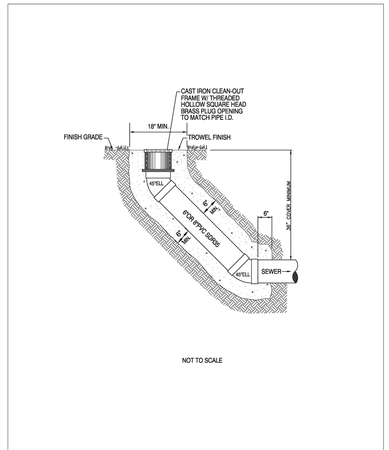
NOT TO SCALE

| VALVE COLLAR | SS010-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |



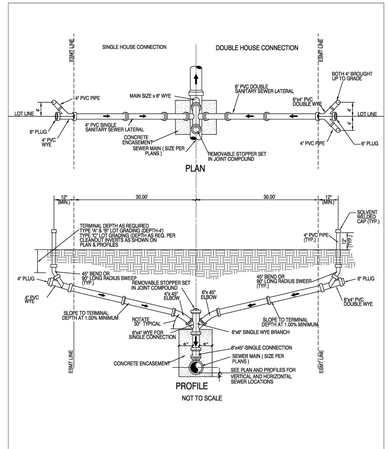

NOT TO SCALE

| PLUG VALVE & BOX | SS0011-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |



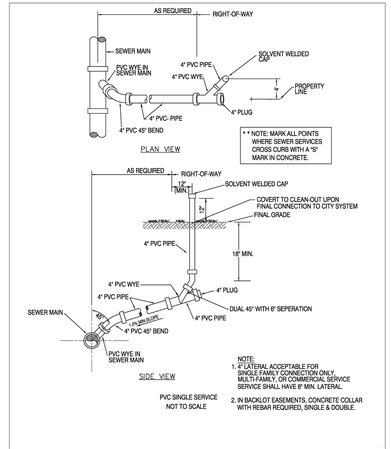

NOT TO SCALE

| TRUNK LINE CLEAN-OUT | SS015-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOT TO SCALE

| CHIMNEY CONNECTION ONLY WHEN APPROVED BY CITY ENGINEER | SS016-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |




NOTE:
1. 4" LATERAL ACCEPTABLE FOR SINGLE FAMILY CONNECTION ONLY. MULTI-FAMILY, OR COMMERCIAL SERVICE SERVICE SHALL HAVE 6" MIN. LATERAL.
2. IN BACKLOT EASEMENTS, CONCRETE COLLAR WITH REBAR REQUIRED, SINGLE & DOUBLE.

| SINGLE SANITARY SEWER SERVICE | SS012-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: – |

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

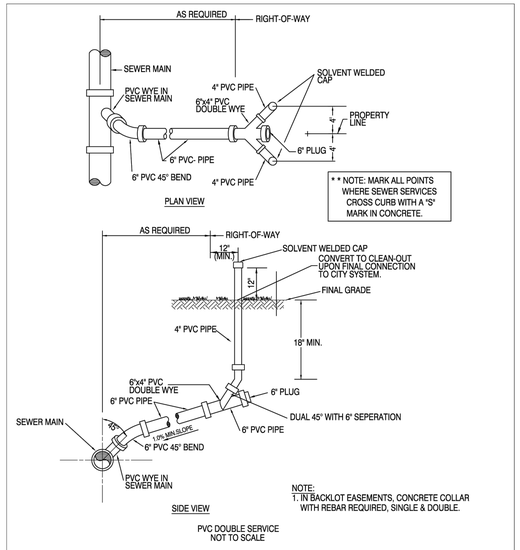
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# JUNIPER MULTIFAMILY TOWNHOMES

## CITY UTILITY DETAILS

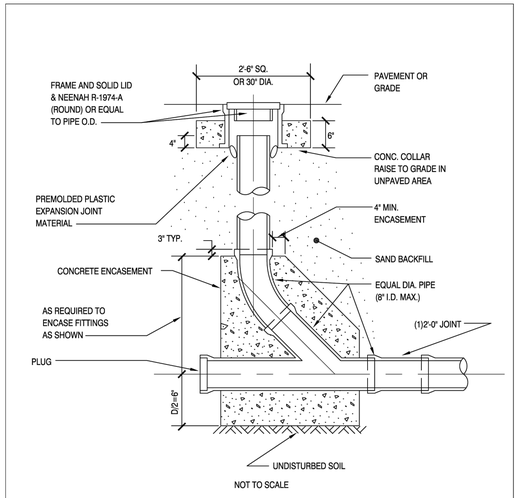
SHEET NUMBER
C6.6

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



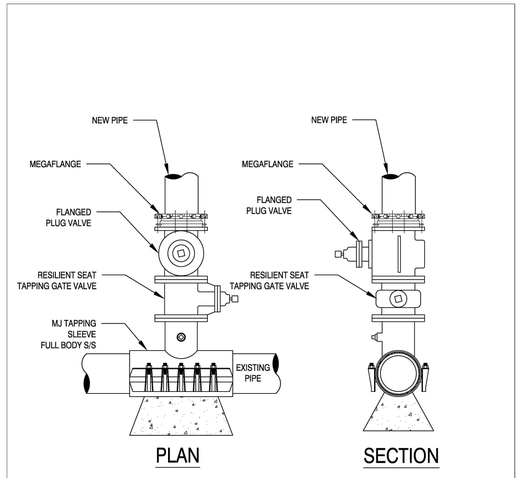

## DOUBLE SANITARY SEWER SERVICE

SS013-1
ISSUED: 2017
REVISED: --



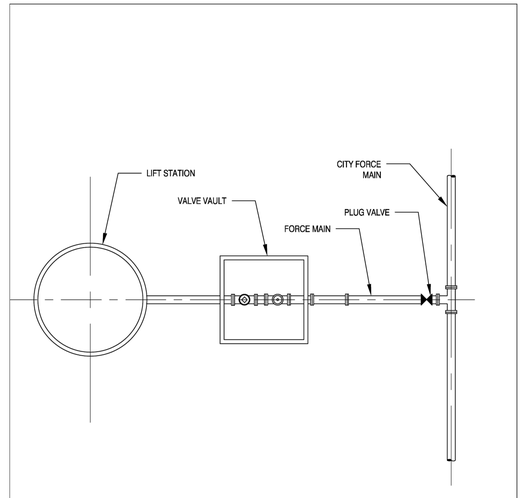

## GRAVITY CLEANOUT

SS014-1
ISSUED: 2017
REVISED: --




## FORCE MAIN TAPPING SLEEVE AND VALVE

SS017-1
ISSUED: 2017
REVISED: --




## PRIVATE LIFT STATION DETAIL

SS018-1
ISSUED: 2017
REVISED: --

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY OF MOUNT DORA COMMENTS | 1/10/23 | CEF |

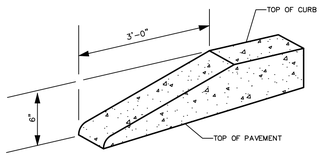
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

# CITY UTILITY DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

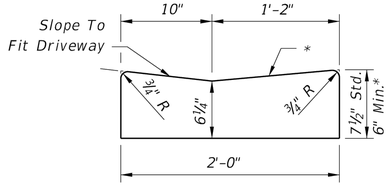
SHEET NUMBER
C6.7




## CURB TERMINUS TRANSITION DETAIL

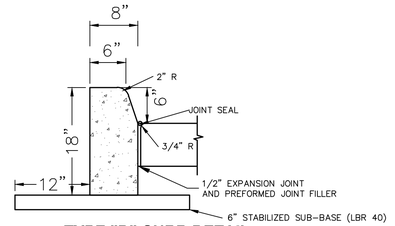
NTS

NOTE:
ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.




*Note: To be paid for as parent curb.*

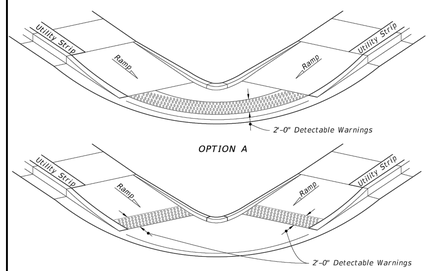
## *DROP CURB*




## TYPE "D" CURB DETAIL

NTS

NOTES:
1. SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #520-001. .
2. THICKNESS OF LIP SHALL BE MINIMUM 6".
3. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE ONLY REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.

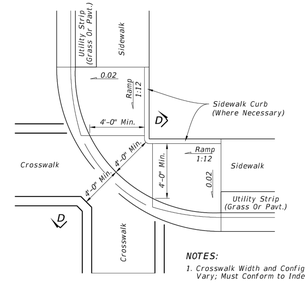



*OPTION A*




*OPTION B*

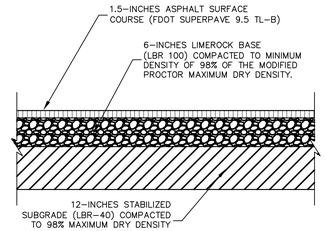
*ISOMETRIC VIEW*




*PLAN VIEW*

CR-L

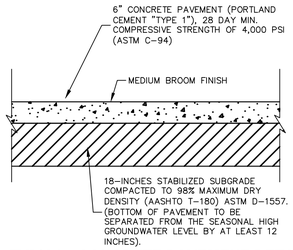
**NOTES:**
1. *Crosswalk Width and Configuration Vary; Must Conform to Index 711-001.*
2. *15' Radius Curve Shown for CR-L.*
3. *For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details, on Sheet 3.*




## TYPICAL 'STANDARD LIGHT DUTY' ASPHALT PAVEMENT DETAIL

USED FOR PARKING AREAS ONLY

NOTE:
1. ALTERNATIVE SOIL CEMENT BASE MAY BE USED. 6-INCHES SOIL CEMENT BASE (MIN. STRENGTH 300 PSI) COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-558). PLACE & FINISH SOIL CEMENT ACCORDING TO PORTLAND CEMENT ASSOCIATION REQUIREMENTS. MINIMUM STRENGTHEN FOR SOIL CEMENT MUST BE REACHED WITHIN 7 DAYS.
2. ALTERNATIVE RECYCLED CONCRETE AGGREGATE BASE MAY BE USED. THE BASE COURSE MATERIAL SHOULD BE SOURCED FROM AND FDOT APPROVED SUPPLIER. THE BASE SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AND EXHIBIT A MINIMUM LBR OF 150. THE BASE MATERIAL SHOULD COMPLY WITH THE GRADATION CRITERIA LISTED IN THE LATEST EDITION OF THE FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR FURTHER INFORMATION ON FLEXIBLE PAVEMENT.

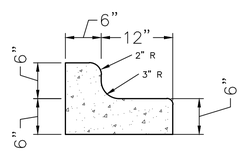



## TYPICAL CONCRETE PAVEMENT DETAIL

NTS

NOTE:
2-1/3 RECOMMENDED SAW CUT DEPTH.
MAXIMUM CONTROL JOINT SPACING = 14-FT X 14-FT

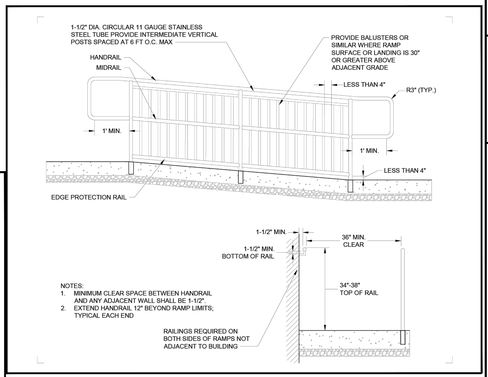
CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR FURTHER INFORMATION ON RIGID PAVEMENT.

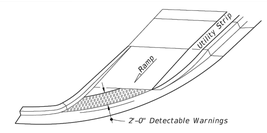



## MODIFIED TYPE "F" CURB DETAIL

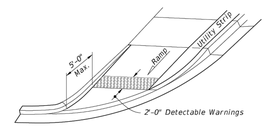
NTS

NOTES:
1. SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
2. CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.
3. THICKNESS OF LIP SHALL BE MINIMUM 6".



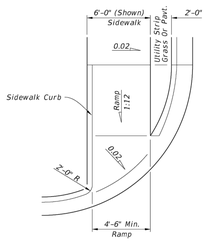




*OPTION A*



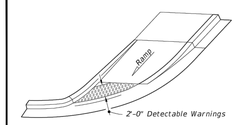

*OPTION B*

*ISOMETRIC VIEW*

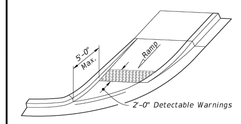



*PLAN VIEW*

CR-F

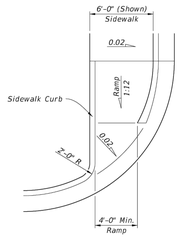



*OPTION A*



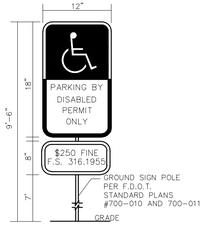

*OPTION B*

*ISOMETRIC VIEW*




*PLAN VIEW*

CR-G




NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.

2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.

3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.

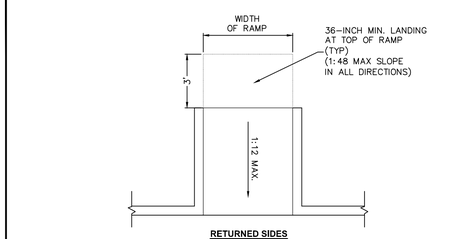
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

7. ALL SIGNAGE PANEL AND POSTS SHALL BE IN CONFORMANCE WITH THE CELEBRATION BOULEVARD PATTERN BOOK.

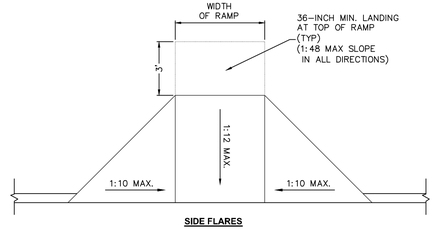
## HANDICAP SIGN DETAIL

NTS

NOTES:
1. HANDICAP PARKING SPACE AND 5' WIDE LANDING AREA SHALL BE CONSTRUCTED AT 2% MAX SLOPE IN EVERY DIRECTION PER 2010 ADA STANDARDS.




**RETURNED SIDES**




**SIDE FLARES**

## TYPICAL 'ONSITE' ACCESSIBLE CURB RAMPS

CONSTRUCT PER F.A.C. 2012: CHAPTER 4, SECTION 406 REQUIREMENTS

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
THOMAS ALLEN STICKLER
No. 94006
STATE OF FLORIDA
DATE: 6/2/2026

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
THOMAS ALLEN STICKLER
No. LA6666
STATE OF FLORIDA
DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

# GENERAL CONSTRUCTION DETAILS

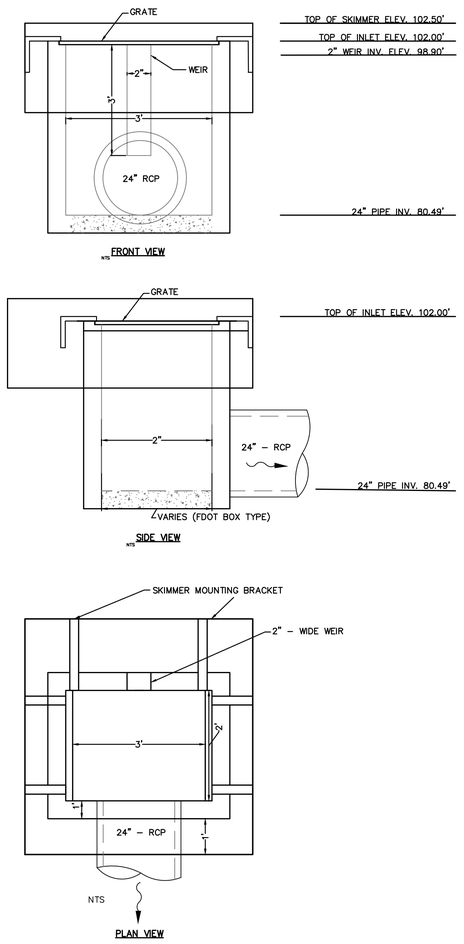
# JUNIPER MULTIFAMILY TOWNHOMES

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

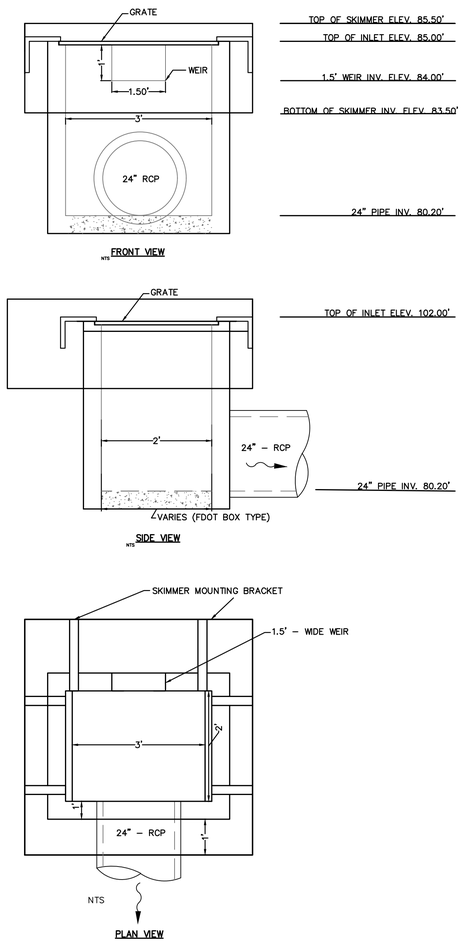
Sunshine811.com

SHEET NUMBER
C7.0

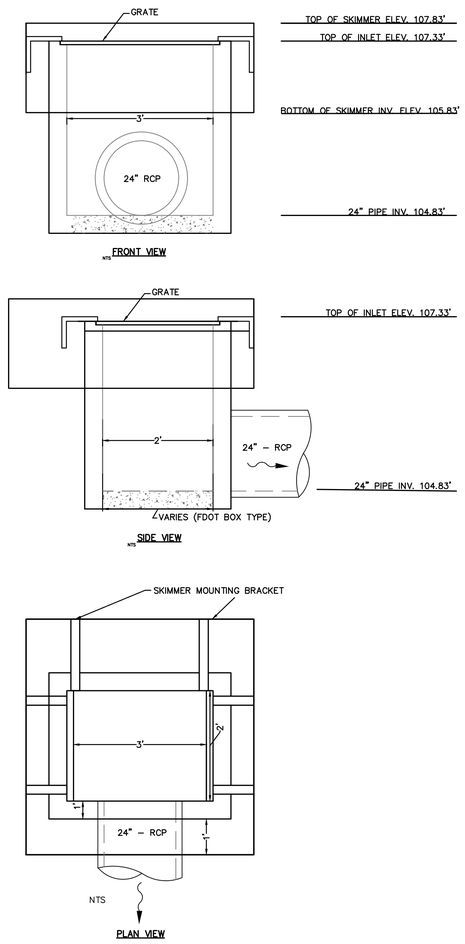
Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes cds:\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
K:\orl_civil\149786017- juniper mf- townhomes cds\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS June 02, 2026 05:24:07pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, inc. shall be without liability to Kimley-Horn and Associates, inc.
nd Pointe A\rs Ph1\CADD\RASTER\SITE DETAILS HC.jpg
1\CADD\RASTER\SITE DETAILS HC.jpg




CS-1 CONTROL STRUCTURE DETAIL
USE (MOD.) TYPE "C" DITCH BOTTOM
INLET F.D.O.T. INDEX NO. 425-052




CS-2 CONTROL STRUCTURE DETAIL
USE (MOD.) TYPE "C" DITCH BOTTOM
INLET F.D.O.T. INDEX NO. 425-052




CS-3 CONTROL STRUCTURE DETAIL
USE (MOD.) TYPE "C" DITCH BOTTOM
INLET F.D.O.T. INDEX NO. 425-052

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
BROOKS ALLEN STICKLER
No. 74031
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

# GENERAL CONSTRUCTION DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER
C7.1

Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes CDs Layout:C7.1 June 02, 2026 05:24:12pm K:\orl_civil\149786017-juniper mf-townhomes cds\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

\CADD\RASTER\SITE DETAILS HC.jpg

# PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25

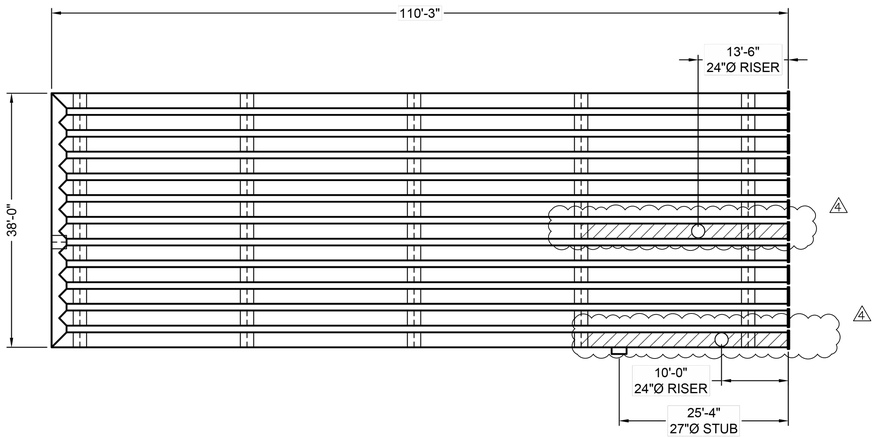
STORAGE SUMMARY
- PIPE STORAGE VOLUME = 5,304 CF
- BACKFILL STORAGE VOLUME = 1,919 CF
- TOTAL STORAGE PROVIDED = 7,223 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 27"
- CORRUGATION = 2 2/3x1/2
- INVERT = 105.75
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 12"

KEY

XFILTRATION

CONTAINMENT BASIN




NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 20'

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

| DATE | REVISION DESCRIPTION | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

765041 Juniper Multifamily Townhomes
27" CMP Xfiltration System
Mount Dora, FL

| PROJECT No.: | SEQ. No.: | DATE: |
|---|---|---|
| 765041 | 10 | 11/27/2023 |
| DESIGNED: DYO | DRAWN: DYO | |
| CHECKED: DYO | APPROVED: DYO | |
| SHEET NO.: 1 | | |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER THOMAS ALDEN STICKLER LICENSE NO. 89008 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS ALDEN STICKLER PE No. 89008 REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA DATE: 6/2/2026

| KHA PROJECT 149786017 | |
|---|---|
| DATE | 6/2/2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | |
| DRAWN BY | |
| CHECKED BY | |

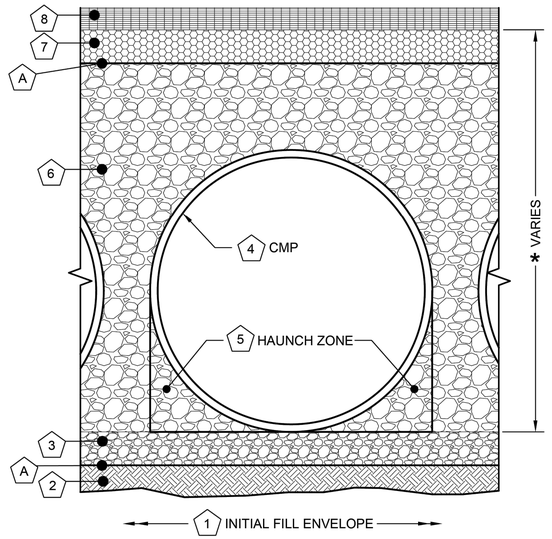
GENERAL CONSTRUCTION DETAILS

JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C7.2

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

I:\MERLIN\PROJECT\ACTIVE\765000\765041\765041-10-CMP DETENTION\DYODS\JUNIPER MULTIFAMILY TOWNHOMES CMP DYO D.DWG 11/27/2023 2:09 PM
Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes Cds Layout:C7.2 June 02, 2026 05:24:19pm K:\orl_civil\149786017-juniper mf-townhomes cds\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
I:\CADD\RASTER\SITE DETAIL




| | Infiltration Systems - CMP Infiltration & CMP Perforated Drainage Pipe | | | |
|---|---|---|---|---|
| | Material Location | Description | Material Designation | Designation |
| 8 | Rigid or Flexible Pavement (if applicable) | | | |
| 7 | Road Base (if applicable | | | |
| A | Geotextile Layer | Non-Woven Geotextile | CONTECH C-40 or C-45 | Engineer Decision for consideration to prevent soil migration into varying soil types. Wrap the trench only. |
| 6 | Backfill | Infiltration pipe systems have a pipe perforation sized of 3/8" diameter. An open graded, free draining stone, with a particle size of ½" – 2 ½" diameter is recommended. | AASHTO M 145-A-1 or AASHTO M 43 - 3, 4 | Material shall be worked into the pipe haunches by means of shovel-slicing, rodding, air-tamper, vibratory rod, or other effective methods. Compaction of all placed fill material is necessary and shall be considered adequate when no further yielding of the material is observed under the compactor, or under foot, and the Project Engineer or his representative is satisfied with the level of compaction" |
| 3 | Bedding Stone | Well graded granular bedding material w/maximum particle size of 3" | AASHTO M43 - 3,357,4,467, 5, 56, 57 | For soil aggregates larger than 3/8" a dedicated bedding layer is not required for CMP. Pipe may be placed on the trench bottom comprised of native suitable well graded & granular material. For Arch pipes it is recommended to be shaped to a relatively flat bottom or fine-grade the foundation to a slight v-shape. Soil aggregates less than 3/8" and unsuitable material should be over-excavated and re-placed with a 4"-6" layer of well graded & granular stone per the material designation. |
| A | Geotextile Layer | None | None | Contech does not recommend geotextiles be placed under the invert of Infiltration systems due to the propensity for geotextiles to clog over time. |
| * | Note: The listed AASHTO designations are for gradation only. The stone must also be angular and clean. | | | |

1 MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT.

FOUNDATION/BEDDING PREPARATION

2 PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.

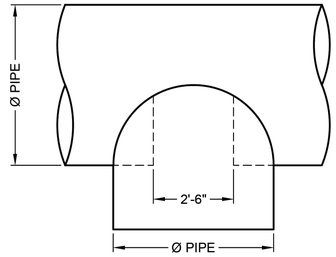
5 HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

BACKFILL

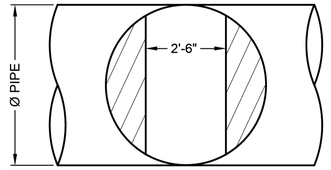
MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT. MAINTAIN BALANCED LOADING ON ALL PIPES IN THE SYSTEM DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.



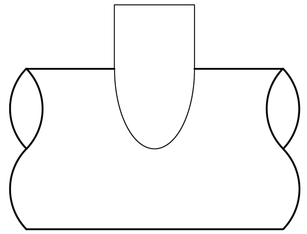

**PLAN**



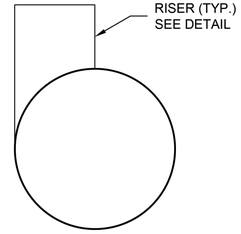

**FRONT**

## TYPICAL MANWAY DETAIL
**SCALE: N.T.S.**

NOTE:
MANWAY DETAIL APPLICABLE FOR CMP SYSTEMS WITH DIAMETERS 48" AND LARGER. MANWAYS MAY BE REQUIRED ON SMALLER SYSTEMS DEPENDING ON ACTUAL SITE SPECIFIC CONDITIONS.



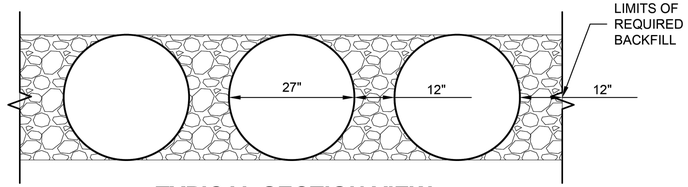
**ELEVATION**




**END**

## TYPICAL RISER DETAIL
**SCALE: N.T.S.**

NOTE:
LADDERS ARE OPTIONAL AND ARE NOT REQUIRED FOR ALL SYSTEMS.




## TYPICAL SECTION VIEW
SCALE: N.T.S.

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

| DATE | REVISION DESCRIPTION | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

765041 Juniper Multifamily Townhomes
27" CMP Xfiltration System
Mount Dora, FL

| PROJECT No.: | SEQ. No.: | DATE: |
|---|---|---|
| 765041 | 10 | 11/27/2023 |
| DESIGNED: DYO | DRAWN: DYO | |
| CHECKED: DYO | APPROVED: DYO | |
| SHEET NO.: 2 | | |

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 4 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 3 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 2 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 0 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER KATHLEEN STICKLER No. 75008 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/2/2026

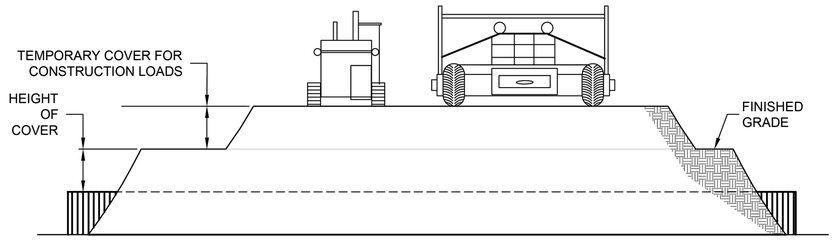
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

# GENERAL CONSTRUCTION DETAILS

# JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C7.3

Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes C0s Layout:C7.3 June 02, 2026 05:24:24pm K:\orl_civil\149786017-juniper mf-townhomes cds\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
I:\MER\PROJECTACTIVE\765000\765041\765041-10-CMP DETENTION\DYODS\JUNIPER MULTIFAMILY TOWNHOMES CMP DYO D.DWG 11/27/2023 2:15 PM
I:\MER\PROJECTACTIVE\765000\765041\CADD\RASTER\SITE DETAILS




CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

| PIPE SPAN, INCHES | AXLE LOADS (kips) | | | |
|---|---|---|---|---|
| | 18-50 | 50-75 | 75-110 | 110-150 |
| | MINIMUM COVER (FT) | | | |
| 12-42 | 2.0 | 2.5 | 3.0 | 3.0 |
| 48-72 | 3.0 | 3.0 | 3.5 | 4.0 |
| 78-120 | 3.0 | 3.5 | 4.0 | 4.0 |
| 126-144 | 3.5 | 4.0 | 4.5 | 4.5 |

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

## CONSTRUCTION LOADING DIAGRAM

**SCALE: N.T.S.**

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

POLYMER COATED: AASHTO M-245 OR ASTM A-762

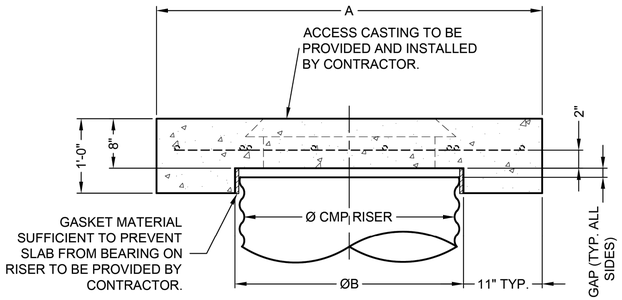
ALUMINUM: AASHTO M-196 OR ASTM B-745

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSP'S (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

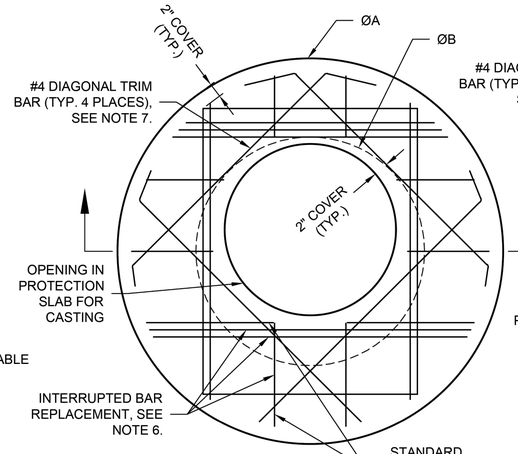
NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



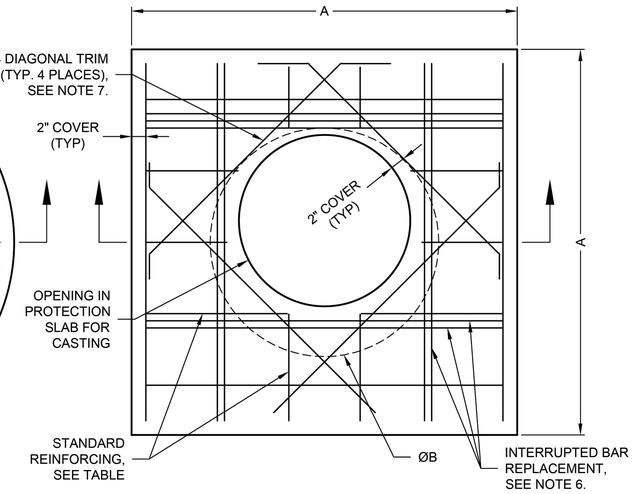

## SECTION VIEW

| REINFORCING TABLE | | | | |
|---|---|---|---|---|
| Ø CMP RISER | A | Ø B | REINFORCING | **BEARING PRESSURE (PSF) |
| 24" | Ø 4' 4'X4' | 26" | #5 @ 12" OCEW #5 @ 12" OCEW | 2,410 1,780 |
| 30" | Ø 4'-6" 4'-6" X 4'-6" | 32" | #5 @ 12" OCEW #5 @ 12" OCEW | 2,120 1,530 |
| 36" | Ø 5' 5' X 5' | 38" | #5 @ 10" OCEW #5 @ 10" OCEW | 1,890 1,350 |
| 42" | Ø 5'-6" 5'-6" X 5'-6" | 44" | #5 @ 10" OCEW #5 @ 9" OCEW | 1,720 1,210 |
| 48" | Ø 6' 6' X 6' | 50" | #5 @ 9" OCEW #5 @ 8" OCEW | 1,600 1,100 |

** ASSUMED SOIL BEARING CAPACITY




## ROUND OPTION PLAN VIEW




## SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

## MANHOLE CAP DETAIL

**SCALE: N.T.S.**

I:\MER.LIN\PROJECT\ACTIVE\765000\765041\765041-10-CMP DETENTION\DYODS\JUNIPER MULTIFAMILY TOWNHOMES CMP DYO D.DWG 11/27/2023 2:16 PM
I:\MER.LIN\PROJECT\ACTIVE\765000\765041\CADD\RASTER\SITE DETAILS
Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes CDs Layout:C7.4 June 02, 2026 05:24:29pm K:\ori_civil\149786017-juniper mt-townhomes cds\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| DATE | REVISION DESCRIPTION | BY |
|---|---|---|
| | | |

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

765041 Juniper Multifamily Townhomes
27" CMP Xfiltration System
Mount Dora, FL

| PROJECT No.: | SEQ. No.: | DATE: |
|---|---|---|
| 765041 | 10 | 11/27/2023 |
| DESIGNED: DYO | DRAWN: DYO | |
| CHECKED: DYO | APPROVED: DYO | |
| SHEET NO.: 3 | | |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 2 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 4 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 5 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER THOMAS ALLEN STICKLER No. 75041 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

GENERAL CONSTRUCTION DETAILS

JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C7.4

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

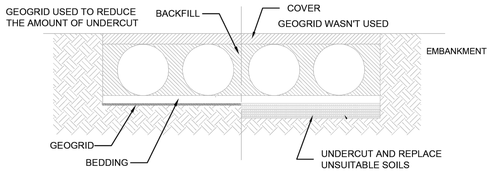
## CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

## FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

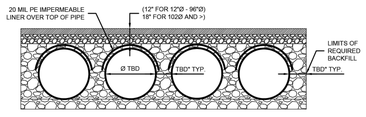



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

## GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

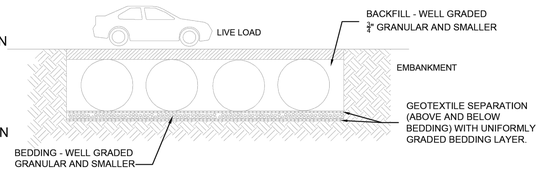
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.




## IN-SITU TRENCH WALL

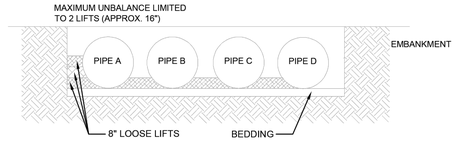
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



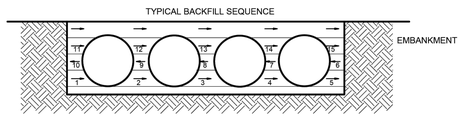

## BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

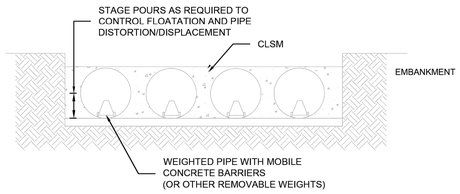



IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.




WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

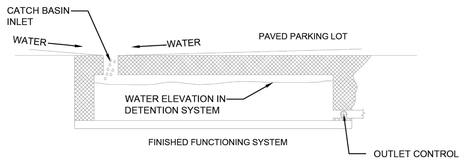



## CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

## ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.




## CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

## INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

## MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

| DATE | REVISION DESCRIPTION | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS
CONTECH **DYODS** DRAWING

765041 Juniper Multifamily Townhomes
27" CMP Xfiltration System
Mount Dora, FL

| PROJECT No.: | SEQ. No.: | DATE: |
|---|---|---|
| 765041 | 10 | 11/27/2023 |
| DESIGNED: DYO | DRAWN: DYO | |
| CHECKED: DYO | APPROVED: DYO | |
| SHEET NO.: 4 | | |

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 5 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 4 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 3 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 2 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER JASON ALLEN STICKLER LICENSE No. 76841 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

GENERAL CONSTRUCTION DETAILS

JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C7.5

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

I:\MERLIN\PROJECTS\CTV\ETI\765000\765041\765041-10-CMP DETENTION\DYODS\JUNIPER MULTIFAMILY TOWNHOMES CMP DYO D.DWG 11/27/2023 2:16 PM



# Contech® CMP Detention & Infiltration Maintenance Guide

Underground stormwater detention/infiltration systems should be inspected and maintained at regular intervals for continued performance and longevity.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Contech recommends mininum annual inspections. The rate at which the system collects pollutants will depend more heavily on site specific activities rather than the size or configuration of the system. Inspections should be performed more often for site areas where higher accumulation rates of sediment, trash/debris, or leaves are present. Inspection and maintenance records should be logged until a site's required maintenance frequency is established. System cleanout is indicated when inspection reveals that sufficient accumulation of sediment/debris has occurred such that system volume or drawdown could be affected.

## Containment Rows

Typically, inspection/maintenance accesses are located at connection points to the drainage system as these locations are where sediment/debris accumulation begins. These locations are also where containment rows may be engineered into the design.

Containment rows are non-perforated rows of pipe that serve as settling basins for incoming sediment/debris. These rows are hydraulically confined with weir and drawdown orifices to capture the "first flush" from a drainage basin.

Once the "first flush" volume is captured, the remaining storm volume overflows the weir directly to the infiltration pipe rows. The drawdown orifices allow for slow discharge of the first flush volume within the containment row while fine suspended solids settle to the bottom for later cleanout. The drawdown orifice design incorportates trash racks to guard against blockage from trash/debris.

Containment rows limit maintenance activities to single rows of pipe at drainage system connection points. Containment rows allow for jetvac cleanouts without the possibility of fabric damage or bedding stone disturbance or removal.

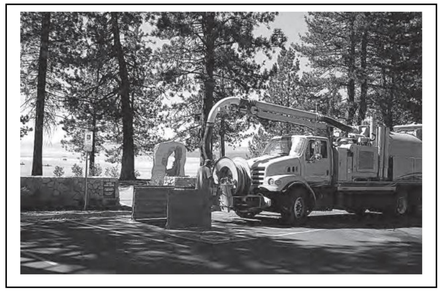


A typical containment row. Note the non-perforated row with full diameter cleanout access.

## Maintenance

Maintaining an underground detention/infiltration system is easiest when there is no flow entering the system. For this reason maintenance is best scheduled during dry weather.

Accumulated sediment and trash is typically evacuated via vacuum truck services through maintenance accesses provided in the design. Jetvac nozzles use water pressure to move down the containment row while pushing accumulated sediments backward to the Jetvac's entry point where the vacuum hose removes them.



Manhole covers should be securely seated following cleaning activities. Should it become necessary to enter the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Inspection and maintenace logs help identify the regular inspection and maintenance internals required for a particular system. An example of a typical inspection log is below:

**Inspection & Maintenance Log Sample Template**

| _____" Diameter System | | | Location: Anywhere, USA | | |
|---|---|---|---|---|---|
| Date | Depth of Sediment | Accumulated Trash | Maintenance Performed | Maintenance Personnel | Comments |
| 12/01/10 | 2" | None | Removed Sediment | B. Johnson | Installed |
| 03/01/11 | 1" | Some | Removed Sediment and Trash | B. Johnson | Swept parking lot |
| 06/01/11 | 0" | None | None | | |
| 09/01/11 | 0" | Heavy | Removed Trash | S. Riley | |
| 12/01/11 | 1" | None | Removed Sediment | S. Riley | |

**Support**

- Drawings and specifications are available at www.contechstormwater.com.
- Site-specific design support is available from our engineers.

CONTECH® CONSTRUCTION PRODUCTS INC.
800.925.5240
contechstormwater.com

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 4 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 3 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 2 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| 0 | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER THOMAS ALLEN STICKLER FLORIDA LICENSE No. 73906 STATE OF FLORIDA PROFESSIONAL ENGINEER

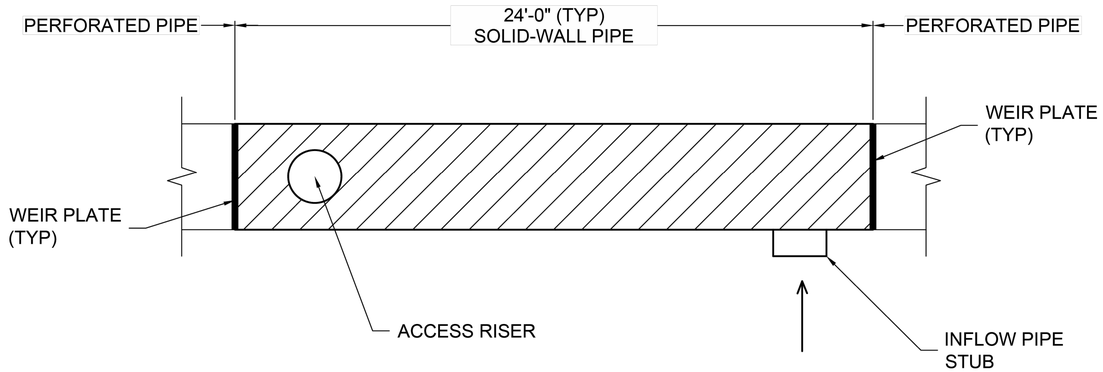
KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

GENERAL CONSTRUCTION DETAILS

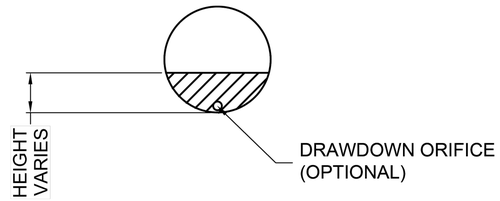
JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C7.6

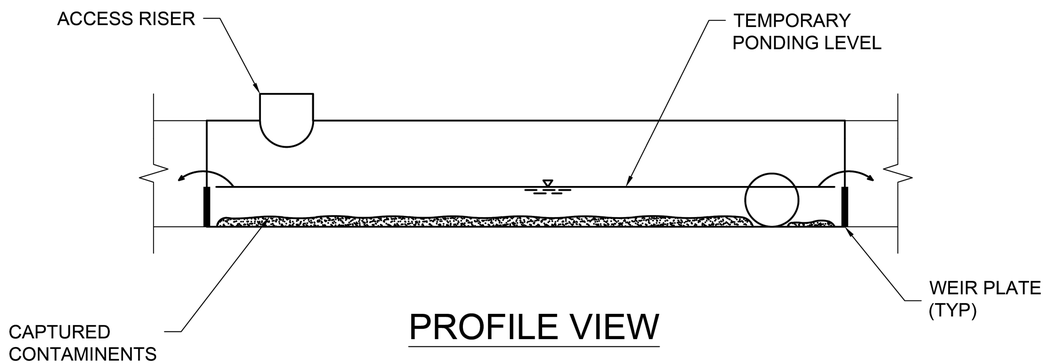
Plotted By:Feiler, Catherine Sheet Set:Juniper MF Townhomes CDs Layout:C7.6 June 02, 2026 05:24:39pm K:\orl_civil\149786017-juniper mf-townhomes cds\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
\CADD\RASTER\SITE DETAILS HC.jpg




## PLAN VIEW




## SECTION VIEW




## PROFILE VIEW

## ASSEMBLY
SCALE: 1" = 20'

NOTES:

1. CONTAINMENT BASIN TO BE FABRICATED OF SOLID-WALL PIPE UNLESS OTHERWISE NOTED.
2. THE ABOVE CONFIGURATION IS REPRESENTATIVE AND MAY BE MODIFIED TO THE PROJECT REQUIREMENTS.
3. TYPICAL LENGTH IS 24 FEET, WHICH CAN BE INCREASED OR DECREASED BASED ON THE PROJECT REQUIREMENTS.
4. TERMINUS OF CONTAINMENT ROW SHALL BE DEFINED BY WEIR PLATE OR BULKHEAD. DESIGN SHOULD INCLUDE AT LEAST ONE WEIR PLATE.
5. FLOW INTRODUCED INTO THE CONTAINMENT BASIN THROUGH PIPE STUB(S). STUB(S) MAY BE LOCATED ALONG THE LENGTH AND/OR AT ONE END.
6. ACCESS RISER MAY BE POSITIONED ALONG THE LENGTH AND LOCATED IN THE PROXIMITY OF WEIR INCLUDING ORIFICE (IF APPLICABLE).

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of Contech. Failure to comply is done at the user's own risk and Contech expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

| MARK | DATE | REVISION DESCRIPTION | BY |
|---|---|---|---|

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS
CONTECH DETAIL DRAWING

CONTAINMENT ROW STANDARD DETAIL
FLORIDA TYPICAL

| PROJECT No.: | SEQ. No.: | DATE: |
|---|---|---|
| ---- | ---- | 03/31/20 |
| DESIGNED: DZ | DRAWN: SEL | |
| CHECKED: | APPROVED: | |
| SHEET NO.: D1-A | | |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 4 | PER CITY AND FDOT COMMENTS | 04/24/24 | CEF |
| 3 | PER CITY, SJRWMD, AND FDOT COMMENTS | 11/28/23 | CEF |
| 2 | PER SJRWMD AND FDOT COMMENTS | 09/21/23 | CEF |
| 1 | PER CITY OF MOUNT DORA COMMENTS | 04/13/23 | CEF |
| A | PER CITY OF MOUNT DORA COMMENTS | 01/10/23 | CEF |

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER THOMAS ALLEN STICKLER No. 93421 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/2/2026

KHA PROJECT 149786017
DATE 6/2/2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

GENERAL CONSTRUCTION DETAILS

JUNIPER MULTIFAMILY TOWNHOMES

SHEET NUMBER C7.7

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Plotted By:Felter, Catherine Sheet Set:Juniper MF Townhomes Cds Layout:C7.7 June 02, 2026 05:24:44pm K:\orl_civil\149786017-juniper mf-townhomes cds\CADD\CONST\PlanSheets\C7.0 GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

C:\USERS\SLARKIN\APPDATA\LOCAL\MICROSOFT\WINDOWS\INETCACHE\CONTENT.OUTLOOK\EA8CFLNB\DR4FT - CONTAINMENT BASIN DETAIL - C.DWG 3/31/2020 2:40 PM

I:\CADD\RASTER\SITE DETAIL

# PERMIT SET

ISSUED: AUGUST 08, 2023

## INDEX OF DRAWINGS

| SHEET # | SHEET DESCRIPTION | 2022-08-05 SITE PERMIT | 2026-06-04 SITE PERMIT REVMI |
|---|---|---|---|
| | **GENERAL CONDITIONS** | | |
| L-0.00 | COVER SHEET | | ● |
| L-0.01 | CONSTRUCTION NOTES, ABBREVIATIONS, & REFERENCES | ● | ● |
| | **TREE INVENTORY** | | |
| L-0.10 | TREE INVENTORY KEY PLAN & NOTES | ● | ● |
| L-0.11 | TREE SURVEY TABULATIONS | ● | ● |
| L-0.12 | TREE SURVEY TABULATIONS | ● | ● |
| L-0.13 | TREE SURVEY TABULATIONS | ● | ● |
| L-0.14 | TREE SURVEY TABULATIONS | ● | ● |
| | **HARDSCAPE DESIGN** | | |
| L-1.01 | OVERALL HARDSCAPE PLAN | | ● |
| L-1.02 | OVERALL HARDSCAPE PLAN | | ● |
| L-1.03 | OVERALL HARDSCAPE PLAN | | ● |
| L-1.10 | HARDSCAPE PLAN ENLARGEMENT | | ● |
| L-1.10A | HARDSCAPE GEOMETRY PLAN ENLARGEMENT | | |
| L-1.10B | HARDSCAPE GEOMETRY PLAN ENLARGEMENT | | |
| L-1.11 | HARDSCAPE PLAN ENLARGEMENT | | ● |
| L-1.12 | HARDSCAPE PLAN ENLARGEMENT | | ● |
| L-1.13 | HARDSCAPE PLAN ENLARGEMENT | | ● |
| L-1.14 | HARDSCAPE PLAN ENLARGEMENT | | |
| L-1.20 | HARDSCAPE MATERIAL SCHEDULE | | |
| L-1.21 | HARDSCAPE MATERIAL SCHEDULE | | |
| L-1.22 | HARDSCAPE MATERIAL SCHEDULE | | |
| | **HARDSCAPE DETAILS** | | |
| L-2.01 | HARDSCAPE DETAILS | ● | |
| L-2.02 | HARDSCAPE DETAILS | | ● |
| L-2.03 | HARDSCAPE DETAILS | | |
| L-2.04 | HARDSCAPE DETAILS | | |
| L-2.05 | HARDSCAPE DETAILS | | |
| L-2.11 | STRUCTURAL DETAILS | | |
| L-2.12 | STRUCTURAL DETAILS | | |
| L-2.13 | STRUCTURAL DETAILS | | |
| | **LANDSCAPE DESIGN** | | |
| L-3.00 | LANDSCAPE CODE REQUIREMENTS | ● | ● |
| L-3.01 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.02 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.03 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.04 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.05 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.06 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.07 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.08 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.09 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.10 | LANDSCAPE PLAN - CODE LEVEL | ● | ● |
| L-3.11 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.12 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.13 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.14 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.15 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |

## INDEX OF DRAWINGS

| SHEET # | SHEET DESCRIPTION | 2022-08-05 SITE PERMIT | 2026-06-04 SITE PERMIT REVMI |
|---|---|---|---|
| | **LANDSCAPE DESIGN CONT'D** | | |
| L-3.16 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.17 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.18 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.19 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.20 | LANDSCAPE PLAN MITIGATION TREES | ● | ● |
| L-3.21 | LANDSCAPE PLAN ENLARGEMENTS - CLUBHOUSE/POOL | ● | ● |
| L-3.22 | LANDSCAPE PLAN ENLARGEMENTS - MONUMENT SIGN | ● | ● |
| L-3.30 | PLANT SCHEDULE & LANDSCAPE NOTES CODE LEVEL | | ● |
| L-3.31 | PLANTING DETAILS | | ● |
| L-3.40 | LANDSCAPE SPECIFICATIONS | | ● |
| L-3.41 | LANDSCAPE SPECIFICATIONS | | ● |
| | **IRRIGATION DESIGN** | | |
| L-4.00 | IRRIGATION KEY PLAN | | ● |
| L-4.01 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.02 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.03 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.04 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.05 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.06 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.07 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.08 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.09 | IRRIGATION WATER USE DIAGRAM | | ● |
| L-4.10 | IRRIGATION WATER USE DIAGRAM | | ● |


daniel rogers
landscape architecture + site planning

1775 MOHAWK TRAIL | MAITLAND, FLORIDA 32751 | P: 407.353.0112


# JUNIPER VILLAGE BTR

## MOUNT DORA, FLORIDA

SITE PERMIT
DOCUMENTS




VICINITY MAP

0' 250' 500' 1000'

SCALE

NORTH


LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA 6666866


OWNER:
ELEVATION DEVELOPMENT, LLC
121 SOUTH ORANGE AVENUE, SUITE 1250
ORLANDO, FL 32801
CONTACT: MIKE RICH

## CONSTRUCTION NOTES

1. All dimensions are taken from center of wall, face of curb and/or centerline of roads at 90 degree, angles, unless otherwise noted on plan. The dimensions are shown for approximate line and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends.
2. All forms and alignment of paving, pilasters and walls shall be inspected and approved by the owner's representative prior to pouring (give a min. of 48 hrs. notice).
3. For site grading and drainage, see civil engineer's plans
4. Contractor shall verify location of all surface and subsurface utilities prior to construction.
5. These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the owner's representative.
6. Contractor must check all dimensions, framing conditions and site conditions before starting work. Owner's representative shall be notified immediately of any discrepancies or possible deficiencies.
7. Do no willfully install or construct items as shown on the drawings whit it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for all revisions necessary.
8. Conditions not specifically shown shall be constructed similar to the details for the respective materials.
9. The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the contractor. Observation visits to the job site by the owner's representative do no include inspection of construction methods and for safety conditions at the work site. These visits shall not be construed as continuous and detailed inspections.
10. Contractor shall refer to soils engineer's report for percentages of compaction required for all concrete flatwork and footings.
11. All construction and workmanship shall conform to the current uniform and Florida Building Code.
12. All references to "gray" concrete shall mean natural concrete with no color additive.
13. All concrete walks shall not exceed a slope of 1:20, and cross slopes on all concrete sidewalks shall not exceed 2%. If the sidewalk does exceed this slope, ADA compliant handicap ramps will be required.
14. All handicap ramps shall not exceed a 1:12 slope and shall meet all ADA requirements for landings and handrails.
15. Site furnishings shall be installed per manufacturer's recommendations, or as recommended in the drawings. Details provided in the drawings for anchoring and furnishings are provided for intent only. It shall be the contractor's responsibility to coordinate with the manufacturer & submit anchoring details for approval by owner's representative prior to installation.
16. The contractor shall stake and layout all improvements using the geometric data provided. It is the contractor's responsibility to completely stake and check the alignment both vertical and horizontal, and to insure adequate positioning prior to the installation of any improvement. The contractor shall notify the owner immediately in writing if any discrepancies are found and not proceed with the work until directed.
17. Refer to civil engineer's drawings for roadway pavement grading, curb information, all site drainage/grading information and handicap ramp detailing
18. Unless otherwise expressly approved in writing by the owner all control joints shall be hand tooled. Saw cutting will not be acceptable.

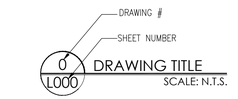
## ADDITIONAL HARDSCAPE NOTES

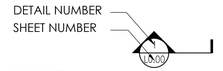
1. EXPANSION JOINTS TO BE PROVIDED IN CONCRETE AT A MINIMUM DISTANCE OF 30'-0" ON CENTER.
2. CONTRACTOR TO PROVIDE 4' X 4' MOCK-UP OF EACH HARDSCAPE FLATWORK ELEMENT. EACH MOCK-UP SHALL INCLUDE THE COLOR, FINISH, TYPICAL CONTROL AND EXPANSION JOINT PATTERN AND COLORED CAULK. ALL MOCK-UPS SHALL BE CONSIDERED A PART OF THE SUBMITTAL PROCESS AND REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
3. ALL EXPANSION JOINTS TO BE CAULKED, COLOR TO MATCH ADJACENT CONCRETE.
4. ALL PAVER SAND-SWEPT JOINTS SHALL BE PROVIDED WITH POLYMERIC SAND. CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

## CONSTRUCTION ABBREVIATIONS

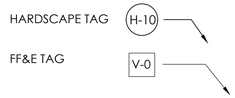
| | |
|---|---|
| ADD | ADDENDUM |
| ADA | AMERICANS WITH DISABILITIES ACT |
| AGG | AGGREGATE |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECT(URAL) |
| BOC | BACK OF CURB |
| B&B | BALLED & BURLAP |
| BR | BARE ROOT |
| BC | BOTTOM OF CURB / COPING |
| BLDG | BUILDING |
| BOT | BOTTOM |
| BB | BOTTOM OF BRIDGE |
| BS | BOTTOM OF STEP |
| BW | BOTTOM OF WALL |
| CAL | CALIPER |
| CB | CATCH BASIN |
| CJ | CONTROL JOINT |
| CIP | CAST IN PLACE |
| ℄ | CENTER LINE |
| COL | COLUMN |
| CONC | CONCRETE |
| CMU | CONCRETE MASONRY UNIT |
| CONT | CONTINUOUS/CONTINUE |
| CT | CLEAR TRUNK |
| CW | CLEAR WOOD |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DBH | DIAMETER AT BREAST HEIGHT |
| DIM | DIMENSION |
| DWG(S) | DRAWING(S) |
| E | EXISTING |
| EIFS | EXTERIOR INSULATION FINISH SYSTEM |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ENG | ENGINEER |
| EQUIP | EQUIPMENT |
| EOP | EDGE OF PAVEMENT |
| EJ | EXPANSION JOINT |
| EXT | EXTERIOR |
| FFE | FINISH FLOOR ELEVATION |
| FIN | FINISH |
| FG | FINISH GRADE |
| FTG | FULL TO GROUND |
| GA | GAUGE |
| GAL | GALLON |
| GALV | GALVANIZED |
| GC | GENERAL CONTRACT(OR) |
| GEN | GENERAL |
| GW | GRAY WOOD |
| HC | HANDICAP(PED) |
| HT | HEIGHT |
| HORIZ | HORIZONTAL |
| HB | HOSE BIB |
| INCL | INCLUDE(D) |
| INT | INTERIOR |
| ID | INTERNAL DIAMETER |
| INV | INVERT |
| MANF | MANUFACTURE(R) |
| MAX | MAXIMUM |
| MED | MEDIUM |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| NIC | NOT IN CONTRACT |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OA | OVER ALL |
| OC | ON CENTER(S) |
| OD | OUTSIDE DIAMETER |
| PERP | PERPENDICULAR |
| PA | PLANTING AREA |
| P.O.B. | POINT OF BEGINNING |
| PPP | PLANTS PER POT |
| PW | POTABLE WATER |
| PIP | POURED IN PLACE |
| PTP | PRESSURE TREATED PINE |
| QTY | QUANTITY |
| SHT | SHEET |
| SIM | SIMILAR |
| SPEC(S) | SPECIFICATION(S) |
| SPR | SPREAD |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| STL TB | STEEL TOP OF BRIDGE |
| TEMP | TEMPERATURE/TEMPORARY |
| TB | TOP OF BASE |
| TBD | TO BE DETERMINED |
| TC | TOP OF COLUMN |
| TR | TOP OF RAIL |
| TS | TOP OF STEP |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| WWF | WELDED WIRE FRAME |
| W/ | WITH |
| W/O | WITHOUT |
| WL | WATER LEVEL |
| QC | QUICK COUPLER |
| R | RADIUS |
| REINF | REINFORCE(D) DRAIN INLET |
| RIM | RIM ELEVATION |
| RD | ROUND |

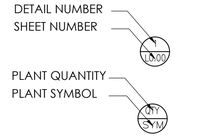
## DRAWING REFERENCES




CALLOUT







daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

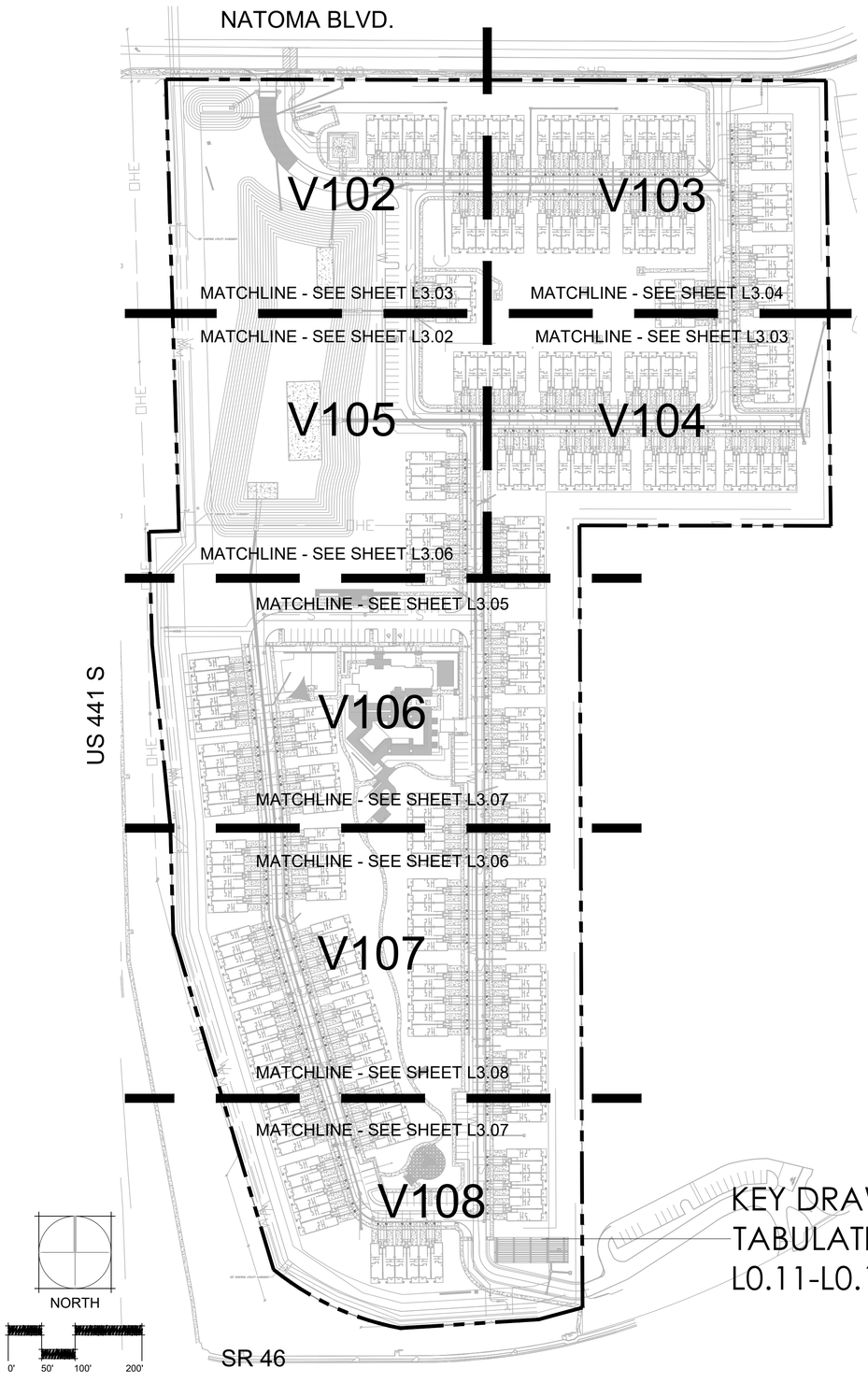
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
CONSTRUCTION NOTES, ABBREVIATIONS & REFERENCES

SHEET NUMBER:
L0.01

© Copyright 2022 ACi, Inc.




# TREE DATA CALCULATIONS(SECTION 6.6.7.1)

Total existing number of trees sized 6"-23.99": 1,659

Total existing number of trees sized 6" - 23.99" removed: 1,659

Total existing inches of trees sized 24"or greater: 3,519"

Total existing numbers of inches preserved size 24" or greater: 0"

Total existing inches of tree sized 24" or greater removed: 3,519"

Total number of trees replaced at ratio 1:1 for trees removed 6"-23.99": 1,659

Total number of trees placed at ratio 1:6 (for trees removed 24" or greater): 587

Total number of trees to be provided for replacement: 2,246 @3.5" caliper (refer to sheet L3.30)

## GENERAL NOTES:

1. Data shown on each tree tabulation chart corresponds to L & S diversified tree survey dated June 24, 2022, sheets V101 through V111.
2. Refer to sheet L0.20 through L0.27 for trees removed/ preserved.
3. Refer to sheet L3.20 for replacement tree species, quantities and sizes.
4. In the event that multiple trunks are shown as part of one inventory number on the tabulation charts, it is assumed that each trunk represents one tree.

KEY DRAWING PROVIDED IS ASSOCIATED WITH THE TABULATION CHARTS PROVIDED ON SHEETS L0.11-L0.14.

daniel rogers
landscape architecture + site planning

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
TREE INVENTORY
KEY PLAN & NOTES

SHEET NUMBER:
L0.10

© Copyright 2022 ACi, Inc.

# V 102

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300088 | SYC 7" |
| ~~300087~~ | ~~PAL 14"~~ |
| 300086 | LAO 17" |
| 300085 | LAO 12" |
| 300084 | LIO 22" |
| 300083 | LAO 20" |
| ~~300082~~ | ~~PAL 8"~~ |
| 300081 | LIO 15"/19"/22" |
| 300079 | LAO 12" |
| 300078 | LAO 29" |
| 300077 | LAO 12" |
| 300075 | LAO 27" |
| ~~300074~~ | ~~PAL 11"~~ |
| 300073 | LAO 10" |
| 300072 | LAO 17" |
| 300071 | LAO 18" |
| 300070 | LAO 10" |
| 300067 | LAO 12" |
| 300066 | LAO 13" |
| 300065 | LAO 8" |
| 300064 | LAO 14" |
| 300063 | LAO 18" |
| 300062 | LAO 13" |
| 300059 | LAO 35" |
| 300058 | LAO 34" |
| ~~300056~~ | ~~PAL 9"~~ |
| ~~300055~~ | ~~PAL 10"~~ |
| 300054 | LIO 34" |
| 300050 | LIO 26" |
| 300047 | LIO 25" |
| 300044 | LIO 19"/26" |
| 300041 | LIO 11" |
| 300040 | LIO 9" |
| 300035 | LIO 31" |
| 300034 | LIO 23" |
| 300033 | LIO 31" |
| 300026 | LIO 25" |
| 300022 | LIO 45" |
| 300021 | LIO 10" |
| 300020 | LIO 7" |
| 300019 | LIO 8" |
| 300018 | LIO 9" |
| 300017 | LIO 7" |
| 300016 | LIO 12" |
| ~~300015~~ | ~~PAL 13"~~ |
| 300014 | LIO 23" |
| 300013 | LIO 11" |
| 300012 | LIO 7" |
| 300011 | LIO 12" |
| 300010 | LIO 11" |
| 300009 | LAO 20" |
| 300008 | LIO 11" |
| 300007 | LIO 10"/13"/14" |
| 300006 | LIO 8" |
| 300005 | LIO 8" |
| 300002 | LAO 22" |
| 300321 | LAO 8" |
| 300320 | LAO 18" |
| 300319 | LAO 14" |
| 300318 | LAO 14" |

Preserve Trees

Exempt trees - off site

Preserve Trees

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300317 | LAO 12" |
| 300316 | PIN 18" |
| 300315 | LAO 8" |
| 300314 | PIN 16" |
| 300313 | LAO 8" |
| 300312 | LAO 16" |
| 300311 | LAO 14" |
| 300310 | PIN 16" |
| 300309 | PIN 18" |
| 300308 | LAO 14" |
| 300307 | LAO 12" |
| 300306 | LAO 6" |
| 300305 | LAO 8" |
| 300304 | LAO 10" |
| 300303 | LAO 10" |
| 300302 | PIN 14" |
| 300301 | LAO 6" |
| 300300 | LAO 6" |
| 300299 | LAO 12" |
| 300298 | LAO 14" |
| 300297 | PIN 16" |
| 300296 | LIO 8" |
| 300295 | LAO 34" |
| 300293 | LAO 28" |
| 300291 | LAO 8" |
| 300290 | LIO 20" |
| 300289 | LAO 32" |
| 300286 | LIO 24" |
| 300285 | LIO 16" |
| 300284 | LIO 18" |
| 300283 | LIO 18" |
| 300282 | LIO 14" |
| 300281 | LAO 10" |
| 300280 | LAO 8" |
| 300279 | LAO 12" |
| 300278 | LAO 6" |
| 300277 | LAO 8" |
| 300275 | LIO 18"/24" |
| 300274 | LIO 20" |
| 300273 | LIO 18" |
| 300272 | LAO 8" |
| 300271 | LAO 10" |
| 300270 | LAO 14" |
| 300269 | LAO 32" |
| 300267 | PIN 20" |
| 300161 | LAO 6" |
| 300160 | PIN 12" |
| 300159 | LAO 8" |
| 300158 | PIN 20" |
| 300157 | LAO 18" |
| 300156 | LAO 12" |
| 300155 | LAO 12" |
| 300154 | LAO 14" |
| 300153 | LAO 18" |
| 300152 | LAO 6" |
| 300151 | LAO 18" |
| 300150 | LAO 6"/20" |
| 300148 | LAO 6" |
| 300147 | LAO 6" |
| 300146 | LAO 6" |

Preserve Trees

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300145 | LAO 8" |
| 300144 | LAO 8" |
| 300143 | LAO 8" |
| 300142 | LAO 10" |
| 300141 | LAO 12" |
| 300140 | LAO 22" |
| 300139 | LAO 10" |
| 300138 | LAO 14" |
| 300137 | LAO 16" |
| 300136 | LAO 10" |
| 300135 | LAO 8" |
| 300134 | LAO 6" |
| 300133 | LAO 6" |
| 300132 | LAO 16" |
| 300131 | LAO 20" |
| ~~300130~~ | ~~PAL 14"~~ |
| 300129 | LIO 6" |
| 300128 | LAO 12" |
| 300127 | LAO 16" |
| 300126 | LIO 8" |
| 300125 | LIO 10" |
| 300124 | LIO 10" |
| 300123 | LIO 8"/12" |
| 300122 | LAO 12" |
| 300121 | LIO 6" |
| ~~300120~~ | ~~PAL 14"/16"~~ |
| 300119 | LAO 6" |
| 300118 | LAO 14" |
| 300117 | LAO 6" |
| 300116 | LAO 6" |
| 300115 | LAO 20" |
| 300114 | LAO 6" |
| 300113 | LIO 10" |
| 300112 | LAO 10" |
| 300111 | LIO 6" |
| 300110 | LIO 6" |
| 300109 | LIO 6" |
| 300108 | LIO 14" |
| 300107 | LAO 12" |
| 300105 | LIO 34" |
| 300104 | LAO 8" |
| 300103 | LAO 10" |
| 300102 | LIO 8" |
| 300101 | LAO 10" |
| 300100 | LIO 8" |
| 300099 | LAO 8" |
| 300098 | LIO 22" |
| 300097 | LIO 18" |
| 300096 | LIO 18" |
| 300095 | LAO 16" |
| 300094 | LIO 8" |
| 300093 | LIO 12" |
| 300092 | PIN 12" |
| 300091 | LIO 10" |
| 300090 | LAO 8" |
| 300906 | LAO 26" |
| 300905 | PIN 18" |
| 300904 | LAO 6" |
| 300903 | PIN 22" |
| 300902 | LAO 20" |

Preserve Trees

Preserve Trees

Preserve Trees

Exempt Trees - off site

Preserve Trees

Preserve Trees

Preserve Trees

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300901 | PIN 10" |
| 300899 | PIN 24" |
| 300898 | PIN 16" |
| 300897 | PIN 12" |
| 300896 | LAO 10" |
| 300895 | LAO 14" |
| 300894 | PIN 14" |
| 300893 | LAO 8" |
| 300892 | LAO 10" |
| 300891 | PIN 18" |
| 300890 | LIO 16" |
| 300889 | PIN 20" |
| 301200 | LIO 12" |
| 301199 | PIN 20" |
| 301198 | LAO 10" |
| 301197 | LAO 18"/18" |
| 301196 | LIO 12" |
| 301195 | LAO 16" |
| 301194 | LIO 8" |
| 301193 | LIO 8" |
| 301192 | LIO 22" |
| 301187 | LIO 16" |
| 301124 | LIO 14" |
| 301123 | LIO 14"/20" |
| 30002 | PIN 18" |
| 300335 | LAO 14" |
| 300334 | LAO 12" |
| 300333 | PIN 18" |
| 300332 | LAO 12" |
| 300331 | PIN 16" |
| 300330 | PIN 14" |
| 300329 | PIN 18" |
| 300336 | LAO 8" |
| ~~301025~~ | ~~PAL 14"~~ |
| 301024 | LIO 26" |
| 301022 | LAO 22" |
| 301021 | LAO 20" |
| 301020 | LAO 10" |
| 301019 | LAO 10" |
| 301018 | LIO 8" |
| ~~301017~~ | ~~PAL 8"~~ |
| 301016 | LAO 8" |
| 301015 | LIO 8" |
| 301014 | LIO 14" |
| 301013 | LIO 14" |
| 301012 | PIN 20" |
| 301011 | LIO 10" |
| 301010 | LAO 16" |
| 301009 | LAO 26" |
| 301007 | LAO 20" |
| 301006 | PIN 12" |
| 301005 | LAO 22" |
| 301004 | LAO 12" |
| 301003 | LAO 20" |
| 301002 | LAO 14" |
| 301001 | LAO 16" |
| 301000 | LAO 12" |
| 300999 | LAO 10" |
| 300998 | LAO 18" |
| 300997 | LAO 24" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300995 | LAO 16" |
| 300994 | PIN 20" |
| 300993 | LAO 16" |
| 300991 | LAO 24"/26" |
| 300990 | LAO 12" |
| 300989 | PIN 18" |
| 300988 | LIO 10" |
| 300987 | PIN 16" |
| 300986 | LAO 10" |
| 300985 | LIO 16" |
| 300984 | PIN 12" |
| 300983 | PIN 22" |
| 300982 | LAO 10" |
| 300981 | LIO 20" |
| 300980 | LAO 10" |
| 300979 | LIO 40" |
| 300977 | LIO 18"/20"/20" |
| 300976 | PIN 18" |
| 300975 | LAO 20" |
| 300972 | LIO 42" |
| 300971 | LIO 24" |
| 300970 | LIO 12" |
| 300969 | LIO 14" |
| 300968 | LIO 12" |
| 300967 | LAO 12" |
| 300966 | LAO 14" |
| 300965 | LAO 12" |
| 300964 | LAO 16" |
| 300963 | PIN 18" |
| 300962 | LIO 8" |
| 300961 | LIO 18" |
| 300960 | LIO 22" |
| 300959 | LIO 10" |
| 300958 | LIO 18" |

Area Summary:

288 Total Trees

26Trees
(24" or above):
834"

262 (6"-23.99')

# V 103

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300327 | PIN 18" |
| 300326 | PIN 10" |
| 300325 | LAO 8" |
| 300324 | LAO 6" |
| 300323 | LAO 10" |
| 300322 | LAO 10" |
| 300266 | LAO 6" |
| 300265 | LAO 18" |
| 300264 | LAO 12" |
| 300263 | LAO 14" |
| 300262 | LIO 8" |
| 300261 | LIO 14" |
| 300260 | LAO 14" |
| 300258 | PIN 26" |
| 300257 | LAO 12" |
| 300256 | LAO 12" |
| 300255 | LAO 8" |
| 300254 | PIN 14" |
| 300253 | PIN 14" |
| 300252 | LAO 18" |
| 300251 | LAO 8" |
| 300250 | LAO 10" |
| 300249 | LAO 14" |
| 300248 | PIN 18" |
| 300247 | LAO 14" |
| 300246 | LAO 14" |
| 300245 | LAO 12" |
| 300244 | PIN 18" |
| 300243 | LAO 16" |
| 300242 | PIN 20" |
| 300241 | LAO 14" |
| 300240 | LAO 10" |
| 300239 | PIN 8" |
| 300238 | LAO 8" |
| 300237 | PIN 20" |
| 300236 | LAO 8" |
| 300235 | LAO 12" |
| 300234 | LAO 8" |
| 300233 | LAO 10" |
| 300232 | PIN 20" |
| 300231 | PIN 12" |
| 300230 | PIN 10" |
| 300229 | LAO 12" |
| 300228 | PIN 18" |
| 300227 | LAO 14" |
| 300226 | LAO 12" |
| 300225 | LAO 8" |
| 300224 | LAO 14" |
| 300223 | PIN 16" |
| 300222 | LIO 6" |
| 300221 | LIO 16" |
| 300220 | PIN 12" |
| 300219 | LIO 10" |
| 300218 | LIO 8" |
| 300217 | LIO 12"/14" |
| 300216 | LIO 8" |
| 300215 | LIO 10" |
| 300214 | LIO 8" |
| 300213 | LIO 8" |
| 300212 | LAO 12" |

Preserve Trees

Preserve Trees

Preserve Trees

Preserve Trees

Preserve Trees

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300211 | LAO 16" |
| 300210 | LAO 12" |
| 300209 | LAO 14" |
| 300208 | LAO 8" |
| 300207 | LAO 8" |
| 300206 | LAO 12" |
| 300205 | LAO 14" |
| 300204 | PIN 14" |
| 300203 | LAO 8" |
| 300202 | PIN 16" |
| 300201 | LAO 10" |
| 300200 | LAO 8" |
| 300199 | LAO 18" |
| 300198 | LAO 14" |
| 300197 | LAO 14" |
| 300196 | PIN 18" |
| 300195 | LAO 10" |
| 300194 | PIN 10" |
| 300193 | LIO 16" |
| 300192 | PIN 18" |
| 300191 | LAO 10" |
| 300190 | PIN 24" |
| 300188 | LAO 8" |
| 300187 | LAO 10" |
| 300186 | LAO 16" |
| 300185 | PIN 10" |
| 300184 | PIN 16" |
| 300183 | LAO 10" |
| 300182 | LAO 10" |
| 300181 | PIN 14" |
| 300180 | PIN 14" |
| 300179 | PIN 14" |
| 300178 | LAO 12" |
| 300177 | LAO 12" |
| 300176 | LAO 12" |
| 300175 | LAO 14" |
| 300174 | LAO 6" |
| 300173 | PIN 14" |
| 300172 | LAO 22" |
| 300171 | LAO 12" |
| 300170 | LAO 12" |
| 300169 | LIO 8" |
| 300168 | LAO 18" |
| 300167 | PIN 12" |
| 300166 | LAO 18" |
| 300165 | PIN 18" |
| 300164 | LAO 8" |
| 300163 | LAO 8" |
| 300162 | LAO 18" |
| 300632 | PIN 14" |
| 300606 | LAO 22" |
| 300605 | PIN 14" |
| 300602 | PIN 16" |
| 300601 | PIN 16" |
| 300600 | PIN 16" |
| 300599 | PIN 18" |
| 300597 | PIN 20" |
| 300596 | PIN 12" |
| 300595 | PIN 16"/16" |
| 300594 | PIN 18" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300593 | PIN 18" |
| 300592 | LAO 18" |
| 300589 | PIN 14" |
| 300588 | PIN 14" |
| 300587 | PIN 12" |
| 300586 | PIN 10" |
| 300585 | PIN 18" |
| 300584 | PIN 14" |
| 300583 | PIN 10" |
| 300578 | LAO 20" |
| 300577 | LAO 20" |
| 300576 | PIN 18" |
| 300575 | PIN 10" |
| 300574 | PIN 12" |
| 300573 | LIO 22" |
| 300572 | PIN 10" |
| 300571 | LAO 26" |
| 300569 | LAO 20" |
| 300568 | PIN 18" |
| 300567 | PIN 16" |
| 300566 | SYC 12" |
| 300565 | PIN 14" |
| 300564 | LAO 18" |
| 300563 | LAO 28" |
| 300561 | PIN 16" |
| 300560 | PIN 12" |
| 300559 | PIN 14" |
| 300558 | LAO 22" |
| 300557 | LAO 18" |
| 300556 | PIN 18" |
| 300555 | LIO 10" |
| 300554 | LAO 22" |
| 300553 | PIN 14" |
| 300552 | PIN 20" |
| 300551 | LAO 22" |
| 300550 | PIN 12" |
| 300549 | PIN 18" |
| 300548 | SYC 10" |
| 300547 | LIO 27" |
| 300545 | PIN 10" |
| 300544 | PIN 12" |
| 300543 | PIN 12" |
| 300542 | PIN 12" |
| 300541 | PIN 12" |
| 300540 | PIN 12" |
| 300539 | PIN 14" |
| 300538 | SYC 10" |
| 300537 | PIN 12" |
| 300536 | PIN 18" |
| 300535 | PIN 12" |
| 300534 | LAO 20" |
| 300532 | LIO 8" |
| 300531 | LIO 10" |
| 300529 | PIN 8" |
| 300528 | LIO 18" |
| 300527 | LIO 18" |
| 300526 | LIO 16" |
| 300525 | LIO 10" |
| 300524 | LIO 16" |
| 300521 | LAO 24" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300520 | LAO 18" |
| 300519 | LAO 16" |
| 300518 | LAO 18" |
| 300517 | LAO 28" |
| 300516 | LAO 12" |
| 300515 | LAO 8" |
| 300514 | LAO 14" |
| 300513 | PIN 14" |
| 300512 | LAO 22" |
| 300511 | LAO 8" |
| 300509 | LAO 24" |
| 300508 | LAO 20" |
| 300507 | PIN 10" |
| 300506 | PIN 12" |
| 300505 | LAO 14" |
| 300504 | LAO 16" |
| 300503 | LAO 22" |
| 300502 | LAO 16" |
| 300501 | LAO 10" |
| 300500 | LAO 12" |
| 300499 | LAO 14" |
| 300498 | LAO 22" |
| 300497 | LAO 14" |
| 300496 | PIN 12" |
| 300495 | PIN 16" |
| 300494 | PIN 12" |
| 300493 | PIN 18" |
| 300492 | LIO 22" |
| 300491 | LIO 29" |
| 300607 | PIN 16" |
| 300604 | PIN 16" |
| 300488 | LAO 22" |
| 300487 | LAO 14" |
| 300486 | PIN 18" |
| 300485 | PIN 16" |
| 300484 | PIN 14" |
| 300483 | SYC 10" |
| 300482 | LIO 10" |
| 300481 | LIO 16" |
| 300480 | LAO 10" |
| 300479 | LAO 10" |
| 300478 | LAO 14" |
| 300477 | SYC 20" |
| 300476 | SYC 20" |
| 300475 | PIN 16" |
| 300474 | PIN 24" |
| 300472 | SYC 14" |
| 300471 | LIO 16" |
| 300470 | PIN 18" |
| 300469 | PIN 14" |
| 300468 | PIN 12" |
| 300467 | LAO 24" |
| 300465 | PIN 16" |
| 300464 | PIN 16" |
| 300463 | PIN 16" |
| 300462 | LAO 24" |
| 300460 | PIN 20" |
| 300459 | PIN 12" |
| 300458 | PIN 18" |
| 300457 | PIN 16" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300456 | LAO 14" |
| 300455 | PIN 18" |
| 300454 | PIN 16" |
| 300453 | PIN 16" |
| 300452 | PIN 14" |
| 300451 | LAO 16" |
| 300450 | PIN 18" |
| 300449 | PIN 16" |
| 300448 | PIN 14" |
| 300447 | PIN 12" |
| 300446 | PIN 12" |
| 300445 | PIN 18" |
| 300444 | LIO 10" |
| 300443 | LAO 8" |
| 300442 | PIN 8" |
| 300441 | LAO 12" |
| 300440 | LAO 10" |
| 300439 | PIN 18" |
| 300438 | LAO 8" |
| 300437 | PIN 8" |
| 300436 | PIN 12" |
| 300435 | PIN 16" |
| 300434 | PIN 18" |
| 300433 | PIN 8" |
| 300432 | LIO 10" |
| 300431 | LIO 8" |
| 300430 | LIO 8" |
| 300429 | LAO 18" |
| 300428 | PIN 16" |
| 300427 | PIN 16" |
| 300426 | PIN 12" |
| 300425 | PIN 14" |
| 300424 | PIN 12" |
| 300423 | PIN 18" |
| 300422 | PIN 18" |
| 300421 | PIN 18" |
| 300420 | LIO 12" |
| 300419 | PIN 18" |
| 300418 | LAO 18" |
| 300417 | LAO 16" |
| 300416 | LAO 8" |
| 300415 | LAO 10" |
| 300414 | LIO 12" |
| 300413 | LAO 18" |
| 300412 | LAO 10" |
| 300411 | LIO 12" |
| 300410 | LAO 24" |
| 300408 | LAO 16"/16" |
| 300407 | LAO 16"/16" |
| 300406 | LAO 16"/16"/18" |
| 300405 | LAO 20" |
| 300404 | LAO 22" |
| 300403 | LAO 12" |
| 300402 | LAO 20" |
| 300401 | LAO 10" |
| 300400 | PIN 18" |
| 300399 | LAO 14" |
| 300398 | LAO 18" |
| 300397 | LAO 12" |
| 300396 | LIO 12" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300395 | LIO 12" |
| 300394 | LIO 10" |
| 300393 | LAO 12" |
| 300392 | PIN 14"/14" |
| 300391 | LIO 12" |
| 300390 | LIO 14" |
| 300389 | LAO 14" |
| 300388 | PIN 16" |
| 300387 | LAO 12" |
| 300386 | LAO 14" |
| 300385 | LIO 18" |
| 300384 | PIN 18" |
| 300383 | PIN 10" |
| 300382 | PIN 14" |
| 300381 | LAO 12" |
| 300380 | PIN 14" |
| 300379 | PIN 14" |
| 300378 | PIN 14" |
| 300377 | PIN 16" |
| 300376 | PIN 12" |
| 300375 | PIN 12" |
| 300374 | LAO 16" |
| 300373 | LIO 12" |
| 300372 | LIO 12" |
| 300371 | LIO 8" |
| 30024 | PIN 14" |
| 30023 | PIN 14" |
| 30022 | LAO 12" |
| 30021 | LAO 16" |
| 30020 | LAO 12" |
| 30019 | LAO 14" |
| 30018 | LAO 8" |
| 30017 | PIN 18" |
| 30016 | LAO 8" |
| 30015 | PIN 18" |
| 30014 | PIN 18" |
| 30013 | LAO 16" |
| 30012 | LAO 16" |
| 30011 | PIN 16" |
| 30010 | LAO 14" |
| 30009 | LAO 14" |
| 30008 | LAO 18" |
| 30007 | SYC 12" |
| 30006 | PIN 22" |
| 30005 | LAO 18" |
| 30004 | SYC 16" |
| 300369 | LAO 20" |
| 300368 | PIN 16" |
| 300367 | PIN 16" |
| 300366 | LAO 6" |
| 300365 | LAO 8" |
| 300364 | PIN 14" |
| 300363 | LAO 16" |
| 300362 | PIN 14" |
| 300361 | PIN 16" |
| 300360 | LAO 10" |
| 300359 | LAO 14" |
| 300358 | LAO 8" |
| 300357 | PIN 18" |
| 300356 | LAO 14" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300355 | LAO 8" |
| 300354 | LAO 14" |
| 300353 | PIN 18" |
| 300352 | LAO 12" |
| 300351 | LAO 10" |
| 300350 | LAO 14" |
| 300349 | PIN 14" |
| 300348 | PIN 18" |
| 300347 | LAO 12" |
| 300346 | LAO 6" |
| 300345 | LAO 12" |
| 300344 | LAO 12" |
| 300343 | LAO 8" |
| 300342 | LAO 6" |
| 300341 | PIN 14" |
| 300340 | PIN 12" |
| 300339 | LAO 10" |
| 300338 | LAO 14" |
| 300337 | PIN 10" |
| 30003 | LIO 12" |

Area Summary:

387 Total Trees

13 Trees
(24" or above):
322"

376 (6"-23.99')

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE *redefined*

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
TREE SURVEY TABULATIONS

SHEET NUMBER:
L0.11


© Copyright 2022 ACi, Inc.

# V 104

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300651 | PIN 10" |
| 300650 | PIN 20" |
| 300649 | PIN 18" |
| 300648 | PIN 16" |
| 300647 | PIN 18" |
| 300646 | PIN 16" |
| 300645 | PIN 14" |
| 300644 | PIN 22" |
| 300643 | PIN 16" |
| 300642 | PIN 18" |
| 300641 | LAO 20" |
| 300640 | PIN 14" |
| 300639 | PIN 12" |
| 300638 | PIN 22" |
| 300637 | LAO 27" |
| 300635 | LAO 24" |
| 300633 | PIN 14" |
| 300631 | LAO 8" |
| 300630 | PIN 14" |
| 300629 | PIN 10" |
| 300628 | LAO 20" |
| 300627 | PIN 16" |
| 300626 | PIN 14" |
| 300625 | PIN 20" |
| 300624 | PIN 20" |
| 300623 | PIN 8" |
| 300622 | PIN 18" |
| 300621 | PIN 22" |
| 300620 | PIN 10" |
| 300619 | LAO 16" |
| 300618 | LAO 12" |
| 300617 | LAO 16" |
| 300616 | PIN 18" |
| 300615 | PIN 14" |
| 300614 | PIN 16" |
| 300613 | PIN 16" |
| 300612 | PIN 18" |
| 300611 | PIN 8" |
| 300610 | LAO 10" |
| 300609 | PIN 14" |
| 300608 | PIN 14" |
| 300603 | PIN 16" |
| 300598 | PIN 16" |
| 300591 | PIN 18" |
| 300590 | PIN 12" |
| 300582 | PIN 22" |
| 300581 | SYC 12" |
| 300580 | PIN 10" |
| 300579 | PIN 16" |
| 300533 | LAO 34" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300841 | PIN 12" |
| 300840 | PIN 14" |
| 300839 | PIN 16" |
| 300838 | LIO 8" |
| 300837 | PIN 14" |
| 300836 | PIN 14" |
| 300835 | PIN 14" |
| 300834 | LAO 20" |
| 300833 | PIN 20" |
| 300832 | PIN 20" |
| 300831 | LIO 18" |
| 300830 | PIN 16" |
| 300829 | PIN 16" |
| 300828 | PIN 16" |
| 300827 | PIN 14" |
| 300826 | PIN 14" |
| 300825 | PIN 14" |
| 300824 | PIN 8" |
| 300823 | LIO 10" |
| 300822 | PIN 20" |
| 300819 | SYC 20" |
| 300818 | LIO 26" |
| 300817 | PIN 18" |
| 300816 | PIN 10" |
| 300815 | PIN 20" |
| 300814 | LIO 10" |
| 300813 | PIN 18" |
| 300811 | LAO 46" |
| 300810 | PIN 16" |
| 300809 | PIN 10" |
| 300808 | LAO 22" |
| 300806 | LAO 38" |
| 300805 | PIN 22" |
| 300804 | LIO 18" |
| 300803 | LIO 34" |
| ~~300801~~ | ~~PAL 18"~~ |
| 300799 | LIO 24" |
| ~~300798~~ | ~~PAL 16"~~ |
| ~~300797~~ | ~~PAL 18"~~ |
| 300796 | LAO 22" |
| 300795 | LIO 14" |
| 300794 | MAG 14" |
| 300792 | LAO 36" |
| 300790 | LAO 34" |
| 300788 | PIN 10" |
| 300787 | LAO 20" |
| 300786 | PIN 12" |
| 300785 | LIO 12" |
| 300784 | PIN 20" |
| 300783 | PIN 18" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300782 | PIN 16" |
| 300781 | PIN 12" |
| 300780 | LAO 16" |
| 300779 | LAO 14" |
| 300778 | LAO 8" |
| 300777 | LAO 12" |
| 300776 | LAO 12" |
| 300775 | LAO 18" |
| 300774 | LAO 18" |
| 300773 | LAO 12" |
| 300772 | PIN 16" |
| 300771 | LAO 18" |
| 300770 | LAO 18" |
| 300769 | LAO 16" |
| 300768 | LAO 12" |
| 300767 | LAO 8" |
| 300766 | LAO 14" |
| 300765 | LAO 12" |
| 300764 | LAO 16" |
| 300763 | LAO 8" |
| 300762 | LAO 10" |
| 300760 | LAO 26" |
| 300759 | LAO 12" |
| 300758 | LAO 8" |
| 300757 | LAO 10" |
| 300756 | PIN 14" |
| 300755 | LAO 12" |
| 300754 | PIN 18" |
| 300753 | PIN 18" |
| 300752 | PIN 16" |
| 300751 | PIN 16" |
| 300750 | PIN 14" |
| 300749 | PIN 20" |
| 300748 | PIN 18" |
| 300747 | PIN 14" |
| 300746 | PIN 12" |
| 300745 | PIN 18" |
| 300742 | LAO 26" |
| 300741 | PIN 18" |
| 300740 | PIN 18" |
| 300739 | PIN 12" |
| 300738 | PIN 16" |
| 300737 | PIN 20" |
| 300736 | PIN 18" |
| 300735 | PIN 18" |
| 300734 | LAO 22" |
| 300733 | PIN 16" |
| 300732 | PIN 14" |
| 300731 | LAO 18" |
| 300730 | PIN 18" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300729 | LAO 16" |
| 300728 | PIN 14" |
| 300715 | PIN 18" |
| 300714 | PIN 16" |
| 300713 | PIN 20" |
| 300712 | PIN 18" |
| 300710 | LAO 28" |
| 300708 | PIN 26" |
| 300707 | PIN 20" |
| 300706 | LIO 14" |
| 300705 | PIN 16" |
| 300704 | PIN 18" |
| 300703 | PIN 14" |
| 300702 | PIN 14" |
| 300701 | PIN 14" |
| 300700 | LIO 12" |
| 300699 | PIN 22" |
| 300684 | LIO 10" |
| 300682 | LAO 26" |
| 300681 | PIN 16" |
| 300680 | PIN 18" |
| ~~300679~~ | ~~PAL 14"~~ |
| 300678 | LIO 26" |
| 300677 | LAO 22" |
| 300676 | LAO 22" |
| 300673 | LAO 26" |
| 300672 | LAO 28" |
| 300671 | PIN 20" |
| 300670 | LAO 22" |
| ~~300669~~ | ~~PAL 12"~~ |
| 300668 | PIN 18" |
| 300667 | LIO 12" |
| 300666 | PIN 16" |
| 300665 | PIN 16" |
| 300664 | PIN 10" |
| 300663 | PIN 18" |
| 300662 | LAO 18" |
| 300661 | PIN 22" |
| 300660 | LIO 20" |
| 300659 | PIN 22" |
| 300657 | LAO 24" |
| 300656 | PIN 26" |
| 300654 | PIN 18" |
| 300653 | PIN 22" |
| 300957 | PIN 16" |
| 300956 | PIN 12" |
| 300955 | PIN 18" |
| 300954 | PIN 16" |
| 300953 | LAO 14" |
| 300952 | PIN 12" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300951 | LAO 14" |
| 300950 | PIN 16" |
| 300949 | PIN 16" |
| 300948 | LAO 18" |
| 300947 | LAO 8" |
| 300946 | LAO 22" |
| 300945 | LAO 18" |
| 300944 | LAO 16" |
| 300943 | PIN 12" |
| 300942 | LAO 16" |
| 300941 | LAO 14" |
| 300939 | LIO 32" |
| 300938 | LAO 18" |
| 300937 | PIN 18" |
| 300936 | LAO 18" |
| 300935 | PIN 12" |
| 300934 | PIN 6" |
| 300933 | PIN 12" |
| 300932 | LIO 16" |
| 300931 | LIO 24" |
| 300929 | PIN 20" |
| 300928 | LIO 18" |
| 300927 | LIO 12" |
| 300926 | PIN 12" |
| 300925 | PIN 14" |
| 300924 | PIN 14" |
| 300923 | PIN 12" |
| 300922 | PIN 10" |
| 300921 | PIN 20" |
| 300920 | LAO 24" |
| 300917 | LAO 26" |
| 300916 | LIO 18" |
| 300915 | PIN 6" |
| 300914 | PIN 18" |
| 300912 | LIO 26" |
| 300911 | LAO 20" |
| 300910 | LAO 10" |
| 300909 | PIN 12" |
| ~~301556~~ | ~~PAL 18"~~ |
| 301555 | LAO 10" |
| 301554 | LAO 16" |
| 301553 | LAO 10" |
| 301552 | LAO 24" |
| 301550 | LIO 10" |
| 301549 | LAO 18" |
| 301548 | LAO 20" |
| 301547 | LAO 12" |
| 301546 | LAO 12" |
| 301545 | LAO 8" |
| ~~301450~~ | ~~PAL 16"~~ |

Area Summary:

250 Total Trees

26Trees
(24" or above):
715"

224 (6"-23.99')

# V 105

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300069 | LAO 19" |
| 300068 | LAO 15" |
| 300888 | LAO 16" |
| 300887 | LAO 16" |
| 300886 | LAO 16" |
| 300885 | PIN 16" |
| 300884 | LAO 12" |
| 300883 | LAO 20" |
| 300882 | LIO 14" |
| 300881 | LAO 10" |
| 300880 | LAO 16" |
| 300879 | LAO 18" |
| 300878 | LAO 20" |
| 300877 | PIN 20" |
| 300876 | LAO 12" |
| 300874 | LIO 26" |
| 300873 | LAO 12" |
| 300872 | LAO 20" |
| 300871 | LIO 18" |
| 300870 | LIO 14" |
| 300869 | LIO 12" |
| 300868 | PIN 14" |
| 300867 | LIO 20" |
| 300866 | LIO 14" |
| 300865 | LAO 18" |
| 300864 | LAO 18" |
| 300863 | LIO 12" |
| 300862 | LAO 12" |
| 300861 | LIO 12" |
| 300860 | LIO 20" |
| 300859 | PIN 18" |
| 300858 | PIN 18" |
| 300857 | LAO 18" |
| 300856 | LIO 12" |
| 300855 | LIO 10" |
| 300854 | LAO 12" |
| 300852 | LAO 26" |
| 300851 | LAO 16" |
| 300850 | LIO 12" |
| 300849 | LIO 18" |
| 300848 | PIN 14" |
| 300846 | LAO 24" |
| 300845 | LIO 12" |
| 300844 | LIO 10" |
| 300843 | LIO 14" |
| 300842 | LIO 14" |
| 300727 | LAO 20" |
| 300726 | LAO 14" |
| 300724 | LAO 24" |
| 300723 | LAO 18" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 300722 | LAO 22" |
| 300721 | LAO 20" |
| 300720 | LAO 12" |
| 300719 | LAO 14" |
| 300718 | LAO 16" |
| 300717 | PIN 22" |
| 300716 | LAO 22" |
| 300698 | LIO 10" |
| 300697 | LAO 22" |
| 300695 | LAO 26" |
| 300693 | LAO 26" |
| ~~300692~~ | ~~PAL 14"~~ |
| 300690 | LAO 26" |
| ~~300689~~ | ~~PAL 12"~~ |
| 300688 | LIO 18" |
| 300687 | LIO 12" |
| 300686 | LIO 16" |
| 300685 | LIO 16" |
| 301344 | LAO 10"/10" |
| ~~301343~~ | ~~PAL 20"~~ |
| 301342 | LAO 6"/6" |
| 301341 | LAO 10" |
| 301340 | LAO 14" |
| 301339 | PAL 16" |
| 301338 | PAL 18" |
| 301337 | PAL 16" |
| 301232 | LIO 8" |
| 301231 | LAO 18" |
| 301230 | LIO 36" |
| 301229 | LAO 18" |
| 301228 | LAO 10" |
| 301227 | LAO 14" |
| 301224 | LIO 34" |
| 301223 | LAO 10" |
| 301222 | LAO 12" |
| 301221 | LIO 32" |
| ~~301219~~ | ~~PAL 14"~~ |
| 301218 | LAO 16" |
| ~~301217~~ | ~~PAL 12"~~ |
| 301216 | LIO 22" |
| 301215 | LIO 16" |
| 301214 | LIO 12" |
| 301213 | LIO 8" |
| 301211 | LIO 26" |
| 301210 | LIO 16" |
| 301208 | LIO 26" |
| 301207 | LIO 22" |
| 301206 | LAO 14" |
| 301205 | LIO 20" |
| 301204 | LAO 10"/16" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301203 | LIO 10" |
| 301202 | LIO 22" |
| 301201 | LIO 16" |
| 301191 | LAO 16" |
| 301190 | LAO 18" |
| 301189 | LAO 16" |
| 301188 | LAO 12" |
| 301186 | LIO 14" |
| 301185 | LIO 12" |
| 301184 | LAO 20" |
| 301183 | LAO 20" |
| 301182 | LIO 14" |
| 301181 | LIO 16" |
| ~~301180~~ | ~~PAL 14"~~ |
| ~~301179~~ | ~~PAL 12"~~ |
| 301178 | LIO 16" |
| ~~301177~~ | ~~PAL 12"~~ |
| 301176 | LIO 16" |
| 301175 | LIO 26" |
| ~~301174~~ | ~~PAL 14"~~ |
| ~~301173~~ | ~~PAL 16"~~ |
| ~~301172~~ | ~~PAL 16"~~ |
| ~~301171~~ | ~~PAL 12"~~ |
| 301170 | LAO 12"/16" |
| 301169 | LAO 22" |
| 301168 | LIO 16" |
| 301167 | LAO 16"/18" |
| 301166 | LAO 16" |
| 301165 | LAO 18" |
| 301164 | LAO 6" |
| 301163 | LAO 18" |
| 301162 | LAO 14" |
| 301161 | LAO 18" |
| 301160 | LAO 10" |
| ~~301159~~ | ~~PAL 14"~~ |
| ~~301158~~ | ~~PAL 12"~~ |
| ~~301157~~ | ~~PAL 10"~~ |
| 301156 | LIO 20" |
| ~~301155~~ | ~~PAL 14"~~ |
| ~~301154~~ | ~~PAL 10"~~ |
| ~~301153~~ | ~~PAL 12"~~ |
| ~~301152~~ | ~~PAL 16"~~ |
| ~~301151~~ | ~~PAL 16"~~ |
| ~~301150~~ | ~~PAL 16"~~ |
| ~~301149~~ | ~~PAL 18"~~ |
| ~~301148~~ | ~~PAL 12"~~ |
| ~~301147~~ | ~~PAL 12"~~ |
| ~~301146~~ | ~~PAL 12"/14"~~ |
| ~~301145~~ | ~~PAL 12"~~ |
| ~~301144~~ | ~~PAL 14"~~ |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| ~~301143~~ | ~~PAL 12"~~ |
| ~~301142~~ | ~~PAL 12"~~ |
| 301141 | LAO 22" |
| 301140 | LIO 18" |
| ~~301139~~ | ~~PAL 12"~~ |
| ~~301138~~ | ~~PAL 16"~~ |
| 301137 | LAO 12" |
| 301136 | LIO 14" |
| 301135 | LIO 22"/24" |
| ~~301133~~ | ~~PAL 14"~~ |
| 301132 | LAO 14"/16" |
| 301131 | LAO 18" |
| 301130 | LAO 12" |
| 301129 | LAO 16" |
| ~~301128~~ | ~~PAL 12"~~ |
| 301127 | LAO 20" |
| 301126 | LAO 18" |
| ~~301125~~ | ~~PAL 12"~~ |
| 301122 | LAO 16" |
| 301121 | LAO 16"/20" |
| 301120 | PIN 16" |
| 301119 | LAO 18" |
| 301118 | PIN 16" |
| 301117 | LAO 16" |
| 301116 | LAO 24" |
| 301114 | LAO 20" |
| 301113 | LAO 16" |
| ~~301112~~ | ~~PAL 10"~~ |
| ~~301111~~ | ~~PAL 12"~~ |
| 301110 | LIO 22" |
| 301109 | LIO 18" |
| 301108 | LIO 20" |
| 301107 | LAO 16" |
| 301106 | LAO 18" |
| 301105 | LAO 8" |
| 301104 | LAO 8" |
| 301103 | LAO 6"/8"/8"/12" |
| 301458 | LIO 6" |
| 301544 | LAO 18" |
| 301451 | LAO 16"/16" |
| 301449 | LAO 10" |
| 301448 | LAO 22" |
| 301447 | LAO 12" |
| 301446 | LAO 10" |
| 301445 | LAO 8" |
| 301444 | LAO 6" |
| ~~301443~~ | ~~PAL 20"~~ |
| 301442 | LAO 18"/22" |
| 301441 | LAO 10" |

Area Summary:

211 Total Trees

15Trees
(24" or above):
406"

196 (6"-23.99')

daniel rogers
landscape architecture + site planning


ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
TREE SURVEY
TABULATIONS

SHEET NUMBER:
L0.12


© Copyright 2022 ACi, Inc.

