



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

Email: plandev@cityofmounddora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

August 19, 2026 at 10:00 AM

AGENDA

- I. **Call to Order**
- II. **Roll Call with Determination of Quorum**
- III. **Approval of Minutes**
- IV. **Public Participation/hearing of non-agenda items**
- V. **New Business**
 - a. **Request for Site Plan:** Waterman Early Learning Academy (Project Name); 1303 Limit Avenue (Site Address); Florida Material Alliance, Inc. (Owner); Waterman Early Learning Academy – John Stover (Applicant); SP26-06Minor (Project Number); 2nd Review
 - b. **Request for Site Plan:** Loch Leven Park Amenity Center (Project Name); XXX Meadenhall Boulevard (Site Address); Loch Leven Park, HOA, Inc. (Owner); Poulos & Bennett, LLC (Applicant); SP25-09 (Project Number); Fourth Review
- VI. **Other Business / Staff Updates**
 - a. **Discussion:** Mount Dora North and South / Richland
- VII. **Announcement of next scheduled meeting date:**

September 16, 2026 @ 10:00 a.m.
- VIII. **Adjournment**

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

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this

meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

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

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



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

July 15, 2026

MINUTES

I. Call to Order

Having been duly advertised as required by law, Chair, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, July 15, 2026.

II. Roll Call with Determination of Quorum

Present: Adrian Coombes, Harris Turner, Lynn Tipton, Andrea Lothar, David Hoops

Absent: Tom Dring and Suzanne Scheck

III. Approval of Minutes

On a motion by Lynn Tipton, seconded by Harris Turner, the board voted to approve the meeting minutes dated June 17, 2026, unanimous by a 5-0 vote.

IV. Public participation / hearing of non-agenda items:

None.

V. New Business

- A. Request for Minor Site Plan:** Sabatini Law Firm, P.A. (Project Name); 1601 E. First Avenue (Site Address); Anthony and Francheska Sabatini (Owner); SP26-02Minor (Project Number); 3rd Submittal.

Mr. Hand swore in staff and attendees.

Ms. Janiszewski provided a brief summary of the proposed application with staff recommending approval of the application subject to conditions.

Present: Anthony Sabatini

Discussion on providing landscaping plan and buffers.

Discussion on providing a revised site plan.

Discussion on ADA accessible parking space(s).

Discussion on reconfiguring proposed parking spaces.

Discussion on the current site plan is not to scale.

Motion made by Andrea Lothar, seconded by David Hoops to table item until parking can be shown in compliance and to scale, submission of a new set of plans.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES

July 15, 2026

Harris Turner made a request to amend the motion to include that all the requirements of the Department are met, including landscaping and parking.

Amended Motion made by Andrea Lothar, seconded by David Hoops to table item until all the conditions and requirements are met with respect to parking and landscaping and new plans are submitted unanimously by a 5-0 Vote

VI. Other Business/Staff Updates

Discussion on updates to Landscaping Ordinance to be presented at a later date after review by the Legal Department and Urban Forestry.

Discussion on October 2027 and Hurricane Season.

Discussion on update for Juniper Villages project located at SR 46 and US Hwy. 441.

A. Announcement of next scheduled meeting date:

August 19, 2026 @ 10:00 a.m.

VII. Adjournment

On a motion by Lynn Tipton, seconded by Andrea Lothar, the board voted to adjourn the meeting at 10:14 a.m.

Adrian Coombes

Chair

Theresa Willis

Administrative Coordinator

DATE: August 19, 2026

TO: Planning and Zoning Commission

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 approval of the application as presented.

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.

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. The applicant proposes to construct a four (4') black decorative aluminum fence.

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*.

Utilities

The property will be serviced by the City of Mount Dora for potable water, sanitary sewer, and electric. Solid Waste will be collected by Waste Management, contracted services.

It was determined by the Development Review Committee the property may continue to utilize the existing 4" sewer lateral, whereas it was previously a condition of approval for the child day care use to upgrade the existing line to a 6" sewer lateral. When the conditional use seeks to expand capacity through increased enrollment or change of use, then the 6" sewer lateral will be reviewed and may be required at that time.

Traffic

The Engineer included on the Site Plan denotation a new sign placard to state "Right-Turn Only From 6AM – 9AM and 4PM to 7PM" on existing street sign post below the existing Stop Sign approaching Limit Ave.

The Application was forwarded to the Lake County Development Review for comment regarding required right-of-way dedication. No response has been provided from Lake County. The Engineer updated the application to show the area of right-of-way to be dedicated, per LDC Section 6.3, *Roads*.

Traffic Impact Analysis

The Applicant provided a Traffic Exemption Letter to a Traffic Impact Study based on the City of Mount Dora Traffic Impact Study Guidelines (2008).

The Exemption Letter provided by the Engineer indicates the proposed use will generate 224 daily trips and 47 peak PM hour trips. The applicant claims the trips generated by the proposed child day care use will increase by an additional net new 37 AM Peak hour and 34 PM Peak hour trips, compared to the existing office use. The DRC has accepted the Applicant's request for exemption to providing a Traffic Impact Study.

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 project 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

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

Legend

City Limits

In
Out

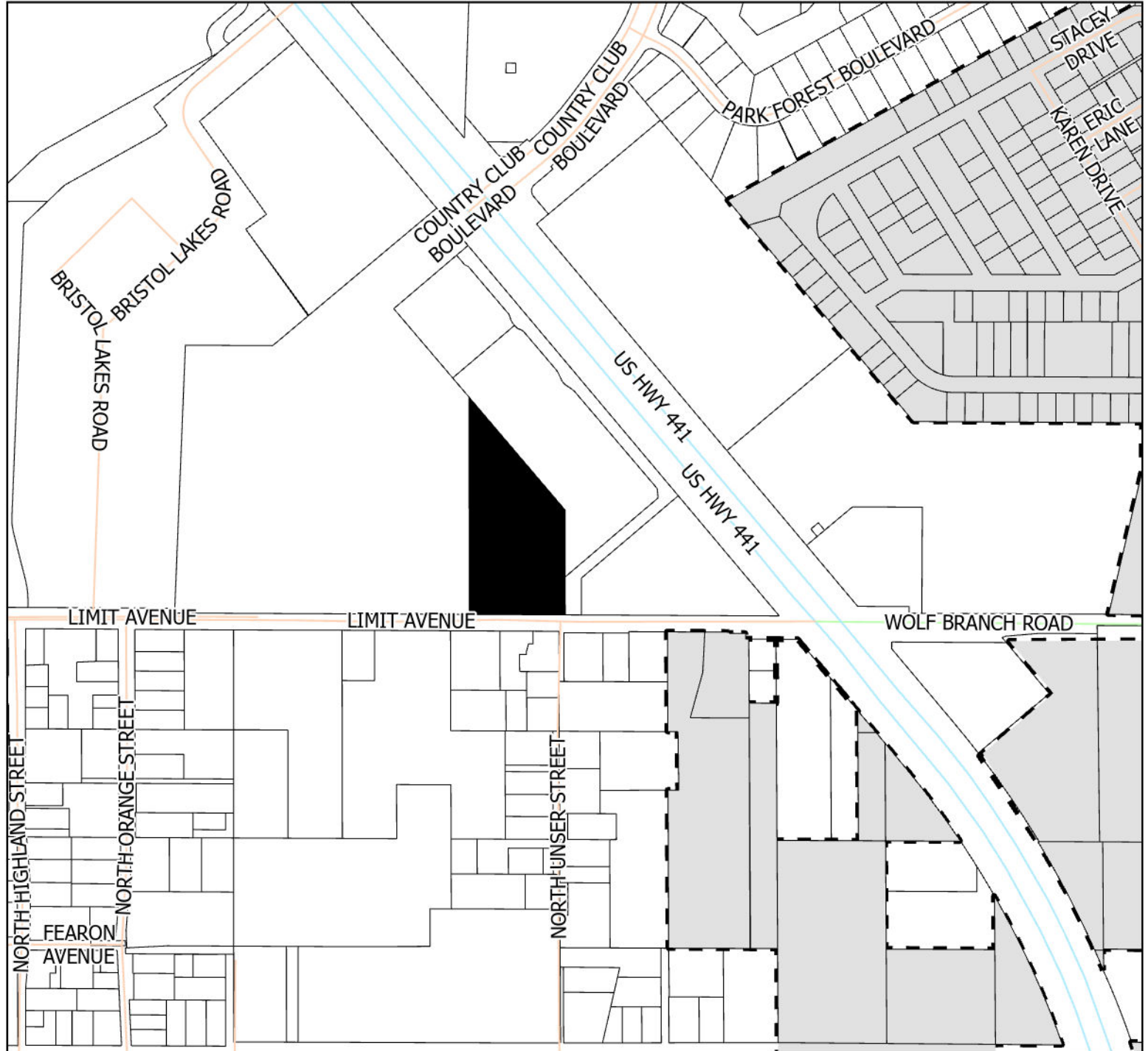
Subject Parcel

VICINITY MAP

N



Request for Conditional Use Permit (CUP)
for Waterman Early Learning Academy / Waterman Christian Academy
Day Care Use in Office Professional (OP) Zoning District



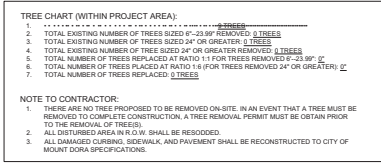
0 0.05 0.1 0.2 Miles

Date Exported: 6/4/2026 11:23 AM

COVER SHEET

SHEET NUMBER

C0.00



REVISIONS: _____

1.0 04/24

▲ REVISIONS: 277

Civil Engineering Solutions, Inc.

civil & Environmental Engineering

302 Main Environmental Ave., Toms River, NJ 08786
 Phone: 732.943.5511 | Fax: 732.942.2844
 Email: info@civilsolutions.com