# V 106

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301348 | LAO 16" |
| 301347 | ~~PAL 12"~~ |
| 301346 | LAO 10" |
| 301345 | LAO 8" |
| 301336 | LAO 10" |
| 301335 | LAO 12" |
| 301334 | LAO 12"/16" |
| 301333 | LAO 16"/16" |
| 301332 | LAO 16" |
| 301331 | LAO 48" |
| 301328 | LAO 6"/6"/8"/10" |
| 301257 | LAO 16" |
| 301256 | ~~PAL 18"~~ |
| 301255 | LAO 14"/14" |
| 301254 | LAO 14" |
| 301253 | LAO 10" |
| 301252 | LAO 10" |
| 301251 | LIO 16" |
| 301250 | LIO 14"/16" |
| 301249 | LIO 16"/18" |
| 301248 | LAO 6" |
| 301247 | LAO 8" |
| 301246 | LAO 14"/18" |
| 301245 | LAO 6" |
| 301244 | ~~PAL 16"~~ |
| 301243 | LAO 14"/18"/18" |
| 301242 | LIO 14" |
| 301241 | LIO 12" |
| 301240 | LIO 12" |
| 301239 | ~~PAL 16"~~ |
| 301238 | LAO 16" |
| 301237 | LAO 12"/12" |
| 301236 | LAO 14" |
| 301235 | LAO 18" |
| 301233 | LAO 24" |
| 301102 | LAO 14" |
| 301101 | LAO 18"/20" |
| 301100 | LAO 24" |
| 301098 | LAO 6"/12" |
| 301097 | LAO 6" |
| 301095 | LAO 22" |
| 301094 | LAO 12" |
| 301093 | LAO 10"/10"/12" |
| 301092 | LAO 16"/20"/24" |
| 301090 | LIO 18"/22" |
| 301089 | LAO 18"/20" |
| 301088 | ~~PAL 16"~~ |
| 301087 | LAO 10" |
| 301086 | LAO 18" |
| 301085 | LAO 20"/22" |
| 301084 | LAO 26" |
| 301082 | LAO 10" |
| 301619 | LAO 6"/8" |
| 301618 | LAO 6" |
| 301617 | ~~PAL 16"/16"~~ |
| 301616 | LIO 12" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301615 | LIO 12" |
| 301614 | LIO 12" |
| 301613 | LIO 12" |
| 301612 | LIO 10" |
| 301611 | LIO 6" |
| 301610 | LIO 12" |
| 301609 | LIO 12" |
| 301608 | LAO 18"/22" |
| 301607 | ~~PAL 18"~~ |
| 301606 | ~~PAL 20"~~ |
| 301605 | LAO 6" |
| 301604 | LAO 14"/16"/18"/20" |
| 301603 | LAO 8" |
| 301602 | ~~PAL 20"~~ |
| 301601 | LAO 6"/6" |
| 301600 | ~~PAL 16"~~ |
| 301599 | LAO 8"/14" |
| 301598 | LAO 6" |
| 301597 | LAO 24" |
| 301595 | ~~PAL 16"~~ |
| 301594 | LAO 16" |
| 301593 | LAO 6"/8"/8"/8" |
| 301592 | LIO 20" |
| 301591 | LAO 16" |
| 301590 | LAO 18"/20" |
| 301589 | LAO 8" |
| 301588 | LAO 10"/22" |
| 301587 | LIO 22" |
| 301586 | LAO 14" |
| 301585 | LAO 30" |
| 301583 | LAO 22" |
| 301582 | LAO 20" |
| 301581 | LAO 12"/16" |
| 301580 | LAO 14"/16" |
| 301579 | LAO 14"/22" |
| 301578 | LIO 10" |
| 301577 | LAO 10"/22" |
| 301576 | LAO 10"/10" |
| 301575 | LAO 6" |
| 301574 | ~~PAL 16"~~ |
| 301573 | LAO 6" |
| 301572 | LIO 16" |
| 301571 | LIO 8"/18" |
| 301570 | LIO 6" |
| 301569 | LIO 10" |
| 301568 | LAO 8"/8" |
| 301567 | LAO 10" |
| 301566 | LAO 20" |
| 301565 | ~~PAL 18"~~ |
| 301564 | LAO 10" |
| 301563 | ~~PAL 18"~~ |
| 301562 | LAO 6"/8"/10" |
| 301561 | LAO 6" |
| 301560 | LAO 12"/16" |
| 301559 | ~~PAL 14"/16"/18"~~ |
| 301558 | LAO 8" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301557 | LAO 8" |
| 301543 | LAO 20"/22" |
| 301542 | LAO 8" |
| 301541 | ~~PAL 14"~~ |
| 301540 | LAO 12" |
| 301539 | LAO 6" |
| 301538 | LAO 10" |
| 301537 | LAO 16" |
| 301536 | LAO 6" |
| 301535 | LAO 8"/8" |
| 301534 | ~~PAL 16"~~ |
| 301532 | LAO 28" |
| 301530 | LAO 26" |
| 301529 | LAO 22" |
| 301528 | LAO 18" |
| 301527 | LAO 6" |
| 301526 | LAO 6" |
| 301525 | LAO 8" |
| 301524 | LAO 6" |
| 301523 | LAO 14" |
| 301522 | LAO 8" |
| 301521 | LAO 6" |
| 301520 | LAO 8" |
| 301519 | LAO 14"/20" |
| 301518 | LAO 14"/16"/18" |
| 301517 | LIO 12" |
| 301516 | LAO 12" |
| 301515 | LAO 6" |
| 301514 | LIO 8" |
| 301513 | LIO 8" |
| 301512 | LIO 14" |
| 301511 | ~~PAL 18"~~ |
| 301510 | LAO 16"/16" |
| 301509 | LAO 6"/10" |
| 301508 | LAO 8"/12" |
| 301507 | LAO 12"/12"/16"/18" |
| 301505 | LAO 28" |
| 301504 | LAO 22" |
| 301485 | LAO 16"/22"/22" |
| 301484 | ~~PAL 18"~~ |
| 301483 | LAO 10"/10"/12" |
| 301482 | LAO 12"/12" |
| 301481 | ~~PAL 16"~~ |
| 301480 | LAO 10" |
| 301479 | LAO 10" |
| 301478 | LAO 28" |
| 301476 | LAO 10" |
| 301475 | LAO 8" |
| 301474 | LAO 8" |
| 301473 | LAO 6" |
| 301472 | LAO 6"/8" |
| 301471 | LAO 8" |
| 301470 | LAO 6"/6" |
| 301469 | LAO 12"/12"/14" |
| 301468 | LAO 12" |
| 301467 | LAO 14" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301466 | LAO 8" |
| 301465 | LAO 18"/26" |
| 301463 | LAO 12"/16"/20" |
| 301462 | LAO 6"/12"/20" |
| 301461 | LAO 12" |
| 301460 | LAO 12" |
| 301457 | LIO 6" |
| 301456 | LIO 6" |
| 301455 | LIO 12" |
| 301454 | LAO 24" |
| 301453 | LAO 6" |
| 301452 | LAO 6" |
| 301440 | LIO 16"/18" |
| 301439 | LAO 16"/16" |
| 301438 | LAO 6" |
| 301437 | LAO 6" |
| 301436 | LAO 10"/12" |
| 301435 | LAO 10" |
| 301434 | ~~PAL 12"~~ |
| 301433 | LAO 12" |
| 301432 | LAO 6" |
| 301431 | LAO 12"/12" |
| 301430 | LAO 16"/18" |
| 301429 | LAO 20" |
| 301428 | LAO 8"/12"/16"/18" |
| 301427 | LAO 6" |
| 301426 | LAO 6"/8" |
| 301425 | LAO 8" |
| 301424 | LAO 10"/12" |
| 301423 | LAO 8" |
| 301422 | LAO 10" |
| 301421 | LIO 8" |
| 301420 | LAO 6" |
| 301419 | LIO 6" |
| 301418 | LAO 6" |
| 301417 | LAO 10"/10" |
| 301416 | LAO 8" |
| 301415 | LAO 8" |
| 301414 | LAO 12" |
| 301413 | LAO 10" |
| 301412 | LAO 8" |
| 301411 | LAO 22" |
| 301410 | LAO 18" |
| 301409 | ~~PAL 18"~~ |
| 301408 | ~~PAL 18"~~ |
| 301407 | LAO 22"/26" |
| 301405 | ~~PAL 18"~~ |
| 301404 | LAO 6" |
| 301403 | LAO 8" |
| 301402 | LAO 8" |
| 301401 | ~~PAL 20"~~ |
| 301400 | ~~PAL 22"~~ |
| 301399 | LAO 8" |
| 301398 | ~~PAL 18"~~ |

Area Summary: 305 Total Trees  14 Trees (24" or above): 386"  291 (6"-23.99')

# V 107

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301327 | LAO 8" |
| 301326 | ~~PAL 18"~~ |
| 301325 | LAO 12" |
| 301324 | ~~PAL 18"~~ |
| 301323 | LAO 18"/20" |
| 301322 | LAO 10" |
| 301321 | LAO 12" |
| 301320 | ~~PAL 12"~~ |
| 301319 | ~~PAL 20"~~ |
| 301318 | LAO 10" |
| 301317 | LAO 10" |
| 301316 | LAO 12" |
| 301315 | LAO 20" |
| 301314 | LAO 24"/26" |
| 301312 | LAO 22"/24" |
| 301310 | LAO 10" |
| 301309 | LAO 10" |
| 301308 | LAO 8" |
| 301307 | LAO 6" |
| 301306 | ~~PAL 18"/20"~~ |
| 301305 | LIO 32" |
| 301303 | LAO 10" |
| 301302 | LAO 6"/8" |
| 301301 | ~~PAL 18"/18"~~ |
| 301300 | ~~PAL 16"~~ |
| 301299 | LAO 8" |
| 301298 | LAO 10" |
| 301297 | LAO 12" |
| 301296 | LAO 10"/12" |
| 301295 | LAO 12" |
| 301294 | LAO 12" |
| 301293 | LAO 8"/12" |
| 301292 | LAO 8" |
| 301291 | LAO 6" |
| 301278 | LIO 14"/16" |
| 301277 | ~~PAL 18"~~ |
| 301276 | ~~PAL 18"~~ |
| 301275 | LAO 10" |
| 301274 | LAO 12" |
| 301273 | ~~PAL 16"~~ |
| 301272 | LIO 12"/12"/12"/12"/12"/14" |
| 301271 | ~~PAL 18"~~ |
| 301270 | LAO 30" |
| 301267 | LAO 24" |
| 301266 | LAO 12" |
| 301265 | LAO 18"/18" |
| 301264 | LAO 8" |
| 301263 | LAO 12"/14" |
| 301262 | LAO 12"/14"/14"/16"/18"/18"/20" |
| 301261 | LAO 8" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301260 | LAO 10" |
| 301259 | LAO 8" |
| 301258 | LAO 6" |
| 301081 | LAO 18" |
| 301080 | LAO 6"/8"/8" |
| 301079 | LAO 10" |
| 301078 | LAO 8" |
| 301076 | LAO 34" |
| 301075 | LAO 18"/18" |
| 301074 | LAO 8" |
| 301073 | LAO 12"/14" |
| 301072 | LAO 6" |
| 301071 | LAO 10" |
| 301070 | LAO 14" |
| 301069 | ~~PAL 18"~~ |
| 301068 | LAO 10" |
| 301067 | LAO 10" |
| 301066 | LAO 8" |
| 301065 | LAO 16"/18" |
| 301064 | LAO 8" |
| 301063 | LAO 10" |
| 301062 | ~~PAL 16"~~ |
| 301061 | LAO 28" |
| 301059 | ~~PAL 18"~~ |
| 301058 | ~~PAL 18"/20"~~ |
| 301057 | LAO 10" |
| 301056 | LAO 8"/8" |
| 301054 | LIO 38" |
| 301053 | ~~PAL 18"~~ |
| 301052 | ~~PAL 16"/16"/18"~~ |
| 301051 | LAO 18" |
| 301050 | ~~PAL 16"~~ |
| 301049 | LAO 12" |
| 301047 | LIO 14"/18"/20"/32" |
| 301045 | LIO 16"/28" |
| 301043 | LAO 10" |
| 301042 | LAO 12"/14"/26"/28" |
| 301041 | ~~PAL 14"~~ |
| 301040 | LAO 8" |
| 301039 | LAO 6"/8" |
| 301628 | ~~PAL 18"~~ |
| 301623 | ~~PAL 8"~~ |
| 301622 | LAO 8" |
| 301621 | LAO 10" |
| 301620 | ~~PAL 18"~~ |
| 301503 | LAO 8"/8" |
| 301502 | LAO 12" |
| 301501 | LAO 10" |
| 301500 | LAO 8" |
| 301499 | LAO 8" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301498 | LAO 8"/8" |
| 301497 | ~~PAL 18"~~ |
| 301496 | LAO 30" |
| 301494 | LAO 10"/14"/16" |
| 301493 | ~~PAL 18"~~ |
| 301492 | ~~PAL 16"/18"~~ |
| 301491 | LAO 10"/32" |
| 301489 | LAO 6" |
| 301488 | LIO 6"/8" |
| 301487 | ~~PAL 18"~~ |
| 301486 | LAO 10" |
| 301397 | LAO 8" |
| 301396 | LAO 6"/6"/6"/8"/8" |
| 301395 | ~~PAL 18"~~ |
| 301394 | ~~PAL 16"~~ |
| 301393 | LIO 18" |
| 301392 | LAO 36" |
| 301390 | LAO 34" |
| 301388 | ~~PAL 18"~~ |
| 301387 | ~~PAL 16"/18"~~ |
| 301386 | ~~PAL 18"~~ |
| 301385 | LAO 14" |
| 301384 | LAO 6" |
| 301669 | LAO 10" |
| 301668 | LAO 10" |
| 301667 | LIO 20" |
| 301666 | LAO 10" |
| 301665 | LAO 18"/20"/26" |
| 301664 | LAO 36" |
| 301661 | LAO 8" |
| 301660 | ~~PAL 18"~~ |
| 301659 | ~~PAL 18"~~ |
| 301658 | LAO 16"/18" |
| 301657 | LAO 32" |
| 301655 | ~~PAL 20"~~ |
| 301654 | ~~PAL 18"~~ |
| 301653 | LAO 14"/16"/18"/20" |
| 301652 | ~~PAL 18"~~ |
| 301651 | ~~PAL 18"~~ |
| 301650 | ~~PAL 18"~~ |
| 301649 | LAO 6" |
| 301648 | LAO 8" |
| 301646 | LAO 36" |
| 301644 | LIO 16" |
| 301643 | LAO 28" |

Area Summary:

202 Total Trees

22 Trees
(24" or above):
664"

180 (6"-23.99')

daniel rogers
landscape architecture + site planning

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
TREE SURVEY TABULATIONS

SHEET NUMBER:
L0.13

© Copyright 2022 ACi, Inc.

# V 108

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301290 | LAO 8" |
| 301289 | LAO 24"/26" |
| 301287 | LAO 6" |
| 301286 | LAO 12" |
| 301285 | LAO 6" |
| 301284 | LAO 6" |
| 301283 | LAO 6" |
| 301282 | LAO 6" |
| 301281 | LAO 10" |
| 301280 | LIO 12" |
| 301279 | ~~PAL 18"~~ |
| 301038 | LAO 18"/18"/20" |
| 301037 | LAO 34" |
| 301035 | LAO 10" |
| 301034 | LIO 22"/24" |
| 301032 | LAO 6" |
| 301031 | ~~PAL 20"/20"~~ |
| 301030 | ~~PAL 18"~~ |
| 301029 | ~~PAL 18"~~ |
| 301028 | ~~PAL 14"/16"~~ |
| 301027 | LAO 16" |
| 301026 | ~~PAL 16"~~ |
| 301627 | LAO 6" |
| 301626 | LAO 16" |
| 301625 | LAO 16" |
| 301624 | LAO 18" |
| 301383 | ~~PAL 12"/14"/16"~~ |
| 301382 | LAO 6"/8" |
| 301381 | ~~PAL 16"/18"~~ |
| 301380 | ~~PAL 14"/18"~~ |
| 301379 | LAO 10" |
| 301378 | LAO 8" |
| 301377 | LAO 10" |
| 301376 | ~~PAL 18"/20"~~ |
| 301375 | ~~PAL 20"~~ |
| 301374 | ~~PAL 18"~~ |
| 301373 | LAO 10" |
| 301372 | ~~PAL 18"~~ |
| 301371 | ~~PAL 18"~~ |
| 301370 | ~~PAL 16"~~ |
| 301369 | ~~PAL 18"/18"~~ |
| 301368 | LAO 8" |
| 301367 | ~~PAL 20"~~ |
| 301366 | LAO 14" |
| 301365 | ~~PAL 18"/18"/20"~~ |
| 301364 | LAO 8" |
| 301363 | LAO 8" |
| 301362 | LAO 10"/12" |
| 301361 | LAO 8" |
| 301360 | LAO 6" |

| TREES FOUND | |
|---|---|
| Point # | Raw Description |
| 301359 | ~~PAL 22"~~ |
| 301358 | LAO 8" |
| 301357 | LAO 12" |
| 301356 | LAO 12" |
| 301355 | LAO 6" |
| 301354 | LAO 10" |
| 301353 | LAO 8" |
| 301352 | LAO 6" |
| 301351 | LAO 6"/8"/10" |
| 301350 | ~~PAL 18"/20"~~ |
| 301697 | ~~PAL 14"/16"/18"/20"~~ |
| 301696 | ~~PAL 16"~~ |
| 301695 | ~~PAL 18"/18"~~ |
| 301694 | ~~PAL 14"/18"~~ |
| 301693 | ~~PAL 16"/18"~~ |
| 301692 | LAO 12" |
| 301691 | LAO 10" |
| 301690 | LAO 8" |
| 301689 | ~~PAL 14"~~ |
| 301688 | LAO 6" |
| 301687 | LAO 10" |
| 301686 | LAO 12" |
| 301685 | ~~PAL 14"/16"~~ |
| 301684 | LAO 10" |
| 301683 | LAO 6" |
| 301682 | LAO 12" |
| 301681 | ~~PAL 16"/18"~~ |
| 301680 | ~~PAL 20"~~ |
| 301679 | LAO 22" |
| 301678 | ~~PAL 20"~~ |
| 301677 | ~~PAL 16"~~ |
| 301676 | ~~PAL 12"/16"/20"~~ |
| 301675 | ~~PAL 12"/16"/16"/18"~~ |
| 301674 | LAO 6" |
| 301673 | LAO 6" |
| 301672 | ~~PAL 16"/16"/18"/20"~~ |
| 301671 | ~~PAL 18"~~ |
| 301670 | ~~PAL 20"~~ |
| 301642 | LAO 8"/8" |
| 301641 | ~~PAL 20"~~ |
| 301640 | LAO 10" |
| 301639 | LAO 6" |
| 301638 | LAO 6"/6" |
| 301637 | ~~PAL 20"~~ |
| 301636 | LAO 8" |
| 301635 | LAO 28"/30" |
| 301634 | ~~PAL 16"/18"~~ |
| 301632 | ~~PAL 18"~~ |
| 301631 | LAO 40" |

Area Summary:

138 Total Trees

7 Trees
(24" or above):
206"

131 (6"-23.99')

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE *redefined*

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

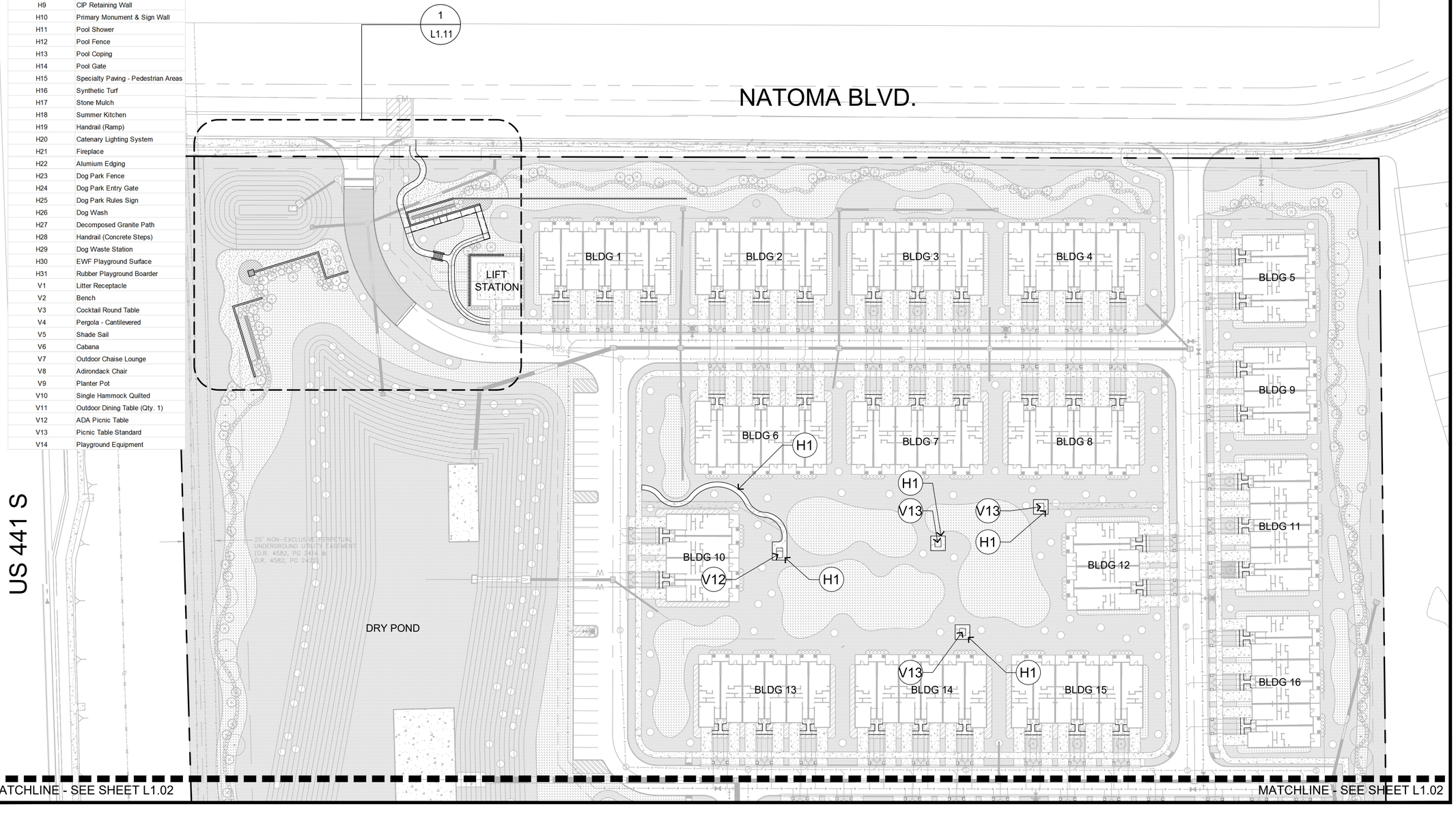
DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
TREE SURVEY TABULATIONS

SHEET NUMBER:
L0.14


© Copyright 2022 ACi, Inc.

| MATERIAL TAG | DESCRIPTION |
|---|---|
| H1 | Concrete Walk / Slab |
| H2 | Modular Retaining Wall |
| H3 | Brick Veneer Wall |
| H4 | Concrete Steps |
| H5 | Brick Veneer Column |
| H6 | Vehicular Specialty Paving |
| H7 | 4-Rail Decorative Fence |
| H8 | Wood Deck System |
| H9 | CIP Retaining Wall |
| H10 | Primary Monument & Sign Wall |
| H11 | Pool Shower |
| H12 | Pool Fence |
| H13 | Pool Coping |
| H14 | Pool Gate |
| H15 | Specialty Paving - Pedestrian Areas |
| H16 | Synthetic Turf |
| H17 | Stone Mulch |
| H18 | Summer Kitchen |
| H19 | Handrail (Ramp) |
| H20 | Catenary Lighting System |
| H21 | Fireplace |
| H22 | Alumium Edging |
| H23 | Dog Park Fence |
| H24 | Dog Park Entry Gate |
| H25 | Dog Park Rules Sign |
| H26 | Dog Wash |
| H27 | Decomposed Granite Path |
| H28 | Handrail (Concrete Steps) |
| H29 | Dog Waste Station |
| H30 | EWF Playground Surface |
| H31 | Rubber Playground Boarder |
| V1 | Litter Receptacle |
| V2 | Bench |
| V3 | Cocktail Round Table |
| V4 | Pergola - Cantilevered |
| V5 | Shade Sail |
| V6 | Cabana |
| V7 | Outdoor Chaise Lounge |
| V8 | Adirondack Chair |
| V9 | Planter Pot |
| V10 | Single Hammock Quilted |
| V11 | Outdoor Dining Table (Qty. 1) |
| V12 | ADA Picnic Table |
| V13 | Picnic Table Standard |
| V14 | Playground Equipment |




daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
OVERALL HARDSCAPE PLAN

SHEET NUMBER:
L1.01


© Copyright 2022 ACi, Inc.




| MATERIAL TAG | DESCRIPTION |
|---|---|
| H1 | Concrete Walk / Slab |
| H2 | Modular Retaining Wall |
| H3 | Brick Veneer Wall |
| H4 | Concrete Steps |
| H5 | Brick Veneer Column |
| H6 | Vehicular Specialty Paving |
| H7 | 4-Rail Decorative Fence |
| H8 | Wood Deck System |
| H9 | CIP Retaining Wall |
| H10 | Primary Monument & Sign Wall |
| H11 | Pool Shower |
| H12 | Pool Fence |
| H13 | Pool Coping |
| H14 | Pool Gate |
| H15 | Specialty Paving - Pedestrian Areas |
| H16 | Synthetic Turf |
| H17 | Stone Mulch |
| H18 | Summer Kitchen |
| H19 | Handrail (Ramp) |
| H20 | Catenary Lighting System |
| H21 | Fireplace |
| H22 | Alumium Edging |
| H23 | Dog Park Fence |
| H24 | Dog Park Entry Gate |
| H25 | Dog Park Rules Sign |
| H26 | Dog Wash |
| H27 | Decomposed Granite Path |
| H28 | Handrail (Concrete Steps) |
| H29 | Dog Waste Station |
| H30 | EWF Playground Surface |
| H31 | Rubber Playground Boarder |
| V1 | Litter Receptacle |
| V2 | Bench |
| V3 | Cocktail Round Table |
| V4 | Pergola - Cantilevered |
| V5 | Shade Sail |
| V6 | Cabana |
| V7 | Outdoor Chaise Lounge |
| V8 | Adirondack Chair |
| V9 | Planter Pot |
| V10 | Single Hammock Quilted |
| V11 | Outdoor Dining Table (Qty. 1) |
| V12 | ADA Picnic Table |
| V13 | Picnic Table Standard |
| V14 | Playground Equipment |


ACi ARCHITECTURE *redefined*

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

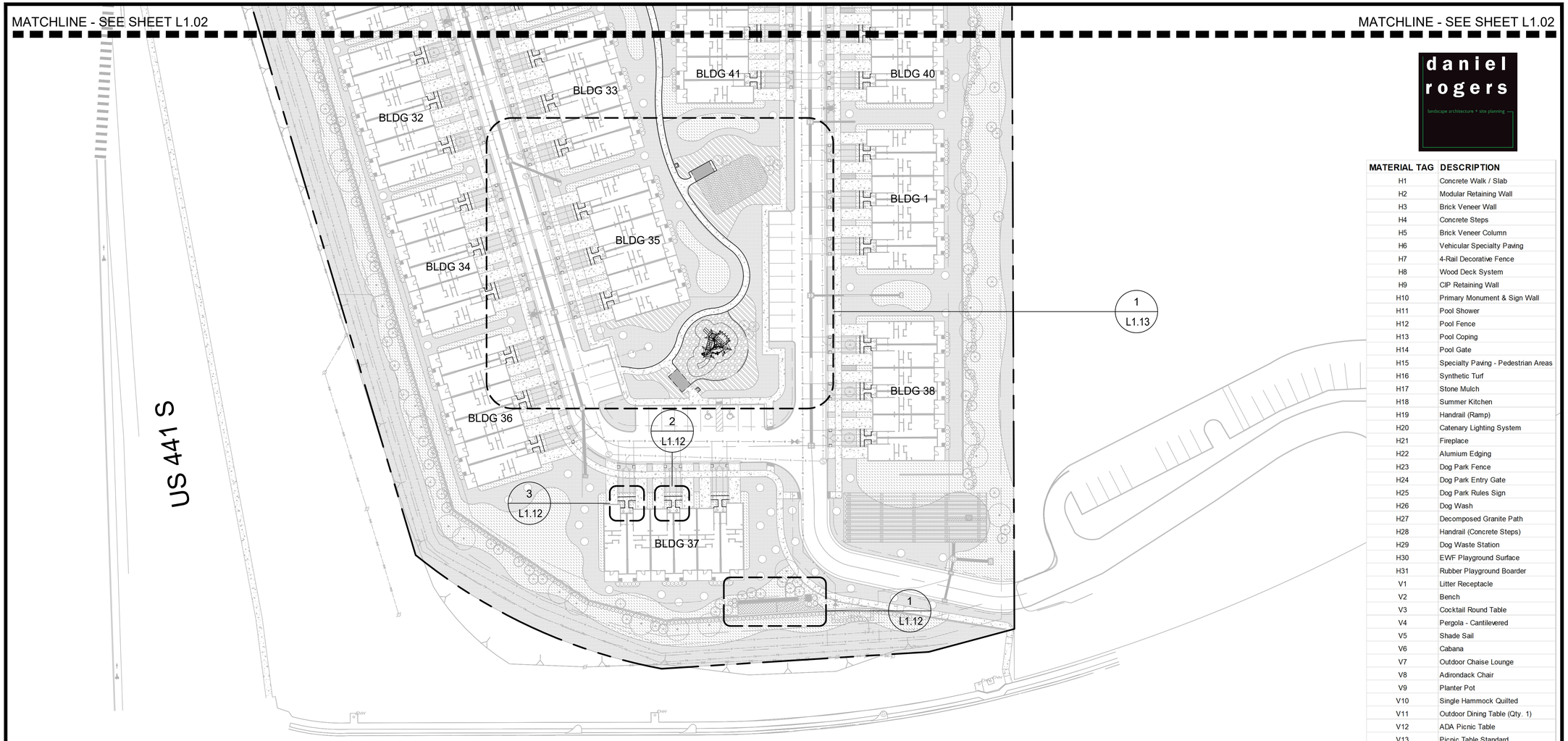
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
OVERALL
HARDSCAPE PLAN

SHEET NUMBER:
L1.02


© Copyright 2022 ACi, Inc.




daniel rogers
landscape architecture + site planning

| MATERIAL TAG | DESCRIPTION |
|---|---|
| H1 | Concrete Walk / Slab |
| H2 | Modular Retaining Wall |
| H3 | Brick Veneer Wall |
| H4 | Concrete Steps |
| H5 | Brick Veneer Column |
| H6 | Vehicular Specialty Paving |
| H7 | 4-Rail Decorative Fence |
| H8 | Wood Deck System |
| H9 | CIP Retaining Wall |
| H10 | Primary Monument & Sign Wall |
| H11 | Pool Shower |
| H12 | Pool Fence |
| H13 | Pool Coping |
| H14 | Pool Gate |
| H15 | Specialty Paving - Pedestrian Areas |
| H16 | Synthetic Turf |
| H17 | Stone Mulch |
| H18 | Summer Kitchen |
| H19 | Handrail (Ramp) |
| H20 | Catenary Lighting System |
| H21 | Fireplace |
| H22 | Alumium Edging |
| H23 | Dog Park Fence |
| H24 | Dog Park Entry Gate |
| H25 | Dog Park Rules Sign |
| H26 | Dog Wash |
| H27 | Decomposed Granite Path |
| H28 | Handrail (Concrete Steps) |
| H29 | Dog Waste Station |
| H30 | EWF Playground Surface |
| H31 | Rubber Playground Boarder |
| V1 | Litter Receptacle |
| V2 | Bench |
| V3 | Cocktail Round Table |
| V4 | Pergola - Cantilevered |
| V5 | Shade Sail |
| V6 | Cabana |
| V7 | Outdoor Chaise Lounge |
| V8 | Adirondack Chair |
| V9 | Planter Pot |
| V10 | Single Hammock Quilted |
| V11 | Outdoor Dining Table (Qty. 1) |
| V12 | ADA Picnic Table |
| V13 | Picnic Table Standard |
| V14 | Playground Equipment |

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

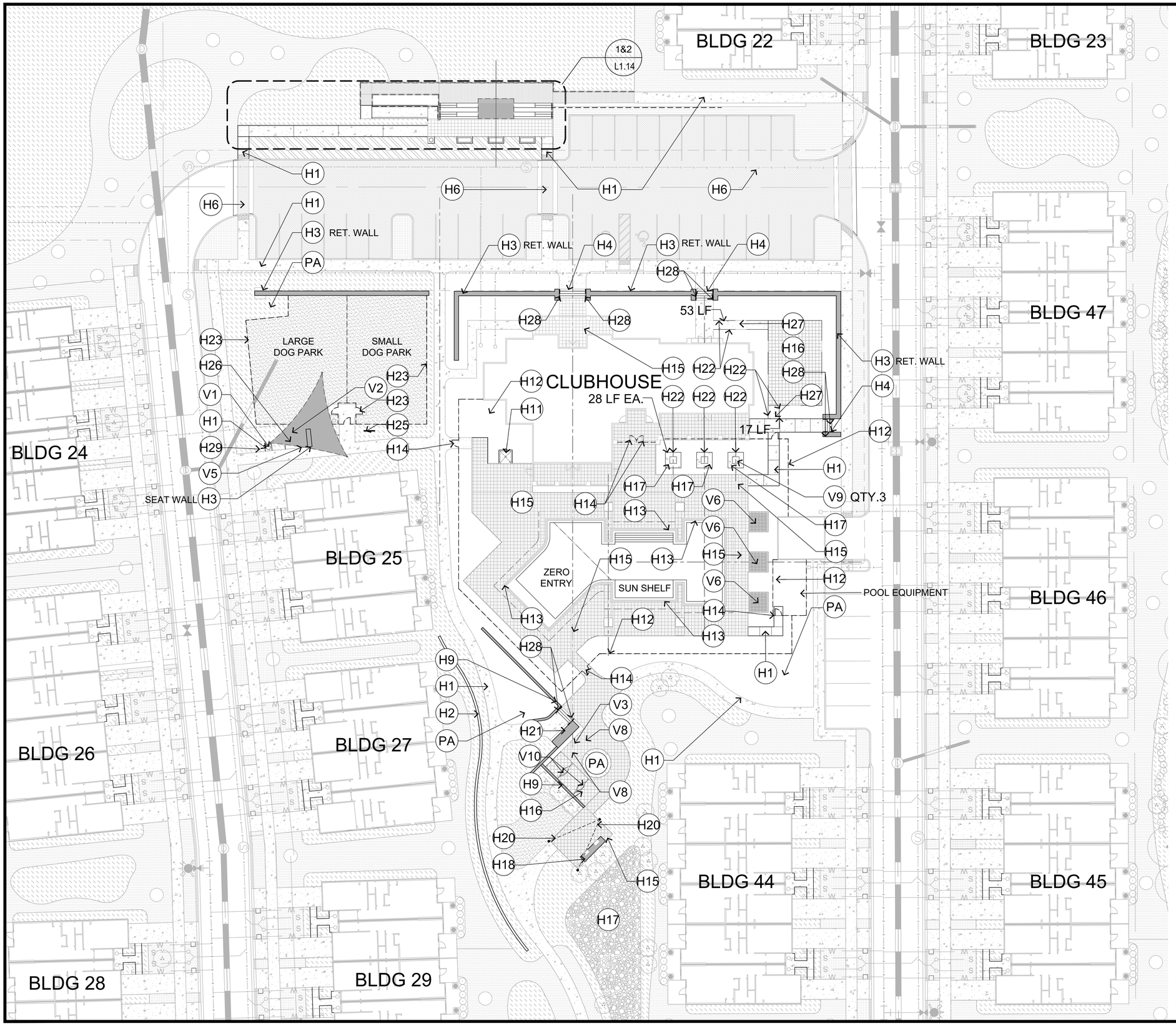
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
OVERALL
HARDSCAPE PLAN

SHEET NUMBER:
L1.03

© Copyright 2022 ACi, Inc.




daniel rogers
landscape architecture + site planning

| MATERIAL TAG | DESCRIPTION |
|---|---|
| H1 | Concrete Walk / Slab |
| H2 | Modular Retaining Wall |
| H3 | Brick Veneer Wall |
| H4 | Concrete Steps |
| H5 | Brick Veneer Column |
| H6 | Vehicular Specialty Paving |
| H7 | 4-Rail Decorative Fence |
| H8 | Wood Deck System |
| H9 | CIP Retaining Wall |
| H10 | Primary Monument & Sign Wall |
| H11 | Pool Shower |
| H12 | Pool Fence |
| H13 | Pool Coping |
| H14 | Pool Gate |
| H15 | Specialty Paving - Pedestrian Areas |
| H16 | Synthetic Turf |
| H17 | Stone Mulch |
| H18 | Summer Kitchen |
| H19 | Handrail (Ramp) |
| H20 | Catenary Lighting System |
| H21 | Fireplace |
| H22 | Alumium Edging |
| H23 | Dog Park Fence |
| H24 | Dog Park Entry Gate |
| H25 | Dog Park Rules Sign |
| H26 | Dog Wash |
| H27 | Decomposed Granite Path |
| H28 | Handrail (Concrete Steps) |
| H29 | Dog Waste Station |
| H30 | EWF Playground Surface |
| H31 | Rubber Playground Boarder |
| V1 | Litter Receptacle |
| V2 | Bench |
| V3 | Cocktail Round Table |
| V4 | Pergola - Cantilevered |
| V5 | Shade Sail |
| V6 | Cabana |
| V7 | Outdoor Chaise Lounge |
| V8 | Adirondack Chair |
| V9 | Planter Pot |
| V10 | Single Hammock Quilted |
| V11 | Outdoor Dining Table (Qty. 1) |
| V12 | ADA Picnic Table |
| V13 | Picnic Table Standard |
| V14 | Playground Equipment |

ACi
ARCHITECTURE
redefined


DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

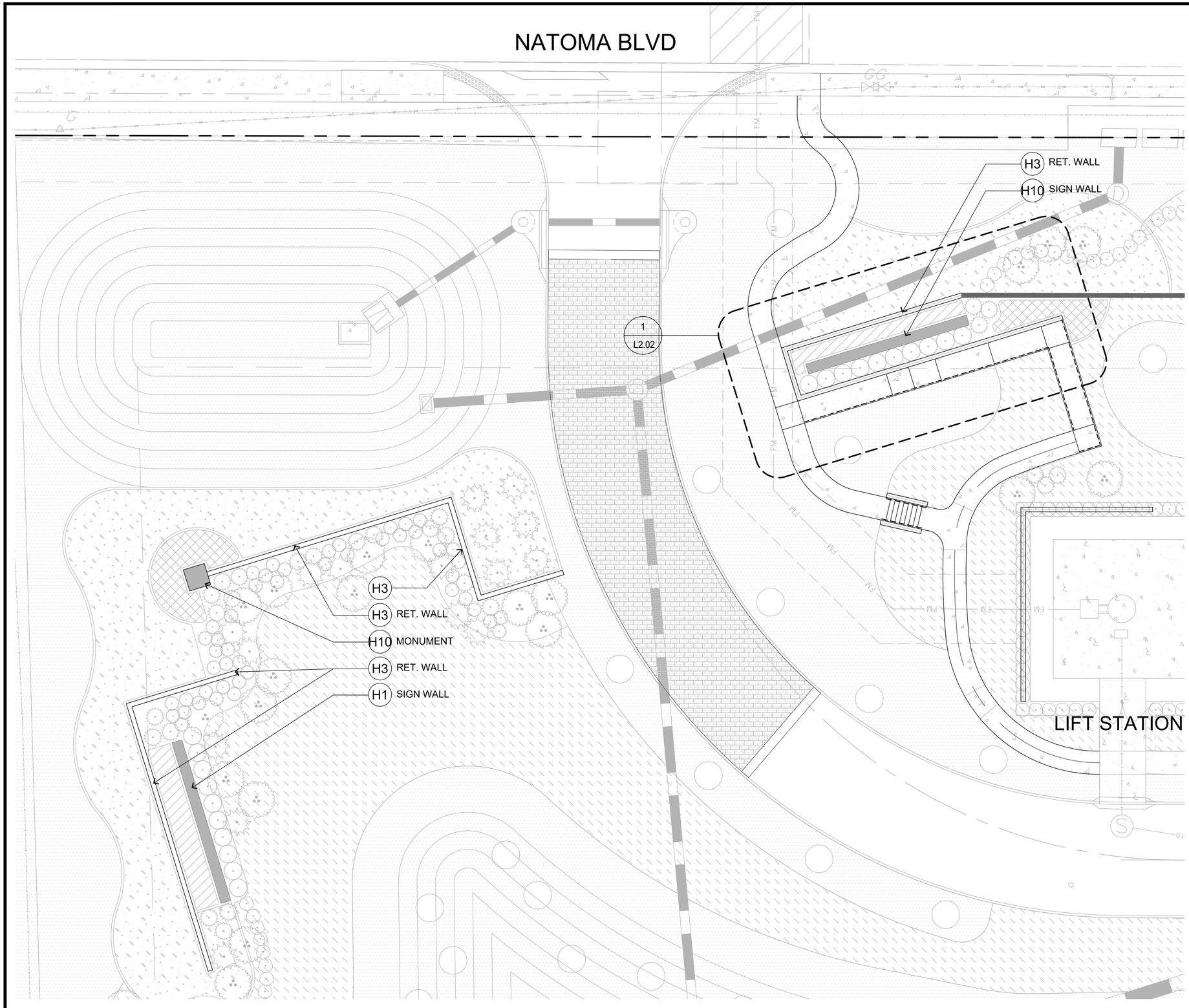
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
HARDSCAPE PLAN ENLARGEMENT

SHEET NUMBER:
L1.10


© Copyright 2022 ACi, Inc.




| MATERIAL TAG | DESCRIPTION |
|---|---|
| H1 | Concrete Walk / Slab |
| H2 | Modular Retaining Wall |
| H3 | Brick Veneer Wall |
| H4 | Concrete Steps |
| H5 | Brick Veneer Column |
| H6 | Vehicular Specialty Paving |
| H7 | 4-Rail Decorative Fence |
| H8 | Wood Deck System |
| H9 | CIP Retaining Wall |
| H10 | Primary Monument & Sign Wall |
| H11 | Pool Shower |
| H12 | Pool Fence |
| H13 | Pool Coping |
| H14 | Pool Gate |
| H15 | Specialty Paving - Pedestrian Areas |
| H16 | Synthetic Turf |
| H17 | Stone Mulch |
| H18 | Summer Kitchen |
| H19 | Handrail (Ramp) |
| H20 | Catenary Lighting System |
| H21 | Fireplace |
| H22 | Alumium Edging |
| H23 | Dog Park Fence |
| H24 | Dog Park Entry Gate |
| H25 | Dog Park Rules Sign |
| H26 | Dog Wash |
| H27 | Decomposed Granite Path |
| H28 | Handrail (Concrete Steps) |
| H29 | Dog Waste Station |
| H30 | EWF Playground Surface |
| H31 | Rubber Playground Boarder |
| V1 | Litter Receptacle |
| V2 | Bench |
| V3 | Cocktail Round Table |
| V4 | Pergola - Cantilevered |
| V5 | Shade Sail |
| V6 | Cabana |
| V7 | Outdoor Chaise Lounge |
| V8 | Adirondack Chair |
| V9 | Planter Pot |
| V10 | Single Hammock Quilted |
| V11 | Outdoor Dining Table (Qty. 1) |
| V12 | ADA Picnic Table |
| V13 | Picnic Table Standard |
| V14 | Playground Equipment |

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

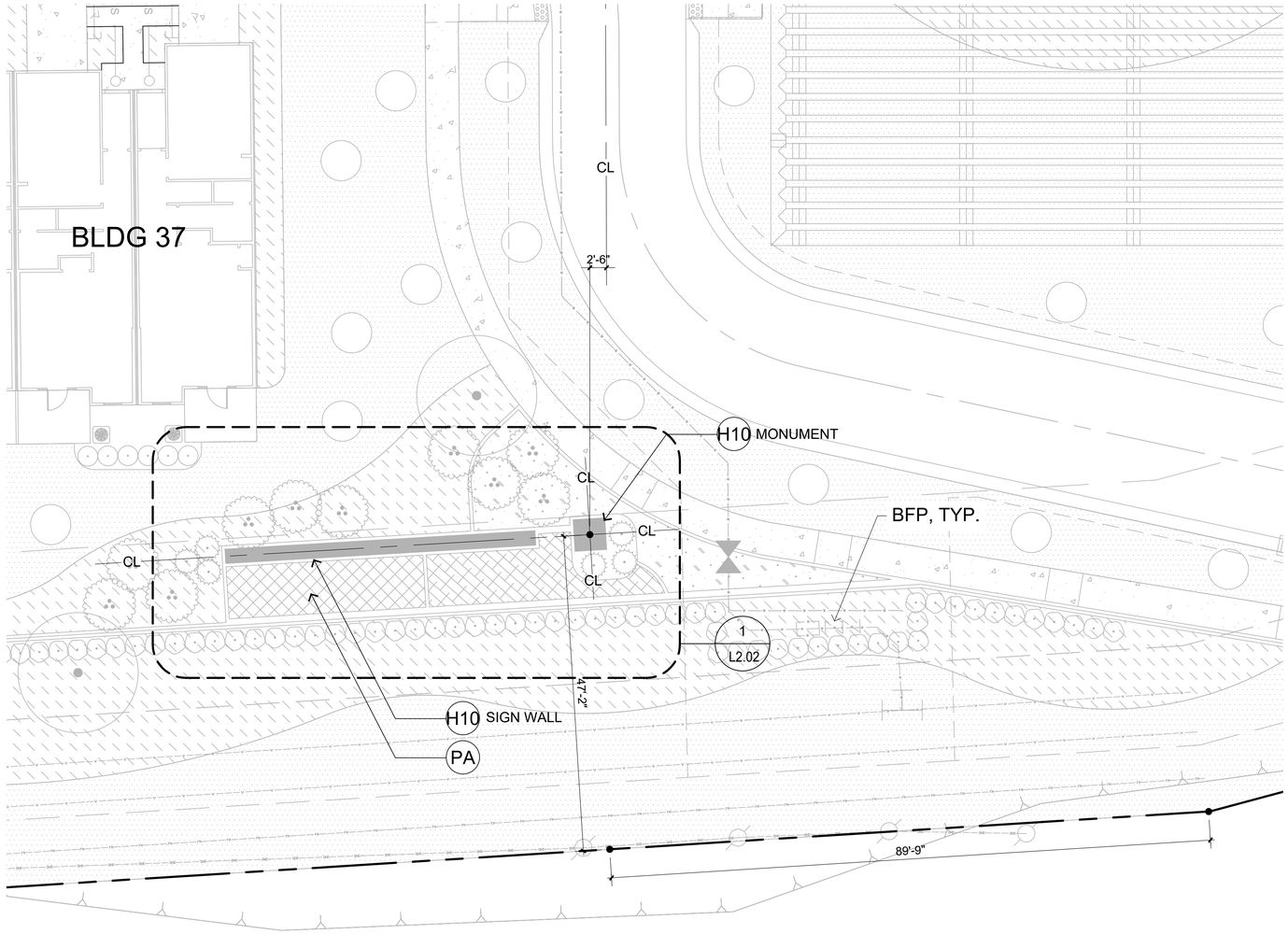
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

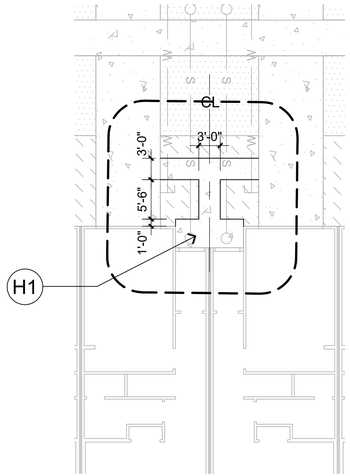
SHEET NAME:
HARDSCAPE PLAN ENLARGEMENT

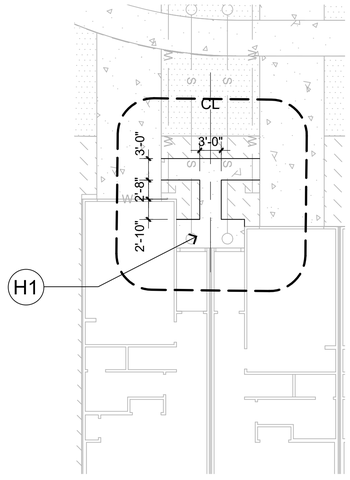
SHEET NUMBER:
L1.11

© Copyright 2022 ACi, Inc.




SR 46




| MATERIAL TAG | DESCRIPTION |
|---|---|
| H1 | Concrete Walk / Slab |
| H2 | Modular Retaining Wall |
| H3 | Brick Veneer Wall |
| H4 | Concrete Steps |
| H5 | Brick Veneer Column |
| H6 | Vehicular Specialty Paving |
| H7 | 4-Rail Decorative Fence |
| H8 | Wood Deck System |
| H9 | CIP Retaining Wall |
| H10 | Primary Monument & Sign Wall |
| H11 | Pool Shower |
| H12 | Pool Fence |
| H13 | Pool Coping |
| H14 | Pool Gate |
| H15 | Specialty Paving - Pedestrian Areas |
| H16 | Synthetic Turf |
| H17 | Stone Mulch |
| H18 | Summer Kitchen |
| H19 | Handrail (Ramp) |
| H20 | Catenary Lighting System |
| H21 | Fireplace |
| H22 | Alumium Edging |
| H23 | Dog Park Fence |
| H24 | Dog Park Entry Gate |
| H25 | Dog Park Rules Sign |
| H26 | Dog Wash |
| H27 | Decomposed Granite Path |
| H28 | Handrail (Concrete Steps) |
| H29 | Dog Waste Station |
| H30 | EWF Playground Surface |
| H31 | Rubber Playground Boarder |
| V1 | Litter Receptacle |
| V2 | Bench |
| V3 | Cocktail Round Table |
| V4 | Pergola - Cantilevered |
| V5 | Shade Sail |
| V6 | Cabana |
| V7 | Outdoor Chaise Lounge |
| V8 | Adirondack Chair |
| V9 | Planter Pot |
| V10 | Single Hammock Quilted |
| V11 | Outdoor Dining Table (Qty. 1) |
| V12 | ADA Picnic Table |
| V13 | Picnic Table Standard |
| V14 | Playground Equipment |

daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

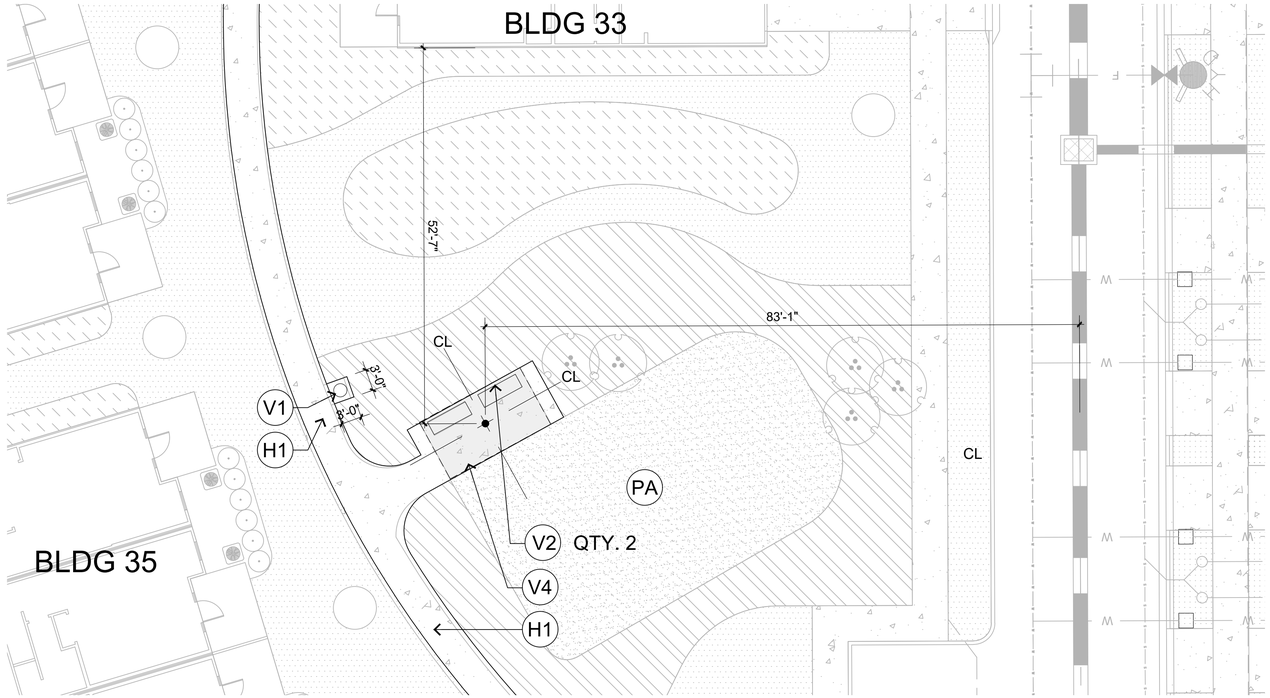
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

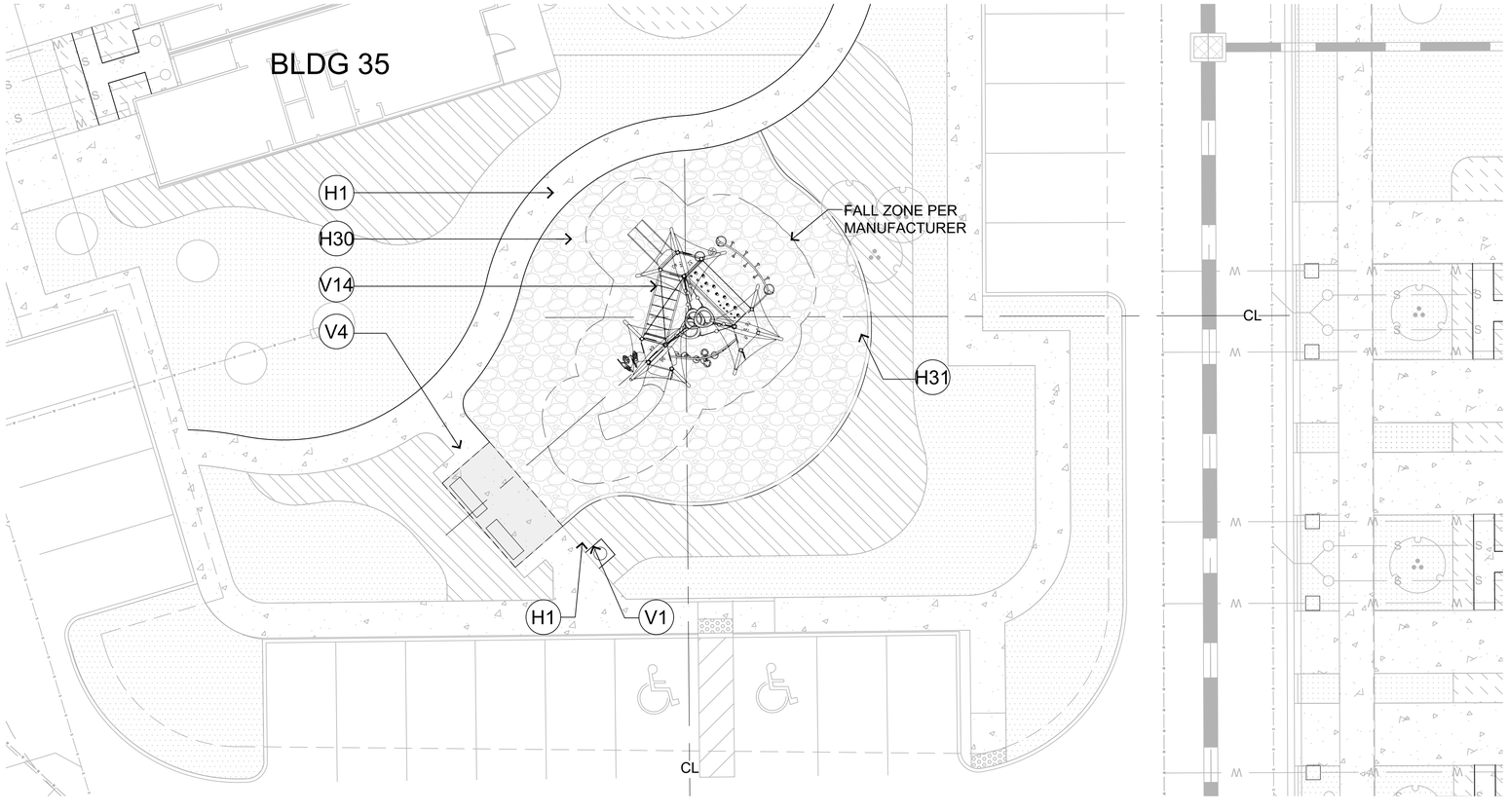
DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
HARDSCAPE PLAN ENLARGEMENT

SHEET NUMBER:
L1.12

© Copyright 2022 ACi, Inc.




| MATERIAL TAG | DESCRIPTION |
|---|---|
| H1 | Concrete Walk / Slab |
| H2 | Modular Retaining Wall |
| H3 | Brick Veneer Wall |
| H4 | Concrete Steps |
| H5 | Brick Veneer Column |
| H6 | Vehicular Specialty Paving |
| H7 | 4-Rail Decorative Fence |
| H8 | Wood Deck System |
| H9 | CIP Retaining Wall |
| H10 | Primary Monument & Sign Wall |
| H11 | Pool Shower |
| H12 | Pool Fence |
| H13 | Pool Coping |
| H14 | Pool Gate |
| H15 | Specialty Paving - Pedestrian Areas |
| H16 | Synthetic Turf |
| H17 | Stone Mulch |
| H18 | Summer Kitchen |
| H19 | Handrail (Ramp) |
| H20 | Catenary Lighting System |
| H21 | Fireplace |
| H22 | Alumium Edging |
| H23 | Dog Park Fence |
| H24 | Dog Park Entry Gate |
| H25 | Dog Park Rules Sign |
| H26 | Dog Wash |
| H27 | Decomposed Granite Path |
| H28 | Handrail (Concrete Steps) |
| H29 | Dog Waste Station |
| H30 | EWF Playground Surface |
| H31 | Rubber Playground Boarder |
| V1 | Litter Receptacle |
| V2 | Bench |
| V3 | Cocktail Round Table |
| V4 | Pergola - Cantilevered |
| V5 | Shade Sail |
| V6 | Cabana |
| V7 | Outdoor Chaise Lounge |
| V8 | Adirondack Chair |
| V9 | Planter Pot |
| V10 | Single Hammock Quilted |
| V11 | Outdoor Dining Table (Qty. 1) |
| V12 | ADA Picnic Table |
| V13 | Picnic Table Standard |
| V14 | Playground Equipment |


daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

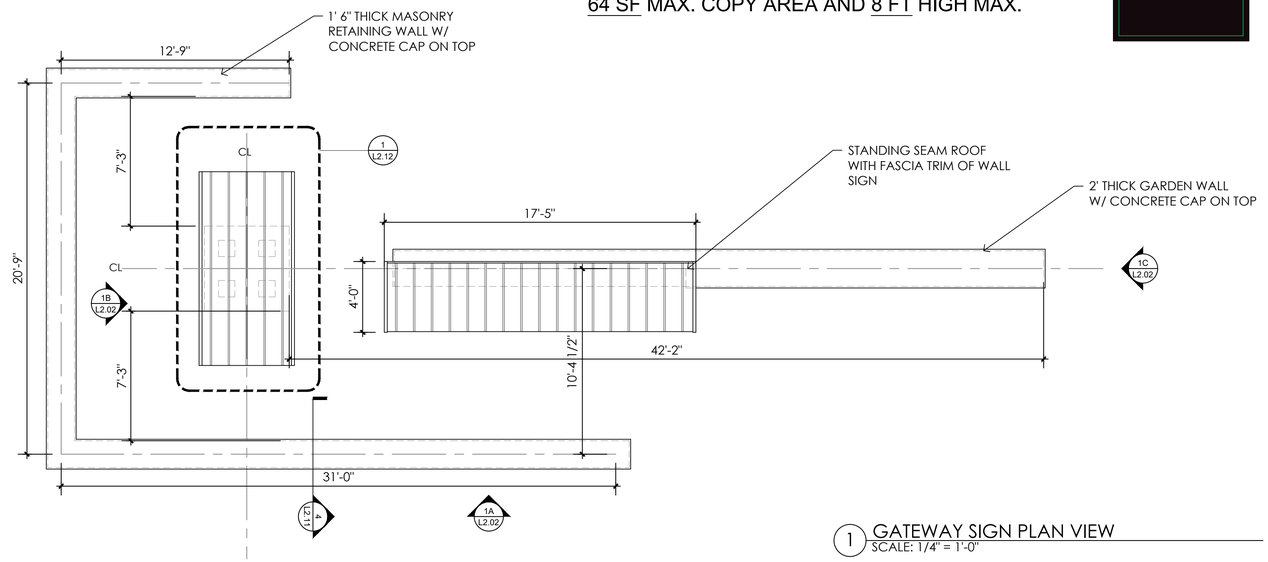
DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
HARDSCAPE PLAN ENLARGEMENT

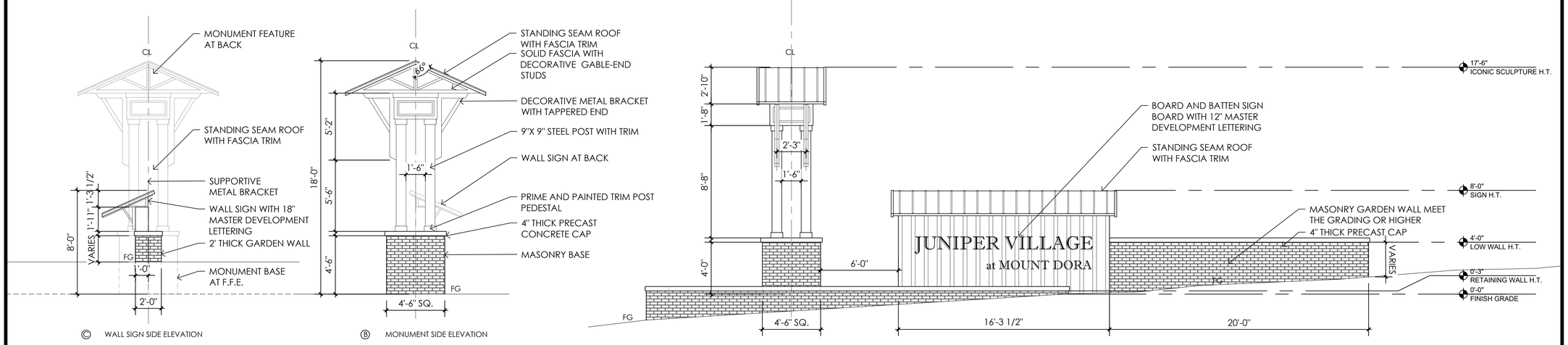
SHEET NUMBER:
L1.13


© Copyright 2022 ACi, Inc.

PER MOUNT DORA LDC VI.6.7.4.2.C:
MONUMENT SIGN FOR RESIDENTIAL SUBDIVISION:
64 SF MAX. COPY AREA AND 8 FT HIGH MAX.




1 GATEWAY SIGN PLAN VIEW
SCALE: 1/4" = 1'-0"




© WALL SIGN SIDE ELEVATION

Ⓑ MONUMENT SIDE ELEVATION

Ⓐ FRONT ELEVATION

2 GATEWAY SIGN PLAN AND ELEVATIONS
SCALE: 1/4" = 1'-0"


daniel rogers
landscape architecture + site planning

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

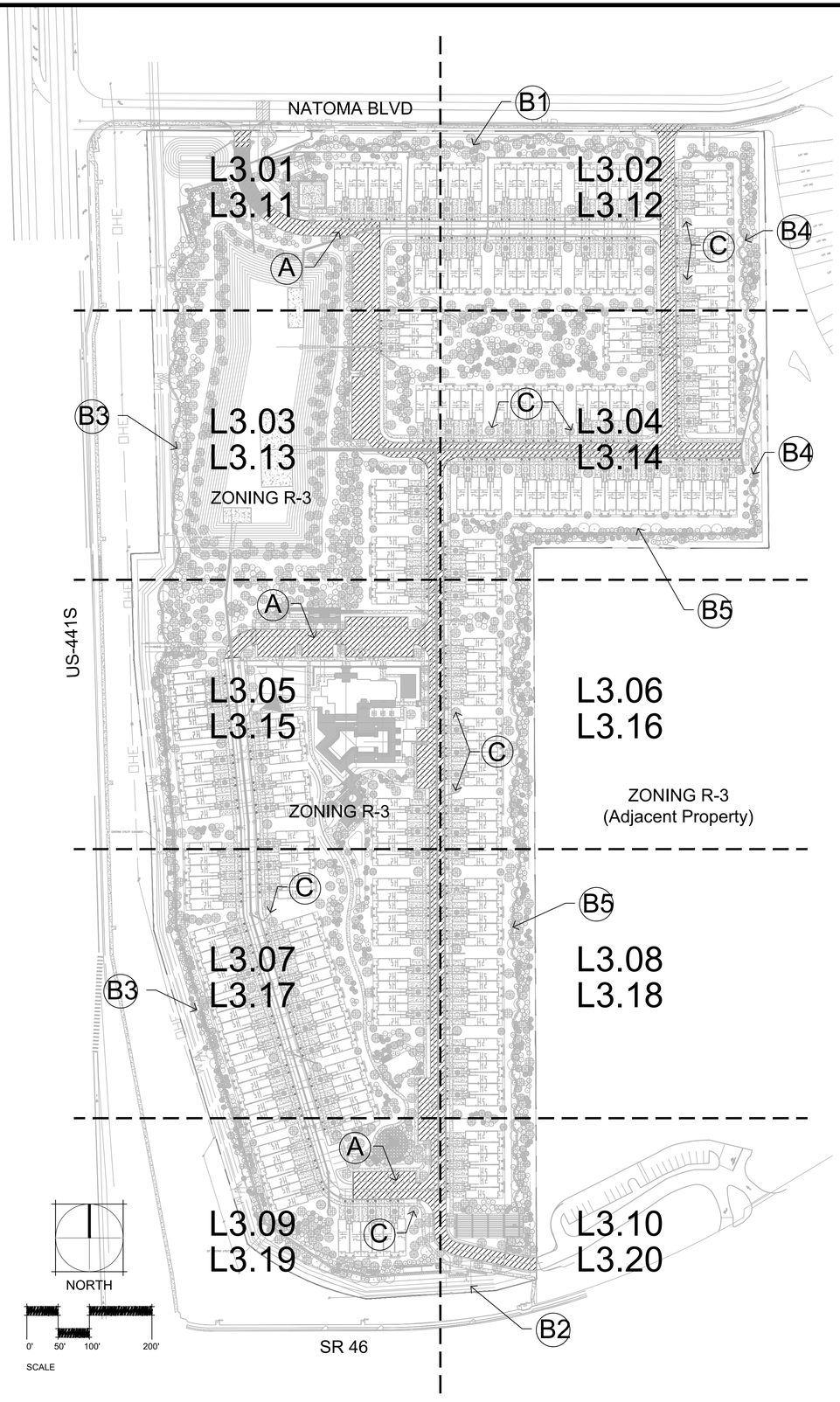
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
HARDSCAPE DETAILS

SHEET NUMBER:
L2.02


© Copyright 2022 ACi, Inc.




## LAND DEVELOPMENT CODE REFERENCES:

**A** PARKING LOT LANDSCAPE
(CHAPTER VI. 6.6.3)

- FOR DEVELOPMENTS REQUIRING LESS THAN 200 SPACES, A MINIMUM OF TEN PERCENT OF THE GROSS SQUARE FOOTAGE OF THE PAVED PARKING LOT AREA AND ENTRANCEWAY SHALL BE DEVOTED TO LANDSCAPING.4'-0" WIDTH MIN.
  PARKING LOT AREA = 105,132 SF X 10% = 10,513 SF REQUIRED LANDSCAPING AREA
  PROVIDED LANDSCAPING AREA = 22,196 SF

- ONE CANOPY TREE SHALL BE REQUIRED FOR EACH LANDSCAPE BREAK
  83 SPACES X 1 LANDSCAPE BREAK / 10 SPACES = 9 CANOPY TREES REQUIRED
  PROVIDED CANOPY TREES = 36

**B** LANDSCAPE BUFFER BETWEEN DIFFERENT ZONING
(CHAPTER VI. 6.6.2.3.b)

- BUFFER TYPE (a) APPLIES TO ALL SIDES OF THIS DEVELOPMENT BASED ON FOLLOWING CODE REQUIREMENT:
  FOR EACH 100 LINEAR FEET OR FRACTION THEREOF OF BOUNDARY, THE FOLLOWING PLANTS SHALL BE PROVIDED
  THREE (3) CANOPY TREES.
  FIVE (5) UNDERSTORY TREES.
  SHRUBBERY OR HEDGE TO PROVIDE A CONTINUOUS VISUAL SCREEN

**B1** NORTH ZONING BUFFER (CONTIGUOUS: R-3 TO PUD): BUFFER TYPE (a)
- BOUNDARY LENGTH: 987.3 LF
- REQUIRED: 987.3 / 100 LF = 9.9
- CANOPY TREES: 9.9 X 3 = 30 TREES / PROVIDED=30 TREES
- UNDERSTORY TREES: 9.9 X5 = 50 TREES / PROVIDED=51 TREES
- SHRUBS: 9.9 X 33 = 327 SHRUBS / PROVIDED=330 SHRUBS

**B2** SOUTH ZONING BUFFER (NONCONTIGUOUS: R-3 TO PLI): BUFFER TYPE (a)
- BOUNDARY LENGTH: 490.8 LF
- REQUIRED: 490.8 / 100 LF = 4.9
- CANOPY TREES: 4.9 X 3 = 15 TREES / PROVIDED=15 TREES
- UNDERSTORY TREES: 4.9 X 5 = 25 TREES / PROVIDED=25 TREES
- SHRUBS: 4.9 X 33 = 162 SHRUBS / PROVIDED=166 SHRUBS

**B3** WEST ZONING BUFFER (NONCONTIGUOUS: R-3 TO GB & R-1A): BUFFER TYPE (a)
- BOUNDARY LENGTH: 1,843.5 LF
- REQUIRED: 1,843.5 / 100 LF = 18.44
- CANOPY TREES: 18.44 X 3 = 56 TREES / PROVIDED=56 TREES
- UNDERSTORY TREES: 18.44 X 5 = 93 TREES / PROVIDED=93 TREES
- SHRUBS: 18.44 X 33 = 609 SHRUBS / PROVIDED=618 SHRUBS

**B4** EAST ZONING BUFFER - UPPER (CONTIGUOUS: R-3 TO PUD):BUFFER TYPE (a)
- BOUNDARY LENGTH: 667.6 LF
- REQUIRED: 667.6 / 100 LF = 6.68
- CANOPY TREES: 6.68 X 3 = 20 TREES / PROVIDED=20 TREES
- UNDERSTORY TREES: 6.68 X 5 = 34 TREES / PROVIDED=34TREES
- SHRUBS: 6.68 X 33 = 221 SHRUBS / PROVIDED=226 SHRUBS

**B5** EAST ZONING BUFFER - LOWER (CONTIGUOUS: R-3 TO R-3): BUFFER TYPE (a)
- BOUNDARY LENGTH: 1543.7 LF
- REQUIRED: 1543.7 / 100 LF = 15.44
- CANOPY TREES: 15.44 X 3 = 47 TREES / PROVIDED=47 TREES
- UNDERSTORY TREES: 15.44 X 5 = 78 TREES / PROVIDED=78 TREES
- SHRUBS: 15.44 X 33 = 510 SHRUBS / PROVIDED=519 SHRUBS

**C** RESIDENTIAL LOT TREE
(CHAPTER VI. 6.6.9)

- NEW RESIDENTIAL DEVELOPMENTS OR IN CASES WHEN A NEW SINGLE-FAMILY OR DUPLEX DWELLING IS CONSTRUCTED. A MINIMUM ONE CANOPY TREE AS CONTAINED IN THIS SECTION SHALL BE PLANTED IN THE FRONT YARD. THE CANOPY TREE MUST BE A MINIMUM TWO-INCH CALIPER, EIGHT FEET IN HEIGHT, AND FLORIDA NUMBER ONE GRADE OR BETTER.
  REQUIRED CANOPY TREES = 47
  PROVIDED CANOPY TREES = 63

daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE CODE REQUIREMENTS

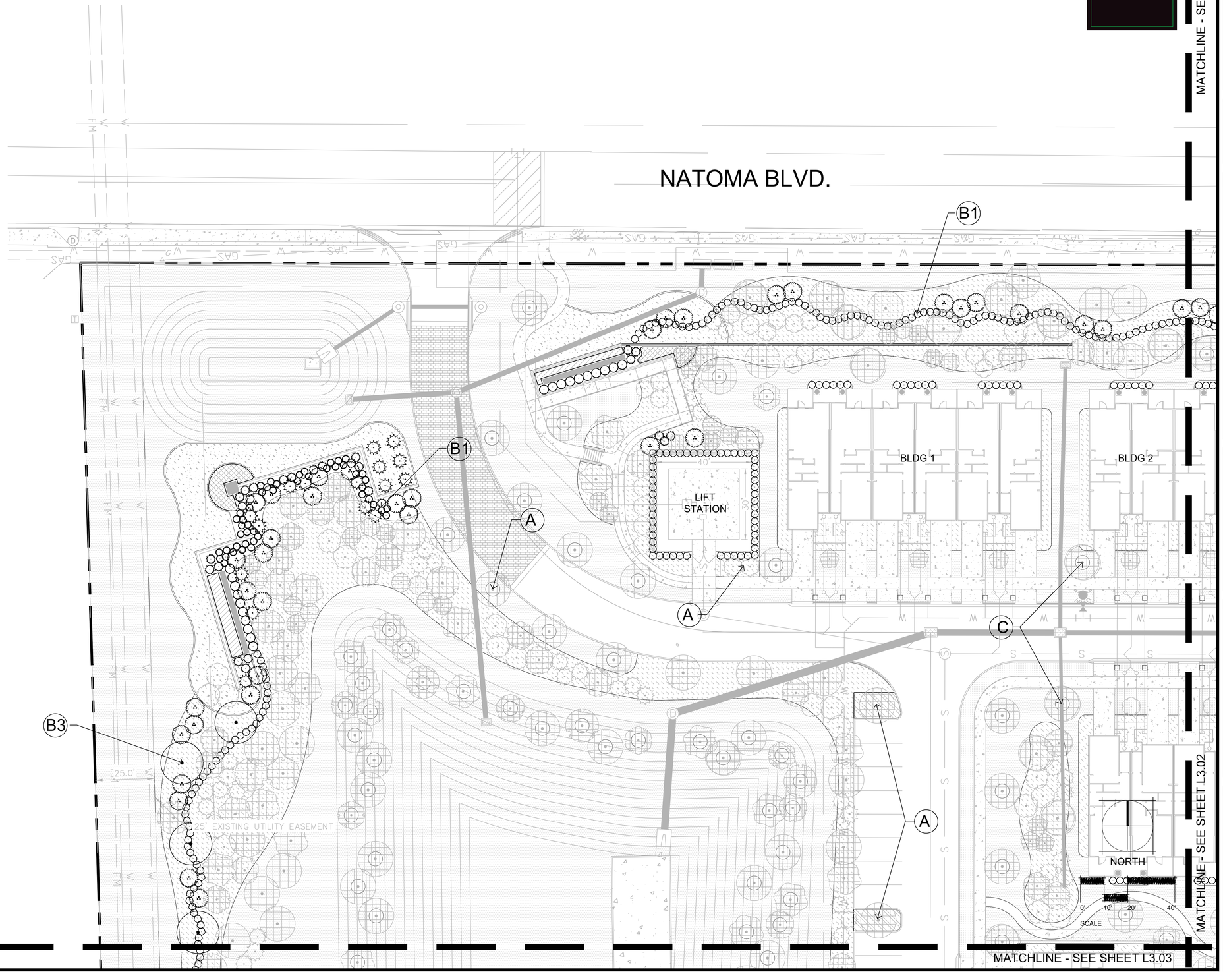
SHEET NUMBER:
L3.00

© Copyright 2022 ACi, Inc.

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

# Refer to Sheet L3.30 for plant schedule.




daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

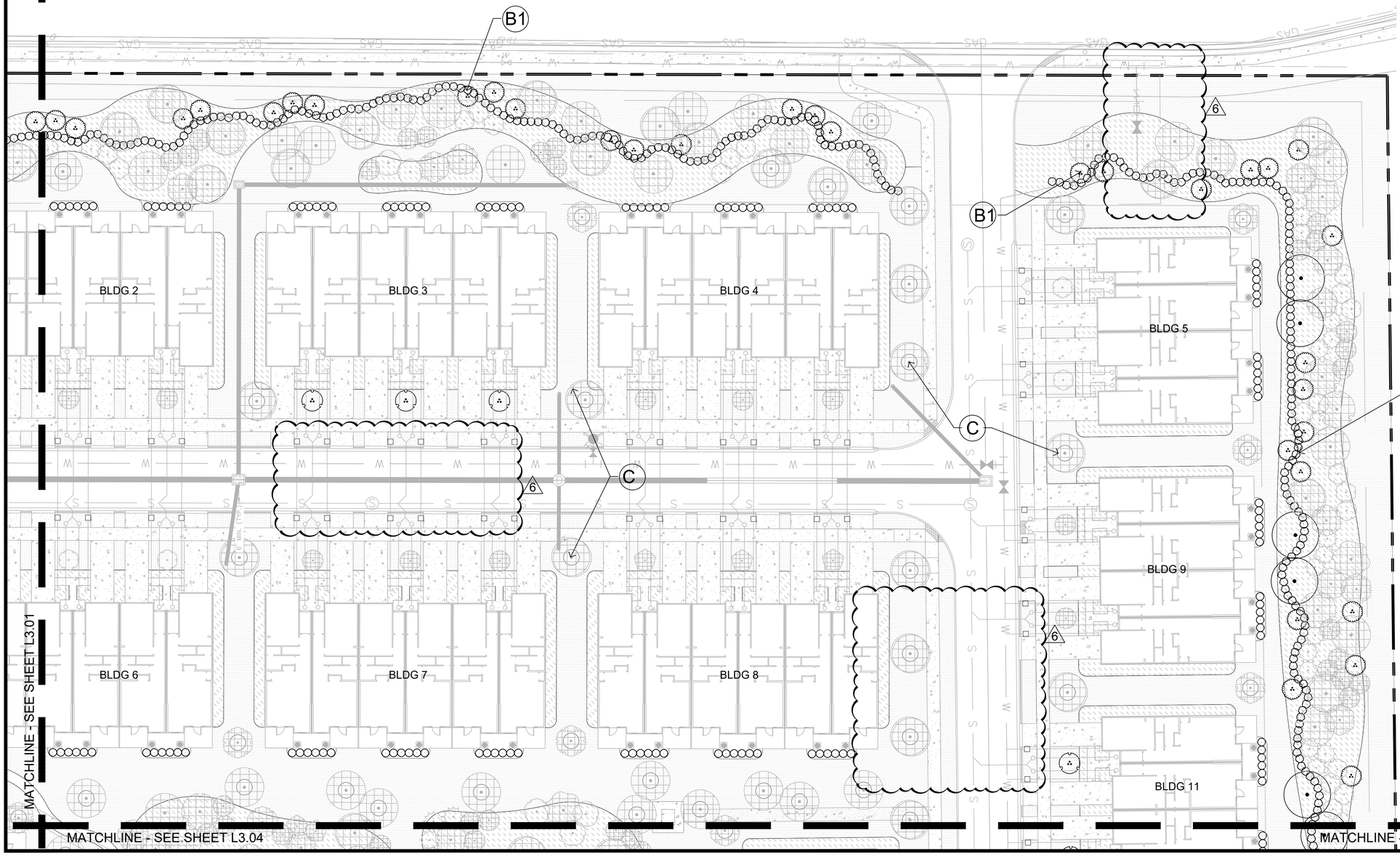
SHEET NUMBER:
L3.01


© Copyright 2022 ACi, Inc.

Refer to Sheet L3.30 for plant schedule.

MATCHLINE - SEE SHEET L3.01

NATOMA BLVD.




## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

NORTH

0' 10' 20' 40'

SCALE

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.02


© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.01

MATCHLINE - SEE SHEET L3.01

## SHEET LEGEND

- Boundary Line
- (A) Parking Lot Landscape - Refer to Sheet L3.00
- (B1) Landscape Buffers - North Property Line - Refer to Sheet L3.00
- (B2) Landscape Buffers - South Property Line - Refer to Sheet L3.00
- (B3) Landscape Buffers - West Property Line - Refer to Sheet L3.00
- (B4) Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- (B5) Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- (C) Residential Lot Tree - Refer to Sheet L3.00

Refer to Sheet L3.30 for plant schedule.

MATCHLINE - SEE SHEET L3.04

BLDG 10

BLDG 13

BLDG 17

BLDG 22

B3

C

A

B3

25' EXISTING UTILITY EASEMENT

25.0'

US 441 S

NORTH

0' 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.04

MATCHLINE - SEE SHEET L3.05

MATCHLINE - SEE SHEET L3.05

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

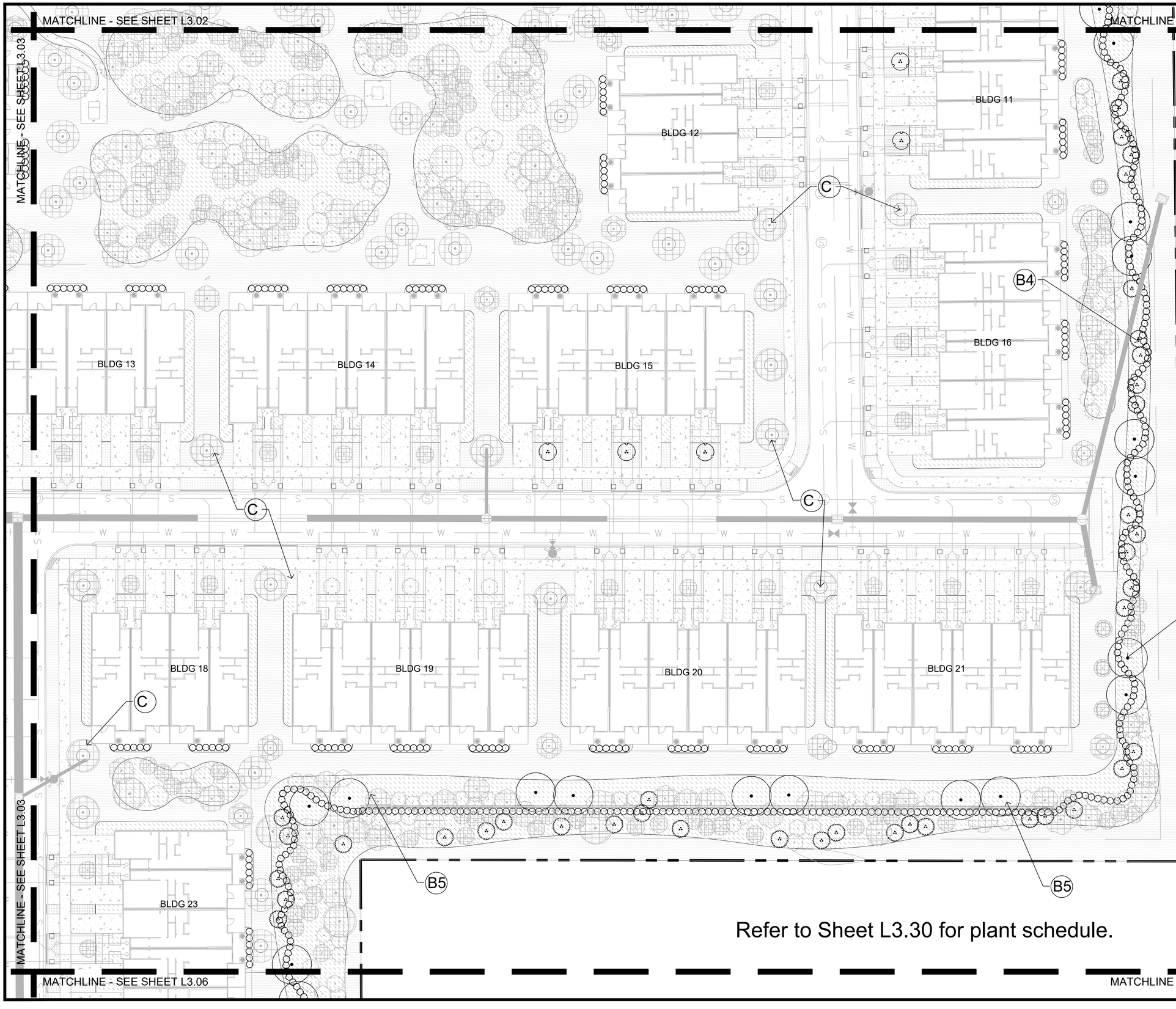
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.03


© Copyright 2022 ACi, Inc.




daniel rogers
landscape architecture + site planning

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

Refer to Sheet L3.30 for plant schedule.

NORTH

0' 10' 20' 40'

SCALE

ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.04

© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.03

MATCHLINE - SEE SHEET L3.03

MATCHLINE - SEE SHEET L3.06

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

Refer to Sheet L3.30 for plant schedule.

BLDG 22

DOG PARK

CLUBHOUSE

BLDG 24

BLDG 25

POOL

MAINTENANCE BLDG.

POOL EQUIPMENT

BLDG 26

BLDG 27

BLDG 44

BLDG 29

US 441 S

25' EXISTING UTILITY EASEMENT

NORTH

0' 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.06

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666886


ADDENDA / REVISIONS

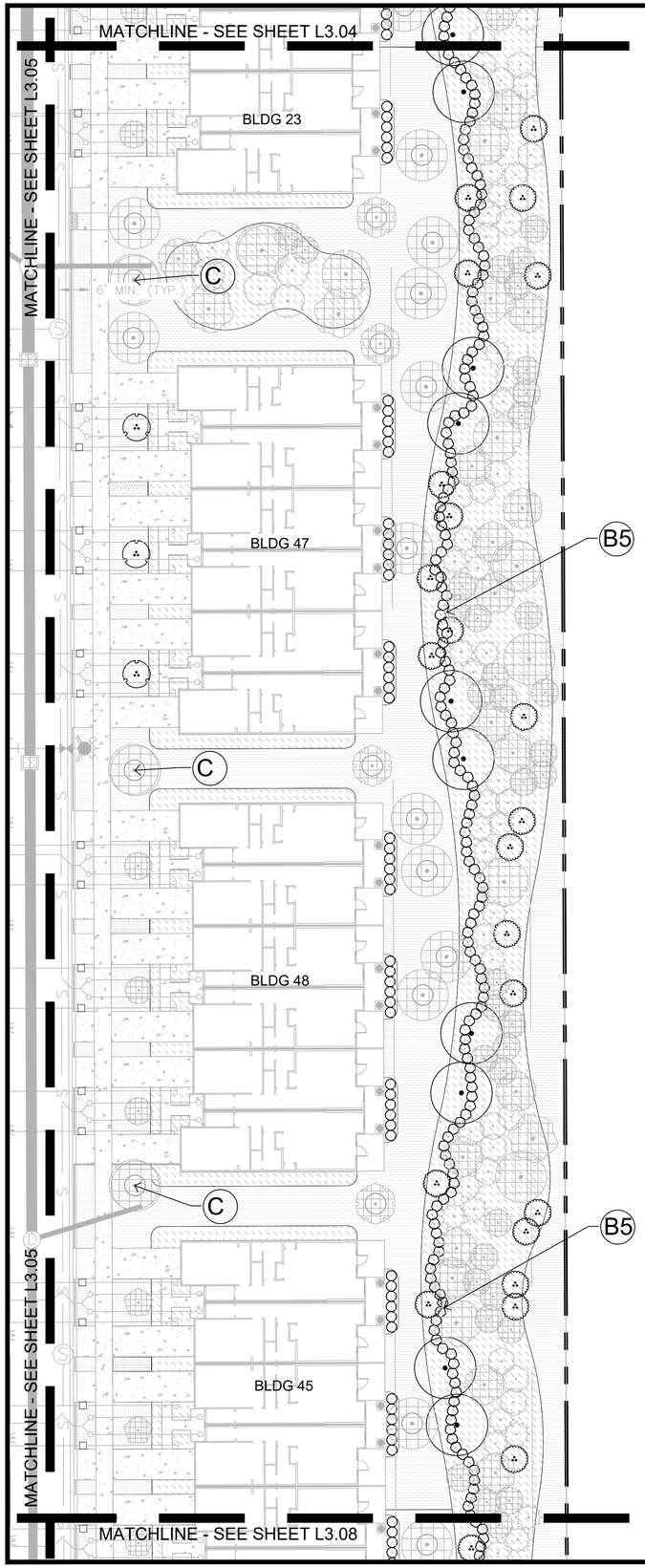
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.05


© Copyright 2022 ACi, Inc.




MATCHLINE - SEE SHEET L3.04

Refer to Sheet L3.30 for plant schedule.

daniel rogers
landscape architecture + site planning

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

NORTH

0' 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.08

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

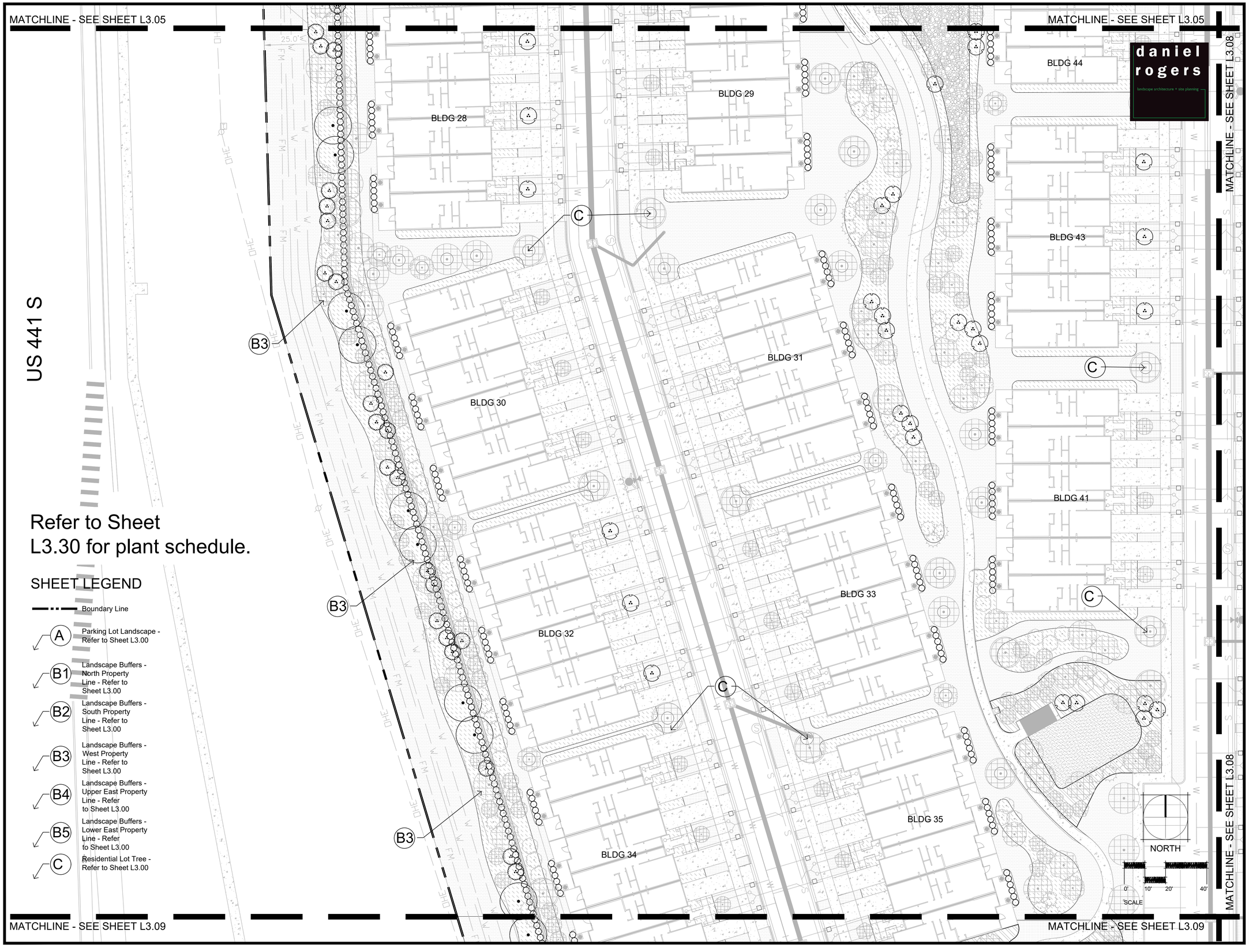
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.06

© Copyright 2022 ACi, Inc.




Refer to Sheet
L3.30 for plant schedule.

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

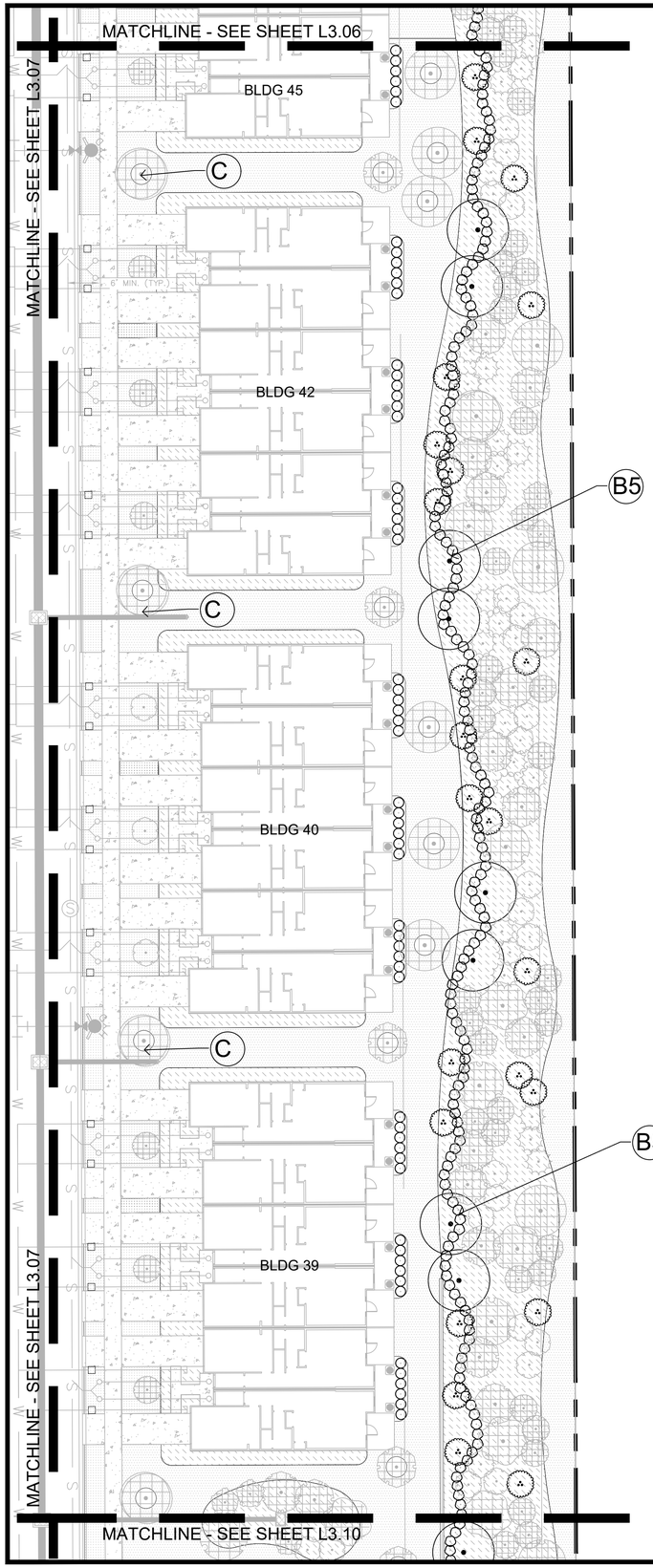
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.07

© Copyright 2022 ACi, Inc.




MATCHLINE - SEE SHEET L3.06

Refer to Sheet L3.30 for plant schedule.

daniel rogers
landscape architecture + site planning

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

NORTH

0' 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.10

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.08

© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.07

# Refer to Sheet L3.30 for plant schedule.

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

BLDG 34

BLDG 36

BLDG 37

25' EXISTING UTILITY EASEMENT

SR 46

MATCHLINE - SEE SHEET L3.10

MATCHLINE - SEE SHEET L3.10

NORTH

0' 10' 20' 40'

SCALE

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

SHEET NUMBER:
L3.09


© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.08

MATCHLINE - SEE SHEET L3.08

MATCHLINE - SEE SHEET L3.09

Refer to Sheet L3.30 for plant schedule.

BLDG 38

B5

B5

B2

SR 46

MATCHLINE - SEE SHEET L3.09

## SHEET LEGEND

- Boundary Line
- A — Parking Lot Landscape - Refer to Sheet L3.00
- B1 — Landscape Buffers - North Property Line - Refer to Sheet L3.00
- B2 — Landscape Buffers - South Property Line - Refer to Sheet L3.00
- B3 — Landscape Buffers - West Property Line - Refer to Sheet L3.00
- B4 — Landscape Buffers - Upper East Property Line - Refer to Sheet L3.00
- B5 — Landscape Buffers - Lower East Property Line - Refer to Sheet L3.00
- C — Residential Lot Tree - Refer to Sheet L3.00

NORTH

0' 10' 20' 40'

SCALE


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
CODE LEVEL

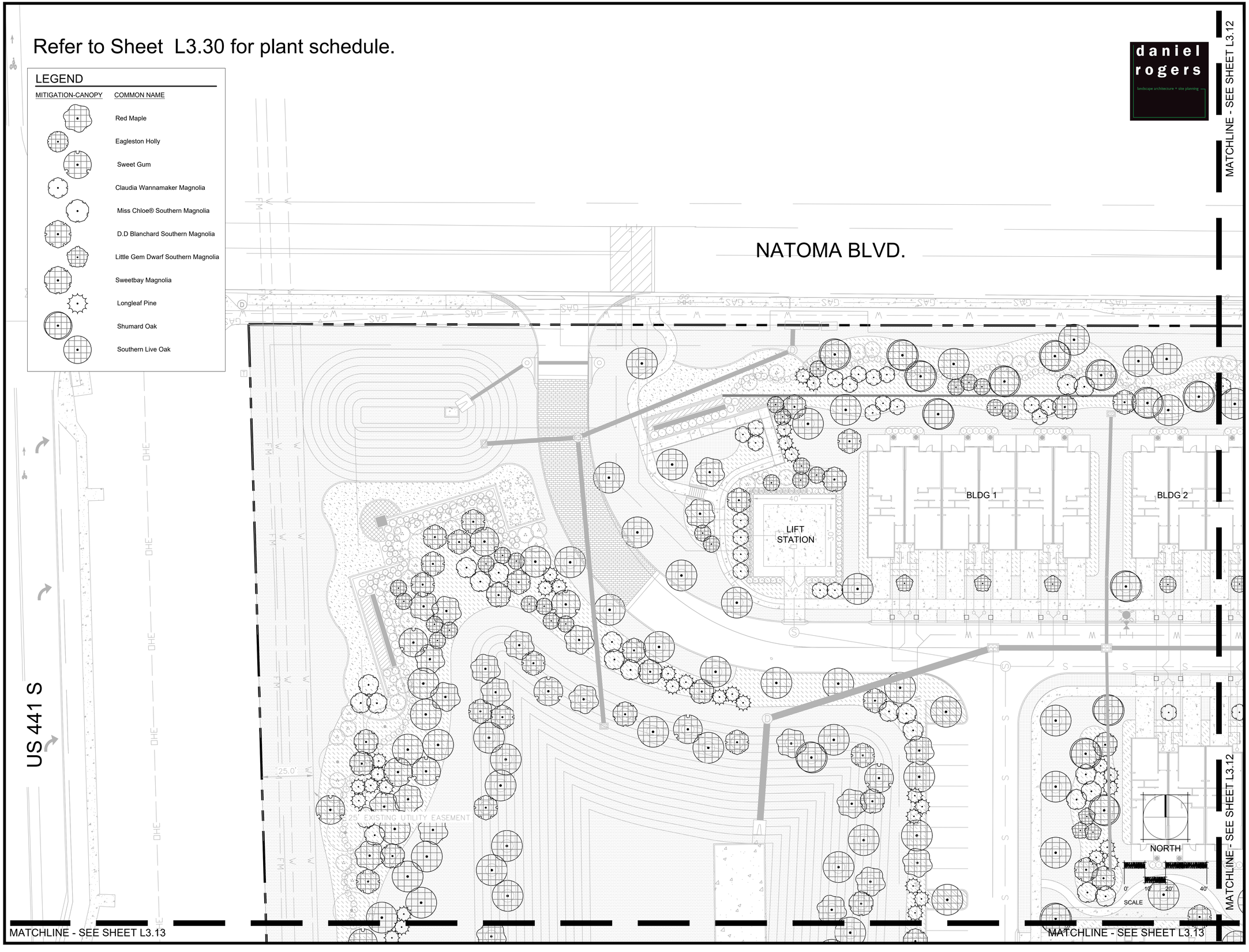
SHEET NUMBER:
L3.10


© Copyright 2022 ACi, Inc.

Refer to Sheet L3.30 for plant schedule.

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |




daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.11


© Copyright 2022 ACi, Inc.

Refer to Sheet L3.30 for plant schedule.

MATCHLINE - SEE SHEET L3.11

NATOMA BLVD.

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 11

MATCHLINE - SEE SHEET L3.11

MATCHLINE - SEE SHEET L3.14

MATCHLINE - SEE SHEET L3.14

NORTH

SCALE 0' 10' 20' 40'

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.12


© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.11

MATCHLINE - SEE SHEET L3.11

Refer to Sheet L3.30 for plant schedule.

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |

US 441 S

25' EXISTING UTILITY EASEMENT

BLDG 10

BLDG 13

BLDG 17

BLDG 22

MATCHLINE - SEE SHEET L3.14

MATCHLINE - SEE SHEET L3.14

MATCHLINE - SEE SHEET L3.15

MATCHLINE - SEE SHEET L3.15

NORTH

0' 10' 20' 40'

SCALE

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

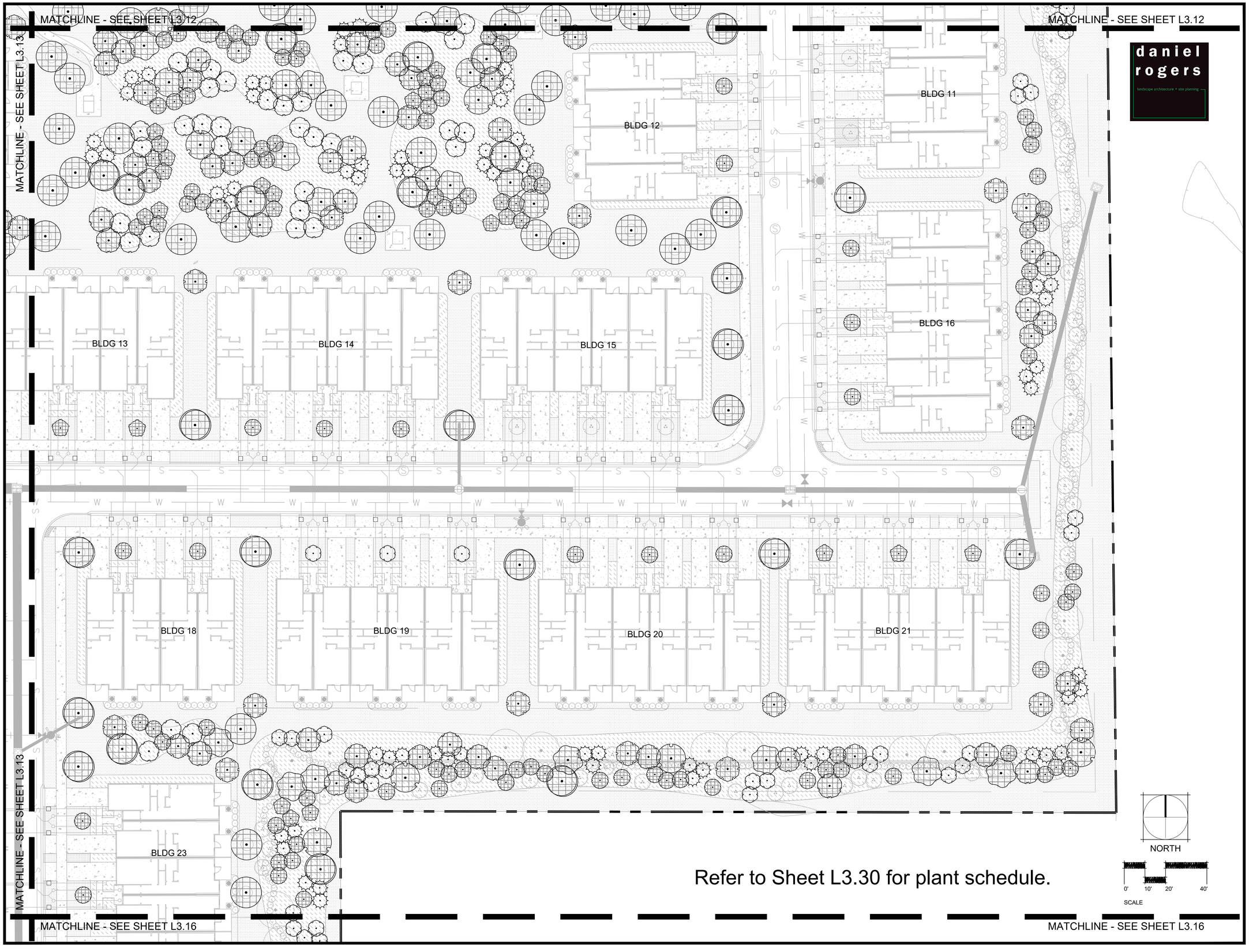
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.13


© Copyright 2022 ACi, Inc.




Refer to Sheet L3.30 for plant schedule.

NORTH

0' 10' 20' 40'

SCALE

daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.14

© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.13

MATCHLINE - SEE SHEET L3.13

Refer to Sheet L3.30 for plant schedule.

US 441 S

BLDG 22

MATCHLINE - SEE SHEET L3.16

DOG PARK

CLUBHOUSE

BLDG 24

BLDG 25

POOL

MAINTENANCE

POOL EQUIPMENT

BLDG 26

BLDG 27

BLDG 44

BLDG 29

NORTH

0' 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.17

MATCHLINE - SEE SHEET L3.17

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |


daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

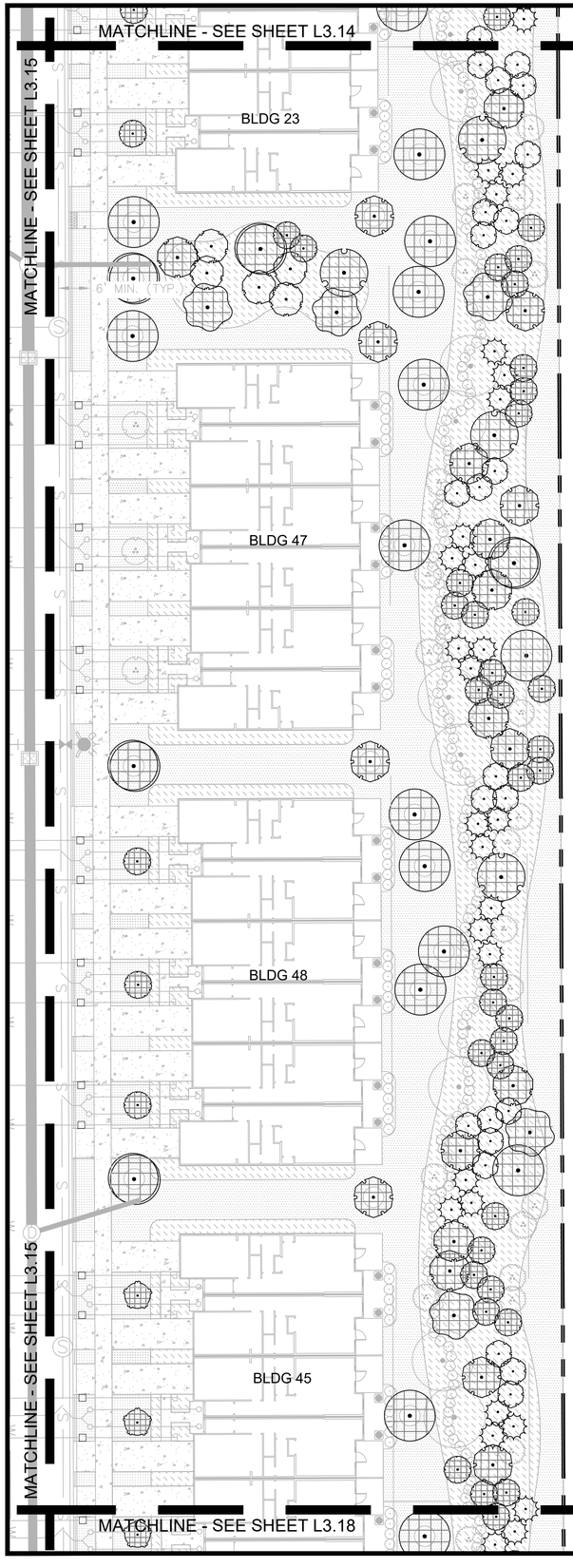
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.15


© Copyright 2022 ACi, Inc.




MATCHLINE - SEE SHEET L3.14

Refer to Sheet L3.30 for plant schedule.

daniel rogers
landscape architecture + site planning

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |

NORTH

0' 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.18

ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.16

© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.15

MATCHLINE - SEE SHEET L3.15

MATCHLINE - SEE SHEET L3.18

US 441 S

BLDG 28

BLDG 29

BLDG 44

BLDG 43

BLDG 30

BLDG 31

BLDG 41

BLDG 32

BLDG 33

BLDG 34

BLDG 35

NORTH

0 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.18

MATCHLINE - SEE SHEET L3.19

MATCHLINE - SEE SHEET L3.19

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |

Refer to Sheet
L3.30 for plant schedule.

daniel rogers
landscape architecture + site planning


ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

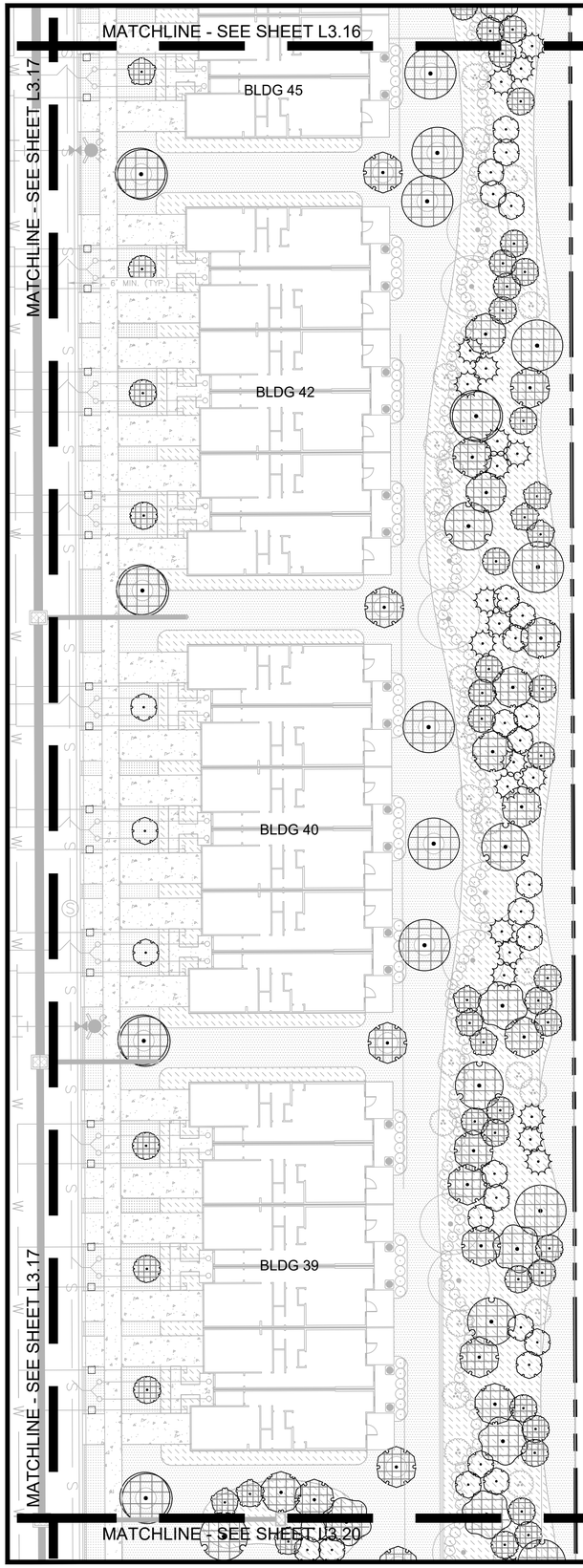
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.17


© Copyright 2022 ACi, Inc.




MATCHLINE - SEE SHEET L3.16

Refer to Sheet L3.30 for plant schedule.

daniel rogers
landscape architecture + site planning

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |

NORTH

0' 10' 20' 40'

SCALE

MATCHLINE - SEE SHEET L3.20

ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.18

© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.17

MATCHLINE - SEE SHEET L3.17

# Refer to Sheet L3.30 for plant schedule.

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |

BLDG 34

BLDG 36

BLDG 37

25' EXISTING UTILITY EASEMENT

MATCHLINE - SEE SHEET L3.20

MATCHLINE - SEE SHEET L3.20

SR 46

NORTH

0' 10' 20' 40'

SCALE

daniel rogers
landscape architecture + site planning


ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.19


© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L3.18

MATCHLINE - SEE SHEET L3.19

BLDG 38

MATCHLINE - SEE SHEET L3.18

Refer to Sheet L3.30 for plant schedule.

MATCHLINE - SEE SHEET L3.19

SR 46

## LEGEND

| MITIGATION-CANOPY | COMMON NAME |
|---|---|
| | Red Maple |
| | Eagleston Holly |
| | Sweet Gum |
| | Claudia Wannamaker Magnolia |
| | Miss Chloe® Southern Magnolia |
| | D.D Blanchard Southern Magnolia |
| | Little Gem Dwarf Southern Magnolia |
| | Sweetbay Magnolia |
| | Longleaf Pine |
| | Shumard Oak |
| | Southern Live Oak |

NORTH

0' 10' 20' 40'

SCALE

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

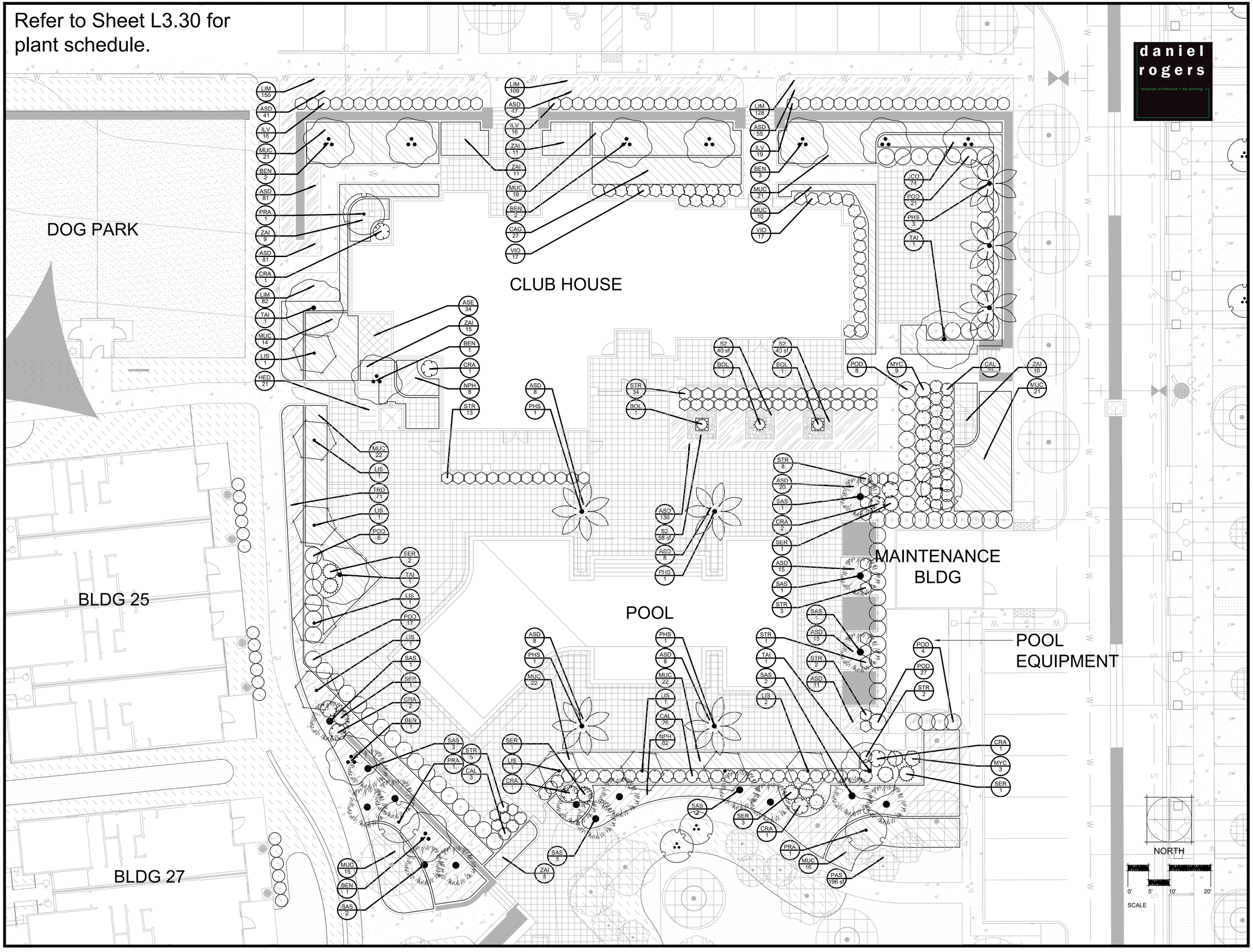
DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
MITIGATION TREES

SHEET NUMBER:
L3.20


© Copyright 2022 ACi, Inc.

Refer to Sheet L3.30 for plant schedule.




daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
*redefined*


DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

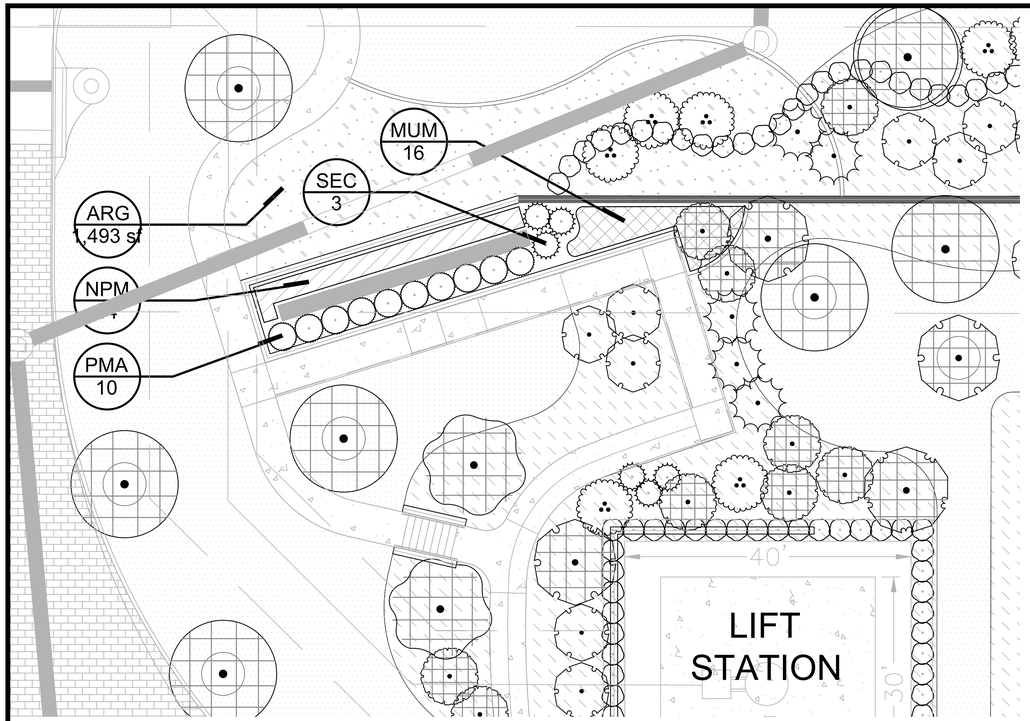
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

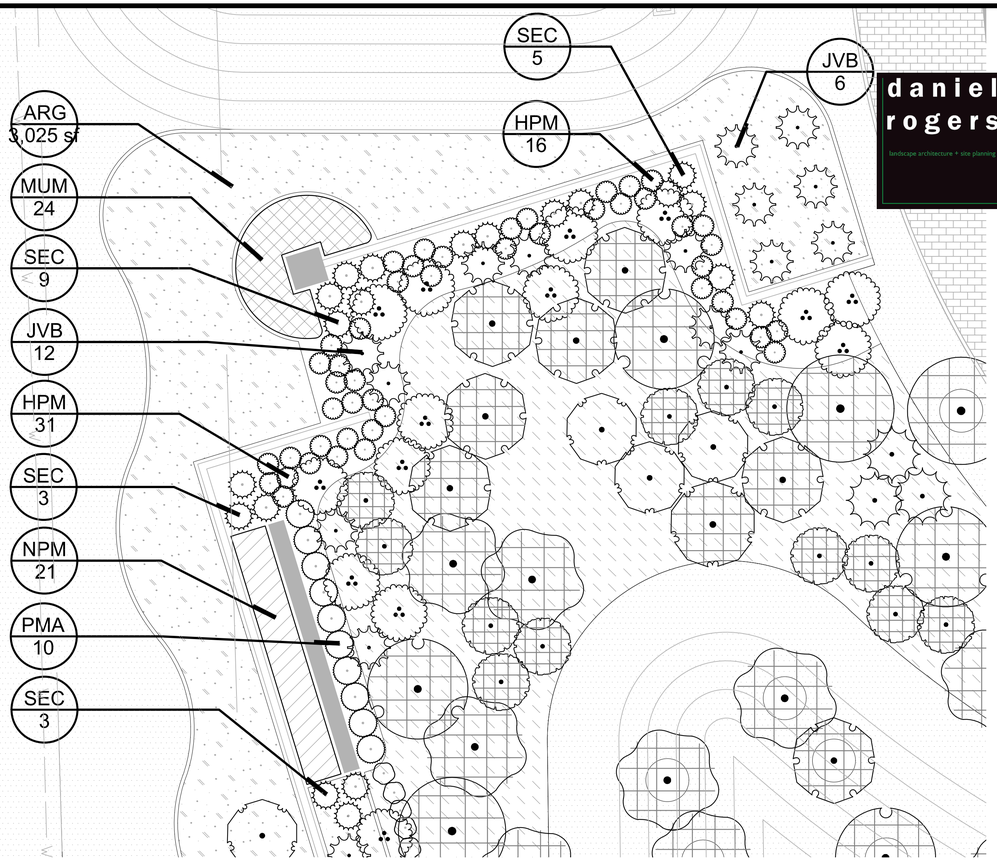
SHEET NAME:
LANDSCAPE PLAN ENLARGEMENT- CLUBHOUSE / POOL

SHEET NUMBER:
L3.21

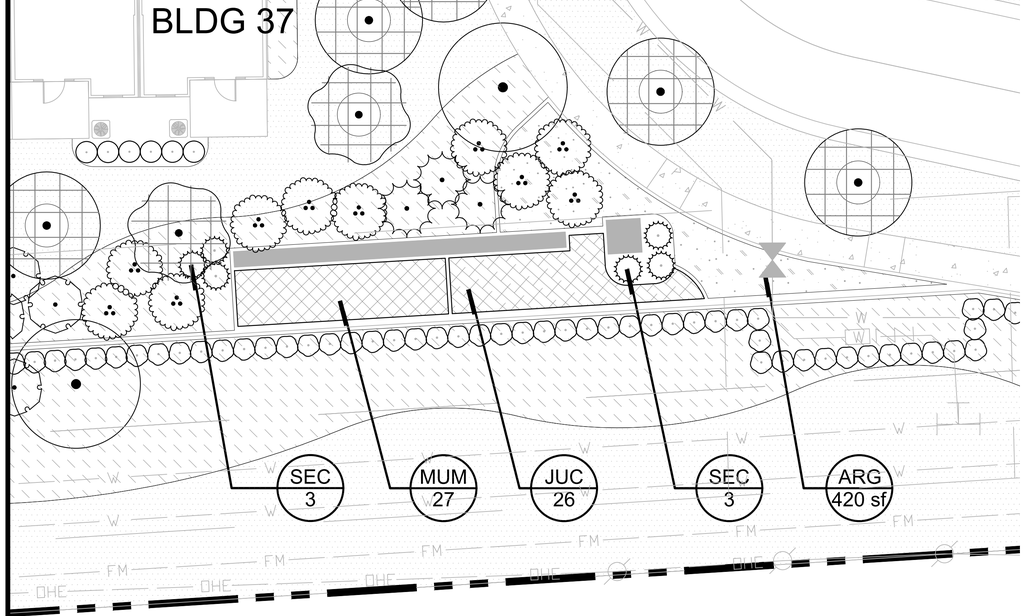

© Copyright 2022 ACi, Inc.




1 MONUMENT SIGN PLANTING PLAN (NATOMA BLVD ENTRANCE)
SCALE: 1" = 10'

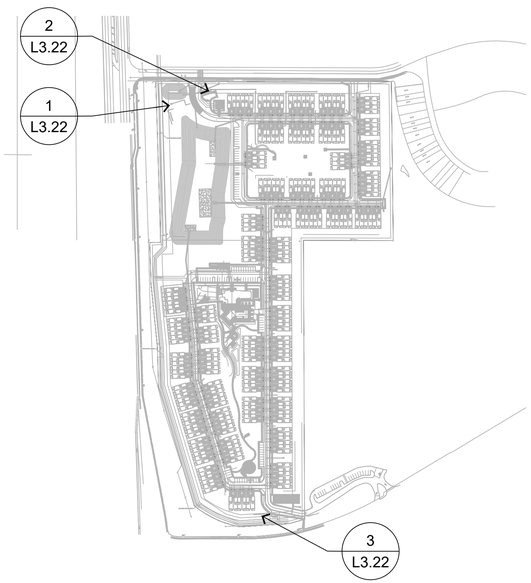



2 MONUMENT SIGN PLANTING PLAN (US441 ENTRANCE)
SCALE: 1" = 10'




1 MONUMENT SIGN PLANTING PLAN (SR46 ENTRANCE)
SCALE: 1" = 10'

MONUMENT SIGN KEY PLAN




Refer to Sheet
L3.30 for plant schedule.

NOTE: REFER TO SHEET L3.30 PLANTING SCHEDULE - CODE LEVEL FOR THE IDENTITY OF ALL TREES SHOWN ON THE PLAN THAT ARE NOT TAGGED.

NORTH

0' 5' 10' 20'
SCALE

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE PLAN
ENLARGEMENTS-
MONUMENT SIGN

SHEET NUMBER:
L3.22

© Copyright 2022 ACi, Inc.

## LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR CALIPER MEASURED 12" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR CALIPER MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 4" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

## PLANT SCHEDULE - CODE LEVEL

| MONUMENT-TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SPEC |
|---|---|---|---|---|---|
| | JVB | 16 | Juniperus virginiana 'Brodie' | Brodie Eastern Redcedar | 100 gal., Specimen, Matched |
| **BUFFER-CANOPY** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | QVB | 87 | Quercus virginiana | Southern Live Oak | 2" Cal. x 8` Ht. |
| **BUFFER-UNDERSTORY** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | LIB | 259 | Lagerstroemia indica | Crape Myrtle | 2.5" Aggregate Cal., Multi., 6` Ht. |
| **LOT TREE-CANOPY** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | BNM | 60 | Betula nigra | River Birch Multi-Trunk | 3.5" Cal., Multi. |
| **MITIGATION-CANOPY** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | ARM | 110 | Acer rubrum | Red Maple | 3.5" Cal. |
| | IEM | 387 | Ilex x attenuata 'Eagleston' | Eagleston Holly | 3.5" Cal. |
| | LSM | 101 | Liquidambar styraciflua | Sweet Gum | 3.5" Cal. |
| | MCM | 248 | Magnolia grandiflora 'Claudia Wannamaker' | Claudia Wannamaker Magnolia | 3.5" Cal. |
| | MMM | 141 | Magnolia grandiflora 'Cltf1' | Miss Chloe® Southern Magnolia | 3.5" Cal. |
| | MBM | 178 | Magnolia grandiflora 'D.D. Blanchard' | D.D Blanchard Southern Magnolia | 3.5" Cal. |
| | MLM | 120 | Magnolia grandiflora 'Little Gem' | Little Gem Dwarf Southern Magnolia | 3.5" Cal. |
| | MSM | 130 | Magnolia virginiana | Sweetbay Magnolia | 3.5" Cal. |
| | PPM | 350 | Pinus palustris | Longleaf Pine | 3.5" Cal. |
| | QSM | 149 | Quercus shumardii | Shumard Oak | 3.5" Cal. |
| | QVM | 332 | Quercus virginiana | Southern Live Oak | 3.5" Cal. |
| | TOTAL | 2,246 | | | |
| **UTILITY SCREENING - SHRUB** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | MYF | 798 | Myrcianthes fragrans | Simpson's Stopper | 24" Ht. |
| **MONUMENT SIGN - SHRUBS** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | HPM | 47 | Hamelia patens | Firebush | 3 gal. |
| | PMA | 20 | Podocarpus macrophyllus | Yew Podocarpus | 25 gal. |
| | SEC | 32 | Serenoa repens 'Cinerea' | Silver Saw Palmetto | 15 gal. |
| **BUFFER-SHRUB** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | VOB | 1,797 | Viburnum obovatum | Walter's Viburnum | 24" Ht. |
| **CLUBHOUSE - SHRUBS** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | JUC | 26 | Juniperus conferta | Shore Juniper | 3 gal. |
| | MUC | 425 | Muhlenbergia capillaris | Pink Muhly Grass | 3 gal. |
| **MONUMENT SIGN-SHRUB** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | MUM | 67 | Muhlenbergia capillaris | Pink Muhly Grass | 3 gal. |
| | NPM | 35 | Nephrolepis falcata | Macho Fern | 3 gal., full in pot |
| **SOD/SEED** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | ARG | 4,937 sf | Arachis glabrata | Perennial Peanut | sod |
| | CYN | 6,385 sf | Cynodon dactylon '419 Hybrid' | Bermuda Grass | sod |
| | PAS | 441,671 sf | Paspalum notatum 'Argentine' | Argentine Bahiagrass | sod |
| **MULCH TYPES** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** |
| | PSM | 252,411 sf | Pine Straw Mulch | | NA |
| | S2 | 2,180 sf | Stone Mulch | | 3" - 6" River Jacks |

## PLANT SCHEDULE - ENHANCEMENT

| ACCENT TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SPEC | NATIVE |
|---|---|---|---|---|---|---|
| | LIS | 9 | Lagerstroemia indica | Crape Myrtle | 2.5" Cal., Std., 6` Ct. | No |
| | PRA | 4 | Prunus angustifolia | Chickasaw Plum | 2.5" Cal. | Yes |
| **CLUB HOUSE-TREES** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** | **NATIVE** |
| | BEN | 10 | Betula nigra | River Birch Multi-Trunk | 3.5" Aggregate Cal. / 16`-18` Ht., Multi. | Yes |
| | PHS | 7 | Phoenix sylvestris | Wild Date Palm | 22` Ht., OA, Matched | No |
| | SAS | 16 | Sabal palmetto | Cabbage Palmetto | 12` Ct. | Yes |
| | TAI | 4 | Tabebuia impetiginosa | Pink Trumpet Tree | 3.5" Cal. | Yes |
| **CLUBHOUSE - SHRUBS** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **NATIVE** |
| | BOL | 3 | Bougainvillea x 'Silhouette' | Pink Thornless Bougainvillea | 3 gal. | No |
| | CAL | 53 | Callistemon viminalis 'Little John' | Little John Weeping Bottlebrush | 7 gal. | Yes |
| | CRA | 9 | Crinum asiaticum | Crinum Lily | 15 gal. | No |
| | ILV | 51 | Ilex vomitoria | Yaupon Holly | 24" Ht. | Yes |
| | MYC | 12 | Myrica cerifera | Wax Myrtle | 25 gal. | Yes |
| | POD | 79 | Podocarpus macrophyllus | Yew Podocarpus | 25 gal. | No |
| | SER | 9 | Serenoa repens 'Cinerea' | Silver Saw Palmetto | 15 gal. | Yes |
| | STR | 70 | Strelitzia reginae | Bird Of Paradise | 7 gal. | No |
| | VIO | 34 | Viburnum obovatum | Walter's Viburnum | 24" Ht. | Yes |
| **CLUBHOUSE - SHRUBS** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** | **NATIVE** |
| | CAG | 56 | Camellia sasanqua 'Shishi Gashira' | Shishi Gashira Camellia | 3 gal. | Yes |
| | MUC | 181 | Muhlenbergia capillaris | Pink Muhly Grass | 3 gal. | Yes |
| | NPH | 90 | Nephrolepis falcata | Macho Fern | 3 gal., full in pot | No |
| | TRD | 71 | Tripsacum dactyloides nana | Dwarf Fakahatchee Grass | 3 gal. | Yes |
| | ZAI | 69 | Zamia integrifolia | Coontie | 3 gal. | YES |
| **SOD/SEED** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** | **NATIVE** |
| | PAS | 196 sf | Paspalum notatum 'Argentine' | Argentine Bahiagrass | sod | No |
| **CLUB HOUSE-GROUNDCOVER** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** | **NATIVE** |
| | ASD | 447 | Asparagus densiflorus | Foxtail Fern | 1 gal. | No |
| | ASE | 34 | Aspidistra elatior | Cast Iron Plant | 1 gal. | No |
| | HED | 21 | Helianthus debilis | Dune Sunflower | 1 gal. | Yes |
| | JCO | 74 | Juniperus conferta | Shore Juniper | 3 gal. | No |
| | LIM | 469 | Liriope muscari 'Evergreen Giant' | Liriope | 1 gal. | No |
| **MULCH TYPES** | **CODE** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SPEC** | **NATIVE** |
| | S2 | 120 sf | Stone Mulch | | 3" - 6" River Jacks | NA |


ACi ARCHITECTURE *redefined*

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

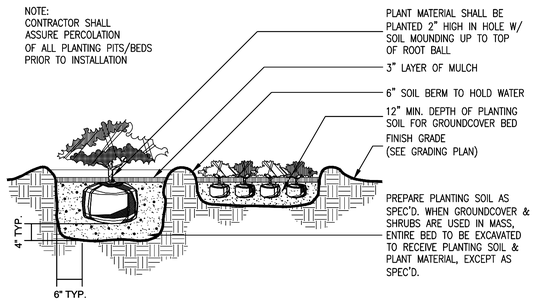
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
PLANT SCHEDULE & LANDSCAPE NOTES CODE LEVEL

SHEET NUMBER:
L3.30

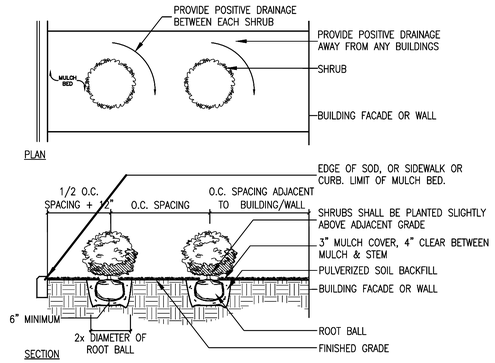

© Copyright 2022 ACi, Inc.




SHRUB PLANTING DETAIL 1

SCALE: NTS

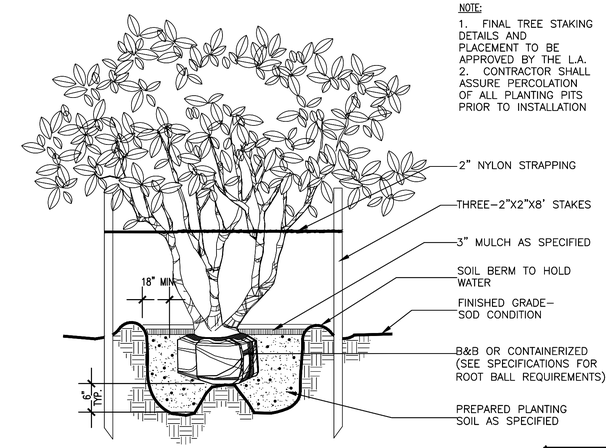
L3.31




SHRUB PLANTING DETAIL 2

SCALE: NTS

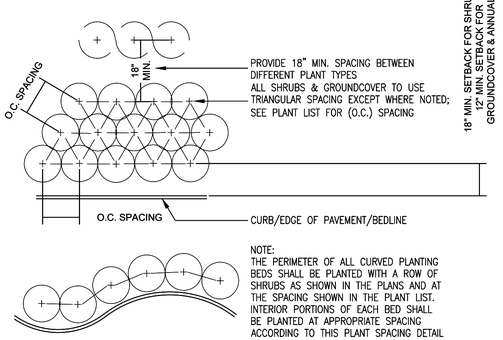
L3.31




UNDERSTORY TREE PLANTING DETAIL 3

SCALE: NTS

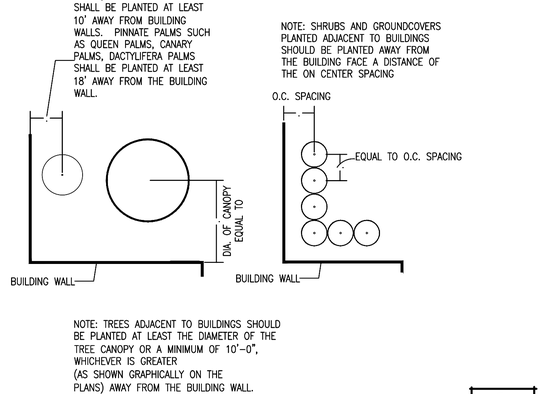
L3.31




SHRUB & GROUNDCOVER PLANTING DETAIL 4

SCALE: NTS

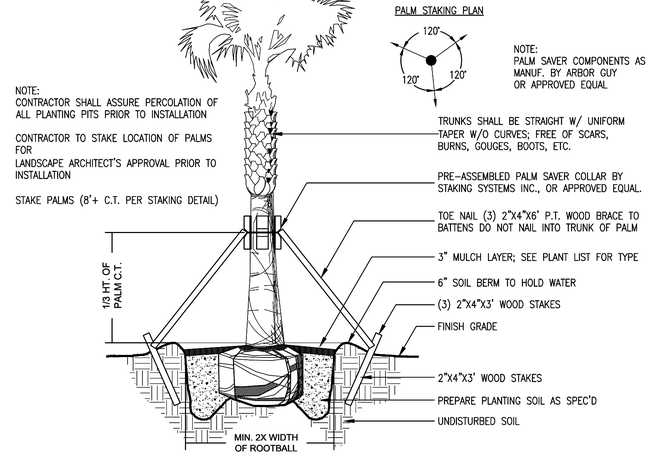
L3.31




SHRUB PLANTING DETAIL ADJ. TO BUILDING 5

SCALE: NTS

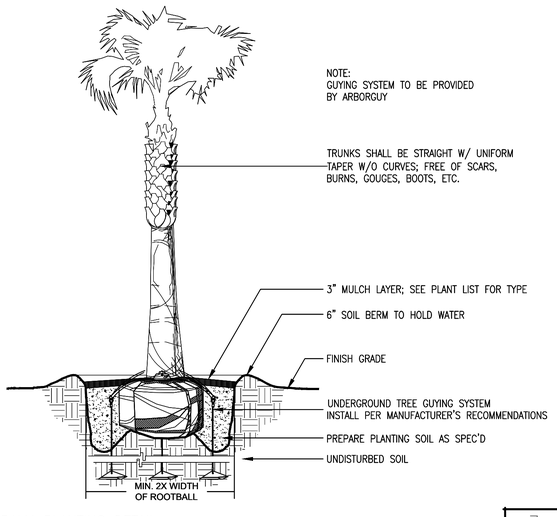
L3.31




PALM PLANTING DETAIL 6

SCALE: NTS

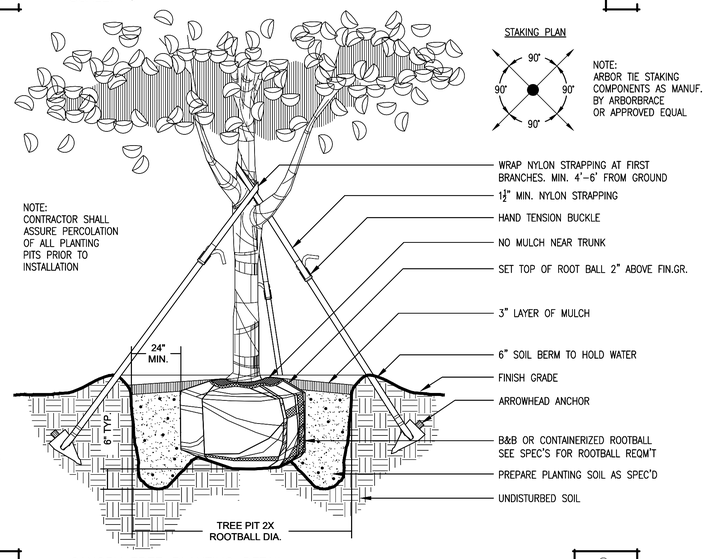
L3.31




PALM PLANTING DETAIL 7

SCALE: NTS

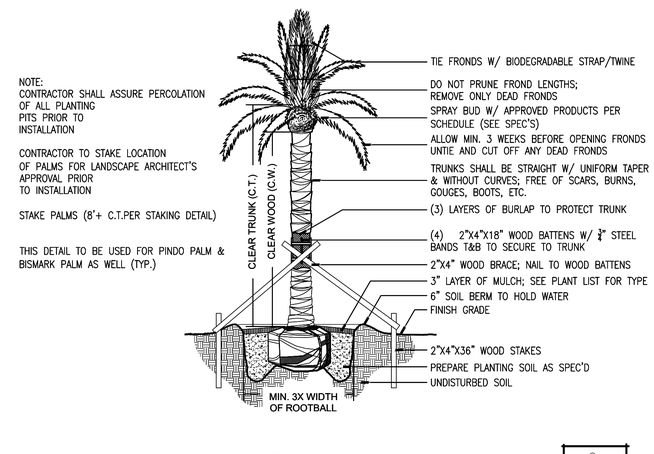
L3.31




CANOPY TREE PLANTING DETAIL 8

SCALE: NTS

L3.31




SPECIMEN PALM PLANTING DETAIL 9

SCALE: NTS

L3.31

daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
PLANTING DETAILS

SHEET NUMBER:
L3.31

© Copyright 2022 ACi, Inc.

SECTION 32.92.00 SODDING

PART 1– GENERAL

1.01 SCOPE OF WORK

A. This section shall govern the furnishing of all sod, labor, materials, equipment and services necessary for the complete installation of all sodding and other items necessary to complete the work as shown on the drawings and as specified herein

1.02 GENERAL REQUIREMENTS

A. See drawings for area to be sodded
B. Labor crews shall be directed by a landscape foreman experienced in plant materials, planting, reading blueprints, and coordination between job and nursery
C. Coordinate work with other related work in order to expedite installation of work

1.03 APPLICABLE DOCUMENTS

A. The following publications of the issues listed below form a part of this specification.
A.1. American Joint Committee on Horticultural Nomenclature (AJCHN) Standard Plant Names, Second Edition (1942)
A.2. American National Standards Institute (ANSI)– Z60.1–2004 Nursery Stock (sponsored by the American Association of Nurserymen, Inc.)
A.3. Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida

PART 2– MATERIALS

2.01 TOPSOIL

A. If the quantity of existing stored or excavated topsoil is inadequate for sodding, sufficient additional topsoil shall be furnished. Topsoil furnished shall be a natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity. It shall be obtained from naturally well–drained areas. Topsoil shall be without a mixture of subsoil and free from Johnson grass (Sorghum halepense), Nutgrass (Cyperus rotundas) and objectionable weeds and toxic substances.

2.02 LIME

A. Shall be ground limestone (Dolomite) containing not less that 85% of total carbonates, and shall be ground to such a fineness that 50% will pass a 100–mesh sieve and 90% will pass a 20–mesh sieve.

2.03 FERTILIZER

A. Commercial, fertilizer shall be 8–8–8 formulation, of which 60% of the nitrogen is in the urea–formaldehyde form and shall conform to the applicable State Fertilizer laws. It shall be granulated so that 80% is held on a 16–mesh screen, uniform in composition, dry and free–flowing.

2.04 SOD

A. Sod shall be St. Augustine Floratam or Bahia Argentine, as noted on the plans. Sod shall be fresh, healthy, living stems and attached roots. Sod shall be obtained from approved sources where the sod is heavy and thickly matted and free from ground pearl and fairy ring. The soil depth shall be uniform and 1"– 1–1/2" thick. Sod shall be free of Nutgrass (Cyperus rotundas), Johnson grass (Sorghym halepense), and other objectionable weeds, and shall not contain material which might be detrimental to the development of the turf.

2.05 REQUIREMENTS

A. All areas within the limits of work indicated for sodding and all areas disturbed by the Contractor's operations, shall be grassed (sodded).

PART 3– EXECUTION

3.01 INSTALLATION

A. Grading: Areas to be grassed shall be graded to remove depressions, undulations, and irregularities in the surface before grassing.
B. Tillage: When it is determined by a Landscape Architect that the soil conditions warrant special attention, the area to be grassed shall be thoroughly tilled to a depth of 3" using a plow and disc harrow or rotary tilling machinery until a suitable seed bed has been prepared and no clods or clumps remain larger that 1"– 1–1/2" diameter.
C. Applying Lime: The pH of the soil shall be determined. If the pH is below 5.0, sufficient lime shall be added to provide a pH between 5.5 and 6.5. The lime shall be thoroughly incorporated into the top three or four inches of the soil. Lime and fertilizer may be applied in one operation.
D. Applying Fertilizer: Fertilizer shall be applied at the rate of 10 pounds per 1,000 sq. ft. and shall be broadcast over the surface after the sod has been placed.
E. Sodding: Sod shall be placed within 48 hours of harvesting. In addition sod shall not be left stacked for longer that 24 hours.
F. Placing Sod: The soil shall be soaked just prior to placing sod. Each block or strip of sod shall be butted firmly against the last. Gaps shall be filled with pieces of sod and topsoil. The sod shall not be stretched while placing. Immediately after placing sod, roll to provide firm contact with soil.
G. Watering: Sodding will not be authorized unless the planting soil has a moisture content level sufficient to prevent the immediate drying out of newly placed sod. Water shall be applied prior to sodding operations. At least one–half inch of water shall be applied uniformly to all areas to be sodded. In addition, watering will be required over all areas on which sodding has been completed. This application shall be made not later than 30 minutes after sodding has been completed and shall amount to at least one–half inch of water over the entire area sodded. Watering shall be done in a manner which will prevent erosion due to the application of excessive quantities in a concentrated area. Water source shall be provided by the Owner.
H. Winter Cover: All areas to be grassed shall be protected against erosion at all times. For protection during winter months, Italian Ryegrass shall be planted at the rate of four pounds per 1,000 sq. ft. on all areas which are not protected by permanent grass.
I. Clean–up: All excess soil, excess grass materials, stones, and other waste shall be removed from the site daily and not allowed to accumulate. All paved areas shall be kept clean at all times.
J. Maintenance shall begin immediately following the last operation of sodding and continue until final acceptance. Maintenance shall include watering, mowing, replanting, and all other work necessary to produce a uniform stand of grass. Grassing will be considered for final acceptance when the permanent grass is health and growing on 100% of area to be sodded

3.02 QUALITY CONTROL

A. Contractor quality control shall apply to all work in this Section in accordance with the provisions of Division I, General Requirements. Except where specific testing, and approval shall be performed by the Contractor's quality control representative or a member of his staff. Where it is specified that a submission be made to others for approval, the CQC representative shall check the submission and satisfy himself that it complies with contract requirements prior to submission to others for approval.

3.03 CONTRACTOR'S RECORD OF CERTIFICATION

A. Contractor's records of certification will be required for the following, and three copies each of all documentation shall be furnished the Owner for record purposes:
A.1. Certificate of Conformance will be required for the following
A.1.1. Sod
A.1.2. Fertilizer
A.1.3. Topsoil
A.1.4. Lime
A.2. Test Reports: The results of laboratory tests performed on the topsoil material shall be submitted. The reports shall include the pH level, the amount of organic matter, and available phosphoric acid and potash of the soil intended for use in the work.

3.04 REQUEST FOR FINAL ACCEPTANCE

A. The Contractor shall submit to the Owner or his Representative two copies of a written request for final acceptance of the grassing work. The request shall be submitted at least ten days prior to the anticipated date of acceptance. The condition of the grass will be noted, and the Contractor will be notified if maintenance is to continue

3.05 GUARANTEE AND REPLACEMENT

A. All sod shall be guaranteed for a period of thirty (30) days from the time of job acceptance.
B. Replacement of sod necessary during the maintenance period shall be the responsibility of the Contractor, except for possible replacements of sod due to theft, vandalism, neglect by Owner or acts of negligence of the part of others.
C. At the end of the guaranty period, and at any time during the period, any sod that dies or is not in satisfactory condition, as determined by the Owner and the Landscape Architect, shall be removed and replaced with new, healthy material of the original. The new material shall be guaranteed as outlined above. The Landscape Contractor shall be responsible for the cost of the material and labor.
D. The time limit may be extended by agreement by agreement for any material in questionable condition at the end of the guaranty period.

END OF SECTION 32.92.00

SECTION 32.93.00

PART1– GENERAL WORK

1.01 SCOPE OF WORK

A. This section covers furnishing and installing all landscape plants and not–plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified

1.02 PLANTING LAYOUT

A. Before beginning work, the Contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the Contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the Owner.
B. The Contractor shall locate all general reference points; take precautions to prevent their disturbance; perform the layout work; be responsible for all lines, elevations and measurements of work executed under the contract; exercise proper precaution to verify figures on drawings before laying out work; and be responsible for any error resulting from failure to exercise such precaution. The Contractor shall make field measurements for his own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the Owner before or at the time plant locations are staked out.
D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

A. Unless otherwise noted, plant material, including collected materials, shall be grade FLORIDA NO. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and Part II, State Plant Board of Florida; and shall also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1–2004 as approved by the American Association of Nurserymen.
B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety name. Botanical name shall have precedence over common name.
C. The Landscape Architect shall have the right, at any stage of the operations,to reject any and all work and materials that, in their opinion, do not meet with the requirements of these Specifications, Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

A. All plant material shall be inspected by the Florida Department of Agriculture, as required by state law. Plants of a grade less than that specified in the article titled HORTICULTURAL STANDARDS will not be accepted.

PART 2– MATERIALS

2.01 SOIL BACKFILL

A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement, limerock, asphalt, or any other material that may be harmful to plant growth or hinder planting operations. Poorly drained soils shall not be used.
B. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. Results from soil analysis and a list of the prescribed amendments shall be presented to the Owner and verified by the Landscape Architect prior to being incorporated into the soil.
C. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well–drained soils in the vicinity. It shall be obtained from well drained areas which have never been stripped before; and shall be free of admixture of subsoil and foreign matter, stones, toxic substances, and any material or substance that may be harmful to plant growth.
D. The Contractor shall provide the following information on imported topsoil:
D.1. Specific location from which topsoil will be (or was) stripped.
D.2. Present Owner of that property.
D.3. Approximate amount of topsoil available
D.4. Test results showing topsoil composition and analysis
E. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis–Agronomy #9" as published by the American Society of Agronomy, and shall be performed at the Contractor's expense.
F. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
G. Areas designated to be planted with flowering annuals, if applicable, shall be excavated to a depth of 8" and backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
H. Planting soil backfill for tree wells, if applicable, shall be ½ approved topsoil and ½ coarse washed builder's sand

2.02 FERTILIZER

A. Commercial fertilizer shall be Florikan18–6–8 Premium Ornamental formulation, 100 day slow release, available from ESA Corp., Sarasota, Florida USA, www.florikan.com, PH 941.377.8666, or approved equal. Fertilizer shall be uniform in composition, dry and free flowing.
B. Specimen plants– A transplant amendment shall be used which is formulated as a transplant preparation to inoculate landscape trees and/or shrubs with live beneficial mycorrhizal fungi when planting. It contains highly selected endo and ectomycorrhizae fungi that will quickly colonize the roots of new transplants to provide the best possible conditions for the roots to become as effective as possible during the establishment period and beyond. Both endo and ectomycorrhizal inoculants are combined with Trichoderma, humic acids, beneficial bacteria, soluble sea kelp, yucca plant extracts, to promote rapid root development. To reduce transplant stress and watering maintenance, and to slow release all soluble components of the formulation, water management gel is added to complete the package.
C. Specimen Palm plants– shall be treated when planting with an inoculum of live beneficial mycorrhizal fungi to promote new feeder roots and mycorrhizal development on newly planted palms. The inoculum shall contain highly selected endomycorrhizal fungi that will quickly colonize roots of palms to provide the best possible conditions for the roots to grow and extract from the root zone water and nutrients. The mycorrhizal fungi shall be combined with humic acids, biostimulants, beneficial bacteria, soluble sea kelp, yucca plant extracts, fulvic acid, nitrogen, phosphorous, potassium, and chelated magnesium, manganese, iron and zinc, to promote rapid root development.

2.03 DOLOMITIC LIMESTONE

A. Dolomitic limestone shall be a natural limestone, designated for agricultural use, shall contain not less that 85 percent of total carbonates, and shall be ground so that 50 percent will pass a 100 mesh sieve and 90 percent will pass a 20 mesh sieve.

2.04 PRE–EMERGENCE WEED CONTROL

A. Weed control shall be Ronstar 2G as manufactured by Bayer Environmental Science, Canada, PH 888.283.6847, www.bayeres.ca or Pendulum Aqua Cap as manufactured by BASF– The Chemical company, Florida USA. http://bettervm.basf.us/ or an approved equal.

2.05 WATER

A. Water will be available for use on site during landscape installation at no cost to the Contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkaline, or any substance that might be harmful chemicals, acids, alkaline, or any substances that might be harmful to plant growth.

2.06 ANTIDESICCANT

A. Anti–desiccant shall be an emulsion type, film–forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt–Pruf by Nursery Specialty Products, Inc., or an acceptable equal. The anti–desiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.07 BORICIDE

A. Boricide shall be Onyx manufactured by FMC www.fmcprosolutions.com

2.08 MULCH

A. All mulch shall be pine bark mini nuggets, 100% organic, Grade "B", or better. Alternative mulch types, if so identified on the drawings shall be used.

2.09 GUYING AND STAKING MATERIAL

A. Stakes or supporting trees shall be ArborBrace or ArborGuy Tree Guying System as shown per details.

2.10 DRAINAGE GRAVEL

A. Where indicated on the drawings, or where soil conditions deem it necessary, the Contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the Landscape Architect. Drainage gravel shall consist of washed, clean gravel ¾ inch to 2 inches in size.

2.11 SOIL SEPARATION MATS/FILTER FABRIC

A. Soil separation mats, if indicated on the drawings, shall be Mirafi 140N as manufactured by TenCate, or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be take to prevent tearing or excessive crushing during the installation process.

2.12 QUALITY OF PLANT MATERIAL

B. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the Owner or Owner's representative at his/her request
C. In determining the quality of plant material, the following elements will be valued:
C.1. Root condition
C.2. Plant size (above ground)
C.3. Insect and disease free condition
C.4. General appearance (color, shape, pruning)– a deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
D. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their opinion, do not meet with the requirements of these specification. Such rejected material shall be removed from the site and acceptable material substituted in its place.

2.13 SIZE AND MEASUREMENTS

A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these proper proportion as outlined in Florida Department of Agriculture, Grades and Standards for Nursery Plants Part I and II. Caliper of trees shall be take 12 inches above ground level and shall be determining measurement for trees.
B. Plants that have been headed back to conform to the size specified will not be acceptable. Plants larger than specified may be used if approved the Owner; however, the use of such plants shall not increase the contract price.

2.14 LABEL

A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will interfere with normal plant growth. Plant materials that have (or will have) a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

2.15 BALLED / BURLAPPED / WIRE BALLED / BURLAPPED PLANTS

A. All ball sizes shall be of a diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant after planting. All balls shall be firm, shall not be broken or cracked, and shall be wrapped and securely tied with heavy twine or wire. All trees shall be root pruned a minimum of 6 weeks before delivery.
A.1. When the tree is root pruned, the tree crown shall be selectively thinned to reduce the volume of the crown. This shall consist of thinning and shaping only. Care shall be taken to assure that the plant form will not be distorted and will remain typical of the species growth characteristics.
B. Plants designated B&B or WB&B in the Plant List shall be adequately balled with firm, natural balls of soil in sizes at least equal to those set forth in ANSI Z60.1–2004. Balls shall be firmly wrapped with jute burlap or equivalent cloth capable of rotting in the ground.
B.1. No balled plant shall be planted if the ball is cracked, mushroomed, or broken either before or during the process of planting. Trees grown in grow bags shall not be acceptable. Synthetic strings, straps, and burlap material shall be properly removed from the rootball. Synthetic burlap is to be totally removed from the rootball

2.16 COLLECTED PLANTS

A. All plant material (except Wax Myrtles and Sabal Palms) shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality of the project. All collected plants shall meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Rootballs shall be increased in size one third greater that nursery grown plants.

2.17 CONTAINERIZED PLANTS

A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to hold the soil together when the plant is removed from the container. Container grown plants found to be root–bound during planting will bot be acceptable. Containerized trees have a tendency to dry out quickly. The Contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the tree does not go into shock.

2.18 SPECIMEN PLANTS

A. After receiving the Notice to Proceed, the Contractor shall locate all plants specified as specimen. The Contractor shall notify the Owner so they may agree on a time to mutually inspect the selected plants. The Owner will inspect and tag those plants that are acceptable for use. Expenses incurred by the Owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time, shall be responsibility of the Contractor.

2.19 PALMS (if required)

A. Palms, except cabbage palms and unless otherwise indicated, shall be burlapped. Buds of palms shall be tied and supported in an upright position in accordance with the guidelines of Florida Dept. of Agriculture, Grades and Standards for Nursery Plants, Part II, Palms and Trees.
B. Special care shall be applied to the handling and planting of palms. Unless otherwise indicated, palms shall have heavy straight (unless curved is noted) trunks with full heads. Washingtonia palm rootballs shall be dug with a minimum of 5' diameter ball 3' deep. Where Sabal palms are specified with fronds, the head shall be tied and supported during transport with a 2"x4" tied parallel to the trunk extending up to the foliage. Avoid excessive pressure on the petioles when tying the head. Date Palm heads shall be tied using 4"x4" wood poles.

2.20 FLOWERING ANNUALS

A. Landscape Contractor to submit "Flowering Annuals" selections to Owner's Representative and/or Landscape Architect for approval prior to purchasing. Flowering annual selections to be based on availability, quality, and growing season. Locations and spacing as indicated on drawings.

daniel rogers
landscape architecture + site planning

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L3.40

© Copyright 2022 ACi, Inc.

A. 2.21 SUBSTITUTIONS

B. The use of materials differing in kind, quality or size from those specified will be allowed only after the Owner is convinced that all means of obtaining the specified materials have been exhausted.
C. Where it is indicated that the Contractor may furnish or use a substitute that is equal to the material or equipment specified and if the Contractor is to furnish or use a proposed substitute, they shall, after the award of the contract, make written application to the Owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the Owner.

D. PART 3- EXECUTION

E. The Contractor shall exercise care in handling, loading and unloading, storage and transporting all plant material and allied materials to prevent damage. The Contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
F. The Contractor shall dig and prepare B&B and WB&B plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
G. Trees indicated on the plans as WB&B and those where size, soil conditions and distance of transport to the site would warrant, shall be wireballed, Bottom wired baskets manufactured specifically for use in tree handling may be used.
H. The Contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
I. Before moving plants from the nursery or storage area to the site, they shall be thoroughly sprayed with a solution of anti-desiccant. Anti-desiccant shall be applied to all collected pines, oaks and myrtles. Two weeks after planting, or as specified by the product manufacturer, the material shall be sprayed again with the anti-desiccant. The anti-desiccant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
J. When transporting plants to and at the site, the Contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected
K. Any plant with signs of insects, their eggs or larvae, or disease will be rejected and shall be removed from the project site.
L. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the Owner. All plans shall be stored in one location as designated by the Owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be take from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the tree and shrubs.
M. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling, or other bark slippage by means of burlap, wood battens or other acceptable method.

N. 3.02 NON-PLANT MATERIALS

O. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk, and a certificate indicating the above information shall accompany each delivery.
P. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and manufacturer's registered uses will be rejected.
Q. Storage of materials shall be in the area designated for use by the Owner. All materials shall be kept in dry storage and away from contaminants.

R. 3.03 PREPARATION BEFORE PLANTING

S. The Contractor shall verify that final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the Owner, and the Contractor shall not proceed with the work until the unsatisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the Contractor shall notify the Owner for directions.
T. Should undesirable existing vegetation be present on the site at the time of installation, the Contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the Owner.
T.A. Care shall be exercised to avoid any misuse of chemicals that would create detrimental residual conditions. Care must also be used not to alter final grades that have been established or cause damage to previously established turf areas.

3.04 SITE PREPARATION

A. If so called for by the Owner, all plant locations and the areas of all planting beds shall be staked out on the ground, for acceptance by the Owner, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion of staking described herein.
B. The Contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

3.05 EXCAVATION OF PLANTING AREAS

A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the Owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to their respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
B. Circular pits with vertical side shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater that the diameter of the rootball.
C. Plant beds and pits shall be tested for proper drainage by filling with water twice in succession. Conditions permitting the retention of more that 6 inches of water in 1 hour shall be brought to the attention of the Owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the Owner for acceptance, before proceeding with the work.
D. All tree pits in curbed planting islands, tree wells, or in areas in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measure depth & diameter of the ball. The minimum depth & diameter of an excavation shall be four feet. Soil backfill in areas of densely compacted soil must meet specification 2.01.C
E. In shrub and groundcover beds where soils have been compacted to a density that is detrimental to plant growth, the Contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soils tests, the soil in the entire area shall be removed to a depth of 8 inches and replaced with the specified planting soil.

3.06 PLANTING

A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
B. Burlap on B&B and WB&B plants shall be removed from top one third of the ball. Burlap shall not be removed from under balls. If the ball is cracked or broken before or during planting process, the plant shall not be planted and shall be removed from the site. All synthetic strings, straps, and wire cages shall be removed from the top third of the rootball. Synthetic burlap shall be removed completely.
C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and root system.
D. Bottom of plant boxes shall be removed before planting. Sides of the box shall be removed, without damage to the rootball, after positioning the plant and partially backfilling around it. The Contractor shall hand water containerized trees from the time of delivery until the time of final acceptance at a rate consistent with the nursery conditions from which the trees were obtained. Trees which go into shock due to insufficient water may be rejected.
E. Plants shall be set in the center of pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant holes has been backfilled, the holes shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying the water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to grade.
G. Immediately after each tree pit is backfilled, a shallow basin slightly larger that the pit shall be formed with a ridge of topsoil to facilitate watering. this soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.
H. The Contractor shall include adding a water retentive additive Terra-Sorb AG for all shrubs, groundcovers, annuals, and trees at the manufacturers suggested rates.
I. The Contractor shall include amendments to specimen trees and palms that meet specification 2.02.B and 2.02.C respectively at rates specified by the manufacturer.

3.07 FERTILIZING

A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

3.08 STAKING, GUYING AND WRAPPING

A. Staking or guying and wrapping of trees shall be done immediately after they are planted. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are plumb and secure after planting. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.
B. Immediately after planting, trees shall be staked and guyed for support with ArborBrace or ArborGuy Tree Guying System per manufacturer's instructions.
B.A. ATG-R for up to 4" caliper trees: (3) Polypropylene guylines $\frac{3}{4}$"x12'=800 lb test, olive drab, UV resistant; (3) nickel plated spring cam-lock tension clips; (3) arrowhead nylon anchors (4"x3-3/4").
B.B. ATG-J for up to 6" caliper trees: (3) Polypropylene guylines 1"x12'=1000 lb test, olive drab, UV resistant; (3) 1-1/4" nickel plated, non-rusting, spring cam-lock tensioning clips (1500 lb break strength); (3) arrowhead nylon anchors (5-1/2"x4-1/2").
B.C. Care shall be taken when driving anchors to avoid damaging the tree roots.
C. If planted while void of foliage, the trunks of all deciduous trees shall be wrapped spirally from bottom to top, and shall be securely tied with cord at top and bottom and at 2 foot intervals along the trunk. The wrapping shall overlap and entirely cover the trunk from the ground to the height of the second branches and shall be neat and snug. Overlap of wrapping material shall be approximately 2 inches. Trees shall be inspected for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.09 MULCHING

A. Immediately after planting operations are completed, all tree the and shrub saucers, and shrubs and groundcover beds shall be covered with a 3 inch layer of pine bark mini nuggets. Limits of the mulch shall be as indicated on the drawings.

3.10 PRUNING

A. Each tree and shrub shall be pruned in accordance with standard horticultural practices to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superfluous branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

3.11 CLEAN-UP

A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soils, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site.
A.A. The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

3.12 DISTURBED AREAS

A. All areas outside of the limit of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to it original condition.

3.13 GUARANTEED PROVING PERIOD

A. There shall be a guarantee period of 1 year for trees and specimen material and 3 months for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material that die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 3 months of shrubs).
B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying; wrapping and mulching; straightening of plants which lean or sag and which develop more that a normal amount of settlement; such adjustments to include excavating around and leveling or raising the ball when so directed; and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying; wrapping and mulching; fertilizing; moving; maintaining the same orientation and grade level from the original location; and all other incidental work necessary for proper transplanting.

3.14 FINAL INSPECTION AND ACCEPTANCE

A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to re-inspection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

3.15 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE

A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

3.16 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL

A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at their own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements at the end of the proving period by the Owner.

END OF SECTION 32.93.00

daniel rogers
landscape architecture + site planning

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

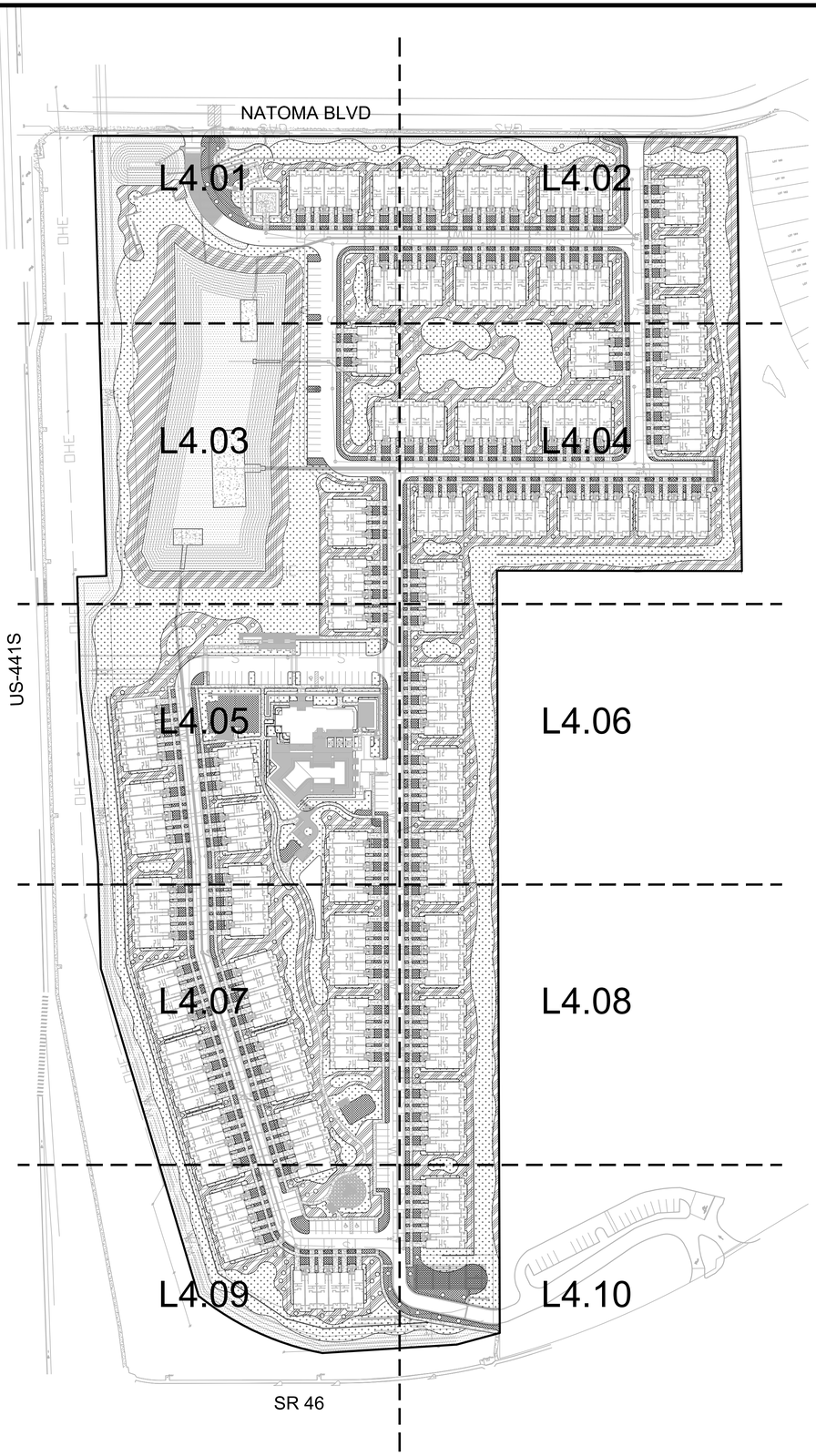
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L3.41

© Copyright 2022 ACi, Inc.




daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
KEY PLAN

SHEET NUMBER:
L4.00

© Copyright 2022 ACi, Inc.

WATER USE LEGEND

HIGH WATER USE
(ST. AUG. SOD)
73,541 SF (10%)

MEDIUM WATER USE
(SHRUBS & GCS)
281,364 SF (38.4%)

LOW WATER USE
(BAHIA SOD / TREE BUBBLERS)
234,951 SF (32%)

NO WATER USE
(BAHIA SOD)
142,973 SF (19.6%)

NATOMA BLVD.

US 441 S

BLDG 1

BLDG 2

BLDG 6

POND

MATCHLINE - SEE SHEET L4.02

MATCHLINE - SEE SHEET L4.03

MATCHLINE - SEE SHEET L4.03

MATCHLINE - SEE SHEET L4.02

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.01


© Copyright 2022 ACi, Inc.

WATER USE LEGEND

HIGH WATER USE
(ST. AUG. SOD)
73,541 SF (10%)

MEDIUM WATER USE
(SHRUBS & GCS)
281,364 SF (38.4%)

LOW WATER USE
(BAHIA SOD / TREE BUBBLERS)
234,951 SF (32%)

NO WATER USE
(BAHIA SOD)
142,973 SF (19.6%)

MATCHLINE - SEE SHEET L4.01

NATOMA BLVD.

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 11

MATCHLINE - SEE SHEET L4.01

MATCHLINE - SEE SHEET L4.04

MATCHLINE - SEE SHEET L4.04

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

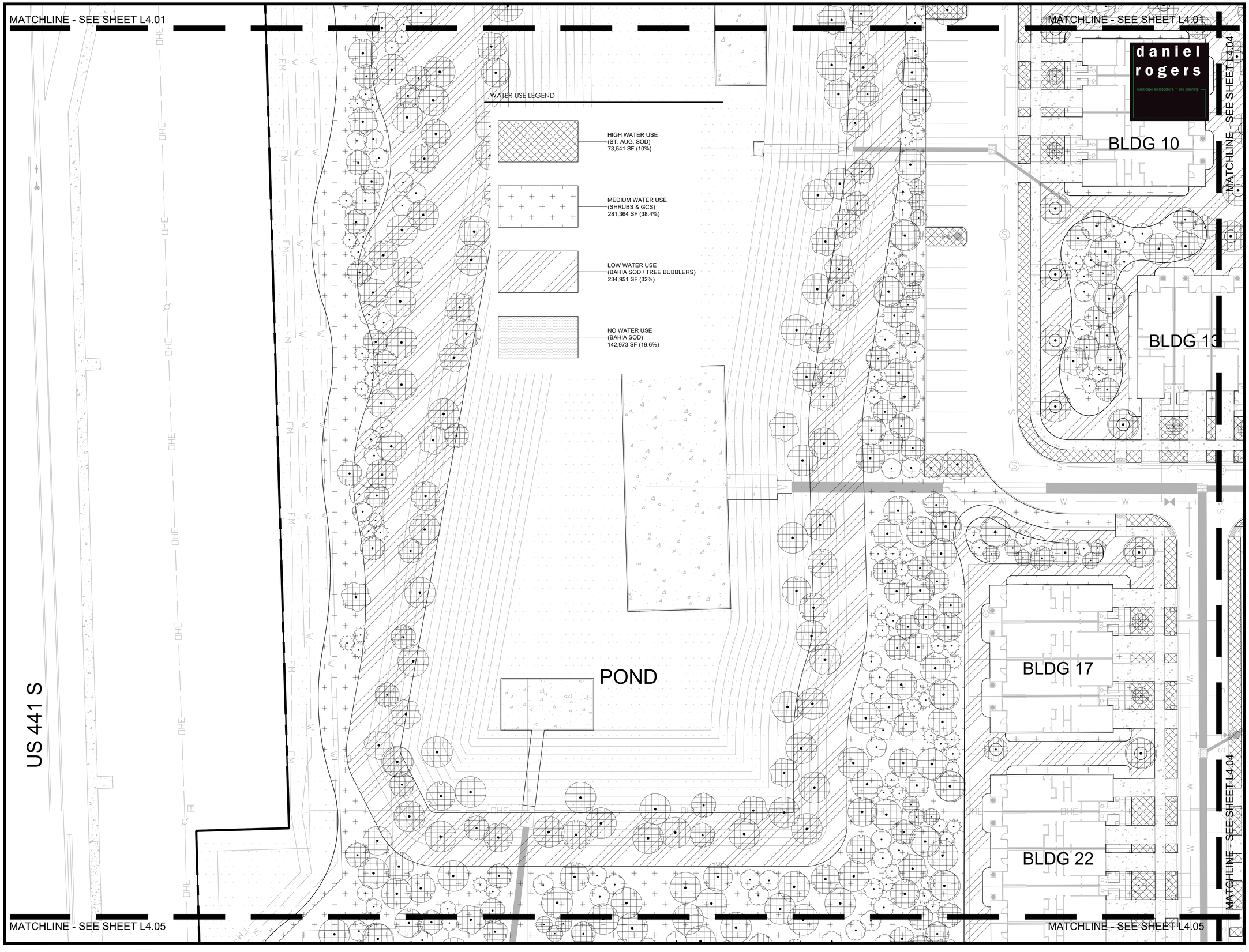
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.02


© Copyright 2022 ACi, Inc.





ACi ARCHITECTURE *redefined*

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

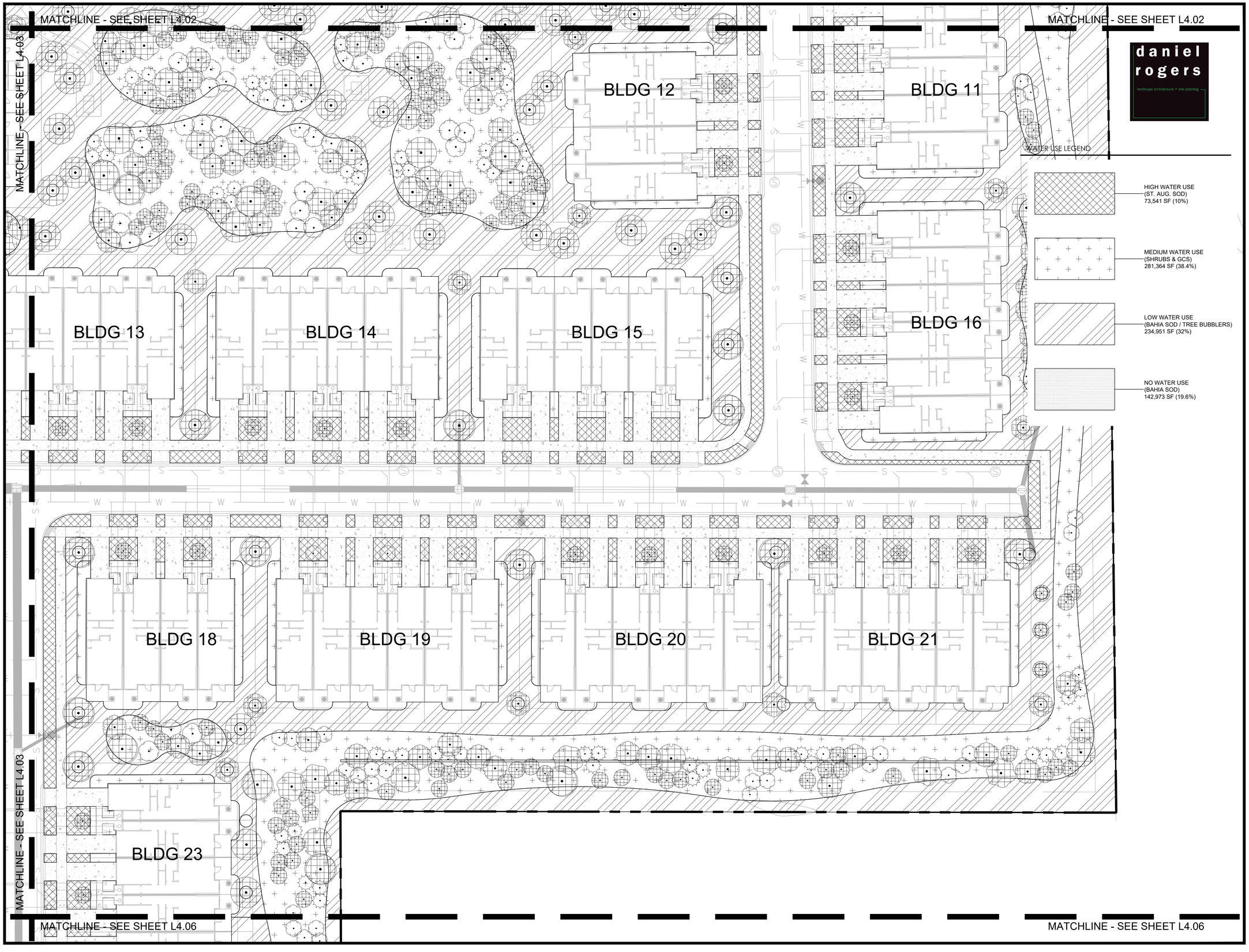
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.03


© Copyright 2022 ACi, Inc.




ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

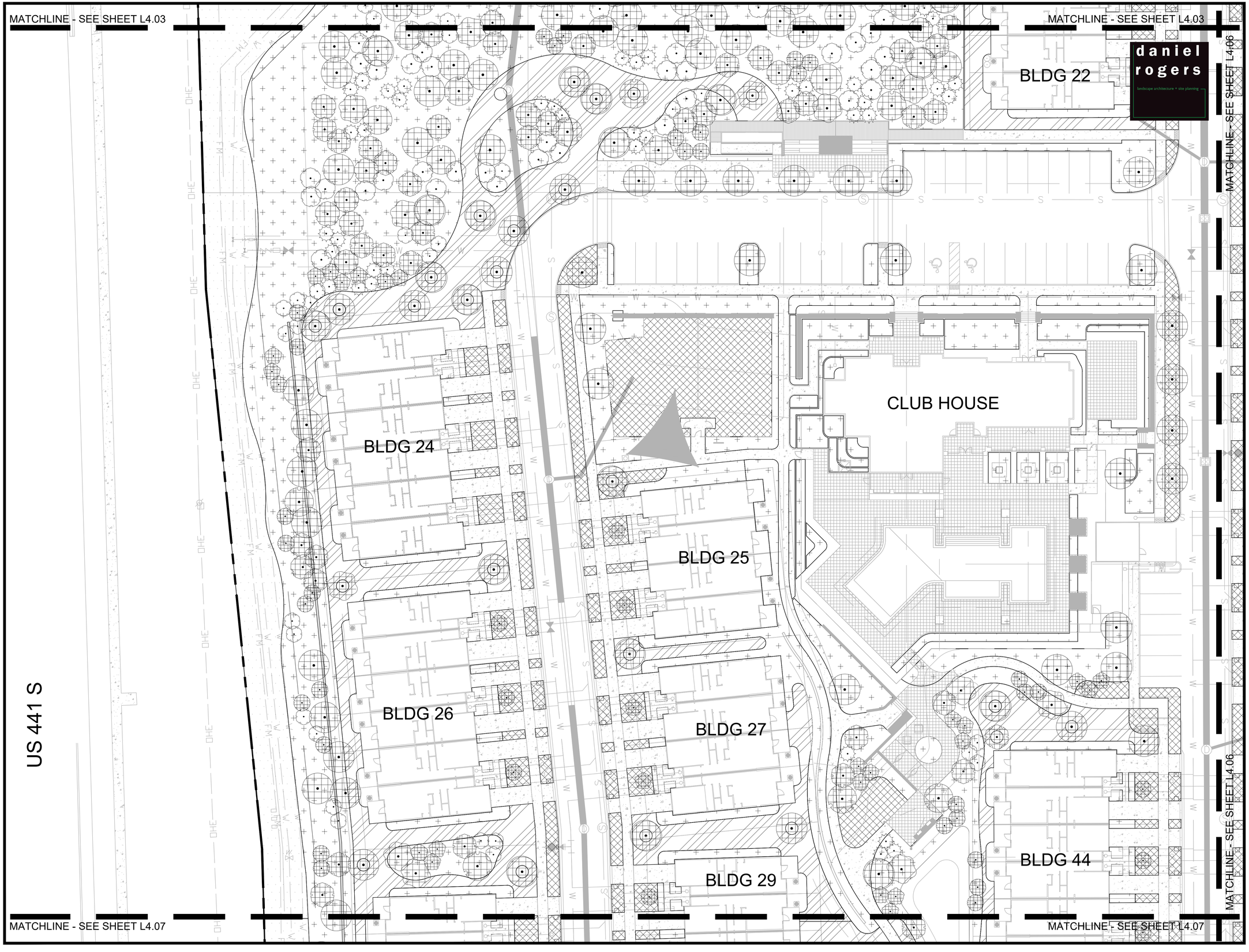
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.04

© Copyright 2022 ACi, Inc.




ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

# JUNIPER VILLAGE
## ELEVATION DEVELOPMENT
## MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

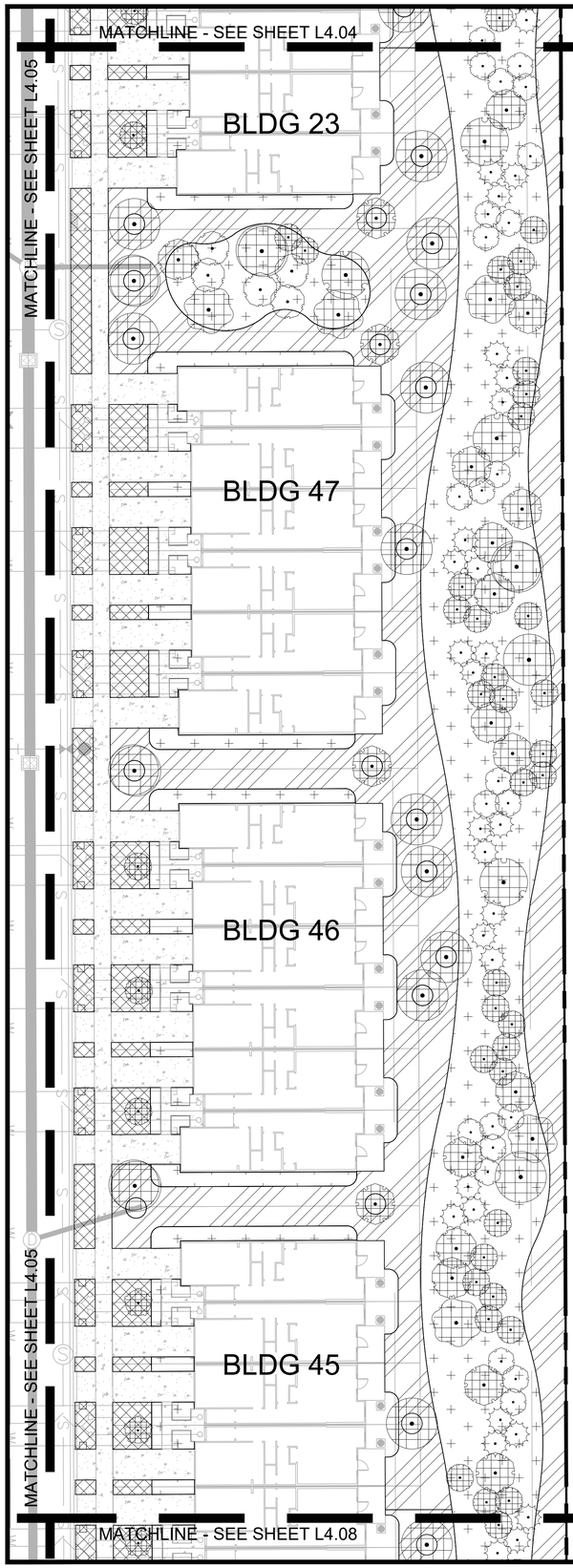
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.05

© Copyright 2022 ACi, Inc.




MATCHLINE - SEE SHEET L4.04

MATCHLINE - SEE SHEET L4.08

WATER USE LEGEND

HIGH WATER USE
(ST. AUG. SOD)
73,541 SF (10%)

MEDIUM WATER USE
(SHRUBS & GCS)
281,364 SF (38.4%)

LOW WATER USE
(BAHIA SOD / TREE BUBBLERS)
234,951 SF (32%)

NO WATER USE
(BAHIA SOD)
142,973 SF (19.6%)

daniel rogers
landscape architecture + site planning

ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.06

© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L4.05

MATCHLINE - SEE SHEET L4.05

MATCHLINE - SEE SHEET L4.08

US 441 S

BLDG 28

BLDG 29

BLDG 30

BLDG 31

BLDG 32

BLDG 33

BLDG 34

BLDG 35

BLDG 41

BLDG 43

BLDG 44

WATER USE LEGEND

HIGH WATER USE
(ST. AUG. SOD)
73,541 SF (10%)

MEDIUM WATER USE
(SHRUBS & GCS)
281,364 SF (38.4%)

LOW WATER USE
(BAHIA SOD / TREE BUBBLERS)
234,951 SF (32%)

NO WATER USE
(BAHIA SOD)
142,973 SF (19.6%)

MATCHLINE - SEE SHEET L4.09

MATCHLINE - SEE SHEET L4.09

MATCHLINE - SEE SHEET L4.08

daniel rogers
landscape architecture + site planning


ACi
ARCHITECTURE
redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

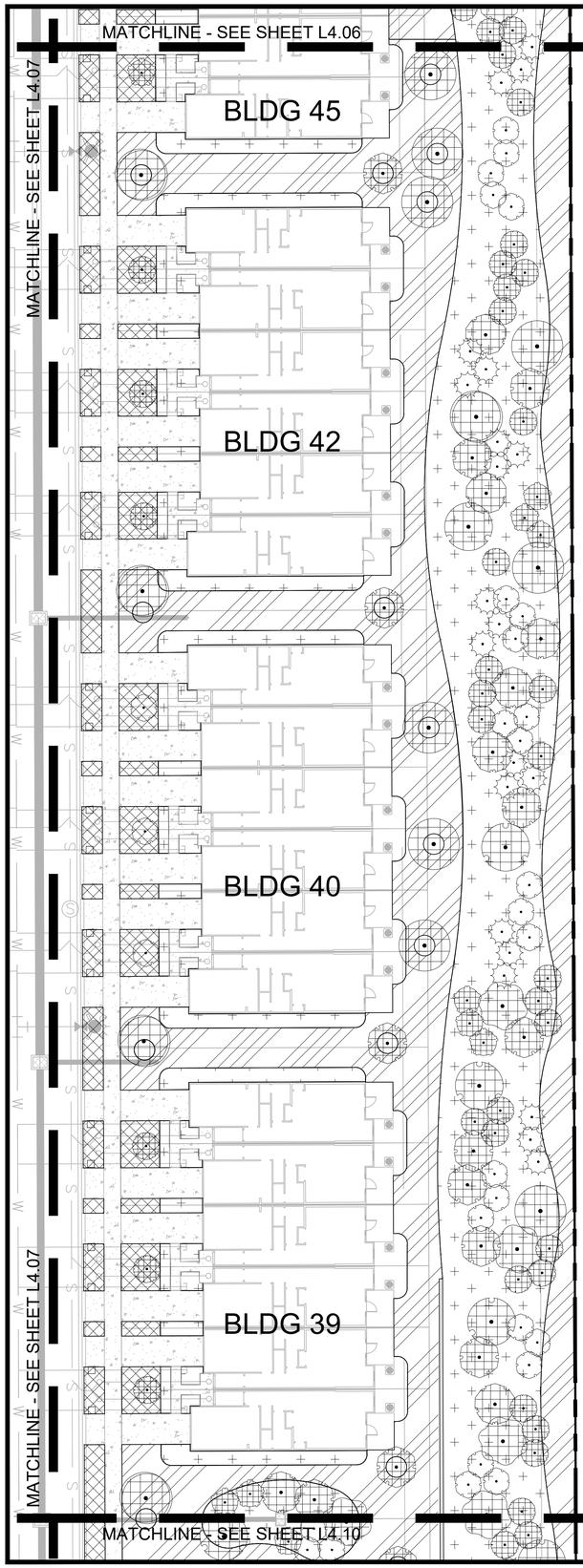
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.07


© Copyright 2022 ACi, Inc.




MATCHLINE - SEE SHEET L4.06

MATCHLINE - SEE SHEET L4.10

WATER USE LEGEND

HIGH WATER USE
(ST. AUG. SOD)
73,541 SF (10%)

MEDIUM WATER USE
(SHRUBS & GCS)
281,364 SF (38.4%)

LOW WATER USE
(BAHIA SOD / TREE BUBBLERS)
234,951 SF (32%)

NO WATER USE
(BAHIA SOD)
142,973 SF (19.6%)

daniel rogers
landscape architecture + site planning

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.08

© Copyright 2022 ACi, Inc.

MATCHLINE - SEE SHEET L4.07

MATCHLINE - SEE SHEET L4.07

MATCHLINE - SEE SHEET L4.10

BLDG 34

BLDG 36

BLDG 37

SR 46

WATER USE LEGEND

HIGH WATER USE
(ST. AUG. SOD)
73,541 SF (10%)

MEDIUM WATER USE
(SHRUBS & GCS)
281,364 SF (38.4%)

LOW WATER USE
(BAHIA SOD / TREE BUBBLERS)
234,951 SF (32%)

NO WATER USE
(BAHIA SOD)
142,973 SF (19.6%)

MATCHLINE - SEE SHEET L4.10

daniel rogers
landscape architecture + site planning


ACi ARCHITECTURE redefined

DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940

955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM



COPYRIGHT NOTICE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACI, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACI. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACI IS PROHIBITED.


JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866


ADDENDA / REVISIONS

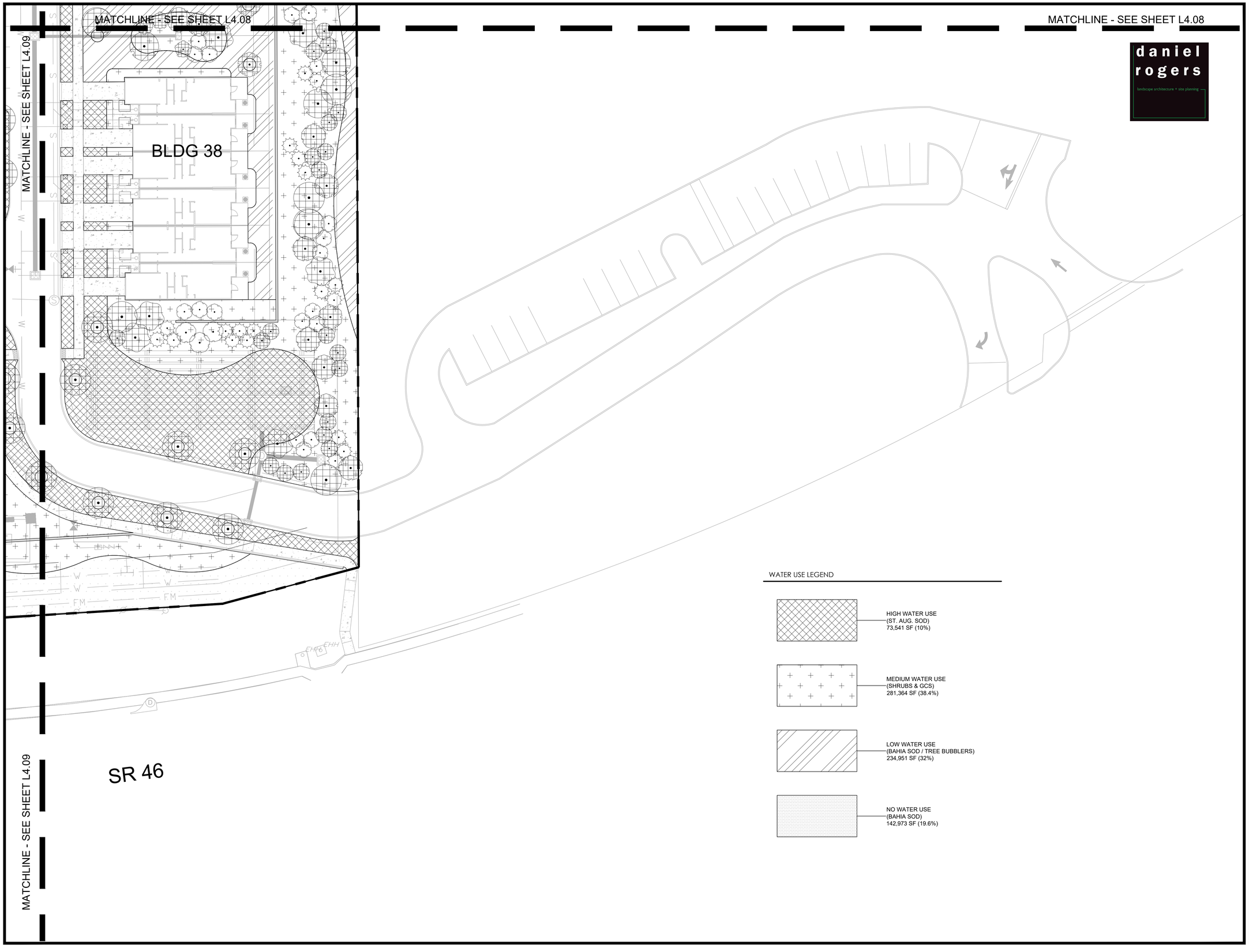
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.09


© Copyright 2022 ACi, Inc.




WATER USE LEGEND

- HIGH WATER USE (ST. AUG. SOD) 73,541 SF (10%)
- MEDIUM WATER USE (SHRUBS & GCS) 281,364 SF (38.4%)
- LOW WATER USE (BAHIA SOD / TREE BUBBLERS) 234,951 SF (32%)
- NO WATER USE (BAHIA SOD) 142,973 SF (19.6%)

daniel rogers
landscape architecture + site planning

ACi ARCHITECTURE redefined
DEVELOPMENT, MANAGEMENT, ARCHITECTURE
FL AA0002940
955 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789 USA
PHONE: (407) 740-8405
WWW.ACISTUDIOS.COM

COPYRIGHT NOTICE
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ACi, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ACi. REPRODUCTIONS OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF ACi IS PROHIBITED.

JUNIPER VILLAGE
ELEVATION DEVELOPMENT
MOUNT DORA, FLORIDA

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ADDENDA / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/05/2022 | City Comments - Revision 1 |
| 2 | 02/14/2023 | City Comments - Revision 2 |
| 3 | 06/30/2023 | City Comments - Revision 3 |
| 4 | 03/13/2024 | City Comments - Revision 4 |
| 5 | 05/06/2026 | City Comments - Revision 5 |
| 6 | 06/04/2026 | City Comments - Revision 6 |

DATE: September 06, 2022
ISSUE: Permit Submittal
PROJECT MGR: DRLA
PROJECT NO.: DRLA-2022.013

SHEET NAME:
IRRIGATION
WATER USE DIAGRAM

SHEET NUMBER:
L4.10

© Copyright 2022 ACi, Inc.

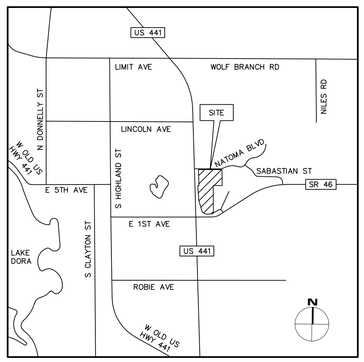
volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3836
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829



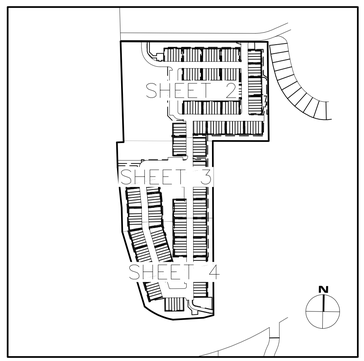
# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

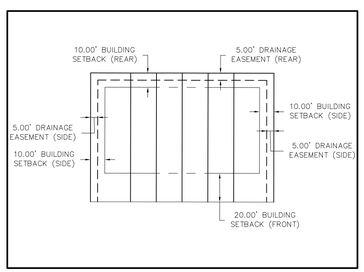
**VICINITY MAP:** SCALE: 1"=3000'




**KEY MAP:** NOT TO SCALE




**BUILDING TYPICAL DETAIL:** SCALE 1"=50'




**LEGAL DESCRIPTION:**

A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°53'35" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 350.40 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF UNITED STATES HIGHWAY 441, SAID HIGHWAY ALSO BEING STATE ROAD 500, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 1°40'44" WEST ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 668.42 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "O", SUMMERBROOKE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY RUN SOUTH 89°46'50" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 987.71 FEET TO A POINT ALONG THE WEST LINE OF SAID TRACT "D"; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°37'43" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 666.21 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 28; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°53'35" WEST ALONG THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28 FOR A DISTANCE OF 375.76 FEET TO THE NORTHWEST CORNER OF LOT "A", OF AFORESAID VERANDA SUBDIVISION; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 0°13'09" EAST ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 1170.17 FEET TO A POINT ALONG THE NORTHERLY RIGHT OF WAY OF STATE ROAD 46, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 11130 AND THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4852, PAGE 31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID NORTHERLY RIGHT OF WAY: SOUTH 75°00'08" WEST FOR A DISTANCE OF 68.42 FEET; THENCE RUN SOUTH 86°23'24" WEST FOR A DISTANCE OF 206.58 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 427.46 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'12" FOR AN ARC DISTANCE OF 211.28 FEET AND ALONG A CHORD BEARING OF NORTH 65°12'27" WEST TO A POINT ALONG THE AFORESAID EASTERLY RIGHT OF WAY OF STATE ROAD 500; THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY: RUN NORTH 16°38'04" WEST FOR A DISTANCE OF 524.35 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 162.12 FEET; THENCE RUN NORTH 5°40'11" WEST FOR A DISTANCE OF 190.43 FEET; THENCE RUN NORTH 5°39'54" WEST FOR A DISTANCE OF 82.57 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 167.77 FEET; THENCE RUN NORTH 88°19'16" EAST FOR A DISTANCE OF 45.00 FEET; THENCE RUN NORTH 1°40'44" WEST FOR A DISTANCE OF 9.16 FEET TO THE AFORESAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 30.73 ACRES OR 1,338,600 SQUARE FEET, MORE OR LESS.

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AS BEING NORTH 89°53'35" WEST AS SHOWN.
2. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES.
3. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A 1990 ADJUSTMENT, STATE PLANE COORDINATES, FLORIDA EAST ZONE, AND ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK POINT "FLEU".
4. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0390E, EFFECTIVE JULY 3, 2002, REVISED ON DECEMBER 18, 2012.
6. ALL ROADWAYS OF THIS PLAT ARE TO BE PRIVATELY OWNED AND MAINTAINED BY ELEVATION MT. DORA, LLC, SUCCESSORS AND/OR ASSIGNS.
7. ALL ON-SITE UTILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY ELEVATION MT. DORA, LLC, SUCCESSORS AND/OR ASSIGNS.
8. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
9. ALL STORMWATER EASEMENTS SHOWN HEREON ARE TO BE PRIVATELY OWNER AND MAINTAINED BY ELEVATION MT. DORA, LLC, SUCCESSORS AND/OR ASSIGNS
10. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE TRACTS AS SHOWN ON THE TRACT OWNERSHIP TABLE.

THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING PER THE PROPERTY INFORMATION REPORT FOR THE SITE, DATED JUNE 21, 2026:

8. EASEMENT FOR INGRESS, EGRESS, LIGHT, AIR AND VIEW IN FAVOR OF DEPARTMENT OF TRANSPORTATION SET FORTH UNDER STIPULATED ORDER OF TAKING RECORDED IN O.R. BOOK 4852, PAGE 31, AND FINAL JUDGMENT RECORDED O.R. BOOK 4961, PAGE 497, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT PROPERTY.
9. ALL MATTERS CONTAINED ON THE PLAT OF VERANDA SUBDIVISION, AS RECORDED IN PLAT BOOK 51, PAGE 79, AS AFFECTED BY SUBORDINATION OF CITY UTILITY INTERESTS RECORDED IN O.R. BOOK 4808 PAGE 139, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
10. GRANT OF EASEMENT TO COMCAST SCH HOLDINGS LLC RECORDED IN O.R. BOOK 2665, PAGE 1399, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED IN O.R. BOOK 4853, PAGE 532, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT PROPERTY
11. NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT AGREEMENT TO THE CITY OF MOUNT DORA RECORDED IN O.R. BOOK 4827, PAGE 1006, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY-SHOWN HEREON.
12. INTENTIONALLY DELETED.
13. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, DATED FEBRUARY 10, 1975, RECORDED APRIL 7,1975, IN OFFICIAL RECORDS BOOK 587, PAGE 91, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
14. ACCESS/DRIVEWAY EASEMENT BETWEEN PARK SQUARE ENTERPRISES, INC., A FLORIDA CORPORATION AND SUMMERBROOKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN FAVOR OF HENSON MARKS SCOTT AND MARY L. SCOTT, HUSBAND AND WIFE, RECORDED NOVEMBER 11, 2007, IN OFFICIAL RECORDS BOOK 3535, PAGE 1151, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
15. WALL, SLOPE, GRADING, DRAINAGE AND MAINTENANCE EASEMENT EXECUTED BY HENSON MARKS SCOTT AND MARY L. SCOTT, HUSBAND AND WIFE, IN FAVOR OF PARK SQUARE ENTERPRISES, INC., A FLORIDA CORPORATION AND SUMMERBROOKE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, RECORDED NOVEMBER 11, 2007, IN OFFICIAL RECORDS BOOK 3535, PAGE 1160, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
16. PERPETUAL UNDERGROUND UTILITY EASEMENT TO THE CITY OF MOUNT DORA RECORDED IN O.R. BOOK 4582, PAGE 2414, AND O.R. BOOK 4582, PAGE 2422, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.
17. INTENTIONALLY DELETED.
18. TERMS AND CONDITIONS OF THE ACCESS, UTILITIES AND SIGNAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 731, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS PROPERTY – SHOWN HEREON.

**TRACT OWNERSHIP TABLE:**

| TRACT | SIZE | USE | OWNERSHIP AND MAINTENANCE RESPONSIBILITY |
|---|---|---|---|
| RW-1 | 5.303 ACRES | RIGHT OF WAY | HOMEOWNER'S ASSOCIATION |
| OS-1 | 1.052 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| OS-2 | 0.842 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| OS-3 | 2.260 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| OS-4 | 1.816 ACRES | OPEN SPACE | HOMEOWNER'S ASSOCIATION |
| REC-1 | 1.921 ACRES | RECREATION | HOMEOWNER'S ASSOCIATION |
| SW-1 | 5.515 ACRES | DRAINAGE | HOMEOWNER'S ASSOCIATION |
| SW-2 | 0.211 ACRES | DRAINAGE | HOMEOWNER'S ASSOCIATION |

**SYMBOL AND ABBREVIATION LEGEND:**

| | |
|---|---|
| ■ | SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 7829" |
| ◉ | SET NAIL & DISK STAMPED "PCP LB 7829" |
| ◎ | FOUND NAIL & DISK |
| CB | CONDOMINIUM BOOK |
| DB | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| E | EAST/EASTING |
| HOA | HOME OWNERS' ASSOCIATION |
| ID | IDENTIFICATION |
| MB | MAP BOOK |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| N | NORTH/NORTHING |
| (NR) | NON-RADIAL |
| (NT) | NON-TANGENT |
| NTS | NOT TO SCALE |
| ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| PC | POINT OF CURVATURE |
| PCP | PERMANENT CONTROL POINT |
| PG(S) | PAGE(S) |
| PI | POINT OF INTERSECTION |
| PNT | POINT NON-TANGENT |
| POC | POINT ON CURVE |
| POL | POINT ON LINE |
| PRM | PERMANENT REFERENCE MONUMENT |
| PT | POINT OF TANGENCY |
| S | SOUTH |
| SEC | SECTION |
| U.E. | UTILITY EASEMENT |
| W | WEST |
| C2 | CURVE LABEL |
| L3 | LINE LABEL |
| | CENTERLINE |
| | CONTINUOUS |
| | DASHED LINE |
| | RIGHT OF WAY |
| | CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE |
| | LIMITED ACCESS EASEMENT |
| | STORMWATER DRAINAGE EASEMENT |

**SHEET INDEX:**

SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS

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.

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Mount Dora, Lake County, Florida.

Dated: _____ Signed: _____

SHERRY L. MANOR, LS 6961
VOLER GROUP
LICENSED BUSINESS NUMBER 7829
4779 NEW BROAD STREET, STE 100
ORLANDO, FL 32814

### CERTIFICATE OF REVIEW BY CITY SURVEYOR

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

CPH CONSULTING, LLC. LB#7143
500 West Fulton Street
Sanford, FL
For the Firm:

_____ Date: _____

By: Randall L Roberts, RLS
Florida Registration Number 3144

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify, that on _____, 2026, the undersigned approved this plat.

By: _____

Name: _____

Title: _____

### CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____, 2026 at _____ File No. _____.

Clerk of the Circuit Court
in and for Lake County, FL: _____

Date: _____

PLAT BOOK: PAGE:

## JUNIPER VILLAGE

### DEDICATION

KNOW ALL BY THESE PRESENTS, That Elevation Mt. Dora, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

TO THE CITY OF MOUNT DORA, FLORIDA: A perpetual easement with the right of ingress and egress over, across and upon the roadways of this Plat, along with the right to traverse the same, for the purpose of providing public safety, utility and government services.

TO THE PROVIDERS OF SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL: A perpetual easement with the right of ingress and egress over, across and upon the roadways of this Plat.

TO THE CITY OF MOUNT DORA, FLORIDA: A perpetual easement over, across, upon and beneath the roadways and utility easements of this Plat, for the purpose of providing, conveying, distributing, carting or transmitting electric, fiber, cable, potable 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 systems and/or the right of ingress and egress, over, across and beneath the same.

Tracts RW-1 (RIGHT OF WAY); OS-1, OS-2, OS-3, & OS-4 (OPEN SPACE); REC-1 (RECREATION); SW-1 & SW-2 (DRAINAGE) are dedicated to the homeowner's association. The homeowner's association will own and maintain these tracts.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____.

By: _____
Owais Khanani

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF FLORIDA COUNTY OF _____. The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization by _____, as _____, of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind _____, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2026.

NOTARY PUBLIC _____

My Commission Expires _____

### JOINDER AND CONSENT

KNOW ALL BY THESE PRESENTS, That SDP Reit, LLC, and SDP Financial 2020, LP, as owners and holders of the Mortgage and Security Agreement recorded in Official Records Book 5969, Page 2360, the Assignment of Rents, Leases, Contracts, Accounts and Deposits recorded in Official Records Book 5969, Page 2388, and UCC-1 Financing Statement recorded in Official Records Book 5969, Page 2397, hereby join in and consent to the platting of a subdivision of the lands described above by the owner thereof, and agree that their mortgage, lien or other encumbrance shall be subordinated to the subdivision plat.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____.

By: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF FLORIDA COUNTY OF _____. The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization by _____, as _____, of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind _____, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2026.