DATE: _____

WATERMAN EARLY LEARNING ACADEMY

CONSTRUCTION SITE PLANS

MOUNT DORA, FLORIDA

THIS SEAL HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY:

ON THE DATE ADJUSTED TO THE SEAL, THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

CIVIL ENGINEERING SOLUTIONS, INC.
 302 MAIN ENVIRONMENTAL AVE.
 TOMS RIVER, NEW JERSEY 08786
 TEL: 732.943.5511

DRAWN BY: WG

CHECKED BY: DC

FILE NUMBER: 25128

ISSUE DATE: 06/29/2026

SHEET SIZE: 24 X 36

PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER

C5.00

LEGEND

The legend defines the symbols used in the cross-section diagram:

- SITE BOUNDARY**: Represented by a thick black line with cross-ticks.
- SILT FENCE**: Represented by a line with two circles.
- EXISTING CONTOUR**: Represented by a dashed line.
- PROPOSED CONTOUR**: Represented by a long-dashed line.
- LANDSCAPE BUFFER**: Represented by a line with cross-ticks.
- SETBACK LINE**: Represented by a line with cross-ticks.
- PROJECT AREA**: Represented by a line with cross-ticks.
- EXISTING ELEVATION**: Represented by a cross symbol (X).
- PROPOSED ELEVATION**: Represented by a cross symbol (X) with a circle around it.
- INTERPOLATED ELEVATION**: Represented by a circle with a cross inside.
- EXISTING SANITARY**: Represented by a line with cross-ticks.
- EXISTING WATERMAIN**: Represented by a line with cross-ticks.
- PROPOSED SANITARY**: Represented by a line with cross-ticks.
- PROPOSED WATERMAIN**: Represented by a line with cross-ticks.
- FLOW ARROW**: Represented by a line with an arrowhead.

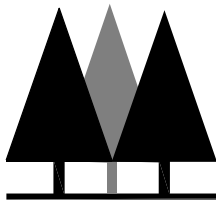
Drainage Report

Project: Waterman Early Learning Academy

Mount Dora, Florida

June 25, 2026

Revised: 7/29/2026



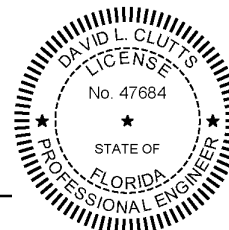
Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

322 North Rockingham Avenue, Tavares, FL 32778

352.742.5011 Fax: 352.742.5044

admin@civilengsolutions.com



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY:

David Clutts 2026.08.04
14:28:01-04'00'

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

Revisions:
08/04/26 - Revised City Name on Narrative and Summary Page 3 per City Comment

Waterman Early Academy

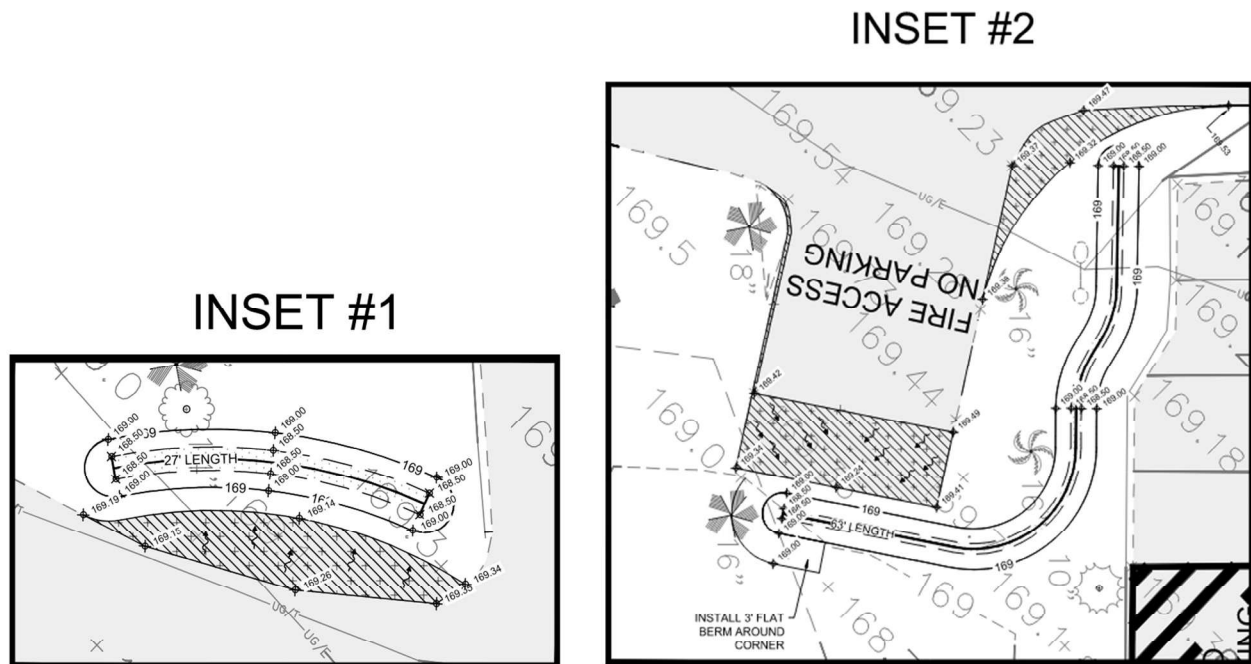
Stormwater Analysis

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.



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 Mount Dora 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 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

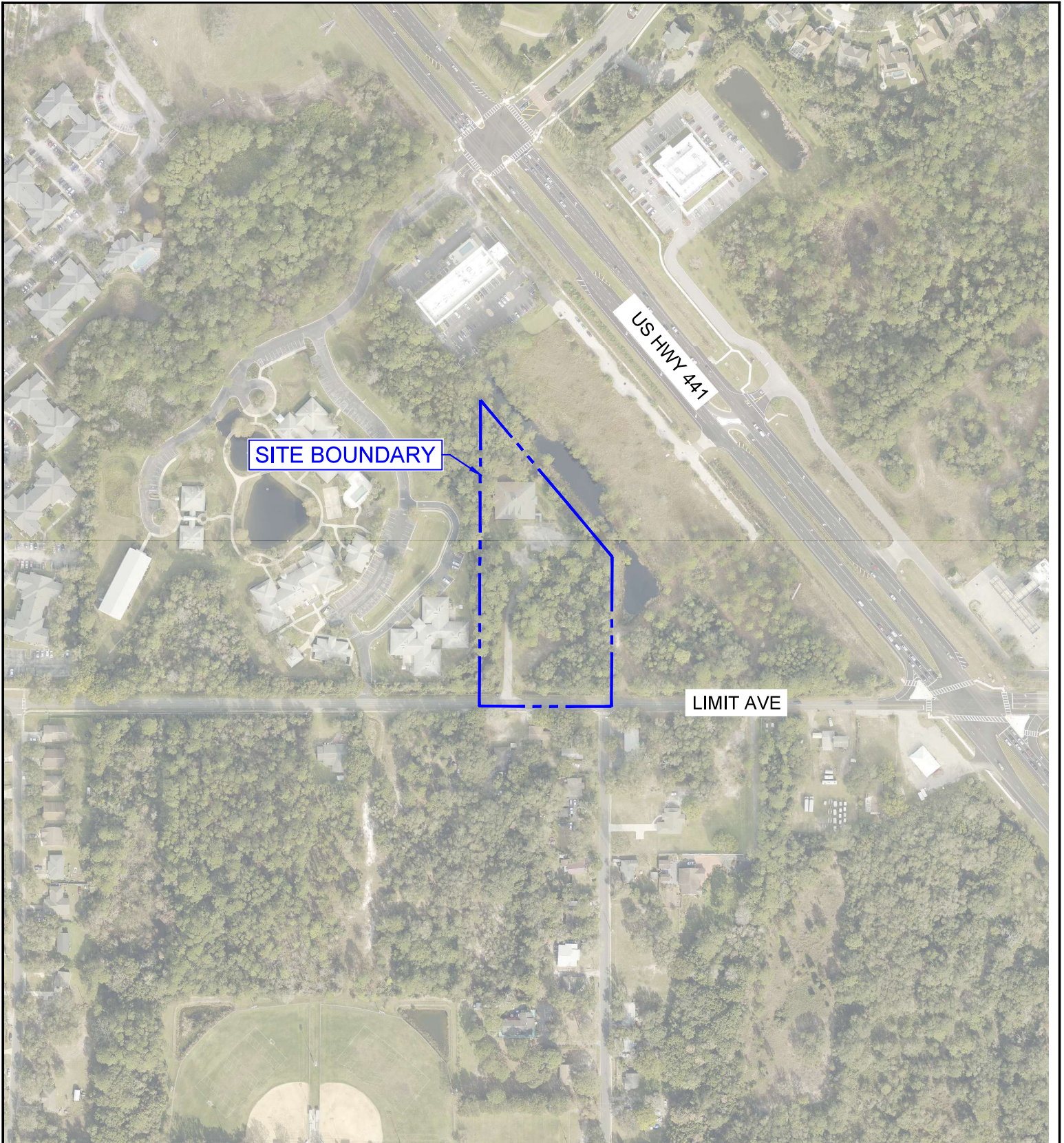
Section 4 includes the hydrologic & hydraulic modeling conducted for the site. The results were determined using Stormwise (F.K.A. ICPR) by Streamline Technologies, Inc.