NOTARY PUBLIC _____

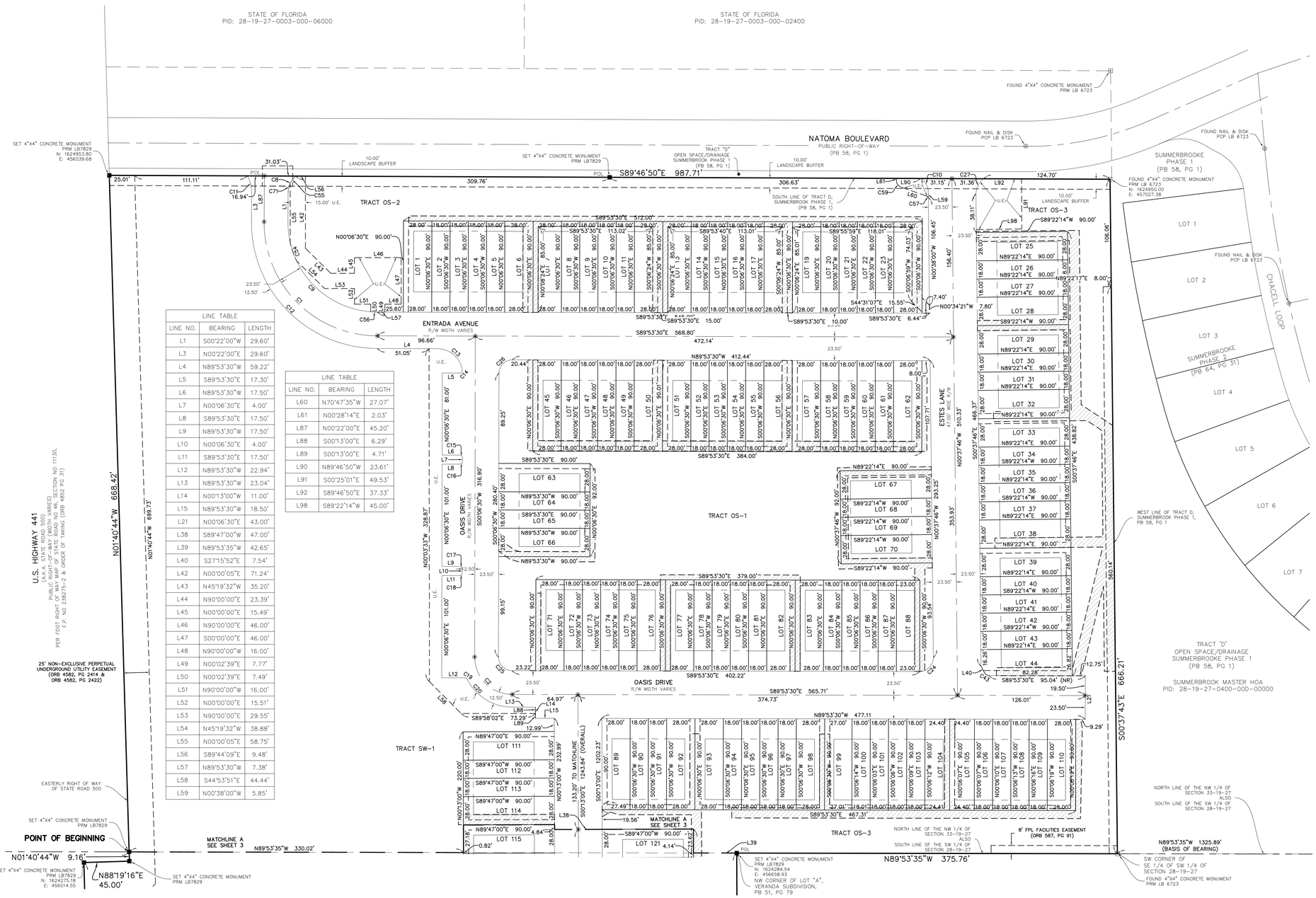
My Commission Expires _____

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

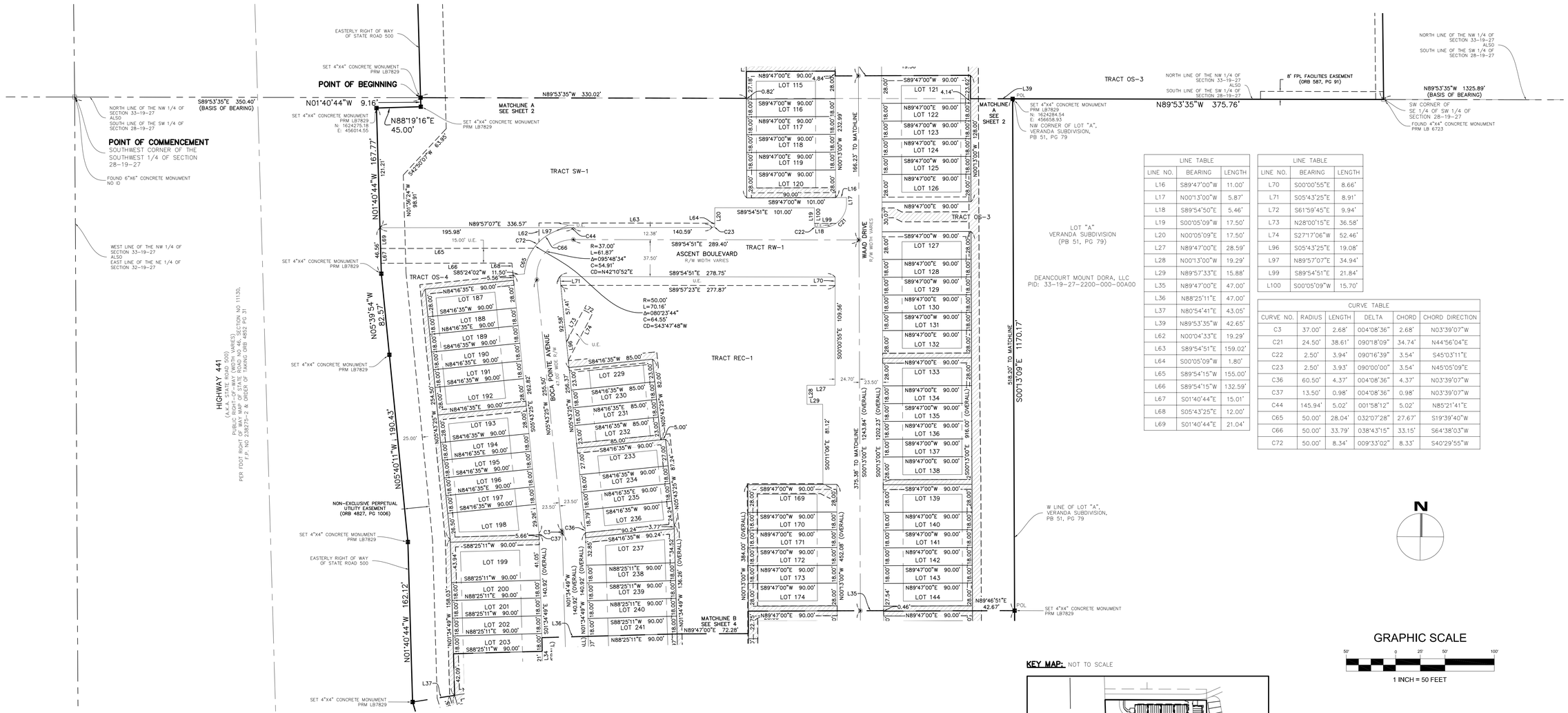

STATE OF FLORIDA
PID: 28-19-27-0003-000-06000
STATE OF FLORIDA
PID: 28-19-27-0003-000-02400
NATOMA BOULEVARD
PUBLIC RIGHT-OF-WAY
(PB 58, PG 1)
SET 4"X4" CONCRETE MONUMENT PRM LB7829 N: 1624953.80 E: 456039.68
FOUND 4"X4" CONCRETE MONUMENT PRM LB 6723
FOUND NAIL & DISK PCP LB 6723
S89°46'50"E 987.71'
TRACT OS-2
TRACT OS-1
TRACT OS-3
TRACT SW-1
TRACT OS-4
TRACT "D" OPEN SPACE/DRAINAGE SUMMERBROOK PHASE 1 (PB 58, PG 1)
SOUTH LINE OF TRACT D, SUMMERBROOK PHASE 1, (PB 58, PG 1)
10.00' LANDSCAPE BUFFER
15.00' U.E.
ENTRADA AVENUE
R/W WIDTH VARIES
OASIS DRIVE
R/W WIDTH VARIES
ESTES LANE
41.00' WIDE R/W
CHACELL LOOP
SUMMERBROOKE PHASE 1 (PB 58, PG 1)
SUMMERBROOKE PHASE 2 (PB 64, PG 31)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
SUMMERBROOK MASTER HOA PID: 28-19-27-0400-00D-00000
WEST LINE OF TRACT D, SUMMERBROOK PHASE 1, PB 58, PG 1
8' FPL FACILITIES EASEMENT (ORB 587, PG 91)
NORTH LINE OF THE NW 1/4 OF SECTION 33-19-27 ALSO SOUTH LINE OF THE SW 1/4 OF SECTION 28-19-27
N89°53'35"W 1325.89' (BASIS OF BEARING)
SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28-19-27
FOUND 4"X4" CONCRETE MONUMENT NO ID
SW CORNER OF SE 1/4 OF SW 1/4 OF SECTION 28-19-27
FOUND 4"X4" CONCRETE MONUMENT PRM LB 6723
U.S. HIGHWAY 441
(A.K.A. STATE ROAD 500)
PUBLIC RIGHT-OF-WAY VARIES
PER FDOT RIGHT OF WAY MAP OF STATE ROAD NO 46, SECTION NO 11130, F.P. NO 238275-2 & ORDER OF TAKING (ORB 4852 PG 31)
N01°40'44"W 668.42'
N01°40'44"W 669.75'
25' NON-EXCLUSIVE PERPETUAL UNDERGROUND UTILITY EASEMENT (ORB 4582, PG 2414 & ORB 4582, PG 2422)
EASTERLY RIGHT OF WAY OF STATE ROAD 500
SET 4"X4" CONCRETE MONUMENT PRM LB7829
POINT OF BEGINNING
N01°40'44"W 9.16'
N88°19'16"E 45.00'
SET 4"X4" CONCRETE MONUMENT PRM LB7829 N: 1624275.18 E: 456014.55
MATCHLINE A SEE SHEET 3
N89°53'35"W 330.02'
MATCHLINE A SEE SHEET 3
NW CORNER OF LOT "A", VERANDA SUBDIVISION, PB 51, PG 79
N89°53'35"W 375.76'
S00°37'43"E 666.21'
S00°37'43"E 560.14'
N89°53'30"W 412.44'
S89°53'30"E 384.00'
S89°53'30"E 379.00'
S89°53'30"E 402.22'
S89°53'30"E 565.71'
N89°53'30"W 477.11'
S89°53'30"E 568.80'
472.14'
S89°53'30"E 512.00'
S89°53'30"E 15.00'
S89°53'30"E 10.00'
S89°53'30"E 6.44'
S89°53'30"E 95.04' (NR)
S89°53'30"E 467.31'
S89°53'30"E 374.73'
S89°53'30"E 126.01'
S89°53'30"E 1202.25'
133.20' TO MATCHLINE
1243.84' (OVERALL)
S00°13'00"E
N00°13'00"W 232.99'
N00°13'00"W 220.00'
S89°47'00"W 90.00'
N89°47'00"E 90.00'
S89°47'00"W 90.00'
N89°47'00"E 90.00'
S89°47'00"W 90.00'
N89°47'00"E 90

**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA


POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28-19-27
FOUND 6"X6" CONCRETE MONUMENT NO ID
S89°53'35"E 350.40' (BASIS OF BEARING)
NORTH LINE OF THE NW 1/4 OF SECTION 33-19-27 ALSO SOUTH LINE OF THE SW 1/4 OF SECTION 28-19-27
WEST LINE OF THE NW 1/4 OF SECTION 33-19-27 ALSO EAST LINE OF THE NE 1/4 OF SECTION 32-19-27
POINT OF BEGINNING
N01°40'44"W 9.16'
N88°19'16"E 45.00'
SET 4"X4" CONCRETE MONUMENT PRM LB7829
N: 1624275.18
E: 456014.55
EASTERLY RIGHT OF WAY OF STATE ROAD 500
N89°53'35"W 330.02'
MATCHLINE A SEE SHEET 2
N01°40'44"W 167.77'
121.21'
S42°50'07"W 63.58'
N01°36'24"W 98.91'
TRACT SW-1
N89°57'07"E 336.57'
195.98'
15.00' U.E.
L62 C72 L97 C44 C66 L63 L64 C23 L18 L99 C21
R=37.00'
L=61.87'
Δ=095°48'34"
C=54.91'
CD=N42°10'52"E
12.38'
140.59'
37.50'
S89°54'51"E 289.40'
TRACT RW-1
ASCENT BOULEVARD
R/W WIDTH VARIES
S89°54'51"E 278.75'
S89°57'23"E 277.87'
U.E.
L71 L70
R=50.00'
L=70.16'
Δ=080°23'44"
C=64.55'
CD=S43°47'48"W
S00°00'55"E 109.56'
TRACT REC-1
L65 L66 L68 C65
S85°24'02"W 11.50'
5.56'
TRACT OS-4
N84°16'35"E 90.00'
LOT 187
S84°16'35"W 90.00'
LOT 188
N84°16'35"E 90.00'
LOT 189
S84°16'35"W 90.00'
LOT 190
N84°16'35"E 90.00'
LOT 191
S84°16'35"W 90.00'
LOT 192
N84°16'35"E 90.00'
LOT 193
S84°16'35"W 90.00'
LOT 194
N84°16'35"E 90.00'
LOT 195
S84°16'35"W 90.00'
LOT 196
N84°16'35"E 90.00'
LOT 197
S84°16'35"W 90.00'
LOT 198
S88°25'11"W 90.00'
LOT 199
S88°25'11"W 90.00'
LOT 200
N88°25'11"E 90.00'
LOT 201
S88°25'11"W 90.00'
LOT 202
N88°25'11"E 90.00'
LOT 203
S88°25'11"W 90.00'
N05°39'54"W 82.57'
N01°40'44"W 190.43'
N01°40'44"W 162.12'
HIGHWAY 441
(A.K.A. STATE ROAD 500)
PUBLIC RIGHT-OF-WAY (WIDTH VARIES)
PER FDOT RIGHT OF WAY MAP SECTION NO 11130, F.P. NO 238275-2 & ORDER OF TAKING ORB 4852 PG 31
SET 4"X4" CONCRETE MONUMENT PRM LB7829
NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT (ORB 4827, PG 1006)
L37
42.09'
L69 L67 L66
N01°34'49"W 92.58'
57.41'
L73 L74
U.E.
S84°16'35"W 85.00'
LOT 229
S84°16'35"W 85.00'
LOT 230
N84°16'35"E 85.00'
LOT 231
S84°16'35"W 85.00'
LOT 232
S84°16'35"W 90.00'
LOT 233
S84°16'35"W 90.00'
LOT 234
N84°16'35"E 90.00'
LOT 235
S84°16'35"W 90.00'
LOT 236
90.24'
3.77'
S84°16'35"W 90.24'
LOT 237
N88°25'11"E 90.00'
LOT 238
S88°25'11"W 90.00'
LOT 239
N88°25'11"E 90.00'
LOT 240
S88°25'11"W 90.00'
LOT 241
N88°25'11"E 90.00'
N01°34'49"W 140.92' (OVERALL)
S01°34'49"E 140.92' (OVERALL)
N01°34'49"W 140.92'
S01°34'49"E 140.92'
N01°34'49"W 136.26' (OVERALL)
S01°34'49"E 134.50' (OVERALL)
MATCHLINE B SEE SHEET 4
N89°47'00"E 72.28'
BOCA POINTE AVENUE
PUBLIC R/W
N05°43'25"W 255.50'
N05°43'25"W 254.50'
S05°43'25"E 262.82'
N05°43'25"W 87.24'
N05°43'25"W 5.00'
S05°43'25"E 23.50'
N05°43'25"W 24.24'
N05°43'25"W 23.50'
N05°43'25"W 25.00'
N05°43'25"W 29.26'
N05°43'25"W 41.05'
N05°43'25"W 158.03'
N05°43'25"W 262.37'
N05°43'25"W 258.37'
N05°43'25"W 23.00'
N05°43'25"W 27.00'
N05°43'25"W 18.79'
N05°43'25"W 32.85'
N05°43'25"W 18.00'
N05°43'25"W 18.00'
N05°43'25"W 18.00

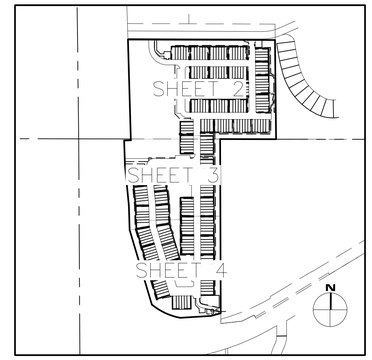
**SHEET INDEX:**


SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

**KEY MAP:** NOT TO SCALE




| LINE TABLE | | |
|---|---|---|
| LINE NO. | BEARING | LENGTH |
| L22 | N89°21'02"E | 11.00' |
| L23 | N00°13'00"W | 17.89' |
| L24 | N00°13'00"W | 17.73' |
| L25 | S89°21'02"W | 18.50' |
| L26 | N00°13'00"W | 7.22' |
| L30 | S89°47'00"W | 14.00' |
| L31 | N89°47'00"E | 12.50' |
| L32 | S00°13'00"E | 23.12' |
| L33 | N01°34'49"W | 140.92' |
| L34 | S01°34'49"E | 140.92' |
| L76 | S00°13'39"E | 44.38' |
| L77 | S44°53'32"E | 36.39' |
| L78 | S01°23'45"E | 27.94' |
| L79 | N86°23'24"E | 40.03' |
| L80 | S01°23'45"E | 24.30' |
| L81 | S88°36'15"W | 4.42' |
| L82 | S77°49'13"E | 78.15' |
| L83 | N77°49'13"W | 107.68' |
| L84 | S77°49'13"E | 107.68' |
| L85 | S77°00'09"E | 107.69' |
| L86 | N00°02'28"W | 17.91' |
| L93 | S89°06'32"W | 12.38' |
| L94 | S89°50'21"W | 6.12' |
| L95 | N00°13'09"W | 0.20' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C4 | 37.00' | 9.72' | 015°02'46" | 9.69' | S09°06'13"E |
| C5 | 37.00' | 47.80' | 074°01'22" | 44.55' | S53°38'17"E |
| C6 | 37.00' | 50.11' | 077°36'13" | 46.37' | S39°01'06"E |
| C7 | 62.00' | 22.11' | 020°25'46" | 21.99' | S88°02'06"E |
| C28 | 24.50' | 33.18' | 077°36'13" | 30.70' | S39°01'06"E |
| C29 | 49.50' | 19.42' | 022°28'35" | 19.29' | S89°03'31"E |
| C30 | 10.00' | 15.78' | 090°25'58" | 14.20' | N45°25'59"W |
| C31 | 45.50' | 61.63' | 077°36'13" | 57.02' | S39°01'06"E |
| C32 | 73.18' | 23.93' | 018°44'13" | 23.82' | S87°32'54"E |
| C33 | 10.00' | 15.63' | 089°33'47" | 14.09' | N44°34'01"E |
| C34 | 5.00' | 6.46' | 074°01'22" | 6.02' | S53°38'17"E |
| C35 | 13.50' | 1.77' | 007°31'23" | 1.77' | S05°20'31"E |
| C38 | 60.50' | 7.94' | 007°31'23" | 7.94' | S05°20'31"E |
| C39 | 60.50' | 7.94' | 007°31'23" | 7.94' | S12°51'54"E |
| C40 | 13.50' | 1.77' | 007°31'23" | 1.77' | S12°51'54"E |
| C41 | 60.50' | 15.89' | 015°02'46" | 15.84' | S09°06'13"E |
| C42 | 13.50' | 3.55' | 015°02'46" | 3.53' | S09°06'13"E |
| C45 | 49.50' | 9.18' | 010°37'39" | 9.17' | S83°08'02"E |
| C46 | 49.50' | 10.24' | 011°50'56" | 10.22' | N85°37'40"E |
| C67 | 73.54' | 24.59' | 019°09'21" | 24.47' | S87°24'10"E |
| C68 | 20.40' | 27.10' | 076°06'09" | 25.15' | N39°20'10"W |
| C69 | 46.50' | 18.78' | 023°08'03" | 18.65' | S89°23'14"E |










GRAPHIC SCALE
50' 0 25' 50' 100'
1 INCH = 50 FEET

**SYMBOL AND ABBREVIATION LEGEND:**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ■ | SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829" | E | EAST/EASTING | N | NORTH/NORTHING | PC | POINT OF CURVATURE | POL | POINT ON LINE |
| ◉ | SET NAIL & DISK STAMPED "PCP LB 7829" | HOA | HOME OWNERS' ASSOCIATION | (NR) | NON-RADIAL | PCP | PERMANENT CONTROL POINT | PRM | PERMANENT REFERENCE MONUMENT |
| ◎ | FOUND NAIL & DISK | ID | IDENTIFICATION | (NT) | NON-TANGENT | PG(S) | PAGE(S) | PT | POINT OF TANGENCY |
| CB | CONDOMINIUM BOOK | MB | MAP BOOK | NTS | NOT TO SCALE | PI | POINT OF INTERSECTION | S | SOUTH |
| DB | DEED BOOK | LB | LICENSED BUSINESS | ORB | OFFICIAL RECORDS BOOK | PNT | POINT NON-TANGENT | SEC | SECTION |
| D.E. | DRAINAGE EASEMENT | LS | LICENSED SURVEYOR | PB | PLAT BOOK | POC | POINT ON CURVE | U.E. | UTILITY EASEMENT |

| | | | |
|---|---|---|---|
| W | WEST | | RIGHT OF WAY |
| C2 | CURVE LABEL | | CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE |
| L3 | LINE LABEL | | CENTERLINE |
| | | | LIMITED ACCESS EASEMENT |
| | | | CONTINUOUS |
| | | | STORMWATER DRAINAGE EASEMENT |
| | | | DASHED LINE |


voler**GROUP**
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3836
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

**SHEET INDEX:**

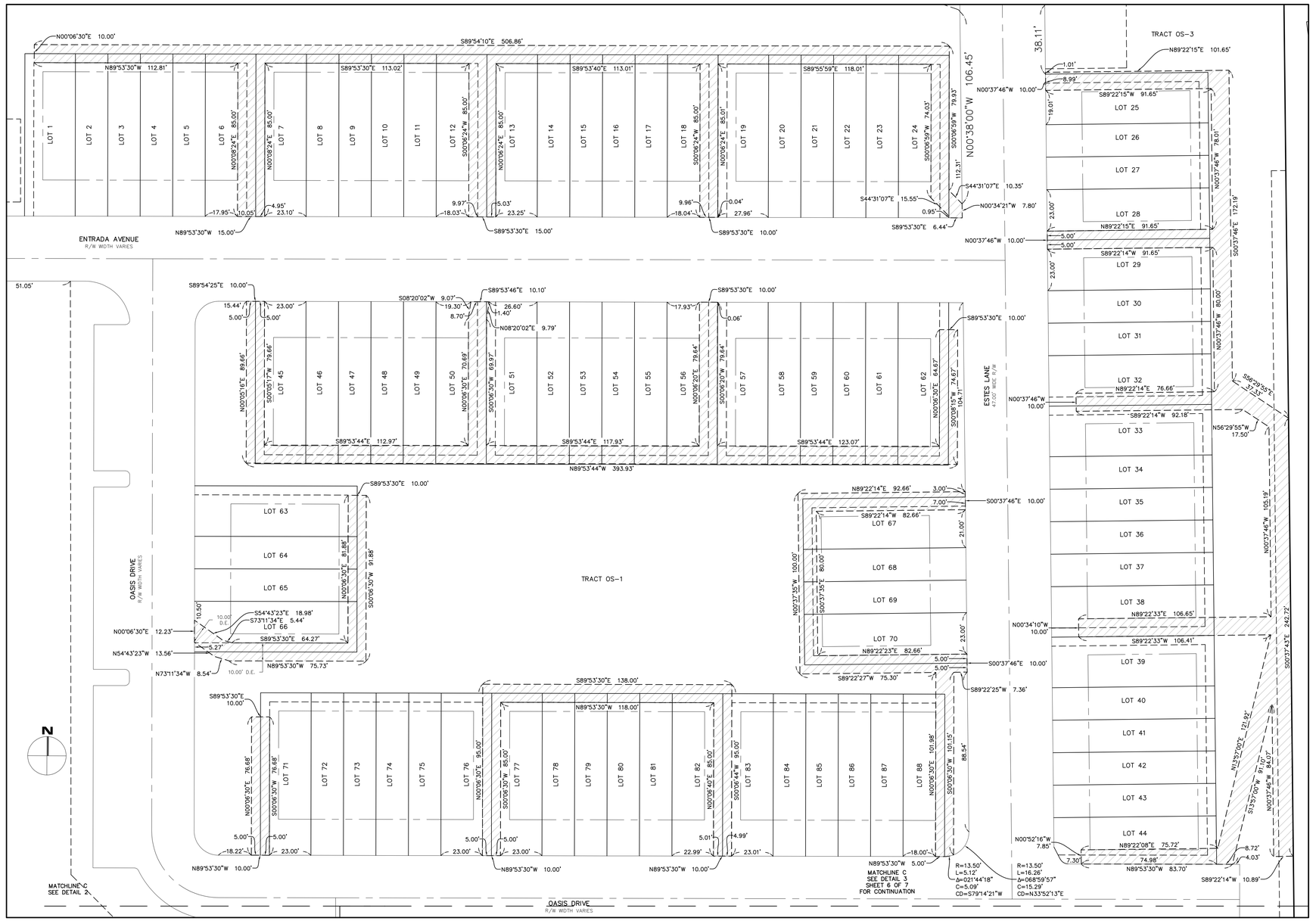
SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS

# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

## DRAINAGE EASEMENT DIMENSION DETAILS:

**DETAIL 1:**


ENTRADA AVENUE
R/W WIDTH VARIES
ESTES LANE
47.50' WIDE R/W
OASIS DRIVE
R/W WIDTH VARIES
TRACT OS–1
TRACT OS–3
MATCHLINE C
SEE DETAIL 2
MATCHLINE C
SEE DETAIL 3
SHEET 6 OF 7
FOR CONTINUATION
N
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
LOT 63
LOT 64
LOT 65
LOT 66
LOT 67
LOT 68
LOT 69
LOT 70
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 84
LOT 85
LOT 86
LOT 87
LOT 88
N00°06'30"E 10.00'
S89°54'10"E 506.86'
N89°53'30"W 112.81'
S89°53'30"E 113.02'
S89°53'40"E 113.01'
S89°55'59"E 118.01'
N89°53'30"W 15.00'
S89°53'30"E 15.00'
S89°53'30"E 10.00'
S89°53'30"E 6.44'
N00°38'00"W 106.45'
N00°37'46"W 10.00'
N89°22'15"E 101.65'
S89°22'15"W 91.65'
S89°22'14"W 91.65'
N89°22'14"E 76.66'
S89°22'14"W 92.18'
N89°22'14"E 92.66'
S89°22'14"W 82.66'
N89°22'23"E 82.66'
S89°22'27"W 75.30'
N89°22'33"E 106.65'
S89°22'33"W 106.41'
S89°22'25"W 7.36'
N00°52'16"W 7.85'
N89°22'08"E 75.72'
S89°22'14"W 10.89'
S89°53'44"E 112.97'
S89°53'44"E 117.93'
S89°53'44"E 123.07'
N89°53'44"W 393.93'
S89°53'44"E 112.97'
N89°53'30"W 75.73'
S89°53'30"E 138.00'
N89°53'30"W 118.00'
N89°53'30"W 10.00'
S89°53'30"E 10.00'
N89°53'30"W 5.00'
S44°31'07"E 10.35'
S44°31'07"E 15.55'
N00°34'21"W 7.80'
N00°34'10"W 10.00'
S00°37'43"E 242.72'
N00°37'46"W 105.19'
S00°37'46"E 172.19'
N00°37'46"W 78.01'
N00°37'46"W 80.00'
S56°29'55"E 17.50'
N56°29'55"W 17.50'
N13°57'02"E 121.82'
S13°57'02"W 87.10'
N00°37'46"W 86.10'
S00°37'46"E 88.54'
N00°06'30"E 12.23'
N54°43'23"W 13.56'
N73°11'34"W 8.54'
S54°43'23"E 18.98'
S73°11'34"E 5.44'
N00°06'30"E 81.88'
S00°06'30"W 91.88'
N00°06'30"E 76.68'
S00°06'30"W 76.68'
N00°06'30"E 79.66'
S00°05'16"W 79.66'
N00°05'16"E 89.66'
S00°06'30"W 74.67'
N00°06'30"E 64.67'
S00°06'30"W 70.68'
N00°06'30"E 70.68'
S00°06'30"W 69.97'
N00°06'30"E 69.97'
S00°06'20"W 79.64'
N00°06'20"E 79.64'
S00°06'30"W 85.00'
N00°06'30"E 85.00'
S00°06'30"W 95.00'
N00°06'30"E 95.00'
S00°06'30"W 101.98'
N00°06'30"E 101.98'
S00°06'30"W 101.15'
N00°06'30"E 101.15'
S00°06'35"W 85.00'
N00°06'24"E 85.00'
S00°06'24"W 85.00'
N00°06'24"E 85.01'
S00°06'59"W 79.93'
S00°06'59"W 74.03'
S00°06'24"W 85.00'
N00°06'24"E 85.00'
S00°06'24"W 85.00'
N00°06'24"E 85.00'
S00°06'24"W 85.00'
N00°06'24"E 85.00

**SHEET INDEX:**

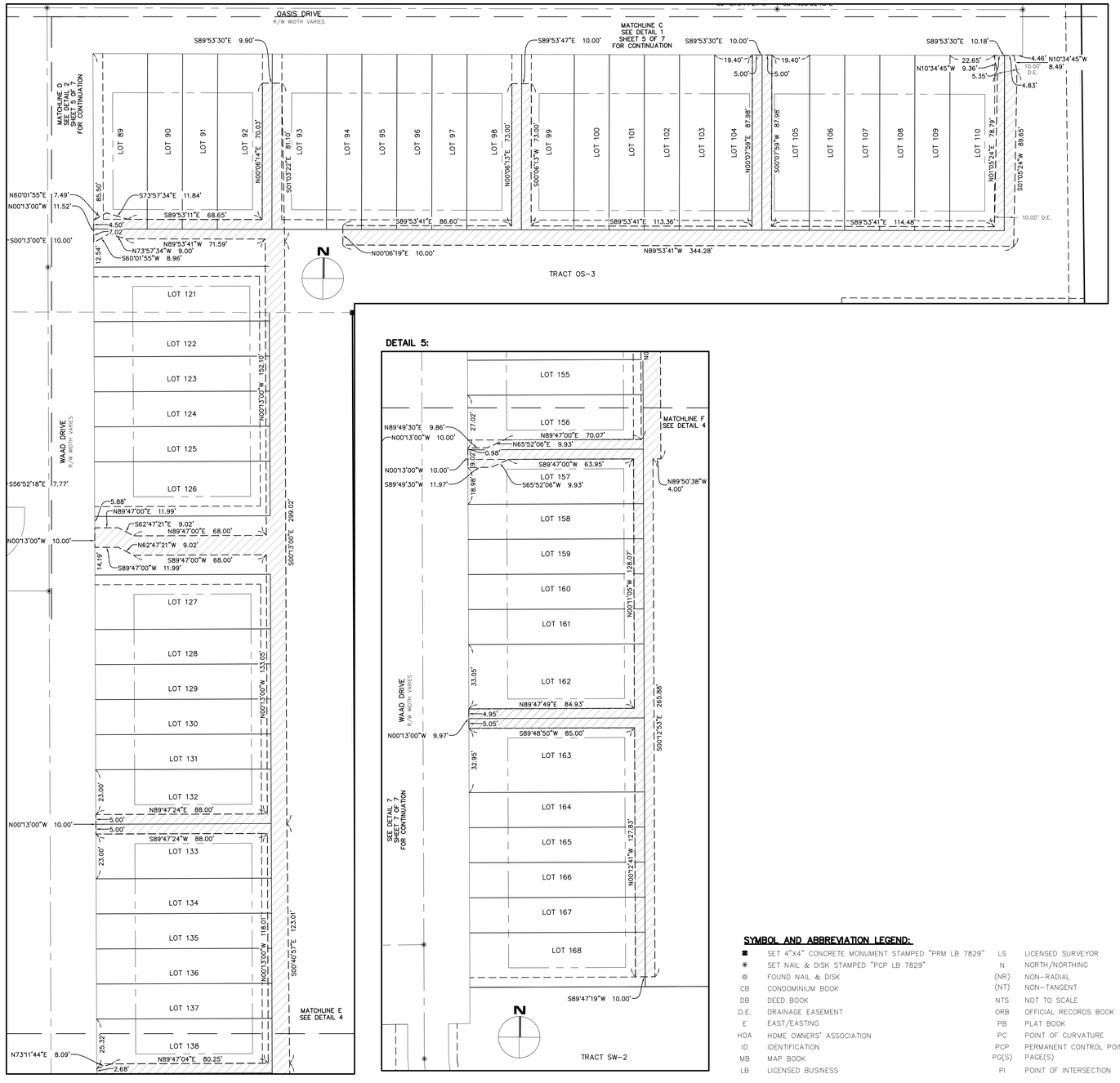

SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS


# JUNIPER VILLAGE

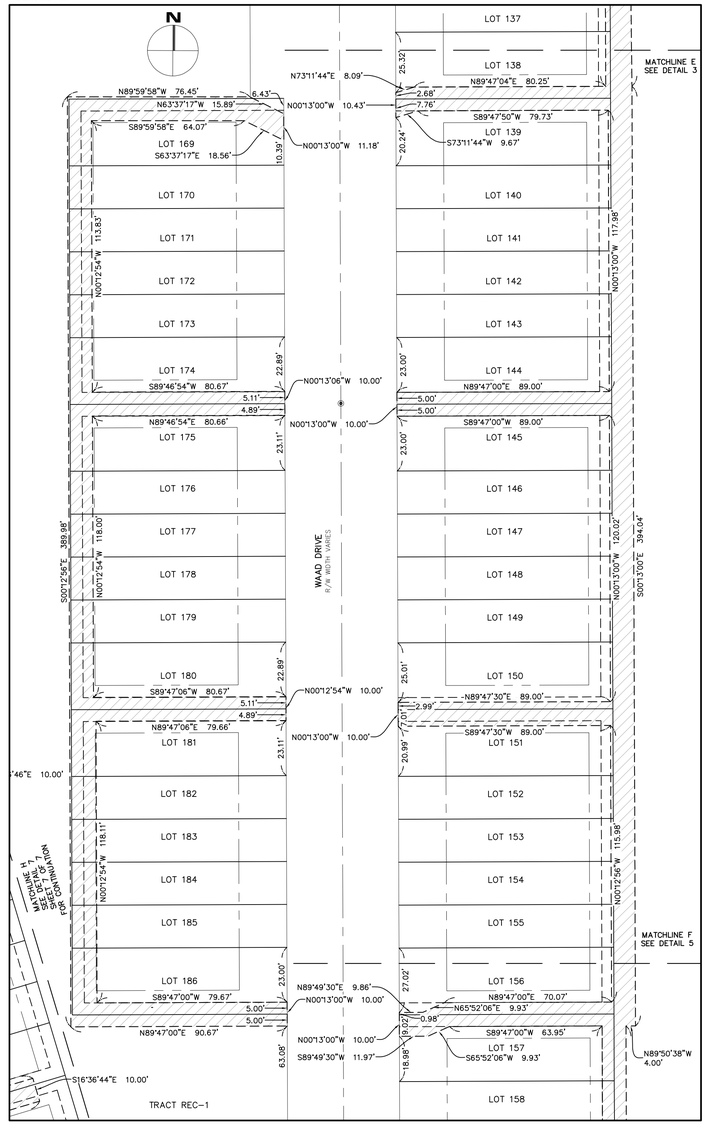
BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

## DRAINAGE EASEMENT DIMENSION DETAILS:

**DETAIL 3:**




**DETAIL 4:**




**SYMBOL AND ABBREVIATION LEGEND:**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ■ | SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829" | LS | LICENSED SURVEYOR | PNT | POINT NON-TANGENT | | CENTERLINE |
| ◉ | SET NAIL & DISK STAMPED "PCP LB 7829" | N | NORTH/NORTHING | POC | POINT ON CURVE | | CONTINUOUS |
| ◎ | FOUND NAIL & DISK | (NR) | NON-RADIAL | POL | POINT ON LINE | | DASHED LINE |
| CB | CONDOMINIUM BOOK | (NT) | NON-TANGENT | PRM | PERMANENT REFERENCE MONUMENT | | RIGHT OF WAY |
| DB | DEED BOOK | NTS | NOT TO SCALE | PT | POINT OF TANGENCY | | CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE |
| D.E. | DRAINAGE EASEMENT | ORB | OFFICIAL RECORDS BOOK | S | SOUTH | | LIMITED ACCESS EASEMENT |
| E | EAST/EASTING | PB | PLAT BOOK | SEC | SECTION | | STORMWATER DRAINAGE EASEMENT |
| HOA | HOME OWNERS' ASSOCIATION | PC | POINT OF CURVATURE | U.E. | UTILITY EASEMENT | | |
| ID | IDENTIFICATION | PCP | PERMANENT CONTROL POINT | W | WEST | | |
| MB | MAP BOOK | PG(S) | PAGE(S) | C2 | CURVE LABEL | | |
| LB | LICENSED BUSINESS | PI | POINT OF INTERSECTION | L3 | LINE LABEL | | |

GRAPHIC SCALE

30' 0 15' 30' 60'

1 INCH = 30 FEET


volerGROUP
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3836
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

**SHEET INDEX:**

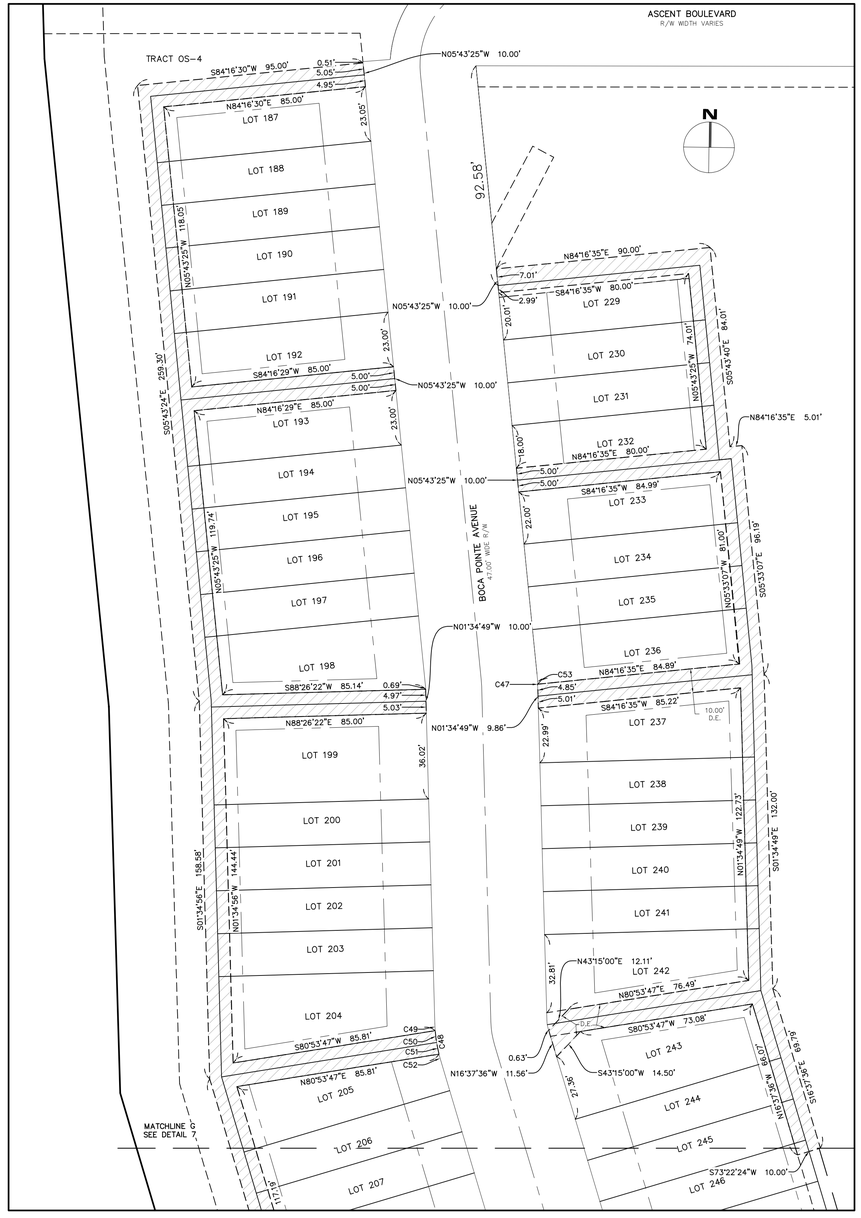
SHEET 1 OF 7 – LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND
SHEET 2 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 3 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 4 OF 7 – BOUNDARY & LOT GEOMETRY
SHEET 5 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 6 OF 7 – DRAINAGE EASEMENT DETAILS
SHEET 7 OF 7 – DRAINAGE EASEMENT DETAILS

# JUNIPER VILLAGE

BEING A REPLAT OF A PORTION OF LOT "B", VERANDA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALL LYING IN SECTIONS 28 AND 33, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

## DRAINAGE EASEMENT DIMENSION DETAILS:

**DETAIL 6:**




**DETAIL 7:**




**SYMBOL AND ABBREVIATION LEGEND:**

| | |
|---|---|
| ■ | SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 7829" |
| ◉ | SET NAIL & DISK STAMPED "PCP LB 7829" |
| ◎ | FOUND NAIL & DISK |
| CB | CONDOMINIUM BOOK |
| DB | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| E | EAST/EASTING |
| HOA | HOME OWNERS' ASSOCIATION |
| ID | IDENTIFICATION |
| MB | MAP BOOK |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| N | NORTH/NORTHING |
| (NR) | NON-RADIAL |
| (NT) | NON-TANGENT |
| NTS | NOT TO SCALE |
| ORB | OFFICIAL RECORDS BOOK |
| PB | PLAT BOOK |
| PC | POINT OF CURVATURE |
| PCP | PERMANENT CONTROL POINT |
| PG(S) | PAGE(S) |
| PI | POINT OF INTERSECTION |
| PNT | POINT NON-TANGENT |
| POC | POINT ON CURVE |
| POL | POINT ON LINE |
| PRM | PERMANENT REFERENCE MONUMENT |
| PT | POINT OF TANGENCY |
| S | SOUTH |
| SEC | SECTION |
| U.E. | UTILITY EASEMENT |
| W | WEST |
| C2 | CURVE LABEL |
| L3 | LINE LABEL |
| — · — | CENTERLINE |
| ——— | CONTINUOUS |
| - - - | DASHED LINE |
| - - - | RIGHT OF WAY |
| | CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINE |
| | LIMITED ACCESS EASEMENT |
| | STORMWATER DRAINAGE EASEMENT |

GRAPHIC SCALE

30' 0 15' 30' 60'

1 INCH = 30 FEET

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C47 | 60.50' | 0.16' | 000°09'22" | 0.16' | N01°39'30"W |
| C48 | 60.50' | 10.01' | 009°28'52" | 10.00' | N09°06'13"W |
| C49 | 60.50' | 2.94' | 002°46'57" | 2.94' | S02°58'18"E |
| C50 | 60.50' | 5.01' | 004°44'26" | 5.00' | S06°43'59"E |
| C51 | 60.50' | 5.01' | 004°44'26" | 5.00' | S11°28'26"E |
| C52 | 60.50' | 2.94' | 002°46'57" | 2.94' | S15°14'07"E |
| C53 | 60.50' | 4.37' | 004°08'36" | 4.37' | N03°39'07"W |

voler**GROUP**
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
407.681.3836
voler.GROUP
INFO@voler.GROUP
PROFESSIONAL SURVEYOR & MAPPER LB7829

CITY OF MOUNT DORA

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

**DATE:** July 29, 2026

**TO:** Development Review Committee

**FROM:** Michele Janiszewski, AICP, Deputy Planning Director

**RE:** **Request for Minor Site Plan; Waterman Early Learning Academy** (Project Name); 1303 Limit Avenue (Address); North of Limit Avenue, east of US Highway 441 (Location); John Stover, Waterman Early Learning Academy (Applicant); David Clutts P.E, Civil Engineering Solutions, Inc. (Engineer); Florida Material Alliance, Inc. (Property Owner); L.R. Huffstetler, Inc. (Landscape Architect); Project No. SP26-06Minor

**Recommendation**:

Staff recommends tabling the application to address outstanding DRC and engineering comments.

**References/Support:**

LDC Chapter III – Zoning Regulations
LDC Chapter V – Site Plan Regulations
LDC Chapter VI – Design Standards
Conditional Use Permit CUP 25-01

**Site Summary:**

| | |
|---|---|
| Owners: | Florida Material Alliance, Inc. |
| Applicant: | John Stover, Waterman Early Learning Academy |
| Project Engineer: | David Clutts P.E, Civil Engineering Solutions, Inc |
| Parcel ID Number(s): | 20-19-27-0004-000-02200 (Alternate Key #3310306) |
| Existing Use: | Office |
| Existing Structure(s): | 1-Story Office Building (5,884-sf) |
| Proposed Use: | Child Day Care Facility (max enrollment 60-students) |
| Future Land Use: | Office |
| Zoning: | Office Professional (OP) |
| Overlay District(s): | Northeast Community Redevelopment Area |
| Site Area: | 3.56 +/- ac (155,202-sf) |

## Surrounding Property Table:

| Direction | Jurisdiction | Future Land Use | Zoning District(s) | Existing Use(s) | Comment |
|---|---|---|---|---|---|
| North | City | Commercial | C-3 | Vacant | Approved Development: Hotel (under construction) |
| South | City | Medium Density Residential | R-3 | Residential | Single-Family Homes |
| East | City | Commercial | C-3 | Vacant | Approved Development: Hotel (under construction) |
| West | City | Commercial | C-3 | Medical Treatment | Recovery Center |

## Staff Analysis

The subject property is zoned Office Professional (OP) and is designated with an Office future land use classification. The Applicant obtained a Conditional Use Permit (CUP 25-01) to allow for a child care facility / day care center for a maximum sixty (6) student enrollment and eleven (11) employees. Pursuant to LDC Section 5.1.2, any developments permitted under conditional uses shall submit for site plan review.

The property is developed with one (1) single-story office building (5,884-sf), parking lot, and access drive to Limit Avenue. The Applicant proposes to convert the existing office building into a child day care center along with a playground area, restriped parking, new on-site drainage swales and retention areas, and a solid waste enclosure.

### Landscaping

The applicant provided documentation to demonstrate the existing vegetation is sufficient for buffers. Additional information is requested from missing details for review, specifically the northern buffer.

The applicant proposes to construct a fenced-in playground area. The fencing will require heighten design elements and landscaping along the perimeter of the fenced area. Should the applicant proposed alterations to the existing monument sign, additional landscaping details shall be provided.

The Applicant does not propose to remove trees for the proposed use. Should tree(s) be removed, replacement will be required consistent with LDC 6.6, *Landscaping and Buffers.*

### Traffic Impact Analsysis

The Applicant provided a Traffic Exemption Letter to a Traffic Impact Study based on the Lake Sumter Metropolitan Planning Organization (LSMPO) Methodology Guidelines (2022). However, the Land Development Code 6.3.18(4) states "All traffic impact analysis shall be conducted in conformance with the traffic impact study (TIS) guidelines dated March 2008 or most recent version."

The Exemption Letter provided by the Engineer indicates the proposed use will generate 455 daily trips and 95 peak PM hour trips. The use proposes to generate traffic exceeding the City's acceptance of a project which may generate negligible trips. The Applicant shall prepare a Tier 2 TIS (26-100 Net New Peak Hour Trips).

**City of Mount Dora Traffic Impact Study Guidelines (2008)**

The preparation of a Traffic Impact Study (TIS) shall be necessary at the time a preliminary development plan application is submitted for any project that generates vehicular trips. When a project's traffic impact to a roadway facility within the local government's jurisdiction can clearly be determined without a TIS and all the parties

involved (local government, agency, applicant, etc.) are in agreement and able to negotiate appropriate mitigation, the submittal of a TIS may not be necessary. If an applicant believes that their projects meets this criterion (e.g. a project which may generate negligible trips), the applicant must submit a Request for Exemption Letter. Exemptions are given at the discretion of the local government.

Per the City of Mount Dora's current Guidelines, a project that generates twenty-six (26) or more weekday AM peak hour, weekday PM peak hour or weekend net new peak hour trips will require the preparation of a TIS.

As an example, developments of the following size or larger typically generate twenty-six (26) or more net new peak hour trips and would thus require a traffic study:

- Retail – 1000 sq. ft. gross leasable area
- Single Family Residential – 20 dwelling units
- Apartment – 15 dwelling units
- Office Building – 1000 sq. ft. gross floor area

The Land Development Code Section 6.3.21, *Turn Lanes,* detail a process for consideration of new turn lanes for projects at development entrances. Conditions which are to be considered in determining the needs of turn lanes include the following:

a. If the property accessing the road is projected to generate 500 or more vehicle trips per day, or 50 or more vehicle trips in any hour;

b. If a traffic analysis indicates that turn lanes would be necessary to maintain capacity on fronting roads and/or on adjacent or nearby intersections.

c. If entrances are proposed at locations where grade, topography, site distance, traffic, or other unusual conditions indicate that turn lanes would be needed for traffic safety. The need for turn lanes to accommodate right turn movements and left turn movements shall be based upon anticipated traffic distribution and projected turning movement volumes among other considerations, including traffic safety.

**Development Process:**

**DRC Approval of Site Plan** → Planning and Zoning Commission → Site Development Permit → Building Permits → Certificate of Occupancy.

**Attachments:**

Vicinity Map
DRC Comments
CPH Comments
Site Plan (Civil & Landscaping Plans)
Survey
Exterior Building Elevation – Substitute Photos and Statement
Drainage Calcs
Traffic Exemption Letter TIS
Application

# VICINITY MAP

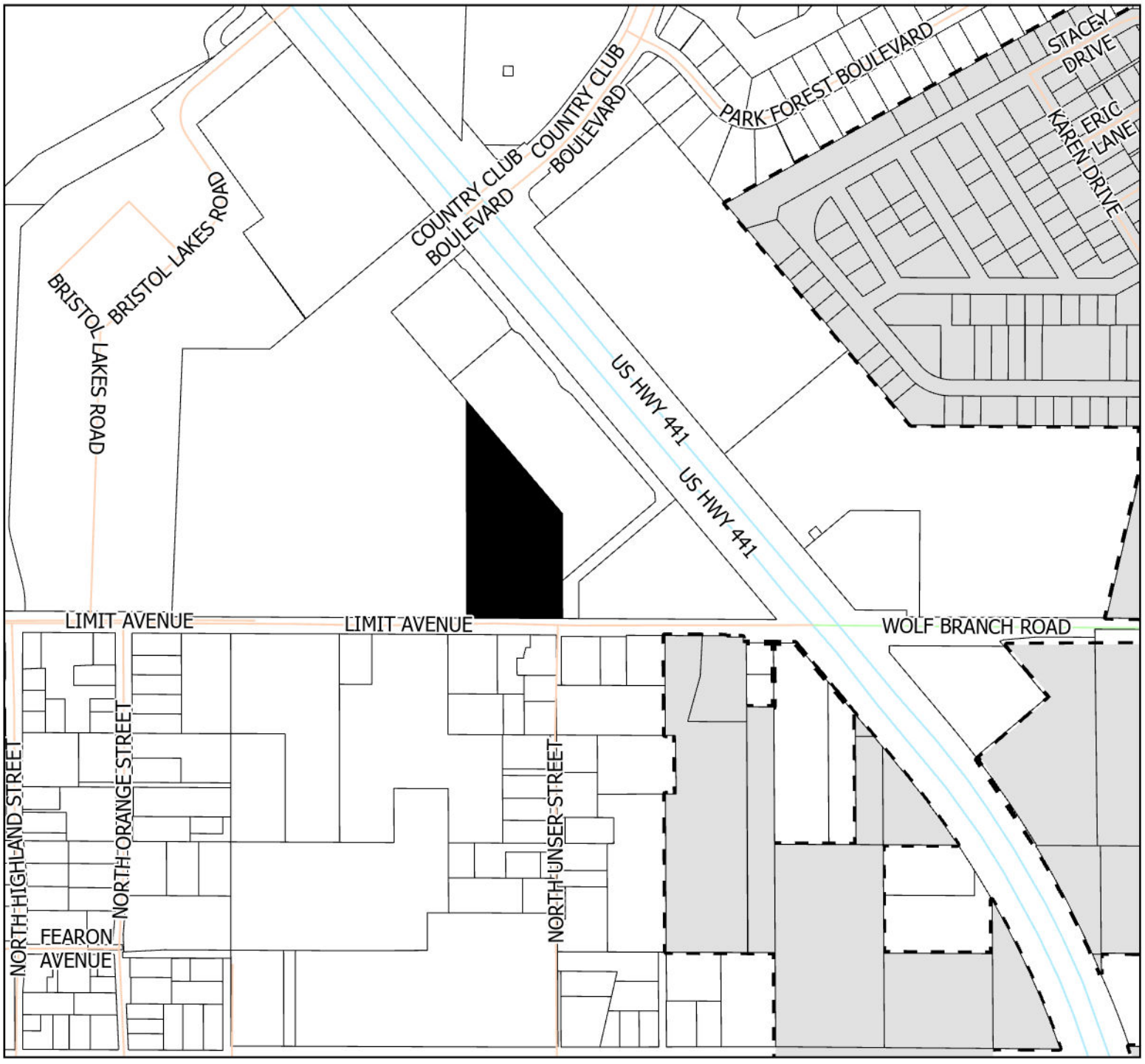
**Legend**

City Limits
- In
- Out

Subject Parcel

N

Request for Conditional Use Permit (CUP)
for Waterman Early Learning Academy / Waterman Christian Academy
Day Care Use in Office Professional (OP) Zoning District




0 0.05 0.1 0.2 Miles

Date Exported: 6/4/2026 11:23 AM

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

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

July 27, 2026

**Waterman Early Learning Academy**
**Attn:** John Stover
1303 Limit Avenue
Mount Dora, FL 32757
Via Email: johnmstover@yahoo.com
watermanlearingacademy@gmail.com

Re: **DRC Verification: Additional Information Needed**
Waterman Early Learning Academy – 1303 Limit Avenue, Mount Dora
Site Plan (SP26-06Minor) – First Review

Dear Mr. Stover:

Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the above-referenced project, and additional information is needed to complete our review. The Site Plan documents need to be revised to satisfactorily address the attached DRC review comments prior to scheduling a public hearing date for the Planning and Zoning Commission (PZC).

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

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

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

Sincerely,

Ryan Winkler, AICP

Enclosed: CPH Comments dated July 21, 2026
DRC Comments dated July 27, 2026

CC: Florida Material Alliance, Inc. (Property Owner) Kristina@fbma.org

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

David Clutts, PE, Civil Engineering Solutions Inc. (Engineer), dclutts@civilengsolutions.com
L.R. Huffstetler, (Landscape Architect) Bobhuff3@yahoo.com

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

**DELIVERED VIA E-MAIL**

July 21, 2026

Ms. Michele Janiszewski
Deputy Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: Waterman Early Learning Academy - Waterman Christian Academy
Site Plan Review

Dear Ms. Janiszewski,

We are in receipt of the minor site plan application, concept plan and supplemental information provided for review, received July 8, 2026. We reviewed the documents, plan sheet and supporting documents for the above referenced development. Please see our comments and questions below:

Sheet C2.00:

1. Call out location of soil tracking prevention device.
2. Add note stating that the Contractor shall prepare a SWPPP and submit to the City for review and approval prior to installation of the BMPs.
3. Add a note stating that the erosion protection measures are to be installed and inspected by the City prior to site clearing or construction.
4. Add a note stating that any remediation of the site and/or BMPs will be completed within 24 hours of the site inspection.

Sheet C4.00 - Site Plan:

5. The acreage for the site area shown on the site data table does not match Property Appraiser. Property Appraiser has it as 3.358 AC. Please update.
6. The future land use section on the site data table states “Office.” Is this correct? It is going to be a Child Care Center. Please verify and update.
7. The Impervious Surface Ratio (I.S.R) listed in the site data table needs to be recalculated with the correct area. Or clarify if the area includes the off-site Limit Avenue and list how much is included somewhere on the section in the table.
8. The Floor Area Ratio lists the maximum as 1.00. Please verify.

Sheet C6.00

9. Sheet displays a new 6” sanitary sewer line. Show off-site connection point and detail, call out locations of any manholes and cleanouts. Is the off-site sewer line 6-inch or larger?
10. Include fence detail GU0022-1.

Drainage Report:

11. No comments

Existing Material Landscape Buffer sheet:

12. Both the side and rear setbacks are not listed on the Existing Material Landscape Buffer sheet, however, they are shown on the site plan. Please include on the landscape buffer sheet.

This concludes our review of the plan sheet and documents. Please have the applicant provide a written response to each comment. Please feel free to contact us should you have any questions.

Sincerely,
**CPH Consulting, LLC**

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

CC: Erica Chaser, E.I., Cristina Lacal, File

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

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

# DEVELOPMENT REVIEW COMMITTEE COMMENTS

**DATE:** July 19, 2024

**FROM:** Development Review Committee

**THROUGH:** Ryan Winkler, AICP, Senior Planner

**PROJECT NAME:** Waterman Early Learning Academy

**REVIEW TYPE:** Site Plan – 1st Review

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

## Review Comments

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

### Planning and Zoning

**Comments provided by Ryan Winkler, winklerr@mountdora.gov**

1. **Please indicate if the existing directory sign along Limit Avenue will be removed and replaced with a new monument sign. Provide details of proposed signage for the child care facility, including occupant identification and/or directional signs.**

2. **Please provide details of the proposed fencing for the new playground area and update the landscape plan to include the required accompanying landscaping elements.**

   LDC 6.13, *Commercial Architectural and Site Design Requirements*, chain-link and wood fencing area prohibited forward of the primary façade, except as provided below, and must be a minimum of 100-feet from a public right-of-way. Chain link and wood fencing facing a public right-of-way shall be buffered at a minimum by an irrigated hedge directly in front of the fence on the side of the right-of-way. Plant material shall be a minimum of 24 inches in height and width and planted to create a continuous visual barrier at time of installation. This plant material shall be maintained at a minimum of three quarter the height of the fencing.

   **Fencing forward of the primary façade is permitted under the following conditions:**

a) Fencing does not exceed four (4) feet in height; and

b) The fencing provides either an open view at a minimum of twenty-five (25%) percent of its length or provides variation in its height for a minimum of fifteen (15%) percent of its length with a deviation of at least twelve (12") inches; and

c) The fence style must complement building style through material, color, and/or design.

3. **Please provide details of the pedestrian walkway(s) to the proposed playground areas.**

4. **Please provide details of the proposed materials for the dumpster enclosure; they shall match or be consistent with the primary façade – exterior elevations (photos of existing building) provided by July 2nd 2026 letter from Engineer for reference.**

   Provide details to include the screening materials for the new dumpster enclosure. Service function areas, including trash collection areas, shall be designed consistent with design treatment of primary façades of the building or project and the landscape plan.

5. **The Existing Landscape Buffer document does not show the existing canopy that are greater than six (6) inches in diameter for the northern buffer. A 25-ft landscape buffer "A" shall be provided.**

   Preservation of existing landscape materials and land forms is encouraged. Natural existing vegetation may be substituted for the applicable landscape buffer provided canopy trees are greater than six inches in diameter and understory/hedge/shrubbery provides a continuous visual screen from the adjacent property.

| Buffer Type | Buffer Width | Planting Requirements (per 100 linear feet*) |
|---|---|---|
| Type "A" | 25-ft from Property Line | • Three (3) canopy trees<br>• Five (5) understory trees<br>• Shrubbery or hedge to provide continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking. |

* For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.

6. **The Traffic Exemption Letter indicates the proposed use will generate 455 daily trips and 95 peak hour trips. LDC 6.3.21, Turn Lanes, provide conditions which are to be considered in determining the need for turn lanes to include the following:**

   a) If the property accessing the road is projected to generate 500 or more vehicle trips per day, or fifty (50) or more vehicle trips in any hour;

   b) If a traffic analysis indicates that turn lanes would be necessary to maintain capacity on fronting roads and/or adjacent or nearby intersections;

c) If entrances are proposed at locations where grade, topography, site distance, traffic, or other unusual conditions indicate that turn lanes would be needed for traffic safety. The need for turn lanes to accommodate right turn movements and left turn movements shall be based upon anticipated traffic distribution and projected turning movement volumes among other considerations, including traffic safety.

## Informational Comments

**The Offices or Departments of the City involved with the review process have provided informational comments to inform the applicant of Code requirements and/or processes that will be required as the project moves forward in the development process. The informational comments are listed below.**

### Planning and Zoning

**Comments provided by Ryan Winkler, winklerr@mountdora.gov**

1. A change of use permit shall be submitted to the Building Department for the proposed use of the building – Please contact the Building Division for more information.
2. The property is zoned Office Professional (OP) and permits the following sign types at the allowable copy area, based on the linear building frontage. According to the survey provided, it appears there is approximately 84-linear feet of building frontage. Thus, the project has an allowable copy area of 84-sf amongst the various sign types.

   **Occupant Identification**
   **Sign Types Allowed:** awning, monument, projecting, swing, wall, window

   **Sign Size**: 1 sq.ft. / linear foot building frontage
3. If proposing a new monument sign, the monument sign shall be in accordance with LDC 6.7.
   - A sign which has the vertical structure supports concealed in an enclosed base. The width of such enclosed base shall be equal to at least the horizontal width of the sign surface. A planter structure or alternative landscaping shall enclose the foot of the base. The planter shall be between two and three feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three feet. The base and planter shall be of brick or compatible material matching the finish of the primary structure
   - Monument sign height in OP Zoning District shall be limited to six (6) feet in height.
   - Monument signs may not be located closer than five feet from the adjacent right-of-way and may not obstruct any sight triangles at intersections or driveways.
4. No trees are proposed for removal. Should any tree(s) be proposed for removal, Property Owner shall replace tree(s) in accordance with LDC Section 6.6, *Landscaping and Buffers.* Removed trees may not be counted towards buffer requirements.

**Public Works Department**
**401 Limit Avenue**
**Mount Dora, FL 32757**
**352-735-7151**

# DRC REVIEW COMMENTS
# Public Works & Utilities

| | |
|---|---|
| **DATE:** | **July 24, 2026** |
| **FROM:** | Andrew Marsian, Utilities & Plant Operations Director |
| **THROUGH:** | William J. Mitchell, Jr., P.E., City Utilities Engineer |
| | Josh Kramm, Utility Manager |
| | Jennifer Zwiener, Storm Water Manager |
| **PROJECT NAME:** | **Waterman Early Learning Academy**<br>**Site Plan – 1st Review** |

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

Utilities Comments:

C8.00 Note refers to City Tavares

Storm Water:

1. Sheet C2.00 – Stormwater Pollution Prevention Plan.
    a. Missing legend.
    b. Enlarge the plan drawing so that it can be legible.
    c. Show the limits of disturbance and ensure proposed BMPs are implemented to capture all areas of disturbance.
    d. Missing Concrete Washout Facility location.
    e. Missing Dust Control plan.
    f. Missing stabilized construction entrance location.
2. Sheet C5.00 – Paving, Grading, and Drainage.
    a. Missing flow arrows.
    b. Missing the structure at the end of the storm pipe beneath inset #3.
    c. Missing the outfall for the existing stormwater pond in the north.
    d. It appears that the outfall area by Inset #3 would allow discharge flows offsite to the east.
    e. Clarify if the existing control structure has a trash rack installed.
3. Construction site plans.
    a. Label the adjacent surface water accordingly.
4. Drainage Calculations.
    a. Page 3 refers to City of Tavares standards.

## Willis, Theresa

**From:** Southard, Scott <SSouthar@wm.com>
**Sent:** Wednesday, July 8, 2026 3:52 PM
**To:** Willis, Theresa; Scott, Whitney; Winkler, Ryan; Janiszewski, Michele
**Subject:** RE: [EXTERNAL] DRC Review Request / Waterman Early Learning Academy - Site Plan / Comments due 07.24.26

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Good afternoon,

This customer already ordered a dumpster and we delivered it last Friday and serviced them for the first time today. Everything is fine, but they have tree limbs to cut before the enclosure and above the dumpster. I spoke with Betsey and she plans to inform ownership to have this addressed.

Sent from my Galaxy

-------- Original message --------
From: "Willis, Theresa" <willist@mountdora.gov>
Date: 7/8/26 3:40 PM (GMT-05:00)
To: "Willis, Theresa" <willist@mountdora.gov>, "Scott, Whitney" <scottw@mountdora.gov>, "Winkler, Ryan" <winklerr@mountdora.gov>, "Janiszewski, Michele" <janiszewskim@mountdora.gov>, "Southard, Scott" <SSouthar@wm.com>
Subject: [EXTERNAL] DRC Review Request / Waterman Early Learning Academy - Site Plan / Comments due 07.24.26

Good morning,
Please see the attached DRC Notice for the below project. The review link is the **BLUE** text below. If you have any questions, don't hesitate to reach out.
Site Plan: Waterman Early Learning Academy
**Comments Due: July 24th**

**Login May be Required**
Username: hbjB
Password: R2J2

Thank you,

CITY OF MOUNT DORA

**Theresa Willis**
**Administrative Coordinator**

**T:** (352) 735-7112 Ext. 1709 (Office)
**E:** willist@mountdora.gov (Email)

**City of Mount Dora**
510 N Baker St
Mount Dora, FL 32757

*The City of Mount Dora has been made aware of fraudulent communications requesting payment from applicants. Please be advised, the City will only communicate using official email addresses ending in @mountdora.gov and will not request payment via wire transfer, cash apps, or third-party platforms.*

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution, is prohibited. If you are not the intended recipient, contact the sender by replying to the e-mail and destroy all copies of the original message.

PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Per FLORIDA STATUTE SECTION 119.12: Public record requests to inspect or copy public records may be made to the city's custodian of public records, City Clerk, at: 510 N. Baker Street, Mount Dora, Florida 32757, or via email to: clerk@mountdora.gov or via telephone at: (352)735-7126. Per Florida Statute 119.12, if you wish to assert that you were denied access to inspect or copy a public record, you must provide a written notice to the city's custodian of records, identifying it as a public records request, at least five business days before filing a civil action. The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed. The contact information for the agency's custodian of public records is posted in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website.

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

# Site Plan Review Application

Land Development Code Chapter V

**Office of Planning and Zoning**
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 · Planning@mountdora.gov

**Application No.**
**SP26-06Minor**

## INSTRUCTIONS TO APPLICANTS

1. **Please complete all sections of this application. If not applicable, indicate with an N/A.**
2. **Provide all required documents as shown on the attached checklist. If not applicable, indicate with an N/A.**

The **Planning and Zoning Commission** meets the **third Wednesday of the month at 10:00am**, in the City Council Chambers, 510 N. Baker Street. The applicant will be informed in writing of their scheduled meeting date.

## SECTION I PROJECT DESCRIPTION

**Project Name:** Waterman Early Learning Academy Submittal Date: _____

Project Address: 1303 Limit Ave, Mt Dora, FL 32757

Project Description: This project proposes to convert an existing 5884-sf office building into a child care facility with a maximum capacity of 60 students per CUP 2501

Parcel Identification Number(s)/Alt Key(s): 3310306

*Select Application Type:*

**Jurisdiction:** ■ City of Mount Dora ☐ Lake County ☐ Orange County

**Project Type:**

☐ **Site Plan Review** — Site Plan Review will be required for all office, commercial, industrial, institutional, and multifamily residential development involving new construction, alteration or conversion of any existing structure where there is a need for upgrading of the site through parking requirements, drainage improvements, fire flow, etc. Also included are projects involving land development without structures, such as parking lots; Any developments permitted under conditional uses.

■ **Minor Site Plan Review** — Minor site plan review will be required for additions to existing structures if the additions are less than 50 percent of the total square footage of the existing structures, for changes in use without addition to existing structures but require other site improvements, and for conditional uses on currently developed land so long as the conditional use does not require additions to the structure in excess of 50 percent of the total square footage of the existing structure.

☐ **Minor Deviations to Approved Site Plans** — A minor deviation is a deviation from a site plan that falls within the following limits and that is necessary in light of technical or engineering considerations first discovered during actual development and not reasonably anticipated during the initial approval process

## SECTION II. APPLICANT / OWNER INFORMATION

**Applicant:** Waterman Early Learning Academy, Contact Person: John Stover, P

Address: 1303 Limit Avenue

City: Mount Dora State: FL Zip Code: 32757

Phone: 813.748.0190 Email: johnmstover@yahoo.com and watermanlearing academy@gmail.com

# APPLICATION FOR SITE PLAN REVIEW

CITY OF MOUNT DORA

Office of Planning and Zoning
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 · Planning@mountdora.gov

**Property Owner**: Florida Material Alliance, Inc.
Address: 428 Teague Trail
City: Lady Lake State: FL Zip Code: 32159
Phone: 352.383.0366 Email: kristina@fbma.org
**Engineer**: Civil Engineering Solutions, Inc., David Clutts, P.E.
Address: 322 North Rockingham Ave.
City: Tavares State: FL Zip Code: 32778
Phone: [redacted] Email: [redacted]
**Architect**: n/a
Address:
City: State: Zip Code:
Phone: Email:
**Landscape Architect**: L.R. Huffstetler, Inc.,
Address: 36995 Lake Yale Drive
City: Grand Island State: FL Zip Code: 32735
Phone: [redacted] Email: [redacted]

## SECTION III. LAND USE & ZONING

Zoning District: OP w/ CUP 25-01 Future Land Use Category: Office
Existing Use of Property: Office Total Acreage (SF): 155,202-SF
Proposed Intended Use of Property: Child Care Center

**Buildings & Structures:**

Number of Structures to be built on site: 0
Total Bldg. sf: 5884-sf (existing) 0 (proposed)
Height of structure(s): N/A Building Stories: N/A

**Site & Property:**

Total Square Footage of Impervious Surfaces: 28,121-sf Lot Coverage (%): 18.1

Is the Property within the Historic Preservation Review Area? ☐ YES (A Certificate of Appropriateness is required) ☐ NO

Is the Property within a Community Redevelopment Area (CRA)? ☐ YES ■ NO

Is the Property within the Wolf Branch Innovation District? ☐ YES (A Certificate of Appropriateness is required) ■ NO

Does the project proposal removal of tree(s)? ☐ YES (Tree Survey Required for Review) ■ NO

CITY OF MOUNT DORA

# APPLICATION FOR SITE PLAN REVIEW

Office of Planning and Zoning
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 · Planning@mountdora.gov

## SECTION IV. ADJACENT PROPERTIES

| | Name of Business/Subdivision | Land Use Designation | Zoning Designation | Approved Use(s) |
|---|---|---|---|---|
| North | ALYSHA ENTERPRISES INC | COMMERICIAL | C-3: HWY COMMERICAL | HOTEL |
| South | SINGLE FAMILY RESIDENTIAL | MEDIUM DENSITY RESIDENTIAL | R-3: SF OR DUPLEX RESIDENTIAL | SINGLE FAMILY HOUSING |
| East | ALYSHA ENTERPRISES INC | COMMERICIAL | C-3: HWY COMMERICAL | HOTEL |
| West | GORGON MT DORA LLC AND BOWERY PROPCO LLC | COMMERICIAL | C-3: HWY COMMERICAL | MEDICAL TREATMENT RES (CURRENTLY NOT ACTIVE) |

## SECTION V. ADDITIONAL INFORMATION

Does the project propose to dedicate facilities to the public? ☐ YES ■ NO

Will the project be developed in multiple phases? ☐ YES (Include Phasing Schedule) ■ NO

Are vested rights being requested as part of this application? * ■ YES ☐ NO

* *If no, by signing this application you are waiving any future vested development rights on this property.*

## SECTION V. OWNER/APPLICANT ACKNOWLEDGEMENT AND CONSENT

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.

John Stover
Print Name

6-28-26
Date

Signature

Office of Planning and Zoning
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 • Planning@mountdora.gov

## PROCEDURES

1. **Application Submittal Due Date:** Completed application form with support documents must be submitted on or before the first Monday of any month. Application and supporting documents may be submitted electronically via USB device, Dropbox, or other online file-sharing service. Please contact the Planning Office for alternative methods.

**** 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. The DRC meeting is optional; please advise the Planning Staff if an in-person meeting to discuss comments is preferred.
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.

### LDC Chapter V - Site Plan Regulations

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

**5.2.2. Application procedure.**

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

10. Based upon the information provided by the applicant and the recommendations of the development review committee, the planning and zoning commission will approve, approve subject to stated conditions or deny the site plan.

11. Upon-site plan approval and issuance of a building permit, the development shall be built in accordance with the approved site plan and site plan regulations.

## SUBMITTAL CHECKLIST

1. ☐ **Application Fee:**

| | |
|---|---|
| • Site Plan Review | $2,500.00 |
| • Minor Site Plan Review | $1,500.00 |
| • Minor Deviations to Approved Plan | $100.00/sheet |

**Resubmittal Fee**: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within sixty (60) days from the development review committee verification correspondence 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. ☑ **Site Plan (Construction Plans)** signed and sealed required, drawn to an appropriate scale, on 24" x 36" sheets.
4. ☑ **Exterior Building Elevations** (all sides) including dimensions, height elevations, proposed exterior color scheme, etc. same paper size as site plan (for building changes, additions, etc.)
5. ☑ **Landscape Plans and Tree Removal Survey** signed and sealed by certified landscape architect.
6. ☑ **Drainage Calculations.**
7. ☑ **Traffic Analysis Reports** (signed and sealed), if required.
8. ☑ **Proof of Ownership.** Attach a current Property Appraiser's Record of the property legally described in this application.
9. ☑ **Owner/Agent Authorization** (if applicable). If applicant is other than the property owner, a letter signed by the owner must accompany this application.
10. ☑ **Property Record Cards** from the County Property Appraiser Office and proof of ownership (warranty deed or title certificate).
11. ☑ **Boundary Survey** signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale); legal description of the property.
12. ☑ **One reduced copy (11" x 17") paper size** of the site plan, landscape plan, lighting plan, exterior elevation sheets, colored renderings, and survey.

CITY OF MOUNT DORA

Office of Planning and Zoning
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 · Planning@mountdora.gov

## REQUIRED SUBMITTALS
## LDC Chapter V - Site Plan Regulations

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

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

☑ **1. General information:**

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

☑ **2. Buildings and structures:**

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

1. Exterior elevations with material designations.
2. Outline specifications of facade and roof treatments.
3. General exterior color description including signs.

☑ **3. Streets, sidewalks, driveways, parking areas and loading spaces:**

a. Engineered plans and specifications for streets, sidewalks and driveways.

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

☑ **4. Traffic impact analysis data:**

a. **Requirements:** The developer shall prepare, or have prepared, by a qualified traffic engineer, a traffic impact analysis, unless determined by the city that the proposed development will not have a traffic impact which justifies such an analysis.
b. **Data:** The analysis of traffic impacts will provide the following findings, and appropriate methodologies utilized in determining the findings:

1. Total projected average weekday trip ends for the site in question.
2. Design capacity of the accessed and impacted roads.
3. Average projected peak-hour (including time of day) trip projections for the site in question.
4. Analysis of projected on- and off-site traffic patterns, such as turning movements.
5. Projected percentage of truck traffic.
6. Recommended improvements made necessary by development.
7. Other related information as required by the city engineer.
8. Impact to existing levels of service on accessed and impacted roads.

c. The applicant shall be responsible for all costs associated with review of the traffic impact analysis by the city engineer.
d. All traffic impact analysis shall be conducted in conformance with the traffic impact study (TIS) guidelines dated March 2008 or most recent version.

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

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

n/a

Office of Planning and Zoning
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 · Planning@mountdora.gov

☑ **7. Soils:**

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

b. Soil analysis by a qualified soil engineer must be furnished upon request of the director of public services.

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

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

☑ **10. Proposed water and sewer facilities:**

a. **Water**: Size, material and location of water mains, plus valves and fire hydrants, fire flow calculations plus engineering plans and specifications within 300 feet of the site.

b. **Sanitary sewer system**: Size, material and location of lines plus engineering plans and specifications, with submittal of profile where required.

c. **Electric and gas.**

☑ **11. Solid waste**: Location(s) and access provisions for refuse service, including pad screening, fencing and landscaping.

☑ **12. Landscaping, arbor, recreation and open space:**

a. Landscaping plan, irrigation system plan and provision for maintenance, include size, type and location of all landscaping, screens, walls, fences, and buffers.

b. Application for arbor permit, if applicable.

c. Recreation and open space areas, if applicable.

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

1. Locations and sizes of driveways and median cuts within 300 feet of the site.
2. Sidewalks, streets, alleys and easements (note widths and type).
3. Drainage systems to include natural and structural (size and materials, invert elevation).
4. Size and location of nearest water mains, valves and fire hydrants.
5. Sanitary sewer systems (size, invert elevations, etc., to be included).
6. Gas, electrical and telephone lines, where available.
7. Tree survey indicating the location of all trees on-site which are a minimum of six inches in diameter measured approximately three feet above the ground designating the trees to be retained, removed, relocated or replaced. Smaller trees to be retained may also be shown by the applicant to assist the arbor inspector in determining

replacement requirements. Groups of trees in close proximity may be designated as "clumps" of trees with the estimated number and type of trees noted. Trees with a diameter of 24 inches and greater shall be identified by type, height, diameter and canopy spread. Trees to be removed, relocated or replaced must be named (common and botanical name) on the plan.

☐ 5.3.4. **Additional data.**

n/a existing commerical site.

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

2. A professionally conducted survey of native vegetative communities shall be required for all proposed development sites of 30 acres or more where native habitat exists on the site. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. Site surveys shall address the following:

   (1) The size and distribution of native habitat;
   (2) Wildlife and listed species populations within the proposed development site;
   (3) The feasibility and viability of on-site protection and management;
   (4) Whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor;
   (5) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

   The developer and the city shall use the information gathered from the survey to develop and implement a plan to protect state and federally listed endangered and threatened plant and animal species and species of special concern.

   Any development project of 30 or more acres shall be required to preserve native and upland habitat in accordance with the guidelines of the United States Fish and Wildlife Service and the Florida Freshwater Game and Fish Commission, as applicable.

3. The city recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the longleaf pine, sand hill. sand pine and xeric oak communities. A site assessment produced by an environmental professional verifying the existence or lack thereof of these natural communities shall be required for all sites over 30 acres in size. If portions of these communities (less than or equal to 50 percent) exist on potential development sites they shall be protected The development potential lost through this protection shall be allowed to be transferred to more appropriate areas of the site. If more than 50 percent of the site is encompassed by one of these communities. 50 percent of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.

   For sites greater than 100 acres which have more than 50 percent of the site containing sensitive upland habitats, at least 50 percent of the site must be maintained as open space and that portion must contain the sensitive habitat.

   As part of this assessment the developer shall identify any karst features located on the site. These shall include, but not be limited to sinkholes and limestone outcroppings. All development shall maintain a 50-foot buffer from these karst features.

Office of Planning and Zoning
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 · Planning@mountdora.gov

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

n/a

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

a. Escrow deposit:

1. Cashier check.

2. Certified check.

b. Others, as approved by the city council, which may include developer-lender city agreement for providing public improvement, assignment of interest-bearing certificate of deposit, irrevocable letters of credit or developer's agreement.

☐ **2. Title certificate.** A certificate of ownership signed by a licensed attorney-at-law or an abstract company shall be required when property is conveyed to the city, in a form approved by the city attorney, and showing:

n/a

a. Parties executing site plan are owners of the land embraced by the site.
b. All mortgages, liens or other encumbrances.
c. That all taxes and assessments are paid to date.
d. Description of site is correct.
e. No conflicting rights-of-way, easements, or site plans exist.

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

**Permits from all regulatory and applicable governmental agencies, including but not limited to the following:**

a. Department of Environmental Regulations
b. St. Johns River Water Management District
c. Army Corps of Engineers
d. Florida Department of Transportation

Office of Planning and Zoning
510 N. Baker Street, Mount Dora, Florida 32757
Phone: (352) 735-7112 · Planning@mountdora.gov

## LDC Section 6.15 Trail Design Guideline Requirements

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

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

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

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

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

Florida Building Material Association

June 24, 2026

To Whom It May Concern;

As agent for the Florida Building Material Alliance, and on behalf of the Board of Directors of the Florida Building Material Alliance, I submit this letter for your consideration.

The property in question at 1303 Limit Avenue, Mount Dora, FL 32757 is owned by the Florida Building Material Alliance.

Let this letter give John Stover, President of Waterman Early Learning Academy, Inc. authorization to act on behalf of Florida Building Material Alliance in submitting a Site Plan Application for installing a playground, all required fencing (playground and dumpster area), complete all landscaping required by the City of Mount Dora, as well as any additional requirements of the City of Mount Dora for the property located at 1303 Limit Avenue. The Conditional Use Permit (CUP) that was approved is for a daycare/private school. The playground and all required fencing will be installed under the Department of Children and Families licensing guidelines.

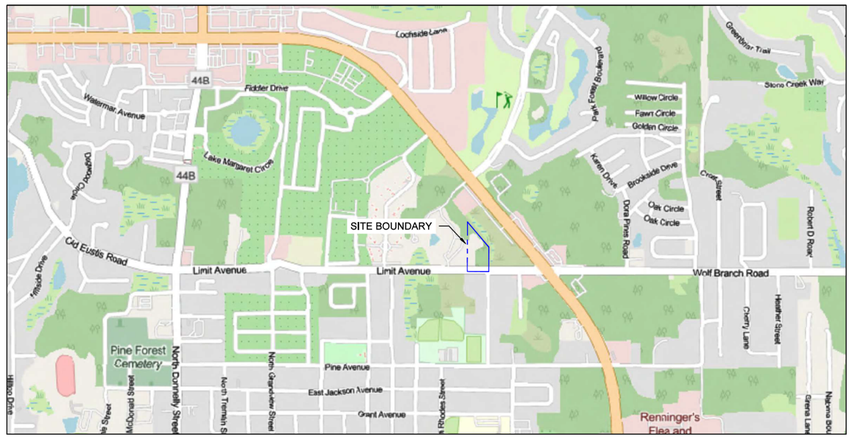
Regards,

Kristina K. Berano
Executive Director
Florida Building Material Alliance
kristina@fbma.org~352.383.0366

Notary Public State of Florida
Betsy Mae Wilson
My Commission HH 349979
Expires 3/18/2027

Betsy Mae Wilson
6/24/26
DL# B650511696090

# CONSTRUCTION SITE PLANS
## FOR
# WATERMAN EARLY LEARNING ACADEMY
## (ALTERNATE KEY: 3310306)




SOURCE: ESRI OPENSTREETMAP

VICINITY MAP
SCALE: 1" = 1000'
SEC 20 - TWP 19S - RNG 27E

## OWNER
FLORIDA BUILDING MATERIAL ALLIANCE, INC.

CONTACT PERSON:
KRISTINA K. BERANO, EXECUTIVE DIRECTOR
428 TEAGUE TRAIL, LADY LAKE, FL 32159
KRISTINA@FBMA.ORG
352.383.0366

## APPLICANT
WATERMAN EARLY LEARNING
ACADEMY/WATERMAN CHRISTIAN ACADEMY
1303 LIMIT AVENUE,
MOUNT DORA, FL 32757

CONTACT PERSONS:
JOHN STOVER
813.748.0190
JOHNMSTOVER@YAHOO.COM

BETSY MAE WILSON
352.516.1312
WATERMANLEARNINGACADEMY@GMAIL.COM

## CIVIL ENGINEER
CIVIL ENGINEERING SOLUTIONS, INC.
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352.742.5011 FAX: 352.742.5044
DAVID CLUTTS, P.E., PRESIDENT

## SURVEYOR
AMERICAN VETERN SURVEY COMPANY, INC.
1553 E. 9TH AVENUE, MOUNT DORA, FL 32757
PHONE: 407.656.4993
JOHN D. HOECHST

## LANDSCAPE ARCHITECT
L.R. HUFFSTETLER, INC.
36995 LAKE YALE DRIVE
GRAND ISLAND, FL 32735
352.516.5254
BOB HUFFSTETLER
LA 0000744

## LEGAL DESCRIPTION, PER OFFICIAL RECORD BOOK 1076, PAGE 916.

That part of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 19 South, Range 27 East, in Lake county, Florida, bounded and described as follows: From the southwest corner of the Southeast 1/4 of said Section 20, run thence North 89°54'00" East along the South line of the said Southeast 1/4 of said Section 20 a distance of 721,61 feet to the point of beginning of this description; from said point of beginning, run thence North 0°06'00" West 694,32 feet to a point on a line, said line being 300 feet Southwesterly of and parallel with the most Westerly right of way line of U.S. Highway No. 441, when measured at right angles thereto (as the same existed on June 24, 1987), thence South 40° 23' 00" East along said parallel line 463,99 feet, thence South 0°06'00" East 340.36 feet to a point on the aforesaid South line of the Southeast 1/4 of said Section 20, thence South 89° 54' 00" West along said south line of the Southeast 1/4 a distance of 300. 00 feet to the point of beginning.

## REQUIRED PERMITS BY JURISDICTION:

1. SITE PLAN AND CONSTRUCTION PERMITS: CITY OF MOUNT DORA

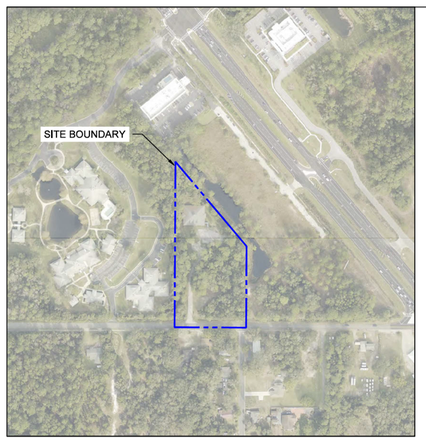
## BUILDING & STRUCTURES NOTE:

THERE ARE NO PROPOSED BUILDINGS OR BUILDING EXPANSIONS INCLUDED IN THIS PROJECT.

## CIVIL ENGINEER'S TABLE OF SHEETS

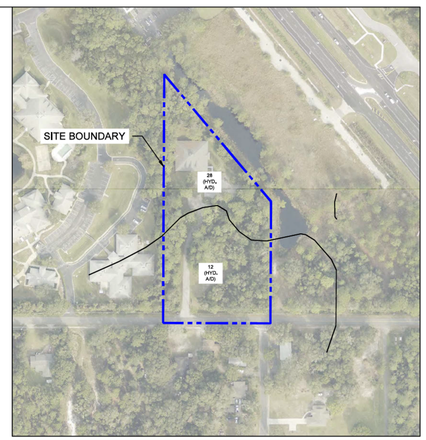

C0.00 - COVER SHEET
C1.00 - EXISTING CONDITIONS
C2.00 - STORMWATER POLLUTION PREVENTION PLAN
C3.00 - DEMOLITION + TREE REMOVAL PLAN
C4.00 - SITE PLAN
C4.10 - REFUSE TRUCK PATH
C5.00 - PAVING, GRADING, AND DRAINAGE PLAN
C6.00 - UTILITY PLAN
C7.00 - FIRE DEPARTMENT ACCESS INFORMATION PLAN
C8.00 - GENERAL NOTES & DETAILS
C8.10 - UTILITY DETAILS


| SITE DATA TABLE | |
|---|---|
| PROJECT DESCRIPTION | THIS PROJECT PROPOSES TO CONVERT AN EXISTING 5884-SF OFFICE BUILDING INTO A CHILD CARE FACILITY WITH A MAXIMUM CAPACITY OF 60 STUDENTS. |
| ALT KEY | 3310306 |
| PARCEL ID (S) | 20-19-27-0004-000-02200 |
| ACREAGE | SITE AREA: 3.56-AC (155,202-SF)<br>PROJECT AREA: 0.48-AC (21,098-SF) |
| ZONING | [OP] - PROFESSIONAL OFFICE W/ CUP 25-01 |
| FUTURE LAND USE | OFFICE |
| LAND USE | EXISTING: OFFICE<br>PROPOSED: CHILD CARE CENTER |
| STUDENTS ENROLLED (MAX) | 60 STUDENTS PER CUP 25-01 |
| STAFF & FACULTY (MAX) | 11 EMPLOYEES (ALL SHIFTS COMBINED) |
| PARKING | **EXISTING PARKING**:<br>23 TOTAL SPACES<br>21 STANDARD SPACES<br>2 ACCESSIBLE SPACES<br>**REQUIRED PARKING**:<br>17 TOTAL SPACES<br>CALCULATION:<br>(60 CHILDREN / 10) + 11 EMPLOYEES = 17 SPACES<br>**PROPOSED PARKING**:<br>18 TOTAL SPACES<br>16 STANDARD SPACES<br>2 ACCESSIBLE SPACES<br>**ACCESSIBLE PARKING**:<br>EXISTING ACCESSIBLE SPACES: 2 SPACES<br>REQUIRED ACCESSIBLE SPACES: 1 SPACE<br>PROPOSED ACCESSIBLE SPACES: 2 SPACES |
| IMPERVIOUS SURFACE RATIO (I.S.R) | MAX ALLOWED I.S.R.: 65% (100,881-SF/155,202-SF)<br>EXISTING I.S.R. - 18.0% (28,006-SF/155,202-SF)*<br>SHOWN I.S.R.: 18.1% (28,121-SF/155,202-SF)*<br>*INCLUDES IMPERVIOUSNESS FROM LIMIT AVENUE |
| FLOOR AREA RATIO (F.A.R) | MAX ALLOWED F.A.R.: 1.00 (146,290-SF/146,290-SF)<br>EXISTING F.A.R. - 0.04 (5884-SF/146,290-SF)<br>SHOWN F.A.R.: 0.04 (5884-SF/146,290-SF)*<br>*THERE ARE NO PROPOSED BUILDING OR BUILDING EXPANSION IN THIS PROJECT |
| SETBACK | STREET: 25' (ADJ TO RESIDENTIAL)<br>SIDE: 10' (STANDARD)<br>REAR: 25' (ADJ TO RESIDENTIAL) |
| LANDSCAPING BUFFER | NORTHERN: TYPE "A"<br>EASTERN: TYPE "A"<br>SOUTHERN: TYPE "B"<br>WESTERN: TYPE "A" |
| SITE SOILS | 28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD. GROUP A/D)<br>12 - CASSIA SAND (HYD. GROUP A/D) |
| FLOOD ZONE INFORMATION | THE PARCEL LAYS PARTIALLY IN THE 100-YR FLOODPLAIN BUT THIS PROJECT IS NOT PROPOSING ANY WORK IN THE FLOODPLAIN.<br>#12069C0359E<br>MAP DATE: 2012 |
| SURVEYOR | PROVIDED BY: AMERICAN VETERAN SURVEY COMPANY, INC.<br>FIELD DATE: 02/25/26<br>VERTICAL DATUM: NAVD 88<br>HORIZONTAL DATUM: NAD 83 |



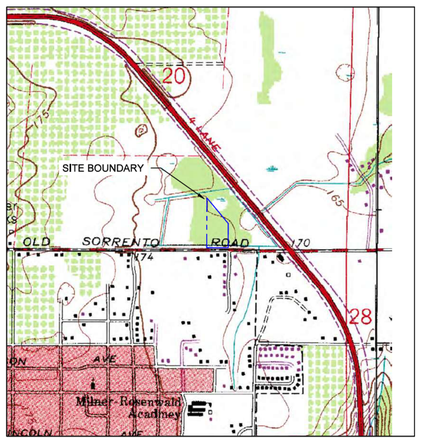

AERIAL IMAGE SOURCE: FDOT
AERIAL IMAGE DATE: 2023

AERIAL MAP
SEC 20 - TWP 19S - RNG 27E
SCALE: 1" = 300'



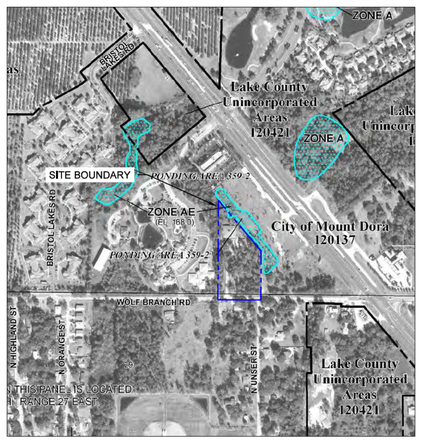

SOILS LEGEND:
28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD. A/D)
12 - CASSIA SAND (HYD. A/D)

NRCS SOILS MAP
SEC 20 - TWP 19S - RNG 27E
SCALE: 1" = 200'



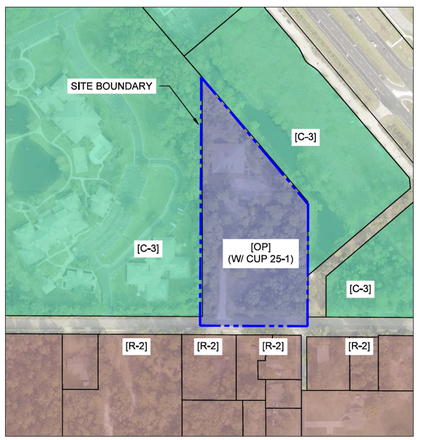

QUAD MAP: MRG 3914

USGS QUAD MAP
SEC 20 - TWP 19S - RNG 27E
SCALE: 1" = 1000'




MAP #12069C0359E
MAP DATE: 2012

FEMA FLOOD MAP
SEC 20 - TWP 19S - RNG 27E
SCALE: 1" = 500'




ZONING & FUTURE LAND USE MAP
SCALE: 1" = 200'

CITY OF MOUNT DORA ZONING LEGEND:

[OP] - OFFICE PROFESSIONAL
[C-3] - HIGHWAY COMMERCIAL
[R-2] - SINGLE-FAMILY OR DUPLEX RESIDENTIAL

CITY OF MOUNT DORA FUTURE LAND USE LEGEND:

OFF - OFFICE
COMM - COMMERCIAL
MD - MEDIUM DENSITY RESIDENTIAL

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: 352.742.5011 Fax: 352.742.5044
admin@civilengsolutions.com
David Clutts, P.E. - FL Lic. # 47684
Date:


WATERMAN EARLY LEARNING ACADEMY
CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

2026.07.02
David Clutts 08:19:30
-04'00'

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.


CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011


DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25129
ISSUE DATE: 06/29/2026
SHEET SIZE 24 X 36

COVER SHEET

SHEET NUMBER
C0.00

P:\25000 Projects\25129 - Watermanurbagr042522-maps.dwg, AutoCAD PDF (Smallest File).pc3

## SURVEYOR'S TOPOGRAPHIC SURVEY NOTES

1. THE SURVEY SHOWN HEREON REPRESENTS A TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST ¼, OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA. SAID SOUTH LINE HAVING A BEARING OF S89°43'35"E. DATUM IS ASSUMED.

3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

4. PROJECT ELEVATIONS AS SHOWN HEREON ARE BASED ON A CLOSED LEVEL LOOP USING THE FOLLOWING FLORIDA DEPARTMENT OF TRANSPORTATION, (DISTRICT-5) PUBLISHED BENCHMARKS. SAID BENCHMARKS WERE TURNED THROUGH AND THEIR PUBLISHED ELEVATIONS WERE HELD: VERTICAL ACCURACY FOR THE BENCH RUN OF THIS SURVEY IS WITHIN THE ACCEPTABLE LIMITS OF PLUS OR MINUS 0.05' TIMES THE SQUARE ROOT OF THE LENGTH OF THE BENCH RUN IN MILES.

BENCHMARK "FDOT D5 PID# 11402003":
STAMPED; D5PNC 11401 003
ELEVATION HELD = 167.435 FEET.
DATUM: NAVD 88
3.5" BRASS DISK SET IN SIDEWALK AT WEST SIDE OF RACETRACK GAS STATION AT SOUTHWEST CORNER OF US 441 & WOLF BRANCH ROAD, MOUNT DORA, FLORIDA.

BENCHMARK "FDOT D5 PID# 11401002":
STAMPED; D5PNC 11401 002
ELEVATION HELD = 162.287 FEET.
DATUM: NAVD 88
3.5" BRASS DISK SET IN CONCRETE SPILLWAY IN CENTERLINE MEDIAN OF US441, JUST SOUTH OF PINE STREET, MOUNT DORA, FLORIDA.

5. CONTOURS AS SHOWN HEREON ARE INTERPOLATED FROM ELEVATIONS DETERMINED AT SPECIFIC LOCATIONS HEREBY REFERRED TO AS "SPOT SHOTS". SPOT SHOTS AS SHOWN HEREBY, REPRESENT ONLY A PORTION OF THE FIELD OBSERVATIONS USED TO INTERPOLATE CONTOURS. FOR THE PURPOSE OF CLARITY, NOT ALL SPOT SHOTS ARE SHOWN.

6. THE UNDERGROUND (SUB-SURFACE) UTILITIES SHOWN IN THIS SURVEY BY GRAPHIC LINE DEPICTION, REPRESENT THE SURVEYED POSITION OF THE FLAGGED OR PAINTED MARKINGS ON THE SURFACE OF THE GROUND. SAID MARKINGS WERE PLACED TO REPRESENT THE EXISTING UTILITIES AS THEY WERE DESIGNATED BY THE CLIENT'S REPRESENTATIVE. NO ATTEMPT TO PHYSICALLY EXPOSE OR VERIFY THE SAID UTILITY TO OBTAIN THEIR TRUE HORIZONTAL AND VERTICAL POSITIONS, HAS BEEN MADE BY THIS SURVEYOR. THEREFORE, THE CLIENT AND THEIR AGENTS ARE FURTHER ADVISED THAT THE SUB-SURFACE UTILITY LOCATIONS DEPICTED BY GRAPHIC LINES ALONE, SHOULD ONLY BE RELIED UPON AS APPROXIMATE AND THEREFORE USED AT THEIR DISCRETION.
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM THE CURRENT INFORMATION THAT WAS MADE AVAILABLE.

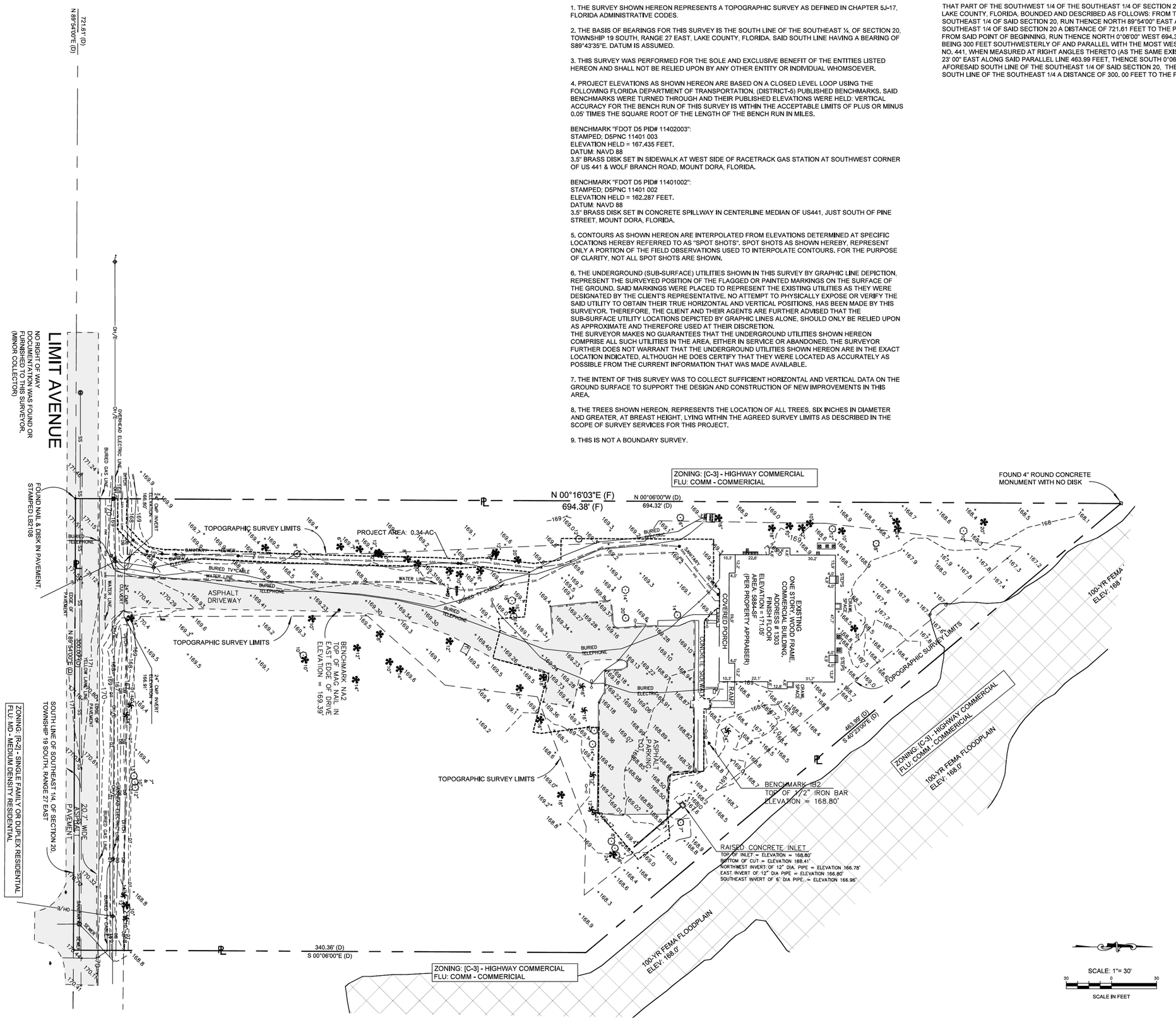
7. THE INTENT OF THIS SURVEY WAS TO COLLECT SUFFICIENT HORIZONTAL AND VERTICAL DATA ON THE GROUND SURFACE TO SUPPORT THE DESIGN AND CONSTRUCTION OF NEW IMPROVEMENTS IN THIS AREA.

8. THE TREES SHOWN HEREON, REPRESENTS THE LOCATION OF ALL TREES, SIX INCHES IN DIAMETER AND GREATER, AT BREAST HEIGHT, LYING WITHIN THE AGREED SURVEY LIMITS AS DESCRIBED IN THE SCOPE OF SURVEY SERVICES FOR THIS PROJECT.

9. THIS IS NOT A BOUNDARY SURVEY.

## LEGAL DESCRIPTION, PER OFFICIAL RECORD BOOK 1076, PAGE 916.

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, RUN THENCE NORTH 89°54'00" EAST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 721.61 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 0°06'00" WEST 694.32 FEET TO A POINT ON A LINE, SAID LINE BEING 300 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE MOST WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, WHEN MEASURED AT RIGHT ANGLES THERETO (AS THE SAME EXISTED ON JUNE 24, 1987), THENCE SOUTH 40° 23' 00" EAST ALONG SAID PARALLEL LINE 463.99 FEET, THENCE SOUTH 0°06'00" EAST 340.36 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, THENCE SOUTH 89° 54' 00" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 300. 00 FEET TO THE POINT OF BEGINNING.




### SYMBOLS LEGEND

- = CONCRETE MONUMENT
- = IRON BAR
- = IRON PIPE
- = NAIL & DISK
- = NAIL
- = PROPERTY LINE
- = CENTER LINE
- = AIR CONDITIONER
- = TELEPHONE JUNCTION BOX
- = CABLE TV BOX
- = WATER VALVE
- = WATER METER
- = ELECTRIC METER
- = MAILBOX
- = SIGN
- = BURIED GAS MARKER
- = POWER POLE
- = ELECTRIC BOX
- = GUY ANCHOR
- = LIGHT POLE
- = SANITARY MANHOLE
- = FIRE HYDRANT
- = OAK TREE
- = PALM TREE
- = CYPRESS TREE
- = MAGNOLIA TREE
- = CAMPHOR TREE
- = PINE TREE
- = SPOT ELEVATION
- = RIGHT OF WAY
- = FLAG POLE

SCALE: 1"= 30'
SCALE IN FEET

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

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 742-6011 Fax: (352) 742-6451
admin@civilengsolutions.com
David Cluts, P.E. - FL Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

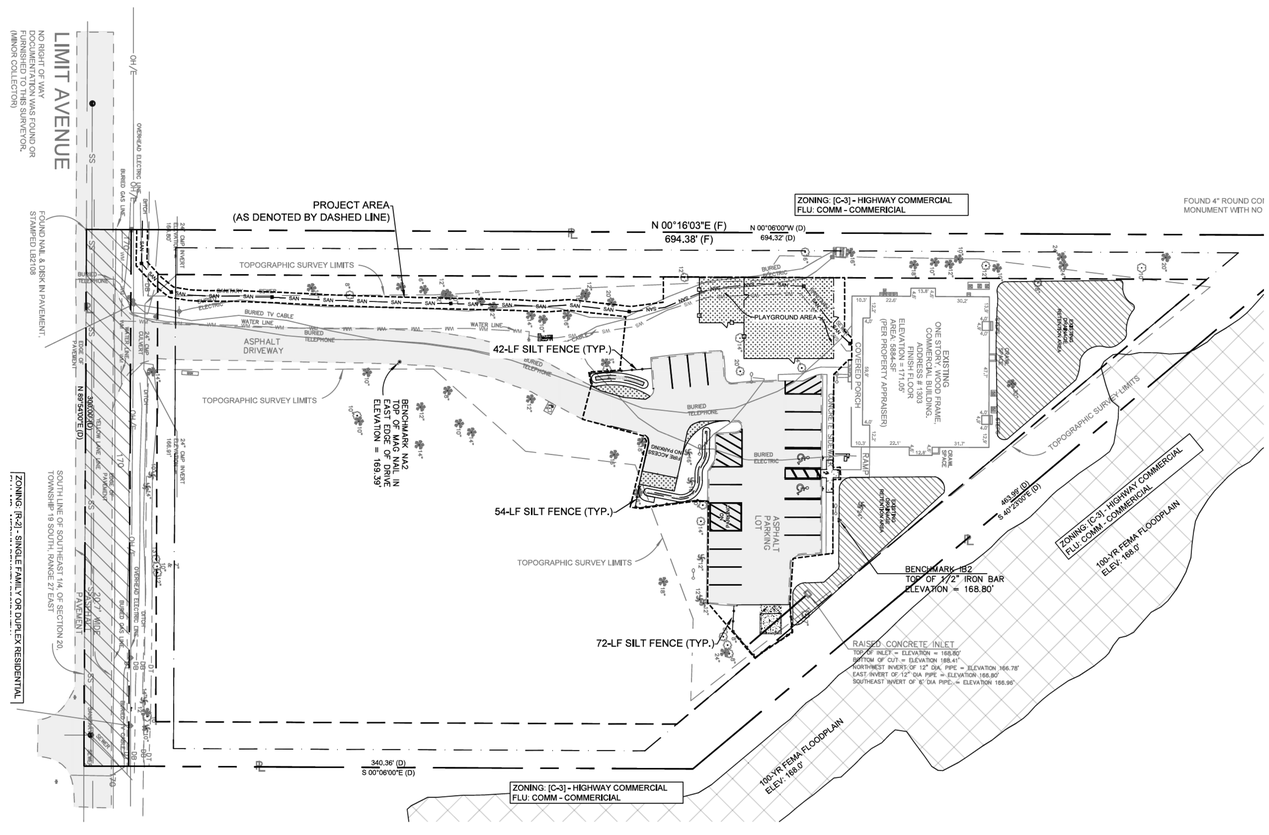
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL: (352) 742-6011

| |
|---|
| DRAWN BY: WG |
| CHECKED BY: DC |
| FILE NUMBER: 25129 |
| ISSUE DATE: 06/29/2026 |
| SHEET SIZE 24 X 36 |
| EXISTING CONDITIONS |
| SHEET NUMBER C1.00 |

P:\25000 Projects\25129 - Waterman\Stage#2\C1 as conditions.dwg, AutoCAD PDF (Smallest File).pc3




## GENERAL NOTES:

(AN FDEP, NPDES, GENERAL PERMIT IS REQUIRED FOR SMALL ACTIVITIES - GREATER THAN 1 ACRE AND LESS THAN 5 ACRES, AND FOR LARGE ACTIVITIES - GREATER THAN 5 ACRES.)

1. A COPY OF THE NOTICE OF INTENT (NOI) OR LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CONFIRMING COVERAGE UNDER THIS GENERIC PERMIT SHALL BE POSTED AT THE CONSTRUCTION SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING (SUCH AS ALONGSIDE A BUILDING PERMIT).
2. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORMWATER DISCHARGE(S) FROM A FACILITY OR ACTIVITY SHALL BE PREVENTED OR MINIMIZED IN ACCORDANCE WITH THE APPLICABLE STORMWATER POLLUTION PREVENTION PLAN FOR THE FACILITY OR ACTIVITY.
3. THE PERMITTEE SHALL PROVIDE FOR COMPLIANCE WITH THE TERMS AND SCHEDULE OF THIS PLAN BEGINNING WITH THE INITIATION OF CONSTRUCTION ACTIVITIES.
4. PERMITTEE SHALL ADHERE TO THE STATE OF FLORIDA DEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
5. PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND STABILIZE DISTURBED PORTIONS OF THE SITE TO PREVENT EROSION. STABILIZATION MEASURES INCLUDE PERMANENT SEEDING, SOD, PRESERVATION OF EXISTING MATURE VEGETATION AND PROTECTION OF EXISTING TREES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
6. EACH PLAN SHALL INCLUDE A DESCRIPTION OF STRUCTURAL PRACTICES, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, RETAIN SEDIMENT ON-SITE, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. SUCH PRACTICES MAY INCLUDE SILT FENCES, SWALES, CHECK DAMS, STORM DRAIN INLET PROTECTION, PERMANENT SEDIMENT BASINS OR DRAINAGE RETENTION AREAS (D,R,A,'S).
7. CONSTRUCT TEMPORARY SEDIMENT CONTROL BASINS AT EACH POINT OF DISCHARGE INTO D,R,A,'S.
8. CONTROLS FOR OTHER POLLUTANTS.
   (1) WASTE DISPOSAL. THE PLAN SHALL ASSURE THAT WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE ARE PROPERLY CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO SURFACE WATERS OF THE STATE OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4).
   (2) THE PLAN SHALL ASSURE THAT OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST IS MINIMIZED.
   (3) THE PLAN SHALL BE CONSISTENT WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
   (4) THE PLAN SHALL ADDRESS THE PROPER APPLICATION RATES AND METHODS FOR THE USE OF FERTILIZERS, HERBICIDES AND PESTICIDES AT THE CONSTRUCTION SITE AND SET FORTH HOW THESE PROCEDURES WILL BE IMPLEMENTED AND ENFORCED. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.
   (5) THE PLAN SHALL ENSURE THAT THE APPLICATION, GENERATION, AND MIGRATION OF TOXIC SUBSTANCES IS LIMITED AND THAT TOXIC MATERIALS ARE PROPERLY STORED AND DISPOSED.
9. A QUALIFIED INSPECTOR, PROVIDED BY THE OPERATOR) SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROLS; AND, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER IN ACCORDANCE WITH THE GENERIC PERMIT.
10. THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE N.O.I. TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.
11. THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOI, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
12. THE PERMITTEE SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION (N.O.T.) (DEP FORM 62-621.3008), SIGNED IN ACCORDANCE WITH PART VII.C. OF THIS PERMIT, WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.
13. A PERMITTEE SHALL SUBMIT A N.O.T. TO THE FOLLOWING ADDRESS:

    NPDES STORMWATER NOTICES CENTER, MS #2510
    FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
    2600 BLAIR STONE ROAD
    TALLAHASSEE, FLORIDA 32399-2400
14. PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE NOT TO THE OPERATOR OF THE MS4.
15. REFER TO THE SITE PLANS FOR ADDITIONAL EROSION CONTROL MEASURES AND ADDITIONAL INFORMATION.

## NOTES:

1. SILT FENCE LOCATION SHOWN FOR CLARITY ONLY, ACTUAL FENCE TO BE AS NEAR THE PROPERTY LINE AS PRACTICAL.
2. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. RECOMMENDED EROSION CONTROL SHALL CONSIST OF SILT FENCE, OR OTHER EROSION CONTROL METHODS AS SHOWN OR APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
4. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2 : 1 (HORIZONTAL TO VERTICAL) OR STEEPER.
5. SWALES AND DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SOON AS PRACTICAL.
6. SEE THIS PLAN FOR ACTUAL LOCATION OF SILT FENCE.
7. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN WETLANDS OR OFF-SITE; ADVERSE IMPACTS TO WETLANDS, OFF-SITE FLOODING OR VIOLATION OF WATER QUALITY STANDARDS.

## SITE DESCRIPTION:

KEY SITE DATA IS LISTED BELOW.
1. THE SITE AREA IS APPROXIMATELY 3.56 ACRES AND THE PROJECT AREA IS 0.48 ACRES.
2. EXISTING GROUND COVER CONSISTS OF HARDWOOD. EXISTING OFFICE BUILDING, AND ITS ASSOCIATED PARKING AND DRIVE.
3. GROUND SURFACE ELEVATIONS RANGE FROM 167 TO 171 FT NAVD.

## PROJECT INFORMATION:

1. THIS PLAN IS INTENDED FOR USE IN CONJUNCTION WITH THE DRAINAGE PLANS FOR THIS PROJECT. FUTURE DEVELOPMENT WILL REQUIRE A SEPARATE SWPPP AND NOI.
2. THE CONSTRUCTION ACTIVITIES ON THIS SITE CONSIST OF AND WILL BE PERFORMED IN THE FOLLOWING ORDER: CLEARING AND GRUBBING, EXCAVATION OF THE SWALES AND CONSTRUCTION OF PAVEMENT AND DUMPSTER ENCLOSURE.
3. THE TOPOGRAPHY OF THE AREA IS GENTLY SLOPING.
4. A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; STRUCTURAL CONTROLS; AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER IN ACCORDANCE WITH THE GENERIC PERMIT.

## INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND EROSION CONTROL IMPLEMENTATION:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES AND/OR CLEARING AND GRUBBING THE PERIMETER SILT FENCE MUST BE IN PLACE AS SHOWN ON THIS PLAN.
2. MEET ON SITE WITH CONTRACTOR TO DISCUSS IMPLEMENTATION OF PERIMETER CONTROLS, BASINS AND DIVERSIONS.
3. CONSTRUCT RETENTION BASIN TO WITHIN ONE FOOT OF FINISHED GRADE IN CONJUNCTION WITH ROUGH GRADING. RETENTION BASIN MUST BE PROPERLY STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TO THE BASIN. THIS CAN BE ACCOMPLISHED BY TEMPORARY SEED AND MULCHING OR BY PERMANENT SODDING OF SIDESLOPES. ALL DISTURBED AREAS MUST BE STABILIZED IMMEDIATELY IF THEY ARE TO BE EXPOSED MORE THAN 7 DAYS RATHER THAN WAITING UNTIL THE PROJECT IS COMPLETE. STORMDRAIN PROTECTION MUST BE IMPLEMENTED IMMEDIATELY FOLLOWING INLET INSTALLATION TO PREVENT SEDIMENT BUILDING IN THE RETENTION BASIN AND STORMWATER PIPE SYSTEM.
4. FINAL GRADING AND PERMANENT STABILIZATION TO BE IN PLACE AT THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE ENTIRE STORMWATER MUST BE BUILT PER THE APPROVED STORMWATER PLANS AND PERFORM AS DESIGNED. SUBSTANTIAL DEVIATIONS FROM THE APPROVED STORMWATER PLANS MAY REQUIRE REAPPROVAL OF THE DESIGN PROFESSIONAL, APPLICABLE GOVERNMENTAL AGENCIES, AND/OR RECONSTRUCTION BY THE CONTRACTOR.

## CONTRACTOR'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."

SIGNATURE _____ DATE _____

PRINT NAME _____

ADDRESS _____

PHONE NUMBER _____

## PERMITTEE'S CERTIFICATION:

THE UNDERSIGNED ENSURES THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN WILL BE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.

NAME:

COMPANY:

SIGNATURE _____

DATE _____

## STABILIZATION SCHEDULE:

(REQUIRED TO BE COMPLETED BY CONTRACTOR)

MAJOR CONSTRUCTION ACTIVITIES:
START DATE _____,
END DATE _____,

CEASE CONSTRUCTION ACTIVITIES:
TEMPORARY DATES _____,
_____,

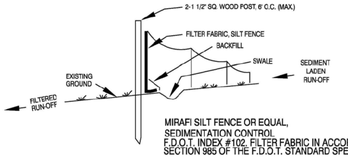
PERMANENT DATE _____,

DATE THAT STABILIZATION MEASURES WERE INITIATED _____,

NOTE: ENSURE EROSION CONTROL FEATURES PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE.

## NON-STORMWATER DISCHARGES:

THE SITE MAY GENERATE NON-STORMWATER DISCHARGE INTO THE ON-SITE DRAINAGE SYSTEM (SUCH AS: WATER MAIN FLUSHING).




MIRAFI SILT FENCE OR EQUAL,
SEDIMENTATION CONTROL
F.D.O.T. INDEX #102. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

NOTES:
1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

## EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTRCL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

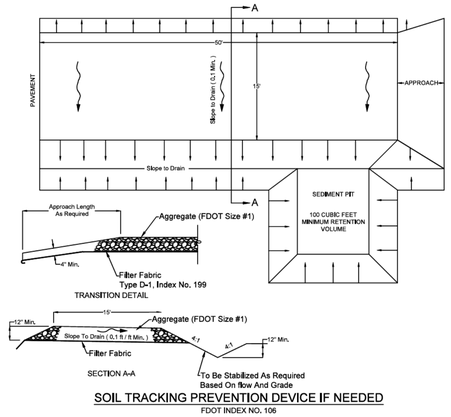
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.




## SOIL TRACKING PREVENTION DEVICE IF NEEDED

FDOT INDEX NO. 106

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 HIGHER

PROJECT NAME: _____, FDEP NPDES STORMWATER IDENTIFICATION NUMBER: FLR10_____.

| LOCATION | RAIN DATA | TYPE OF CONTROL (SEE BELOW) | DATE INSTALLED/ MODIFIED | CURRENT CONDITION (SEE BELOW) | CORRECTIVE ACTION/OTHER REMARKS |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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
2. EARTH DIKES
3. STRUCTURAL DIVERSION
4. SWALE
5. SEDIMENT TRAP
6. CHECK DAM
7. SUBSURFACE DRAIN
8. PIPE SLOPE DRAIN
9. LEVEL SPREADERS
10. STORM DRAIN INLET PROTECTION
11. VEGETATIVE BUFFER STRIP
12. VEGETATIVE PRESERVATION AREA
13. RETENTION POND
14. CONST. ENTRANCE STABILIZATION
15. PERIMETER DITCH
16. CURB AND GUTTER
17. PAVED ROAD SURFACE
18. ROCK OUTLET PROTECTION
19. REINFORCED SOIL RETAINING SYS.
20. GABION
21. SEDIMENT BASIN
22. TEMPORARY SEED / SOD
23. PERMANENT SEED / SOD
24. MULCH
25. HAY BALES
26. GEOTEXTILE
27. RIP-RAP
28. TREE PROTECTION
29. DETENTION POND
30. RETENTION POND
31. WASTE DISPOSAL/HOUSEKEEPING
32. DAM
33. SAND BAG
34. OTHER

INSPECTOR INFORMATION:

NAME _____ QUALIFICATION _____ DATE _____

THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON-COMPLIANCE IDENTIFIED ABOVE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILTY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (RESPONSIBLE AUTHORITY) _____ DATE _____

NOTE:
CONTRACTOR COPY ONTO 8-1/2" x 11" TO CREATE REPORT FORMS

| | |
|---|---|
| MOUNT DORA, FLORIDA | EROSION CONTROL DETAIL |
| | GU0020-1 |
| | ISSUED: 2017 |
| | REVISED: -- |

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 742-5011 Fax: (352) 742-5451
admin@civilengsolutions.com


David Clutts, P.E. - FL. Lic. # 47684
Date:

# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25129
ISSUE DATE: 06/29/2026
SHEET SIZE 24 X 36

STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER
C2.00

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

P:\25000 Projects\25129 - Watermanchurch\GU\C2 spppp.dwg, ArchCAD-TOT (SmallBed FillLgs3)

LIMIT AVENUE

NO RIGHT OF WAY DOCUMENTATION WAS FOUND OR FURNISHED TO THIS SURVEYOR. (MINOR COLLECTOR)

FOUND NAIL & DISK IN PAVEMENT, STAMPED LB2108

ZONING: [R-2] - SINGLE FAMILY OR DUPLEX RESIDENTIAL
FLU: MD - MEDIUM DENSITY RESIDENTIAL

SOUTH LINE OF SOUTHEAST 1/4, OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST

N 89°54'02"E (D)
300.00' (D)

EX. 4" SAN SEWER TO BE REMOVED AND REPLACED WITH 6" SAN SEWER. SEE UTILITY PLAN FOR MORE INFORMATION (SHEET C6.00)

ZONING: [C-3] - HIGHWAY COMMERCIAL
FLU: COMM - COMMERICIAL

N 00°16'03"E (F)
694.38' (F)

N 00°06'00"W (D)
694.32' (D)

FOUND 4" ROUND CONCRETE MONUMENT WITH NO DISK

TOPOGRAPHIC SURVEY LIMITS

BENCHMARK NA2
TOP OF MAG NAIL IN EAST EDGE OF DRIVE
ELEVATION = 169.39'

EXISTING ONE STORY WOOD FRAME, COMMERCIAL BUILDING. ADDRESS # 1303
FINISH FLOOR ELEVATION = 171.05'
AREA: 5884-SF+/-
(PER PROPERTY APPRAISER)

COVERED PORCH

CONCRETE SIDEWALK

RAMP

REMOVE SIDEWALK. CUT AT JOINTS. SIDEWALK TO BE RECONSTRUCTED TO MEET ADA STANDARDS

453.99' (D)
S 40°23'06"E (D)

STRIPES TO BE PAINTED OVER OR REMOVED

ASPHALT PARKING LOT

BENCHMARK 1B2
TOP OF 1/2" IRON BAR
ELEVATION = 168.80'

SAWCUT AND REMOVE ASPHALT AND CURBING. APPROXIMATE STORMWATER PIPE LOCATION SHOWN; CONTRACTOR SHALL LOCATE PIPE PRIOR TO CONSTRUCTION AND PROCEED WITH CAUTION.

RAISED CONCRETE INLET
TOP OF INLET = ELEVATION = 168.80'
BOTTOM OF CUT = ELEVATION 168.41'
NORTHWEST INVERT OF 12" DIA. PIPE = ELEVATION 166.78'
EAST INVERT OF 12" DIA PIPE = ELEVATION 166.80'
SOUTHEAST INVERT OF 6" DIA PIPE = ELEVATION 166.96'

100-YR FEMA FLOODPLAIN
ELEV: 168.0'

ZONING: [C-3] - HIGHWAY COMMERCIAL
FLU: COMM - COMMERCIAL

340.36' (D)
S 00°06'00"E (D)

ZONING: [C-3] - HIGHWAY COMMERCIAL
FLU: COMM - COMMERCIAL

100-YR FEMA FLOODPLAIN
ELEV: 168.0'

TREE CHART (WITHIN PROJECT AREA):

1. TOTAL EXISTING NUMBER OF TREES SIZED 6"–23.99": 9 TREES
2. TOTAL EXISTING NUMBER OF TREES SIZED 6"–23.99" REMOVED: 0 TREES
3. TOTAL EXISTING NUMBER OF TREES SIZED 24" OR GREATER: 0 TREES
4. TOTAL EXISTING NUMBER OF TREE SIZED 24" OR GREATER REMOVED: 0 TREES
5. TOTAL NUMBER OF TREES REPLACED AT RATIO 1:1 FOR TREES REMOVED 6"–23.99": 0"
6. TOTAL NUMBER OF TREES PLACED AT RATIO 1:6 (FOR TREES REMOVED 24" OR GREATER): 0"
7. TOTAL NUMBER OF TREES REPLACED: 0 TREES

NOTE TO CONTRACTOR:

1. THERE ARE NO TREE PROPOSED TO BE REMOVED ON-SITE. IN AN EVENT THAT A TREE MUST BE REMOVED TO COMPLETE CONSTRUCTION, A TREE REMOVAL PERMIT MUST BE OBTAIN PRIOR TO THE REMOVAL OF TREE(S).
2. ALL DISTURBED AREA IN R.O.W. SHALL BE RESODDED.
3. ALL DAMAGED CURBING, SIDEWALK, AND PAVEMENT SHALL BE RECONSTRUCTED TO CITY OF MOUNT DORA SPECIFICATIONS.

LEGEND

- BOUNDARY LINE
- SILT FENCE
- / TBR — TREE TO BE REMOVED
- APPLY TREE PROTECTION MEASURES
- AREA TO BE SELECTIVELY CLEARED & GRUBBED TO PRESERVE TREES
- PAVEMENT / CURBING AREA TO BE REMOVED

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

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 742-5011 Fax: (352) 742-5041
admin@civilengsolutions.com
David Clutts, P.E. - FL. Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS
LICENSE
No. 47684
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

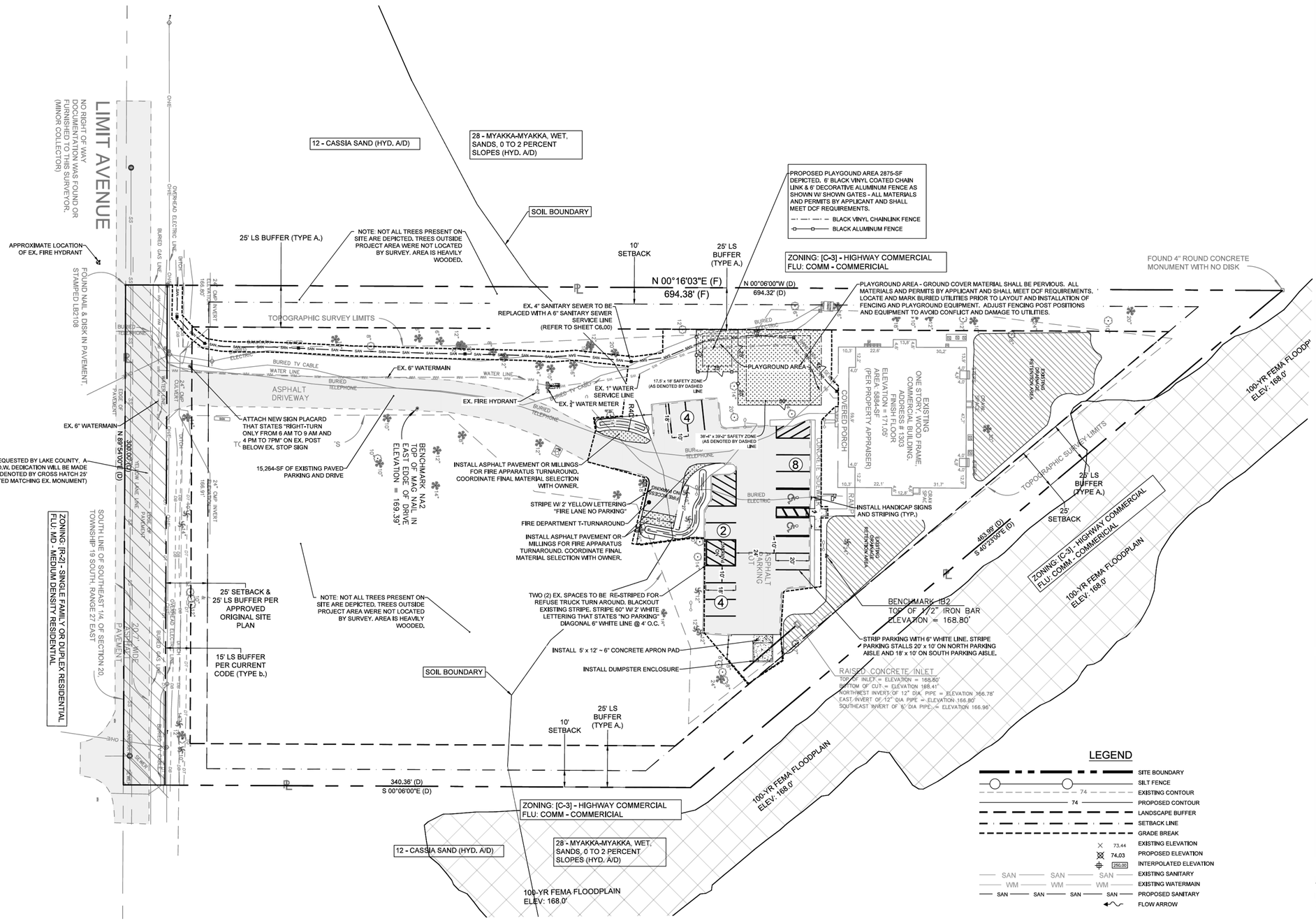
CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25129
ISSUE DATE: 06/29/2026
SHEET SIZE 24 X 36

DEMOLITION + TREE REMOVAL PLAN

SHEET NUMBER
C3.00

P:\25000 Projects\25129 - Waterman\sheet\C3.5 demo.dwg, AutoCAD PDF (Smallest File).pc3




SOILS LEGEND:

28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD, A/D)
12 - CASSIA SAND (HYD, A/D)

NOTE:
1. ALL DISTURBED AREA SHALL BE RESODDED
2. SIDEWALK SHALL MEET ADA STANDARDS FOR ACCESSIBLE DESIGN

| SITE DATA TABLE | |
|---|---|
| PROJECT DESCRIPTION | THIS PROJECT PROPOSES TO CONVERT AN EXISTING 5884-SF OFFICE BUILDING INTO A CHILD CARE FACILITY WITH A MAXIMUM CAPACITY OF 60 STUDENTS. |
| ALT KEY | 3310306 |
| PARCEL ID (S) | 20-19-27-0004-000-02200 |
| ACREAGE | SITE AREA: 3.56-AC (155,202-SF)<br>PROJECT AREA: 0.48-AC (21,098-SF) |
| ZONING | [OP] - PROFESSIONAL OFFICE W/ CUP 25-01 |
| FUTURE LAND USE | OFFICE |
| LAND USE | EXISTING: OFFICE<br>PROPOSED: CHILD CARE CENTER |
| STUDENTS ENROLLED (MAX) | 60 STUDENTS PER CUP 25-01 |
| STAFF & FACULTY (MAX) | 11 EMPLOYEES (ALL SHIFTS COMBINED) |
| PARKING | EXISTING PARKING:<br>23 TOTAL SPACES<br>21 STANDARD SPACES<br>2 ACCESSIBLE SPACES<br>REQUIRED PARKING:<br>17 TOTAL SPACES<br>CALCULATION:<br>(60 CHILDREN / 10) + 11 EMPLOYEES = 17 SPACES<br>PROPOSED PARKING:<br>18 TOTAL SPACES<br>16 STANDARD SPACES<br>2 ACCESSIBLE SPACES<br>ACCESSIBLE PARKING:<br>EXISTING ACCESSIBLE SPACES: 2 SPACES<br>REQUIRED ACCESSIBLE SPACES: 1 SPACE<br>PROPOSED ACCESSIBLE SPACES: 2 SPACES |
| IMPERVIOUS SURFACE RATIO (I.S.R) | MAX ALLOWED I.S.R.: 65% (100,881-SF/155,202-SF)<br>EXISTING I.S.R. - 18.0% (28,006-SF/155,202-SF)*<br>SHOWN I.S.R.- 18.1% (28,121-SF/155,202-SF)*<br>*INCLUDES IMPERVIOUSNESS FROM LIMIT AVENUE |
| FLOOR AREA RATIO (F.A.R) | MAX ALLOWED F.A.R.: 1.00 (146,290-SF/146,290-SF)<br>EXISTING F.A.R. - 0.04 (5884-SF/146,290-SF)<br>SHOWN F.A.R.- 0.04 (5884-SF/146,290-SF)*<br>*THERE ARE NO PROPOSED BUILDING OR BUILDING EXPANSION IN THIS PROJECT |
| SETBACK | STREET: 25' (ADJ TO RESIDENTIAL)<br>SIDE: 10' (STANDARD)<br>REAR: 25' (ADJ TO RESIDENTIAL) |
| LANDSCAPING BUFFER | NORTHERN: TYPE "A"<br>EASTERN: TYPE "A"<br>SOUTHERN: TYPE "b"<br>WESTERN: TYPE "A" |
| SITE SOILS | 28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD, GROUP A/D)<br>12 - CASSIA SAND (HYD, GROUP A/D) |
| FLOOD ZONE INFORMATION | THE PARCEL LAYS PARTIALLY IN THE 100-YR FLOODPLAIN BUT THIS PROJECT IS NOT PROPOSING ANY WORK IN THE FLOODPLAIN.<br>#12069C0359E<br>MAP DATE: 2012 |
| SURVEYOR | PROVIDED BY: AMERICAN VETERAN SURVEY COMPANY, INC.<br>FIELD DATE: 02/25/26<br>VERTICAL DATUM: NAVD 88<br>HORIZONTAL DATUM: NAD 83 |

LANDSCAPING BUFFERS (CURRENT CODE)

| Boundary | Adjacent Property Zoning | Buffer Type | Buffer Description | Planting Requirements (per 100 linear feet) | |
|---|---|---|---|---|---|
| Northern | C-3 | Type "A" | Min. 25-ft wide | (a) | 3 Canopy Trees |
| | | | | (b) | 5 Understory Trees |
| | | | | (c) | Shrubbery/Hedge |
| Eastern | C-3 | Type "A" | Min. 25-ft wide | (a) | 3 Canopy Trees |
| | | | | (b) | 5 Understory Trees |
| | | | | (c) | Shrubbery/Hedge |
| Southern | R-2 | Type "b" | Min. 15-ft wide | (a) | 3 Canopy Trees |
| | | | | (b) | 10 Understory Trees |
| | | | | (c) | Shrubbery/Hedge |
| Western | C-3 | Type "A" | Min. 25-ft wide | (a) | 3 Canopy Trees |
| | | | | (b) | 5 Understory Trees |
| | | | | (c) | Shrubbery/Hedge |

R.O.W. DEDICATION NOTE:

IF REQUIRED BY LAKE COUNTY, A RIGHT-OF-WAY DEDICATION SHALL BE PROVIDED.

LANDSCAPING NOTE:

EXISTING LANDSCAPING TO SERVE TOWARDS LANDSCAPE BUFFER REQUIREMENTS.

LIGHTING NOTE:

THIS PROJECT WILL UTILIZE EXISTING LIGHT FIXTURES. NO LIGHT FIXTURES ARE PROPOSED IN THIS PROJECT

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

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 743-0011 Fax: (352) 742-0441
admin@civilengsolutions.com
David Clutts, P.E. - FL. Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL, SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

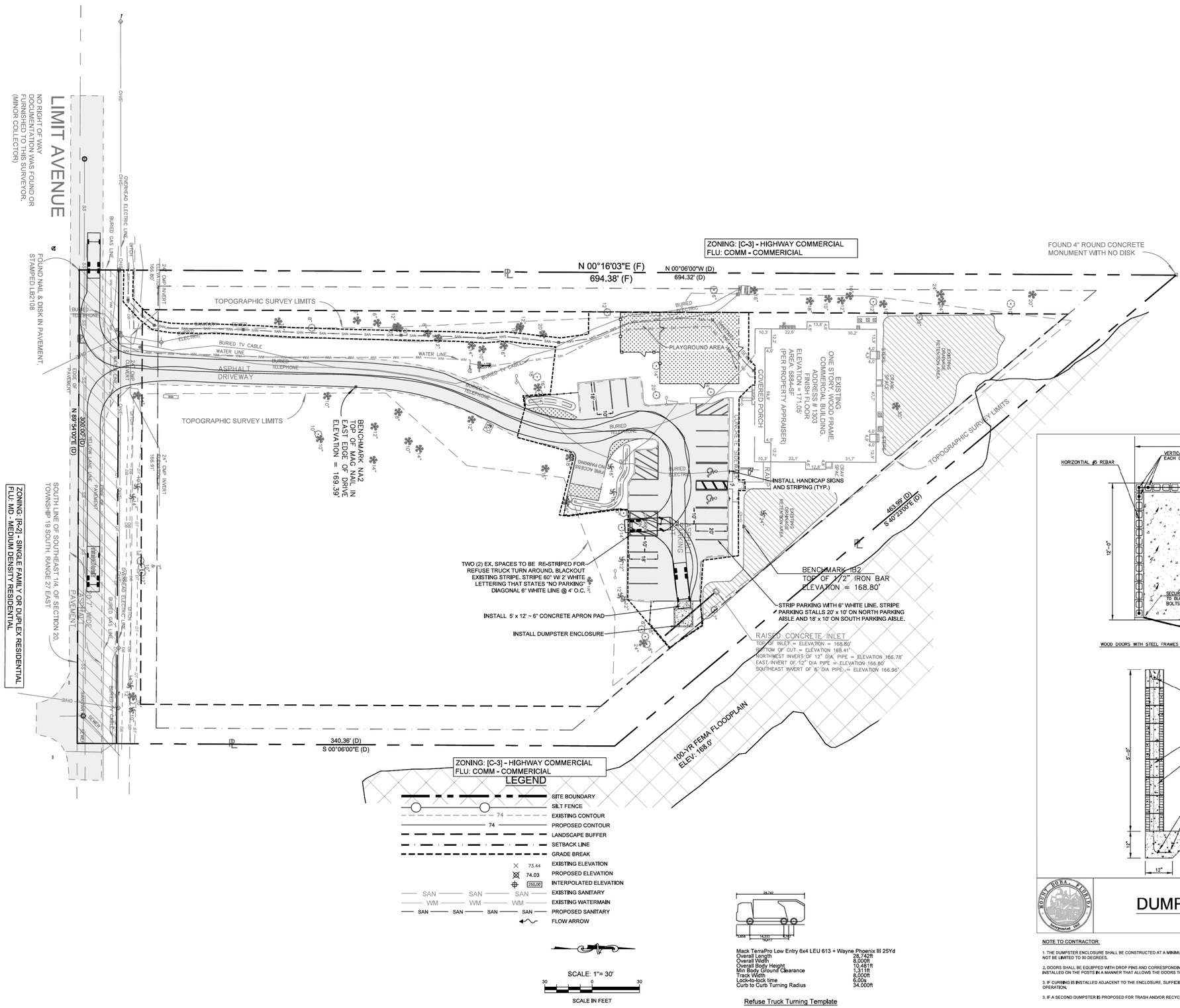

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 743-0011

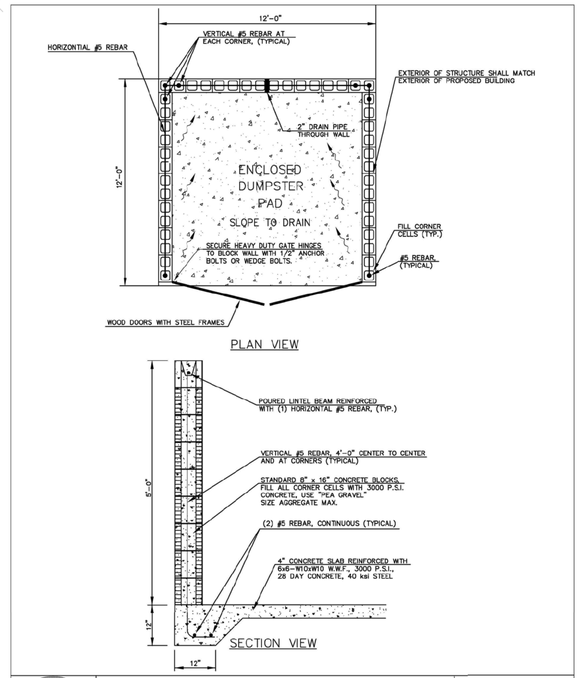

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25129
ISSUE DATE: 06/29/2026
SHEET SIZE 24 X 36

SITE PLAN

SHEET NUMBER C4.00

P:\25000 Projects\25129 = Watterman\dwg\#C0.4 site.dwg, AutoCAD PDF (Smallest File).pc3




# DUMPSTER DETAIL

GU0026-1

ISSUED: 2017

REVISED: --

NOTE TO CONTRACTOR:

1. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED AT A MINIMUM DIMENSION OF 12' X 12'. ENCLOSURE DOORS SHALL BE CAPABLE OF OPENING A FULL 180 DEGREES AND SHALL NOT BE LIMITED TO 90 DEGREES.

2. DOORS SHALL BE EQUIPPED WITH DROP PINS AND CORRESPONDING DRILLED HOLES TO SECURE THE DOORS IN BOTH THE OPEN AND CLOSED POSITIONS. HINGES SHALL BE INSTALLED ON THE POSTS IN A MANNER THAT ALLOWS THE DOORS TO FULLY OPEN WITHOUT BINDING OR BECOMING OBSTRUCTED BY THE POSTS.

3. IF CURBING IS INSTALLED ADJACENT TO THE ENCLOSURE, SUFFICIENT CLEARANCE SHALL BE PROVIDED TO ENSURE THE BOTTOM OF THE DOORS CLEARS THE CURB DURING OPERATION.

3. IF A SECOND DUMPSTER IS PROPOSED FOR TRASH AND/OR RECYCLING, THE ENCLOSURE WIDTH SHALL BE INCREASED TO 24 FEET.

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 343-9511 Fax: (352) 343-9641
admin@civilengsolutions.com
David Cluts, P.E. - FL Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL, SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

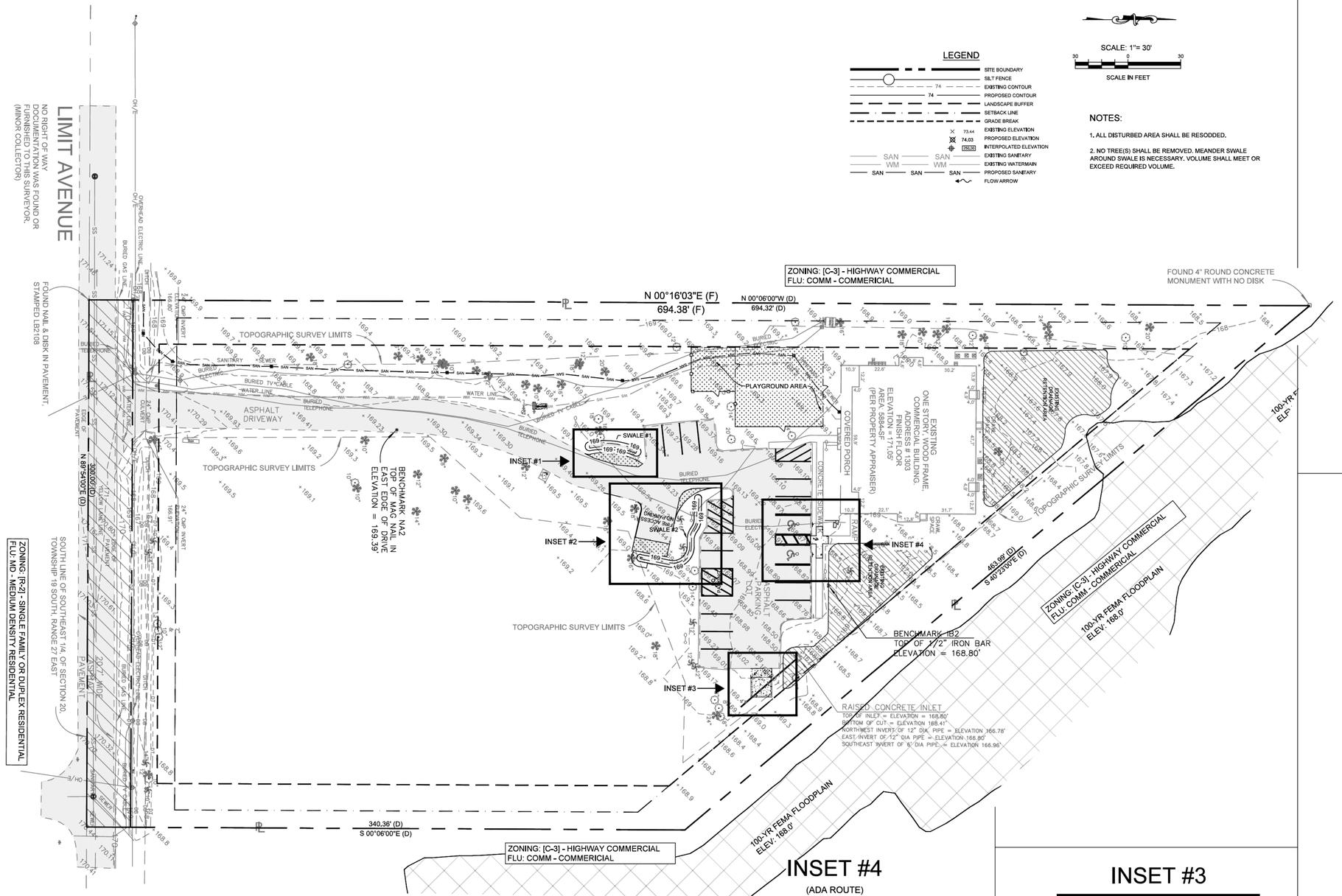
CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 743-9511

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25129
ISSUE DATE: 06/29/2026
SHEET SIZE 24 X 36

REFUSE TRUCK PATH

SHEET NUMBER
C4.10

P:\25000 Projects\25129 = Watterman\dwg\HOLD 4 site.dwg, AutoCAD PDF (Smallest File).pc3




LEGEND

- SITE BOUNDARY
- SILT FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LANDSCAPE BUFFER
- SETBACK LINE
- GRADE BREAK
- EXISTING ELEVATION
- PROPOSED ELEVATION
- INTERPOLATED ELEVATION
- EXISTING SANITARY
- EXISTING WATERMAIN
- PROPOSED SANITARY
- FLOW ARROW

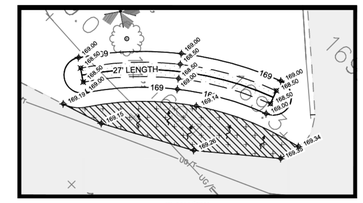
SCALE: 1"= 30'

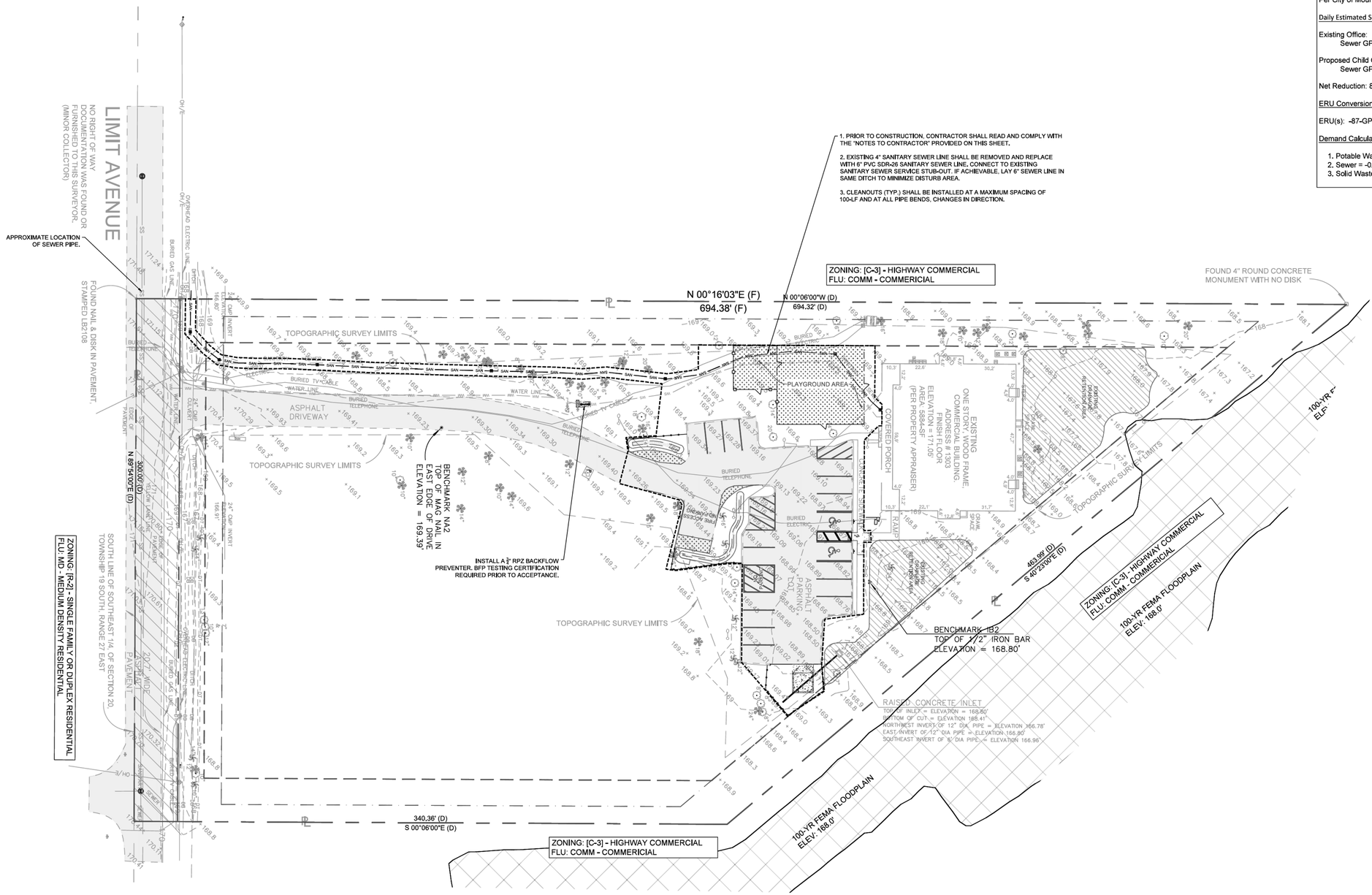
SCALE IN FEET

NOTES:

1. ALL DISTURBED AREA SHALL BE RESODDED.
2. NO TREE(S) SHALL BE REMOVED. MEANDER SWALE AROUND SWALE IS NECESSARY. VOLUME SHALL MEET OR EXCEED REQUIRED VOLUME.

# INSET #1






**ANTICIPATED NET WATER DEMAND, NET WASTEWATER AND NET SOLID WASTE GENERATION:**

Per City of Mount Dora LDR Sec 44-281: 1 DFU = 25-GPD

Daily Estimated Sewage Flow (based on Fixture Units):

Existing Office:
Sewer GPD Calculation: 35 DFUs x 25 = 875-GPD

Proposed Child Care Facility:
Sewer GPD Calculation: 31.5 DFUs x 25 = 788-GPD

Net Reduction: 875-GPD - 788-GPD = 87-GPD Reduction

ERU Conversion Calculation:

ERU(s): -87-GPD / 300-GPD = -0.29 ERU

Demand Calculation:

1. Potable Water = -0.29-ERU x 350-GPD = -101.5-GPD
2. Sewer = -0.29-ERU x 300-GPD = -87-GPD
3. Solid Waste = -0.29-ERU x 7.1 Pound per Day = -2.1 pound per day

## NOTE TO CONTRACTOR:

1. **PRIOR BEGINNING SITE WORK**, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION (BOTH HORIZONTAL AND VERTICAL) OF ALL UTILITIES AND OTHER FEATURES OR IMPROVEMENTS. THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE THE ACCURACY OF THE EXISTING UTILITY OR FEATURES SHOWN ON THIS PLAN. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED REGARDLESS OF HOW UTILITY INFORMATION IS DEPICTED ON THE PLANS.

2. **PRIOR TO CONSTRUCTION OF THE PROPOSED SEWER LATERAL**, THE CONTRACTOR SHALL VERIFY THE EXISTING TIE-IN INVERT AND THE POINT OF CONNECTION AT THE EXISTING BUILDING. ONCE THE EXISTING INVERTS ARE VERIFIED, THE CONTRACTOR SHALL CALCULATE AND CONFIRM THAT A MINIMUM SLOPE OF 1.0% CAN BE ACHIEVED FROM THE BUILDING CONNECTION TO THE PROPOSED TIE-IN POINT. IF A MINIMUM SLOPE OF 1.0% CANNOT BE ACHIEVED, OR IF FIELD CONDITIONS DIFFER FROM THE PLANS, CONTACT THE ENGINEER IMMEDIATELY AND DO NOT PROCEED SEWER SERVICE WITH CONSTRUCTION.

## MAINTENANCE OF TRAFFIC NOTES

NOTES FOR CONSTRUCTION IN LAKE COUNTY RIGHT OF WAY

1. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH SPI 102-600, & 102-601 (LATEST EDITION).
2. ALL DISTURBED AREAS SHALL BE SODDED WITH ARGENTINE BAHIA SOD. WATERING REQUIRED TO INSURE SURVIVAL.
3. ALL STRIPING SHALL BE LEAD FREE THERMOPLASTIC PER FDOT SPI 711-001 (LATEST EDITION).
4. RPM'S SHALL BE PLACED AS PER FDOT SPI 706-001 (LATEST EDITION).
5. SIGN PLACEMENT SHALL BE PER FDOT SPI 700-101 ((LATEST EDITION)).

SCALE: 1"= 30'

30 0 30

SCALE IN FEET

## LEGEND

- SITE BOUNDARY
- SILT FENCE
- 74 EXISTING CONTOUR
- 74 PROPOSED CONTOUR
- LANDSCAPE BUFFER
- SETBACK LINE
- GRADE BREAK
- × 73.44 EXISTING ELEVATION
- ⊠ 74.03 PROPOSED ELEVATION
- ⊕ 250.00 INTERPOLATED ELEVATION
- SAN SAN SAN EXISTING SANITARY
- WM WM WM EXISTING WATERMAIN
- SAN SAN SAN SAN PROPOSED SANITARY
- FLOW ARROW

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 742-5011 Fax: (352) 742-5041
admin@civilengsolutions.com
David Clutts, P.E. - FL. Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

DRAWN BY: WG
CHECKED BY: DC

FILE NUMBER: 25129

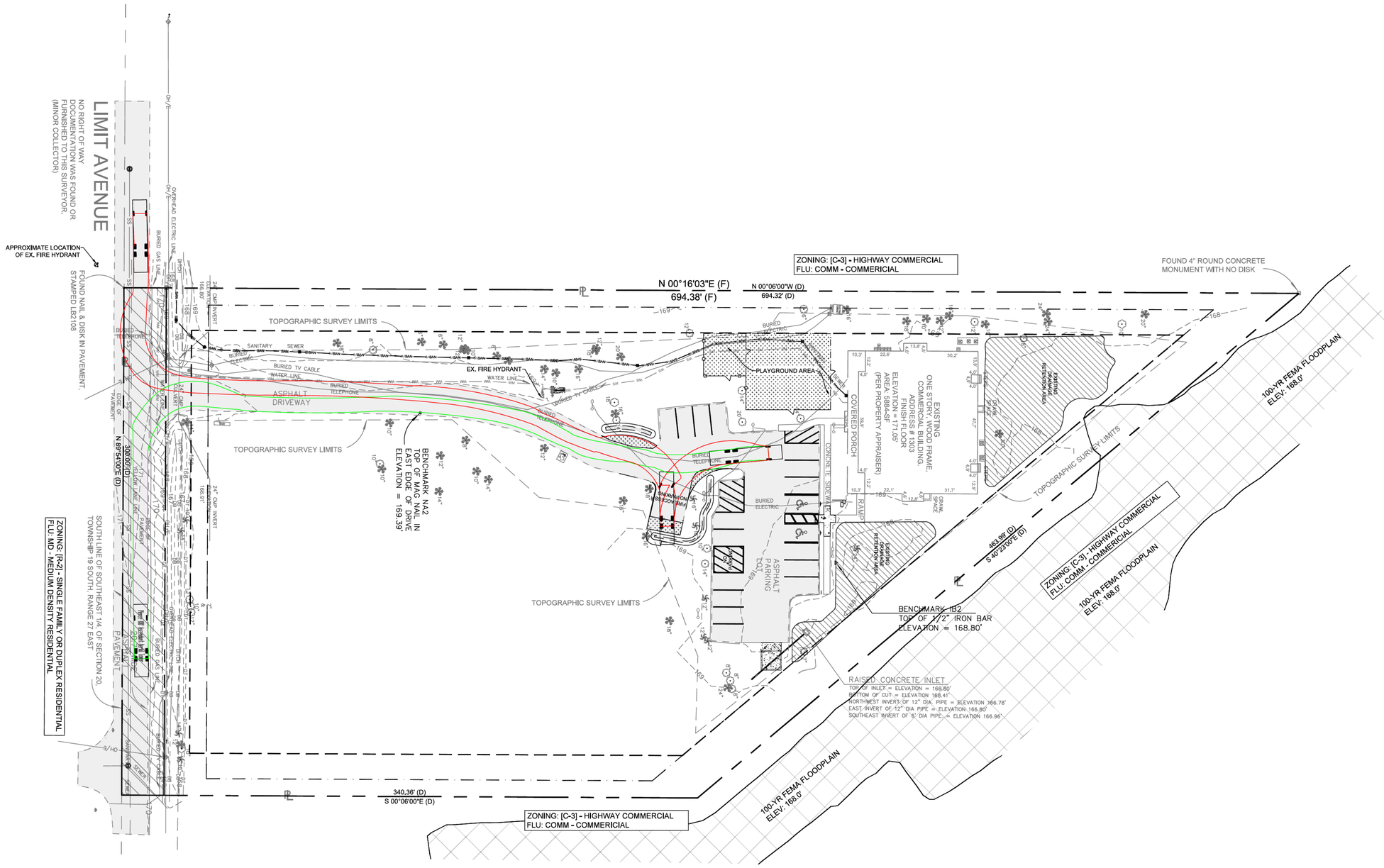
ISSUE DATE: 06/29/2026

SHEET SIZE 24 X 36

UTILITY PLAN

SHEET NUMBER
C6.00

P:\25000 Projects\25129 = Waterman\dwgs\02C2.5 utility plan.dwg, AutoCAD PDF (Smallest File).pc3




SCALE: 1"= 30'

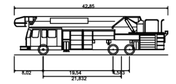
30 0 30

SCALE IN FEET

LEGEND

WHEEL PATH ENTERING SITE

WHEEL PATH EXITING SITE



Pierce 100' Ascendant Aerial Tower

| | |
|---|---|
| Overall Length | 42,850ft |
| Overall Width | 8,333ft |
| Overall Body Height | 10,685ft |
| Min Body Ground Clearance | 0,920ft |
| Max Track Width | 8,333ft |
| Lock-to-lock time | 6,00s |
| Curb to Curb Turning Radius | 40,420ft |

Fire Apparatus Turning Template

(PROVIDED BY THE CITY OF MOUNT DORA FIRE DEPARTMENT)

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 742-5011 Fax: (352) 742-5041
admin@civilengsolutions.com
David Clutts, P.E. - FL. Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

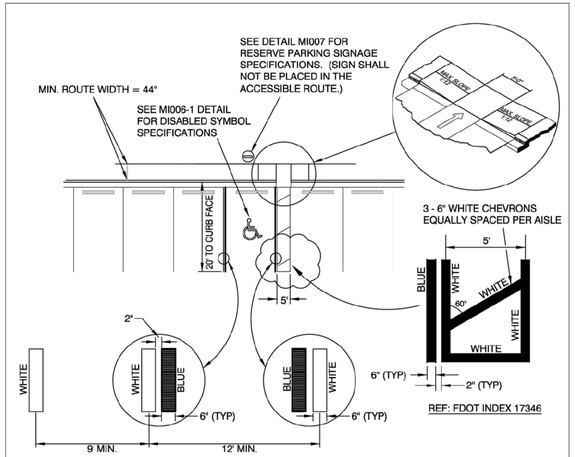
CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25129
ISSUE DATE: 06/29/2026
SHEET SIZE 24 X 36

FIRE DEPARTMENT ACCESS INFORMATION

SHEET NUMBER
C7.00

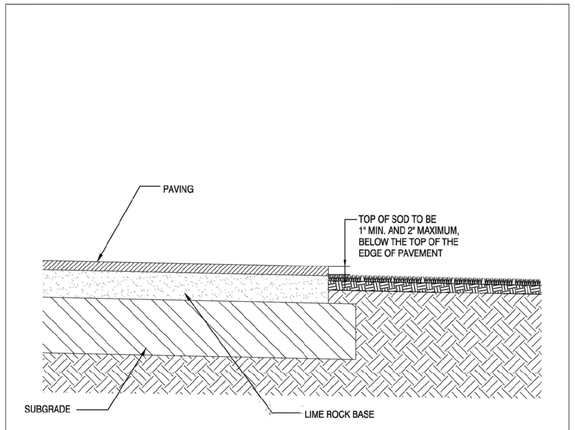
P:\25000 Projects\25129 - Watterman\dwg\425C7 fire.dwg, AutoCAD PDF (Smallest File).pc3




NOTES:

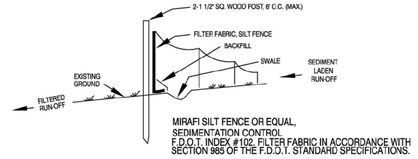
1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED 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: -- |




NOT TO SCALE

| | | |
|---|---|---|
| | SOD PLANTING | GU0018-1 |
| | | ISSUED: 2017 |
| | | REVISED: -- |




MIRAFI SILT FENCE OR EQUAL, SEDIMENTATION CONTROL
F.D.O.T. INDEX #102, FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE ERCSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

## EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

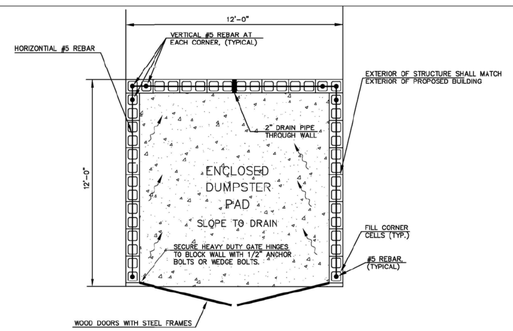
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

| | | |
|---|---|---|
| | EROSION CONTROL DETAIL | GU0020-1 |
| | | ISSUED: 2017 |
| | | REVISED: -- |




### WHY A BARRIER?

1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

### WHY IT WORKS

1. NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LABOR
2. NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREES' CHANCE FOR SURVIVAL IS GREATLY ENHANCED

### SPECIFICATIONS FOR WOOD BARRIER

1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIP LINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 2" x 4" LUMBER PAINTED SAFETY YELLOW
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

| | | |
|---|---|---|
| | TREE PROTECTION MEASURES | GU0023-1 |
| | | ISSUED: 2017 |
| | | REVISED: -- 2019 |




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

### GENERAL PROJECT DATA

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR 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 CONTRACTORS 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 PLANS 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.

MATERIALS & CONSTRUCTION SPECIFICATIONS
MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

DRAINAGE SYSTEMS
THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF WRA'S 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.

AS-BUILTS
AS-BUILTS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER TWO WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT 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 AS-BUILT REQUIREMENTS, ONCE APPROVED BY CEI, AS-BUILT DWGS SHALL BE PROVIDED TO THE CITY.

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. A COPY OF THE PERMIT 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 OF 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 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 ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING. TESTING OF SUB GRADE, BASE, AND ASPHALT FOR THICKNESS AND DENSITY SHALL BE PERFORMED AT NO MORE THAN 200' INTERVALS.

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 EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

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.

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.

AS BUILT DRAWINGS
THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION RELATIVE TO ALL CONSTRUCTED UTILITIES AND STRUCTURES. "AS-BUILT" SURVEY AND DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR. THREE SETS SHALL BE PROVIDED FOR REVIEW. ONCE APPROVED BY THE ENGINEER, ONE REPRODUCIBLE SET SHALL BE PROVIDED.

AS-BUILT INFORMATION FOR THE STORM WATER SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
1. LOCATION OF ALL INLETS, STRUCTURES, AND PIPES INCLUDING HORIZONTAL AND VERTICAL DATA (TOPS, INVERTS, ETC). THIS ALSO INCLUDES THE LOCATION AND ELEVATIONS OF ALL WATER RETENTION AREAS AND BERMS ETC. ELEVATIONS ALONG BERMS SHALL BE VERIFIED AT 25' INTERVALS.
2. LOCATION OF THE IMPROVEMENTS TIED WITH COORDINATES FOR THE DEVELOPMENT SURVEY.
3. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.

SODDING
ALL DISTURBED AREAS ON-SITE SHALL BE SODDED WITH NON-MUCK GROWN SOD.
(TYPE OF SOD TO BE DETERMINED BY OWNER)
ALL W.R.A.'S SHALL BE SODDED WITH NON-MUCK GROWN SOD.
A MINIMUM OF 2 STRIPS OF SOD SHALL BE PLACED ALONG THE EDGE OF ALL PAVEMENT AREAS.

MATERIAL STORAGE/DEBRIS REMOVAL
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, ONCE DEEMED UNNECESSARY. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE.

FILL MATERIAL
ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE 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% OF THE 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 R/W WORK

MATERIALS/CONSTRUCTION SPECIFICATIONS
MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

CURBING (IF AND WHERE USED)
CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 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 (2015) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION OFF-SITE AND RESTORATION ON-SITE
ALL AREAS WITHIN RIGHT-OF-WAY 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 ACCEPTANCE BY THE OWNER.

ROUTINE MAINTENANCE STROMWATER
ROUTINE MAINTENANCE – STORMWATER
AFTER COMPLETION OF CONSTRUCTION, WRA'S WILL BE MOWED AND MAINTAINED AS PART OF THE NORMAL LAWN AND OPEN SPACE MAINTENANCE.

TRASH AND DEBRIS THAT ACCUMULATES WITHIN THE WRA'S, SWALES, PIPES, AND INLETS WILL BE MANUALLY COLLECTED AND DISPOSED OF WITH OTHER NORMAL SOLID WASTE.

ANY EROSION, LOSS OF GRASS, ETC., WILL BE REPAIRED OR REPLACED ROUTINELY AND AS NEEDED.

PIPES, INLETS, FLUMES, AND OTHER CONTROL DEVICES WILL BE INSPECTED ANNUALLY AND REPAIRS MADE AS NEEDED.

### NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL MAKE PROVISIONS IN THEIR BID AND SCOPE OF WORK TO UPDATE, ADDED, AND/OR REMOVE AS DIRECTED ANY SIGNS AND PAVEMENT MARKINGS THAT MAY NEED TO BE UPDATED, ADDED, ADJUSTED, AND/OR REMOVE AS DIRECTED BY THE PROJECT ENGINEER. THIS PROVISION IS REQUIRED TO ALLOW FOR FINAL IN FIELD ADJUSTMENTS BASED ON ENCOUNTERED CONDITIONS AND FIELD OBSERVATIONS BY CITY INSPECTORS AND ENGINEERS.

**NOTE:**
ALL UTILITY CONSTRUCTION SHALL MEET OR EXCEED THE CITY OF MOUNT DORA SPECIFICATIONS. ANY CONFLICT BETWEEN THE SPECIFICATIONS STATED HEREIN AND THE CITY OF TAVARES STANDARD UTILITY CONSTRUCTION SPECIFICATIONS, THE CITY'S SPECIFICATIONS SHALL OVERRULE.

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 742-6011
admin@civilengsolutions.com
David Clutts, P.E. - FL Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL: (352) 742-6011

| |
|---|
| DRAWN BY: WG |
| CHECKED BY: DC |
| FILE NUMBER: 25129 |
| ISSUE DATE: 06/29/2026 |
| SHEET SIZE 24 X 36 |
| GENERAL NOTES & DETAILS |
| SHEET NUMBER C8.00 |

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

P:\25000 Projects\25129 • Waterman\dwg\40\C8 details.dwg, AutoCAD PDF (Smallest File).pc3

## GENERAL UTILITIES CONSTRUCTION NOTES

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

MOUNT DORA FLORIDA Incorporated 1925

**STANDARD CONSTRUCTION DETAIL**
**GENERAL NOTES**

GU001-1A
ISSUED: 2017
REVISED: --

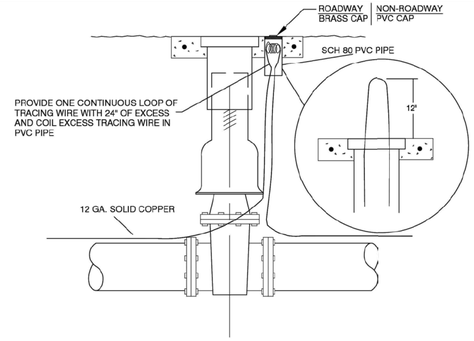
## GENERAL UTILITIES CONSTRUCTION NOTES

12. COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FDEP "LETTER OF RELEASE REQUEST" SIGNED BY THE ENGINEER OF RECORD MUST BE SUBMITTED TO THE CITY ENGINEER FOR PROCESSING. NO POTABLE WATER LINE SHALL BE PLACED INTO SERVICE WITHOUT RECEIPT OF FDEP AUTHORIZATION.
13. FDEP CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.
14. EARTHWORK, PAVEMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY LDC, SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
15. COPIES OF ALL MATERIALS AND COMPACTION TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.
16. THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR /SITE DEVELOPER. THE CONTRACTOR MUST CONTACT PUBLIC SERVICES -ENGINEERING AT (352) 735-7151, TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.
17. LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT (352) 735-7151 OR (352) 551-9263 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032 TO COORDINATE THE START UP INSPECTION.
18. ALL MANUALS FOR LIFT STATION CONTROL PANELS, GENERATORS, AND PUMPS WILL BE REQUIRED PRIOR TO START UP. THESE MANUALS WILL BE SUBJECT TO CITY REVIEW / APPROVAL TO INCLUDE O&M MANUALS. NO LIFT STATION WILL BE ACCEPTED UNTIL SATISFACTORY DOCUMENTATION HAS BEEN PROVIDED. ANY LIFT STATION PUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A REBUILD KIT CONSISTING OF BEARINGS SEALS, O-RINGS AND WEAR RINGS. ALSO, A TOOL KIT WITH BOX IS REQUIRED.
19. DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(4)(A) - BONDS, 5.3.5(1) - BONDS, AND 7.2.4 - BONDS AND WARRANTIES. THE CITY'S LANC DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MUNICODE.COM FOR YOUR REFERENCE.
20. AS-BUILT DRAWINGS - PER LDC 7.13.6: OWNER / DEVELOPER SHALL PROVIDE FOUR HARD COPIES AND ONE ELECTRONIC OF THE APPRCVED FINAL ENGINEERING PLANS CONFORMED TO SHOW ALL AS-BUILT CONDITICNS. AS-BUILTS MUST SHOW ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. CERTIFICATION OF THE PROJECT ENGINEER ATTESTING TO THE ACCURACY OF THE DRAWINGS IF REQUIRED, CITY ACCEPTANCE OF IMPROVEMENTS AND / OR ISSUANCE OF OCCUPANCY WILL BE WITHHELD UNTIL SATISFACTORY AS-BUILTS ARE PROVIDED.

MOUNT DORA FLORIDA Incorporated 1925

**STANDARD CONSTRUCTION DETAIL**
**GENERAL NOTES**

GU001-1B
ISSUED: 2017
REVISED: --



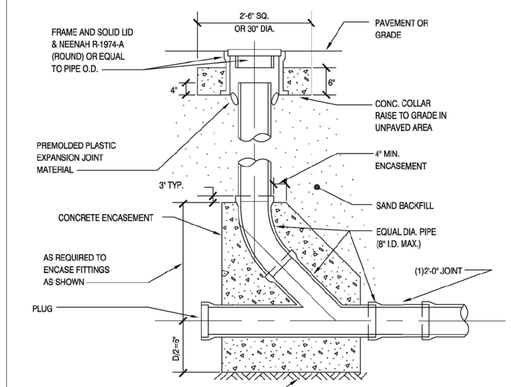

### TRACING WIRE GENERAL NOTES:

1. ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 10' INTERVALS. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT VALVE BOXES, METER BOXES, MANHOLES, CLEANOUTS, ETC., AS FOLLOWS:
2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A PVC PIPE FOR EASY ACCESSIBILITY.
3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12' ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.
4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
5. WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.
6. SEE DETAIL GU002-1 FCR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

MOUNT DORA FLORIDA Incorporated 1925

**TRACING WIRE CONNECTION**

GU004-1
ISSUED: 2017
REVISED: --

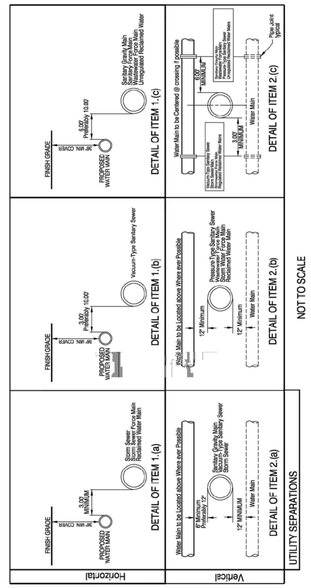



NOT TO SCALE

MOUNT DORA FLORIDA Incorporated 1925

**GRAVITY CLEANOUT**

SS014-1
ISSUED: 2017
REVISED: --




MOUNT DORA FLORIDA Incorporated 1925

**PIPE CLEARANCE**

GU0016-1
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 Sanitary Sewer.

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six Inches above the Top of the Sewer.

(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or propcsed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2). F.S. and Rule 64E-6.002. F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:

(a)New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.

(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) Inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

(a)No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole.

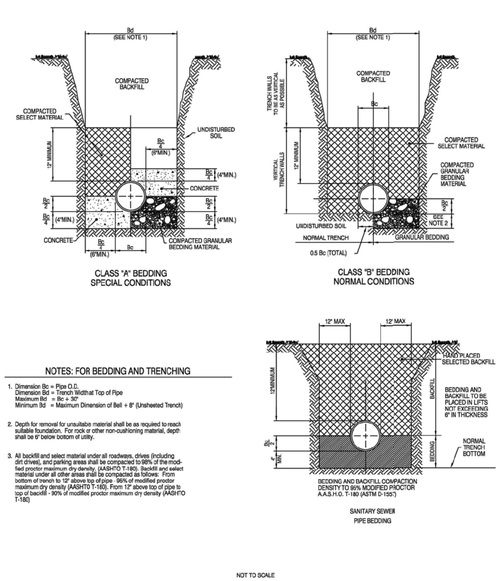
(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposed storm sewer, Stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; at least (3) Three Feet, and preferably (10) Ten Feet, from any existing or proposed gravity- or Pressure-type Sanitary Sewer,Wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and at least (10) Ten Feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S. and Rule 64E-6.002, F.A.C.

(5) Exceptions/Mitigation:
Adhere to the above Constraints and Separations in items 1 through 4 shall be Complied to, "WITHOUT EXCEPTION". If for some reason where it is not technically feasible or Economically Sensible that items 1 through 4 cannot be complied with, Contractor will Stop Work and Notify the Engineer of record for the appropriate solution which will be submitted to "The Department of Environmental Protection" for APPROVAL, prior to work commencement.

MOUNT DORA FLORIDA Incorporated 1925

**PIPE CLEARANCE NOTES**

GU0016-2B
ISSUED: 2017
REVISED: --




NOTES: FOR BEDDING AND TRENCHING

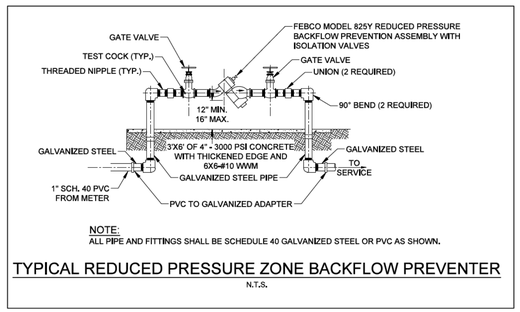
1. Dimension Bc = Pipe O.D.
   Dimension Bd = Trench Widthat Top of Pipe
   Maximum Bd = Bc + 30"
   Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
2. Depth for removal for unsuitable material shall be as required to reach suitable foundation. For rock or other non-cushioning material, depth shall be 6" below bottom of utility.
3. All backfill and select material under all roadways, drives (including dirt drives), and parking areas shall be compacted to 98% of the modified proctor maximum dry density, (AASHTO T-180). 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 (AASHTO T-180). From 12" above top of pipe to top of backfill - 90% of modified proctor maximum dry density (AASHTO T-180)

NOT TO SCALE

MOUNT DORA FLORIDA Incorporated 1925

**BEDDING DETAILS**

GU0017-1
ISSUED: 2017
REVISED: --




NOTE:
ALL PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR PVC AS SHOWN.

**TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER**
N.T.S.

REVISIONS:


**Civil Engineering Solutions, Inc.**
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
Phone: (352) 742-5011 Fax: (352) 742-5451
admin@civilengsolutions.com
David Clutts, P.E. - FL. Lic. # 47684
Date:


# WATERMAN EARLY LEARNING ACADEMY
## CONSTRUCTION SITE PLANS
MOUNT DORA, FLORIDA

DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL, SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

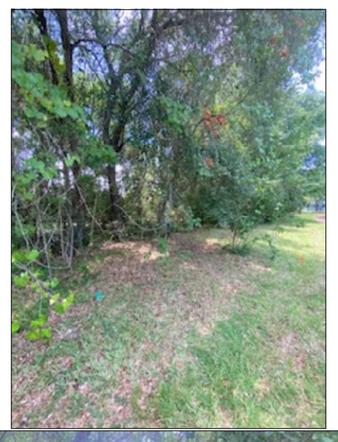
CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

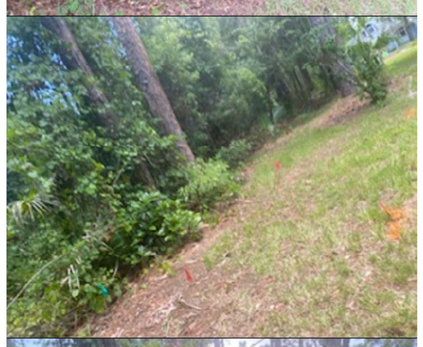
DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 25129
ISSUE DATE: 06/29/2026
SHEET SIZE 24 X 36

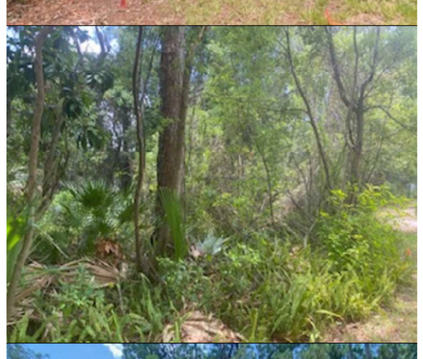
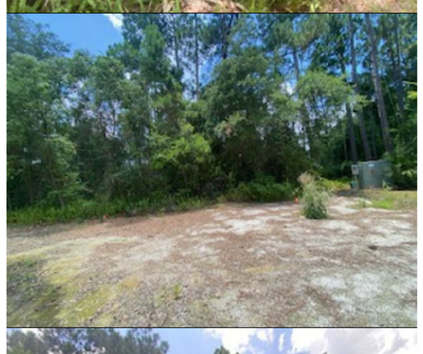
UTILITY DETAILS

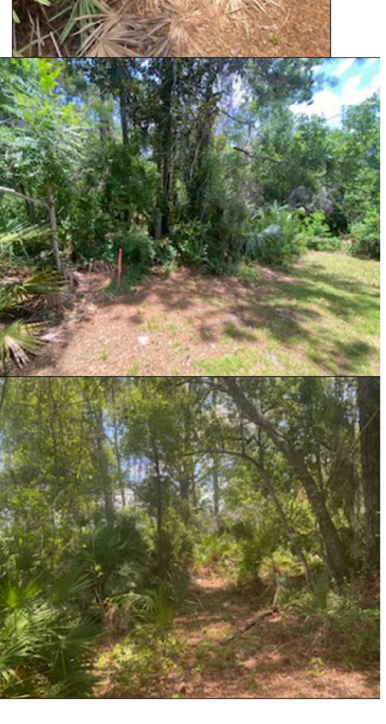
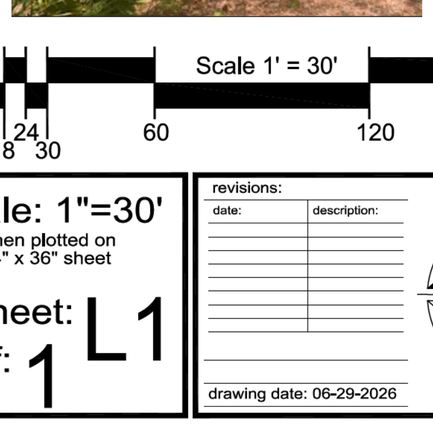
SHEET NUMBER
C8.10

P:\25000 Projects\25129 - Waterman\dwg\GU\GU Details.dwg, AutoCAD PDF (Smallest File).pc3

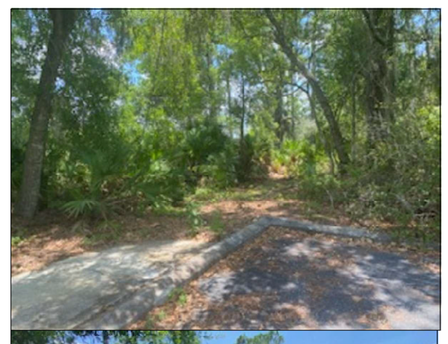


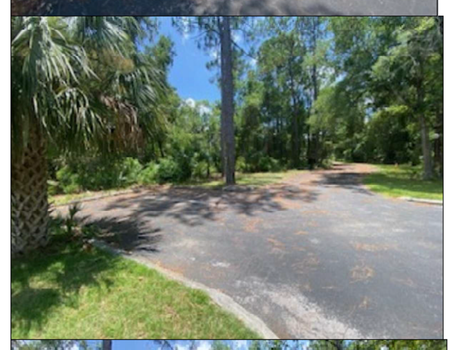
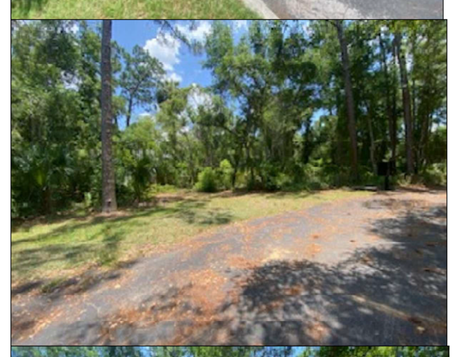
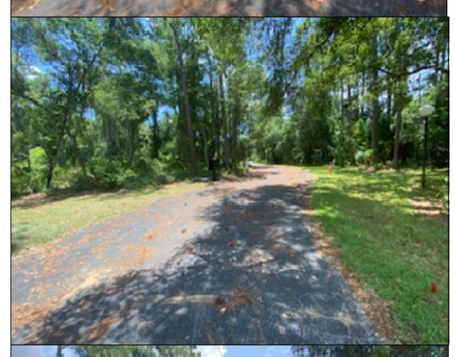
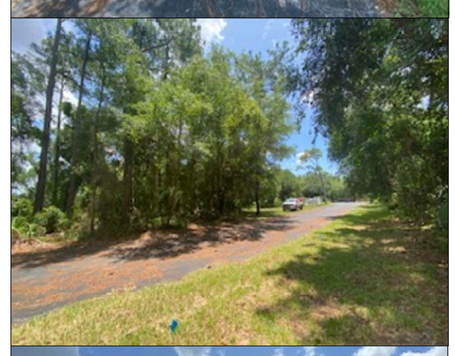
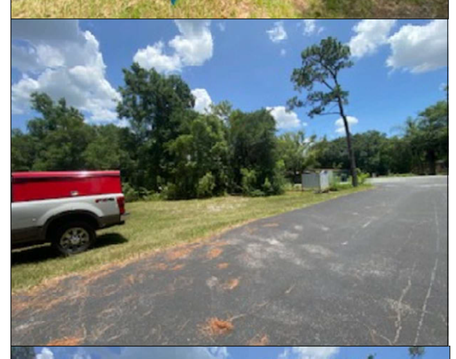
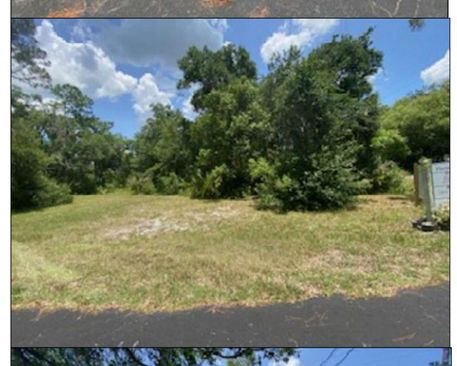
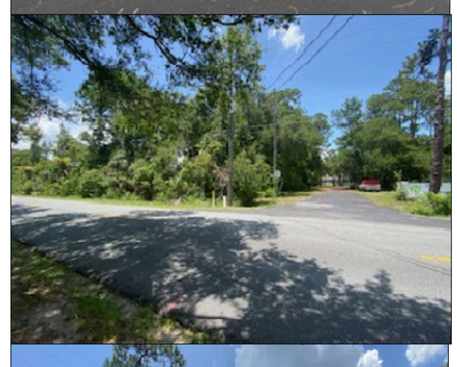
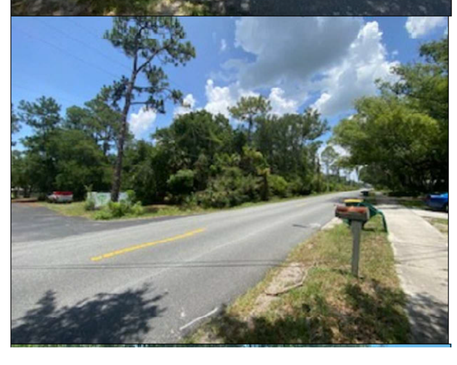


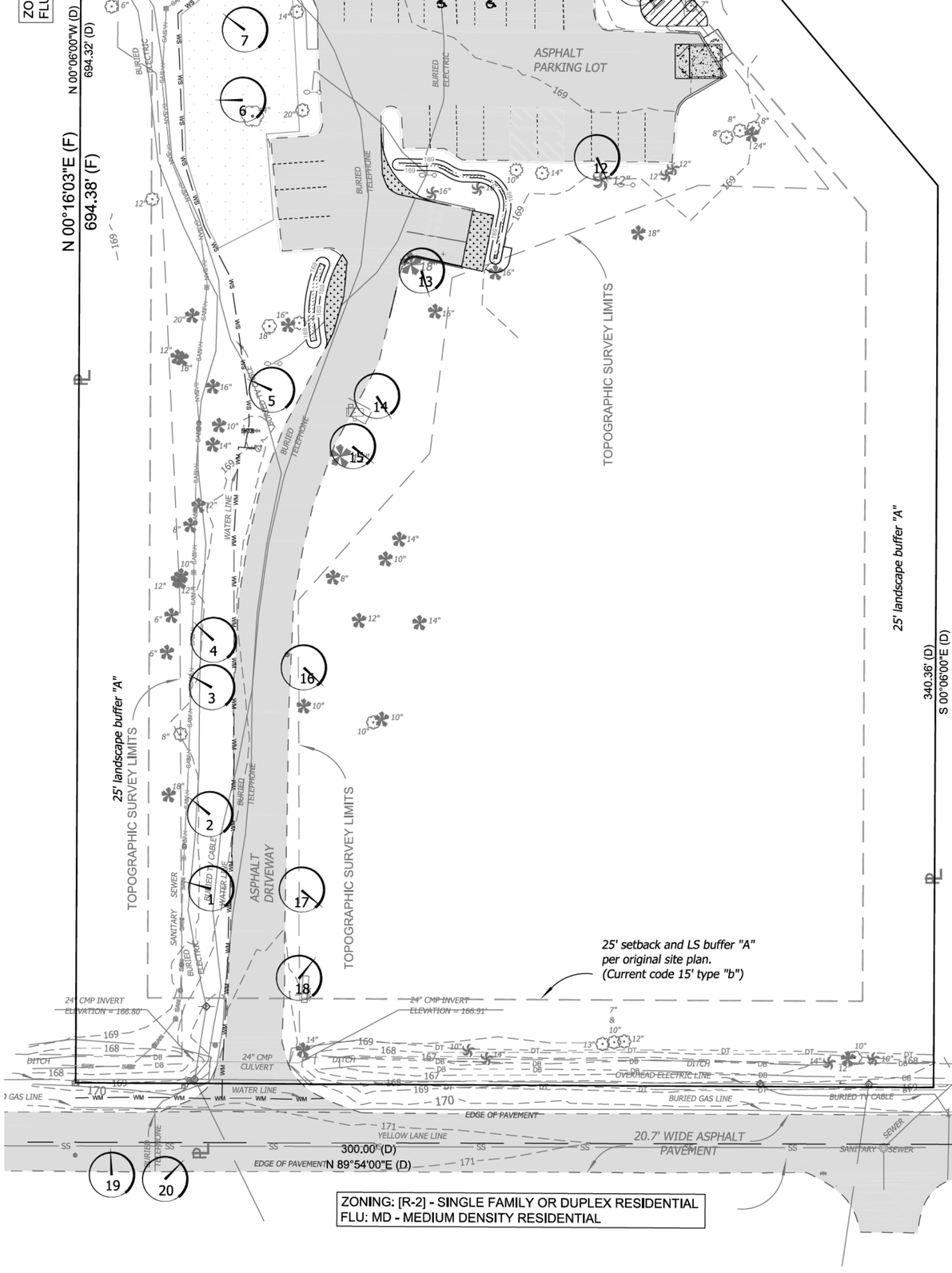




1 2 3 4 5 6 7 8 9 10



11 12 13 14 15 16 17 18 19 20




9 10

photo direction

20

photo number

Existing plant material meets or exceeds current buffer requirements.

Scale 1' = 30'

0 6 12 18 24 30 60 120 240


L.R. HUFFSTETLER, INC.
Landscape Architecture & Planning
36955 Lake Yale Drive
Grand Island, Fl 32735
(352) 516-5254

L.R. Huffstetler III - Lic. # 0000744


scale: 1"=30'
when plotted on 24" x 36" sheet

sheet: L1
of: 1

revisions:

| date: | description: |
|---|---|

drawing date: 06-29-2026

# Waterman
## Early Learning Academy
Mount Dora, Florida

## Existing Material Landscape Buffer

Leslie R Huffstetler
Digitally signed by Leslie R Huffstetler
Date: 2026.07.01 08:10:32 -04'00'


HUFFSTETLER
Landscape Architecture & Planning
36955 Lake Yale Drive
Grand Island, Fl 32735
Lic. # 0000744 (352) 516-5254
bobhuff3@yahoo.com

**Civil Engineering Solutions, Inc.**

Civil & Environmental Engineering

July 2, 2026

Mount Dora, Office of Planning and Zoning
510 N. Baker Street
Mount Dora, FL 32757

RE: Exterior Elevation for Waterman Early Learning Academy – Minor Site Plan Application
(Alt Key: 3356357)

To whom it may concern:

These photographs of the existing building at the site are being submitted in leu of building elevation drawings. No exterior modifications or additions are proposed currently.




Front Entrance Photo



Front Exterior Elevation

Should you have any questions regarding this matter, please contact the undersigned at 352.742.5011

Sincerely,

David Clutts, P.E.
President
Civil Engineering Solutions, Inc.

# Drainage Report

Project: Waterman Early Learning Academy

Mount Dora, Florida
June 25, 2026


**Civil Engineering Solutions, Inc.**

**Civil & Environmental Engineering**

322 North Rockingham Avenue, Tavares, FL 32778
352.742.5011 Fax: 352.742.5044
admin@civilengsolutions.com


DAVID L. CLUTTS
LICENSE
No. 47684
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

David Clutts 2026.07.01 12:18:43-04'00'

ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS.

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

# *Waterman Learning Early Academy*
# *Mount Dora, Florida*

## *Table of Contents*


Site & Project Description. ..... Page 1

Design Standards..... Page 3

Drainage Results Summary..... Page 4


## *Figures*


Aerial..... Figure 1

Quad Map / Location Map..... Figure 2

Soil Map..... Figure 3

100Yr Flood Map..... Figure 4

Pre-Development Basin Map..... B1.0

Post-Development Basin Map.....B2.0


## *Sections*


Treatment Volume Calculations and Pond Staging.....Section 1

Curve Numbers .....Section 2

Stormwise (FKA ICPR 4) 72-hr Recovery Analysis..... Section 3

Stormwise (FKA ICPR 4) Hydraulic Analysis..... Section 4


## *Appendices*


Permit Excerpt from Florida Lumber & Building (# 41860-1) ..... Appendix A

NOAA Precipitation Depths & Intensities..... Appendix B



David Clutts

Fl. PE Lic. #47684

Waterman Early Academy

Stormwater Analysis

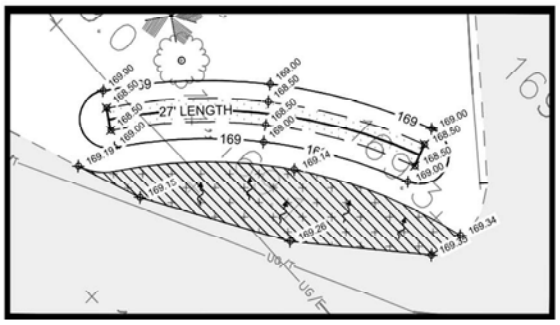
Narrative and Summary

## Site & Project Description

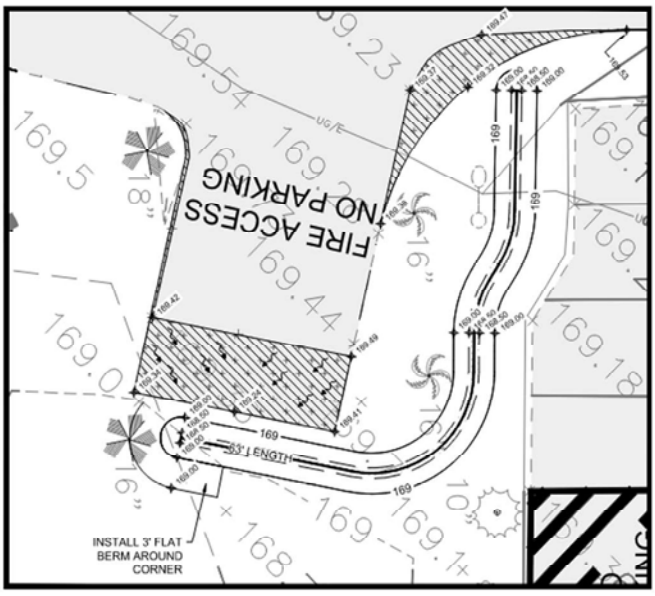
This project proposes to convert an existing 5884-sf office building into a child care facility with a maximum capacity of 60 students. As request by the City of Mount Dora, a fire apparatus turnaround is being provided on-site. Two existing parking spaces are being converted and extended to serve as the fire turnaround as shown Inset #2 below and a small 132-sf of grass is being converted into asphalt millings/pavement to allow the fire apparatus to exit the site as shown in Inset #1 . The runoff from this site flows into Limit Avenue roadside swales, and then across US Hwy 441 into Wolf Branch Creek (aka Wolf Branch Sink Basin.)

Two shallow swales are proposed to treat and attenuate the imperviousness that resulted in the proposed turnaround. Swale #1 is proposed to treat the 132-sf asphalt millings/pavement area, and Swale #2 is proposed to treat the 221-sf asphalt millings/pavement area. Refer below for insets of the proposed imperviousness (as denoted by cross shading) with swales #1 and #2.

INSET #1




INSET #2




## Pre-Development vs Post- Development Condition

The areas for the fire apparatus turnaround are being converted from grassed to asphalt millings/pavement. This project is not proposing any modifications to the existing stormwater system. All required treatment that resulted from the proposed increase imperviousness from the fire apparatus turnaround is being treated and attenuated in the proposed swales.

## Flood Zones

The site does partially lay in the 100-year flood zone per FEMA Firm Panel 12069C0359E; however, the project area is does **not** contain any 100-year flood zone. Furthermore, no work is being proposed in the 100-year flood zone.

## Soils

According to the Natural Resources Conservation Service (NRCS), north half of the site is comprised of Myakka-Myakka Sand, and the south half of the site is comprised of Cassia sands.

12 – Cassia Sand [Hyd. Group A/D]

28 – Myakka-Myakka, Wet, Sand [Hyd. Group A/D]

## Rainfall Data

NOAA Precipitation Frequency Data Server (PFDS) was used to determine the expected precipitation for the design stormwater events. A rainfall intensity of 4.3" is used for the mean annual, 5.97" for the 10-Year 24-Hour Storm Event, 7.41" for the 25-Year 24-Hour Storm Event, and 10.3" for the 25-Yr 96-Hr Storm event. Please refer to Appendix B for the precipitation frequency estimate table.

## Aquifer Soil Characteristics

The aquifer soil characteristics used in the original permit for this site is used as the parameters for the swales recovery analysis. An excerpt of this permit "Florida Lumber & Building (# 41860-1)" is provided in Appendix A. As a conservative measure, infiltration was **not** considered in the Stormwise routing analysis.

Table 1: Aquifer Soil Characteristics for used in MODRET Recovery Analysis

| DRA | SHGWT (ft below existing grade) | Avg. Unsat. Vertical Hydraulic Conductivity (ft/day) | Avg. Horizontal Hydraulic Conductivity (ft/day) | Soil Storage Coefficient |
|---|---|---|---|---|
| Swale #1 | 2 | 5 | 5 | 0.2 |
| Swale #2 | 2 | 5 | 5 | 0.2 |

## Design Standards

Design Criteria: St. Johns River Water Management District (SJRWMD) and City of Mount Dora

### SJRWMD and City of Tavares Stormwater Criteria

1. Stormwater Performance Standards:

   For dry retention systems, provide treatment for the greater of:

   A) an 80 percent reduction of the average annual loading of total phosphorus (TP) and a 55 percent reduction in the average annual loading of total nitrogen (TN) from the proposed project

   OR

   B) a reduction such that the post-development condition average annual loading of nutrients does not exceed the predevelopment condition nutrient loading

2. Wekiva River Hydrologic Basin and Wekiva Recharge Protection Basin Recharge Standard (ERP Manual II Sec. 13.3)

   Requirement - Provide Infiltration Of 3-in of Runoff from Impervious Area

3. Mean Annual 24-hour Rainfall Event
   Since the project is contains new development that exceeds the thresholds in paragraph 62-330.020(2)(b) or(c), F.A.C.

4. Rate/Quantity –

   Peak Rate Attenuation: mean annual/24-hr storm, 10-yr /24-hr storm, and 25 yr / 24- hr storm events

   Quantity (closed basin criteria): 25 yr / 96-hr storm event

## Drainage Results Summary

### A. Treatment Volume Summary

(Ref. Section 1)

**Swale #1:**

Required Retention Volume = 33-cf (3.00 inches over basin area)

Retention Volume Provided = 47.25-cf (4.30 inches over basin area)

Treatment Summary:

Provided TN Treatment Efficiency: 95.1%

Provided TP Treatment Efficiency: 95.1%

Pre- vs Post-Development Mass Discharge Summary

Pre-Development Condition TP Mass Discharge: 0.001 lb/yr

Post-Development Condition TP Mass Discharge: 0.000 lb/yr

Pre-Treatment TN Mass Discharge: 0.004 lb/yr

Post-Treatment TN Mass Discharge: 0.003 lb/yr

**Swale #2:**

Required Retention Volume = 55-cf (3.00 inches over basin area)

Retention Volume Provided = 78.75-cf (4.28 inches over basin area)

Treatment Summary:

Provided TN Treatment Efficiency: 95.1%

Provided TP Treatment Efficiency: 95.1%

Pre- vs Post-Development Mass Discharge Summary

Pre-Development Condition TP Mass Discharge: 0.002 lb/yr

Post-Development Condition TP Mass Discharge: 0.001 lb/yr

Pre-Treatment TN Mass Discharge: 0.006 lb/yr

Post-Treatment TN Mass Discharge: 0.006 lb/yr

A. Stormwater Treatment Volume Recovery Analysis

As required by SJRWMD rules, the treatment volume retained in dry retention areas must be recovered via infiltration within 72-hours of a storm event with a factor of safety of 2 applied. MODRET was used to model the recovery of the stormwater retention areas. The initial stage was set at the top of swale for conservative measure. Refer to Section 3 for the MODRET Recovery Analysis.

| | Table 2: 72-hr Volume Recovery Time |
|---|---|
| Swale #1 | 4.5 hours (Design OK) |
| Swale #2 | 4.5 hours (Design OK) |

B. Water Quantity & Discharge Rate Analysis

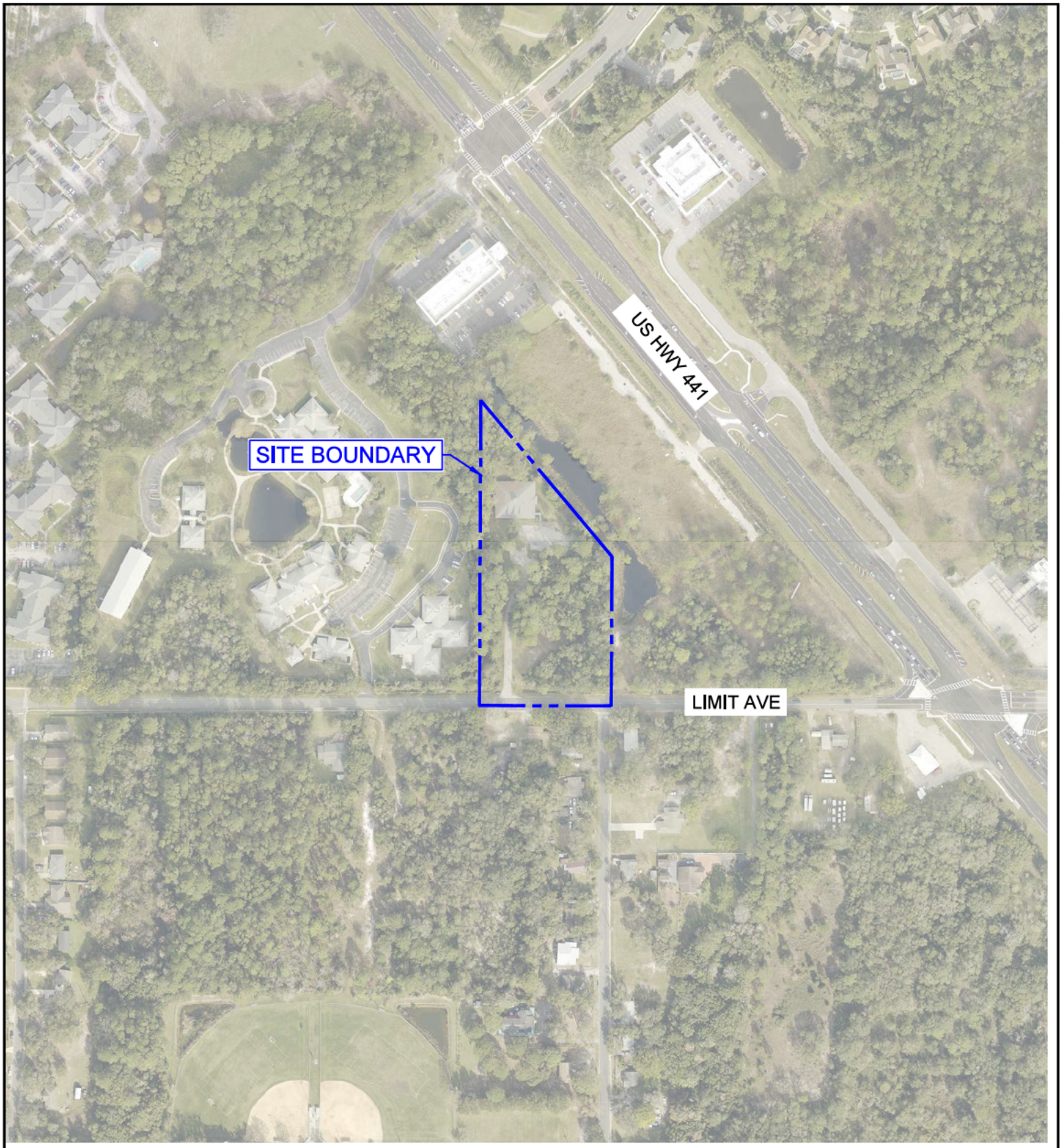
Section 4 includes the hydrologic & hydraulic modeling conducted for the site. The results were determined using Stormwise (F.K.A. ICPR) by Streamline Technologies, Inc.

| Table 3: Max Discharge Summary | | | | |
|---|---|---|---|---|
| Simulation Name | Node Name | Pre-Discharge Rate (cfs) | Post Discharge Rate (cfs) | Pre ≥ Post |
| Mean Annual - 24Hr (2.33 Yr – 24Hr) (No Infiltration Considered) | Pre/Post-off | 0.06 | 0.04 | Yes |
| 10Yr - 24Hr (No Infiltration Considered) | Pre/Post-off | 0.09 | 0.09 | Yes |
| 25Yr-24Hr (NO Infiltration Considered) | Pre/Post-off | 0.12 | 0.12 | Yes |

| Table 4: Discharge Volume | | | | |
|---|---|---|---|---|
| Simulation Name | Node Name | Pre-Runoff Volume (cf) | Post-Runoff Volume (cf) | Pre > Post |
| 25Yr - 96Hr | Pre/Post-Off | 851 | 774 | Yes |

## Closing

This proposed system will provide adequate treatment volume, recovery, & nutrient load removal to meet the requirements set forth by both SJRWMD and City of Mount Dora




AERIAL IMAGE SOURCE: FDOT
AERIAL IMAGE DATE: 2023

FIGURE 1

Project: 25129

File: 25129-MAP

Date: JUNE 17, 2026

Created By: WG

# AERIAL MAP

WATERMAN EARLY LEARNING ACADEMY
SEC 20 TWP 19S RNG 27E
MOUNT DORA, FLORIDA

Scale: 1" = 300'

0 75 150 225 300

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352-742-5011 Fax: 352-742-5044
admin@civilengsolutions.com

David C. Bills, P.E. - FL. Lic. # 47684
Date:

P:\25000 Projects\25129 - Waterman\dwg-02\C0 maps.dwg, AutoCAD PDF (Smallest File).pc3

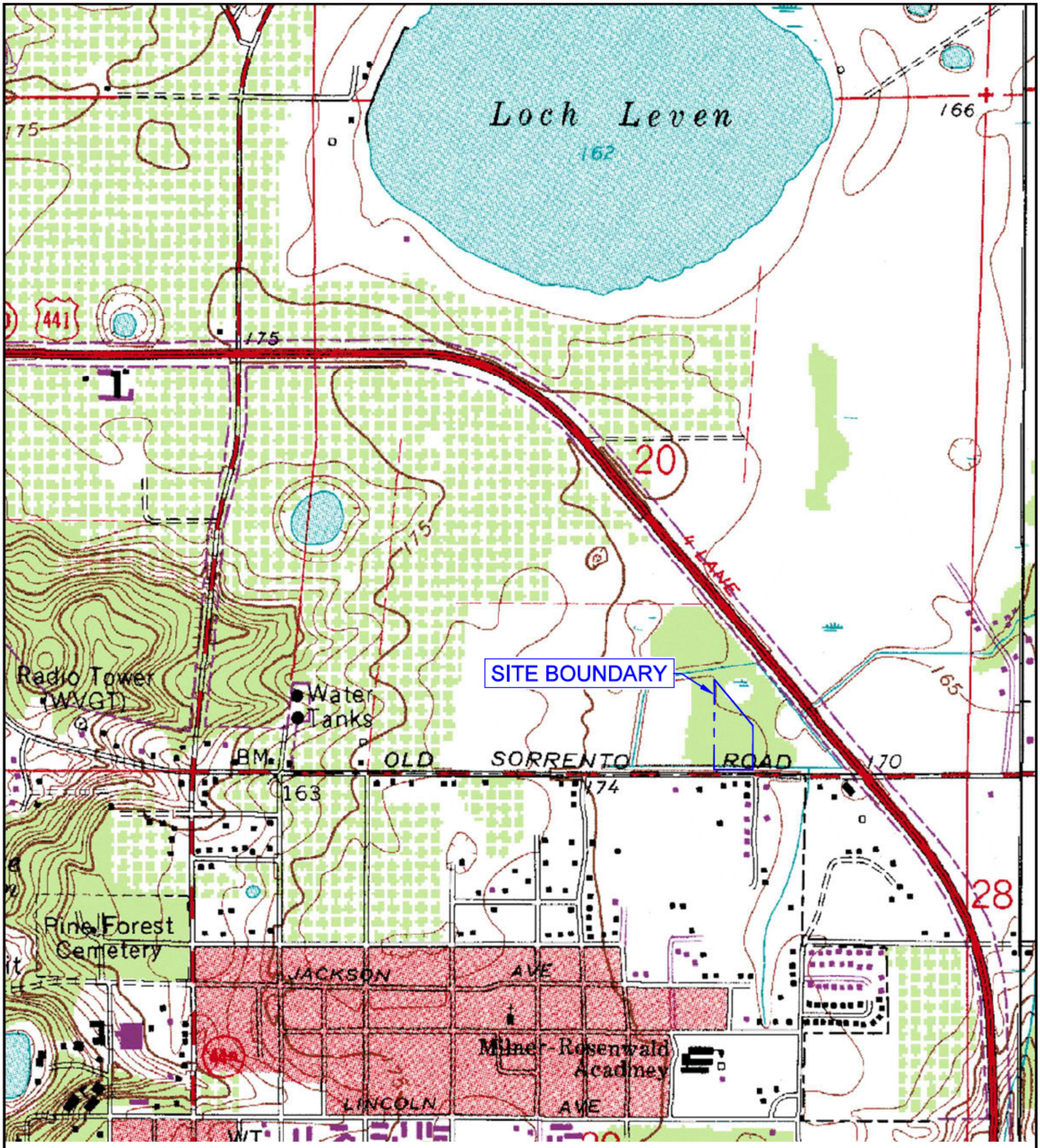



FIGURE 2

QUAD MAP: MRG 3914

Project: 25129

File: 25129-MAP

Date: JUNE 17, 2026

Created By: WG

## USGS QUAD MAP

WATERMAN EARLY LEARNING ACADEMY
SEC 20 TWP 19S RNG 27E
MOUNT DORA, FLORIDA

Scale: 1" = 1000'

0 250 500 750 1000

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352-742-5011 Fax: 352-742-5044
admin@civilengsolutions.com
David Cobb, P.E. - FL. Lic. # 47684
Date:

P:\25000 Projects\25129 - Waterman\dwg-02\C0 maps.dwg, AutoCAD PDF (Smallest File).pc3




SOILS LEGEND:
28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD. A/D)
12 - CASSIA SAND (HYD. A/D)

FIGURE 3

Project: 25129

File: 25129-MAP

Date: JUNE 17, 2026

Created By: WG

# NRCS SOILS MAP

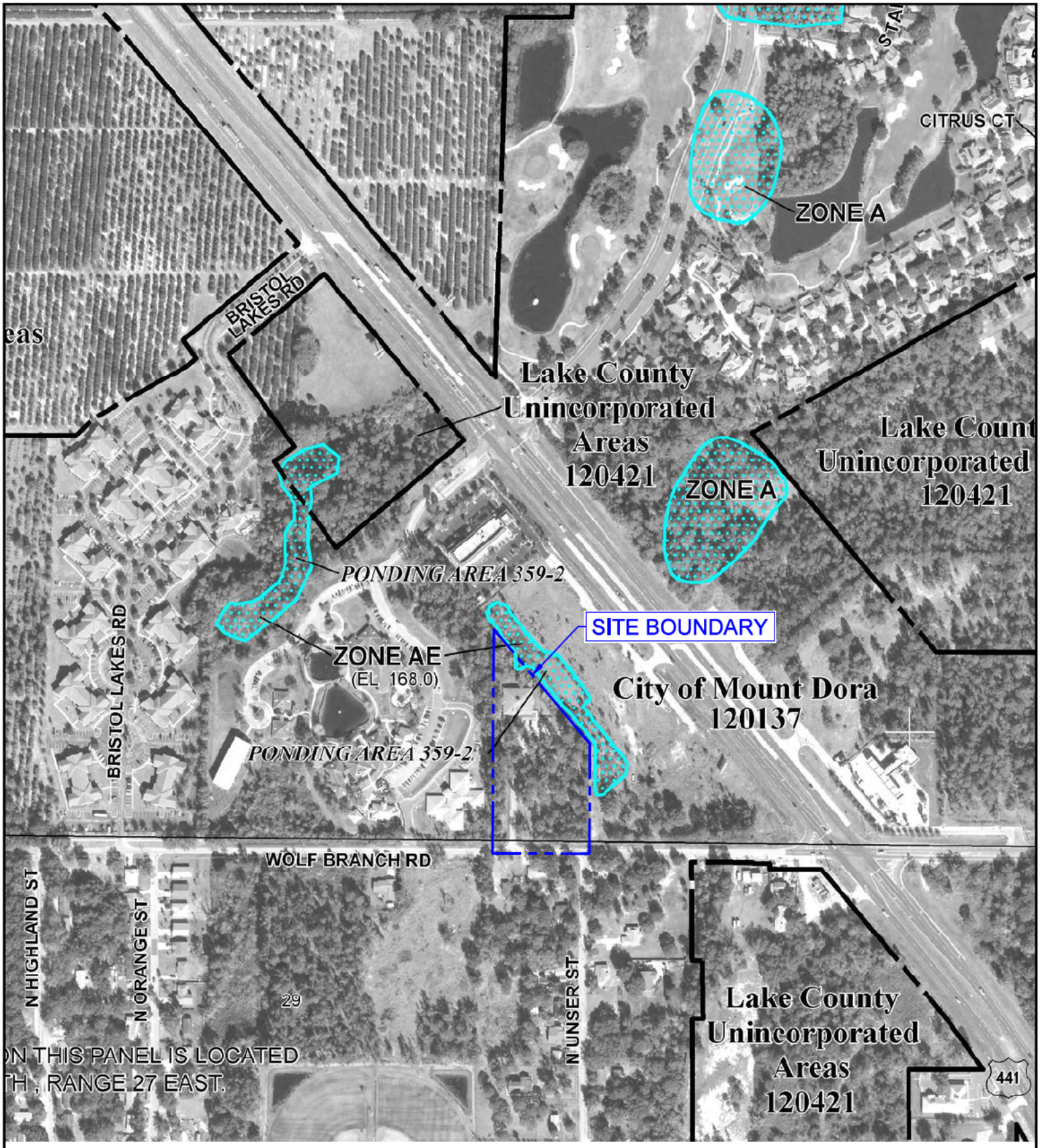
WATERMAN EARLY LEARNING ACADEMY
SEC 20 TWP 19S RNG 27E
MOUNT DORA, FLORIDA

Scale: 1" = 100'

0 25 50 75 100

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352-742-5011 Fax: 352-742-5044
admin@civilengsolutions.com
David C. Bills, P.E. - FL. Lic. # 47684
Date:

P:\25000 Projects\25129 - Waterman\dwg-02\C0 maps.dwg, AutoCAD PDF (Smallest File).pc3




MAP #12069C0359E
MAP DATE: 2012

FIGURE 4

| | | | |
|---|---|---|---|
| Project: 25129<br>File: 25129-MAP<br>Date: JUNE 17, 2026<br>Created By: WG | FEMA FLOOD MAP<br>WATERMAN EARLY LEARNING ACADEMY<br>SEC 20 TWP 19S RNG 27E<br>MOUNT DORA, FLORIDA | Scale: 1" = 400'<br>0 100 200 300 400 | Civil Engineering Solutions, Inc.<br>Civil & Environmental Engineering<br>322 NORTH ROCKINGHAM AVE.<br>TAVARES, FL 32778<br>352-742-5011 Fax: 352-742-5044<br>admin@civilengsolutions.com<br>David Cobb, P.E. - FL. Lic. # 47684<br>Date: |

P:\25000 Projects\25129 - Waterman\dwg-02\C0 maps.dwg, AutoCAD PDF (Smallest File).pc3




SCALE: 1"= 60'

60 0 60

SCALE IN FEET

## BASIN MAP LEGEND:

- PROPERTY LINE
- BASIN BOUNDARY
- SOIL BOUNDARY
- FLOW LINES
- BASIN
- MODEL LINK
- MODEL NODE

SOILS LEGEND:
28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD. A/D)
12 - CASSIA SAND (HYD. A/D)

REVISIONS:

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
332 North Rockingham Ave., Tavares, FL 32778
Phone 352.742.0611 Fax: 352.742.0044
admin@civilengsolutions.com
1291 E 8th St, Suite 202 - Fruitland Park, FL 34731
Date:

# WATERMAN EARLY ACADEMY

BASIN MAP

MOUNT DORA, FLORIDA

DRAWN BY: WG

CHECKED BY: DC

FILE NUMBER: 25129

ISSUE DATE: 06/24/26

SHEET SIZE: 11 X 17

PRE CONDITIONS BASIN MAP

SHEET NUMBER B1.0




SCALE: 1"= 60'

60 0 60

SCALE IN FEET

## BASIN MAP LEGEND:

- PROPERTY LINE
- BASIN BOUNDARY
- SOIL BOUNDARY
- FLOW LINES
- BASIN
- MODEL LINK
- MODEL NODE

SOILS LEGEND:
28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD. A/D)
12 - CASSIA SAND (HYD. A/D)

REVISIONS:


Civil Engineering Solutions, Inc.
Civil & Environmental Engineering


# WATERMAN EARLY ACADEMY
BASIN MAP
MOUNT DORA, FLORIDA

DRAWN BY: WG
CHECKED BY: DC

FILE NUMBER: 25129

ISSUE DATE: 06/24/26

SHEET SIZE: 11 X 17

POST CONDITIONS BASIN MAP

SHEET NUMBER
B2.0

# SECTION 1

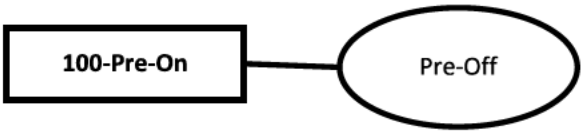
**Section 1: Treatment Volume Calculations and Pond Staging for Swale #1**

**June 25, 2026**

PROJECT TITLE : Waterman Early Learning Academy

## Basin Diagram

**Pre-Development Condition**




**Post-Development Condition**




## Treatment Volume Criteria

CRITERIA:

Criteria 1: Minimum Performance Standards for Impaired Waters (ERP Manual I Sec. 8.3.2)

**Must accomplish the GREATER of the following nutrient load reduction criteria**

| | |
|---|---|
| **Controls** | A) an 80 percent reduction of the average annual loading of total phosphorus (TP) and a 55 percent reduction in the average annual loading of total nitrogen (TN) from the proposed project; or<br>B) a reduction such that the post-development condition average annual loading of nutrients does not exceed the predevelopment condition nutrient loading. |

Criteria 2: Wekiva River Hydrologic Basin and Wekiva Recharge Protection Basin Recharge Standard (ERP Manual II Sec. 13.3)

Requirement - Provide Infiltration Of 3-in of Runoff from Impervious Area

## Treatment Volume Calculations

Criteria 1: Minimum Stormwater Treatment Performance Standards for All Sites (ERP Manual I Sec. 8.3.2)

Zone: Zone_2

Mean Annual Rainfall (in) 50.5

**Pre-Development: Swale #1 (100-Pre-On)**

| Parameters | | | | Computed Loading Rates | | | |
|---|---|---|---|---|---|---|---|
| | Land Use: | Upland Hardwood | | | Mean Annual Coefficent: | 0.10 | |
| | Total N: | 1.042 | mg/l | | | | |
| | Total P (mg/l): | 0.346 | mg/l | | Runoff Volume | 0.00 | ac-ft/yr |
| | Asphalt Millings/ Pavement (ac) | 132 | sf | | | | |
| | | 0.003 | ac | | Nitrogen Loading: | 0.00 | lb/yr |
| | Non DCIA Curve Number: | 79.00 | | | | 0.00 | kg/yr |
| | DCIA Percentage (%): | 0 | % | | Phosphorus Mass Loading: | 0.00 | lb/yr |
| | Wet Pond Area (ac): | 0 | ac | | | 0.00 | kg/yr |

INPUTS

**Post-Development: Swale #1 (100-Post-On)**

| Parameters | | | | Computed Loading Rates | | | |
|---|---|---|---|---|---|---|---|
| | Land Use: | High Intensity Commercial | | | Mean Annual Coefficent: | 0.81 | |
| | Total N: | 2.4 | mg/l | | | | |
| | Total P: | 0.345 | mg/l | | Runoff Volume | 0.01 | ac-ft/yr |
| | Asphalt Millings/ Pavement (ac) | 132 | sf | | | | |
| | | 0.003 | ac | | Nitrogen Loading: | 0.07 | lb/yr |
| | Non DCIA Curve Number: | 82.60 | | | | 0.03 | kg/yr |
| | DCIA Percentage: | 100.0 | % | | Phosphorus Mass Loading: | 0.01 | lb/yr |
| | Wet Pond Area: | 0 | ac | | | 0.00 | kg/yr |

**Must accomplish the GREATER of the following nutrient load reduction criteria**

A) Required TP Treatment Efficiency: 80%

Post-Development Pre-Treatment TP Loading: 0.01 lb/yr

Post-Development Target TP Loading: 0.00 lb/yr

Required TN Treatment Efficiency: 55%

Post-Development Pre-Treatment TN Loading: 0.07 lb/yr

Post-Development Target TN Loading: 0.03 lb/yr

B) Pre-Development Condition TP Loading: 0.00 lb/yr

Pre-Development Condition TN Loading: 0.00 lb/yr

**Controls**

**Treatment Efficiency (%)**

Basin: Post-Development: Swale #1 (100-Post-On)

Type of Treatment: Retention

Required Retention Depth: 3 in (Round to nearest 0.25 in)

Provided TN Treatment Efficiency: 95.1 %

Provided TP Treatment Efficiency: 95.1 %

Post-Development Pre-Treatment TP Loading: 0.010 lb/yr

Post-Development Post-Treatment TP Mass Discharge: 0.000 lb/yr

Post-Development Pre-Treatment TN Mass Discharge: 0.067 lb/yr

Post-Treatment TN Mass Discharge: 0.003 lb/yr

**Provided TN Treatment Efficiency exceeds 55% and Provided TP Treatment Efficiency exceeds 80%. Design is Okay**

INPUTS

## Pre- vs Post- Development Mass Discharge Summary

| | |
|---|---|
| Pre-Development Condition TP Mass Discharge: | 0.001 lb/yr |
| Post Development Condition TP Mass Discharge: | 0.000 lb/yr |
| Pre-Treatment TN Mass Discharge: | 0.004 lb/yr |
| Post-Treatment TN Mass Discharge: | 0.003 lb/yr |

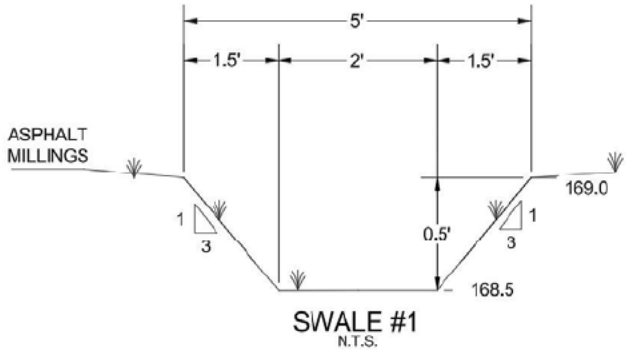
**Pre-Development Mass Discharge ≥ Post-Development Mass Discharge. Design is Okay**

Criteria 2: Wekiva River Hydrologic Basin and Wekiva Recharge Protection Basin Recharge Standard (ERP Manual II Sec. 13.3)
Requirement - Provide Infiltration Of 3-in of Runoff from Impervious Area

Basin: Post-Development: Swale #1 (100-Post-On)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0.003 | -ac | x | 0.25 | ft | = | 0.000757576 | ac ft |
| | | | | | = | 33 | cf |
| | | | | | = | 3.00 | in |

DRA: **Swale #1**
Basin: **100-Post-On**




Swale Area: ((5' + 2')/2) x 0.5' = 1.75-SF

Swale Volume: Swale Cross Sectional Area x Length =
1.75-SF x 27-LF = 47.25 -CF

| | | | | |
|---|---|---|---|---|
| Treatment Volume Required : | 0.001 | ac. ft. | 33 cf | 3.00 in |
| Treatment Volume Provided : | 0.001 | ac. ft. | 47.25 cf | 4.30 in |

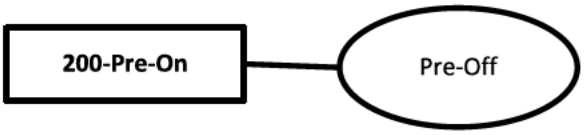
**Section 1: Treatment Volume Calculations and Pond Staging for Swale #2**

**June 25, 2026**

PROJECT TITLE : Waterman Learning Early Academy

**Basin Diagram**

**Pre-Development Condition**




**Post-Development Condition**




**Treatment Volume Criteria**

CRITERIA:

Criteria 1: Minimum Performance Standards for Impaired Waters (ERP Manual I Sec. 8.3.2)

**Must accomplish the GREATER of the following nutrient load reduction criteria**

A) an 80 percent reduction of the average annual loading of total phosphorus (TP) and a 55 percent reduction in the average annual loading of total nitrogen (TN) from the proposed project; or

**Controls**

B) a reduction such that the post-development condition average annual loading of nutrients does not exceed the predevelopment condition nutrient loading.