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

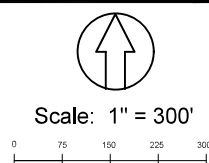


AERIAL IMAGE SOURCE: FDOT
AERIAL IMAGE DATE: 2023

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



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Date:

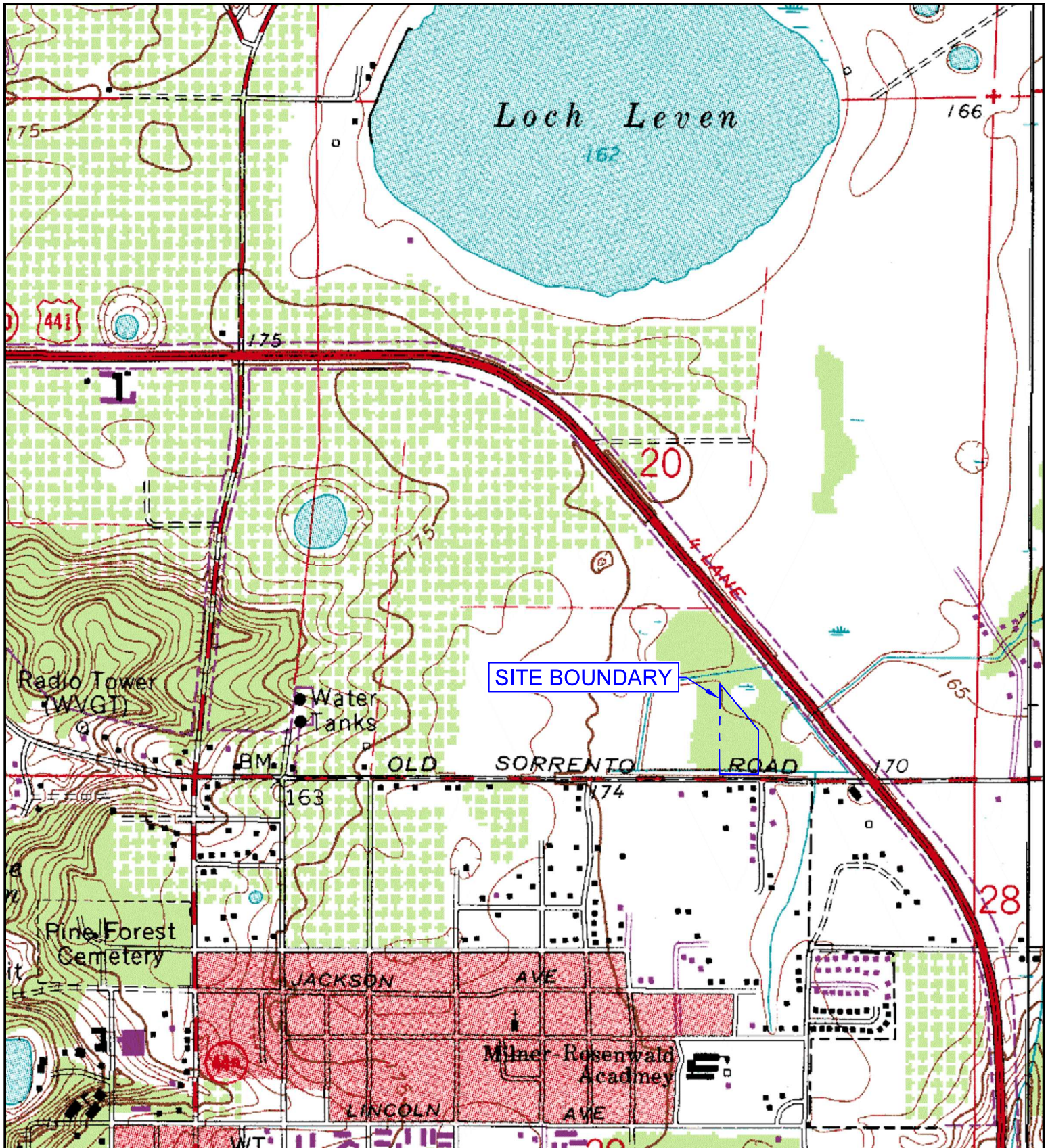


FIGURE 2

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'


 **Civil Engineering Solutions, Inc.**
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 admin@civilsolutions.com
 David Clatts, P.E. - FL Lic. # 47684
 Date:



SOILS LEGEND:
 28 - MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES (HYD. A/D)
 12 - CASSIA SAND (HYD. A/D)

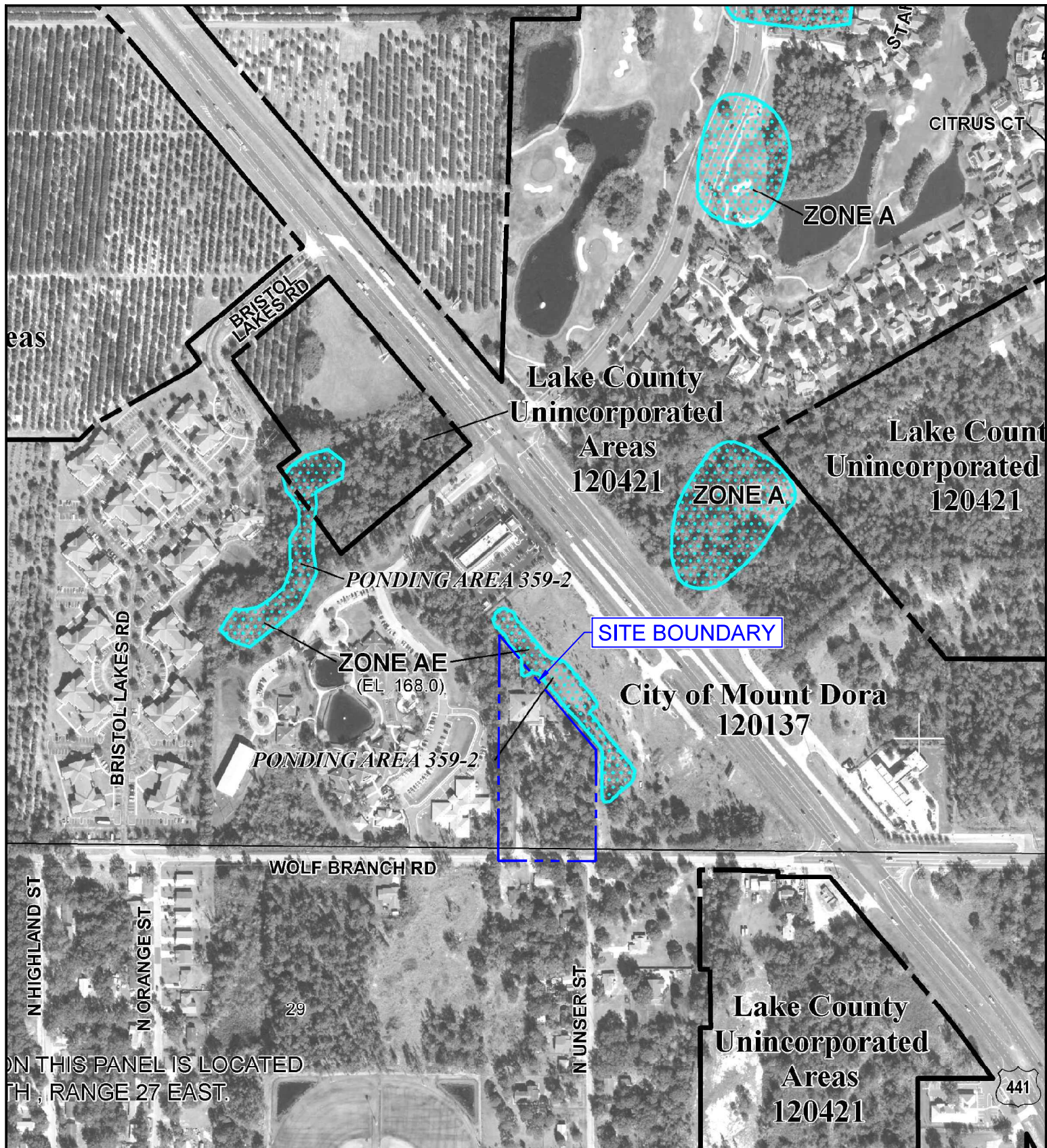
FIGURE 3

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.**
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 TAVARES, FL 32778
 352-742-5011 Fax: 352-742-5044
 admin@civilsolutions.com
 David Clatts, P.E. - FL Lic. # 47684
 Date:



Project: 25129
 File: 25129-MAP
 Date: JUNE 17, 2026
 Created By: WG

FEMA FLOOD MAP
 WATERMAN EARLY LEARNING ACADEMY
 SEC 20 TWP 19S RNG 27E
 MOUNT DORA, FLORIDA

Scale: 1" = 400'

0 100 200 300 400

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 admin@civilsolutions.com
 David Clatts, P.E. - FL Lic. # 47684
 Date:

SECTION 1

Section 1: Treatment Volume Calculations and Pond Staging for Swale #1

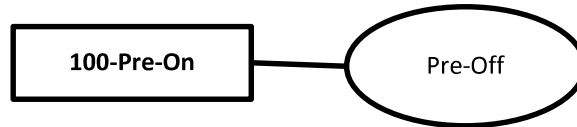
June 25, 2026

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

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 #1 (100-Pre-On)						
Parameters	Land Use:	Upland Hardwood		Computed Loading Rates	Mean Annual Coefficient:	0.10
	Total N:	1.042	mg/l		Runoff Volume	0.00 ac-ft/yr
	Total P (mg/l):	0.346	mg/l		Nitrogen Loading:	0.00 lb/yr
	Asphalt Millings/ Pavement (ac)	132	sf			0.00 kg/yr
		0.003	ac			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	Land Use:	High Intensity Commercial		Computed Loading Rates	Mean Annual Coefficient:	0.81
	Total N:	2.4	mg/l		Runoff Volume	0.01 ac-ft/yr
	Total P:	0.345	mg/l		Nitrogen Loading:	0.07 lb/yr
	Asphalt Millings/ Pavement (ac)	132	sf			0.03 kg/yr
		0.003	ac			0.01 lb/yr
	Non DCIA Curve Number:	82.60				0.00 kg/yr
	DCIA Percentage:	100.0	%		Phosphorus Mass Loading:	0.00 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

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

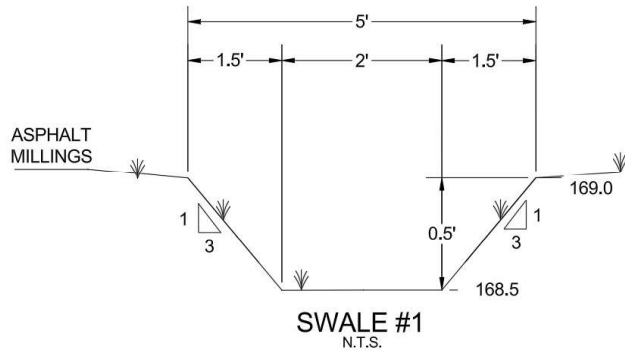
Criteria 2: Wekiva River Hydrologic Basin and Wekiva Recharge Protection Basin Recharge Standard (ERP Manual II Sec. 13.3)
 Requirement - Provide Infiltration Of 3-in of Runoff from Impervious Area

Basin: Post-Development: Swale #1 (100-Post-On)

0.003	-ac	x	0.25	ft	=	0.000757576	ac ft
					=	33	cf
					=	3.00	in

Pond Staging

DRA: **Swale #1**
 Basin: **100-Post-On**



Swale Area: $((5' + 2')/2) \times 0.5' = 1.75\text{-SF}$

Swale Volume: Swale Cross Sectional Area x Length =
 $1.75\text{-SF} \times 27\text{-LF} = 47.25\text{-CF}$

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

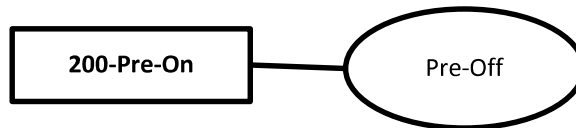
June 25, 2026

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 | Sec. 8.3.2)

Zone: Zone_2

Mean Annual Rainfall (in) 50.5

Pre-Development: Swale #2 (200-Pre-On)						
Parameters	Land Use:	Upland Hardwood		Computed Loading Rates	Mean Annual Coefficient:	0.10
	Total N:	1.042	mg/l		Runoff Volume	0.00 ac-ft/yr
	Total P (mg/l):	0.346	mg/l			
	Asphalt Millings/Pavement (ac)	221	sf		Nitrogen Loading:	0.01 lb/yr
		0.005	ac			
	Non DCIA Curve Number:	79.00				
	DCIA Percentage (%):	0	%			
	Wet Pond Area (ac):	0	ac		Phosphorus Mass Loading:	0.00 kg/yr
						0.00 kg/yr

INPUTS

Post-Development: Swale #2 (200-Post-On)						
Parameters	Land Use:	High Intensity Commercial		Computed Loading Rates	Mean Annual Coefficient:	0.81
	Total N:	2.4	mg/l		Runoff Volume	0.02 ac-ft/yr
	Total P:	0.345	mg/l			
	Asphalt Millings/Pavement (ac)	221	sf		Nitrogen Loading:	0.11 lb/yr
		0.005	ac			
	Non DCIA Curve Number:	80.86				
	DCIA Percentage:	100.0	%			
	Wet Pond Area:	0	ac		Phosphorus Mass Loading:	0.02 lb/yr
						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
	Pre-Development Condition TN Loading:	0.01 lb/yr

Controls

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

Pre- vs Post- Development Mass Discharge Summary

INPUTS

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)

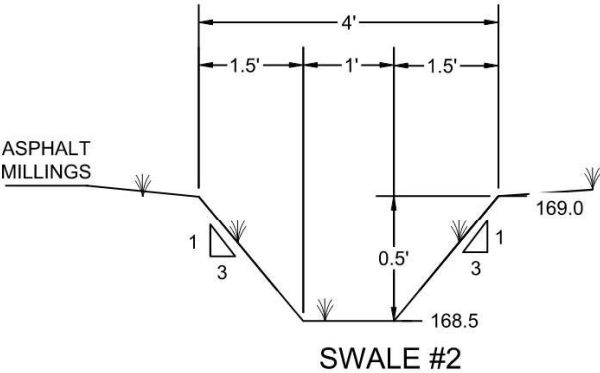
Requirement - Provide Infiltration Of 3-in of Runoff from Impervious Area

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 Area: $((4' + 1')/2) \times 0.5' = 1.25\text{-SF}$

Swale Volume: Swale Cross Sectional Area x Length =
 $1.25\text{-SF} \times 63\text{-LF} = 78.75 \text{ -CF}$

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 – INFILTRATION INPUT PARAMETERS
- 3 - SWALE #1 – INFILTRAION GRAPH
- 4 - SWALE #1 – WATER ELEVATION GRAPH
- 5 - SWALE #2 – MANUAL HYDOGRAPH
- 6 - SWALE #2 – INFILTRATION 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

MODRET 7.0

SUMMARY OF MODRET INPUT PARAMETERS

PROJECT NAME : Swale #1 72-hr Recovery
UNSATURATED ANALYSIS EXCLUDED

Average Pond Area	94.50 ft ²
Pond Volume between Bottom & DHWL	47.25 ft ³
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:

Groundwater Control Features - Y/N

	Top	Bottom	Left	Right
Distance to Edge of Pond	N	N	N	N
Elevation of Water Level	0.00	0.00	0.00	0.00

Impervious Barrier - Y/N

	Top	Bottom	Left	Right
Elevation of Barrier Bottom	N	N	N	N
	0.00	0.00	0.00	0.00

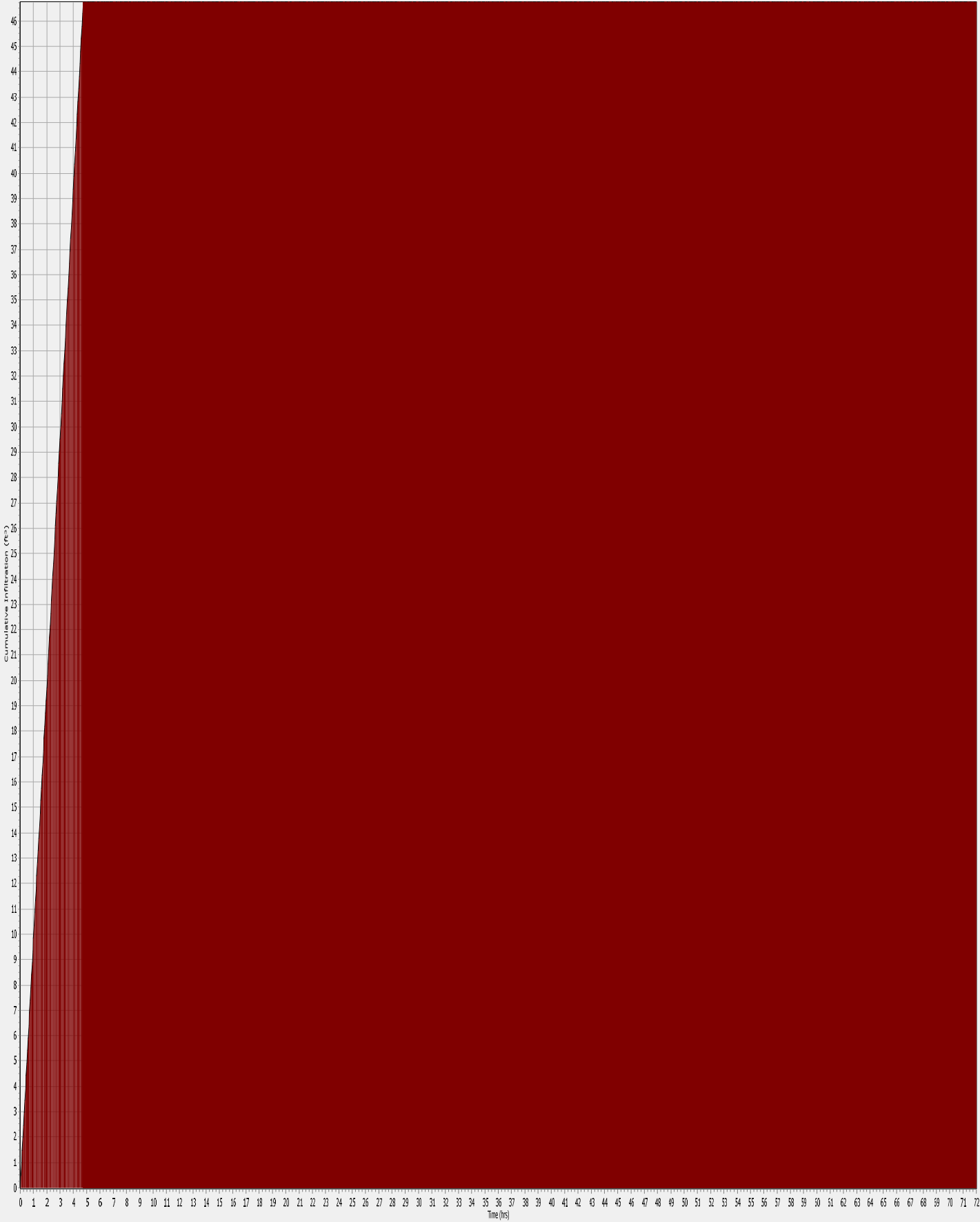
MODRET 7.0

ROUTING MODULE

PROJECT NAME : Swale #1 72-hr Recovery
STAGE-STORAGE INPUT DATA

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft³)
168.50	0.001	0.0
169.00	0.003	47.3

Zero-Infiltration option is OFF



Total Infiltration = 47 ft³



Max Water Elevation = 169.0 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