Criteria 2: Wekiva River Hydrologic Basin and Wekiva Recharge Protection Basin Recharge Standard (ERP Manual II Sec. 13.3)

Requirement - Provide Infiltration Of 3-in of Runoff from Impervious Area

## Treatment Volume Calculations

Criteria 1: Minimum Stormwater Treatment Performance Standards for All Sites (ERP Manual I Sec. 8.3.2)

Zone: Zone_2

Mean Annual Rainfall (in) 50.5

**Pre-Development: Swale #2 (200-Pre-On)**

| Parameters | | | | Computed Loading Rates | | | |
|---|---|---|---|---|---|---|---|
| | Land Use: | Upland Hardwood | | | Mean Annual Coefficent: | 0.10 | |
| | Total N: | 1.042 | mg/l | | | | |
| | Total P (mg/l): | 0.346 | mg/l | | Runoff Volume | 0.00 | ac-ft/yr |
| | Asphalt Millings/ Pavement (ac) | 221 | sf | | | | |
| | | 0.005 | ac | | Nitrogen Loading: | 0.01 | lb/yr |
| | Non DCIA Curve Number: | 79.00 | | | | 0.00 | kg/yr |
| | DCIA Percentage (%): | 0 | % | | Phosphorus Mass Loading: | 0.00 | lb/yr |
| | Wet Pond Area (ac): | 0 | ac | | | 0.00 | kg/yr |

INPUTS

**Post-Development: Swale #2 (200-Post-On)**

| Parameters | | | | Computed Loading Rates | | | |
|---|---|---|---|---|---|---|---|
| | Land Use: | High Intensity Commercial | | | Mean Annual Coefficent: | 0.81 | |
| | Total N: | 2.4 | mg/l | | | | |
| | Total P: | 0.345 | mg/l | | Runoff Volume | 0.02 | ac-ft/yr |
| | Asphalt Millings/ Pavement (ac) | 221 | sf | | | | |
| | | 0.005 | ac | | Nitrogen Loading: | 0.11 | lb/yr |
| | Non DCIA Curve Number: | 80.86 | | | | 0.05 | kg/yr |
| | DCIA Percentage: | 100.0 | % | | Phosphorus Mass Loading: | 0.02 | lb/yr |
| | Wet Pond Area: | 0 | ac | | | 0.01 | kg/yr |

**Must accomplish the GREATER of the following nutrient load reduction criteria**

| | | | |
|---|---|---|---|
| A) | Required TP Treatment Efficiency: | 80% | |
| | Post-Development Pre-Treatment TP Loading: | 0.02 lb/yr | |
| | Post-Development Target TP Loading: | 0.00 lb/yr | |
| | Required TN Treatment Efficiency: | 55% | |
| | Post-Development Pre-Treatment TN Loading: | 0.11 lb/yr | |
| | Post-Development Target TN Loading: | 0.05 lb/yr | |
| B) | Pre-Development Condition TP Loading: | 0.00 lb/yr | **Controls** |
| | Pre-Development Condition TN Loading: | 0.01 lb/yr | |

**Treatment Efficiency (%)**

Basin: Post-Development: Swale #2 (200-Post-On)

Type of Treatment: Retention

| | | |
|---|---|---|
| Required Retention Depth: | 3 in | (Round to nearest 0.25 in) |
| Provided TN Treatment Efficiency: | 95.1 % | |
| Provided TP Treatment Efficiency: | 95.1 % | |
| Post-Development Pre-Treatment TP Loading: | 0.016 lb/yr | |
| Post-Development Post-Treatment TP Mass Discharge: | 0.001 lb/yr | |
| Post-Development Pre-Treatment TN Mass Discharge: | 0.113 lb/yr | |

Post-Treatment TN Mass Discharge: 0.006 lb/yr

**Provided TN Treatment Efficiency exceeds 55% and Provided TP Treatment Efficiency exceeds 80%. Design is Okay**

INPUTS

**Pre- vs Post- Development Mass Discharge Summary**

| | |
|---|---|
| Pre-Development Condition TP Mass Discharge: | 0.002 lb/yr |
| Post Development Condition TP Mass Discharge: | 0.001 lb/yr |
| Pre-Treatment TN Mass Discharge: | 0.006 lb/yr |
| Post-Treatment TN Mass Discharge: | 0.006 lb/yr |

**Pre-Development Mass Discharge ≥ Post-Development Mass Discharge. Design is Okay**

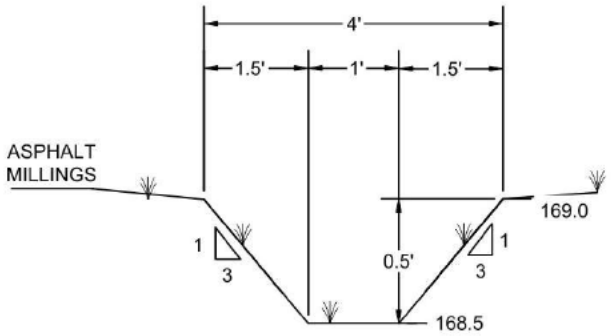
Criteria 2: Wekiva River Hydrologic Basin and Wekiva Recharge Protection Basin Recharge Standard (ERP Manual II Sec. 13.3)
Requirement - Provide Infiltration Of 3-in of Runoff from Impervious Area

Basin: Post-Development: Swale #2 (200-Post-On)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0.005 | -ac | x | 0.25 | ft | = | 0.001268365 | ac ft |
| | | | | | = | 55.25 | cf |
| | | | | | = | 3.00 | in |

**Pond Staging**

DRA: **Swale #2**
Basin: **200-Post-On**




SWALE #2

Swale Area: ((4' + 1')/2) x 0.5' = 1.25-SF

Swale Volume: Swale Cross Sectional Area x Length =
1.25-SF x 63-LF = 78.75 -CF

| | | | | |
|---|---|---|---|---|
| Treatment Volume Required : | 0.001 | ac. ft. | 55 cf | 3.00 in |
| Treatment Volume Provided : | 0.002 | ac. ft. | 78.75 cf | 4.28 in |

# SECTION 2

Project: Waterman Learning Early Academy

## PRE-CONDITION BASINS CURVE NUMBERS FOR STORMWISE ANALYSIS

| Basin Name | **100-PRE-ON** | | From TR-55 Table 2-2a Fully Developed | | | |
|---|---|---|---|---|---|---|
| Item | Soils Group | Condition | Area (SF) | Area (AC) | Curve Number | AxCN |
| Woods-Grass Combination | D | Fair | 348 | 0.008 | 82 | 0.66 |
| Non-DCIA | - | - | 0 | 0.000 | 98 | 0.00 |
| DCIA | - | - | 0 | 0.000 | 98 | 0.00 |
| TOTAL | | | | 0.008 | | 0.66 |

| | |
|---|---|
| **Total Imperviousness (AC)** | 0.00 |
| **Imperviousness (%)** | 0.0% |
| **DCIA (%)** | 0.0% |
| **No Impervious Curve Number (Stormwise Input) =** | **82.00** |
| **Non DCIA Curve Number (Water Quality Input) =** | **82.00** |
| **Total Area (AC) =** | 0.008 |

| Basin Name | **200-PRE-ON** | | From TR-55 Table 2-2a Fully Developed | | | |
|---|---|---|---|---|---|---|
| Item | Soils Group | Condition | Area (SF) | Area (AC) | Curve Number | AxCN |
| Woods-Grass Combination | D | Fair | 915 | 0.021 | 82 | 1.72 |
| Non-DCIA | - | - | 0 | 0.000 | 98 | 0.00 |
| DCIA | - | - | 0 | 0.000 | 98 | 0.00 |
| TOTAL | | | | 0.021 | | 1.72 |

| | |
|---|---|
| **Total Imperviousness (AC)** | 0.00 |
| **Imperviousness (%)** | 0.0% |
| **DCIA (%)** | 0.0% |
| **No Impervious Curve Number (Stormwise Input) =** | **82.00** |
| **Non DCIA Curve Number (Water Quality Input) =** | **82.00** |
| **Total Area (AC) =** | 0.021 |

Project: Waterman Learning Early Academy

## POST-CONDITION BASINS CURVE NUMBERS FOR STORMWISE ANALYSIS

| Basin Name | **100-POST-ON** | | From TR-55 Table 2-2a Fully Developed | | | |
|---|---|---|---|---|---|---|
| Item | Soils Group | Condition | Area (SF) | Area (AC) | Curve Number | AxCN |
| Woods-Grass Combination | D | Fair | 60 | 0.00 | 82 | 0.11 |
| DCIA (Asphalt Milling/Pavement) | - | - | 132 | 0.00 | 98 | 0.30 |
| Swale | - | - | 156 | 0.00 | 80 | 0.29 |
| TOTAL | | | | 0.01 | | 0.41 |

| | |
|---|---|
| **Total Imperviousness (AC)** | 0.00 |
| **Imperviousness (%)** | 37.9% |
| **DCIA (%)** | 37.9% |
| **Direct (%)** | 44.8% |
| **No Impervious Curve Number (Stormwise Input) =** | **80.56** |
| **Non DCIA Curve Number (Water Quality Input) =** | **80.56** |
| **Total Area (AC) =** | 0.008 |

| Basin Name | **200-POST-ON** | | From TR-55 Table 2-2a Fully Developed | | | |
|---|---|---|---|---|---|---|
| Item | Soils Group | Condition | Area (SF) | Area (AC) | Curve Number | AxCN |
| Woods-Grass Combination | D | Fair | 436 | 0.01 | 82 | 0.82 |
| DCIA (Asphalt Milling/Pavement) | - | - | 221 | 0.01 | 98 | 0.50 |
| Swale | - | - | 258 | 0.01 | 80 | 0.47 |
| TOTAL | | | | 0.02 | | 1.32 |

| | |
|---|---|
| **Total Imperviousness (AC)** | 0.01 |
| **Imperviousness (%)** | 24.2% |
| **DCIA (%)** | 24.2% |
| **Direct (%)** | 28.2% |
| **No Impervious Curve Number (Stormwise Input) =** | **81.26** |
| **Non DCIA Curve Number (Water Quality Input) =** | **81.26** |
| **Total Area (AC) =** | 0.021 |

# SECTION 3
(MODRET RECOVERY ANALYSIS)

**TABLE OF CONTENTS**

PAGE:


1 - SWALE #1 – MANUAL HYDOGRAPH
2 - SWALE #1 – INFILITRATION INPUT PARAMETERS
3 - SWALE #1 – INFILTRAION GRAPH
4 - SWALE #1 – WATER ELEVATION GRAPH
5 - SWALE #2 – MANUAL HYDOGRAPH
6 - SWALE #2 – INFILITRATION INPUT PARAMETERS
7 - SWALE #2 – INFILTRAION GRAPH
8 - SWALE #2 – WATER ELEVATION GRAPH

# MODRET 7.0

## HYDROGRAPH DATA INPUT - MANUAL HYDROGRAPH METHOD

**PROJECT NAME :Swale #1 Recovery**

| Index | Time Increment | Volume |
|---|---|---|
| 0 | 1.0 hrs | 47.3 $ft^3$ |
| 1 | 72.0 hrs | 0.0 $ft^3$ |

Analysis Date: 6/24/2026

# MODRET 7.0

## SUMMARY OF MODRET INPUT PARAMETERS

**PROJECT NAME : Swale #1 72-hr Recovery**
**UNSATURATED ANALYSIS EXCLUDED**

| | |
|---|---|
| Average Pond Area | 94.50 ft² |
| Pond Volume between Bottom & DHWL | 47.25 ft³ |
| Pond Length to Width Ratio (L/W) | 5.40 |
| Elevation of Effective Aquifer Base | 166.00 ft |
| Elevation of Seasonal High Groundwater Table | 167.00 ft |
| Elevation of Starting Water Level | 168.50 ft |
| Elevation of Pond Bottom | 168.50 ft |
| Design High Water Level Elevation | 169.00 ft |
| Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis | 0.20 |
| Unsaturated Vertical Hydraulic Conductivity | 5.00 ft/d |
| Factor of Safety | 2.00 |
| Saturated Horizontal Hydraulic Conductivity | 5.00 ft/d |
| Avg. Effective Storage Coefficient of Soil for Saturated Analysis | 0.20 |
| Avg. Effective Storage Coefficient of Pond/Exfiltration Trench | 1.00 |

**Hydraulic Control Features:**

| | Top | Bottom | Left | Right |
|---|---|---|---|---|
| **Groundwater Control Features - Y/N** | N | N | N | N |
| Distance to Edge of Pond | 0.00 | 0.00 | 0.00 | 0.00 |
| Elevation of Water Level | 0.00 | 0.00 | 0.00 | 0.00 |
| **Impervious Barrier - Y/N** | N | N | N | N |
| Elevation of Barrier Bottom | 0.00 | 0.00 | 0.00 | 0.00 |

Analysis Date: 6/24/2026

# MODRET 7.0

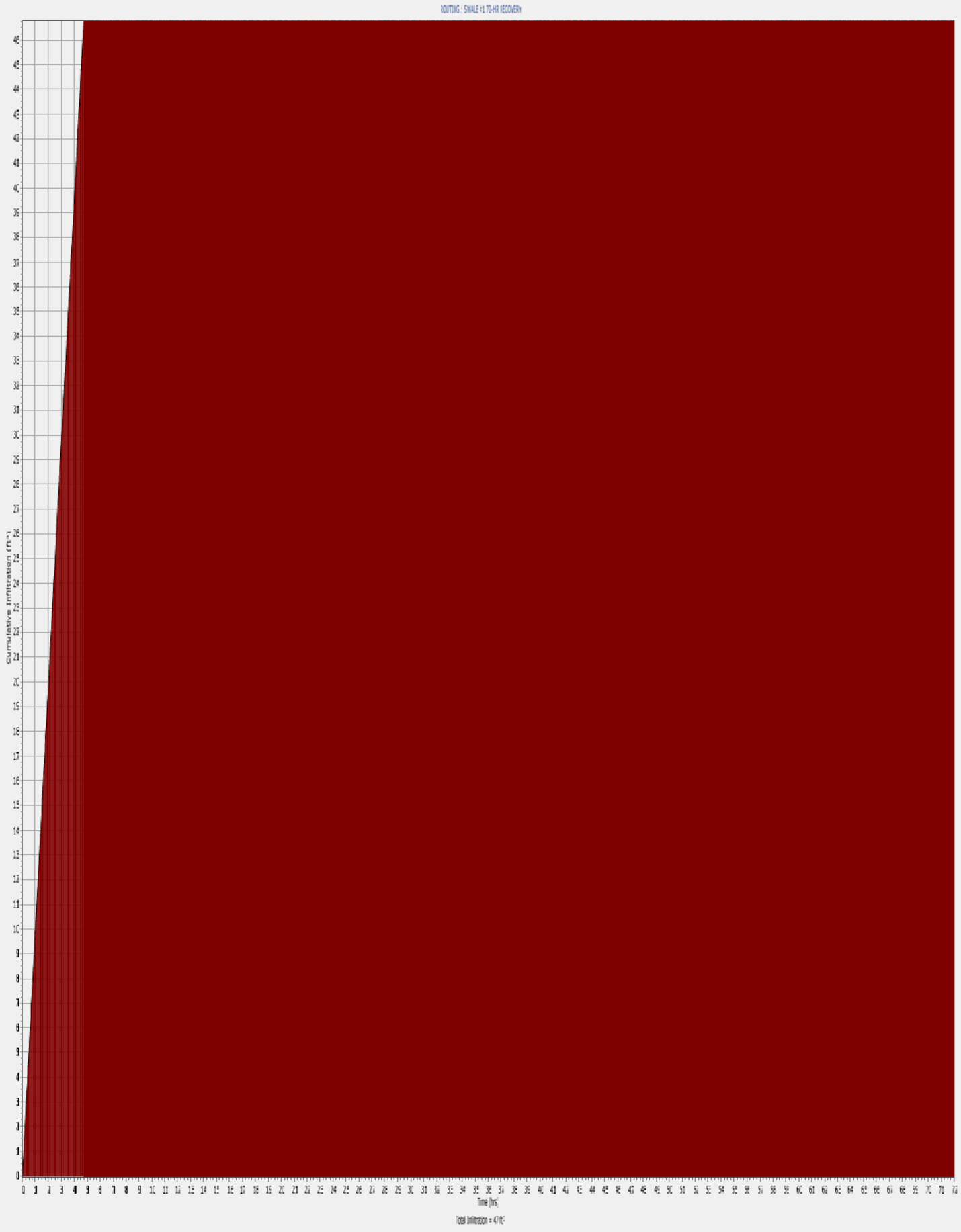
## ROUTING MODULE

**PROJECT NAME : Swale #1 72-hr Recovery**
**STAGE-STORAGE INPUT DATA**

| ELEVATION (ft) | AREA (Ac) | POND VOLUME ($ft^3$) |
|---|---|---|
| 168.50 | 0.001 | 0.0 |
| 169.00 | 0.003 | 47.3 |

Zero-Infiltration option is OFF

Analysis Date: 6/24/2026


ROUTING : SWALE r1 72-HR RECOVERY
Cumulative Infiltration (ft³)
Time (hrs)
Total Infiltration = 47 ft³


ROUTING : SWALE (1.72-HR RECOVERY)
Water Elevation (ft)
Time (hrs)
Max Water Elevation = 168.89 ft

# MODRET 7.0

## HYDROGRAPH DATA INPUT - MANUAL HYDROGRAPH METHOD

**PROJECT NAME :Swale #2 Recovery**

| Index | Time Increment | Volume |
|---|---|---|
| 0 | 1.0 hrs | 78.8 $ft^3$ |
| 1 | 72.0 hrs | 0.0 $ft^3$ |

Analysis Date: 6/25/2026

# MODRET 7.0

## SUMMARY OF MODRET INPUT PARAMETERS

**PROJECT NAME : Swale #2 72-hr Recovery**
**UNSATURATED ANALYSIS EXCLUDED**

| | |
|---|---|
| Average Pond Area | 157.49 $ft^2$ |
| Pond Volume between Bottom & DHWL | 78.75 $ft^3$ |
| Pond Length to Width Ratio (L/W) | 15.75 |
| Elevation of Effective Aquifer Base | 166.00 ft |
| Elevation of Seasonal High Groundwater Table | 167.00 ft |
| Elevation of Starting Water Level | 168.50 ft |
| Elevation of Pond Bottom | 168.50 ft |
| Design High Water Level Elevation | 169.00 ft |
| Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis | 0.20 |
| Unsaturated Vertical Hydraulic Conductivity | 5.00 ft/d |
| Factor of Safety | 2.00 |
| Saturated Horizontal Hydraulic Conductivity | 5.00 ft/d |
| Avg. Effective Storage Coefficient of Soil for Saturated Analysis | 0.20 |
| Avg. Effective Storage Coefficient of Pond/Exfiltration Trench | 1.00 |

**Hydraulic Control Features:**

| | Top | Bottom | Left | Right |
|---|---|---|---|---|
| **Groundwater Control Features - Y/N** | N | N | N | N |
| Distance to Edge of Pond | 0.00 | 0.00 | 0.00 | 0.00 |
| Elevation of Water Level | 0.00 | 0.00 | 0.00 | 0.00 |
| **Impervious Barrier - Y/N** | N | N | N | N |
| Elevation of Barrier Bottom | 0.00 | 0.00 | 0.00 | 0.00 |

Analysis Date: 6/25/2026

# MODRET 7.0

## ROUTING MODULE

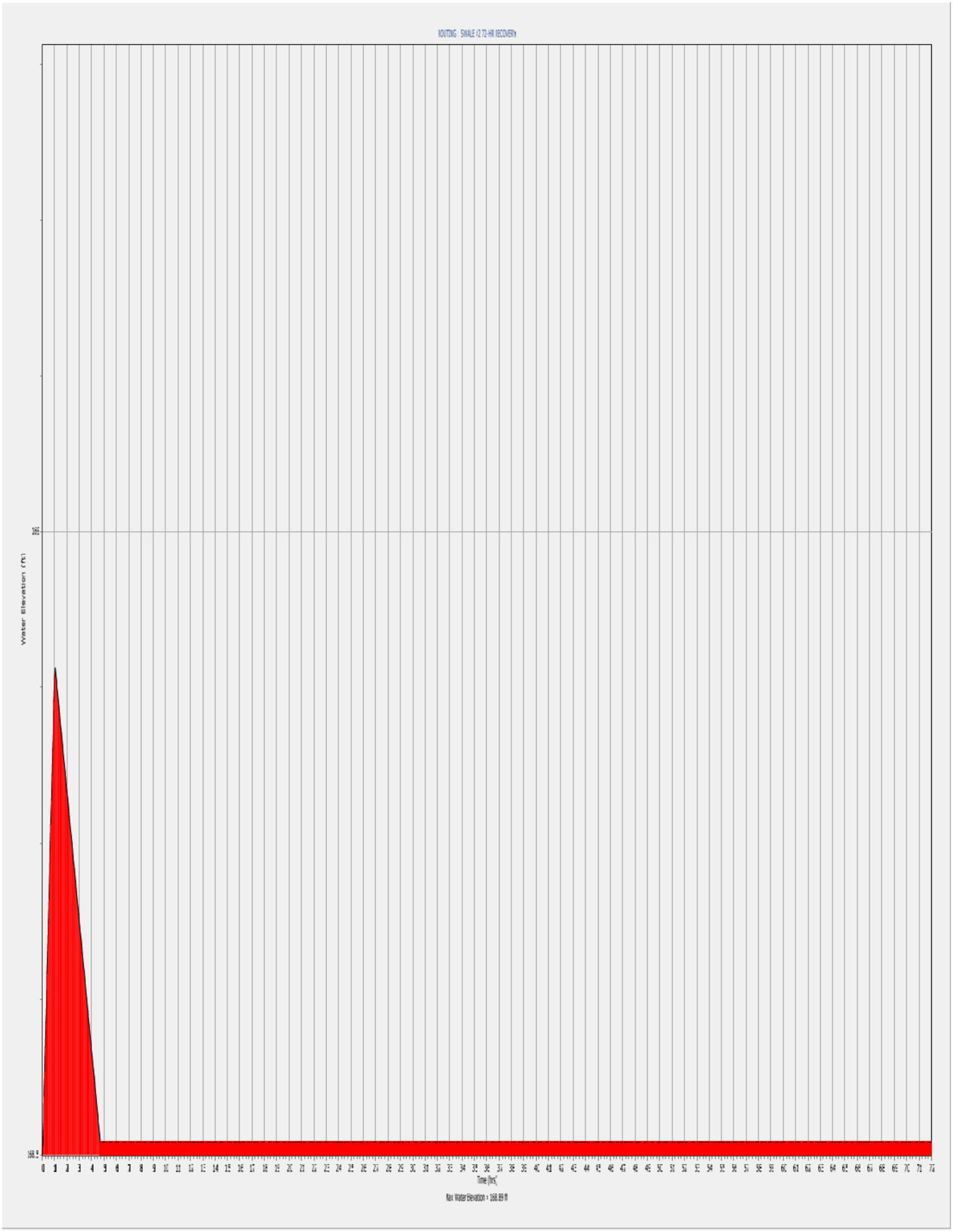
**PROJECT NAME : Swale #2 72-hr Recovery**
**STAGE-STORAGE INPUT DATA**

| ELEVATION (ft) | AREA (Ac) | POND VOLUME ($ft^3$) |
|---|---|---|
| 168.50 | 0.001 | 0.0 |
| 169.00 | 0.006 | 78.7 |

Zero-Infiltration option is OFF

Analysis Date: 6/25/2026


ROUTING : SWALE-I2 72-HR RECOVERY
Cumulative Infiltration (ft³)
Time (hrs)
Total Infiltration = 77 ft³


ROUTING : SWALE-I2 72-HR RECOVERY
Water Elevation (ft)
Time (hrs)
Max Water Elevation = 168.89 ft

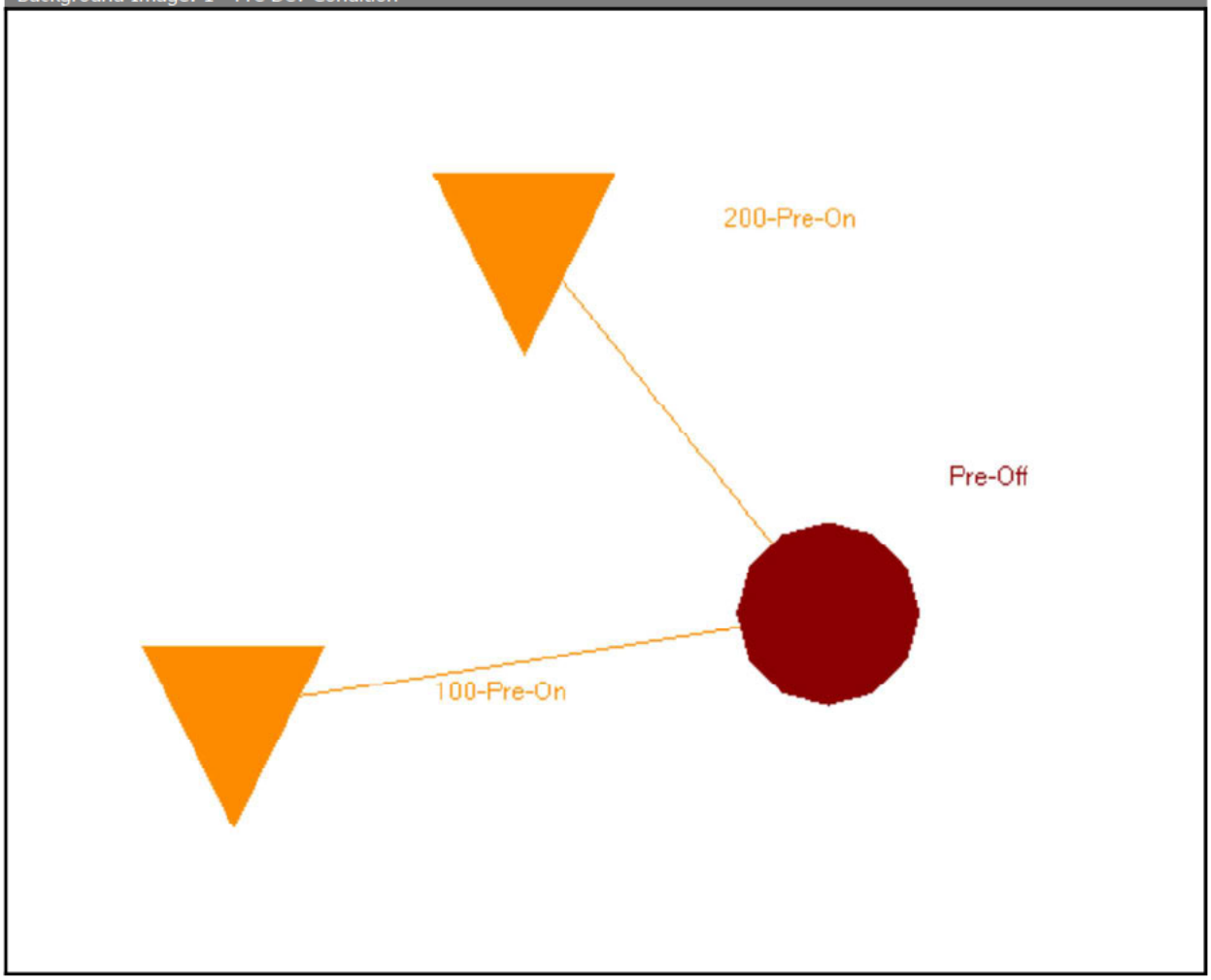
# SECTION 4
(STORMWISE ROUTING ANALYSIS)

**TABLE OF CONTENTS**

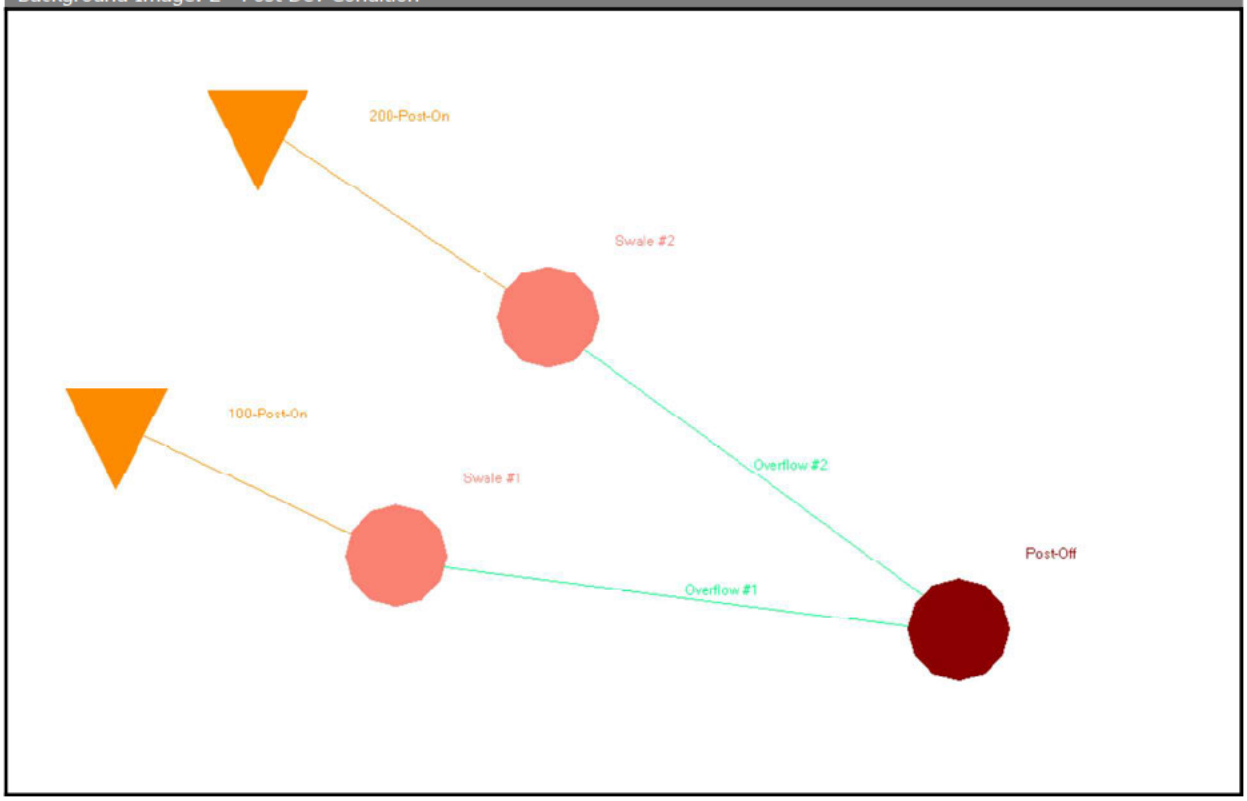
PAGE:


1 - ROUTING DIAGRAM
2 - SIMULATION INPUTS
8 - SIMPLE BASIN INPUTS
12 - NODE INPUTS
16 - LINK INPUTS
17 - SIMPLE BASIN RUNOFF SUMMARY
18 - NODE MAX CONDITIONS & NODE STAGE DIAGRAM
21 - LINK MAX CONDITIONS
22 - 25YR/96-HR VOLUME DISCHARGE

Background Image: 1 - Pre Dev Condition



Background Image: 2 - Post Dev Condition




Simulation: 0 - Mean Annual 2.33YR-24HR

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Run Date/Time: | 6/24/2026 5:17:15 PM |
| Program Version: | StormWise 4.08.03 |

General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 24.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] |
|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 |
| Max Calculation Time: | | 30.0000 |

Output Time Increments

Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:

Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | | |
| Over-Relax Weight Fact: | 0.5 dec | Ia/S: | 0.20 dec |
| dZ Tolerance: | 0.0010 ft | | |
| Max dZ: | 1.0000 ft | Smp/Man Basin Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | | |
| | | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 4.30 in |
| | | Storm Duration: | 24.0000 hr |
| | | Dflt Damping (1D): | 0.0050 ft |
| | | Min Node Srf Area (1D): | 100 ft2 |
| | | Energy Switch (1D): | Energy |

Comment:

## Simulation: 1 - 10YR-24HR

Scenario: No Infilitration Considered
Run Date/Time: 6/24/2026 5:17:18 PM
Program Version: StormWise 4.08.03

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 24.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] |
|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 |
| Max Calculation Time: | | 30.0000 |

## Output Time Increments

### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:

Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

## Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FLMOD

| | |
|---|---|
| Rainfall Amount: | 5.97 in |
| Storm Duration: | 24.0000 hr |
| Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (1D): | Energy |

Comment:

## Simulation: 2 - 25YR-24HR

Scenario: No Infilitration Considered
Run Date/Time: 6/24/2026 5:17:24 PM
Program Version: StormWise 4.08.03

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 24.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] |
|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 |
| Max Calculation Time: | | 30.0000 |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

Rainfall Folder:

Unit Hydrograph

#### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

| | | | |
|---|---|---|---|
| Folder: | | Green-Ampt Set: | |
| | | Vertical Layers Set: | |
| | | Impervious Set: | |

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | | |
| Over-Relax Weight Fact: | 0.5 dec | Ia/S: | 0.20 dec |
| dZ Tolerance: | 0.0010 ft | | |
| Max dZ: | 1.0000 ft | Smp/Man Basin Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | | |
| | | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 7.41 in |
| | | Storm Duration: | 24.0000 hr |
| | | Dflt Damping (1D): | 0.0050 ft |
| | | Min Node Srf Area (1D): | 100 ft2 |
| | | Energy Switch (1D): | Energy |

Comment:

## Simulation: 3 - 25YR-96HR

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Run Date/Time: | 6/24/2026 5:17:27 PM |
| Program Version: | StormWise 4.08.03 |

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 100.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] |
|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 |
| Max Calculation Time: | | 30.0000 |

## Output Time Increments

### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:

Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

## Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FLMOD
Rainfall Amount: 10.30 in
Storm Duration: 96.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

## Simple Basin: 100-Post-On

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Node: | Swale #1 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 0.0080 ac |
| Curve Number: | 80.6 |
| Ia/S: | 0.00 |
| % Impervious: | 37.90 |
| % DCIA: | 37.90 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: 100-Pre-On

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Node: | Pre-Off |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 0.0080 ac |
| Curve Number: | 82.0 |
| Ia/S: | 0.00 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: 200-Post-On

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Node: | Swale #2 |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 0.0210 ac |
| Curve Number: | 81.3 |
| Ia/S: | 0.00 |
| % Impervious: | 24.20 |
| % DCIA: | 24.20 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: 200-Pre-On

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Node: | Pre-Off |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH323 |
| Peaking Factor: | 323.0 |
| Area: | 0.0210 ac |
| Curve Number: | 82.0 |
| Ia/S: | 0.00 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Node: Post-Off

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Type: | Time/Stage |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 0.00 ft |
| Warning Stage: | 0.00 ft |
| Alert Stage: | 0.00 ft |
| Boundary Stage: | |

Comment:

## Node: Pre-Off

| | |
|---|---|
| Scenario: | No Infilitration Considered |
| Type: | Time/Stage |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 0.00 ft |
| Warning Stage: | 0.00 ft |
| Alert Stage: | 0.00 ft |
| Boundary Stage: | |

Comment:

## Node: Swale #1

Scenario: No Infilitration Considered
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 168.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 168.50 | 0.00 | 0 |
| 168.75 | 0.00 | 19 |
| 169.00 | 0.00 | 47 |

Comment:

## Node: Swale #2

Scenario: No Infilitration Considered
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 168.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 168.50 | 0.00 | 0 |
| 168.75 | 0.00 | 27 |
| 169.00 | 0.00 | 79 |

Comment:

| Weir Link: Overflow #1 | | | |
|---|---|---|---|
| Scenario: | No Infilitration Considered | Bottom Clip | |
| From Node: | Swale #1 | Default: | 0.00 ft |
| To Node: | Post-Off | Op Table: | |
| Link Count: | 1 | Ref Node: | |
| Flow Direction: | Both | Top Clip | |
| Damping: | 0.0000 ft | Default: | 0.00 ft |
| Weir Type: | Broad Crested Vertical | Op Table: | |
| Geometry Type: | Trapezoidal | Ref Node: | |
| Invert: | 169.00 ft | Discharge Coefficients | |
| Control Elevation: | 169.00 ft | Weir Default: | 2.800 |
| Max Depth: | 999.00 ft | Weir Table: | |
| Extrapolation Method: | Normal Projection | Orifice Default: | 0.600 |
| Bottom Width: | 27.00 ft | Orifice Table: | |
| Left Slope: | 100.000 (h:v) | | |
| Right Slope: | 100.000 (h:v) | | |
| Comment: Length of Weir = Length of Swale = 27 ft | | | |

| Weir Link: Overflow #2 | | | |
|---|---|---|---|
| Scenario: | No Infilitration Considered | **Bottom Clip** | |
| From Node: | Swale #2 | Default: | 0.00 ft |
| To Node: | Post-Off | Op Table: | |
| Link Count: | 1 | Ref Node: | |
| Flow Direction: | Both | **Top Clip** | |
| Damping: | 0.0000 ft | Default: | 0.00 ft |
| Weir Type: | Broad Crested Vertical | Op Table: | |
| Geometry Type: | Trapezoidal | Ref Node: | |
| Invert: | 169.00 ft | **Discharge Coefficients** | |
| Control Elevation: | 169.00 ft | Weir Default: | 2.800 |
| Max Depth: | 999.00 ft | Weir Table: | |
| Extrapolation Method: | Normal Projection | Orifice Default: | 0.600 |
| Bottom Width: | 63.00 ft | Orifice Table: | |
| Left Slope: | 100.000 (h:v) | | |
| Right Slope: | 100.000 (h:v) | | |
| Comment: Length of Weir = Length of Swale = 63 ft | | | |

Simple Basin Runoff Summary [No Infilitration Considered]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] |
|---|---|---|---|---|---|---|
| 100-Post-On | 0 - Mean Annual 2.33YR-24HR | 0.02 | 12.0333 | 4.30 | 3.08 | 0.0080 |
| 100-Post-On | 2 - 25YR-24HR | 0.03 | 12.0333 | 7.41 | 6.00 | 0.0080 |
| 100-Post-On | 3 - 25YR-96HR | 0.01 | 48.0000 | 10.30 | 8.82 | 0.0080 |

Simple Basin Runoff Summary [No Infilitration Considered]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] |
|---|---|---|---|---|---|---|
| 100-Pre-On | 0 - Mean Annual 2.33YR-24HR | 0.02 | 12.0500 | 4.30 | 2.46 | 0.0080 |
| 100-Pre-On | 2 - 25YR-24HR | 0.03 | 12.0333 | 7.41 | 5.30 | 0.0080 |
| 100-Pre-On | 3 - 25YR-96HR | 0.01 | 48.0000 | 10.30 | 8.08 | 0.0080 |

Simple Basin Runoff Summary [No Infilitration Considered]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] |
|---|---|---|---|---|---|---|
| 200-Post-On | 0 - Mean Annual 2.33YR-24HR | 0.04 | 12.0333 | 4.30 | 2.86 | 0.0210 |
| 200-Post-On | 2 - 25YR-24HR | 0.09 | 12.0333 | 7.41 | 5.75 | 0.0210 |
| 200-Post-On | 3 - 25YR-96HR | 0.04 | 48.0000 | 10.30 | 8.55 | 0.0210 |

Simple Basin Runoff Summary [No Infilitration Considered]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] |
|---|---|---|---|---|---|---|
| 200-Pre-On | 0 - Mean Annual 2.33YR-24HR | 0.04 | 12.0500 | 4.30 | 2.46 | 0.0210 |
| 200-Pre-On | 2 - 25YR-24HR | 0.09 | 12.0333 | 7.41 | 5.30 | 0.0210 |
| 200-Pre-On | 3 - 25YR-96HR | 0.04 | 48.0000 | 10.30 | 8.08 | 0.0210 |

Node Max Conditions [No Infilitration Considered]

| Node Name | Sim Name | Warning Stage [ft] | Alert Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|---|
| Post-Off | 0 - Mean Annual 2.33YR-24HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.04 | 0.00 | 0 |
| Post-Off | 1 - 10YR-24HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.09 | 0.00 | 0 |
| Post-Off | 2 - 25YR-24HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.12 | 0.00 | 0 |
| Post-Off | 3 - 25YR-96HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.05 | 0.00 | 0 |

Node Max Conditions [No Infilitration Considered]

| Node Name | Sim Name | Warning Stage [ft] | Alert Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|---|
| Pre-Off | 0 - Mean Annual 2.33YR-24HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.06 | 0.00 | 0 |
| Pre-Off | 1 - 10YR-24HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.09 | 0.00 | 0 |
| Pre-Off | 2 - 25YR-24HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.12 | 0.00 | 0 |
| Pre-Off | 3 - 25YR-96HR | 0.00 | 0.00 | 0.00 | 0.0000 | 0.05 | 0.00 | 0 |

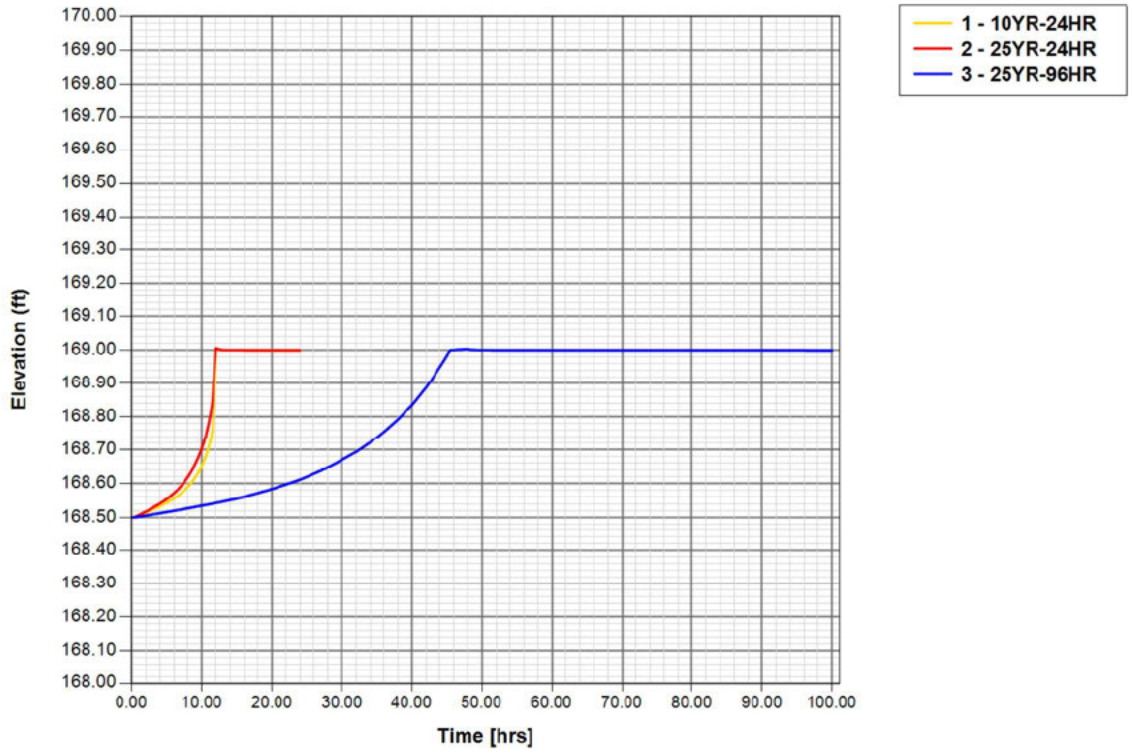
Node Max Conditions [No Infilitration Considered]

| Node Name | Sim Name | Warning Stage [ft] | Alert Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|---|
| Swale #1 | 0 - Mean Annual 2.33YR-24HR | 0.00 | 0.00 | 169.00 | 0.0010 | 0.02 | 0.01 | 132 |
| Swale #1 | 1 - 10YR-24HR | 0.00 | 0.00 | 169.00 | 0.0010 | 0.03 | 0.03 | 132 |
| Swale #1 | 2 - 25YR-24HR | 0.00 | 0.00 | 169.01 | 0.0010 | 0.03 | 0.03 | 132 |
| Swale #1 | 3 - 25YR-96HR | 0.00 | 0.00 | 169.00 | 0.0005 | 0.01 | 0.01 | 132 |

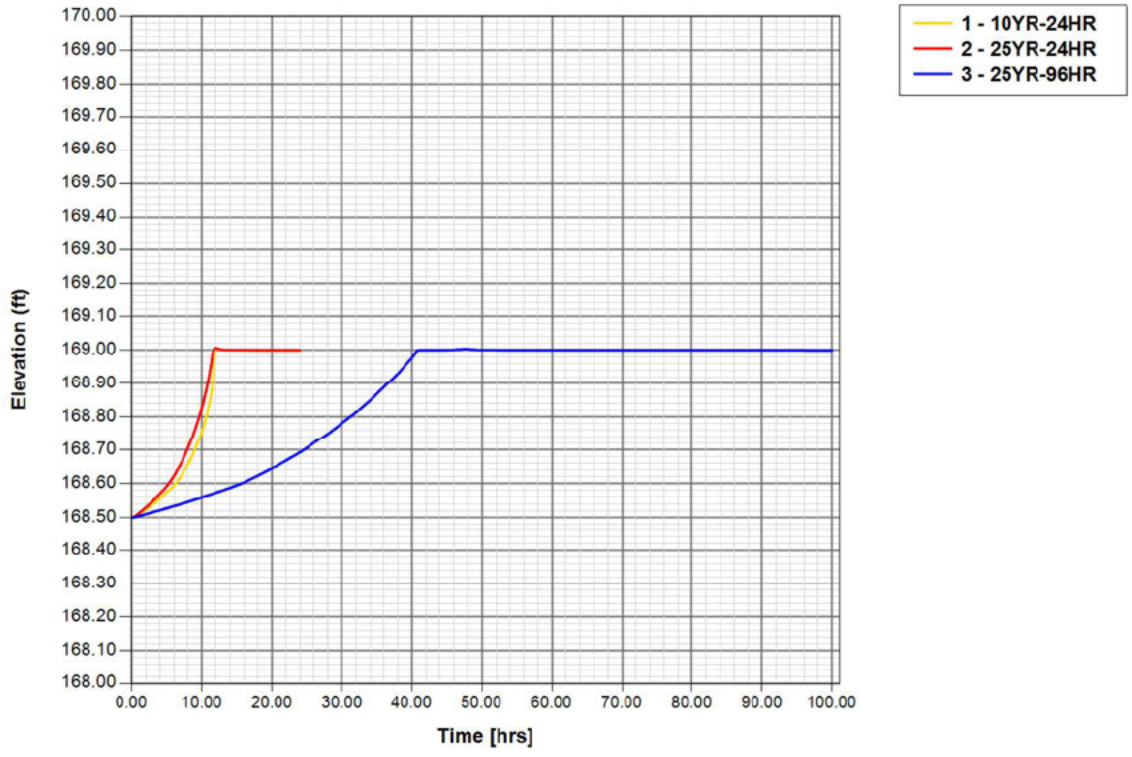
Node Max Conditions [No Infilitration Considered]

| Node Name | Sim Name | Warning Stage [ft] | Alert Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|---|
| Swale #2 | 0 - Mean Annual 2.33YR-24HR | 0.00 | 0.00 | 169.00 | 0.0010 | 0.04 | 0.04 | 254 |
| Swale #2 | 1 - 10YR-24HR | 0.00 | 0.00 | 169.01 | 0.0010 | 0.07 | 0.07 | 254 |
| Swale #2 | 2 - 25YR-24HR | 0.00 | 0.00 | 169.01 | 0.0010 | 0.09 | 0.09 | 254 |
| Swale #2 | 3 - 25YR-96HR | 0.00 | 0.00 | 169.00 | 0.0002 | 0.04 | 0.04 | 254 |

Node Stage w/Warning and Alert Stage: Swale #1 [No Infilitration Considered]



Node Stage w/Warning and Alert Stage: Swale #2 [No Infilitration Considered]




Link Min/Max Conditions [No Infilitration Considered]

| Link Name | Sim Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| Overflow #1 | 0 - Mean Annual 2.33YR-24HR | 0.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Overflow #1 | 1 - 10YR-24HR | 0.03 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Overflow #1 | 2 - 25YR-24HR | 0.03 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Overflow #1 | 3 - 25YR-96HR | 0.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Link Min/Max Conditions [No Infilitration Considered]

| Link Name | Sim Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|

| Link Name | Sim Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| Overflow #2 | 0 - Mean Annual 2.33YR-24HR | 0.04 | 0.00 | 0.01 | 0.00 | 0.00 | 0.00 |
| Overflow #2 | 1 - 10YR-24HR | 0.07 | 0.00 | 0.01 | 0.00 | 0.00 | 0.00 |
| Overflow #2 | 2 - 25YR-24HR | 0.09 | 0.00 | 0.01 | 0.00 | 0.00 | 0.00 |
| Overflow #2 | 3 - 25YR-96HR | 0.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Node Mass Balance Condensed [No Infilitration Considered]

| Node Name | Sim Name | Total Inflow [ft3] | Total Outflow [ft3] | Stored Volume (Flow Based) [ft3] |
|---|---|---|---|---|
| Post-Off | 3 - 25YR-96HR | 774 | 0 | 774 |

Node Mass Balance Condensed [No Infilitration Considered]

| Node Name | Sim Name | Total Inflow [ft3] | Total Outflow [ft3] | Stored Volume (Flow Based) [ft3] |
|---|---|---|---|---|
| Pre-Off | 3 - 25YR-96HR | 851 | 0 | 851 |

# APPENDIX A

# 42-069-0689AN

# FLORIDA LUMBER & BUILDING MATERIALS DEALERS ASSOC.

# FLORIDA LUMBER & BUILDING

# HYDROLOGIC CALCULATIONS

Project: Florida Lumber & Building Materials Association
Mt. Dora, Florida

Date: April 30, 1991

File: Flalumb.doc

## DETERMINATION OF SEASONAL HIGH WATER TABLE ELEVATION:

Report by Central Testing Laboratory, dated August 10, 1990, indicates depth to water table at 3' below ground surface. Estimate depth to seasonal high water elevation at 2' below the ground surface.

Ground level at Borings = 170.0

Assume Seasonal High Watertable Elev. = 168.0

**WATER RETENTION AREA NO. 100:**

Proposed Pond Bottom Elevation = 168.5
Proposed Top of Weir Invert = 169.75

Total Depth of Pond = 1.25'

**WATER RETENTION SWALE NO. 200:**

Proposed Swale Bottom Elevation = 169.0
Proposed Top of Weir Invert = 169.75

Total Depth of Swale = 0.75'

**NOTE:** See Page 9 and Appendix "B" for Volume Recovery Calculations.

SATURATED INFILTRATION ANALYSIS
USING "MODSET " PROGRAM

Written By Nicolas E. Andreyev,P.E.
( March, 1987 )

SUMMARY OF INPUT PARAMETERS

POND NAME / NUMBER : FLORIDA LUMBER BASIN 100

| | |
|---|---|
| AVERAGE WETTED POND LENGTH ==========> | 70.000 ft |
| AVERAGE WETTED POND WIDTH ==========> | 70.000 ft |
| AVERAGE ELEVATION OF BOTTOM OF AQUIFER ==========> | 166.500 ft |
| AVERAGE ELEVATION OF DESIGN GROUNDWATER TABLE ===> | 168.000 ft |
| AVERAGE ELEVATION OF POND BOTTOM ==========> | 168.500 ft |
| ELEVATION OF DESIGN OVERFLOW FROM POND ==========> | 169.750 ft |
| AVERAGE HORIZONTAL HYDRAULIC CONDUCTIVITY ========> | 5.000 ft/d |
| AVERAGE EFFECTIVE STORAGE COEFF. OF SOIL ========> | 0.200 |
| AVERAGE STORAGE COEFFICIENT OF POND AREA ========> | 1.000 |

| STRESS PERIOD No. | TIME INCREMENT ( HOURS ) | RECHARGE TO POND AREA ( ft/day ) | RECHARGE OUTSIDE POND AREA ( ft/day ) |
|---|---|---|---|
| 1.00000 | 23.04000 | 1.23788 | 0.00000 |
| 2.00000 | 72.00000 | 0.00000 | 0.00000 |

UNSATURATED INFILTRATION ANALYSIS
USING 'MODRET ' PROGRAM

Written By Nicolas E. Andreyev,P.E.
( March, 1989 )

SUMMARY OF INPUT PARAMETERS

POND NAME / NUMBER : FLORIDA LUMBER BASIN 200

| | |
|---|---|
| AVERAGE POND BOTTOM LENGTH ==========> | 305.000 ft |
| AVERAGE POND BOTTOM WIDTH ==========> | 3.000 ft |
| AVERAGE SEPARATION BETWEEN BOTTOM & HGWT =====> | 1.000 ft |
| VERTICAL HYDRAULIC CONDUCTIVITY ==========> | 5.000 ft/d |
| FACTOR OF SAFETY FOR Kvu ==========> | 2.000 |
| AVERAGE EFFECTIVE STORAGE COEFFICIENT ========> | 0.200 |

RESULTS OF UNSATURATED INFILTRATION

INFILTRATION VOLUME, Vu = 0.00420 ac-ft

MINIMUM TIME TO INFILTRATE Vu, Tsat = 1.92 hrs

# CENTRAL TESTING LABORATORY

ENGINEERING AND MATERIALS TESTING

SOILS, CONCRETE, SOIL CEMENT ASPHALT, AND SUB-SURFACE INVESTIGATIONS
WATER AND WASTEWATER ANALYSIS

P.O. BOX 883
FLORAL CITY, FLORIDA 32636
PHONE (904) 726-6447

727 S. 14TH STREET
LEESBURG, FLORIDA 34748
PHONE (904) 787-1268

J.W. SPRINGSTEAD, P.E.
FLA. REG. ENG. 8579


**August 10, 1990**

Mr. William B. Carson, Executive Vice President
Florida Lumber and Building Material Dealers Association
905 Lee Road
Orlando, Florida 32810

**RE: Preliminary Geotechnical Report**
**Proposed Office Building**
**Limit Street**
**Mt. Dora Area, Lake County, Florida**
**R-836**

Dear Mr. Carson:

Central Testing Laboratory made three (3) test borings at the above referenced project. A copy of the Boring Logs are enclosed.

The borings were completed in accordance with the requirements of **ASTM D 1586**, using a two (2) inch diameter spoon. **ASTM D 1586** is titled **Penetration Test and Split-Barrel Sampling of Soils**. A copy of the test procedure is enclosed for your review.

The samples were brought to the laboratory for the purpose of analysis, to classify the soil, and for further testing. Sieve analyses were conducted in accordance with the requirements of **ASTM D 2487** which is **Classification of Soils for Engineering Purposes**. Grain Size Distribution Diagrams were prepared and are enclosed. Additionally, the organic content of two (2) samples were determined.

Material classified as SP-SM was found from the existing ground surface to depths of fourteen (14) feet in Boring No. 1, 9.75 feet in Boring No. 2 and to seven and one-half (7.5) feet in Boring No. 3. SP-SM is poorly graded sands with between five (5) and twelve (12) percent fines. Fines is defined as material that passes a No. 200 sieve. The depths indicated above were the total depth of Boring No. 1 and Boring No. 2. The three (3) borings found materials containing organic material beginning at approximately two (2) feet below the existing surface and continuing to depth ranging from three (3) feet to four and one-half (4.5). Boring No. 3 encountered material classified in the field as SM beginning at seven and one-half (7.5) feet and extending to 8.4 feet, the total depth of the boring. SM is silty sand or sand-silt mixes.

The Relative Density in the one and one-half (1.5) foot interval beginning at the existing surface was very loose to loose as the blows per foot (N) ranged from three (3) to four (4). The Relative Density was loose to medium from the depth of one and one-half (1.5) feet to depths ranging from seven and one-half (7.5) feet to eight and one-half (8.5). N in this interval ranged form six (6) to fifteen (15). A sharp transition was noted as the Relative Density increased from the loose-medium range to very dense as N was greater than fifty (50). The three borings were terminated in materials exhibiting a very dense Relative Density.

Test were conducted to determine the percent of organic material in two of the borings. Organic material was found in all three (3) of the borings. Material was tested from the two (2) to three (3) feet interval in Boring No. 2 and in Boring No. 3. The material tested in Boring No. 2 contained two (2) percent organic matter and the material tested in Boring No. 3 contained three (3) percent organic matter. It is the opinion that organic matter concentrations indicated by the test are negligible and should not affect the bearing capacity of the soils. However, should pockets of muck or other highly organic soils be encountered during compaction or excavation operations, they shall be dealt with in strict accordance with the recommendations given below.

The groundwater table was found in all three (3) borings. Depths to the groundwater table ranged from 3.1 feet to 3.2 feet below the existing surface. It is the opinion that the groundwater table will affect the bearing capacity of the soils at the subject site. For the purpose of this report the groundwater table shall be assumed to be at the base of the foundations.

This site is buildable. The following factors should be considered:

The borings that were made found no unsuitable soils; however, this does not preclude the possible existence of isolated pockets of muck or other highly organic soils at the site.

The groundwater table reduces the bearing capacity of a soil if encountered within a certain distance beneath a foundation. The groundwater table

was found to be in within this distance at the subject site.

The delineation of wetlands is not within the scope of this report.

The following recommendations are for a typical two-story wood-frame building utilizing a joist system for the flooring. Should you find that the foundation sizes given below to be incompatible with your expected loads, please contact Central Testing Laboratory.

Recommendations:

1. The construction site shall be defined to include the building and that area ten (10) feet outside the building lines.

2. The topsoil and any organic material with an organic content in excess of that mentioned above shall be removed from the entire construction site.

3. The construction site shall be brought to design grade. Should finished grade be over one (1) foot from the existing material, fill shall be done in lifts and properly compacted as in Recommendation No. 4 below.

4. The entire construction site shall be compacted to 98% maximum density of a Modified Proctor (ASTM D 1557) using a minimum ten (10) ton vibratory roller.

5. Foundation trenches shall be excavated and the bottom of the trenches shall be compacted to 98% maximum density of a Modified Proctor (ASTM D 1557).

6. Should soft spots or pockets of soil with organic matter be encountered during compaction or excavation operations, they shall be excavated and replaced with clean sand classified as SP or SP-SM in lifts compacted to 98% maximum density of a Modified Proctor (ASTM D 1557).

7. All compaction shall be accomplished with the moisture of the soil being within two (2)

percentage points of the optimum moisture as determined by a Modified Proctor (ASTM D 1557).

8. All backfilling shall be accomplished using material classified as SP or SP-SM.

9. The following maximum allowable bearing values may be used:

   a. Use 1500 psf for a continuous foundation 2.0 feet in width, having at least two (2) feet of compacted surcharge over the base of the foundation.

   b. Use 2000 psf for a square foundation between 3.0 feet wide 6.0 feet wide, having at least two (2) feet of compacted surcharge over the base of the foundation.

   c. Use 2500 psf for a square foundation 6.0 feet wide or greater, having at least two (2) feet of compacted surcharge over the base of the foundation.

10. Differential settlement of one (1) inch may be expected.

11. A reputable soils testing laboratory shall provide testing during construction to assure compliance with these recommendations.

12. Central Testing Laboratory shall be notified immediately in the event that conditions or soil characteristics which differ from those indicated in this report are encountered.

The above recommended allowable bearing values are predicated upon strict compliance with the indicated recommendations based on the data found at the time of this investigation.

This investigation and analysis covers only the soil zone and deposits normally influenced by the proposed construction. It is not intended to include deep soil or rock strata where caverns may exist. Furthermore, this study does not deal with the possibility of eventual sinkhole development at the site. Deep structural borings and geophysical investigations would have to be conducted in

August 10, 1990

Preliminary Geotechinical Report
Proposed Office Building
Limit Street
Mt. Dora Area, Lake County, Florida
R-836

order to evaluate the structural conditions and stability of the soil and rock formations, and is beyond the scope of this investigation.

Should you have any questions, please contact our office.

CENTRAL TESTING LABORATORY

John W. Springstead, P.E.
Florida Registration No. 8579
JWS:jad
Encl.
cc: Mr. Chet Main, Director w/Encl.

# BORING LOG

BORING NO. 1

PROJECT: PROPOSED BUILDING, LIMIT ST., MT. DORA AREA, LAKE CO., FLORIDA
BORING NO.: 1 ELEV.: 0 DATE: 7-27-1990
BORING LOCATION: FROM SW COR GO APPROX 150' EAST THEN APPROX 200' NORTH
BORING METHOD: ASTM D 1586 DRILLER: J. GILBERT / D. PITTSON
CLIENT: THE FLORIDA LUMBER AND BUILDING MATERIALS DAELERS ASSOCIATION
DEPTH TO - Water: 3.23 DEPTH OF COLLAPSE: NONE

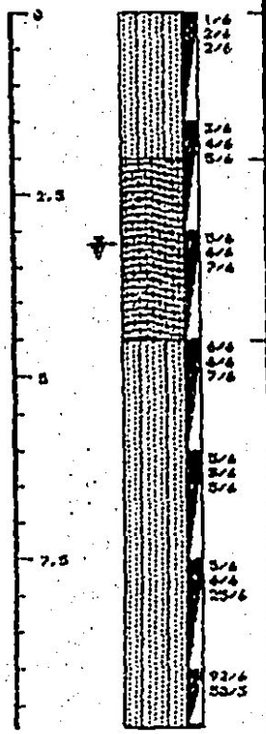
| ELEV / DEPTH | SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA | FIELD CLASSIFICATION | DETAILS |
|---|---|---|---|
| 0 – 2.5 | 1/6, 2/6, 2/6, 2/6, 3/6, 5/6 | POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES | GRAY-BROWN 10YR 5/2 SLIGHTLY SILTY FINE SAND |
| 2.5 – 5 | 5/6, 7/6, 7/6 | SAND AND SOME ORGANIC MATERIAL MIXED | @ 2' VERY DARK BROWN 10YR 2/2 SLIGHTLY SILTY FINE TO MEDIUM SAND WITH A SMALL AMOUNT OF ORGANIC MATERIAL MIXED |
| 5 – 7.5 | 5/6, 7/6, 8/6, 5/6, 5/6, 6/6 | POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES | @ 3.5' BROWN 10YR 5/3 SLIGHTLY SILTY FINE TO MEDIUM SAND<br>@ 6' BROWN 10YR 4/3 SLIGHTLY SILTY FINE TO MEDIUM SAND |
| 7.5 – 10 | 5/6, 9/6, 20/6, 100/6 | | @ 7.5' DARK GRAY-BROWN 10YR 4/2 FINE TO MEDIUM SAND<br>@ 9' BROWN 10YR 4/3 SLIGHTLY SILTY FINE TO MEDIUM SAND |
| 10 – 12.5 | | | @ 10.5' DARK BROWN 10YR 3/3 SLIGHTLY SILTY FINE TO MEDIUM SAND |
| 12.5 – | 112/6 | | |

BORING TERMINATED AT 14' DUE TO THE BLOWS PER FOOT BEING IN EXCESS OF FIFTY (50).

# BORING LOG

BORING NO. 2

PROJECT: PROPOSED BUILDING, LIMIT ST., MT. DORA AREA, LAKE CO., FLORIDA
BORING NO.: 2 ELEV.: 0 DATE: 7-27-1990
BORING LOCATION: FROM SW COR GO APPROX 100' EAST THEN APPROX 250' NORTH
BORING METHOD: ASTM D 1586 DRILLER: J. GILBERT / D. PITTSON
CLIENT: THE FLORIDA LUMBER AND BUILDING MATERIALS DEALERS ASSOCIATION
DEPTH TO - Water: 3.17 DEPTH OF COLLAPSE: NONE

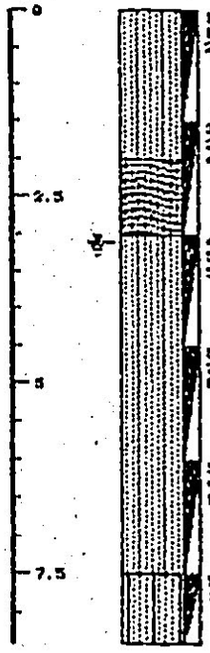
| ELEV / DEPTH | SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA | FIELD CLASSIFICATION | DETAILS |
|---|---|---|---|
| 0 |  | POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES | GRAY-BROWN 10YR 5/2 SLIGHTLY SILTY FINE SAND |
| 2.5 | | SAND AND SOME ORGANIC MATERIAL MIXED | @ 2' DARK BROWN 10YR 3/3 SLIGHTLY SILTY FINE TO MEDIUM SAND WITH A SMALL AMOUNT OF ORGANIC MATERIAL MIXED |
| 5 | | POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES | @ 4.5' GRAY-BROWN 10YR 5/2 SLIGHTLY SILTY FINE TO MEDIUM SAND<br>@ 6' DARK GRAY-BROWN 10YR 4/2 SLIGHTLY SILTY FINE TO MEDIUM SAND |
| 7.5 | | | |

BORING TERMINATED AT 9.75' DUE TO THE BLOWS PER FOOT BEING IN EXCESS OF FIFTY (50).

# BORING LOG

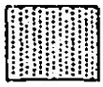
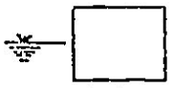
BORING NO. 3

PROJECT: PROPOSED BUILDING, LIMIT ST., MT. DORA AREA, LAKE CO., FLORIDA
BORING NO.: 3 ELEV.: 0 DATE: 7-27-1990
BORING LOCATION: FROM SW COR GO APPROX 200' EAST THEN APPROX 250' NORTH
BORING METHOD: ASTM D 1586 DRILLER: J. GILBERT / D. PITTSOI
CLIENT: THE FLORIDA LUMBER AND BUILDING MATERIALS DEALERS ASSOCIATION
DEPTH TO - Water: 3.10 DEPTH OF COLLAPSE: NONE

| ELEV / DEPTH | SOIL SYMBOL SAMPLER SYMBOLS AND FIELD TEST DATA | FIELD CLASSIFICATION | DETAILS |
|---|---|---|---|
| 0 |  | POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES | GRAY-BROWN 10YR 5/2 SLIGHTLY SILTY FINE SAND |
| 2.5 | | SAND AND SOME ORGANIC MATERIAL MIXED | @ 2' VERY DARK BROWN 10YR 2/2 SLIGHTLY SILTY FINE TO MEDIUM SAND WITH A SMALL AMOUNT OF ORGANIC MATERIAL MIXED |
| | | POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES | @ 3' BROWN 10YR 5/3 SLIGHTLY SILTY FINE TO MEDIUM SAND |
| 5 | | | @ 5' DARK GRAY-BROWN 10YR 4/2 SLIGHTLY SILTY FINE TO MEDIUM SAND |
| 7.5 | | SILTY SANDS SAND-SILT MIXES | @ 7.5' BROWN 10YR 5/3 SILTY FINE TO MEDIUM SAND |

BORING TERMINATED AT 8.4' DUE TO THE BLOWS PER FOOT BEING IN EXCESS OF FIFTY (50).

Legend:

| Symbol: | Description: | Symbol: | Description: |
|---|---|---|---|
|  | POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES |  | SAND AND SOME ORGANIC MATERIAL MIXED |
|  | SILTY SANDS SAND-SILT MIXES |  | STANDARD PENETRATION TEST. 140 lb. HAMMER DROPPED 30". |
|  | GROUNDWATER TABLE MEASURED AT THE COMPLETION OF THE BORING | | |

Notes:

1. BORINGS ADVANCED WITH A 4" CONTINOUS FLIGHT AUGER.
2. BORING LOCATIONS SELECTED BY CLIENT.
3. THESE LOGS ARE SUBJECT TO THE LIMITATIONS, CONCLUSIONS, AND RECOMMENDATIONS IN THIS REPORT.
4. RELATIVE DENSITY (sand-silt)
   - VERY LOOSE - Less than 4 blows/ft.
   - LOOSE - 4 to 10 blows/ft.
   - MEDIUM - 10 to 30 blows/ft.
   - DENSE - 30 to 50 blows/ft.
   - VERY DENSE - More than 50 blows/ft.
5. CONSISTENCY (clay)
   - VERY SOFT - Less than 2 blows/ft.
   - SOFT - 2 to 4 blows/ft.
   - MEDIUM - 4 to 8 blows/ft.
   - STIFF - 8 to 15 blows/ft.
   - VERY STIFF - 15 to 30 blows/ft.
   - HARD - More than 30 blows/ft.
6. COLORS ARE DETERMINED BY USING THE MUNSELL SOIL COLOR CHART AND THE VALUES ARE GIVEN IN CODE SUCH AS 10YR 3/4.

I HEREBY CERTIFY TESTING WAS PERFORMED IN ACCORDANCE WITH REFERENCED A.S.T.M. PROCEDURE.

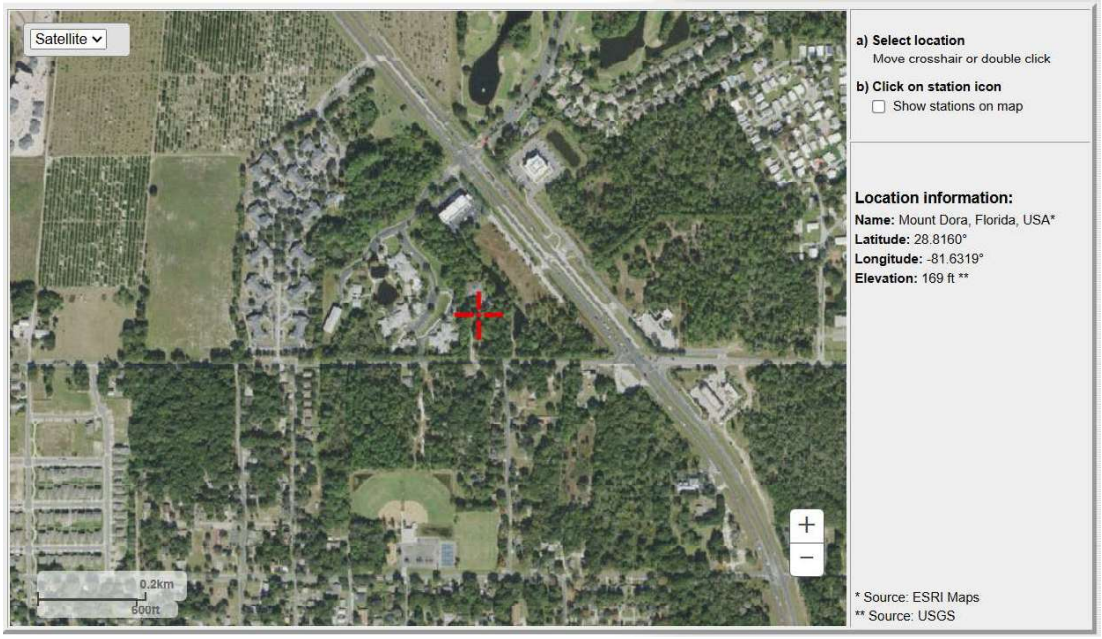
8/14/90

JOHN W. SPRINGSTEAD, P. E.
FLORIDA REG. NO. 8579

# APPENDIX B

# NOAA Rainfall Data

PROJECT TITLE : Waterman Learning Early Academy
PROJECT LOCATION: Mount Dora, FL




**PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]**

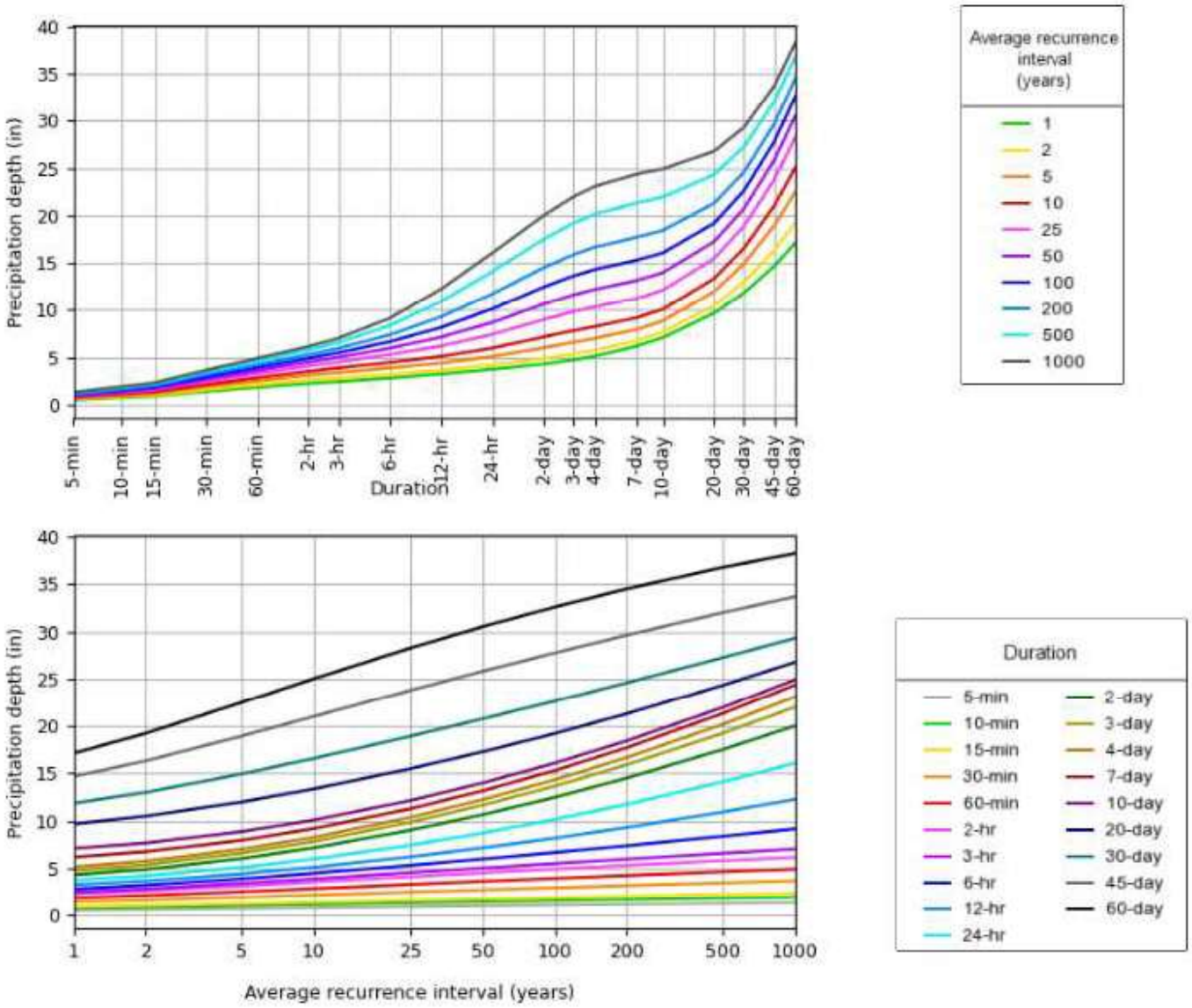
| Duration | Average recurrence interval (years) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | 0.498 (0.395-0.605) | 0.566 (0.449-0.688) | 0.674 (0.533-0.821) | 0.761 (0.598-0.930) | 0.876 (0.666-1.10) | 0.961 (0.718-1.22) | 1.04 (0.757-1.36) | 1.12 (0.787-1.50) | 1.23 (0.830-1.68) | 1.30 (0.862-1.82) |
| 10-min | 0.730 (0.579-0.886) | 0.829 (0.657-1.01) | 0.987 (0.780-1.20) | 1.11 (0.876-1.36) | 1.28 (0.975-1.60) | 1.41 (1.05-1.79) | 1.53 (1.11-1.99) | 1.65 (1.15-2.20) | 1.80 (1.22-2.46) | 1.90 (1.26-2.66) |
| 15-min | 0.890 (0.706-1.08) | 1.01 (0.801-1.23) | 1.20 (0.951-1.47) | 1.36 (1.07-1.66) | 1.56 (1.19-1.96) | 1.72 (1.28-2.18) | 1.86 (1.35-2.42) | 2.01 (1.40-2.68) | 2.19 (1.48-3.00) | 2.32 (1.54-3.25) |
| 30-min | 1.40 (1.11-1.70) | 1.59 (1.26-1.93) | 1.89 (1.49-2.30) | 2.13 (1.68-2.61) | 2.45 (1.87-3.07) | 2.69 (2.01-3.42) | 2.92 (2.12-3.80) | 3.15 (2.20-4.21) | 3.44 (2.33-4.72) | 3.64 (2.42-5.10) |
| 60-min | 1.82 (1.44-2.21) | 2.08 (1.65-2.53) | 2.50 (1.97-3.04) | 2.83 (2.22-3.46) | 3.27 (2.49-4.09) | 3.60 (2.68-4.57) | 3.91 (2.84-5.09) | 4.22 (2.95-5.64) | 4.61 (3.12-6.33) | 4.89 (3.25-6.85) |
| 2-hr | 2.25 (1.80-2.70) | 2.58 (2.06-3.10) | 3.10 (2.48-3.75) | 3.53 (2.80-4.28) | 4.09 (3.14-5.07) | 4.50 (3.39-5.67) | 4.90 (3.58-6.33) | 5.29 (3.73-7.02) | 5.79 (3.94-7.89) | 6.14 (4.10-8.54) |
| 3-hr | 2.44 (1.97-2.92) | 2.80 (2.26-3.36) | 3.39 (2.73-4.07) | 3.87 (3.10-4.67) | 4.52 (3.50-5.59) | 5.00 (3.80-6.29) | 5.48 (4.03-7.06) | 5.95 (4.22-7.88) | 6.57 (4.50-8.93) | 7.02 (4.70-9.73) |
| 6-hr | 2.79 (2.28-3.32) | 3.19 (2.61-3.80) | 3.87 (3.15-4.61) | 4.45 (3.60-5.33) | 5.29 (4.16-6.55) | 5.96 (4.58-7.48) | 6.65 (4.96-8.55) | 7.37 (5.29-9.74) | 8.36 (5.79-11.4) | 9.14 (6.16-12.6) |
| 12-hr | 3.24 (2.68-3.81) | 3.64 (3.01-4.29) | 4.39 (3.61-5.18) | 5.10 (4.17-6.04) | 6.19 (4.97-7.72) | 7.13 (5.58-8.98) | 8.16 (6.18-10.5) | 9.29 (6.76-12.3) | 10.9 (7.65-14.8) | 12.3 (8.32-16.8) |
| 24-hr | 3.73 (3.12-4.36) | 4.19 (3.50-4.89) | 5.08 (4.23-5.95) | 5.97 (4.94-7.02) | 7.41 (6.06-9.25) | 8.70 (6.90-10.9) | 10.1 (7.76-13.0) | 11.7 (8.64-15.5) | 14.1 (9.97-19.1) | 16.1 (11.0-21.8) |
| 2-day | 4.28 (3.62-4.95) | 4.86 (4.11-5.63) | 6.01 (5.06-6.97) | 7.15 (5.99-8.33) | 8.99 (7.43-11.1) | 10.6 (8.52-13.3) | 12.5 (9.63-15.9) | 14.5 (10.8-19.0) | 17.5 (12.5-23.6) | 20.0 (13.8-27.0) |
| 3-day | 4.73 (4.03-5.44) | 5.35 (4.55-6.15) | 6.58 (5.58-7.60) | 7.82 (6.59-9.06) | 9.83 (8.18-12.1) | 11.6 (9.38-14.5) | 13.6 (10.6-17.4) | 15.9 (11.9-20.8) | 19.2 (13.8-25.8) | 22.0 (15.2-29.6) |
| 4-day | 5.13 (4.39-5.87) | 5.74 (4.91-6.58) | 7.00 (5.96-8.04) | 8.26 (7.00-9.54) | 10.3 (8.65-12.7) | 12.2 (9.90-15.1) | 14.3 (11.2-18.2) | 16.7 (12.5-21.8) | 20.2 (14.5-27.0) | 23.1 (16.0-31.0) |
| 7-day | 6.17 (5.33-7.01) | 6.74 (5.82-7.67) | 7.93 (6.83-9.06) | 9.18 (7.85-10.5) | 11.2 (9.50-13.7) | 13.1 (10.7-16.2) | 15.3 (12.0-19.3) | 17.7 (13.4-23.0) | 21.3 (15.4-28.4) | 24.4 (17.0-32.5) |
| 10-day | 7.08 (6.16-8.01) | 7.65 (6.65-8.67) | 8.85 (7.66-10.0) | 10.1 (8.67-11.5) | 12.1 (10.3-14.7) | 14.0 (11.5-17.1) | 16.1 (12.7-20.2) | 18.4 (14.0-23.8) | 22.0 (15.9-29.1) | 24.9 (17.4-33.1) |
| 20-day | 9.66 (8.51-10.8) | 10.5 (9.22-11.8) | 12.0 (10.5-13.5) | 13.4 (11.6-15.1) | 15.5 (13.1-18.3) | 17.3 (14.2-20.7) | 19.2 (15.2-23.6) | 21.3 (16.2-27.0) | 24.3 (17.7-31.8) | 26.8 (18.8-35.4) |
| 30-day | 11.8 (10.5-13.2) | 13.0 (11.5-14.5) | 14.9 (13.2-16.7) | 16.6 (14.5-18.6) | 18.9 (16.0-22.0) | 20.8 (17.1-24.5) | 22.6 (18.0-27.5) | 24.6 (18.7-30.8) | 27.3 (19.8-35.2) | 29.3 (20.7-38.6) |
| 45-day | 14.7 (13.1-16.3) | 16.3 (14.6-18.1) | 18.9 (16.8-21.1) | 21.0 (18.6-23.5) | 23.8 (20.2-27.3) | 25.8 (21.4-30.2) | 27.8 (22.1-33.3) | 29.6 (22.5-36.7) | 32.0 (23.3-41.0) | 33.7 (23.9-44.1) |
| 60-day | 17.1 (15.4-18.9) | 19.2 (17.3-21.3) | 22.5 (20.1-24.9) | 25.0 (22.2-27.9) | 28.2 (24.0-32.2) | 30.5 (25.3-35.4) | 32.6 (26.0-38.9) | 34.5 (26.3-42.5) | 36.8 (26.8-46.7) | 38.3 (27.2-50.0) |

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

PDS-based depth-duration-frequency (DDF) curves
Latitude: 28.8160°, Longitude: -81.6319°




NOAA Atlas 14, Volume 9, Version 2

Created (GMT): Wed Jun 24 18:49:21 2026

Back to Top

## Maps & aerials

**Civil Engineering Solutions, Inc.**

Civil & Environmental Engineering

March 2, 2026

City of Mount Dora, Planning & Development Department
510 N. Baker Street
Mount Dora, FL 32757

RE: Waterman Early Learning Academy, LSMPO Tier 1 Traffic Impact Study
(Alt Keys: 3310306)

To whom this may concern:

In accordance with the Lake Sumter MPO's Traffic Study Methodology Guidance Document, I am providing the following project trip generation and distribution report for the planned improvements at this site.

The LSMPO Traffic Impact Study Methodology Guidelines have provisions that allow us to request that the MPO consider this as a Tier 1 site with minimal impact. The LSMPO defines "de minimis" development as any development for which the net average weekday peak hour two-way volume generated by the development is less than 100 trip ends or driveway volume on the adjacent roadway[s]. As such as part of our conditional use permit process with the City of Mount Dora, we are submitting the attached documents in lieu of a formal traffic study.

Please refer to the attached information and data.

Project Name: Waterman Early Learning Academy

1. **Proposed Development -** Ref. ITE LU 565 – Day Care Center (12th edition)

   Rate:

   a. Daily Trips:

      3.79 trips/day/student

   b. Peak Hour of Adjacent Street Traffic One Hour Between 4 p.m, and 6 p.m.:

      0.79 trips/hour/student

2. **Existing Development:** Ref. ITE LU 712 – Small Office Building (12th edition)

Rate:

a. Daily Trips:

   14.39 trips/day/1000 sf gfa

b. Peak Hour of Adjacent Street Traffic One Hour Between 4 p.m, and 6 p.m.:

   2.12 trips/hour/1000 sf gfa

Trip Generation:

**Proposed Development -**

1. Daily Trip Generation:
   a. 120 student x 3.79 = 455 trips
2. Peak Hour of Adjacent Street Traffic One Hour Between 4 p.m, and 6 p.m:
   a. 120 student x 0.79 = 95 trips

**Existing Development -**

3. Daily Trip Generation:
   a. 5976-sf/1000-sf x 14.39 = 86 trips
4. Peak Hour of Adjacent Street Traffic One Hour Between 4 p.m, and 6 p.m:
   a. 5976-sf/1000-sf x 2.12 = 13 trips

**Net -**

1. Net Daily Trip Generation: 455 trips – 86 trips = 369-trips
2. Net Peak Hour of Adjacent Street Traffic One Hour Between 4 p.m, and 6 p.m: 95 trips – 13 trips = 82 trips.

Trip Distribution:

1. Proposed: Day Care Center Entering/Existing Distribution - 47% entering (45 trips), 53% exiting (50 trips)
2. Existing: Small Office Building Entering/Existing Distribution - 34% entering (4 trips), 64% exiting (9 trips)
3. Net: Entering (45 – 4 = 41 trips), Exiting: (50-9 = 41 trips)

4. Affected Roadways: Limit Ave
5. Limit EB/WB Distribution:
    a. Directional Factor: 53.7
    b. Westbound 53.7% and Eastbound 46.3%

As demonstrated above, the net peak hour trips for this project is 82 trips which is classified as "de minimis" under LSMPO Traffic Impact Study Methodology Guidelines.

The attached documents provide additional information and the proposed trip distributions.

Should you have any questions, please do not hesitate to call our office.

Sincerely,




THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY
David Clutts ON 2026.03.03 12:56:35 -05'00'
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS.

David Clutts, P.E.
FL Reg. 47684
Civil Engineering Solutions, Inc.

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

Cc: File

Attachments:
1-Request for Exemption from Full Transportation Concurrency Traffic Impact Study
2-Peak Hour Trip Distribution Figure
3-ITE Trip Generation Graphs
4- FDOT Online Traffic Counts Map and Data

# REQUEST FOR EXEMPTION FROM FULL TRANSPORTATION CONCURRENCY TRAFFIC IMPACT STUDY

## PROJECT INFORMATION

| | |
|---|---|
| **Project Name** | **Waterman Early Learning Academy** |
| **Project Description:** | **Converting an office building into a child daycare center** |
| **Applicant** *(contact information)* | David Clutts, P.E., Civil Engineering Solutions, Inc.<br>322 N. Rockingham Ave, Tavares FL 32778 |
| **Site Location** | Alt Key: 3310306<br>Location: 1000 ft east of the intersection of Limit Avenue and US 441 |
| **Project Purpose** (*e.g. development plan approval, zoning change, etc.)* | **Conditional Use Permit Approval** |
| **Justification for Exemption** | **82 trips added in the Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 p.m. on a Weekday which falls under Tier 1 TIA** |
| **Date** | **March 2, 2026** |

## TRIP GENERATION ANALYSIS

### Proposed Land Use Program (Within Project Area)

| Land Use | Size/Unit | ITE Code | Daily Trips | Peak Hour Trips | Trips Enter | Trips Exit |
|---|---|---|---|---|---|---|
| Day Care Center | 120 students | 565 | 455 | 95 | 45 | 50 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| TOTAL GROSS TRIPS (PROPOSED) | | | 455 | 95 | 45 | 50 |

### Internal Capture and/or Pass-By Reduction (If Applicable)

| Land Use | Internal Capture % | Pass-By Reduction % | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL NET EXTERNAL TRIPS (PROPOSED) | | | | | |

**TRIP GENERATION ANALYSIS – LAND USE CHANGE (IF APPLICABLE)**

**Existing Land Use Program (Within Project Area)**

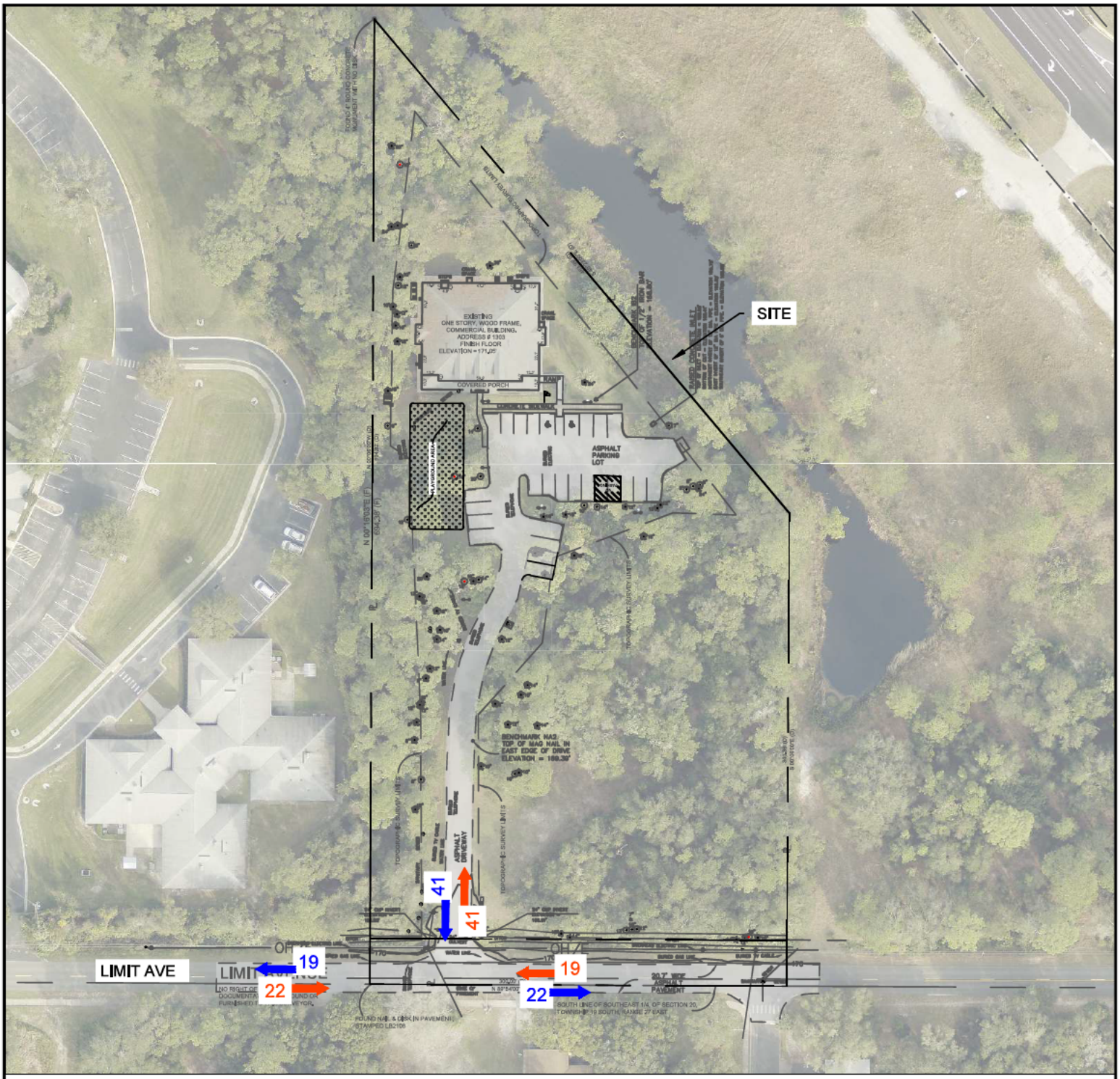
| Land Use | Size/Unit | ITE Code | Daily Trips | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|---|---|---|
| Small Office Building | 5976/1000 | 712 | 86 | 13 | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| TOTAL GROSS TRIPS (EXISTING) | | | 86 | 13 | 4 | 9 |

**Internal Capture and/or Pass-By Reduction (If Applicable)**

| Land Use | Internal Capture % | Pass-By Reduction % | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL NET EXTERNAL TRIPS (EXISTING) | | | | | |

**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

| Land Use | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|
| TOTAL NET TRIPS (PROPOSED – EXISTING) | 82 | 41 | 41 |




**Trip General Manual, 12th Ed.**

Day Care Center
Vehicle Trip Ends vs Students
On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

**Net Peak Hour Trip:** 82 Trip Ends
**Affected Road:** Limit Avenue (53.7% WB & 46.3% EB)
**Total Inbound:** 41 Trips
**Total Outbound:** 41 Trips

**LEGEND:**

OUTBOUND TRAFFIC

INBOUND TRAFFIC

Project: 25129

File: 25129-TRAFFIC

Date: Feb 2, 2026

Created By: WG

NET PM PEAK HOUR TRIP DISTRIBUTION (WEEKDAY)

WATERMAN EARLY LEARNING ACADEMY
SEC 20 TWP 19S RNG 27E
MOUNT DORA, FLORIDA

Scale: 1" = 100'

0 25 50 75 100

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352-742-6011 Fax: 352-743-5044
admin@civilengsolutions.com
David Clutts, P.E. - FL Lic. # 47684
Date:

P:\25000 Projects\25129 - Waterman\traffic\traffic.dwg, AutoCAD PDF (Smallest File).pc3

# Land Use: 565
# Day Care Center

## Description

A day care center is a facility where care for preschool children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A center may also provide after-school care for school-age children.

## Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Florida, Maryland, Minnesota, New Hampshire, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, and Wisconsin.

## Source Numbers

335, 336, 337, 355, 418, 536, 550, 562, 583, 633, 734, 866, 869, 877, 878, 954, 959, 981, 1236

# Day Care Center
# (565)

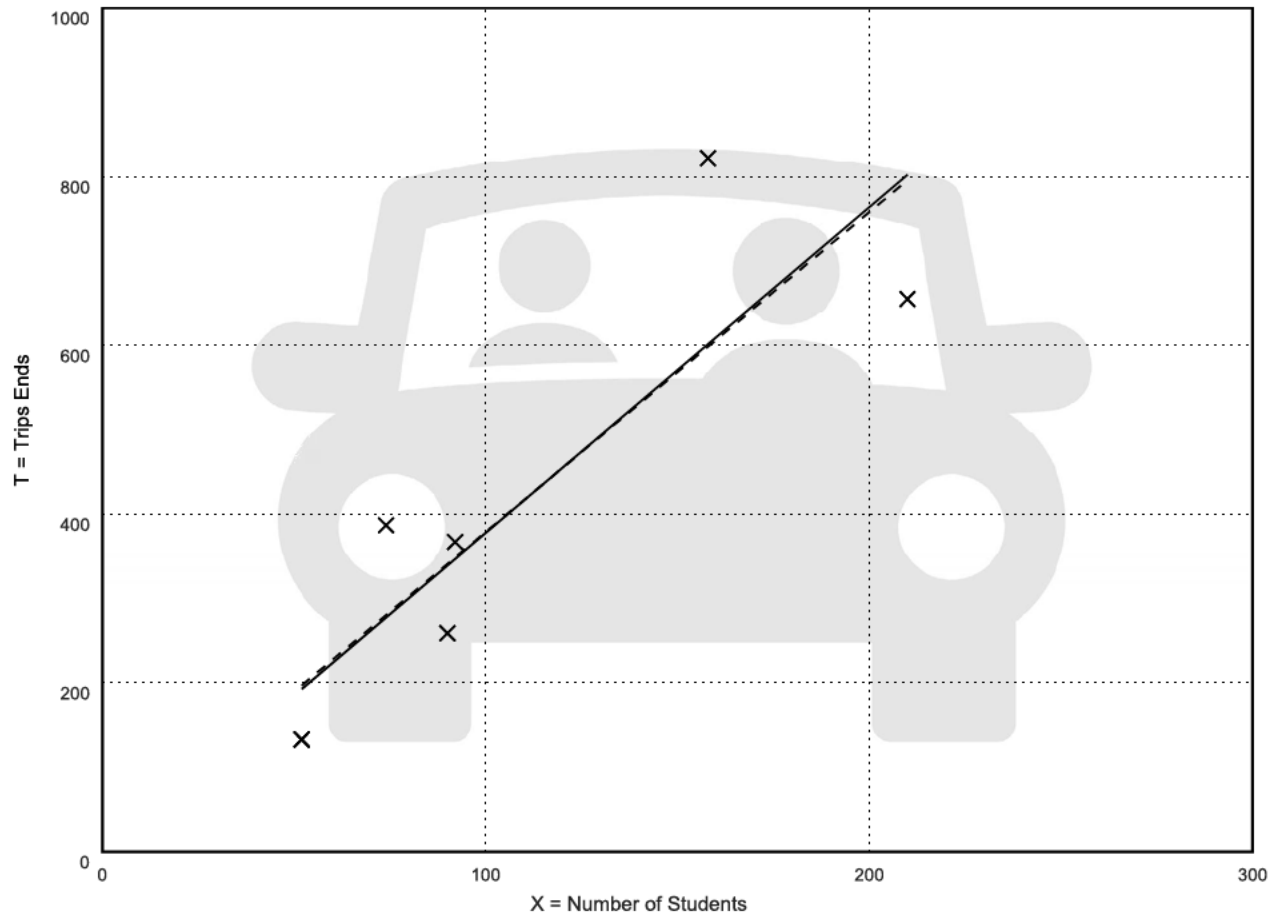
**Vehicle Trip Ends vs: Students**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Student

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 3.79 | 2.56 - 5.23 | 1.13 |

## Data Plot and Equation




**Fitted Curve Equation: T = 3.86(X) - 8.02**

**$R^2$= 0.76**

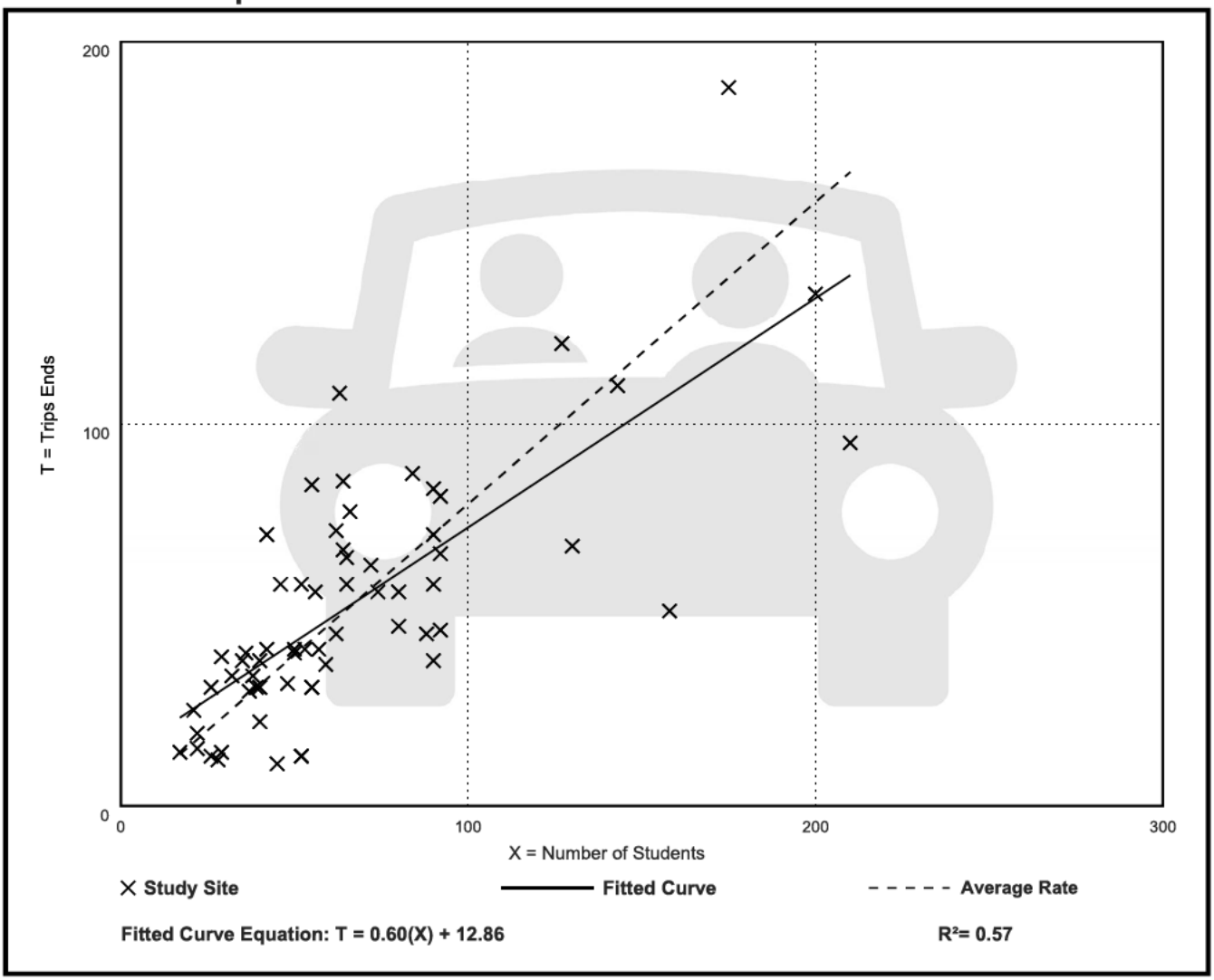
# Day Care Center
# (565)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Students** |
| **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: | 63 |
| Avg. Num. of Students: | 67 |
| Directional Distribution: | 47% entering, 53% exiting |

## Vehicle Trip Generation per Student

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.79 | 0.24 - 1.71 | 0.31 |

## Data Plot and Equation



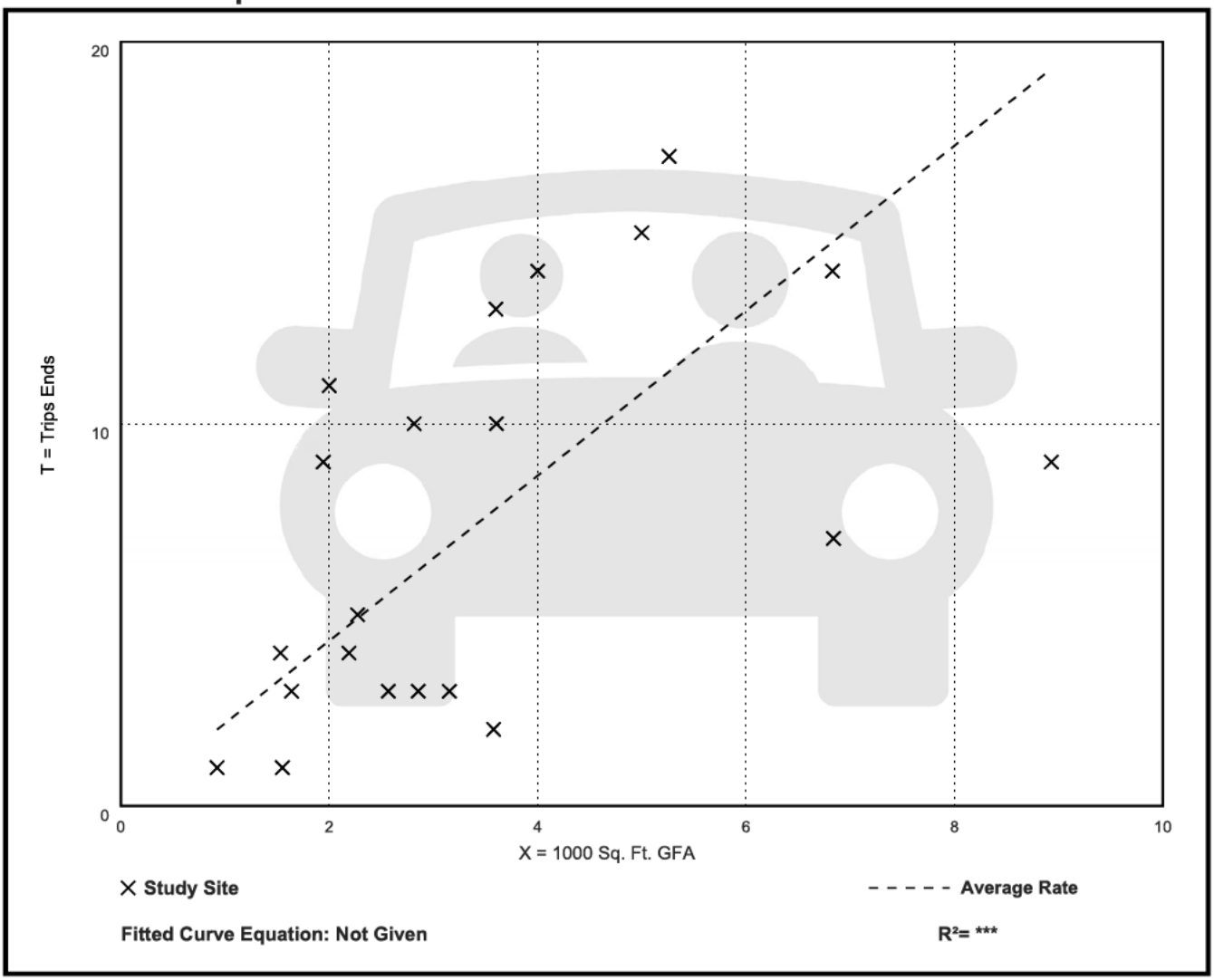
# Small Office Building
# (712)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **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: | 21 |
| Avg. 1000 Sq. Ft. GFA: | 3 |
| Directional Distribution: | 34% entering, 66% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

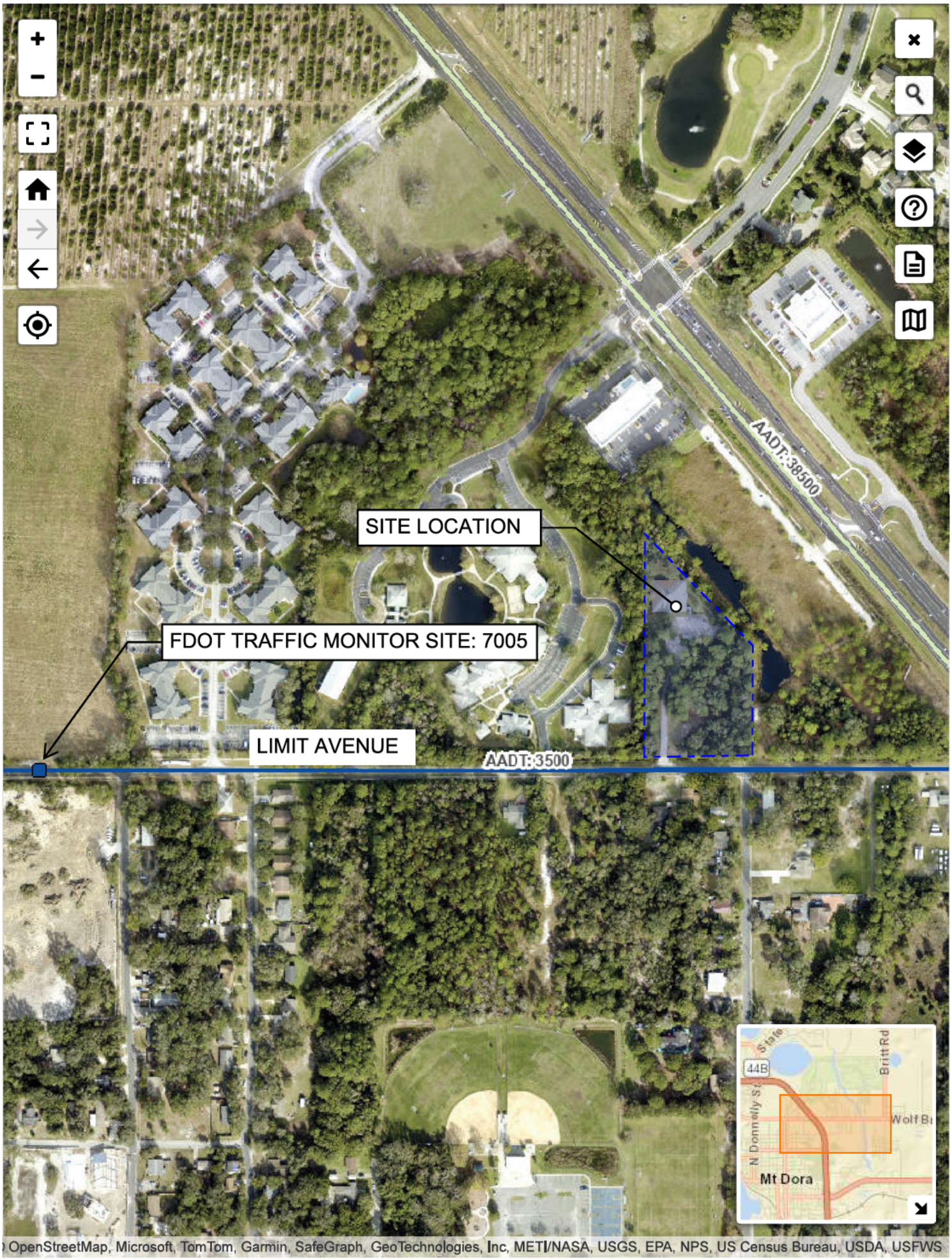
| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.16 | 0.56 - 5.50 | 1.26 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= *****


AADT: 38500
SITE LOCATION
FDOT TRAFFIC MONITOR SITE: 7005
LIMIT AVENUE
AADT: 3500
State
Britt Rd
44B
N Donnelly St
Wolf Br
Mt Dora
OpenStreetMap, Microsoft, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 11 LAKE

| SITE | SITE TYPE | DESCRIPTION | DIRECTION 1 | | DIRECTION 2 | | AADT TWO-WAY | | "K" FCTR | "D" FCTR | "T" FCTR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 5134 | | ON SR-50, 0.090 MI. E OF SR-33 (RVL) | E | 17500E | W | 18000E | 35500 | S | 9.0 | 53.7F | 5.1P |
| 5142 | | ON SR-44, 0.235 MI. SW OF CR-44 (MAIN ST.) (UCL | E | 11000E | W | 10000E | 21000 | S | 9.0 | 53.7F | 6.1P |
| 5143 | | ON SR-44, 1.023 MI. E OF US-27 (UVL) BLT'18 NW | E | 14500 | W | 12500 | 27000 | C | 9.0 | 53.7F | 7.3A |
| 5144 | | ON SR-500A, 1.00 MI. NW OF C-44B (HPMS) | E | 5700E | W | 5900E | 11600 | F | 9.0 | 53.7F | 2.4P |
| 5147 | | ON SR-44, 0.263 MI. W OF US-27 (UVL) BLT'21 | E | 11000 | W | 11000 | 22000 | C | 9.0 | 53.7F | 11.8A |
| 5150 | | ON ORANGE AVENUE,0.94MI.E OF SR-19(GROVE ST.)(UV | E | 5900E | W | 6000E | 11900 | F | 9.0 | 53.7F | 5.9P |
| 5178 | | ON US-27/441, 0.375 MI. S OF CR-466A WEST (RCLP) | N | 18000E | S | 18500E | 36500 | S | 9.0 | 53.7F | 3.3P |
| 5179 | | ON SR-44, 0.175 MI. E OF US-27 (UVL) BLT'18 | E | 16500E | W | 14000E | 30500 | S | 9.0 | 53.7F | 5.8P |
| 5180 | | ON SR-50, 0.047 MI. W OF SR-33 (RCLP) | E | 17500E | W | 17500E | 35000 | F | 9.0 | 53.7F | 13.2P |
| 5184 | | ON US-27, JUST SOUTH OF SR-50 | N | 23500E | S | 24000E | 47500 | S | 9.0 | 53.7F | 7.8P |
| 6001 | | SR 429 WEKIVA PKWY N. OF TOLL GANTRY (ADR 45.9 S | N | 9800 | S | 8100 | 17900 | C | 9.0 | 53.7F | 20.1P |
| 7001 | | EAGLE NEST RD, 1000 FT E OF GRAYS AIRPORT RD (HP | E | 1900E | W | 2000E | 3900 | F | 9.0 | 53.7F | 8.7P |
| 7002 | | EMERALDA AVE. TO GOOSE PRAIRIE RD. (HPMS) | N | 2000E | S | 2200E | 4200 | F | 9.5 | 53.7F | 3.5P |
| 7003 | | GOOSE PRAIRIE RD. (HPMS SAMPLE) | N | 1500 | S | 1500 | 3000 | C | 9.5 | 53.7F | 7.1A |
| 7004 | | PRESCOTT/BATES AVE. (HPMS) | E | 500E | W | 550E | 1050 | F | 9.0 | 53.7F | 4.1P |
| 7005 | | OLD EUSTIS/LIMIT A (HPMS) | E | 1700E | W | 1800E | 3500 | F | 9.0 | 53.7F | 3.6P |

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

CITY OF MOUNT DORA

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

**DATE:** July 29, 2026

**TO:** Development Review Committee

**FROM:** Michele Janiszewski, AICP, Deputy Planning Director

**RE:** **Request for Minor Deviation to Approve Site Plan:** Loch Leven Park Amenity Center (Project Name); Meadenhall Boulevard, Mount Dora, Fl (Site Address); Loch Leven Park, HOA, Inc. (Property Owner); Poulos & Bennett, LLC / Rick Ortiz (Applicant); American Surveying and Mapping, Inc. (Surveyor). Project No. SP25-09; Third Review.