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

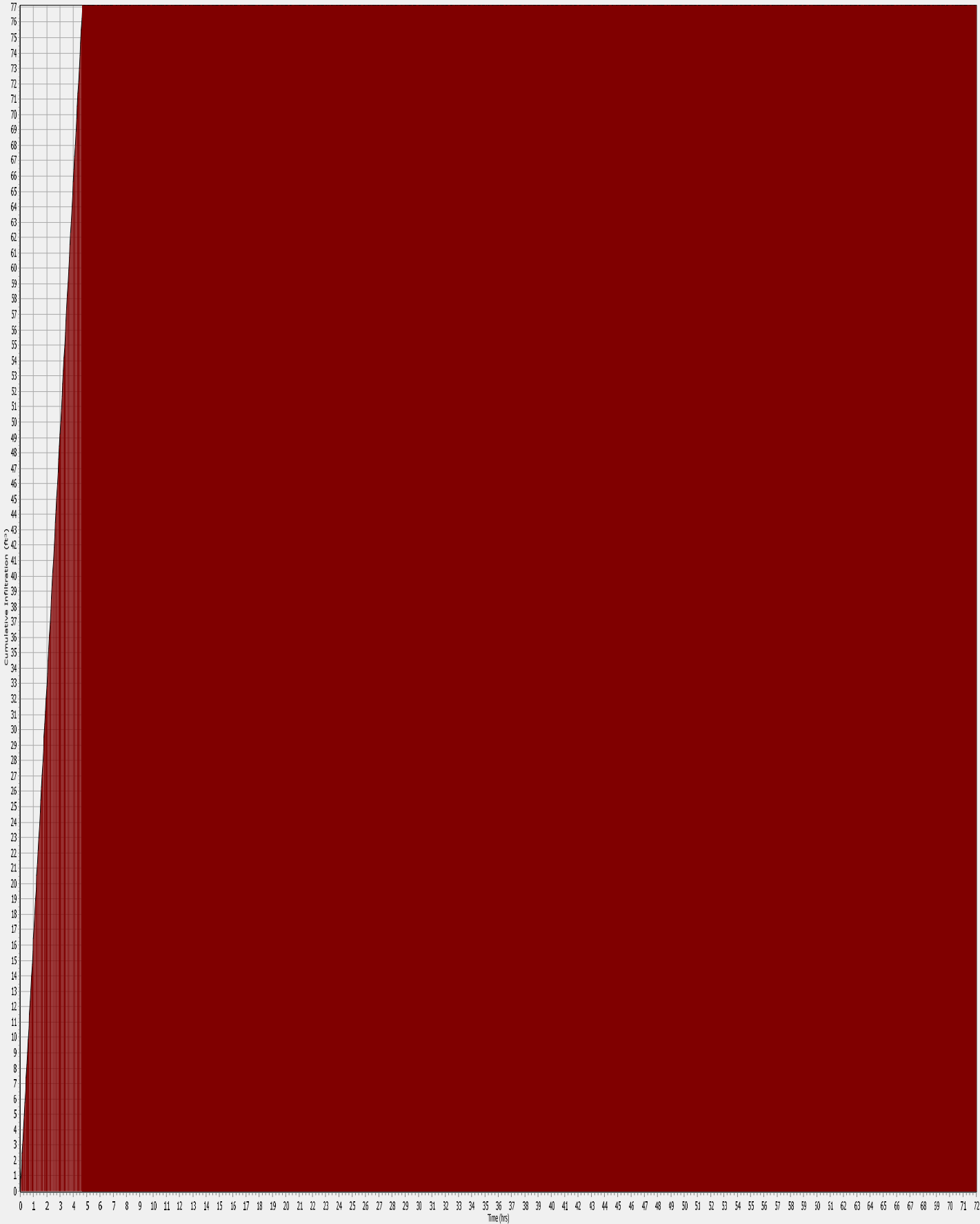
MODRET 7.0

ROUTING MODULE

PROJECT NAME : Swale #2 72-hr Recovery
STAGE-STORAGE INPUT DATA

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft³)
168.50	0.001	0.0
169.00	0.006	78.7

Zero-Infiltration option is OFF



Total Infiltration = 77 ft³



Max Water Elevation = 168.89 ft

SECTION 4

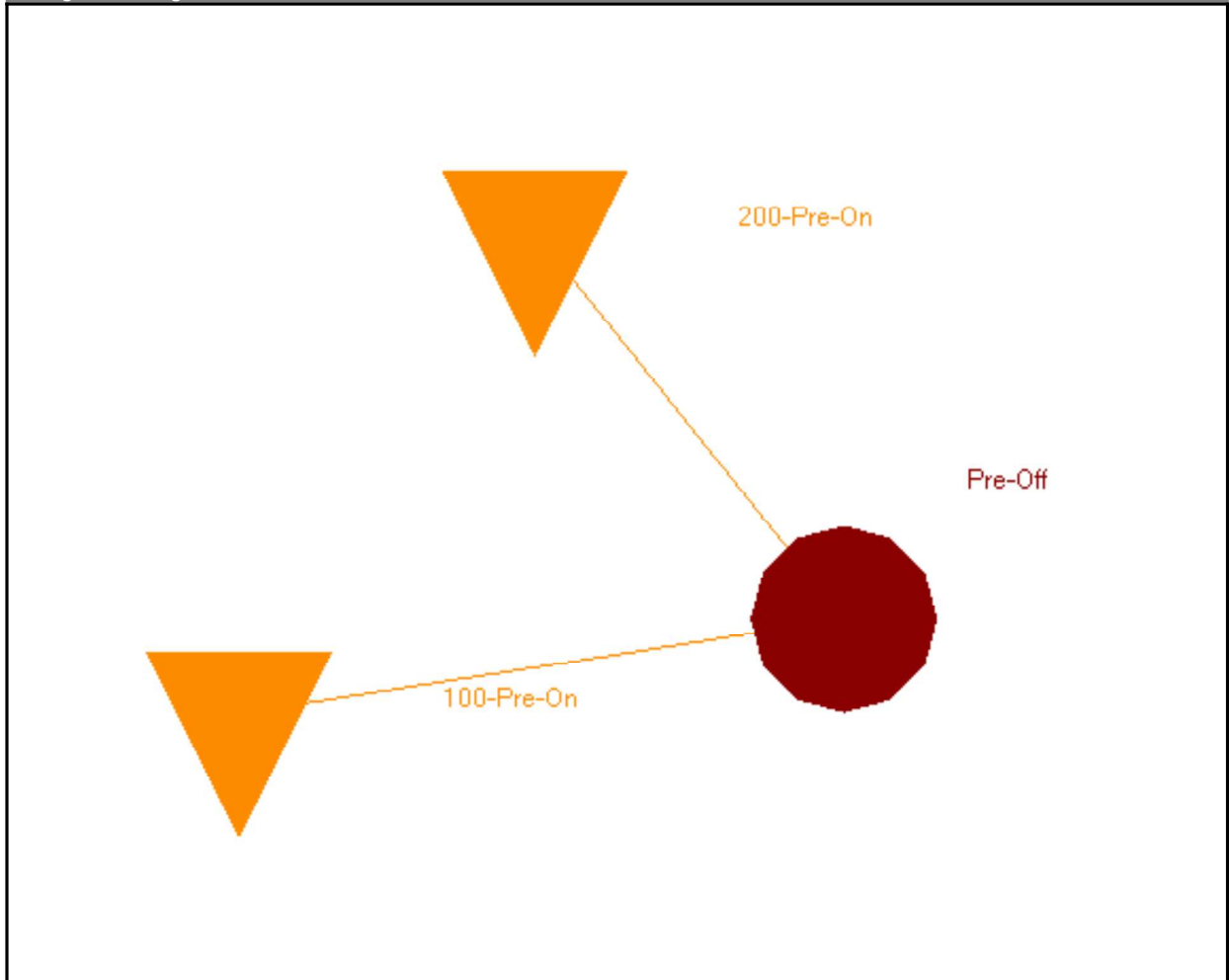
(STORMWISE ROUTING ANALYSIS)

TABLE OF CONTENTS

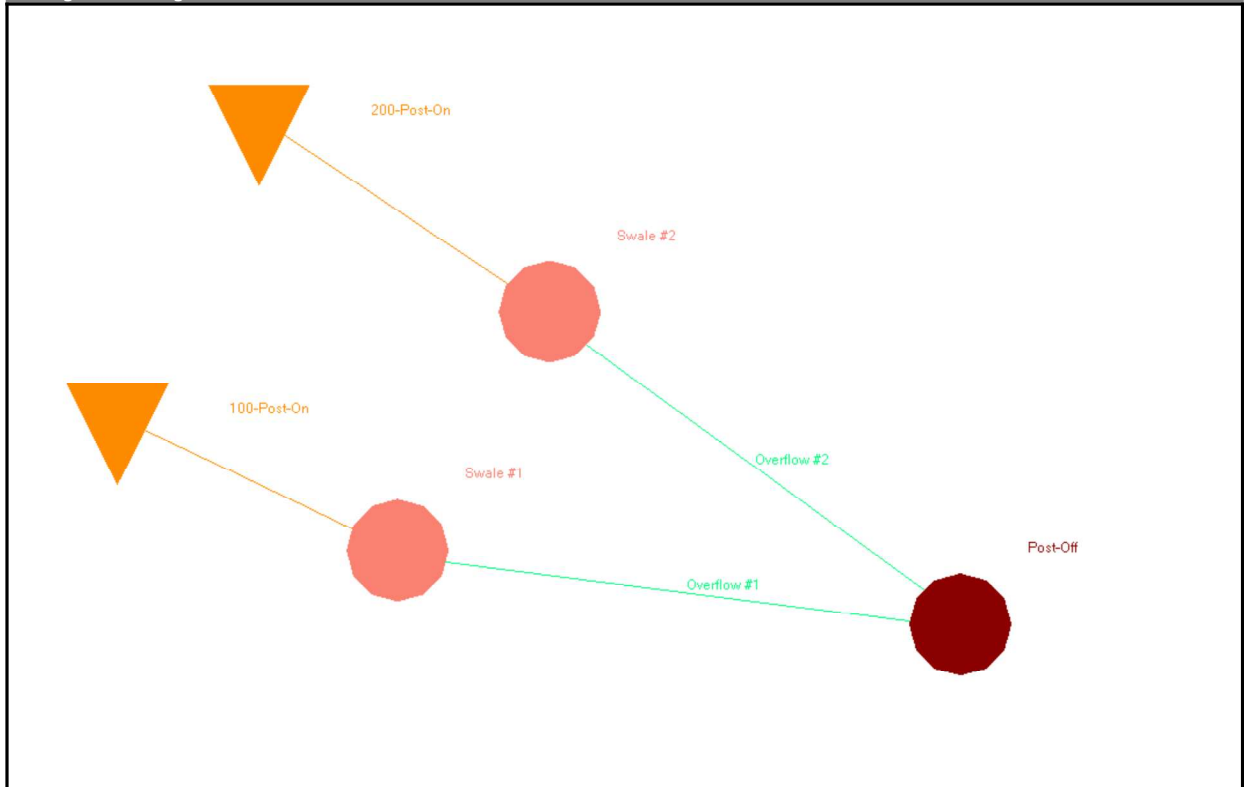
PAGE:

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 Infiltration 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
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
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: Global
Opt:

Rainfall Name: ~FLMOD
Rainfall Amount: 4.30 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 1 - 10YR-24HR

Scenario: No Infiltration 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: 0.5 dec
Fact:
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: Global
Opt:

Rainfall Name: ~FLMOD

Rainfall Amount: 5.97 in
 Storm Duration: 24.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 2 - 25YR-24HR

Scenario: No Infiltration 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
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
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: Global
Opt:

Rainfall Name: ~FLMOD
Rainfall Amount: 7.41 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 3 - 25YR-96HR

Scenario: No Infiltration 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: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ftIA Recovery Time: 24.0000 hr
Ia/S: 0.20 decSmp/Man Basin Rain: Global
Opt:Rainfall Name: ~FLMOD
Rainfall Amount: 10.30 in
Storm Duration: 96.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simple Basin: 100-Post-On

Scenario: No Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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 Infiltration 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

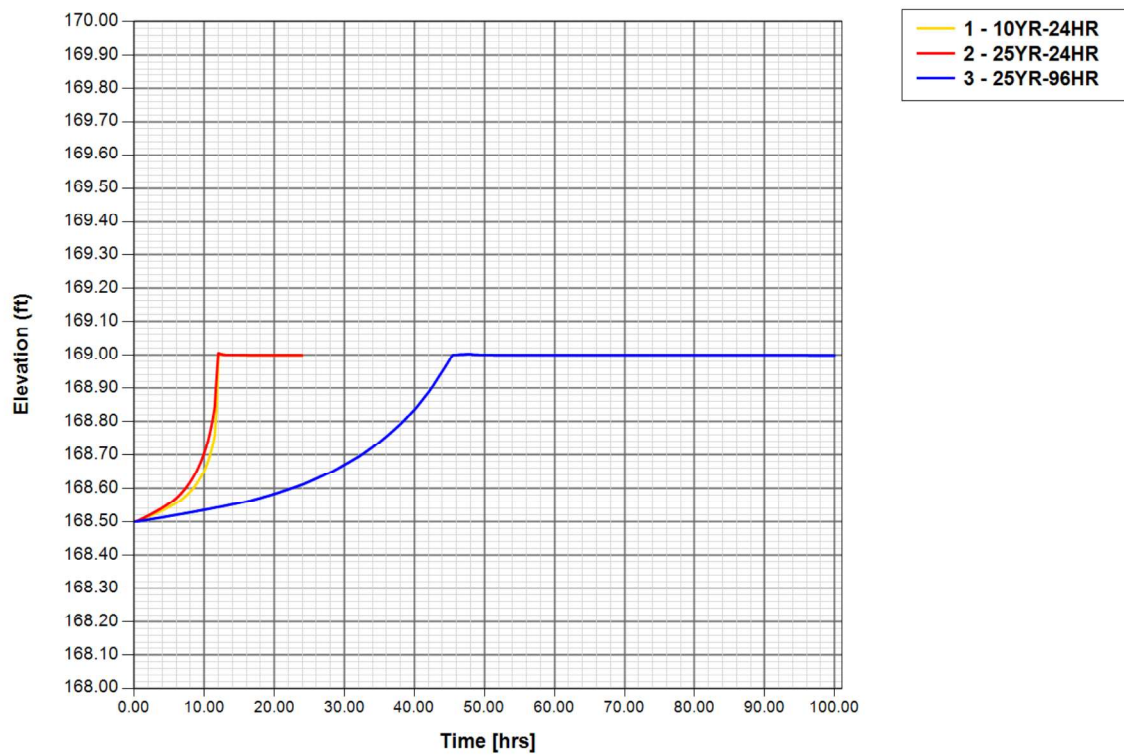
Node Max Conditions [No Infiltration Considered]

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

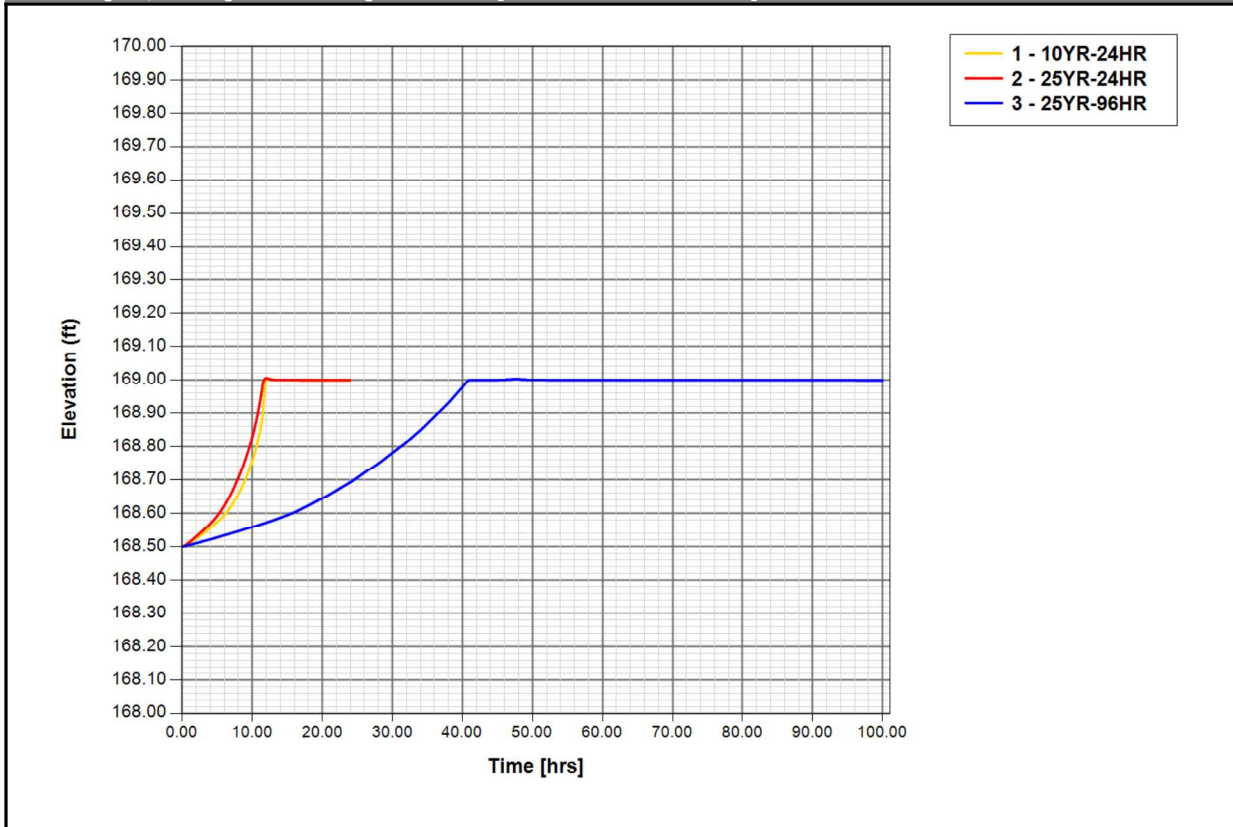
Node Max Conditions [No Infiltration Considered]

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 Infiltration Considered]



Node Stage w/Warning and Alert Stage: Swale #2 [No Infiltration Considered]



Link Min/Max Conditions [No Infiltration 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 Infiltration 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]
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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 Infiltration 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 Infiltration 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
Page No. 6
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 'MODRET' 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 ==> 165.000 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 K_{vu} =====> 2.000

AVERAGE EFFECTIVE STORAGE COEFFICIENT =====> 0.200

RESULTS OF UNSATURATED INFILTRATION

=====

INFILTRATION VOLUME, V_u = 0.00420 ac-ft

MINIMUM TIME TO INFILTRATE V_u , T_{sat} = 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.