**Recommendation**:

Staff recommends tabling the application to address outstanding DRC and engineering comments.

**References/Support:**

Chapter V – Site Plan Regulations
Ordinance 2022-02 – Loch Levan Village PUD Ordinance

**Site Summary:**

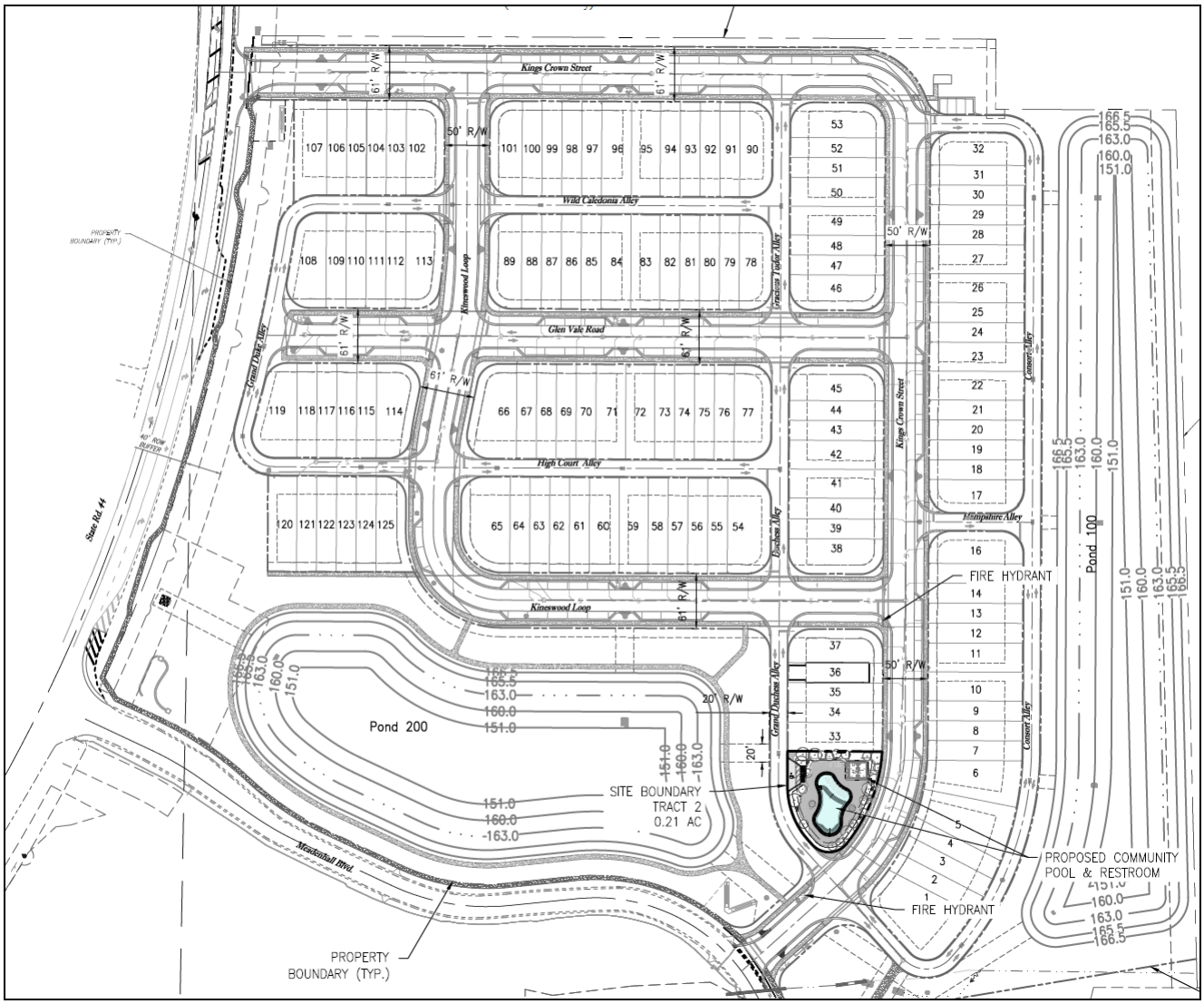
| | |
|---|---|
| Owners: | Loch Leven Park, HOA, Inc. |
| Applicant: | Rick Ortiz, Poulos & Bennett, LLC |
| Parcel ID Number(s): | 17-19-27-0020-0OS-00002 |
| Existing Use: | Vacant; Tract OS-2 |
| Proposed Use: | Community Pool and Restroom |
| Future Land Use: | Medium Density |
| Zoning: | PUD |
| Site Area: | 0.21 Acres |

**Surrounding Property Table:**

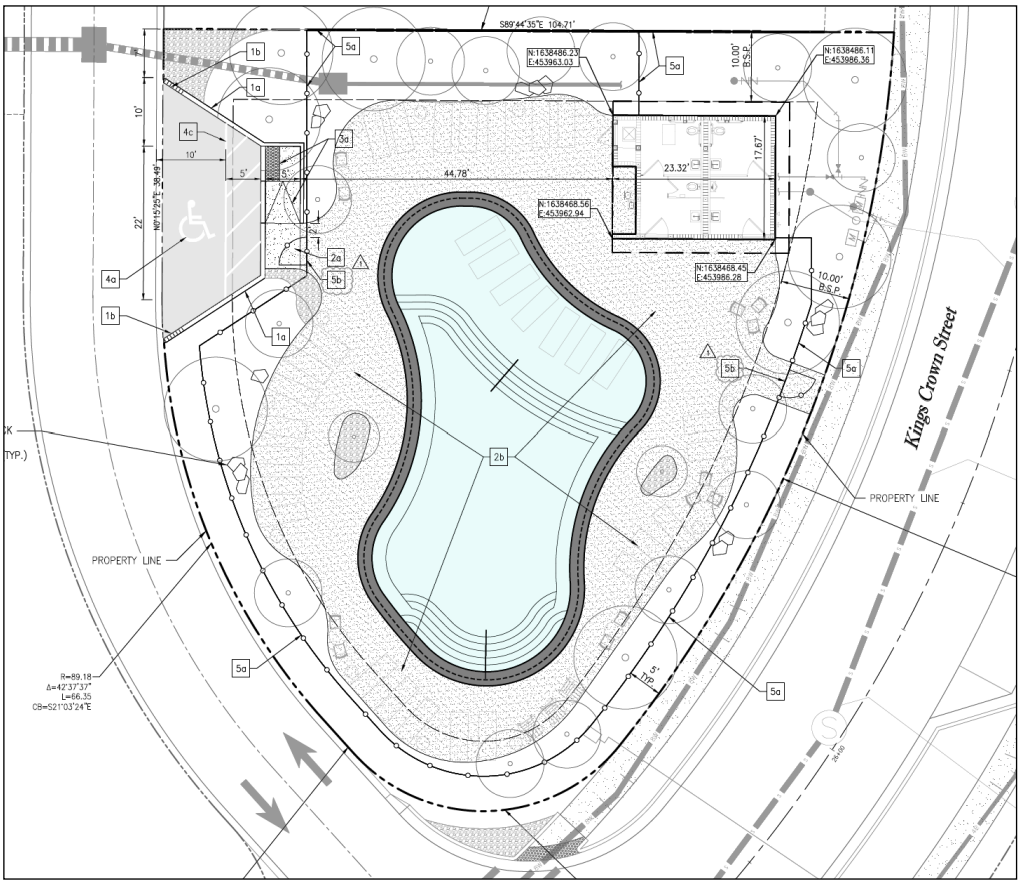
| Direction | Jurisdiction | Future Land Use | Zoning District(s) | Existing Use(s) | Comment |
|---|---|---|---|---|---|
| North | County | Urban Low | AG | Undeveloped | |
| South | City | Medium Density | PUD | Undeveloped | Meadowhall Blvd and wetlands |
| East | Eustis | | | Undeveloped | |
| West | ROW | N/A | N/A | Road | State Road 44 |

**Staff Analysis:**

The subject property is zoned Planned Unit Development (PUD) Ordinance 2022-02 and is Tract OS-2 within the Loch Levan Park Subdivision, recorded in Plat Book 85, Page 23. The subdivision was approved for fee-simple townhomes and the buildings are currently under construction.




The Applicant is seeking to develop the tract with a community pool and restrooms for the subdivision. The site plan shows a pool, bathroom facility, ADA parking space, landscaping around the tract, and a 4’ fence around the tract.




**Development Process:**

**DRC Approval** → Planning and Zoning Commission →Site Development Permit → Building Permits → Certificate of Occupancy / Completion.

**Attachments:**

Staff Correspondence dated July 22, 2026
Public Works Comments dated July 17, 2026
Construction Plans – Civil
Construction Plans – Landscape
Construction Plans – Irrigation
Photometric Plan

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

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

July 22, 2026

Poulos & Bennett, LLC
2602 E Livingston Street
Orlando, FL 32803
Via Email: ahaire@poulosandbennett.com

Re: **DRC Verification – Additional Information Needed**
Villages at Loch Leven Amenity Tract
Site Plan (SP25-09) - Second Review

Dear Applicant:

Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the above referenced project, and additional information is needed to complete our review. The Site Plan needs to be revised to satisfactorily address the attached DRC review comments prior to scheduling the application for review by the Planning and Zoning Commission.

The re-submittal package will be processed and reviewing following the City's normal DRC review process. Please ensure the resubmittal package includes a written response to the DRC comments; revisions are bubbled on the plan sets; and the updated plan sheets are revised to reflect the revision date. Only digital submittals will be accepted for processing; resubmittal packages may be provided via CD, flash drive, or provided via a data sharing website.

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

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

Sincerely,

Ryan Winkler, AICP
Senior Planner

Enclosure(s): CPH Comments dated 07/17/2026

CC: Achal Aggarwal, Property Owner, aaggarwal@parksquarehomes.com

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

**DELIVERED VIA E-MAIL**

July 13, 2026

Ms. Michele Janiszewski
Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: Loch Leven Park Amenity Center – Site Plan (Project No.: SP25-09)
Loch Leven Park Development - Third Review

Dear Ms. Janiszewski,

We are in receipt of the revised Civil Plans, Landscape Plans, and Photometric Plan for the above-referenced development, received June 29, 2026. We are also in receipt of the responses to the comments provided by CPH and the City of Mt. Dora. The following comments are based upon our review of the documents received by CPH on June 29, 2026, as submitted by Poulos & Bennett, LLC.

All our previous comments have been resolved. Based on the plan changes, we have the following comments or questions.

**Photometric Plan:**

1. Resolved.

**New comments 1-8-26**

A. Resolved.
B. Resolved.
C. Resolved.
D. **Repeat comment.** Landscape sheet L1.0 - Legend Item H4 – callout states “Concrete Post Curb.” This appears to be a typo. It should state Concrete Curb. Please revise.
E. Resolved.
F. Resolved.

**New comments 7-14-26**

A. Sheet C5.00 – Please make all proposed utilities black, not light grey.
B. Revised irrigation plans were not provided with this submittal. The revised plan sheet C5.00 indicates the irrigation service line will be 1-inch (2”x1” TEE call out on plans). The note on the plans also states to see the Irrigation plans for details and continuation.

This concludes our review of the plans and documents. Please have the applicant provide a detailed response to each comment (to include where and how comment has been addressed, use clouds as necessary). Please feel free to contact us should you have any questions.

Sincerely,
**CPH Consulting, LLC**

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

CC: Katherine Shafer, AICP
Chloe Longstreet

J:\2501805\Civil\1-plans review\Loch Leven Park Amenity Center - Site Plan\Letter\Review 3\Loch Leven Amenity Center - Site Plan - Third Review - 07-14-2026.docx

**Public Works Department**
**401 Limit Avenue**
**Mount Dora, FL 32757**
**352-735-7151**

# DRC REVIEW COMMENTS
# Public Works & Utilities

| | |
|---|---|
| **DATE:** | **July 17, 2026** |
| **FROM:** | Andrew Marsian, Utilities & Plant Operations Director |
| **THROUGH:** | William J. Mitchell, Jr., P.E., City Utilities Engineer |
| | Josh Kramm, Utility Manager |
| | Jennifer Zwiener, Storm Water Manager |
| **PROJECT NAME:** | **Loch Leven Park Amenity Center**<br>**SP – 3rd Review** |

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

Utilities Comments:

1. The existing 2" water service is under sized to supply a 2" water meter and a 1" irrigation service. Irrigation service to be a separate tap.
2. Irrigation Plan shows ¾" tap on the water main. 1" services connections are standard.
3. Confirm whether the reclaimed water service is or is not going to be used. If it is being used, identify tract areas for greenspace that will be serviced.

Storm Water:

1. The pool system is prohibited from connecting to the stormwater system.
2. Sheet C1.00 – Demolition and Erosion Control Plan. Missing the location of the concrete washout facility.
3. Sheet C1.01 – Erosion control Notes and Details – Dust Control Provisions – 4.1. This states the "minimum cleanup frequency to be done at the end of the work day and removed immediately if carryout and track out extends beyond 50 feet." The expectation is that if any amount of prohibited discharge, track out, or carryout occurs, it must be removed immediately and without regard as to how far it extends from the site.
4. Sheet C1.01 – Erosion control Notes and Details – SWPPP Notes – 6.2. Refers to Orange County while the site is in Lake County.

# Construction Plans
for
# Loch Leven Park Amenity Center

City of Mount Dora, FL
PR22-02-Prel
PR23-01FNLC

## Legal Description

LOCH LEVEN PARK PB 85 PG 23-27 TRACT OS-2, PER LAKE COUNTY OFFICIAL RECORDS

Parcel Id. No.:
17-19-27-0020-0OS-00002

## Sheet Index

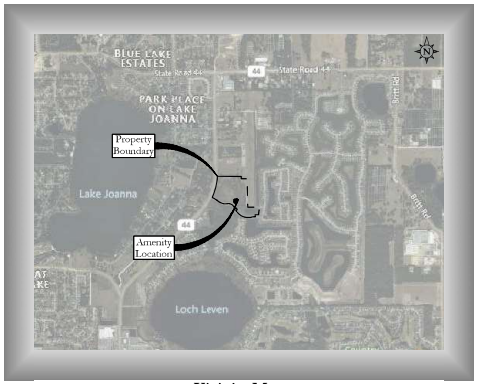
| Sheet Id. | Sheet Title | Subm./Rev. 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| C0.00 | Cover Sheet | •• | •• | •• | | | |
| C0.10 - C0.11 | General Construction Notes | •• | •• | •• | | | |
| C1.00 - C1.01 | Demolition & Erosion Control Plan, Notes & Details | •• | •• | •• | | | |
| C2.00 | Master Site Plan & Site Data | •• | •• | •• | | | |
| C3.00 | Geometry Plan | •• | •• | •• | | | |
| C4.00 | Grading & Drainage Plan | •• | •• | •• | | | |
| C4.10 | General Construction Details & Grading Sections | •• | •• | •• | | | |
| C5.00 | Utility Plan | •• | •• | •• | •• | | |
| C6.00 - C6.03 | City Of Mount Dora Construction Details | •• | •• | •• | •• | | |

| | Date | Description |
|---|---|---|
| | 10/9/2025 | Submit To SJRWMD & City Of Mount Dora |
| 1 | 12/12/2025 | Submit To City Of Mount Dora |
| 2 | 1/27/2025 | Submit To City Of Mount Dora |
| 3 | 5/12/2026 | Submit To City Of Mount Dora |

Construction Plans for Lock Leven Park Amenity Center

## Owner/Developer/Applicant:

**Loch Leven Park HOA, Inc**
**5200 Vineland Rd., Suite 200**
**Orlando, FL 32811**
**407.529.3037**




**Vicinity Map**
Scale: 1" = 2,000'

## Utility Providers

Electric:
**Southeast Electric Cooperative (SECO)**
330 South U.S. Highway 301
Sumterville, FL 33585
352.793.3801

Solid Waste, Fire and Police Protection:
**City of Mount Dora**
510 N Baker Street
Mt Dora, FL 32757
352.735.7105

Water, Wastewater and Reclaimed:
**City of Mount Dora Utilities**
510 N Baker Street
Mt Dora, FL 32757
352.735.7105

## Consultants

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

Geotechnical Engineer:
**Universal Engineering Sciences**
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
**Ragan Smith**
315 Woodland Street, P.O. Box 60070
Nashville, TN 37206
615.144.8591

Surveyor:
**American Survey & Mapping**
3191 Maquire Blvd, Suite 200
Orlando, FL 32803
407.426.7979

Environmental:
**Modica & Associates**
302 Mohawk Road
Clermont, FL 34715
352.394.2000

RICARDO A. ORTIZ
LICENSE
No. 58129
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ricardo A. Ortiz
P.E. No. 0058129
DATE: May 12, 2026

Ricardo A. Ortiz
dn:Qualifier=A01410D0000019AE132EA4E0050C40D, O=Lee/Hayed, C=US
2026.05.12 18:02:38-04'00'

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a DPA authentication code. Printed copies of this document are not considered signed and sealed and the DPA authentication code must be verified on any electronic copies.

POULOS & BENNETT
a Pape-Dawson company
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 00-000

Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PAN\LCITY\21-055-CS

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 ENVIRONMENTAL RESOURCE PERMIT (ERP)

– CITY RIGHT OF WAY USE

– FDEP & NOTICE OF INTENT CONSTRUCTION GENERAL PERMIT (FDEP NOI CGP)

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 AND PROVIDED TO THE CITY FOR THEIR RECORDS.

3. 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." 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 CITY OF MOUNT DORA & LAKE COUNTY.

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.

8. 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.

9. 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.

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

11. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.

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 STANDARD PLANS 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 AND THE CITY OF MOUNT DORA 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 AND THE CITY OF MOUNT DORA IN NO WAY OBLIGATES POULOS & BENNETT OR THE CITY OF MOUNT DORA 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. IF A DEWATERING PERMIT IS REQUIRED, IT IS THE CONTRACTORS RESPONSIBILITY TO ISSUE A COPY OF THE DEWATERING PERMIT TO THE CITY OF MOUNT DORA FOR THEIR RECORDS.

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 STANDARD PLANS 110-200.

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 THEIR 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, SHALL TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.

31. 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.

32. 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.

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

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

35. 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 SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.

36. 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.

37. 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.

38. 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.

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

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

41. 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.

42. ANY RETAINING WALLS SHOWN HEREON ARE TO BE DESIGNED BY OTHERS. ENGINEER ASSUMES NO LIABILITY FOR DAMAGE OR FAILURE OF CIVIL IMPROVEMENTS CAUSED BY FAILURE OF WALLS WHETHER DIRECTLY OR INDIRECTLY. ENGINEER RECOMMENDS GEOTECHNICAL CONSULTANT REVIEW SITE CONDITIONS TO DETERMINE IF A GLOBAL STABILITY ANALYSIS FOR RETAINING WALLS IS APPROPRIATE.

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

44. ANY INSTALLATION OF TEMPORARY OR PERMANENT ABOVE-GROUND UTILITY LINES SHALL INCLUDE REFLECTIVE KINETIC MARKERS TO INCREASE VISIBILITY TO SANDHILL CRANES INFLIGHT AND REDUCE COLLISIONS.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, BASED ON AS-BUILT FIELD DATA PREPARED BY A FLORIDA LICENSED SURVEYOR. 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 COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.

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

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

1.3. 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.

1.4. 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.

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

1.6. 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.

1.7. 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.

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

1.9. 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).

1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED ⚠2 AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED NORTHING, EASTING, & 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.

1.11. 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.

1.12. 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.

1.13. 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. 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.

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

4. 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: AMERICAN SURVEYING & MAPPING, INC.
DRAWING NO.: 210440
DATE: 05/19/2021

2. UTILITY AS-BUILT SURVEYS ARE PROVIDED BY: NAVIGATO SURVEYING, INC.
PROJECT NO.: 23-032

BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

ALL OFFSETS SHOWN ARE TO THE BASELINE OF SURVEY WHERE CENTERLINE CONSTRUCTION IS NOT PRESENT.

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.

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 CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP. SEE SHEET C4.10 FOR DETAILS.

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 STANDARD PLANS 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.

CONCRETE JOINT CONSTRUCTION NOTES:

JOINTS FOR CONCRETE SLABS WHERE NOT OTHERWISE PROVIDED

1. GENERAL – A JOINTING PLAN SHALL BE PREPARED BY THE CONTRACTOR & APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF THE CONCRETE.

   A. A SQUARE JOINTING PATTERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS MORE THAN 1.5 TIMES THE SHORT (E.G. 8' X 12'). JOINT SPACING SHALL NOT EXCEED 10 FEET IN A 4" SLAB, & 15 FEET IN A 6" SLAB.

   B. ADJUST JOINTING LAYOUT OR LOCATIONS OF MANHOLES, CATCH BASINS, FOUNDATIONS & OTHER BUILT – IN STRUCTURES SO THAT JOINTS WILL LINE UP WITH CORNERS OF THE STRUCTURE. JOINTS MAY BE ANGLED TO POINTS OF STRESS CONCENTRATION TO ALLOW ALIGNMENT WITH CORNERS OF STRUCTURES.

2. CONSTRUCTION/CONTROL JOINTS – ANY LARGE AREA OF CONCRETE SHALL BE PAVED IN STRIPS OR LANES, EACH LANE SEPARATED BY A KEYED CONSTRUCTION/CONTROL JOINT. ALL PAVING LANES SHALL BE SUBDIVIDED BY LATERAL KEYED JOINTS RUNNING CONTINUOUSLY PERPENDICULAR TO PAVING STRIPS SPACED TO ALLOW SQUARE PAVEMENT SEGMENTS. CONSTRUCTION/CONTROL JOINTS MUST PROVIDE LOAD TRANSFER WITH KEYED JOINTS & STEEL REINFORCING DOWELS CONTINUING INTO ADJOINING SLABS.

   A. CONSTRUCTION/CONTROL JOINTS MAY BE HAND TOOLED WITH MAX. 0.25 INCH RADIUS.

3. CONTROL JOINTS – CONTROL JOINTS ARE SET IN THE CONCRETE SLABS TO PRE-ESTABLISH THE LOCATION OF CRACKS CAUSED BY DRYING, SHRINKAGE, OR THERMAL CHANGE. A CONSTRUCTION JOINT AS DESCRIBED IN NOTE 2. ABOVE IS BY DEFINITION ALSO A CONTROL JOINT. CONTROL JOINTS AS DESCRIBED BELOW MAY BE USED TO REPLACE KEYED CONSTRUCTION JOINTS FOR LATERAL JOINTS PERPENDICULAR TO PAVING LANES IF APPROVED IN WRITING BY THE ENGINEER.

   A. DEPTH OF CONTROL JOINT SHALL BE ONE-FOURTH OF THE TOTAL SLAB THICKNESS (E.G. 1.5" FOR 6" SLAB).

   B. CONTROL JOINTS SHALL BE FORMED BY HAND WITH 0.25 INCH RADIUS TOOL OR IF APPROVED BY ENGINEER, FORMED BY SAWING. SAWING OF JOINTS SHALL BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT RAVELING.

4. ISOLATION JOINTS – THESE JOINTS ARE USED TO ISOLATE BUILDING FOUNDATIONS, SIDEWALKS, DRAINS, LIGHT & SIGN BASES, & RETAINING WALLS LEAVING THE SLABS FREE TO MOVE HORIZONTALLY & VERTICALLY. THESE JOINTS SHALL EXTEND THE FULL DEPTH OF THE SLAB & SHALL NOT ALLOW ANY LOAD TRANSFER ACROSS THE JOINT.

5. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDROCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| SUBMISSIONS/REVISIONS | | |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | TTP |
| SCALE IN LIEU: | | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**GENERAL CONSTRUCTION NOTES**

Sheet No.:

**C0.10**

Seal:

RICARDO A. ORTIZ LICENSE No. 58129 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Ricardo A. Ortiz
DN: C=Ricardo A. Ortiz, dnQualifier=A01410D0001BAE152EA4E0050

PAVING, DRAINAGE AND GRADING:

SEE SPECIFIC LOT GRADING NOTES AS WELL ON SHEET C4.00

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. PROVIDE THE CITY OF MOUNT DORA A COPY OF THE NOTICE OF INTENT AND NOTICE OF TERMINATION FROM FDEP.
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. 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.
6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY
7. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
8. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
10. 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).
11. 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.
12. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
13. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
14. 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.
15. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
16. 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.
17. 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.
18. 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: UNIVERSAL ENGINEERING SCIENCES

REPORT NO(S).: 1954823

DATE (S): MAY 23, 2022

19. 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.
20. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
21. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP 12069C0359E OF LAKE COUNTY, COMMUNITY PANEL #359 OF 750, DATED 12/18/2012.
22. 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.
23. 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.
24. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
25. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
26. 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.
27. 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.
28. NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
29. THIS PROJECT WAS DESIGNED TO BE IN COMPLIANCE WITH CITY OF MOUNT DORA, SJRWMD, FDOT, & FEMA STANDARDS AND REQUIREMENTS STANDARDS/ORDINANCE. 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.

POTABLE WATER NOTES:

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS. THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEMS SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA UTILITY SPECIFICATION AND STANDARD DETAILS.

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH CITY OF MOUNT DORA STANDARDS.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 50% OF THOSE RECOMMENDED BY THE PIPE MANUFACTURER AND CITY OF MOUNT DORA.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
5. 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.
6. 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.
7. PIPE MATERIALS:

PVC – ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

PVC JOINT – SHALL BE IN ACCORDANCE WITH ASTM D3139.

DUCTILE IRON – SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

DUCTILE IRON JOINT – SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

SERVICES – SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.

8. 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 C651-92 AND LOCAL GOVERNMENT STANDARDS
9. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER 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 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.
10. 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.
11. 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:
   A. 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.
   B. 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.
   C. 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.
   D. 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.
12. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER WATERMAINS, UNLESS OTHERWISE NOTED.
13. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
14. 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 UNSUITABLE 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.
15. 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.
16. CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW ENGINEER'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.
17. 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.
18. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
19. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
20. 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.
21. FOR POTABLE WATER MAINS NOT AT A ROADWAY CROSSING AND SMALLER THAN 20", PVC PIPE MAY BE USED. PVC PIPE SHALL BE MANUFACTURED FROM CLEAN VIRGIN TYPE I, GRADE I RIGID, UNPLASTICIZED POLYVINYL CHLORIDE RESIN (CLASS 12454-A OR CLASS 12454-B) CONFORMING TO ASTM D1784. THE PVC COMPOUND SHALL HAVE AN ESTABLISHED HYDROSTATIC DESIGN BASIS (HDB) OF 4,000 PSI AS DESCRIBED IN ASTM D2837. THE PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL FOR POTABLE WATER PIPE. PIPE WITH DIAMETERS LESS THAN FOUR INCHES SHALL BE CLASS 200 WITH A MINIMUM STANDARD DIMENSION RATIO (SDR) OF 21 AND SHALL BE IN ACCORDANCE WITH ASTM D2241. PIPE WITH DIAMETERS OF FOUR INCHES TO 12 INCHES FOR WATER MAINS SHALL HAVE A MINIMUM DIMENSION RATIO (DR) OF 18, CLASS 150, AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA SPECIFICATIONS C- 900, LATEST REVISION. PIPE WITH DIAMETERS OF 14 INCHES AND LARGER FOR WATER MAINS SHALL HAVE A MINIMUM DIMENSION RATIO (DR) OF 25, CLASS 165, AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA SPECIFICATION C-905 LATEST REVISION OR PRESSURE CLASS 350 DUCTILE IRON PIPE MAY BE USED.

SANITARY SEWER NOTES:

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS. THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEMS SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA UTILITY SPECIFICATION AND STANDARD DETAILS.

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
2. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.
3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:

   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.

   EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.

   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 MAN-HOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
4. 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.J.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.
5. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR26.
6. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
7. SANITARY GRAVITY SEWER PIPE SHALL HAVE A MINIMUM STANDARD DIMENSIONAL RATIO (SDR) OF 26 AND SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D3034. PVC PIPE RESTRAINERS SHALL BE EBAA MEGALUG SERIES 2000, OR APPROVED EQUAL.

RECLAIMED WATER NOTES:

THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERCEDE LOCAL GOVERNMENT AND AGENCY REQUIREMENTS. THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEMS SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA UTILITY SPECIFICATION AND STANDARD DETAILS.

1. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA.
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 75% 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. 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.
5. 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.

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | TTP |
| SCALE IN FEET: | | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**GENERAL CONSTRUCTION NOTES**

Sheet No.:

**C0.11**

Seal:

RICARDO A. ORTIZ
LICENSE
No. 58129
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ricardo A. Ortiz
DN: cn=Ricardo A. Ortiz, dnQualifier=A01410D900019AE1DE2A4E0050C40D, o=Licensed, c=US
2026.05.12 18:02:55-04'00'

FS-SALT: • 2401Z
FILE NO.: 058129

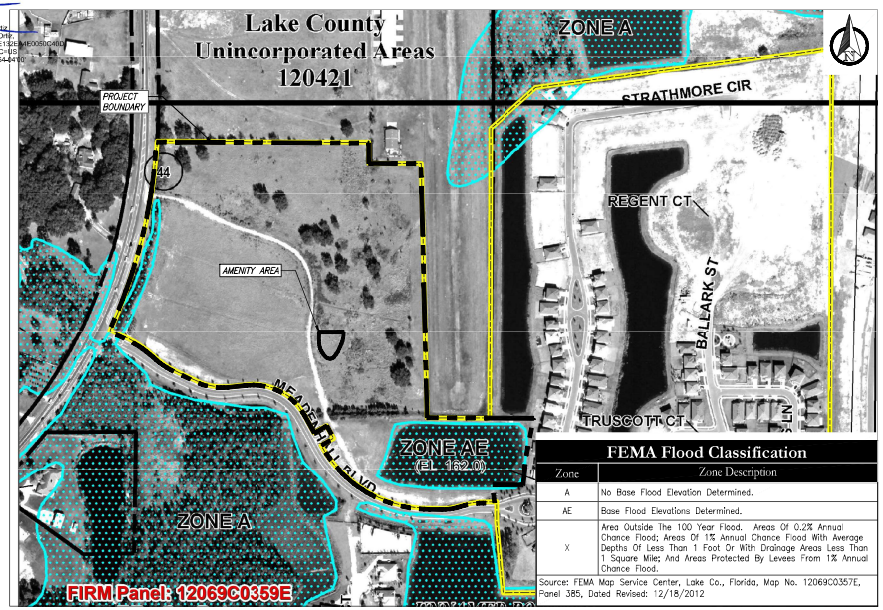
DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a DNA authentication code. Printed copies of this document are not considered signed and sealed and the DNA authentication code must be verified on any electronic copies.


POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PWA\CDTY\21-055-GN



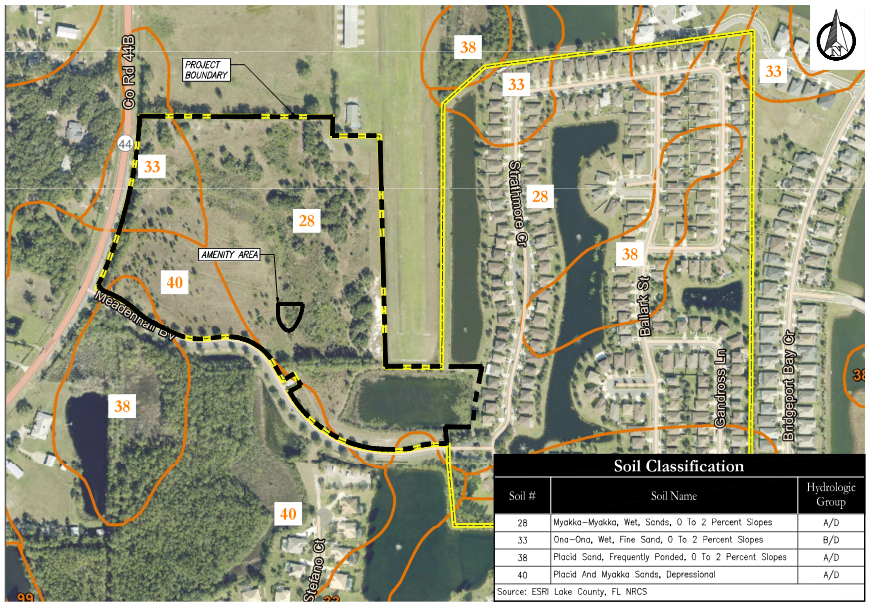

**FEMA Flood Classification**

| Zone | Zone Description |
|---|---|
| A | No Base Flood Elevation Determined. |
| AE | Base Flood Elevations Determined. |
| X | Area Outside The 100 Year Flood. Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood. |

Source: FEMA Map Service Center, Lake Co., Florida, Map No. 12069C0357E, Panel 385, Dated Revised: 12/18/2012

FEMA FLOODPLAIN MAP

SCALE: 1" = 200'



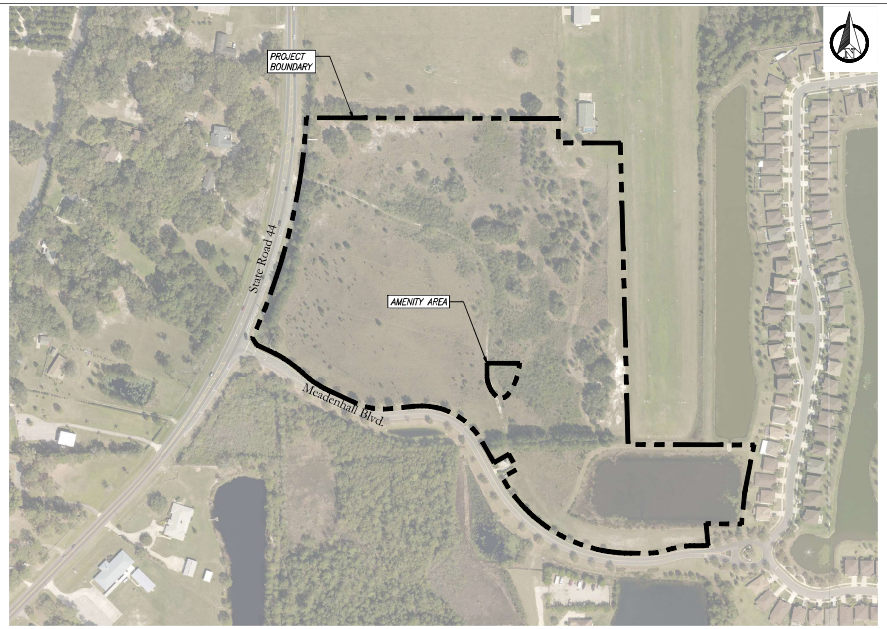

**Soil Classification**

| Soil # | Soil Name | Hydrologic Group |
|---|---|---|
| 28 | Myakka–Myakka, Wet, Sands, 0 To 2 Percent Slopes | A/D |
| 33 | Ona–Ona, Wet, Fine Sand, 0 To 2 Percent Slopes | B/D |
| 38 | Placid Sand, Frequently Ponded, 0 To 2 Percent Slopes | A/D |
| 40 | Placid And Myakka Sands, Depressional | A/D |

Source: ESRI Lake County, FL NRCS

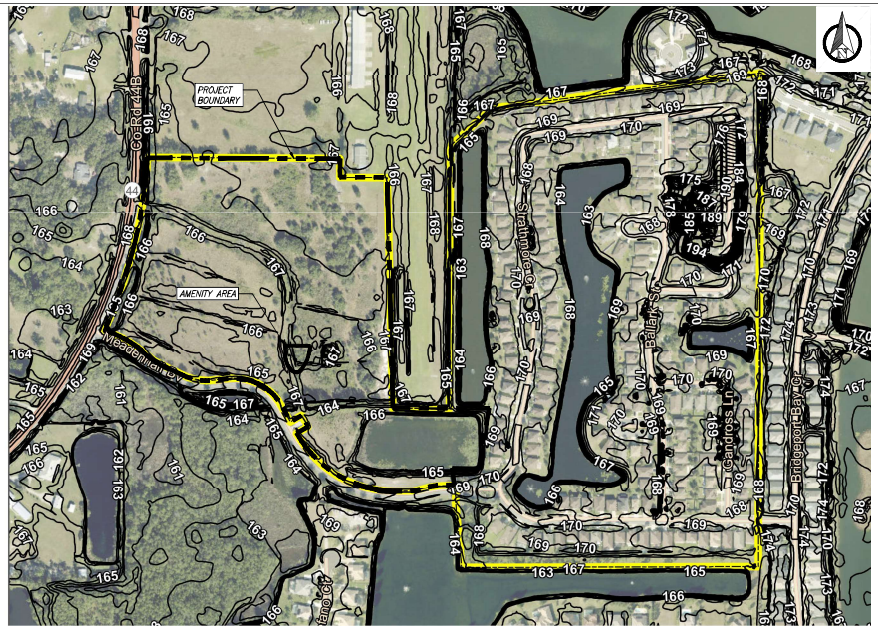
SOILS MAP

SCALE: 1" = 200'




AERIAL PLAN

SCALE: 1" = 200'




EXISTING TOPOGRAPHY MAP

Source: ESRI Lake County, FL NRCS

SCALE: 1" = 200'

Key Map:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| 11 | 01/24/2024 | Per Client |
| 10 | 05/20/2024 | Per Existing Field Conditions |
| 9 | 04/10/2024 | Per FDEP Comments |
| 8 | 12/05/2023 | Per City of Mount Dora Comments |
| 7 | 10/25/2023 | Per City of Mount Dora Comments |
| 6 | 07/31/2023 | Per City of Mount Dora Comments |
| 5 | 07/20/2023 | Per FDOT Comments dated 2/21/23 & 3/8/23 |
| 4 | 06/16/2023 | Per City of Mount Dora Comments & FDOT |
| 3 | 03/31/2023 | Per City of Mount Dora Comments |
| 2 | 01/13/2023 | Submit to City of Mount Dora, SJRWMD |
| - | 08/03/2022 | Submit to City of Mount Dora, SJRWMD |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 21-055 |
| DESIGNED BY: | DM |
| DRAWN BY: | SA |
| CHECKED BY: | DM |
| APPROVED BY: | DMK |
| SCALE IN FEET: | 1" = 200' |

Project Name:

**LOCH LEVEN PARK**

Submittal To:

MOUNT DORA, FL

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.:

**C0.20**

Seal:

RICARDO A. ORTIZ
LICENSE No. 58129
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO A. ORTIZ
P.E. NO. 0058129

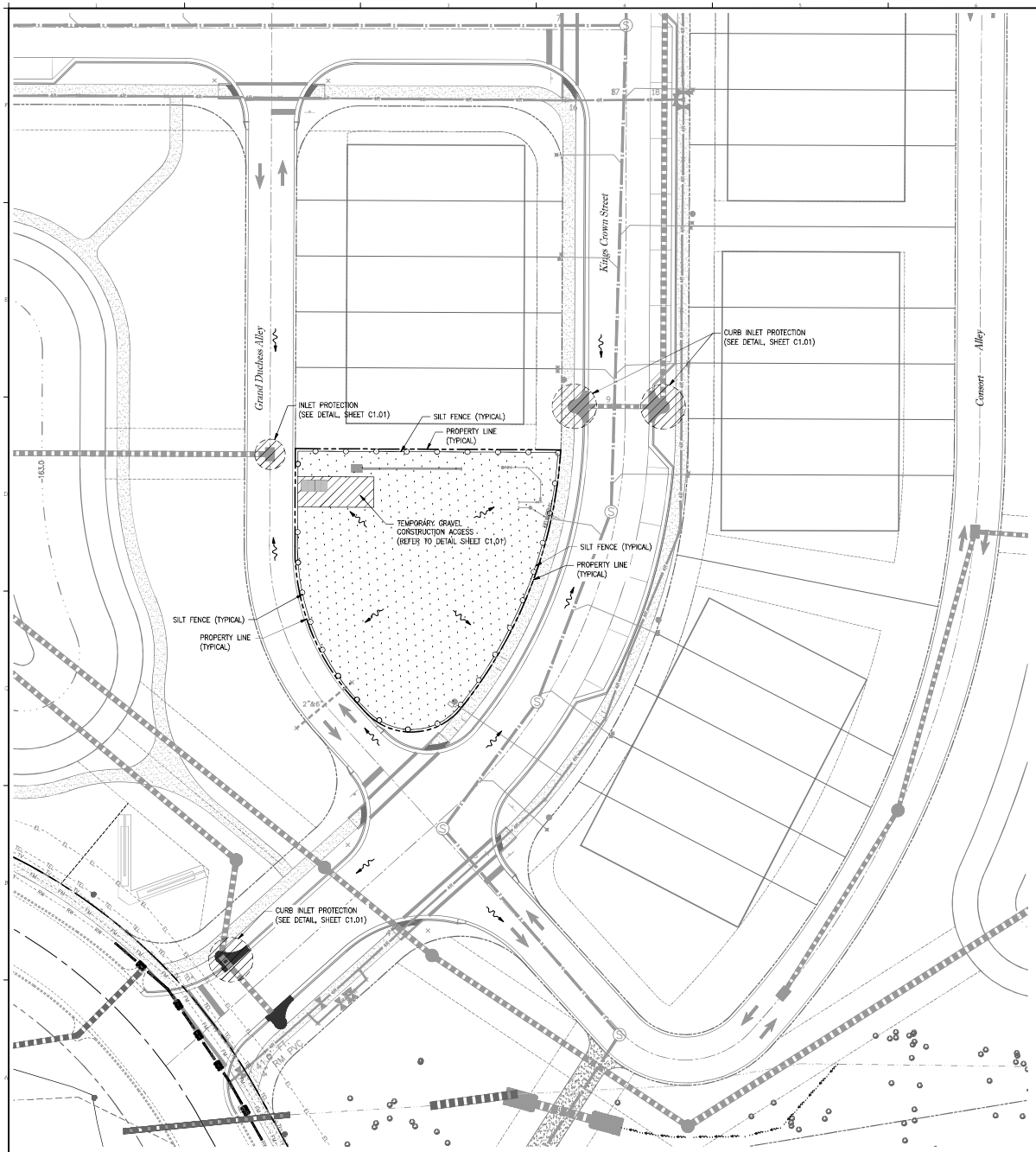
DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code 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\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\FINAL\CITY\21-055-EXIST




10' 0 20' 40'
SCALE IN FEET

## Legend:

- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING FENCE TO REMAIN
- EXISTING ELECTRIC LINE
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING RECLAIMED WATER LINE
- EXISTING OVERHEAD WIRE
- EXISTING MANHOLE STRUCTURE
- EXISTING CONTOUR
- EXISTING FENCE TO BE REMOVED
- SILT FENCE (SEE DETAIL ON SHEET C0.21)
- TURBIDITY BARRIER (SEE SHEET C0.21)
- PROPOSED STORM INLET STRUCTURES
- PROPOSED SANITARY MANHOLE
- LIMITS OF DEMOLITON, CLEARING & GRUBBING
- EXISTING BUILDINGS, TRAILERS, CONCRETE, ASPHALT, & CURB TO BE REMOVED OR DEMOLISHED
- TEMPORARY CONSTRUCTION ACCESS
- DRAINAGE FLOW ARROW
- INLET TO BE PROTECTED (SEE SHEET C0.21 FOR DETAILS)

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 21-055 |
| DESIGNED BY: | CMR |
| DRAWN BY: | AJB |
| CHECKED BY: | RAO |
| APPROVED BY: | JTP |
| SCALE IN FEET: | 1" = 20' |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Prel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**DEMOLITION & EROSION CONTROL PLAN**

Sheet No.:

**C1.00**

Seal:

RICARDO A. ORTIZ
LICENSE
No. 58129
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ricardo A. Ortiz
Dn: Ricardo A Ortiz
dnQualifier=A01410D0000019AE132EA4E0050C40D,
O=Unaffiliated, C=US
2026.05.12 18:02:56-04'00'

FLORIDA CO. A. ORTIZ
P.E. NO. 0058129

DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a PKI authentication code. Printed copies of this document are not considered signed and sealed and the PKI authentication code must be verified on any electronic copies.

POULOS & BENNETT
a Pape-Dawson company


**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\FINAL\CITY\21-055-EDP

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE 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 NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. 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 S.J.R.W.M.D., 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.
3. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY OF MOUNT DORA FOR REVIEW AND APPROVAL A MINIMUM OF TWO WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN AND TURBIDITY BARRIERS, IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS AND THE FDEP FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR MANUAL (FESCI TIER I).
4. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
5. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
6. 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, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
7. THE SCHEDULING, SEQUENCING AND CONTROL MEASURES, WHICH ARE OUTLINED HEREIN, ARE SUBJECT TO FINAL DEFINITION BY THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR IMPLEMENTATION AND COMPLIANCE.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK. THE CONTRACTOR SHALL ALSO BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN TO THE OWNER, THE ENGINEER AND THE CITY OF MT. DORA ENCOMPASSING THE CONTRACTOR'S EXACT PLAN OF IMPLEMENTING THE PRINCIPLES AND THE REQUIREMENTS DESCRIBED HEREIN. NO CONSTRUCTION CAN BEGIN UNTIL SAID PLAN HAS BEEN APPROVED BY THE CITY OF MT DORA.
9. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL DAILY INSPECT PROTECTIVE INSTALLATIONS FOR FAILURES OR SIGNS OF FAILURE OR MALFUNCTION AND EFFECT REPAIRS OR REPLACEMENT IMMEDIATELY UPON DISCOVERY.
10. THE RECOMMENDED GENERAL SEQUENCE OF CONSTRUCTION FOR ALL BASINS IS AS FOLLOWS:
    - 10.1. PLACEMENT OF PERIMETER PROTECTIVE MEASURES (SILT FENCE, SYNTHETIC HAY BALES, ETC..) AROUND ONSITE, LAKES, AT POINTS OF OFFSITE DISCHARGE, AND AROUND WORK AREAS.
    - 10.2. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE DEVELOPMENT AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTRIBUTED BY CONSTRUCTION, BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION HAS BEEN ESTABLISHED.
    - 10.3. SELECT LOCATIONS FOR PLACEMENT OF MATERIAL, WHETHER SUITABLE FOR FILL OR UNSUITABLE, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STRIPPINGS FOR THIS PURPOSE MAY ACCELERATE BERM REVEGETATION. CONSTRUCT TEMPORARY OUTLETS FROM CONTAINMENT AREAS WITH SCREENS, SYNTHETIC HAY BALES, SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORTATION.
    - 10.4. SELECT/ DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
    - 10.5. IF REQUIRED, CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, SYNTHETIC HAY BALES ETC., TO FILTER DISCHARGE THESE AREAS.
    - 10.6. GRASSING, SODDING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF WORK IN DISTURBED AREAS WITHIN PROJECT AREA.
    - 10.7. IN ANY EVENT, CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ANY AND ALL MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.
11. BAHIA SOD OR OTHER STABILIZATION IS REQUIRED AROUND ALL STORM INLETS IN UNPAVED AREAS.
12. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH F.D.E.P., A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (N.O.I.) AND NOTICE OF TERMINATION (N.O.T.) TO F.D.E.P. WITH A COPY TO THE OWNER, THE ENGINEER AND THE CITY AT LEASE 48 HOURS BEFORE INITIATING CONSTRUCTION PROVIDE THE CITY OF MOUNT DORA A COPY OF THE N.O.I. AND N.O.T..
13. AS REQUIRED BY THE GENERIC PERMIT, CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) PURSUANT TO ALL REQUIREMENTS OF THE GENERIC PERMIT.
14. PURSUANT TO THE N.P.D.E.S., CONTRACTOR SHALL MAINTAIN RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE AND SHALL INITIATE STABILIZATION MEASURES WITHIN 14 DAYS AFTER SUCH TEMPORARY OR PERMANENT CESSATION OF CONSTRUCTION ACTIVITY. STABILIZATION REQUIREMENTS (SODDING WHERE SHOWN ON THE PLANS, SEEDING AND MULCHING ELSEWHERE) APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION, ON-SITE AND OFF-SITE.
15. CONTRACTOR SHALL PROVIDE INSPECTIONS BY QUALIFIED PERSONNEL OF ALL POINTS OF DISCHARGE, DISTURBED AREAS NOT YET FINALLY STABILIZED, STORAGE AREAS EXPOSED TO RAINFALL, STRUCTURAL CONTROLS VEHICULAR ACCESS LOCATIONS, AND PROVIDE INSPECTION TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. INSPECTIONS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.50 INCH OR GREATER RAINFALL EVENT AND ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
16. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE AND DISPOSED IN A MANNER THAT WILL MEET THE REQUIREMENTS OF THE REGULATORY AUTHORITIES.
17. SOD STRIPS ARE NOT A SUBSTITUTE FOR TEMPORARY STABILIZATION. IF SOD STRIPS ARE USED FOR TEMPORARY STABILIZATION ALONG A CURBSIDE, IT MUST BE IN CONJUNCTION WITH ANOTHER FORM OF TEMPORARY STABILIZATION ON THE LOT PADS, SUCH AS HYDROSEED OR SEED/MULCH. IF USING SOD STRIPS DURING THE ESTABLISHMENT OF STABILIZATION AS A CURBSIDE BMP THEN THEY MUST BE A MIN OF 4'. SOD STRIPS ARE NOT SUFFICIENT FOR USE AS CURBSIDE BMP DURING VERTICAL CONSTRUCTION.
18. **PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE PROPOSED LOCATION FOR CONCRETE WASHOUT AREA WITH POULOS AND BENNETT ANC CITY OF MT DORA.**

DUST CONTROL PROVISIONS

1. CONTRACTOR SHALL PRE-WATER THE SITE AND ALL WORK WILL BE PHASED TO REDUCED THE AMOUNT OF DISTURBED SURFACE AREA AT ANY ONE TIME ACTIVE OPERATIONS.
    - 1.1. WATER TO BE APPLIED TO DRY AREAS DURING LEVELING, GRADING, TRENCHING, AND EARTHMOVING ACTIVITIES.
    - 1.2. WATER TO BE APPLIED ON DISTURBED SURFACE AREAS TO FORM A VISIBLE CRUST.
    - 1.3. VEHICULAR ACCESS TO BE RESTRICTED AND WATER OR DUST SUPPRESSANTS TO BE APPLIED AND MAINTAINED AT ALL UN-VEGETATED AREAS.
2. CONTRACTOR SHALL PREVENT DUST FROM WIND EVENTS.
    - 2.1. WATER TO BE APPLIED TO VEHICULAR TRAFFIC AND EQUIPMENT STORAGE AREAS.
    - 2.2. WATER APPLICATION EQUIPMENT WILL APPLY WATER TO CONTROL FUGITIVE DUST DURING WIND EVENTS, UNLESS UNSAFE TO DO SO.
    - 2.3. OUTDOOR CONSTRUCTION ACTIVITIES THAT DISTURB THE SOIL TO BE CEASED WHENEVER VISIBLE DUST EMISSIONS CANNOT BE EFFECTIVELY CONTROLLED.
3. CONTRACTOR SHALL HANDLE BULK MATERIAL.
    - 3.1. WATER TO BE APPLIED WHEN HANDLING BULK MATERIALS.
    - 3.2. WATER TO BE APPLIED TO STORAGE PILES.
    - 3.3. VEHICLE SPEED TO BE LIMITED ON THE WORK SITE.
    - 3.4. ALL HAUL TRUCKS TO BE LOADED SUCH THAT THE FREEBOARD IS NOT LESS THAN SIX INCHES WHEN TRANSPORT USING A CHUTE OR CONVEYOR.
4. CONTRACTOR SHALL DO DAILY CLEANUPS:
    - 4.1. MINIMUM CLEANUP FREQUENCY TO BE DONE AT THE END OF THE WORK DAY AND REMOVED IMMEDIATELY IF CARRYOUT AND TRACK OUT EXTENDS BEYOND 50 FEET.
    - 4.2. CLEAN UP METHODS:
    - 4.2.1. MANUALLY SWEEPING AND PICKING UP.
    - 4.2.2. MECHANICAL SWEEPING WITH A ROTARY BRUSH OR BROOM ACCOMPANIED BY WATER SPRAYER ON BROOM.

SWPPP NOTES

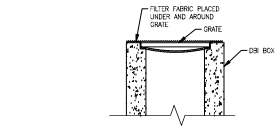
1. CONSTRUCTION ACTIVITY PERTAINS TO CONSTRUCTION OF THE AMENITY CENTER AND ASSOCIATED UTILITIES, DRIVEWAY/PARKING, AND STORMWATER TREATMENT.
2. EXISTING ON-SITE SOILS: REFER TO NPDES CHART ON THIS SHEET.
3. ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING PROPERLY INSTALLED FILTER FABRICS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF THE SITE. A DOUBLE ROW OF SILT FENCE, REINFORCED WITH FIELD FENCING, SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREAS. ALL AREAS DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATION.
4. THE TEMPORARY AND PERMANENT STABILIZATION PRACTICES INCLUDE SODDING ALL DISTURBED AREAS FOR STABILIZATION.
5. SILT FENCE AND INLET/OUTLET PROTECTION SHALL BE INSTALLED PER BEST MANAGEMENT PRACTICES, SEE SECTION 8.
6. CONTROL DETAILS OF POTENTIAL POLLUTANTS AS FOLLOWS:
    - 6.1. WASTE DISPOSAL – ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS SHALL BE BURIED ON SITE.
    - 6.2. PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES AT CONSTRUCTION SITE – FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED. USE OF FERTILIZERS MUST ADHERE TO THE COUNTY'S FERTILIZER ORDINANCE. USE MUST BE IN COMPLIANCE WITH LOCAL ORDINANCES, SOME OF WHICH ARE MORE STRINGENT THAN ORANGE COUNTY'S. FOR INFORMATIONAL PURPOSES, SOME GENERAL FACTS ON THE COUNTY'S ORDINANCE INCLUDE:
        - NO MORE THAN 1 LB. OF FERTILIZER CONTAINING %50 SLOW RELEASE N SHALL BE APPLIED PER 1,000 SQ. FT.
        - NO P CAN BE APPLIED WITHOUT A VALID SOIL DEFICIENCY TEST FROM IFAS. IF THEY PLAN TO APPLY P, PLEASE PROVIDE COPY OF SOIL TEST INDICATING P DEFICIENCY.
        - NO FERTILIZER CAN BE APPLIED WITHIN 15 FT. OF WATER BODIES.
        - FERTILIZER RELEASED ON TO IMPERVIOUS SURFACES MUST BE IMMEDIATELY CLEANED UP OR APPLIED PER CODE.
        - JUNE 1 – SEPTEMBER 30 IS THE SUMMER APPLICATION RESTRICTED PERIOD. APPLICATORS MUST SHOW PROOF OF TRAINING TO APPLY NITROGEN AND PHOSPHORUS FERTILIZER DURING THIS PERIOD.
    - 6.3 STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES – ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
    - 6.4 OTHER – PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATER AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA ALLOWING FOR DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
7. MAINTENANCE FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS SHALL BE AS FOLLOWS:
    - 7.1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
    - 7.2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENTS.
    - 7.3. INLETS/OUTLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER FABRIC ON INLETS AND SILT FENCE SHALL BE PERFORMED IMMEDIATELY.
    - 7.4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
    - 7.5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
    - 7.6. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.
8. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION NOT STABILIZED, CONSTRUCTION AREAS, INGRESS/EGRESS AND ALL BMPs DAILY AND WITHIN 24 HOURS OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH UNTIL NOTICE OF TERMINATION IS FILED.
9. NON-STORMWATER DISCHARGES MAY OCCUR FROM CONSTRUCTION ACTIVITIES SUCH AS WATERLINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO ANY RECEIVING WATERS. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
10. DRY RETENTION POND TO BE PROTECTED FROM SILT DURING CONSTRUCTION ACTIVITIES. IF IT IS DETERMINED THAT THE POND BOTTOM HAS BECOME SILTED THEN 6 INCHES OF POND BOTTOM SHALL BE REMOVED & REPLACED WITH CLEAN BACKFILL.

DEMOLITION NOTES:

1. IF LOCATION OF EXISTING UTILITIES TO STRUCTURE ARE UNKNOWN, CONTRACTOR TO FIELD VERIFY PRIOR TO DEMOLITION.

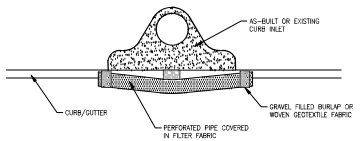
| NPDES Information | |
|---|---|
| Address | Loch Leven<br>Lake County, FL |
| Latitude | 28°50'21.8"N |
| Longitude | 81°37'53.8"W |
| Jurisdictional Authority | St. John River<br>Water Management District |
| Total Project Area<br>(Per Survey) | ±0.207 ac |
| Receiving Water Name | Lake Joanna |
| Soils (USDA NCRS "Web Soil Survey") | "28" MYAKKA-MAKKA, WET, SANDS, 0 TO 2 PRECENT SLOPES |

**NOTE: FOR PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.**




NOTE: THIS FILTER FABRIC PLACEMENT TO BE USED ON EXISTING DBI, OR AFTER DBI HAS BEEN INSTALLED AND DURING SOIL DISTURBING ACTIVITIES. THE FILTER MUST BE CHECKED PERIODICALLY FOR SEDIMENT BUILDUP AND/OR DAMAGE TO FILTER MATERIAL. THE CONTRACTOR MUST REMOVE THE FILTER FABRIC AND CHECK THE STRUCTURES FOR SEDIMENT BUILDUP AFTER SOIL DISTURBING ACTIVITIES HAVE CEASED.

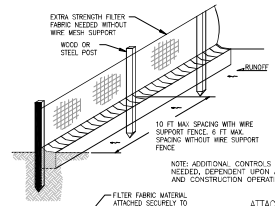
D.B.I. FILTER FABRIC DETAIL
NTS



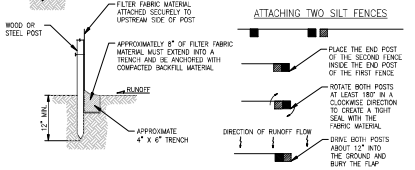

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

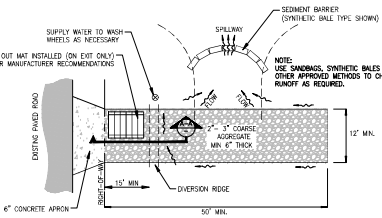
CURB INLET PROTECTION
NTS




NOTE: ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.




FILTER FABRIC SILT FENCE INSTALLATION
NTS




PLAN

NOTES:

1. **CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AND UTILIZED DURING CONSTRUCTION.**
2. **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.**
3. **WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.**
4. **WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.**
5. **TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.**

TEMPORARY GRAVEL CONSTRUCTION ACCESS
NTS

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

*Check positive response codes before you dig!*

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 21-055 |
| DESIGNED BY: | CMR |
| DRAWN BY: | AJB |
| CHECKED BY: | RAO |
| APPROVED BY: | JTP |
| SCALE IN FEET: | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

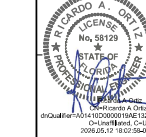
Sheet Title:

**EROSION CONTROL NOTES & DETAILS**

Sheet No.:

**C1.01**

Seal:




Ricardo A. Ortiz
DN: cn=Ricardo A. Ortiz
dnQualifier="A01410D900019AE12E6A4ED050C40D,
O=Live1Nuted, C=US
2026.05.12 18:02:56-04'00'

F.E.S.N.: 58129
P.E.L. NO.: 0058129

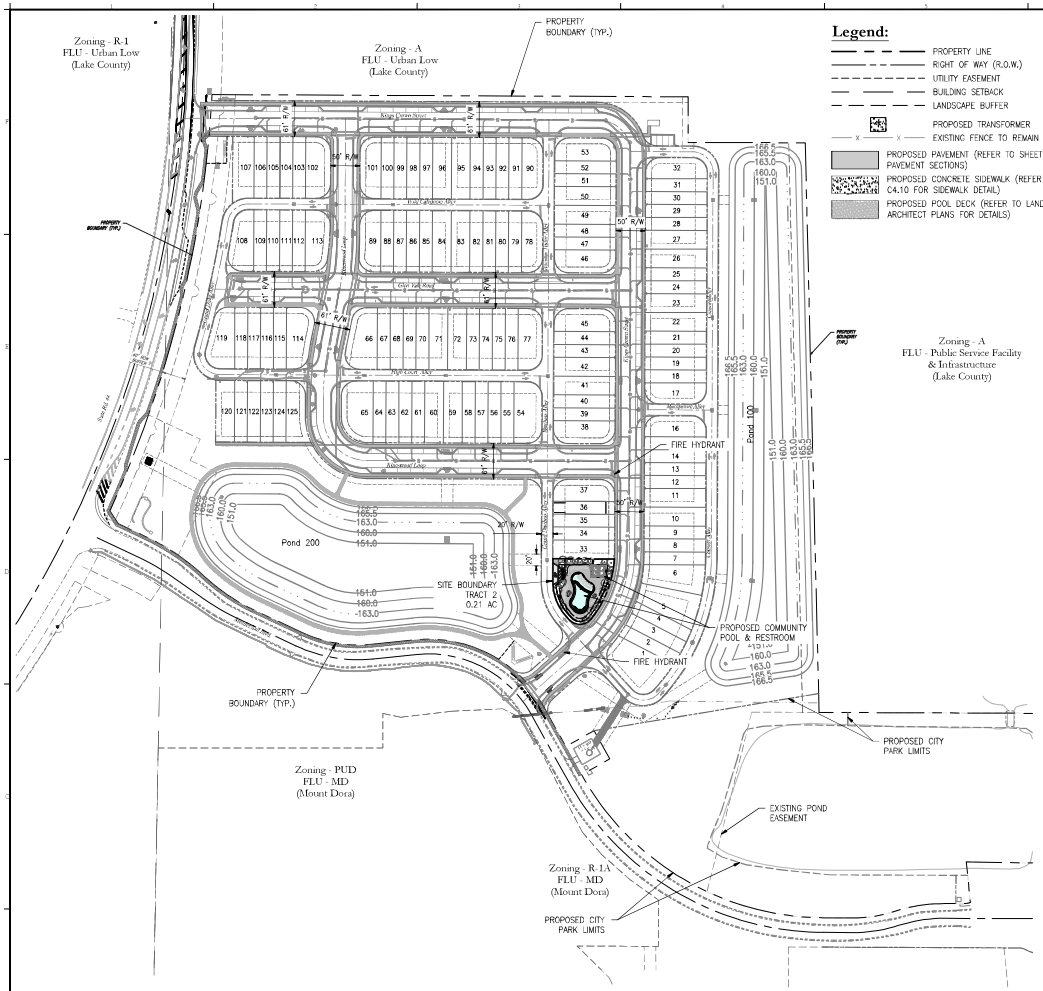
DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a DNA authentication code. Printed copies of this document are not considered signed and sealed and the DNA authentication code must be verified on any electronic copies.

POULOS & BENNETT
a Pape-Dawson company


**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PANA\CITY\21-055-EDP




## Legend:

- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED TRANSFORMER
- EXISTING FENCE TO REMAIN
- PROPOSED PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C4.10 FOR SIDEWALK DETAIL)
- PROPOSED POOL DECK (REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS)

50' 0 100' 200'
SCALE IN FEET

N

**INTENDED USE: AMENITY (COMMUNITY POOL FACILITY)**

## General Site Data

| | AMENITY |
|---|---|
| Project Site Area | 0.21 Ac. |
| Total Land Use | 0.21 Ac. |
| Open Space (15% Min. Required) | N/A |
| City Park | N/A |
| Stormwater Management (Existing) | N/A |
| ROW Dedication | N/A |
| Roadways | N/A |
| Alleys (8 Total) | N/A |
| Townhome Blocks (23 Buildings Total) | N/A |
| | |
| Net Developable Acres | 0.21 Ac. |
| Impervious Coverage Allowed | 65% |
| Impervious Coverage Provided* | 67% / 0.14 Ac. |
| Maximum Allowed Dwelling Units | N/A |
| Proposed Dwelling Units | N/A |
| Maximum MDR Density | N/A |
| Proposed Net Density | N/A |
| Proposed Gross Density | N/A |
| Zoning | PUD |
| **Building & Lot Data** | |
| Proposed Use | AMENITY |
| Max. Building Height | 15'-10" |
| Min. Building Setbacks: | |
| Front | 10' |
| Street Side | N/A |
| Interior Side | 10' |
| Rear | 64.5' |
| State Road 448 | N/A |
| Meadenhall Blvd. | N/A |
| Min. Lot Width Allowed | N/A |
| Min Lot Width Provided | N/A |
| Min. Lot Depth | N/A |
| Min. Lot Size Allowed | N/A |
| Min. Lot Size Provided | N/A |

NOTES:

1. TOWNHOME UNITS ARE FOR OWNERSHIP (FEE-SIMPLE)

* THE ISR % ARE BASED ON THE MASTER DRAINAGE CALCULATIONS BY BASIN AND DO NOT NECESSARILY REFLECT IN THE CATEGORIES SHOWN HEREON.

## Ownership / Maintenance (Per Approved Lock Leven Park Subdivisoon Plans)

| | | |
|---|---|---|
| Roadways | Public | Streets To Be Owned & Maintained By The City Of Mount Dora (Including Inlets, Pipes, And Other Public Facilities). |
| Alleys | Public | Alleys To Be Owned & Maintained By The HOA. |
| Stormwater | Private | To Be Owned & Maintained By HOA. |
| Wastewater | Public | To Be Owned & Maintained By The City Of Mount Dora. |
| Potable Water | Public | To Be Owned & Maintained By The City Of Mount Dora. |
| Reclaimed Water | Public | To Be Owned & Maintained By HOA. |
| Sidewalk In Public R/W | Public | To Be Owned & Maintained By The City Of Mount Dora. |
| Right-Of-Way | Public | To Be Owned & Maintained By the City of Mount Dora. |

## General Notes

| | |
|---|---|
| Phasing | The project will be constructed in one (1) Phase. |
| Topographic Survey | Survey prepared by ASM dated 05/19/2021. As-built survey prepared by Navigato Surveying, Inc. on 04/03/2025. Vertical Datum NGVD88 |
| Buffers & Landscaping | Final landscape plans are required to be submitted for review and approval prior to landscape construction. Landscape plans to be in accordance with City of Mount Dora LDC Section 6.6 and with sheets C4.00 & C5.00 of the approved PUD. |
| Garbage Pickup | To be picked up in alley at rear of Townhome units. |
| Public Works Streets & Drainage | 1. Street Lights will be provided in accordance with the City of Mount Dora Code of Ordinance Chapter 86. |
| | 2. Final crosswalk locations and advisory signage to be determined at construction plan approval. |
| Lighting | Street lighting to be decorative type poles and fixtures, and meet dark sky lighting. Developer to install lighting and HOA will be responsible for monthly fees and maintenance. |
| Signage | Signage shall comply with the City of Mount Dora Land Development Code Section 6.7.1.7 |
| Fire Protection | 1. Fire hydrants shall be installed in accordance with the City of Mount Dora Code of Ordinance Chapter 50 and all applicable agency regulations. |
| | 2. Fire access shall be from the front of the proposed dwelling units. |
| | 3. Fire hydrants shall be placed no further than 600' apart, measured along the roadway. No building intended for occupancy shall exceed 300' from the nearest fire hydrant. |
| Parking | Street Parking will be designed to accommodate two 10'x20' parking spaces per Mount Dora LDC Section 6.5.2. |
| Dust Control | Applicant to coordinate with the city's public works department on applicable dust control plan pursuant to Chapter 46, Mount Dora Code of Ordinances. |
| Utilities | 1. Water, wastewater, and reclaimed water lines will connect to existing City of Mount Dora. |
| | 2. Specific improvements to existing public facilities, including line extensions and points of connection are provided herein. Proposed line sizes and exact points of connection for water, wastewater, and reclaimed water utilities shall be finalized during construction plan review. |
| Stormwater Management | The stormwater system will be designed in accordance with the SJRWMD and City of Mount Dora criteria. |
| Vegetation | As stated in the Florida Land Use, Cover and Forms Classification System (FLUCFS), and shown on sheet C1.00 of the Preliminary PUD, the subject property is a citrus grove. |
| Tree Preservation | Refer to sheet C4.00 of the PUD. All tree removal shall be approved by the superintendent of Public Works per Section 90.150 and replaced in accordance with Section 90.180 of the City of Mount Dora Code of Ordinances. |

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 21-055 |
| DESIGNED BY: | CMR |
| DRAWN BY: | AJB |
| CHECKED BY: | RAO |
| APPROVED BY: | JTP |
| SCALE IN FEET: | 1" = 100' |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**MASTER SITE PLAN & SITE DATA**

Sheet No.:

**C2.00**

Seal:

RICARDO A. ORTIZ LICENSE No. 58129 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

Ricardo A. Ortiz
CN=Ricardo A. Ortiz
dnQualifier="A01410D900019AE182E4AE0050C40D,
O=Unaffiliated, C=US
2026.05.12 18:03:06-04'00'

F.S. 668.003 E-SEAL | P.E. No. 58129

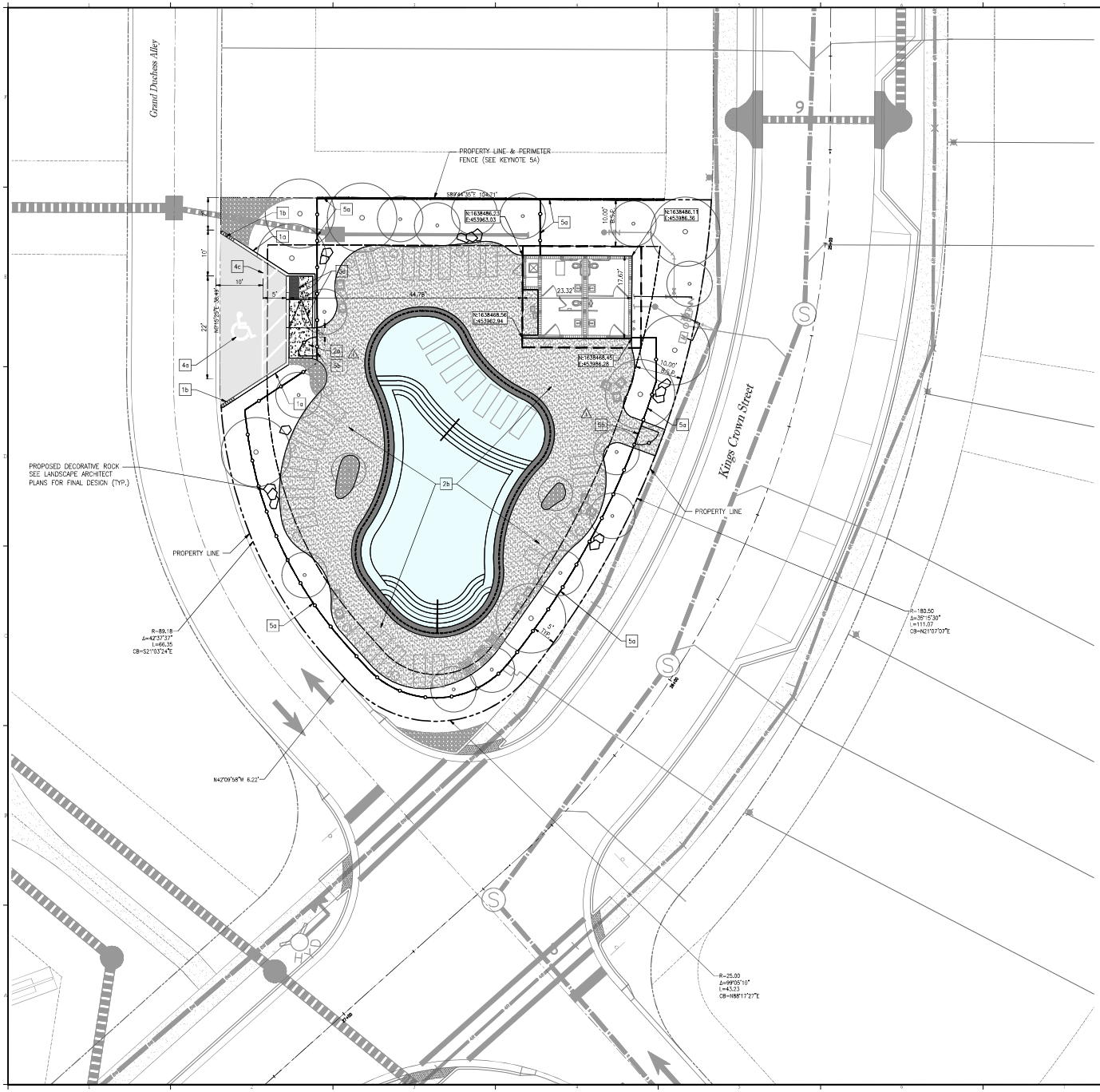
DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a DSA authentication code. Printed copies of this document are not considered signed and sealed and the DSA authentication code must be verified on any electronic copies.


POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PANA\CITY\21-055-MSP




5' 0 10' 20'
SCALE IN FEET

## Legend:

- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT – 386 S.F. (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C4.10 FOR SIDEWALK DETAIL)
- PROPOSED POOL DECK (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS)
- LIGHT POLE AND FIXTURE (SEE ELECTRICAL PLANS FOR DETAILS)
- B.S.P. BUILDING SETBACK PROVIDED

## Keynote Legend:

- 1a TYPE "D" CURB PER FDOT STANDARD PLANS INDEX 520-001
- 1b TYPE "D" CURB TRANSITION (SEE DETAIL SHEET C4.10)
- 2a SIDEWALK (SEE PLAN FOR WIDTH; SEE SHEET C4.10 FOR DETAIL)
- 2b HARDSCAPE (REFER TO LANDSCAPE PLANS FOR LAYOUT AND DETAILS)
- 3a F.D.O.T. CR-D ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER F.D.O.T STANDARD PLANS INDEX 522-002
- 4a ACCESSIBLE PARKING & SIGNAGE (PER FDOT STANDARD PLANS INDEX 711-001 SEE SHEET C4.10 FOR DETAIL)
- 4c 6" WIDE WHITE STRIPING (PER FDOT STANDARD PLANS INDEX 711-001) & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 5a FENCE (REFER TO LANDSCAPE PLAN FOR DETAILS, MATERIAL, AND SPECIFICATIONS)
- 5b PEDESTRIAN GATE (REFER TO LANDSCAPE PLAN FOR DETAILS, MATERIAL, AND SPECIFICATIONS)

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
2. FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T STANDARD PLANS INDEX 711-001 FOR DETAILS – SPECIAL MARKING AREAS, ALL PAVEMENT MARKINGS TO BE STANDARD PAINT PER F.D.O.T. STANDARD PLAN INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. AS REFERENCED ON THE GEOMETRY PLAN, B.S.P. = BUILDING SETBACK PROVIDED.
4. SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.10 & C0.11 FOR ADDITIONAL CONDITIONS.

SIDEWALK REQUIREMENTS:
1. THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
2. IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 (5%) IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

SIDEWALK CURB RAMP REQUIREMENTS:
1. A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
2. THE CROSS SLOPE MUST NOT EXCEED 2%.
3. THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
4. THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE PER FDOT STANDARD PLAN INDEX 522-022.
5. RAMPS THAT DO NOT EXCEED 6" IN HEIGHT DO NOT NEED HANDRAILS.

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | TTP |
| SCALE IN FEET: | | 1" = 10' |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**GEOMETRY PLAN**

Sheet No.:

**C3.00**

Seal:

RICARDO A. ORTIZ
LICENSE
No. 58129
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ricardo A. Ortiz
dnQualifier="A01410D000019AE12EEA4E0050C40D,
O=Lee1Hood, C=US
2026.05.12 18:02:01-04'00'

E-SEAL: • 24012
FILE NO.: 058129

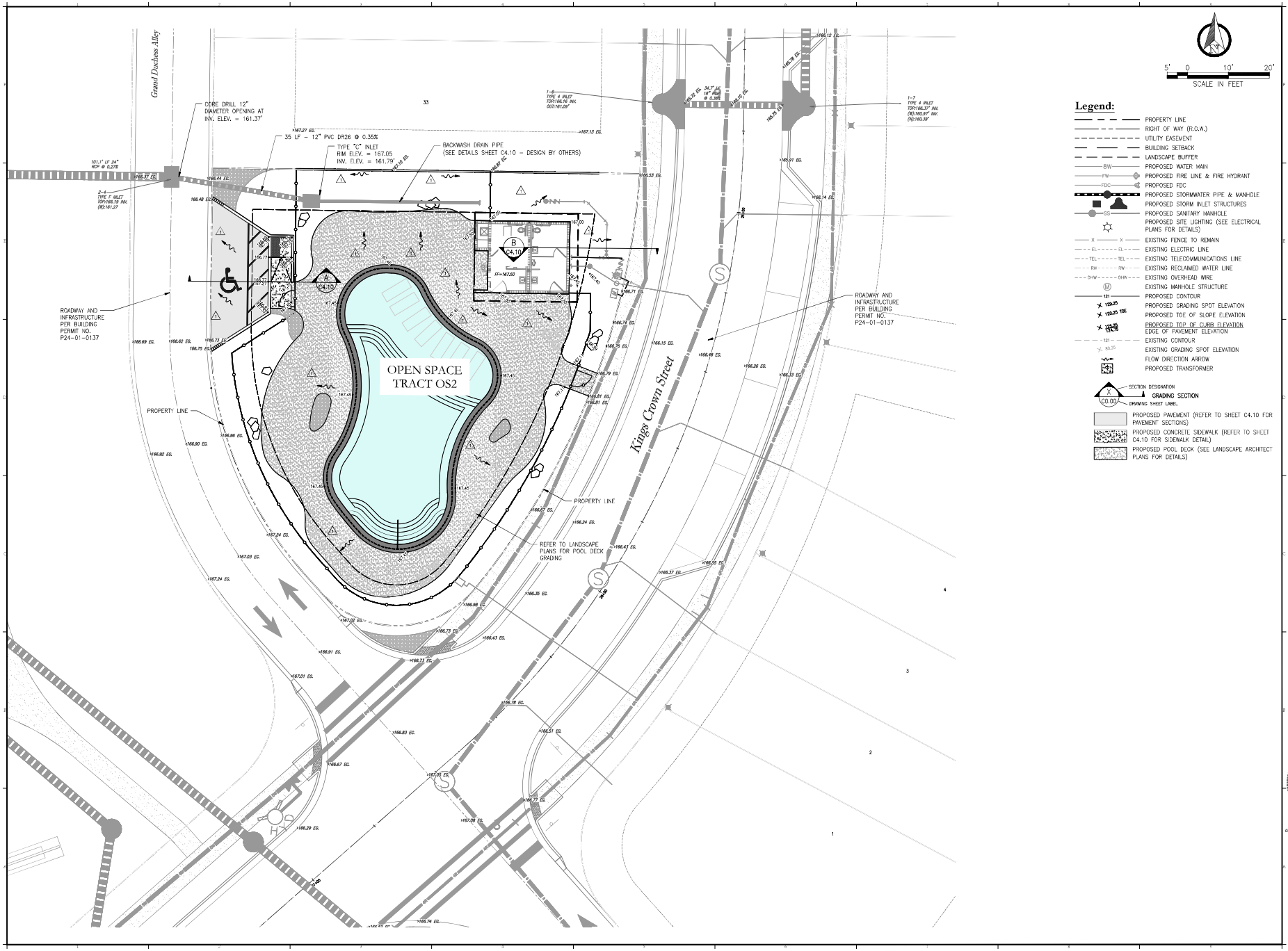
DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a DNA authentication code. Printed copies of this document are not considered signed and sealed and the DNA authentication code must be verified on any electronic copies.

POULOS & BENNETT
a Pape-Dawson company


**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PLANS\C3TY\21-055-GEO




## Legend:

- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED WATER MAIN
- PROPOSED FIRE LINE & FIRE HYDRANT
- PROPOSED FDC
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORM INLET STRUCTURES
- PROPOSED SANITARY MANHOLE
- PROPOSED SITE LIGHTING (SEE ELECTRICAL PLANS FOR DETAILS)
- EXISTING FENCE TO REMAIN
- EXISTING ELECTRIC LINE
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING RECLAIMED WATER LINE
- EXISTING OVERHEAD WIRE
- EXISTING MANHOLE STRUCTURE
- PROPOSED CONTOUR
- PROPOSED GRADING SPOT ELEVATION
- PROPOSED TOE OF SLOPE ELEVATION
- PROPOSED TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
- EXISTING CONTOUR
- EXISTING GRADING SPOT ELEVATION
- FLOW DIRECTION ARROW
- PROPOSED TRANSFORMER
- SECTION DESIGNATION / GRADING SECTION / DRAWING SHEET LABEL
- PROPOSED PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C4.10 FOR SIDEWALK DETAIL)
- PROPOSED POOL DECK (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS)

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 21-055 |
| DESIGNED BY: | CMR |
| DRAWN BY: | AJB |
| CHECKED BY: | RAO |
| APPROVED BY: | JTP |
| SCALE IN FEET: | 1" = 10' |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Pcel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**GRADING & DRAINAGE PLAN**

Sheet No.:

**C4.00**

Seal:

RICARDO A. ORTIZ
LICENSE No. 58129
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rico Ricardo A. Ortiz
dn:Qualifier=A01410D0000019AE132EA4E0050C40D, O=Unauthorized, C=US
2026.05.12 18:03:03-04'00'

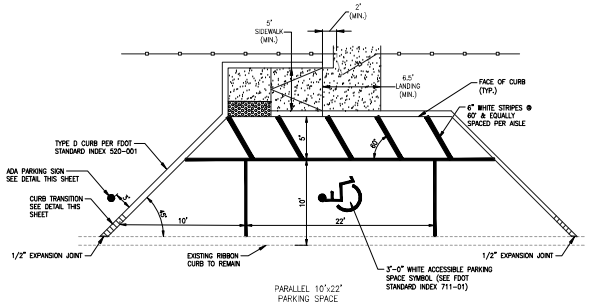
RICARDO A. ORTIZ
P.E. NO. 0058129
DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a PKI authentication code. Printed copies of this document are not considered signed and sealed and the PKI authentication code must be verified on any electronic copies.

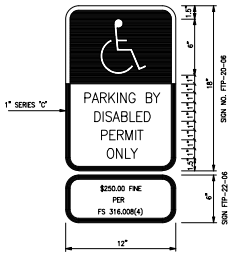
POULOS & BENNETT
a Pape-Dawson company


**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\FINAL\CDT\21-055-GDP



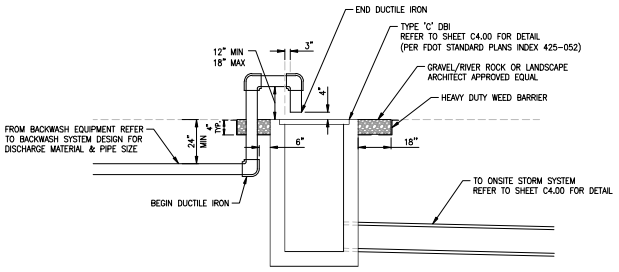

SCHEMATIC ADA PARKING SPACE DETAIL
N.T.S.



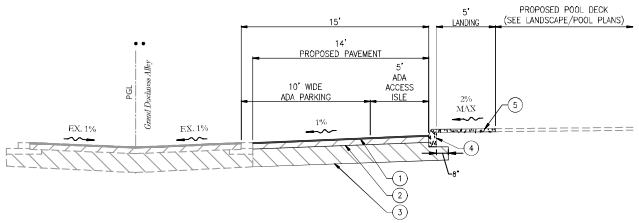

NOTES:

1. TOP PORTION OF FTP-20-06 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER (PER TDOT INDEX 700-102).
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER (PER FDOT INDEX 700-102).
3. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT (7' FROM PAVEMENT TO BOTTOM OF SIGN).
4. SEE FDOT STANDARD PLAN INDEX 700-010 FOR POST DETAIL.

ADA PARKING SIGN DETAIL
N.T.S.

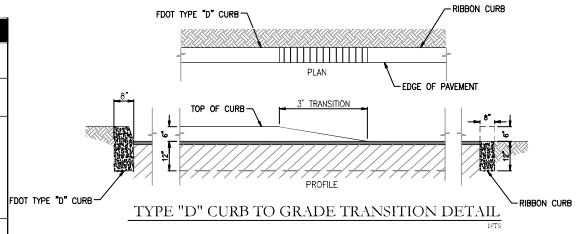



POOL BACKWASH TO DRAINAGE DETAIL
NTS

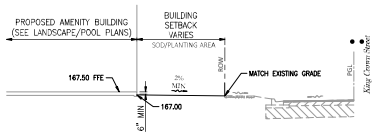



A ADA PARKING & ACCESS
N.T.S.

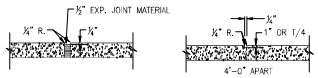
| Legend | | |
|---|---|---|
| | PROPOSED LIGHT DUTY ASPHALT PAVEMENT SECTION (BASE BID) | PROPOSED CONCRETE PAVEMENT SECTION (BID PHASE ALTERNATE) |
| 1 | 1 ½" (IN.) SP 9.5 ASPHALT SURFACE COURSE (1 – 1 ½" (IN.) LIFT) | 6" (IN.) FIBER REINFORCED CONCRETE PAVEMENT (4,000 PSI @ 28 DAYS) |
| 2 | 8" (IN.) LIMEROCK BASE COURSE COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AND EXHIBIT AN LBR OF 100; OR, CRUSHED CONCRETE AGGREGATE BASE COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AND EXHIBIT A MINIMUM LBR OF 120 | BASE COURSE NOT REQUIRED |
| 3 | 12" (IN.) STABILIZED SUBGRADE WITH MINIMUM LBR 40, OR MINIMUM FBV OF 75 PSI, COMPACTED TO 98 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557 | |
| 4 | TYPE "D" CURB PER FDOT STANDARD PLANS INDEX 520-001 | |
| 5 | 4" (IN.) THICK CONCRETE SIDEWALK PER CITY OF MOUNT DORA DETAIL GU0019-1 THIS SHEET. | |



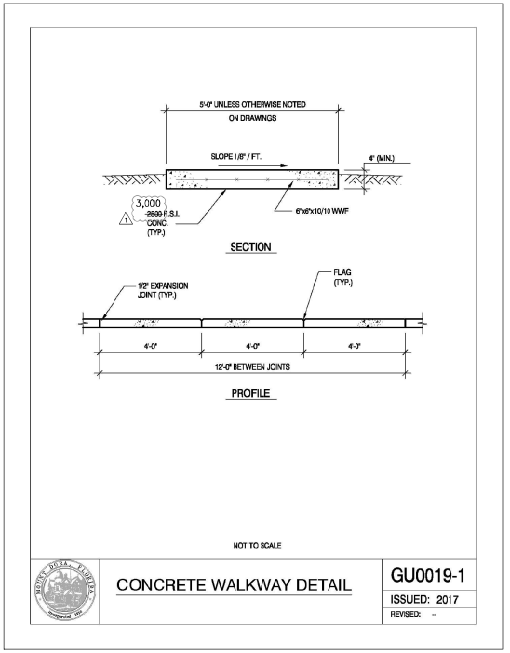

TYPE "D" CURB TO GRADE TRANSITION DETAIL
NTS




B BUILDING SECTION
N.T.S.




SIDEWALK JOINT DETAILS
N.T.S.




Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | JTP |
| SCALE IN 11"X17": | | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**GENERAL CONSTRUCTION DETAILS**

Sheet No.:

**C4.10**

Seal:

RICARDO A. ORTIZ LICENSE No. 58129 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ricardo A. Ortiz
Digitally signed by Ricardo A. Ortiz
DN: C=Ricardo A. Ortiz, O=Ricardo A. Ortiz, dnQualifier="A01410D000019AE12E6A4E0050C40D, O=LeafNoted, C=US
2026.05.12 18:03:05-04'00'

F.S. SALT: 7 - 58129
P.E. NO.: 0058129

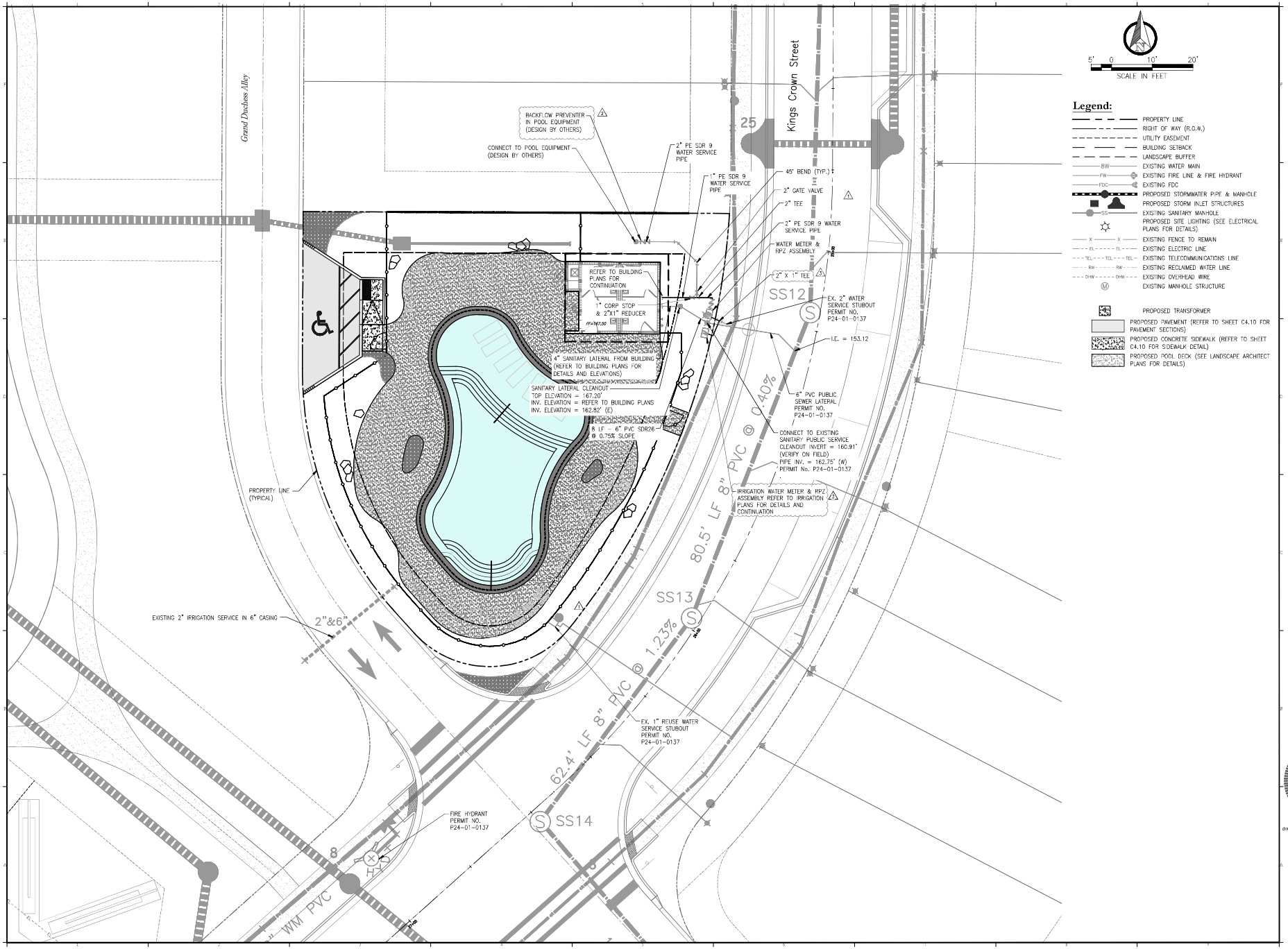
DATE: May 12, 2026

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a PKI authentication code. Printed copies of this document are not considered signed and sealed and the PKI authentication code must be verified on any electronic copies.


POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PANA\CITY\21-055-CDTLS




Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | JTP |
| SCALE IN FEET: | | 1" = 10' |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**UTILITY PLAN**

Sheet No.:

**C5.00**

Seal:

RICARDO A. ORTIZ LICENSE No. 58129 STATE OF FLORIDA PROFESSIONAL ENGINEER

FE-SEAL-1 • 58129 FILE NO.: 058129

DATE: May 12, 2026

Ricardo A. Ortiz
dnQualifier="A01410D000019AE1DE6A4E0050C40D, O=Unaffiliated, C=US
2026.05.12 18:03:06-04'00'

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a DNA authentication code. Printed copies of this document are not considered signed and sealed and the DNA authentication code must be verified on any electronic copies.


POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PWA\C07Y21-055-UP

## GENERAL UTILITIES CONSTRUCTION NOTES

1. THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY WORK ON EXISTING CITY OF MOUNT DORA UTILITIES. THE CONTRACTOR MUST CONTACT, JOSH KRAMM, UTILITY LINE MANAGER AT HIS OFFICE (352) 735-7151 OR CELL PHONE (352) 516-3691, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032.
2. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN THE DISTURBED AREA AND WATER BODIES, WATERCOURSES OR WETLANDS.
3. CONSTRUCTION MUST BE PER THE DRCAPPROVED SITE PLAN. DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES. (NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN THROUGH THE DRC FOR REVIEW.)
4. CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER LIST FOR KEY SITE PERSONNEL.
5. ENGINEER OF RECORD REVIEWED SHOPDRAWING SUBMITTALS ARE REQUIRED FOR ALL WATER, SEWER, RECLAIMED AND STORMWATER SYSTEMS TO BE DEDICATED TO THE CITY OF MOUNT DORA. TWO SETS ARE REQUIRED FOR REVIEW. ONE SET WILL BE RETURNED TO THE ENGINEER OF RECORD.
6. OFF SITE OR ROADWAY RIGHT OF WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R/W PERMIT(S). A COPY OF THE APPROVED R/W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R/W.
7. THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO UTILITY TESTING. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT HIS OFFICE (352) 735-7151 OR CELL PHONE (352) 516-3691, DISTRIBUTION SUPERVISOR -OFFICE (352) 735-7151 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032. HYDROSTATIC TESTING SHALL BE PER THE APPLICABLE PROVISIONS AS SET FORTH IN AWWA STANDARDS. (MINIMUM 140 PSI @ 2 HOURS - POTABLE/RECLAIMED AND MINIMUM 100 PSI @ 2 HOURS - FORCE MAINS).
8. GRAVITY SEWER PIPING TESTS SHALL BE IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION "RECOMMENDED PRACTICES FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR WILL BE REQUIRED TO PROVIDE VIDEO INSPECTION OF THE ENTIRE LINE DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE SANITARY SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLIES" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTIONMUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.
9. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE INSPECTION OF ALL STORM SYSTEM PIPES DEMONSTRATING SATISFACTORY WORKMANSHIP AND SHOWING POSITIVE FLOW WITHIN THE DRAINAGE SYSTEM. ANY DEFECTS IN WORKMANSHIP, AREAS OF STANDING WATER OR "BELLIES" SHALL BE CAUSE FOR REJECTION. ONE DVD FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.
10. AFTER JUMPER CONNECTION IS REMOVED, WATER & RECLAIMED WATER SERVICES MUST BE LOCKED OUT AND KEY SUPPLIED TO CITY.
11. FOLLOWING SATISFACTORY PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDUR; START. THE DISINFECTION SHALL BE ACCOMPLISHED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES

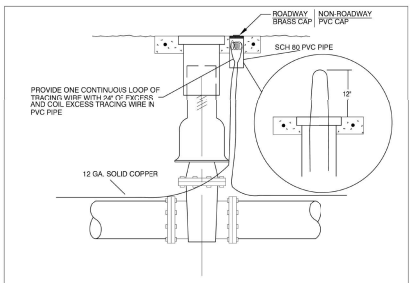
GU001-1A
ISSUED: 2017
REVISED: --

## GENERAL UTILITIES CONSTRUCTION NOTES

12. COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FDEP "LETTER OF RELEASE REQUEST" SIGNED BY THE ENGINEER OF RECORD MUST BE SUBMITTED TO THE CITY ENGINEER FOR PROCESSING. NO POTABLE WATER LINE SHALL BE PLACED INTO SERVICE WITHOUT RECEIPT OF FDEP AUTHORIZATION.
13. FDEP CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.
14. EARTHWORK, PAVEMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY LDC, SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
15. COPIES OF ALL MATERIALS AND COMPACTION TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.
16. THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR /SITE DEVELOPER. THE CONTRACTOR MUST CONTACT PUBLIC SERVICES ENGINEERING AT (352) 735-7151, TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.
17. LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMM, UTILITY LINE MANAGER, AT (352) 735-7151 OR (352) 551-9263 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7151 OR CELL PHONE (352) 973-2032 TO COORDINATE THE START UP INSPECTION.
18. ALL MANUALS FOR LIFT STATION CONTROL PANELS, GENERATORS, AND PUMPS WILL BE REQUIRED PRIOR TO START UP. THESE MANUALS WILL BE SUBJECT TO CITY REVIEW / APPROVAL TO INCLUDE O&M MANUALS. NO LIFT STATION WILL BE ACCEPTED UNTIL SATISFACTORY DOCUMENTATION HAS BEEN PROVIDED. ANY LIFT STATION PUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A REBUILD KIT CONSISTING OF BEARINGS SEALS, O-RINGS AND WEAR RINGS. ALSO, A TOOL KIT WITH BOX IS REQUIRED.
19. DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA LDC 4.3.4(4)(A) - BONDS, 5.3.5(1) - BONDS, AND 7.7.4 - BONDS AND WARRANTIES. THE CITY'S LAND DEVELOPMENT CODE IS AVAILABLE ONLINE AT WWW.MUNICODE.COM FOR YOUR REFERENCE.
20. AS-BUILT DRAWINGS - PER LDC 7.13.6: OWNER / DEVELOPER SHALL PROVIDE FOUR HARD COPIES AND ONE ELECTRONIC OF THE APPROVED FINAL ENGINEERING PLANS CONFORMED TO SHOW ALL AS-BUILT CONDITIONS. AS-BUILTS MUST SHOW ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. CERTIFICATION OF THE PROJECT ENGINEER ATTESTING TO THE ACCURACY OF THE DRAWINGS IF REQUIRED, CITY ACCEPTANCE OF IMPROVEMENTS AND / OR ISSUANCE OF OCCUPANCY WILL BE WITHHELD UNTIL SATISFACTORY AS-BUILTS ARE PROVIDED.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES

GU001-1B
ISSUED: 2017
REVISED: --

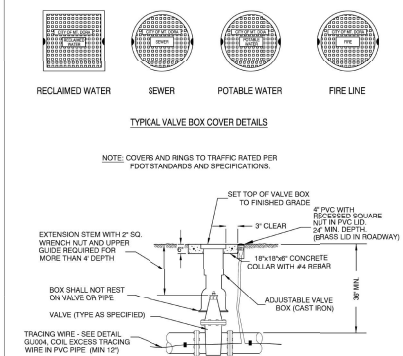



### TRACING WIRE GENERAL NOTES:

1. ALL PIPE SHALL BE INSTALLED WITH 12 GA. SOLID COPPER TRACING WIRE AS MANUFACTURED BY COPPERHEAD TAPED TO PIPE AT 10' INTERVALS. TRACING WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE IN A CONTINUOUS CIRCUIT AND BROUGHT TO THE SURFACE AT VALVE BOXES, METER BOXES, MANHOLES, CLEANOUTS, ETC., AS FOLLOWS
2. POTABLE WATER AND RECLAIMED WATER SYSTEMS-TRACING WIRE SHALL ALLOW TRACEABILITY OF ALL PIPE BRANCHES INCLUDING THOSE FOR HYDRANTS AND SERVICE CONNECTIONS. TRACING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A PVC PIPE FOR EASY ACCESSIBILITY.
3. FORCE MAINS-TRACING WIRE SHALL EXTEND A MINIMUM OF 12' ABOVE GRADE AT EACH INTERVAL AND SHALL BE COILED AND PLACED IN A VALVE OR METER BOX FOR EASY ACCESSIBILITY.
4. ON DEAD END MAINS THE TRACING WIRE SHALL BE PLACED IN A PROPERLY IDENTIFIED PVC VALVE BOX AT THE END OF THE RUN.
6. WATER TIGHT SPLICE SHALL BE APPROVED BY THE CITY OF MT. DORA AND SHALL BE COPPERHEAD DIRECT BURY CONNECTIONS.
6. SEE DETAIL GU002-1 FOR COLOR CODING, INCLUDING WIRE INSTALLATION AND TAPE.

TRACING WIRE CONNECTION

GU004-1
ISSUED: 2017
REVISED: --




TYPICAL VALVE BOX COVER DETAILS

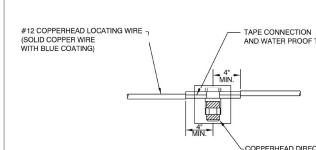
NOTE: COVERS AND RINGS TO TRAFFIC RATED PER FDOT STANDARDS AND SPECIFICATIONS.

TYPICAL VALVE AND VALVE BOX DETAIL

ADDITIONAL REFERENCE: FIRE HYDRANT DETAIL PW002-4.

VALVE, VALVE BOX, AND COVER

GU005-1
ISSUED: 2017
REVISED: --



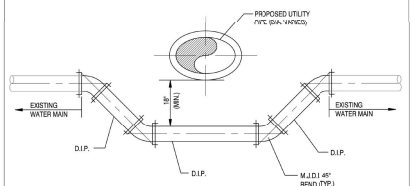

NOTES:

1. AFTER INSTALLATION OF TYC LOCATING WIRE TIE SYSTEM SHALL BE SUBJECTED TO TESTING, IN THE PRESENCE OF CITY UTILITIES STAFF PRIOR TO BACKFILL, IN ORDER TO THAT THE SYSTEM IS FUNCTIONAL.

NOT TO SCALE

LOCATING WIRE SPLICING

GU0012-1
ISSUED: 2017
REVISED: --



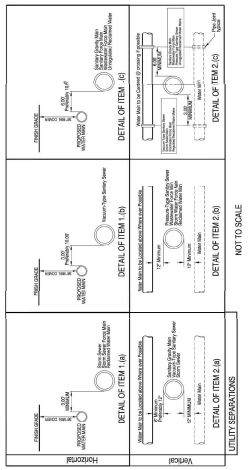

NOTES:

1. ALL PROPOSED JOINTS SHALL BE RESTRAINED.
2. ALL EXISTING JOINTS WITHIN 12' SHALL BE RESTRAINED.
3. ALL PIPING CLEARANCE SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314 F.A.C.

NOT TO SCALE

WATER LINE CROSSING

GU0015-1
ISSUED: 2017
REVISED: --




NOT TO SCALE

PIPE CLEARANCE

GU0016-1
ISSUED: 2017
REVISED: --

### General Water Notes

1. Water system components shall be installed in strict accordance with all local codes and regulations, cleaned, disinfected and bacteriologically cleared for service in accordance with the latest AWWA standards and CHAPTER 62-555 Florida Administrative code.
2. All piping shall bear the "NSF" seal for potable water.
3. Water mains shall be pvc conforming to AWWA C-900, DR 18 for pipe sizes 4"-12". Pipes 14" or longer shall be AWWA C-905, DR 18. All couplings, cleaning compounds, solvents, lubricants, and pipe preparation for laying, shall be in accordance with the pipe manufacturers latest recommendations.
4. Depth of water lines to be 36" minimum cover from finish grade.
5. Water mains to be located 6.00' from backof curb or edge of pavement unless otherwise noted.
6. All sleeves under pavement shall extend 5'beyond the back of curb.
7. Disinfecting: following the pressure testing the contractor shall disinfect all sections of the water distribution system. Disinfection shall be in accordance with the applicable provisions of AWWA standard C651 "Disinfecting water mains", and all appropriate agency approval.
8. All hydrostatic test shall be in accordance with AWWA C600 for ductile iron pipe and C605/M23 for pvc pipe.
9. All water mains shall be installed, pressureand leak tested in accordance with AWWA C600, (62-555.320(21)(b) 1 and 62-555.330, F.A.C. All installation, testing and field procedures must be provided and must conform to the applicable AWWA standards.
10. All piping materials and specifications covering pipes, joints and packing materials, internal coating and linings fittings, specials and appurtenances shall all be in accordance with the corresponding AWWA standards and be conforming to NSF requirements, as may be applicable, with exceptions allowed only if documentation and assurances are provided in compliance with paragraphs 62-555.320(3 (d) 62-555.320 (3) (b), and 62-555.320 (21) (c), F.A.C. The lead use prohibition in rule 62-555.322, F.A.C. shall also apply. Poyethylene tubing shall be per AWWA C901. Undergrounc service lines, and valves shall be per AWWA C800.

### COLOR Coding

All water main pipe, including fittings shall be color coded or marked blue as a predominate color to differentiate drinking water from reclaimed water or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue stripesapplied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90°intervals around the pipe, and will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe as drinking water treatment plants shall be color coded and labeled in accordance with subsection 62-555320(10), F.A.C., and all other aboveground pipe shall be painted blue or shall be color coated or marked like underground pipe.

### Utility Construction Notes (DEP)

62-555.314 Location of Public Water System Mains:

For the purpose of this section, the phrase "Water Mains" shall mean Mains, including treatment Plant process piping, conveying either raw, partially treated, or finished drinking water; Fire Hydrant leads; and service lines that are under the control of a public Water System and that have an inside diameter of three (3") inches or greater.

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

(a) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) Three Feet between the outside of the WATER MAIN and the outside of any existing or proposed Storm Sewer water Force Main, or pipeline conveying reclaimedwater regulated under Part III of Chapter 62-610, F.A.C.

PIPE CLEARANCE NOTES

GU0016-2
ISSUED: 2017
REVISED: --

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | TTP |
| SCALE IN FEET: | | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**CITY OF MOUNT DORA CONSTRUCTION DETAILS**

Sheet No.:

**C6.00**


POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PLANS\CITY\21-055-UD1S

Utility Construction Notes (DEP) (CONTINUED)

(b) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (3) three feet, and preferably (10) Ten Feet, between the outside of the WATER Main and the outside of any existing or proposed vacuum-type Sanitary Sewer.

(c) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of at least (6) Six Feet and preferably (10) Ten Feet, between the outside of the WATER MAIN and the outside of any existing or proposed Gravity- or Pressure-type Sanitary Sewer Wastewater Force Main, or pipeline conveying reclaimed water not regulated under Part III of Chapter62-610 F.A.C. The minimum Horizontal Separation distance between WATER MAINS and Gravity-type Sanitary Sewers shall be reduced to (3) Three Feet where the BOTTOM of the WATER MAIN is laid at least (6) Six inches above the Top of the Sewer.

(d) New or relocated, underground WATER MAINS shall be laid to provide a horizontal distance of it least (10) Ten Feet between the outside of the WATER MAIN and all parts of any existing or proposed "On site Sewage Treatment and Disposal System" as defined in Section 381.0065(2). F.S. and Rule 64E-6.002. F.A.C.

(2) Vertical Separation Between Underground WATER MAINS and Sanitary or Storm Sewers, Wastewater or Storm water Force Mains, and Reclaimed Water Pipelines:

(a)New or relocated underground WATER MAINS crossing any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the WATER MAIN is at least (6) Six inches, and preferably 12 inches above, or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the WATER MAIN "ABOVE" the other pipeline.

(b) New or relocated, Underground WATER MAINS crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater Force Main, or Pipeline conveying reclaimed water shall be laid so the outside of the WATER MAIN is at least (12) inches ABOVE or BELOW the Outside of the other pipeline. However, it is preferable to lay the WATER MAIN above the other pipeline.

(c) At the Utility crossings described in paragraphs (a) & (b) Above, one full length of Water Main Pipe shall be centered above or below the other pipeline so the WATER MAIN joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all WATER MAIN Joints are at least (3) Three feet from all joints in Vacuum-type Sanitary Sewers, Storm Sewers, Stormwater Force Mains, or pipelines conveying reclaimed water regulated under Part III of Chapter62-610, F.A.C., and at least (6) Six Feet from all joints in Gravity- or Pressure- type Sanitary Sewers, Wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between WATER MAINS and Sanitary or Storm Sewer Manholes:

(a)No WATER MAIN shall pass thru, or come into contact with any part of a Sanitary Manhole.

(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated Fire Hydrants with underground Drains shall be located so that the drains are at least (3) Three Feet from any existing or proposedstorm 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:

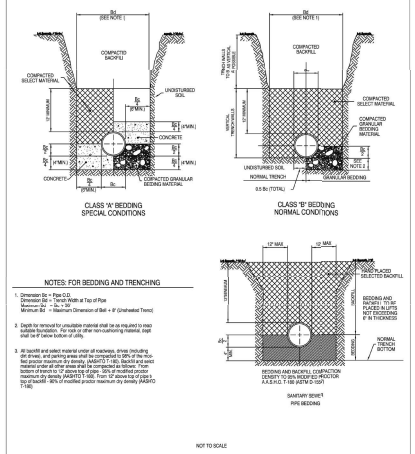
Adhere to the above Constraints and Separations in items 1 through 4 shall be Complied to, "WITHOUT EXCEPTION". If for some reason where it is not technically feasible or Economically Sensible that Items 1 through 4 cannot be compiled with, Contractor will Stop Work and Notify the Engineer of record 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: --



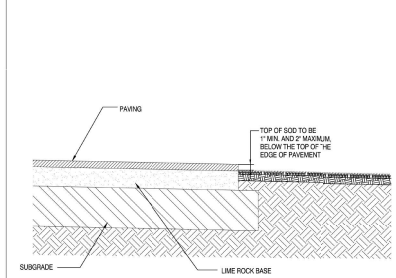

NOT TO SCALE

## BEDDING DETAILS

GU0017-1

ISSUED: 2017

REVISED: --



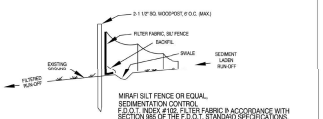

NOT TO SCALE

## SOD PLANTING

GU0018-1

ISSUED: 2017

REVISED: --




NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR BRCAE ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR
2. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
   a.) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
   b.) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD, SEEDING & MULCHING IS FINISHED

## EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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

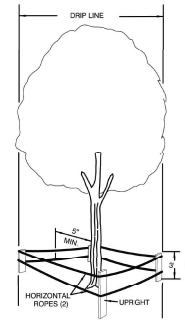
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

## EROSION CONTROL DETAIL

GU0020-1

ISSUED: 2017

REVISED: --




### WHY A BARRIER?

1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

### WHY IT WORKS

1. NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LABOR
2. NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREES CHANCE FOR SURVIVAL IS GREATLY ENHANCED

### SPECIFICATIONS FOR WOOD BARRIER

1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIP LINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 1/2" ROPING WITH YELLOW PLASTIC TAPE FLAGGING
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

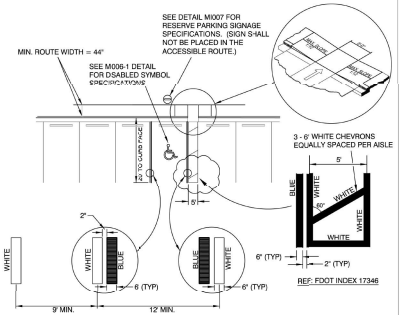
NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

## TREE PROTECTION MEASURES

GU0023-1

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: --

### WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DE-WATERING SHALL BE PROVIDED TO KEEP GROUND WATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED WATER MAIN.
3. ALL WATER MAINS SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACK FILLED WITH MATERIAL ACCEPTABLE TO THE CITY, WITH A MINIMUM COMPACTION OF 98%, (AASHTO T-180) IN PAVED AREAS AND 95% (AASHTO T-180) IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THERE IS A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION PROVIDED AT ALL POINTS ABOVE THE PIPE AND AT 2 FEET VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
6. PIPE WARNING TAPE SHALL BE LOCATED 18 INCHES BELOW FINISH GRADE FOR ALL PIPES. PIPE IDENTIFICATION TAPE SHALL BE PROVIDED ON ALL PIPES.
7. ALL SINGLE RESIDENTIAL WATER SERVICES SHALL BE MINIMUM 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE MINIMUM 1-1/2" BLACK OR BLUE POLYETHYLENE TUBING. POLYBUTYLENE SHALL NOT BE USED.
8. ALL WATER SERVICE SIGNAGE SHALL BE MARKED BY 2"x4" LUMBER. (PRESSURE TREATED). ALL SERVICE SHALL EXTEND 6 INCHES ABOVE GRADE, SECURED TO THE BASE OF THE LUMBER. ALL SERVICES MUST BE ADJUSTED TO FINAL METER BOX LOCATION BY OWNER PRIOR TO FINAL METER INSTALLATION.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET FOR RESIDENTIAL SERVICE (500' FOR COMMERCIAL, MULTIFAMILY AND INDUSTRIAL). AT ALL WATER TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL BRANCHES.
10. APPROVED WATER VALVE TYPES ARE THE FOLLOWING:
    A. BRASS BALL-TYPE VALVE FOR VALVES LESS THAN 2" DIAMETER.
    B. STANDARD GATE VALVES 2" AND LARGER DIAMETER, RESILIENT WEDGE GATE VALVES (AWWA C-509)
    C. TAPPING VALVES WITH MECHANICAL TAPPING SLEEVE FOR SIZE ON SIZE STAINLESS STEEL.

## POTABLE WATER GENERAL NOTES

PW001-1A

ISSUED: 2017

REVISED: --

### WATER SYSTEM CONSTRUCTION GENERAL NOTES

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

## POTABLE WATER GENERAL NOTES

PW001-1B

ISSUED: 2017

REVISED: --

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | JTP |
| SCALE IN FEET: | | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02 Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**CITY OF MOUNT DORA CONSTRUCTION DETAILS**

Sheet No.:

**C6.01**


POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567


Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\PLANS\CITY\21-055-GD1.S

WATER SYSTEM CONSTRUCTION GENERAL NOTES

24. MEGALUGS, SPLIT-RESTRAINED BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON ALL PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.

25. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CITY, IN THE PRESENCE OF THE 'CONTRACTOR, PRIOR TO FINAL ACCEPTANCE OF ANY NEW WATER SYSTEA.

26. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE. THE MAIN NOZZLE SHOULD ALWAYS FACE THE STREET AND BE 18" - 22" ABOVE FINAL GRADE.

27. HYDRANT LOCATIOS AND SPACING SHALL BE AS PER ARTICLE 7.13.2 OF THE LAND DEVELOPMENT CODE.

7.13. WATER DISTRIBUTION SYSTEMS.

7.13.1.

GENERAL. THIS SECTION SETS FORTH THE GENERAL REQUIREMENTS FCR DESIGN AND INSTALLATION OF WATER DISTRIBUTION SYSTEMS FOR POTABLE WATER SERVCE.

7.13.2.

DESIGN STANDARDS.

1. REFERENCE: NORMAL FLOW DEMANDS FOR DESIGN SHALL BE CALCULATED ON THE BASIS OF FULL ULTIMATE DEVELOPMENT AS KNOWN OR PROJECTED. TIE AVERAGE DAILY FLOW FOR DOMESTIC USE SHALL BE CALCULATED AT THE MINIMUM RATE OF 135 GALLONS PER DAY PER CAPITA, WITH 3.5 PERSONS PER SINGLE-FAMILY RESIDENCE, AND 2.5 PERSONS PER MULTIFAMILY OR MOBILE HOME DWELLING UNIT. MAXIMUM DAY INSTANTANEOUS DEMAND TO BE USED FOR DESIGN SHALL BE 1 0 GALLON PER MINUTE (GPM) PER SINGLE-FAMILY RESIDENCE AND 0.7 GPM PER DWELLING UNI" FOR EACH MULTIFAMILY OR MOBILE HOME UNIT. FLOW DEMANDS FOR COMMERCIAL, INDUSTRIAL OR OTHER SPECIAL DEVELOPMENTS SHALL BE ESTABLISHED FROM EXISTING RECORDS OR BY ESTIMATED PROIECTIONS, USING THE BEST AVAILABLE DATA.
2. WATER DISTRIBUTION SYSTEMS AND/OR WATER MAIN EXTENSIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FIRE PROTECTION REQUIREMENTS OF THE INSURANCE SERVICES OFFICE (NATIONAL BOARD OF FIRE UNDERWRITERS), AS STATED IN THEIR PUBLICATION "GUIDE FOR THE DETERMINATION OF REQUIRED FIRE FLOWS," IF NOT IN CONFLICT WITH THE FOLLOWING:

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

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

B. FIRE FLOWS IN COMMERCIAL, INSTITUTIONAL, INJUSTRIAL AREAS AND APARTMENT OR MULTIUNIT COMPLEXES, SHALL "PROVIDE A MINIMUM OF 1,50 GPM AT A 20 PSI RESIDUAL PRESSURE...ARGER COMMERCIAL/INDUSTRIAL, MAJOR SHOPPING CENTERS, SCHOOLS, AND SIMILAR USES SHALL HAVE A FIRE FLOW CAPACITY AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT.

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

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

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

POTABLE WATER GENERAL NOTES | PW001-1D | ISSUED: 2017 | REVISED: --

7.13.3.

STANDARD REQUIREMENTS.

1. GENERAL: THE MATERIALS OF CONSTRUCTION AND GENERAL INSTALLATION PROCEDURES, WITH THE EXCEPTION OF FIRE HYDRANTS, SHALL COMPLY WITH THE SPECIFIC APPLICABLE STANDARDS SET FORTH UNDER SECTION 13, "UTILITY EXCAVATION, TRENCHING AND BACKFILLING," SECTION 7.4, "BORING AND JACKING," AND SECTION 7.5, "PIPE, FITTINGS, VALVES AND APPURTENANCES," AS WELL AS "STANDARD DETAILS-WATER DISTRIBUTION SYSTEMS."
2. FIRE HYDRANTS: HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502, "FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE," AND SHALL BE EQUIPPED WITH A MINIMUM OF ONE PUMPER OUTLET NOZZLE 4½ INCHES IN DIAMETER AND TWO HOSE NOZZLES 2½ INCHES IN DIAMETER. THREADS, NOZZLE CAPS, OPERATING NUTS AND COLOR SHALL CONFORM TO CITY STANDARDS. UNITS SHALL BE TRAFFIC TYPE WITH BREAKABLE SAFETY CLIPS OR FLANGE, AND STEM WITH SAFETY COUPLING LOCATED BELOW BARREL BREAK LINE TO PRECLUDE VALVE OPENING. HYDRANTS SHALL BE DRY TOP TYPE, OUTLET NOZZLES SHALL BE ON THE SAMEPLANE, WITH MINIMUM DISTANCE OF 18 INCHES FROM CENTER OF NOZZLES TO GROUND LINE. VALVE SHALL BE COMPRESSION TYPE WITH 5½ INCHES MINIMUM OPENING UNLESS OTHERWISE REQUESTED AND SHOW INLET CONNECTION TO BE SIX INCHES MINIMUM.
   A. HYDRANTS SHALL BE INSTALLED PLUMB AND IN TRUE ALIGNMENT WITH THE CONNECTION PIPES TO THE WATER MAIN. THEY SHAL..BE SECURELY BRACED AGAINST THE END OF THE TRENCH (UNDISTURBED SOIL) WITH CONCRETE THRUST BLOCKS. TIE GRAVEL OR CRUSHED STONE FOR THE DRAIN SUMP, FOLLOWED BY BACKFILLING, SHALL BE CAREFULLY PLACED AND COMPACTED. INSTALLED HYDRANTS SHALL BE PAINTED RED FOR THE FINAL COAT.
   B. HYDRANT PLACEMENT IS TO BE A MINIMUM OF SIX FEET AND A MAXIMUM OF NINE FEET FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHEWISE APPROVED. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINAL GRADE. STEAMER PORT SHALL BE CORRECTLY POSITIONED FOR THE PROPER CONNECTION, WITH THE APPROVAL OF THE CITY (WATER AND FIRE DEPARTMENT).
3. JOINT RESTRAINING: PRESSURE PIPING FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT, SHALL BE BRACED WITH 2,500 PSI CONCRETE THRUST BLOCKS OR OTHER RESTRAINING ASSEMBLIES. SAID RESTRAINING DEVICES SHALL BE DESIGNED FOR THE MAXIMUM PRESSURE CONDITION (TESTING) AND THE SAFE BEARING LOADS FOR HORIZONTAL THRUST, IF THRUST BLOCKING IS USED.

POTABLE WATER GENERAL NOTES | PW001-1E | ISSUED: 2017 | REVISED: --

4. PIPE DEPTH AND PROTECTION: THE STANDARD MINIMUM COVER FOR WATER DISTRIBUTION SYSTEMS SHALL BE THREE FEET FROM THE TOP OF THE FINISH GRADE. HOWEVER, SHOULD THIS DESIGN NOT BE FEASIBLE, PROTECTIVE CONCRETE SLABS SHALL BE PROVIDED OVER THE PIPE WITHIN THE LIMITS OF THE LESSER COVER. WHERE WATERWAYS, CANALS, DITCHES OR OTHER CUTS ARE CROSSED, DUCTILE IRON PIPE SHALL BE INSTALLED ACROSS AND TO TEN FEET EACH SIDE OF THE BOTTOM. ADDITIONALLY, APPROVED UTILITY CROSSING SIGNS SHALL BE PLACED ON THE PIPE ALIGNMENT AT EACH SIDE OF THE CANAL, ETC.
5. CONNECTIONS AT STRUCTURE: WHERE PIPES ARE TO EXTEND INTOOR THROUGH STRUCTURES, FLEXIBLE JOINTS ARE TO BE PROVIDED AT THE WALL FACE.
6. SPECIAL EXTERIOR PROTECTION FOR CORROSION: EXTRA PROTECTION SHALL BE PROVIDED FOR UNDERGROUND CAST OR DUCTILE IRON PIPE AND FITTINGS WITHIN AREAS OF SEVERE CORROSIVE CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE INSTALLATION OF POLYETHYLENE ENCASEMENT, THROUGH THE AREA OF CONCERN. THE SOIL TEST EVALUATION TO DETERMINE THE NECESSITY FOR EXTRA PROTECTION IN SUSPECT AREAS SHALL BE AS SET FORTH IN ANSI STANDARD A21.5. ADDITIONALLY, WHERE OTHER EXISTING UTILITIES ARE KNOWN TO BE CATHODICALLY PROTECTED, CAST OR DUCTILE IRON PIPE CROSSING SAID UTILITY SHALL BE INSTALLED PARALLEL TO AND WITHIN TEN FEET OF, PROTECTION SHALL ALSO BE PROVIDED. STEEL PIPE SHALL NOT BE INSTALLED IN SEVERE CORROSION AREAS.
7. AIR VENTING AND BLOWOFFS: WHERE THE WATERMAIN PROFILE IS SUCH THAT AN AIR POCKET OR ENTRAPMENT COULD OCCUR, RESULTING IN FLOW BLOCKAGE, METHODS FOR AIR RELEASE SHALL BE PROVIDED. AIR VENTING CAPABILITIES SHALL BE PROVIDED FOR DISTRIBUTION MAINS BY APPROPRIATELY PLACING FIRE HYDRANTS, BLOWOFFS, OR OTHER MANUAL DEVICES. AT CRITICAL POINTS ON MAJOR MAINS, AUTOMATIC AIR RELEASE ASSEMBLIES SHALL BE INSTALLED. SPECIAL CARE SHALL BE TAKEN TO PRECLUDE ANY CROSS-CONNECTION POSSIBILITY IN THE DESIGN OF AUTOMATIC AIR RELEASE VALVE APPLICATION. ALL DEAD-END WATER MAINS, TEMPORARY OR PERMANENT, SHALL BE EQUIPPED WITH A MANUALLY OPERATED BLOWOFF AT THE TERMINAL.

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

9. 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, PERPENDICULARTO 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 FNAL 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 CONDUCTSAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY AND/OR OTHER AUTHORIZED AGENCIES, WITH 48 HOURS ADVANCE NOTICE PROVIDED, IN WIRTING.
2. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES NOT EXCEEDING 2,500 FEET UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED. ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES OF THE TEST SECTION, WITH ADDITIONAL RELEASE COCKS PROVIDED IF REQUIRED.

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

3. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUAREINCH 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 = NDP1/2

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 DAMETER OF THE PIPE IN INCHES

P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IMPOUNDSPER 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 CON AINER.
5. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS. THE CONTRACTOR SHALL FURNISH THE NECESSARY LABOR, WATER, PUMPS, GAUGES AND ALL OTHER ITEMS REQUIRED TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.
6. PIPE SECTIONS TO BE PRESSURE TESTED SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI FOR A DURATION OF TWO HOURS BY MEANS OF A PUMP.

POTABLE WATER GENERAL NOTES | PW001-1H | ISSUED: 2017 | REVISED: --

7.13.5.

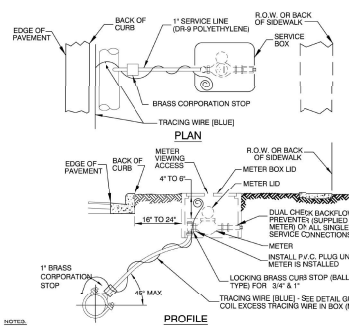
DISINFECTING. FOLLOWING THE PRESSURE TESTING: THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTING PROCEDURES START. THE DISINFECTION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

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 ADDITONAL 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-BUILTRECORD DRAWINGS" OF THE PROJECT, SHOWING ACCURATE MEASUREMENTS OF WATER AND SEWER LINES AND STRUCTURES FROM FIXED KNOWN LOCATIONS WITHIN THE DEVELOPMENT. THE AS-BUILT RECORD DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROJECT DESIGN ENGINEER ATTESTING TO THE ACCURACY OF THE LOCATIONS OF THE FACILITIES. THE AS-BUILT RECORD DRAWINGS ARE TO BE PROVIDED BEFORE THE CITY CAN ACCEPT THE IMPROVEMENTS.

POTABLE WATER GENERAL NOTES | PW001-1I | ISSUED: 2017 | REVISED: --




NOTES:

1. THE CITY INSTALLS THE METER AND DUAL CHECK VALVE(S) IN THE SERVICE BOX. CONTRACTOR SPECIFIES 3/4" OR 1" SIZING FOR THE METER AND DUAL CHECK VALVES.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. A DUAL CHECK BACKFLOW PREVENTER WILL BE FURNISHED WITH METER BY CITY OF MOUNT DORA ON ALL SINGLE FAMILY SERVICE CONNECTIONS. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MOUNT DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. ALL POTABLE WATER SERVICE AND PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE AN ABOVE GROUND BACKFLOW PROTECTION DEVICE ON THE OUTLET SIDE OF THE METER.
5. SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

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

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |

| | |
|---|---|
| VERTICAL DATUM: | NAVD 88 |
| JOB NO.: | 21-055 |
| DESIGNED BY: | CMR |
| DRAWN BY: | AJB |
| CHECKED BY: | RAO |
| APPROVED BY: | TTP |
| SCALE IN LIEU: | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02 Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**CITY OF MOUNT DORA CONSTRUCTION DETAILS**

Sheet No.:

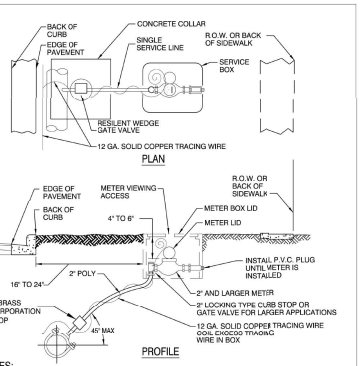
**C6.02**


POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



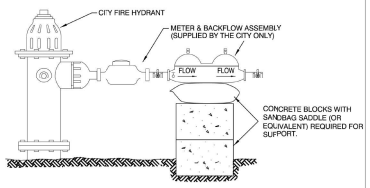
Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\FINAL\CITY\21-055-UD1.S




NOTES:

1. SERVICE BOX SHALL BE DFW QUALITY PRODUCTS NDS 1200*RR.
2. METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
3. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MT. DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
4. IRRIGATION METERS REQUIRE A CITY APPROVED TESTABLE BACKFLOW PREVENTER.
5. CASING OF SERVICE LINE IS REQUIRED UNDER PAVEMENT, USE SCH 40 PVC PIPE.
6. 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA

| POTABLE WATER-SINGLE SERVICE CONNECTION FOR 2" AND LARGER METERS | PW006-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |




NOTES:

1. HYDRANT MUST BE FULLY OPENED DURING USE.
2. METER AND BACKFLOW ASSEMBLY SUPPLIED BY CITY ONCE DEPOSIT IS PAID.
3. VALID FOR 1"AND 2" TEMPORARY METERS

| TEMPORARY METER INSTALLATION | PW008-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |

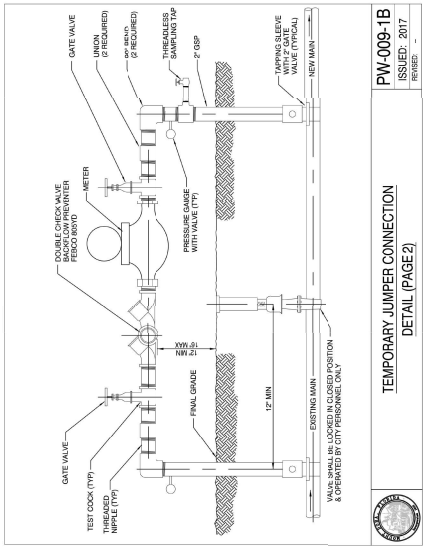
TEMPORARY JUMPER DETAIL NOTES:

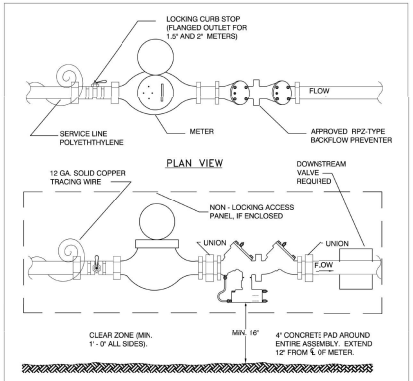
1) A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2) THE DETAIL ON THE FOLLOWING PAGE IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP 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 TYE TIE-IN. VALVES WHICH ARE NOT WATERTIGHT 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 NOTES (PAGE 1) | PW009-1A |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |

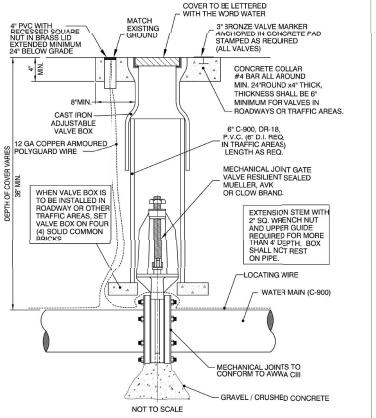


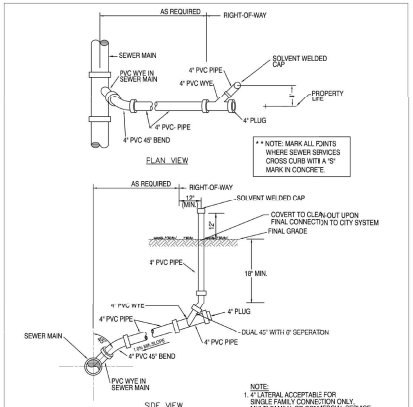

NOTES:

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

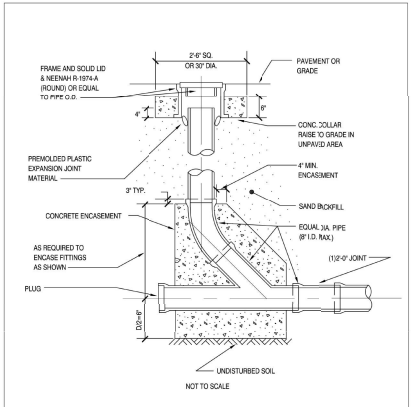
| POTABLE WATER INDIVIDUAL ABOVE GROUND METER SET | PW010-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |




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




| SINGLE SANITARY SEWER SERVICE | SS012-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |




| GRAVITY CLEANOUT | SS014-1 |
|---|---|
| | ISSUED: 2017 |
| | REVISED: -- |

Key Map:

Consultant:

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NAVD 88 |
| JOB NO.: | | 21-055 |
| DESIGNED BY: | | CMR |
| DRAWN BY: | | AJB |
| CHECKED BY: | | RAO |
| APPROVED BY: | | JTP |
| SCALE IN 11"X17": | | N.T.S. |

Project Name:

**Loch Leven Park Amenity Center**

(PR22-02-Peel)
(PR23-01FNLC)

Submittal To:

MOUNT DORA, FL

Sheet Title:

**CITY OF MOUNT DORA CONSTRUCTION DETAILS**

Sheet No.:

**C6.03**

POULOS & BENNETT
a Pape-Dawson company
**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 305, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-055 PARK SQUARE - LOCH LEVEN\AMENITY CENTER\CAD\FINAL\CITY\21-055-UD13

# CONSTRUCTION DOCUMENTS
FOR
# LOCH LEVEN PARK
POULOS & BENNETT

## CONTACTS


LANDSCAPE ARCHITECTURE

*BRAD BRACKETT*
RAGANSMITH
35 STATION STREET
CHATTANOOGA, TN 37408
(423) 490-9400
BBRACKETT@ragansmith.com





LOCATION MAP
NTS

## INDEX OF SHEETS


| SHEET | DESCRIPTION |
|---|---|
| CVR | COVER SHEET |

LANDSCAPE ARCHITECTURAL PLANS

| | |
|---|---|
| L1.0 | MATERIALS PLAN |
| L2.0 | LAYOUT PLAN |
| L3.0 | TREE PLANTING PLAN |
| L3.1 | PLANTING PLAN |
| L3.2 | PLANTING NOTES & DETAILS |
| L4.0 | DETAILS |
| L4.1 | DETAILS |


MOUNT DORA, FL

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

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTIONS |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | LDURCHHOLZ |
| DRAWN BY: | | LDURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
COVER SHEET

Sheet No.:
CVR

Seal:

REGISTERED LANDSCAPE ARCHITECT BRADLEY S. BRACKETT LA 6666913 STATE OF FLORIDA

DATE: MAY 20, 2026

Brad Brackett
Digitally signed by Brad Brackett
Date: 2026.05.21 14:01:06 -04'00'


POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

## MATERIAL CALLOUTS

H1. - STAMPED & STAINED CONCRETE PAVING
-BASIS OF DESIGN: BRICKFORM - SANDED SLATE STAMP
COLOR: BEIGE
JOINTING AS SHOWN.
H2. - POOL COPING & 12" GUTTER BEAM
-UNILOCK BRUSSELS FULLNOSE (LIMESTONE)
-SEE DETAIL 9|L4.0
H3. - STANDARD CONCRETE PAVING (PEDESTRIAN RATED)
-BROOM FINISH
-JOINTING AS SHOWN
-SEE DETAIL 1|L4.0
H4. - CONCRETE POST CURB
-SEE DETAIL 4|L4.0
H5. - STANDARD CONCRETE PAVING (VEHICULAR RATED)
-SEE DETAIL 1|L4.0
H6. - LANDSCAPE BOULDER
-BASIS OF DESIGN: PEBBLE JUNCTION
AUTUMN GOLD QUARTZ (2'-3')
H7. - DECORATIVE GRAVEL
-BASIS OF DESIGN: PEBBLE JUNCTION
RIVER JACKS (1"-3")
-SEE DETAIL 6&7|L4.0

## FURNITURE CALLOUTS

F1. - POOL FENCE (OPAQUE)
-FENCE TO MATCH DEVELOPMENT STANDARDS
-6' HEIGHT.
F2. - POOL FENCE (NON-OPAQUE)
-AMERISTAR MONTAGE PLUS - MAJESTIC
-4' HEIGHT.
F3. - POOL GATE
-AMERISTAR MONTAGE PLUS - MAJESTIC
-4' HEIGHT.
F4. - CHAISE LOUNGE CHAIR
-JOSS & MAIN - TAUPE 76" KIBG RECLINING SINGLE CHAISE
F5. - ADIRONDACK CHAIR
-LANDSCAPE FORMS - AMERICANA (WHITE)
F6. - SIDE TABLE
-WEST ELM - CECILIA OUTDOOR ROUND SIDE TABLE
F7. - CAFE TABLE & CHAIRS
-ARCHIC FURNITURE: ALL THINGS CEDAR 6-PIECE SET
-4' TEAK ROUND TABLE
- OPTIONAL UMBRELLA
F8. - HANDRAIL
-SST CURVED TUBE METAL PER POOL DESIGNER
F9. - METAL LANDSCAPE EDGING
-SEE DETAIL 1|L2.0
F10. - POOL CHAISE CHAIR
-LEDGE LOUNGERS: SIGNATURE CHAISE

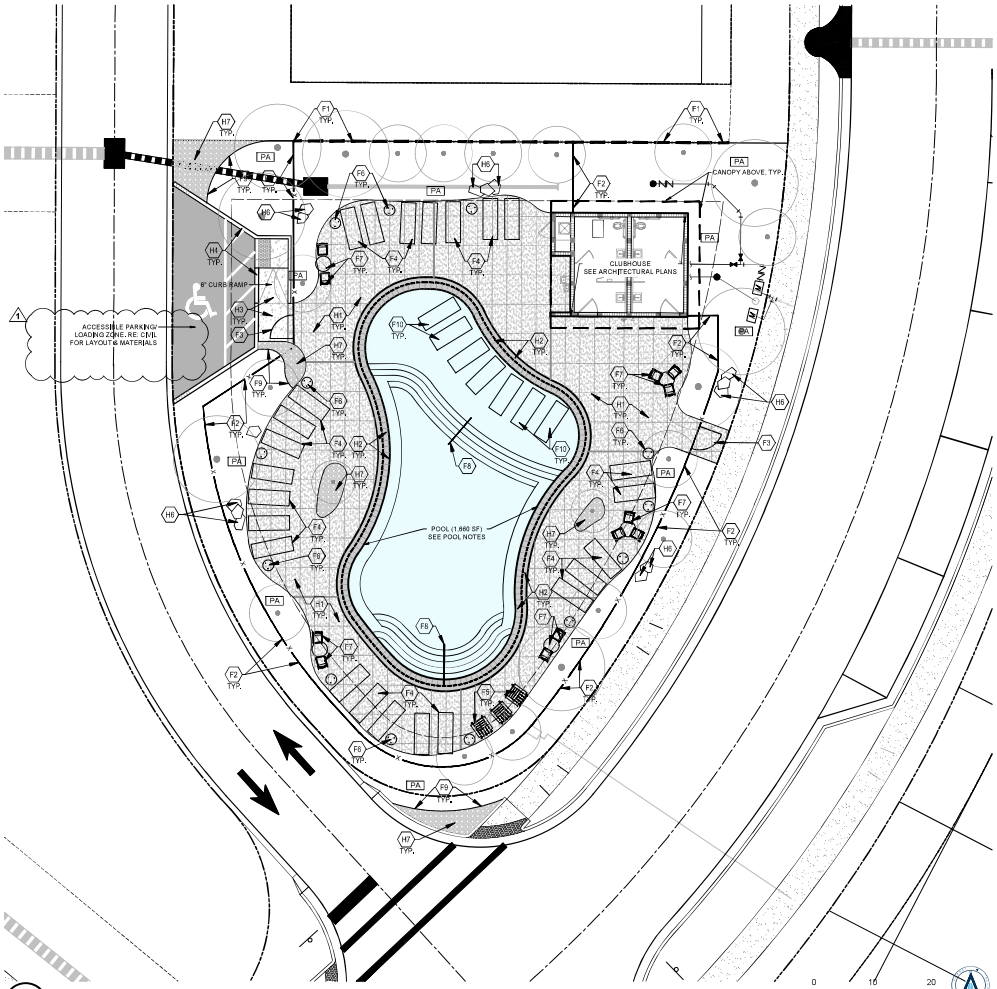
NOTE:
1) CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL MATERIALS & SITE FURNISHINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

POOL NOTE:
1) POOL DESIGN SHOWN IS FOR DESIGN INTENT ONLY.
2) ALL POOL WALLS, SURFACES, EQUIPMENT, FINISHES, UTILITIES, ECT. ARE TO BE PREPARED BY A POOL DESIGN SPECIALIST.
3) POOL DRAWINGS ARE TO BE SUBMITTED TO THE CONTRACTOR AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4) POOL DESIGN TO BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

## LEGEND

PROPOSED TREE LOCATION - SEE 1|L3.0

PA PLANTING AREA - SEE 1|L3.1




1 MATERIALS PLAN
SCALE: 1" = 10'-0"

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| 1 | 12/12/2025 | PER COUNTY COMMENTS |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM | NGVD 29 or NAVD 88 |
| JOB NO.: | 24-0183 |
| DESIGNED BY: | J.DURCHHOLZ |
| DRAWN BY: | J.DURCHHOLZ |
| CHECKED BY: | H.GRIMES |
| APPROVED BY: | B.BRACKETT |
| SCALE IN FEET: | #"=##' |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
MATERIALS PLAN

Sheet No.:
L1.0

Seal:




DATE: MAY 20, 2025

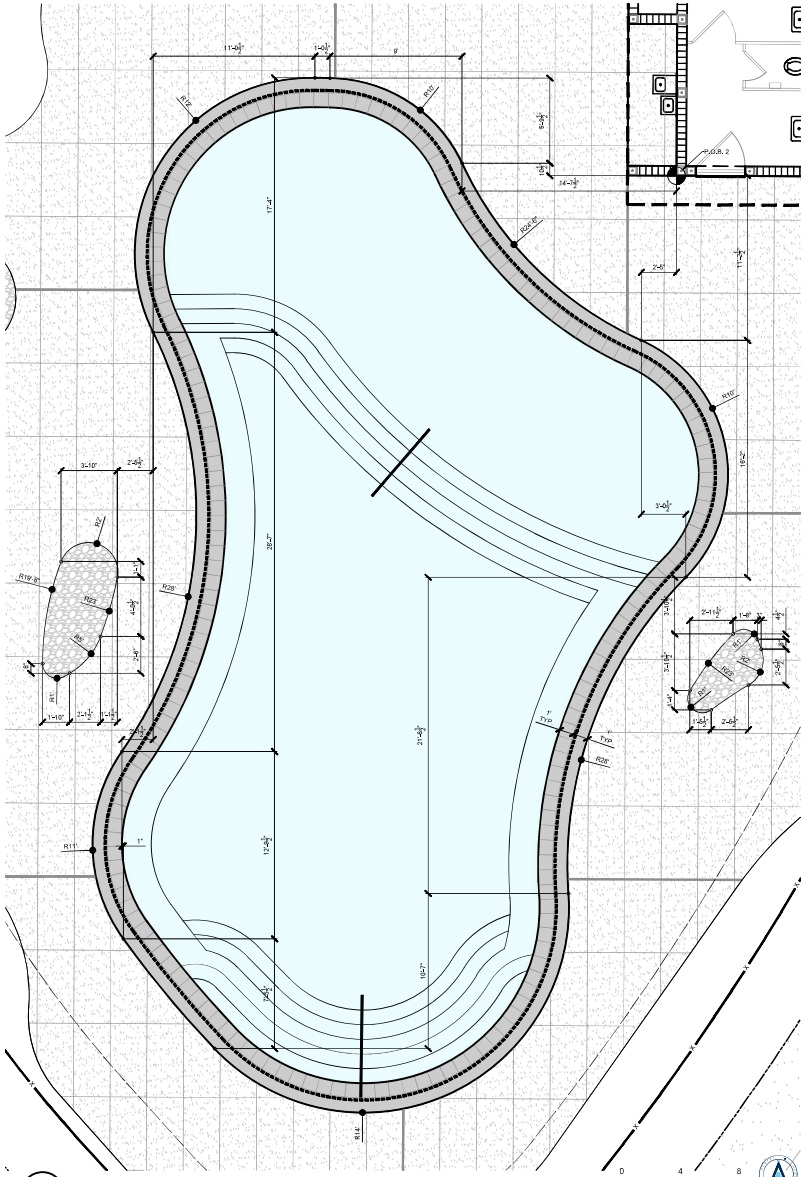

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

| POINT OF BEGINNING TABLE | | |
|---|---|---|
| P.O.B. | NORTHING | EASTING |
| 1 | 1638498.5482 | 453898.6272 |
| 2 | 1638468.5447 | 453966.2756 |

LEGEND

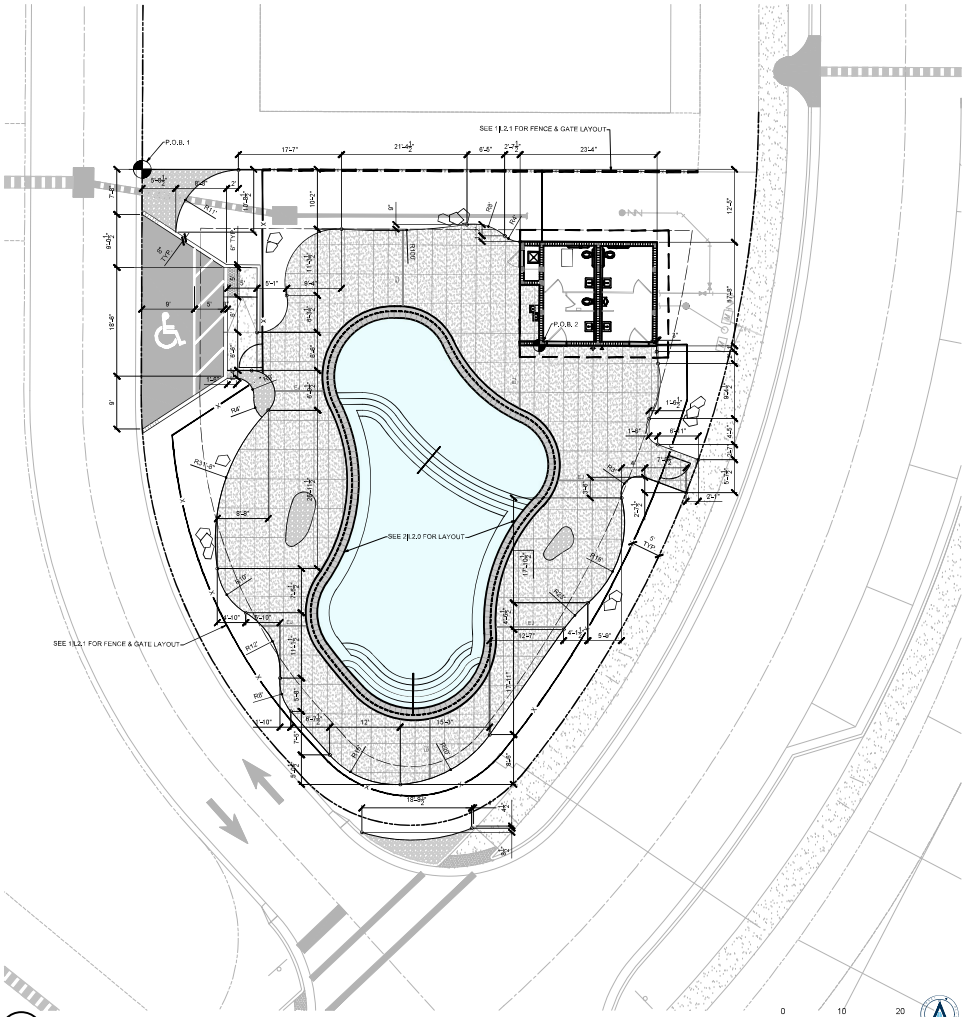
POINT OF BEGINNING (P.O.B.)
-SEE POINT OF BEGINNING TABLE FOR LOCATION

EJ EXPANSION JOINT
-SEE DETAIL 1|L4.0




2 LAYOUT PLAN - POOL ENLARGEMENT
SCALE: 1/4" = 1'-0"

0 4 8




1 LAYOUT PLAN
SCALE: 1" = 10'-0"

0 10 20

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | J.DURCHHOLZ |
| DRAWN BY: | | J.DURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | 1"=10' |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
LAYOUT PLAN

Sheet No.:
L2.0

Seal:




DATE: MAY 20, 2025

POULOS & BENNETT
a Pape-Dawson company

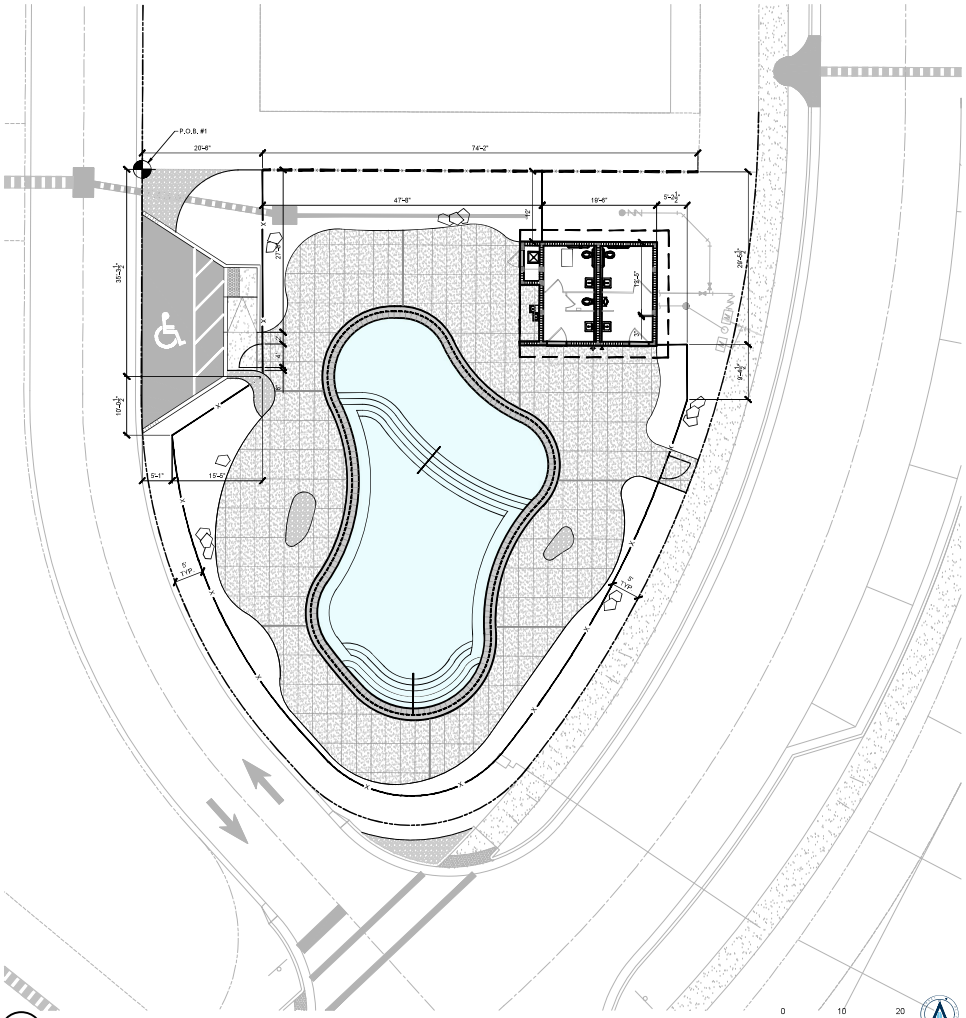

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

| POINT OF BEGINNING TABLE | | |
|---|---|---|
| P.O.B. | NORTHING | EASTING |
| 1 | 1638498.5482 | 453898.6272 |
| 2 | 1638468.5447 | 453966.2756 |

LEGEND

POINT OF BEGINNING (P.O.B.)
-SEE POINT OF BEGINNING TABLE FOR LOCATION

EJ EXPANSION JOINT
-SEE DETAIL 1|L4.0




1 LAYOUT PLAN - FENCE & GATES
SCALE: 1" = 10'-0"

0 10 20

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | J.DURCHHOLZ |
| DRAWN BY: | | J.DURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | 1"=10' |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
LAYOUT PLAN - FENCE & GATES

Sheet No.:
L2.1

Seal:




DATE: MAY 20, 2025

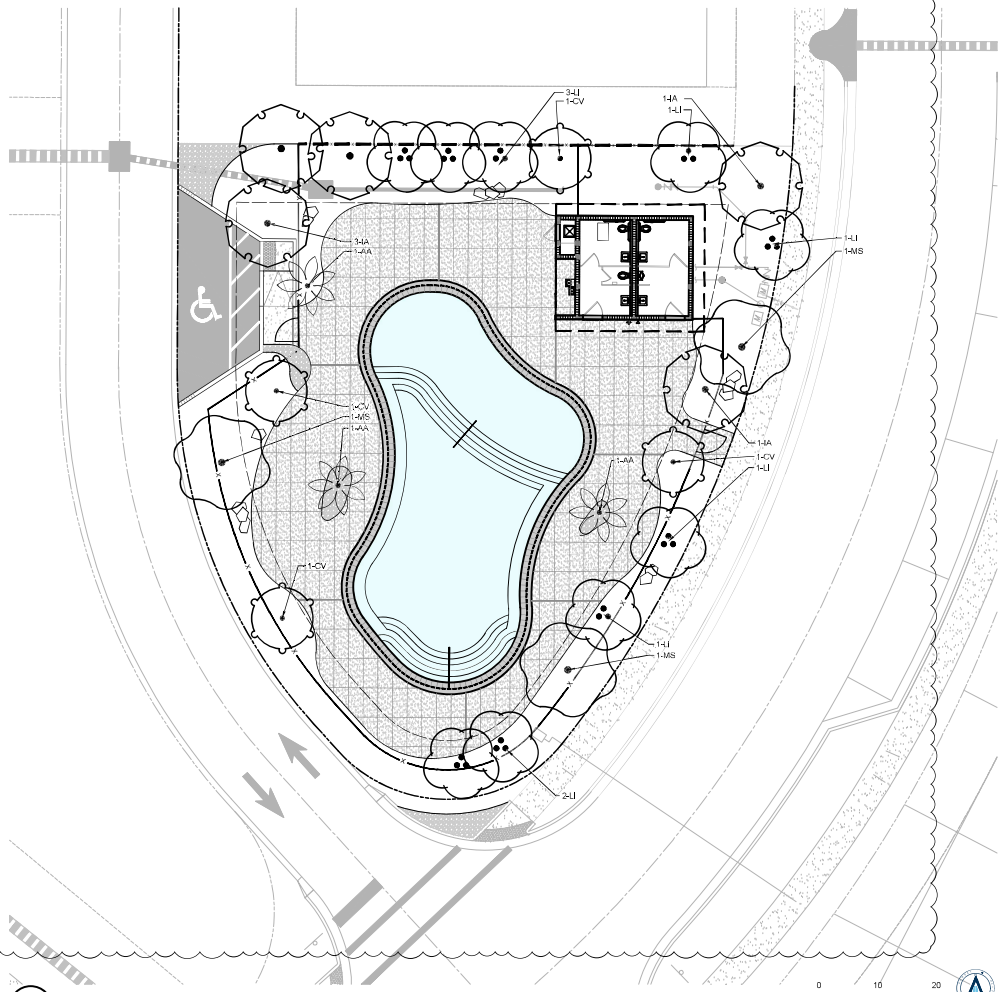
POULOS & BENNETT
a Pape-Dawson company


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | FIELD4 |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| IA | 5 | ILEX OPACA / AMERICAN HOLLY<br>TREE FORM, 6'-0" CLEAR TRUNK. | 3" CAL. | 3" CAL, | | |
| MS | 3 | MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA | 3" CAL. | 3" CAL, | | |
| UNDERSTORY TREES | | | | | | |
| CV | 4 | CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH | 3" CAL. | 3" CAL, | | |
| LI | 9 | LAGERSTROEMIA INDICA / CRAPE MYRTLE | 3" CAL. | 3" CAL, | | |
| PALM TREES | | | | | | |
| AA | 3 | ARCHONTOPHOENIX ALEXANDRAE / ALEXANDRA PALM<br>FLORIDA FANCY OR FLORIDA # 1 | PALM | -- | 10-12` HT | AS SHOWN |

**NOTE:**
1) **ALL TREES TO BE PLACED A MINIMUM OF 5'-0" OFF OF UTILITY PIPELINES. CONTRACTOR TO FIELD VERIFY PRIOR TO INSTALLATION.**
2) **TREES PLANTED AT 5'-0" DISTANCE FROM UTILITY PIPELINES - USE ROOTSHIELDS PER COUNTY SPECIFICATIONS.**




**1 TREE PLANTING PLAN**
SCALE: 1" = 10'-0"

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| 1 | 12/12/2025 | PER COUNTY COMMENTS |

SUBMISSIONS/REVISIONS

| | |
|---|---|
| VERTICAL DATUM: | NGVD 29 or NAVD 88 |
| JOB NO.: | 24-0183 |
| DESIGNED BY: | J.DURCHHOLZ |
| DRAWN BY: | J.DURCHHOLZ |
| CHECKED BY: | H.GRIMES |
| APPROVED BY: | B.BRACKETT |
| SCALE IN FEET: | 1"=10' |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
TREE PLANTING PLAN

Sheet No.:
L3.0

Seal:

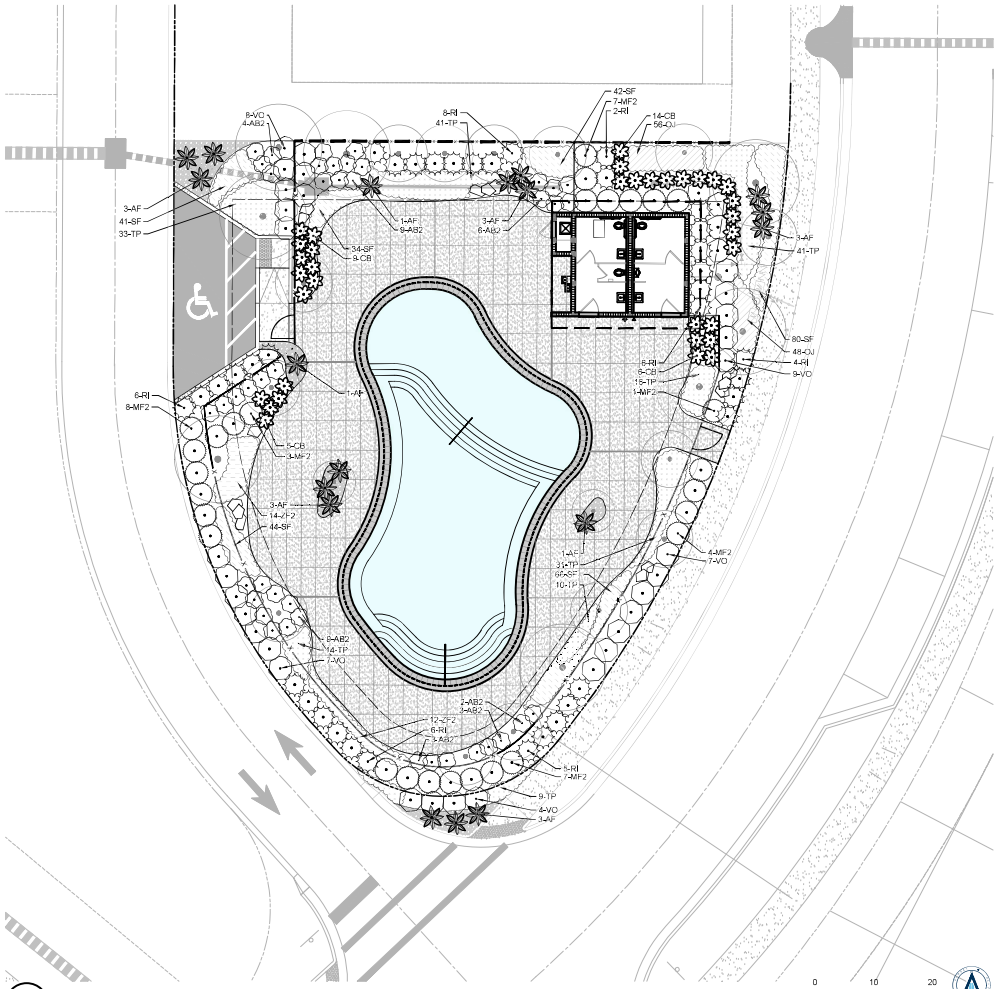



DATE: MAY 20, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | CONT | FIELD2 | |
|---|---|---|---|---|---|
| SHRUBS | | | | | |
| RI | 37 | RHAPHIOLEPIS INDICA / INDIAN HAWTHORN<br>FULL | EVERGREEN | 3 GAL | |
| EVERGREEN SHRUBS | | | | | |
| AF | 18 | AGAVE OVATIFOLIA 'FROSTY BLUE' / FROSTY BLUE WHALE'S TONGUE AGAVE<br>FULL CONTAINER | EVERGREEN | 3 GAL | |
| CB | 34 | CORDYLINE X 'BABY DOLL' / BABY DOLL TI<br>FULL CONTAINER | EVERGREEN | 24" HT | |
| MF2 | 28 | MYRICA CERIFERA 'NANA' / DWARF SOUTHERN WAX MYRTLE<br>FULL CONTAINER, MATCHING FORM | EVERGREEN | 24" HT | |
| VO | 35 | VIBURNUM OBOVATUM / WALTER`S VIBURNUM<br>FULL CONTAINER, MATCHING FORM | EVERGREEN | 18" HT | |
| ORNAMENTAL GRASS | | | | | |
| AB2 | 42 | ANDROPOGON BRACHYSTACHYS / BLUESTEM GRASS | ORNAMENTAL GRASS | 3 GAL | |
| CODE | QTY | BOTANICAL / COMMON NAME | CONT | | SPACING |
| GROUND COVERS | | | | | |
| OJ | 104 | OPHIOPOGON JAPONICUS / MONDO GRASS<br>FULL CONTAINER | ORNAMENTAL GRASSES | | 12" o.c. |
| SF | 307 | SEDUM X 'FLORIDA FRIENDLY GOLD' / FLORIDA FRIENDLY GOLD SEDUM<br>FULL CONTAINER | EVERGREEN | | 12" o.c. |
| TP | 203 | TRADESCANTIA PALLIDA 'PURPLE HEART' / PURPLE HEART SPIDERWORT<br>FULL CONTAINER | EVERGREEN | | 18" o.c. |
| ZF2 | 26 | ZAMIA FLORIDANA / FLORIDA COONTIE<br>FULL CONTAINER | EVERGREEN | | 24" o.c. |




**1 PLANTING PLAN**
SCALE: 1" = 10'-0"

LEGEND

PROPOSED TREE LOCATION (SEE L3.0)

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | J.DURCHHOLZ |
| DRAWN BY: | | J.DURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | 1"=10' |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
PLANTING PLAN

Sheet No.:
L3.1

Seal:




DATE: MAY 20, 2025

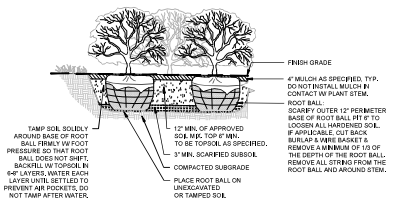
POULOS & BENNETT
a Pape-Dawson company


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

## PLANTING NOTES:

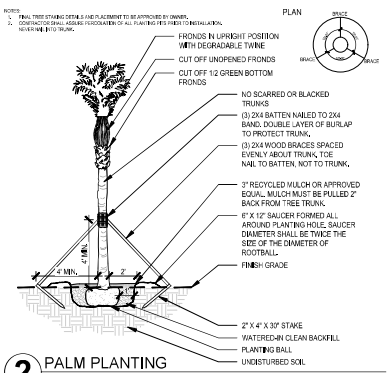
1. ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST SHALL BE REMOVED.
2. ALL PLANTINGS SHALL ADHERE TO THE FLORIDA FRIENDLY LANDSCAPING (FFL) GUIDE TO PLANT SELECTION AND LANDSCAPE DESIGN.
3. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
4. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES (LARGER THAN 2 INCHES) AND OTHER EXTRANEOUS OR TOXIC MATTER THAT COULD BE HARMFUL TO THE PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING COMPATIBLE SOIL CHARACTERISTICS WITH ACCEPTABLE TOPSOIL FOUND ON PROJECT SITE. TOPSOIL SHOULD BE OBTAINED ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT COLLECT TOPSOIL FROM BOGS OR MARSHES.
5. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
6. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION, MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
7. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
8. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
9. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
10. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
11. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
12. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
13. ALL PLANTING BEDS TO HAVE A MINIMUM 3 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
14. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL STANDARDS INSTITUTE.
15. ALL TREES AND PALMS SHALL BE STAKED AND GUYED FOR A MIN. OF 1 YEAR. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHICH ORNAMENTAL OR MULTI-STEM TREES NEED TO BE GUYED AND STAKED TO REMAIN PLUMB. CONTRACTOR TO REMOVE STAKED AND GUY LINES AFTER ONE YEAR.
16. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
17. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
18. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
19. ALL GRASSED AND AREAS OF EXISTING VEGETATION THAT ARE INDICATED TO BE PRESERVED BUT DISTURBED BY DEMOLITION AND/OR CONSTRUCTION WORK, SHALL BE RESTORED TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.

NOTES:
1. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
2. SET ROOT BALL FLUSH TO FINISH GRADE (OR 3-5" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



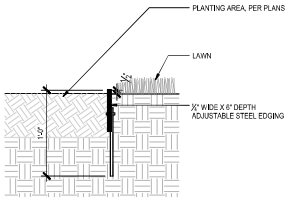

## 4 SHRUB PLANTING
3/4" = 1'-0"

NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. NEVER WATER INTO TRUNK.



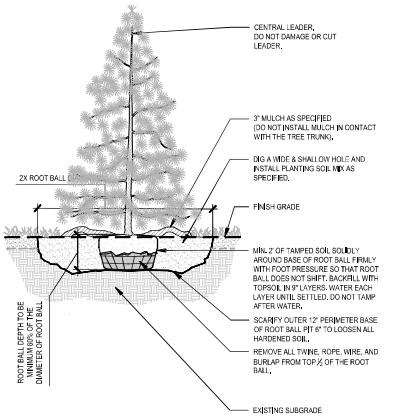

## 2 PALM PLANTING
1/4" = 1'-0"

NOTE:
1. ALL METAL COMPONENTS TO HAVE MATCHING POWDERCOAT FINISH, PER SPECIFICATION, AND BLACK OXIDE FASTENERS.



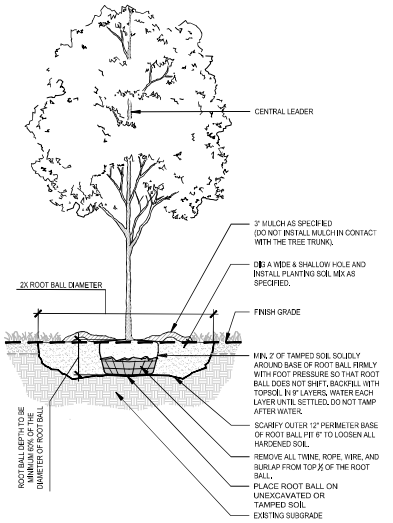

## 6 LANDSCAPE EDGING
1-1/2" = 1'-0"

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 3-5" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




## 3 TYPICAL TREE PLANTING
3/8" = 1'-0"

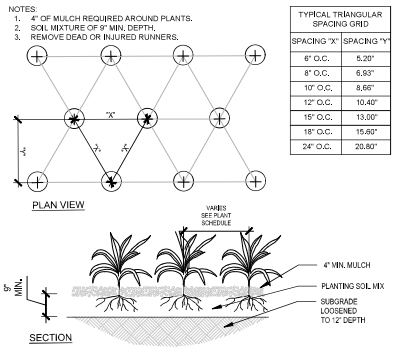
NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 3-5" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.




## 1 TYPICAL TREE PLANTING
3/8" = 1'-0"

NOTES:
1. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
2. SET ROOT BALL FLUSH TO FINISH GRADE (OR 3-5" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

| TYPICAL TRIANGULAR SPACING GRID | |
|---|---|
| SPACING "X" | SPACING "Y" |
| 6" O.C. | 5.20" |
| 8" O.C. | 6.93" |
| 10" O.C. | 8.66" |
| 12" O.C. | 10.40" |
| 15" O.C. | 13.00" |
| 18" O.C. | 15.60" |
| 24" O.C. | 20.80" |




## 5 GROUNDCOVER PLANTING
3" = 1'-0"

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | J.DURCHHOLZ |
| DRAWN BY: | | J.DURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
PLANTING NOTES & DETAILS

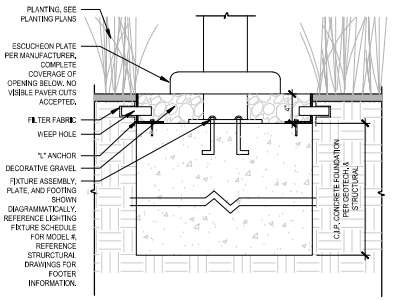
Sheet No.:
L3.2

Seal:

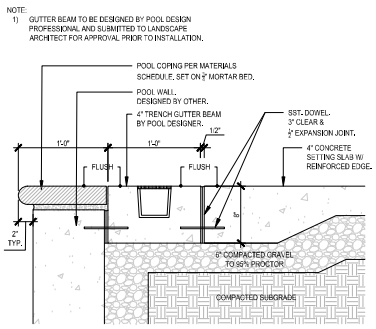



DATE: MAY 20, 2025

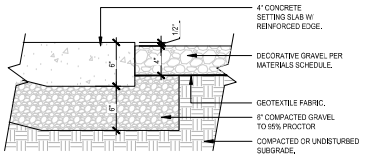

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



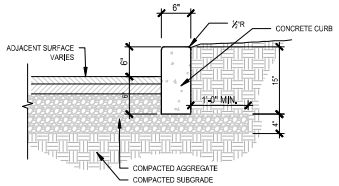

## 5 LIGHT POLE BASE
1-1/2" = 1'-0"



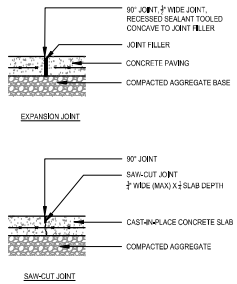

## 3 POOL COPING & GUTTER BEAM
1-1/2" = 1'-0"



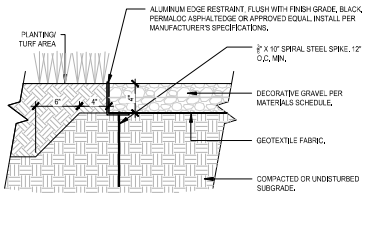

## 7 DECORATIVE GRAVEL @ CONCRETE
1- 1/2" = 1'-0"



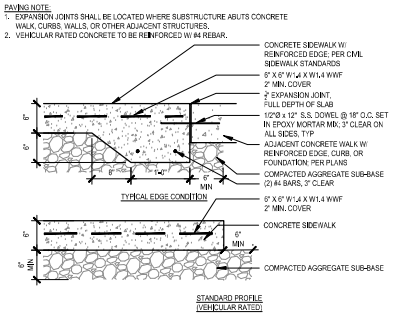

## 4 POST CURB
1" = 1'-0"



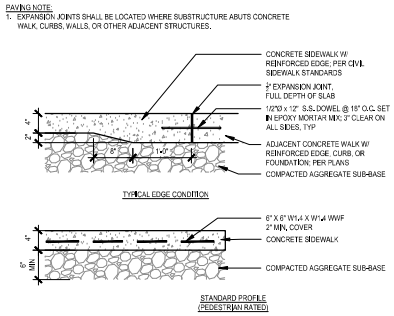

## 2 CONCRETE JOINTING
1" = 1'-0"




## 6 DECORATIVE GRAVEL @ LANDSCAPE BED
1- 1/2" = 1'-0"




## 1 CONCRETE WALK W/ REINFORCED EDGE
1" = 1'-0"




Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | J.DURCHHOLZ |
| DRAWN BY: | | J.DURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | |

Project Name:

**LOCH LEVEN PARK**

Submittal To:

MOUNT DORA, FL

Sheet Title:

DETAILS

Sheet No.:

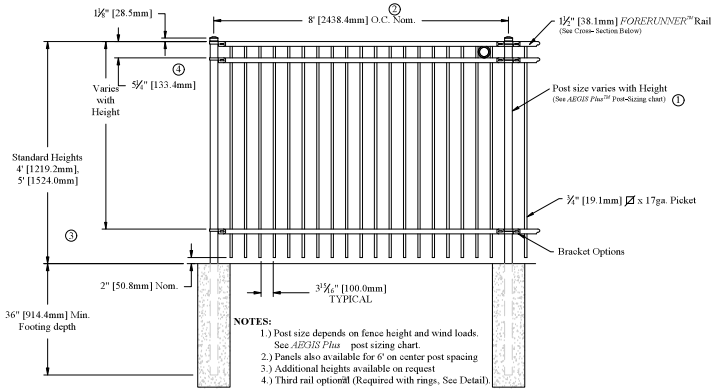
L4.0

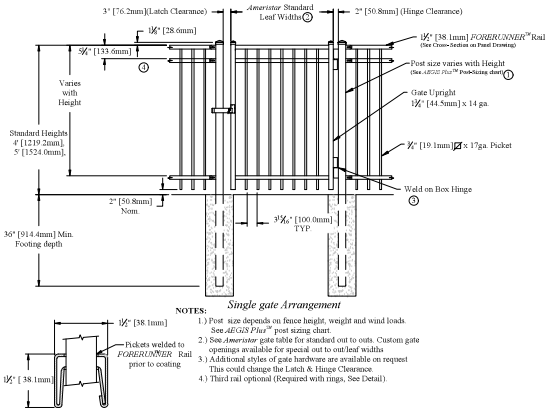
Seal:

REGISTERED LANDSCAPE ARCHITECT BRADLEY S. BRACKETT LA 6666913 STATE OF FLORIDA

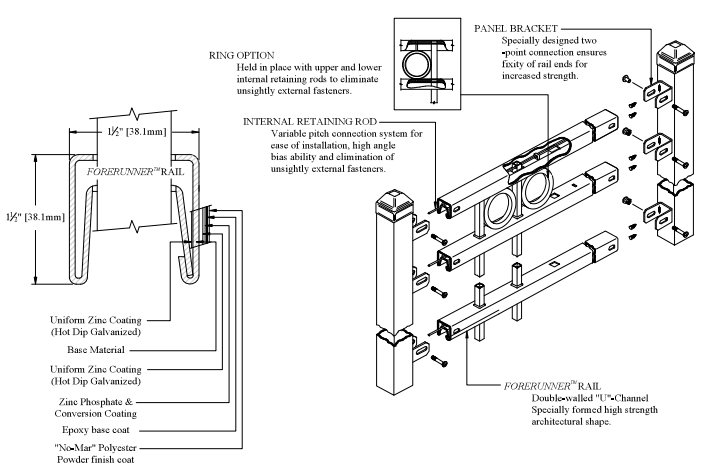
DATE: MAY 20, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567




**2 POOL GATE**
NTS




**1 POOL FENCE**
NTS

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | J.DURCHHOLZ |
| DRAWN BY: | | J.DURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
DETAILS

Sheet No.:
L4.1

Seal:




DATE: MAY 20, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

## INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 55 PSI, AT A DESIGN FLOW OF 10 GPM AT THE 3/4-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.

2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.

3. 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 FOR NORMAL TICKETS AND 10 FULL BUSINESS DAYS FOR UNDERWATER TICKETS 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.

4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:

   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.

   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.

   C. COORDINATE THE LOCATION OF IRRIGATION EQUIPMENT WITH ALL OTHER SITE UTILITIES, BOTH EXISTING AND NEW TO BE INSTALLED AS PART OF THIS PROJECT.

   D. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.

6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:

   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.

7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.

8. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

9. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

10. VALVE CONTROL WIRE TO BE #14AWG SINGLE STRAND DIRECT BURIAL WIRE. PROVIDE AN INDIVIDUAL CONTROL WIRE FROM CONTROLLER TO EACH VALVE AND A COMMON WIRE TO ALL VALVES. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

## ESTIMATED ANNUAL WATER USE

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 52,071 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

## IRRIGATION LEGEND

- SLEEVES: **CLASS 200 PVC - PURPLE PIPE**
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: **CLASS 200 PVC**
  **1 1/4-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO INLINE DRIP HEADER: **CLASS 200 PVC**
  **1-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO TREE EMITTERS: **CLASS 200 PVC**
  **1-INCH SIZE UNLESS OTHERWISE INDICATED**
- LATERAL PIPE TO PALM TREE BUBBLERS: **CLASS 200 PVC**
  **1-INCH SIZE UNLESS OTHERWISE INDICATED**
- UNCONNECTED PIPE CROSSING
- INLINE DRIP TUBING: **NETAFIM TLRW6-12 (PURPLE STRIPE) W/ RAINBIRD XQF HEADER**
  **0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING**
- TREE BUBBLER ASSEMBLY: **TWO (2) RAIN BIRD 1402 BUBBLERS**
  PRESSURE: **30 PSI**
  FLOW (GPM): **0.50 PER BUBBLER; 1.00 PER ASSEMBLY**
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:
  **RAIN BIRD PEB (SIZED PER PLAN)**
- REMOTE CONTROL DRIP VALVE ASSEMBLY: **RAIN BIRD XCZ-PRB-100-COM**
- QUICK COUPLING VALVE ASSEMBLY: **RAIN BIRD 5RC**
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- [F] FLOW SENSOR ASSEMBLY: **RAIN BIRD UFS100**
- [M] REUSE WATER METER: **BY OTHERS**
- MASTER VALVE ASSEMBLY: **RAIN BIRD PEB (1")**

| A1 |
|---|
| 14 |
| 1" |
| Turf |

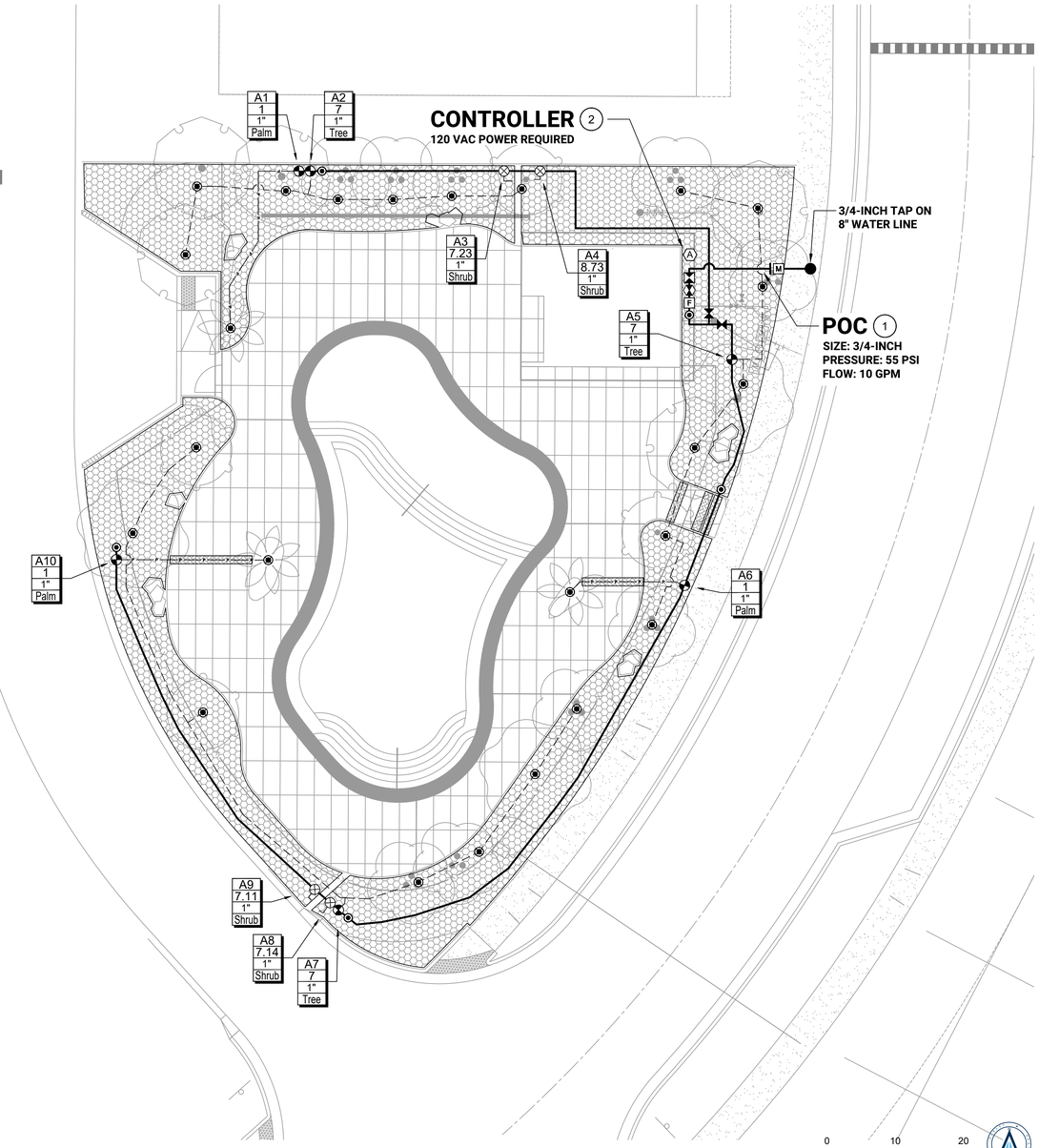
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

- [A] IRRIGATION CONTROLLER UNIT
  WITH **WIRED RAIN SENSOR**
  **RAIN BIRD ESPLXME2P - PLASTIC CABINET, WALL-MOUNTED**
- WEATHER SENSOR: **RAIN BIRD RSD SERIES RAIN SENSOR**

## CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER, INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.

2. WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.




1 **IRRIGATION PLAN**
SCALE: 1" = 10'-0"

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |

| | |
|---|---|
| VERTICAL DATUM: | NGVD 29 or NAVD 88 |
| JOB NO.: | 24-0183 |
| DESIGNED BY: | J.DURCHHOLZ |
| DRAWN BY: | J.DURCHHOLZ |
| CHECKED BY: | H.GRIMES |
| APPROVED BY: | B.BRACKETT |
| SCALE IN FEET: | 1"=10' |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
IRRIGATION PLAN

Sheet No.:
IR1.0

Seal:

DATE: MAY 20, 2025

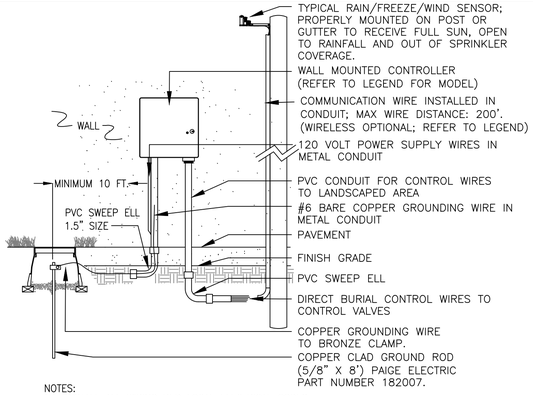
Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

POULOS & BENNETT
a Pape-Dawson company


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

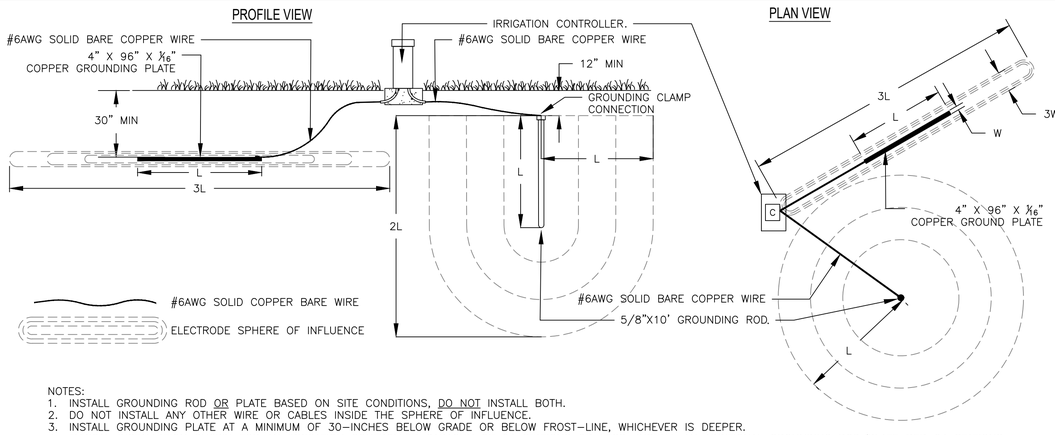


C:\HINES INC DROPBOX\SHEPARD PEASE\TEPPOLO\R & B\BENETT\LOCH LEVEN PARK\CAD\IR\LOCH LEVEN PARK.DWG
PLOTTED BY: ADMIN ON: 5/22/2025 12:24 PM LAST UPDATED BY: ADMIN ON: 5/22/2025 12:24 PM



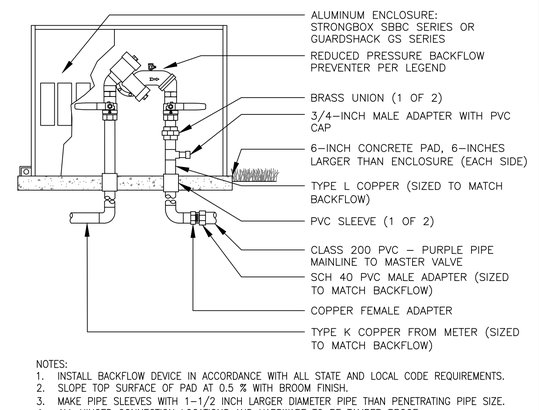

NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

## 1 WALL MOUNT CONTROLLER ASSEMBLY



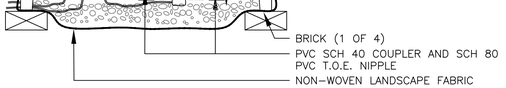

NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

## 2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION

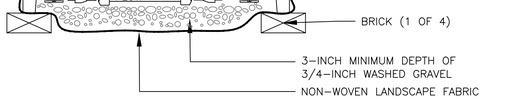



NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH.
3. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
4. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
5. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

## 3 BACKFLOW PREVENTION UNIT ASSEMBLY

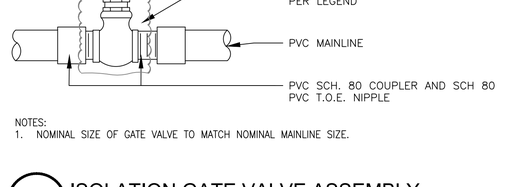



## 4 MASTER VALVE ASSEMBLY



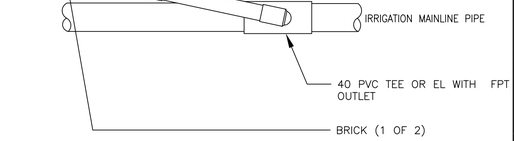

NOTES:
1. TYPICAL ULTRASONIC FLOW SENSORS DO NOT REQUIRE THE DISTANCES (5X AFTER / 10X BEFORE) OF TYPICAL FLOW SENSORS. VERIFY SPECIFIED FLOW SENSOR DISTANCE REQUIREMENTS, PRIOR TO INSTALLATION.

## 5 ULTRASONIC FLOW SENSOR ASSEMBLY

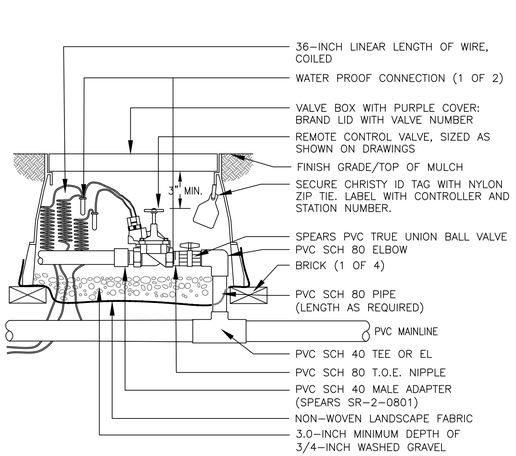



NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

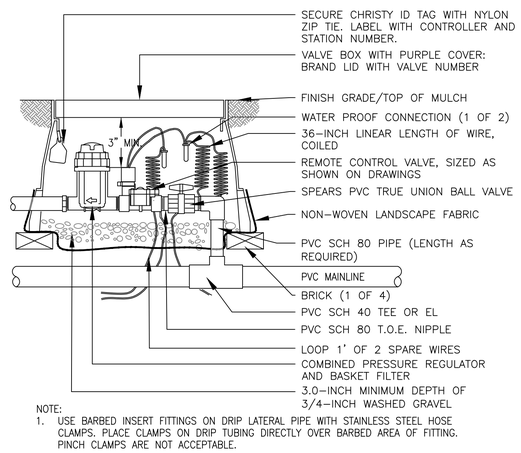
## 6 ISOLATION GATE VALVE ASSEMBLY 1.5-INCH MAINLINE AND SMALLER




## 7 QUICK COUPLING VALVE ASSEMBLY

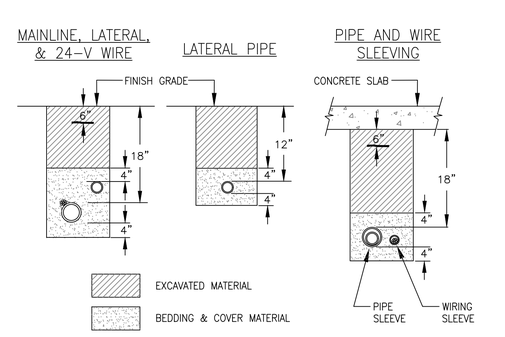



## 8 REMOTE CONTROL BUBBLER VALVE ASSEMBLY




NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.

## 9 REMOTE CONTROL DRIP VALVE ASSEMBLY




NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

## 10 TYPICAL TRENCHING DETAIL

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| VERTICAL DATUM: | | NGVD 29 or NAVD 88 |
| JOB NO.: | | 24-0183 |
| DESIGNED BY: | | J.DURCHHOLZ |
| DRAWN BY: | | J.DURCHHOLZ |
| CHECKED BY: | | H.GRIMES |
| APPROVED BY: | | B.BRACKETT |
| SCALE IN FEET: | | |

Project Name:

**LOCH LEVEN PARK**

Submittal To:

MOUNT DORA, FL

Sheet Title:

IRRIGATION DETAILS

Sheet No.:

IR1.1

Seal:

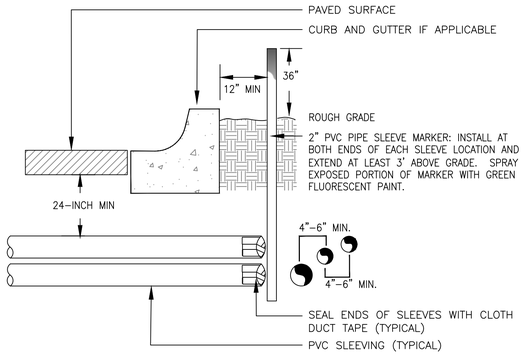
DATE: MAY 20, 2025

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

POULOS & BENNETT
a Pape-Dawson company

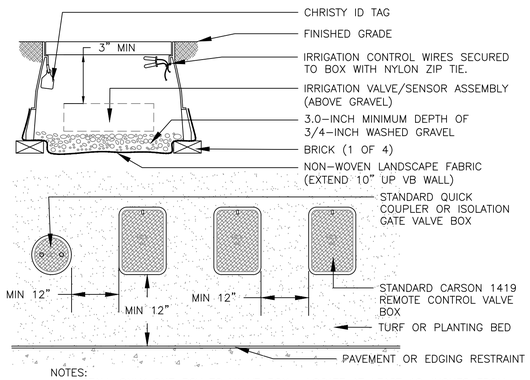
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

C:\HINES INC DROPBOX\DESIGN\PROJECT FOLDS & BENNETT\LOCH LEVEN PARK\ACAD\PLOCH LEVEN PARK.DWG
PLOTTED BY ADMIN ON 5/22/2025 12:24 PM LAST UPDATED BY ADMIN ON 5/22/2025 12:24 PM



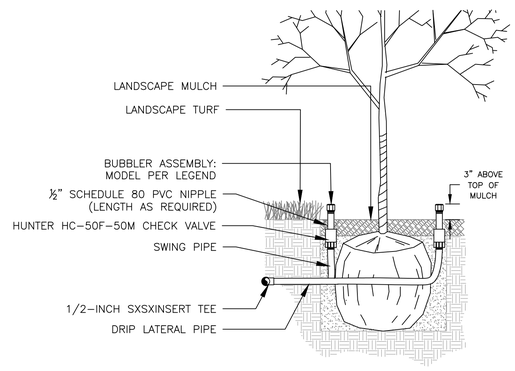

NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

## 11 TYPICAL SLEEVING DETAIL



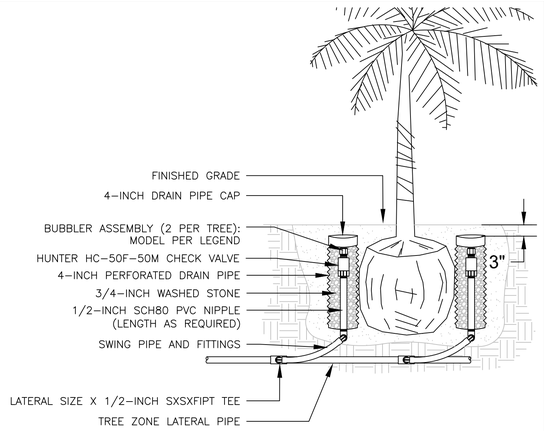

NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

## 12 TYPICAL VALVE BOX INSTALLATION

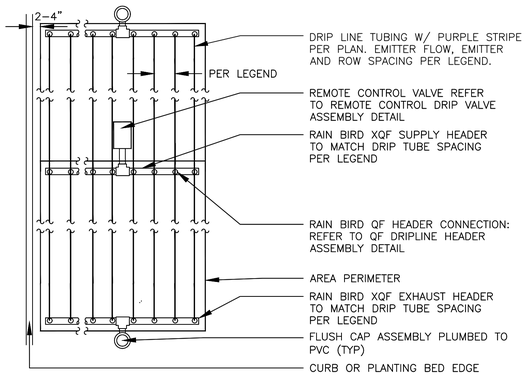



NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

## 13 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS

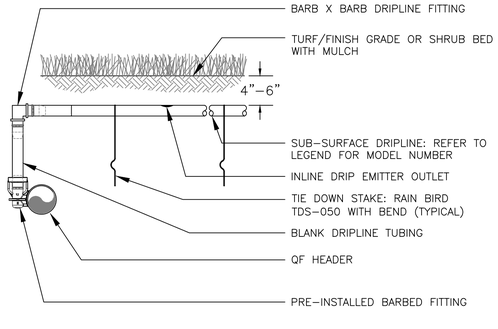



## 14 BUBBLER ASSEMBLY PALM TREES



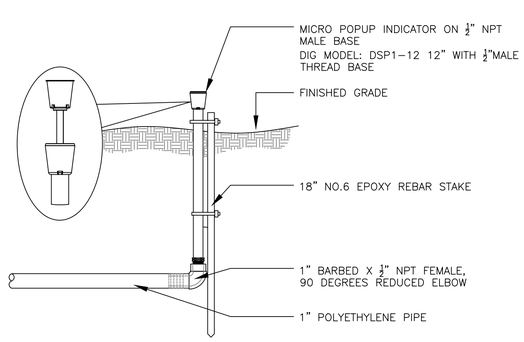

NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

## 15 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS




NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

## 16 QF DRIPLINE HEADER ASSEMBLY




## 17 DRIP SYSTEM OPERATION INDICATOR

C:\HINES INC DROPBOX\DESIGN\PLANSET\POULOS & BENNETT\LOCH LEVEN PARK\CAD\IR-LOCH LEVEN PARK.DWG
PLOTTED BY: ADMIN ON 5/22/2025 12:24 PM LAST UPDATED BY: ADMIN ON 5/22/2025 12:24 PM

Key Map:




Consultant:

RaganSmith
a Pape-Dawson company

| NO. | DATE: | DESCRIPTIONS: |
|---|---|---|
| | | SUBMISSIONS/REVISIONS |
| | VERTICAL DATUM: | NGVD 29 or NAVD 88 |
| | JOB NO.: | 24-0183 |
| | DESIGNED BY: | J.DURCHHOLZ |
| | DRAWN BY: | J.DURCHHOLZ |
| | CHECKED BY: | H.GRIMES |
| | APPROVED BY: | B.BRACKETT |
| | SCALE IN FEET: | |

Project Name:
**LOCH LEVEN PARK**

Submittal To:
MOUNT DORA, FL

Sheet Title:
IRRIGATION DETAILS

Sheet No.:
IR1.2

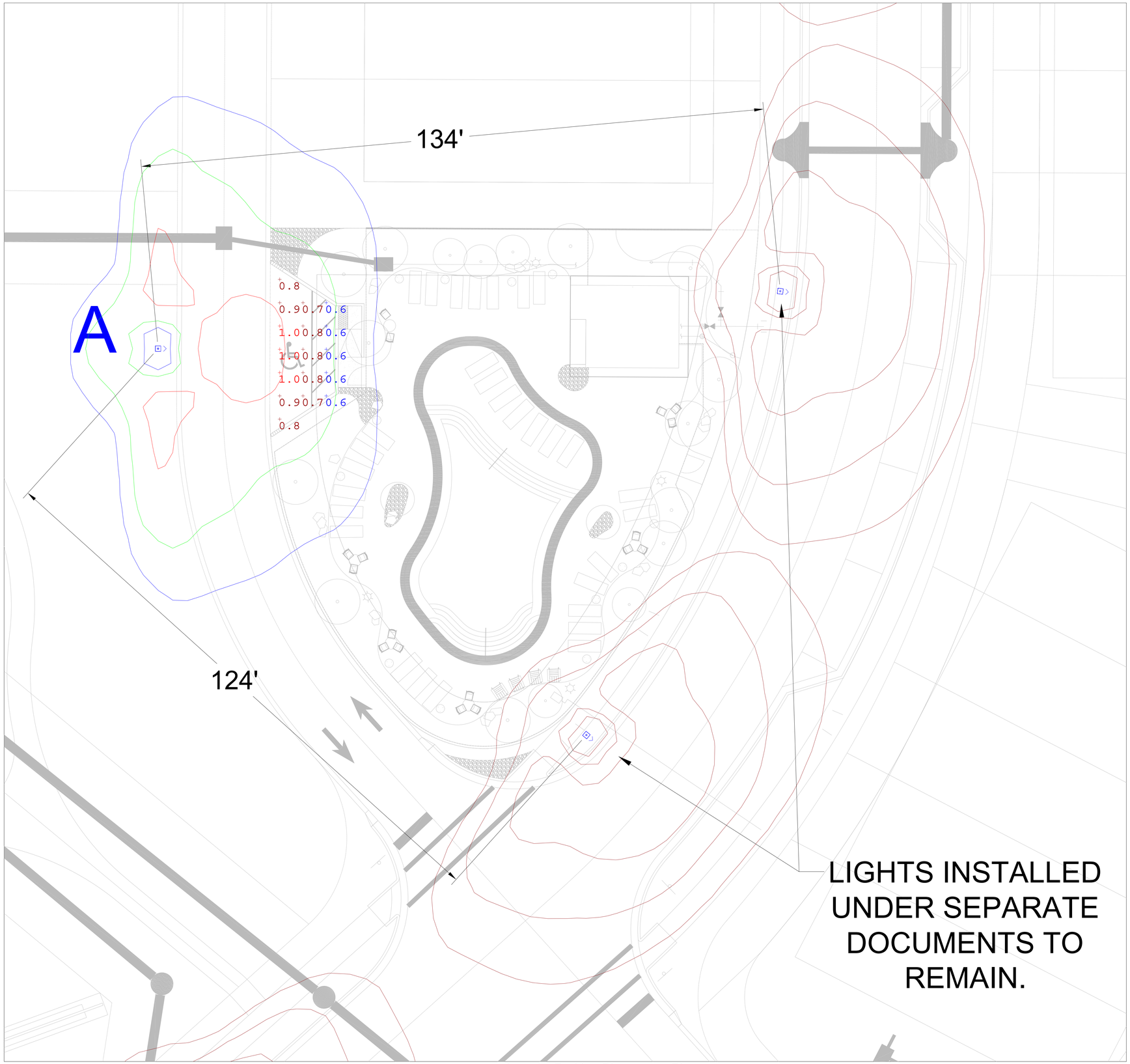
Seal:

DATE: MAY 20, 2025

Hines Inc
**SITE WATER ENGINEERING SERVICES**
**1640 RIVERSIDE AVE., SUITE 200**
**FORT COLLINS, COLORADO 80524**
**Telephone: 970.282.1800**
**Web: www.hinesinc.com**

POULOS & BENNETT
a Pape-Dawson company

**Poulos & Bennett, LLC**
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



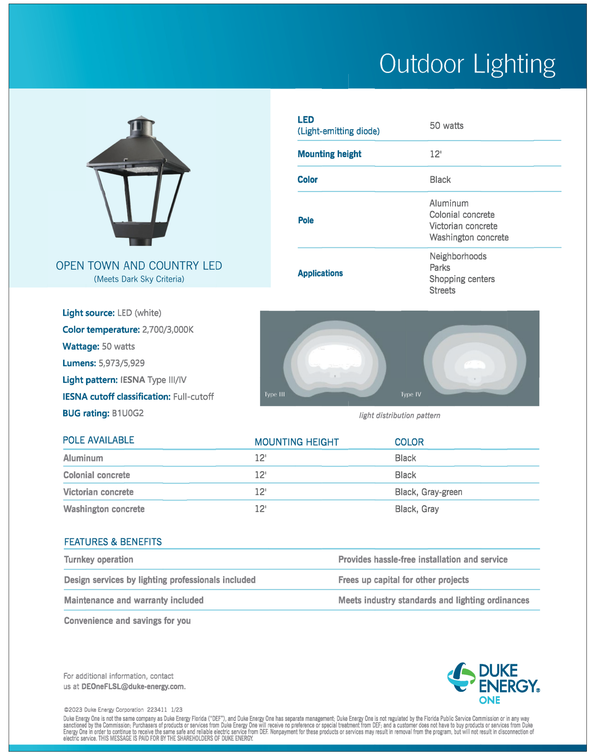

Amenity Parking Photometry Plan

Scale : 1" = 10'

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Label | Qty | LLF | Description | Wattage | Lamp | Color |
| | A | 1 | 0.95 | 54W LED OPEN TOWN AND COUNTRY TYPE IV, CCT 2700K | 54 | LED | BLACK |

## General Notes:

1. Pole is Aluminum 22' OAL direct buried tenon top with a fixture mounting height of 17' AFG, black in color
2. Pole shall be set 4' from BOC.
3. Owner shall be responsible for coordinating any landscape conflicts with landscape architect. Owner shall be responsible for any necessary future trimming or pruning of proposed landscaped plantings.



Outdoor Lighting

OPEN TOWN AND COUNTRY LED
(Meets Dark Sky Criteria)

| | |
|---|---|
| **LED** (Light-emitting diode) | 50 watts |
| **Mounting height** | 12' |
| **Color** | Black |
| **Pole** | Aluminum<br>Colonial concrete<br>Victorian concrete<br>Washington concrete |
| **Applications** | Neighborhoods<br>Parks<br>Shopping centers<br>Streets |

**Light source:** LED (white)
**Color temperature:** 2,700/3,000K
**Wattage:** 50 watts
**Lumens:** 5,973/5,929
**Light pattern:** IESNA Type III/IV
**IESNA cutoff classification:** Full-cutoff
**BUG rating:** B1U0G2

Type III Type IV

*light distribution pattern*

| POLE AVAILABLE | MOUNTING HEIGHT | COLOR |
|---|---|---|
| Aluminum | 12' | Black |
| Colonial concrete | 12' | Black |
| Victorian concrete | 12' | Black, Gray-green |
| Washington concrete | 12' | Black, Gray |

FEATURES & BENEFITS

| | |
|---|---|
| Turnkey operation | Provides hassle-free installation and service |
| Design services by lighting professionals included | Frees up capital for other projects |
| Maintenance and warranty included | Meets industry standards and lighting ordinances |
| Convenience and savings for you | |

For additional information, contact us at: DEOneFLSL@duke-energy.com.

DUKE ENERGY. ONE

©2023 Duke Energy Corporation 223411 1/23

Duke Energy One is not the same company as Duke Energy Florida ("DEF"), and Duke Energy One has separate management. Duke Energy One is not regulated by the Florida Public Service Commission or in any way sanctioned by the Commission. Purchasers of products or services from Duke Energy One will receive no preference or special treatment from DEF, and a customer does not have to buy products or services from Duke Energy One in order to continue to receive the same safe and reliable electric service from DEF. Nonpayment for these products or services may result in removal from the program, but will not result in disconnection of electric service. THIS MESSAGE IS PAID FOR BY THE SHAREHOLDERS OF DUKE ENERGY.

Light Fixture Information

| Statistics - Horizontal Footcandles (At Grade) | | | | | | |
|---|---|---|---|---|---|---|
| Description | Symbol | Avg | Max | Min | Avg/Min | Max/Min |
| Amenity Parking Space | + | 0.78 | 1.0 | 0.6 | 1.30 | 1.67 |

N

PRELIMINARY

0 5 10 20

SCALE: 1" = 10'

DUKE ENERGY. ONE
Outdoor Lighting Solutions
3300 Exchange Place
Lake Mary, Florida 32746

Proprietary & Confidential: This document together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Duke Energy One, Duke Energy One's express written consent shall be at user's sole risk and without liability or legal exposure to Duke Energy One. All rights reserved. Unauthorized use of or reliance on this document may subject user to and indemnify, defend and hold harmless Duke Energy One from any and all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom. Submission or distribution of this document to meet official regulatory requirements or for other purposes in connection with the publication of authorized Duke Energy One work is not to be construed as a publication in derogation of Duke Energy One's reserved rights.

Lighting Design Tolerance: Calculated horizontal and vertical illuminance values represent predicted performance. Actual performance of any manufactured luminaire may vary due to tolerances in lamps, electronic components, and other variables. Calculations do not include obstructions such as buildings, trees, or other structures. Reflectances of surfaces, obstructions, and other characteristics of the area surrounding the luminaires must match the assumptions used in the calculations. Calculations are based on luminaires operating on a stable voltage supply. Actual voltage at the luminaire will affect results. Refer to the luminaire manufacturer's photometric report for specific performance data.

# Loch Leven Park - Amenity Parking Lighting Plan

Mount Dora, FL 32757

Designer
Christopher Cordell

Date
September 02, 2025

Scale
1" = 10'

Drawing No.
SLC-01