August 10, 1990

**Preliminary Geotechnical Report
Proposed Office Building
Limit Street
Mt. Dora Area, Lake County, Florida
R-836**

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 from 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

August 10, 1990

Preliminary Geotechnical Report
Proposed Office Building
Limit Street
Mt. Dora Area, Lake County, Florida
R-836

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)

August 10, 1990

Preliminary Geotechnical Report
Proposed Office Building
Limit Street
Mt. Dora Area, Lake County, Florida
R-836

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 sink-hole development at the site. Deep structural borings and geophysical investigations would have to be conducted in

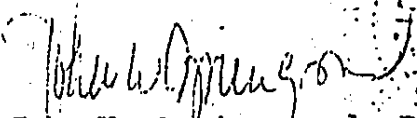
August 10, 1990

Preliminary Geotechnical 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. PITTSOHN

CLIENT: THE FLORIDA LUMBER AND BUILDING MATERIALS DEALERS ASSOCIATION

DEPTH TO - Water: 3.23

DEPTH OF COLLAPSE: NONE

ELEV	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	FIELD CLASSIFICATION	DETAILS
DEPTH			
0	1/4 2/4 3/4	POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES	GRAY-BROWN 10YR 5/2 SLIGHTLY SILTY FINE SAND
2.5	2/4 3/4 5/4 7/4 7/4	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	5/4 7/4 8/4	POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES	@ 3.5' BROWN 10YR 5/3 SLIGHTLY SILTY FINE TO MEDIUM SAND
7.5	5/4 7/4 100/4		@ 6' BROWN 10YR 4/3 SLIGHTLY SILTY FINE TO MEDIUM SAND
10	5/4 7/4 100/4		@ 7.5' DARK GRAY-BROWN 10YR 4/2 FINE TO MEDIUM SAND
12.5	112/4		@ 9' BROWN 10YR 4/3 SLIGHTLY SILTY FINE TO MEDIUM SAND
			@ 10.5' DARK BROWN 10YR 3/3 SLIGHTLY SILTY FINE TO MEDIUM SAND

BORING TERMINATED AT 14' DUE TO THE BLOWS PER FOOT BEING IN EXCESS OF FIFTY (50).

PAGE NO. 1

Central Testing Laboratory

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 60 APPROX 100' EAST THEN APPROX 250' NORTH

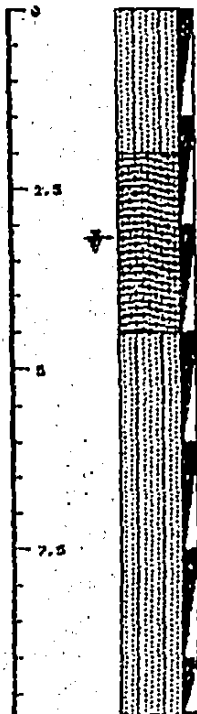
BORING METHOD: ASTM D 1586

DRILLER: J. GILBERT / D. PITTSOHN

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
		POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES	GRAY-BROWN 10YR 5/2 SLIGHTLY SILTY FINE SAND
		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
		POORLY GRADED SANDS WITH MODERATE AMOUNT OF FINES	@ 4.5' GRAY-BROWN 10YR 5/2 SLIGHTLY SILTY FINE TO MEDIUM SAND
			@ 6' DARK GRAY-BROWN 10YR 4/2 SLIGHTLY SILTY FINE TO MEDIUM SAND

BORING TERMINATED AT 9.75' DUE TO THE BLOWS PER FOOT BEING IN EXCESS OF FIFTY (50).

PAGE NO. 2

Central Testing Laboratory

BORING NO. 3

BORING NO.: 3

ELEV.: 0

DATE: 7-27-1990

BORING METHOD: ASTM D 1586

DRILLER: J. GILBERT / D. PITTSOM

CLIENT: THE FLORIDA LUMBER AND BUILDING MATERIALS DEALERS ASSOCIATION

DEPTH TO - Water: 3.10

DEPTH OF COLLAPSE: NONE

BORING TERMINATED AT 8.4' DUE TO THE BLOWS PER FOOT BEING IN EXCESS OF FIFTY (50).

Legend:

Symbol: Description:



POORLY GRADED SANDS
WITH MODERATE AMOUNT
OF FINES



SILTY SANDS
SAND-SILT MIXES



GROUNDWATER TABLE MEASURED
AT THE COMPLETION OF
THE BORING

Symbol: Description:



SAND AND SOME
ORGANIC MATERIAL
MIXED



STANDARD PENETRATION
TEST. 140 lb. HAM-
MER DROPPED 30".

Notes:

1. BORINGS ADVANCED WITH A 4" CONTINUOUS 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.

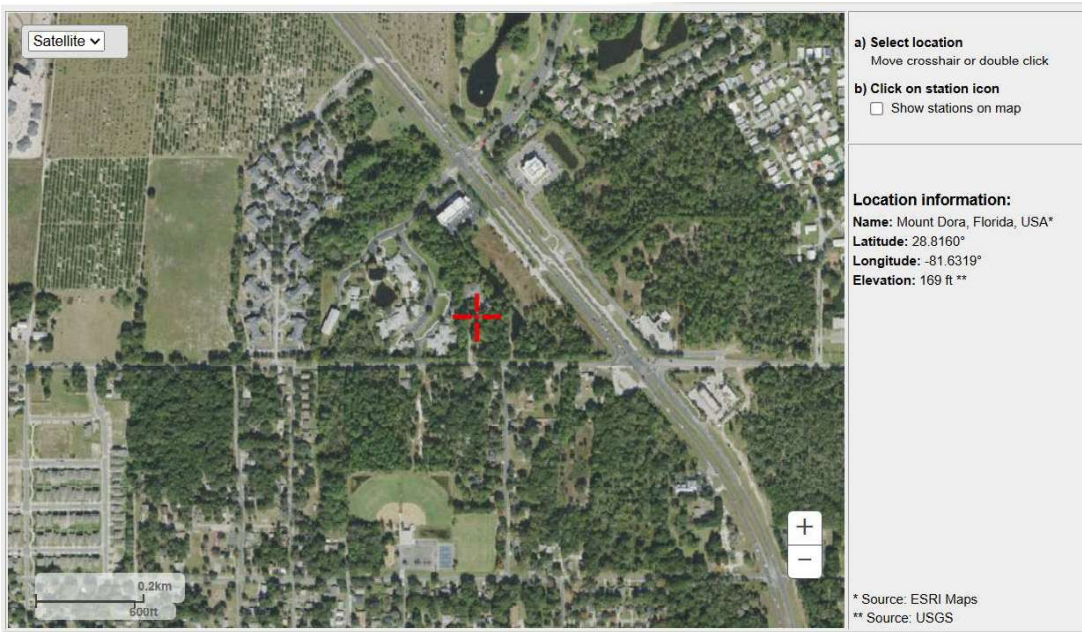
I HEREBY CERTIFY TESTING WAS PERFORMED IN ACCORDANCE WITH REFERENCED A.S.T.M. PROCEDURE.

John W. Springstead 8/14/40
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)

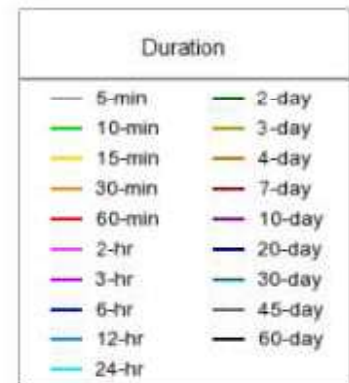
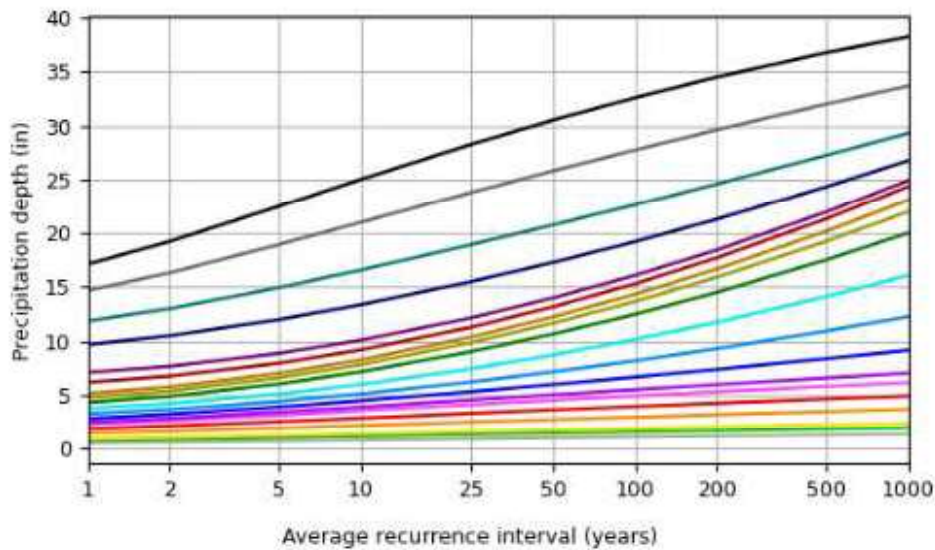
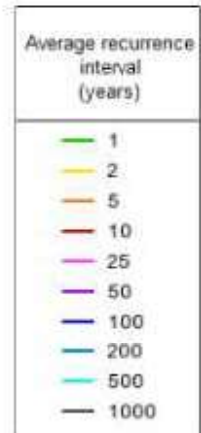
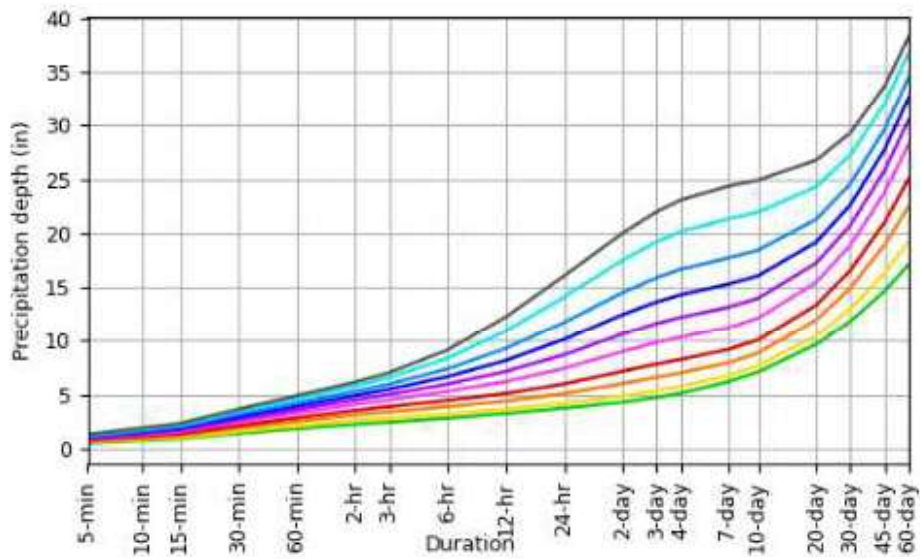
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

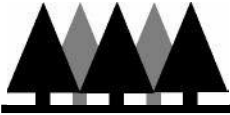
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper 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°





Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

May 4, 2026

City of Mount Dora, Planning & Development Department
510 N. Baker Street
Mount Dora, FL 32757

RE: Waterman Early Learning Academy, Request for Exemption Letter
(Revised to Include Weekdays AM Trips, Date: 4/24/2026)
(Alt Keys: 3310306)

To whom this may concern:

In accordance with the City of Mount Dora Traffic Impact Study Guidelines Document, I am providing the following project trip generation and distribution report for the proposed conversion from office space to child care facility.

The City of Mount Dora Traffic Impact Study Guidelines have provisions that allow us to submit a Request for Exemption Letter if the development generation less than 101 trip ends or driveway volume on the adjacent roadway[s] during the weekday and weekend AM and PM peak hour.

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

Purpose: Conditional Use Permit Approval (Project generated less than 101 trips in the peak hour.)

Justification for Exemption: Generates 37 AM peak hour trips and 34 PM peak hour trips.

Project Description: Converting an office building into a child care facility

Site Location: Alt Key: 3310306, 1000 ft east of the intersection of Limit Avenue and US 441

Affected Road (s): Limit Street

Trip Generation Summary - Waterman Early Learning Academy, (Rates-based calculations using attached ITE Trip Generation Manual 12 th Edition)					
Project Input		Value	Units		
Existing Structure Area		5884.00	SF		
Existing Structure Area per 1000-sf		5.88	1000-SF		
Proposed Day Care Enrollment		60	Students		
Proposed Use: ITE LU 565 - Day Care Center					
Period	Unit	Input	ITE Rate	Trips	
Weekday Daily	Students	60	3.79	227	daily trips
Weekday AM Peak Hour of Adjacent Street Traffic	Students	60	0.79	47	peak hour trips
Weekday PM Peak Hour of Adjacent Street Traffic	Students	60	0.79	47	peak hour trips
Weekend / Saturday Adjacent Street Traffic*	Students	60	N/A	N/A	
*Closed on Weekends					
Existing Use: ITE LU 712 - Small Office Building					
Period	Unit	Input	ITE Rate	Trips	
Weekday Daily	1,000 SF GFA	5.88	14.39	85	daily trips
Weekday AM Peak Hour of Adjacent Street Traffic	1,000 SF GFA	5.88	1.64	10	peak hour trips
Weekday PM Peak Hour of Adjacent Street Traffic	1,000 SF GFA	5.88	2.16	13	peak hour trips
Weekend / Saturday Adjacent Street Traffic*	1,000 SF GFA	N/A	N/A	N/A	
*Closed on Weekends					
Net New Trips (Day Care - Existing Office)					
Period	Day Care Trips	Existing Office Trips	Net New Trips		
Weekday Daily	227	85	142	daily trips	
Weekday AM Peak Hour of Adjacent Street Traffic	47	10	37	peak hour trips	
Weekday PM Peak Hour of Adjacent Street Traffic	47	13	34	peak hour trips	
Weekend / Saturday Adjacent Street Traffic*	N/A	N/A	N/A		
*Closed on Weekends					

Trip Distribution:

As shown in the chart above, the AM peak hour represents the greater impact; therefore, the trip distribution calculations and the attached figure are based on AM peak hour conditions.

1. Proposed: Day Care Center Entering/Existing Distribution - 43% entering (25 trips), 53% exiting (22 trips)
2. Existing: Small Office Building Entering/Existing Distribution - 83% entering (8 trips), 17% exiting (2 trips)
3. Net: Entering ($25 - 8 = 17$ trips), Exiting: ($22 - 2 = 20$ 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 generates 37 peak hour AM trips and 34 peak hour PM trips. These volumes are well below the Tier 3 Traffic Impact Study (TIS) threshold of 100 or more net new peak hour trips.

The attached documents provide additional information and the proposed trip distributions.

Based on the above presented analysis, we are requesting that this project be approved without the need for a Traffic Impact Study.

Should you have any questions, please do not hesitate to call our office.

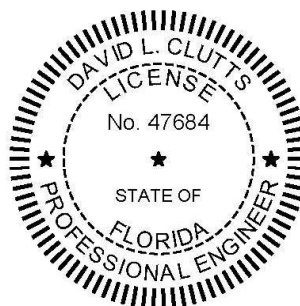
Sincerely,

David Clutts, P.E.
FL Reg. 47684
Civil Engineering Solutions, Inc.

Cc: File

Attachments:

1-AM Peak Hour Trip Distribution Figure



THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY

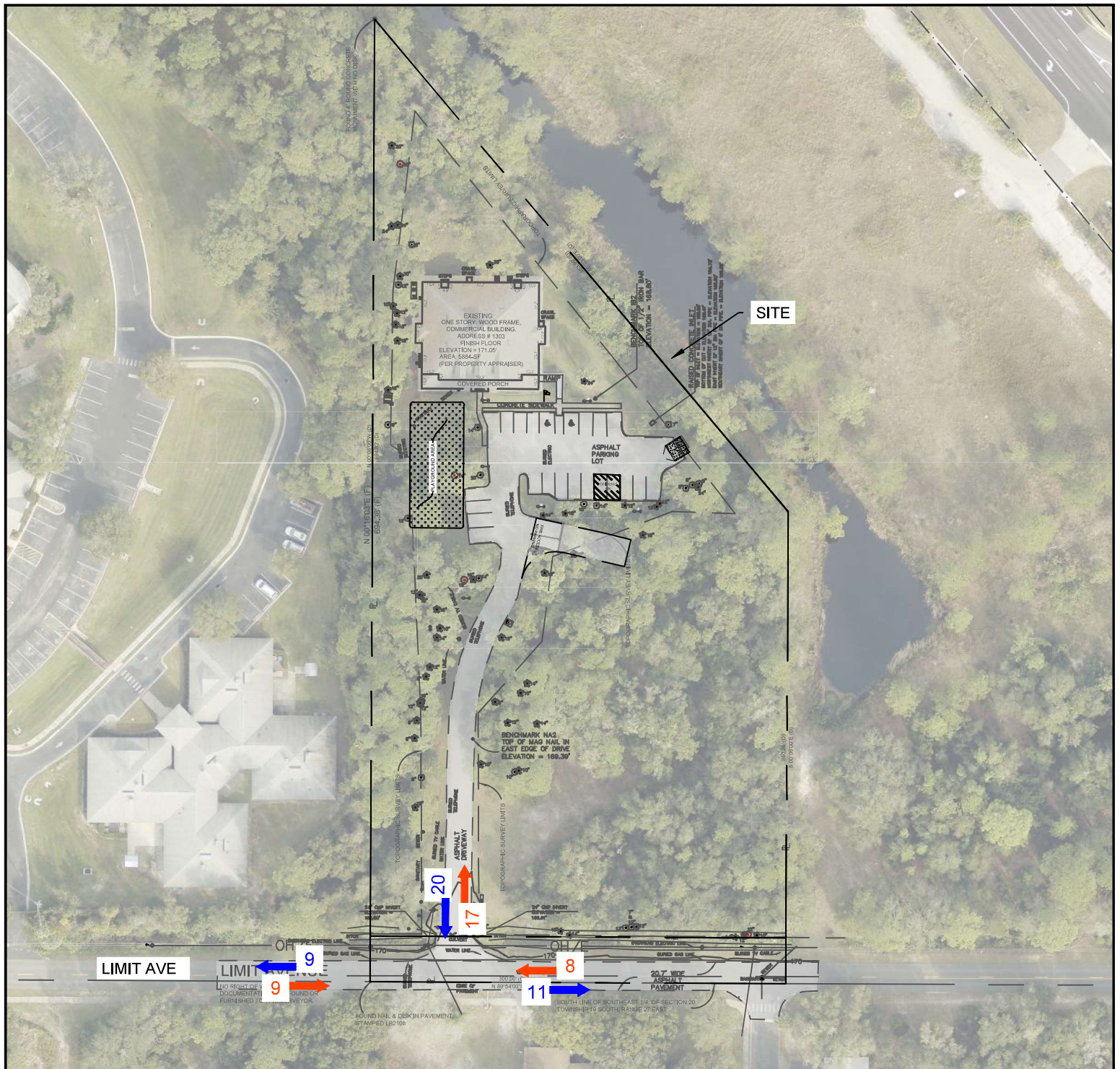
David	2026.05.04
Clutts	ON 16:52:21
	-04'00'

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC DOCUMENTS.

CIVIL ENGINEERING SOLUTIONS, INC
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL. (352) 742-5011

2-ITE Trip Generation Graphs

3-FDOT Online Traffic Counts Map and Data



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: 37 Trip Ends
Affected Road: Limit Avenue (53.7% WB & 46.3% EB)
Directional Distribution: 47% entering, 53% exiting
Net Total Inbound: 17 Trips
Net Total Outbound: 20 Trips

LEGEND:

 OUTBOUND TRAFFIC
 INBOUND TRAFFIC

Project: 25129

File: 25129-TRAFFIC

Date: MAY 4, 2026

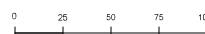
Created By: WG

AM PEAK HOUR TRIP DISTRIBUTION (WEEKDAY)

WATERMAN EARLY LEARNING ACADEMY
SEC 20 TWP 19S RNG 27E
MOUNT DORA, FLORIDA



Scale: 1" = 100'



Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352-742-5011 Fax: 352-742-5044
admin@civilsolutions.com

David Cluff, P.E. - FL Lic. # 47664
Date:

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

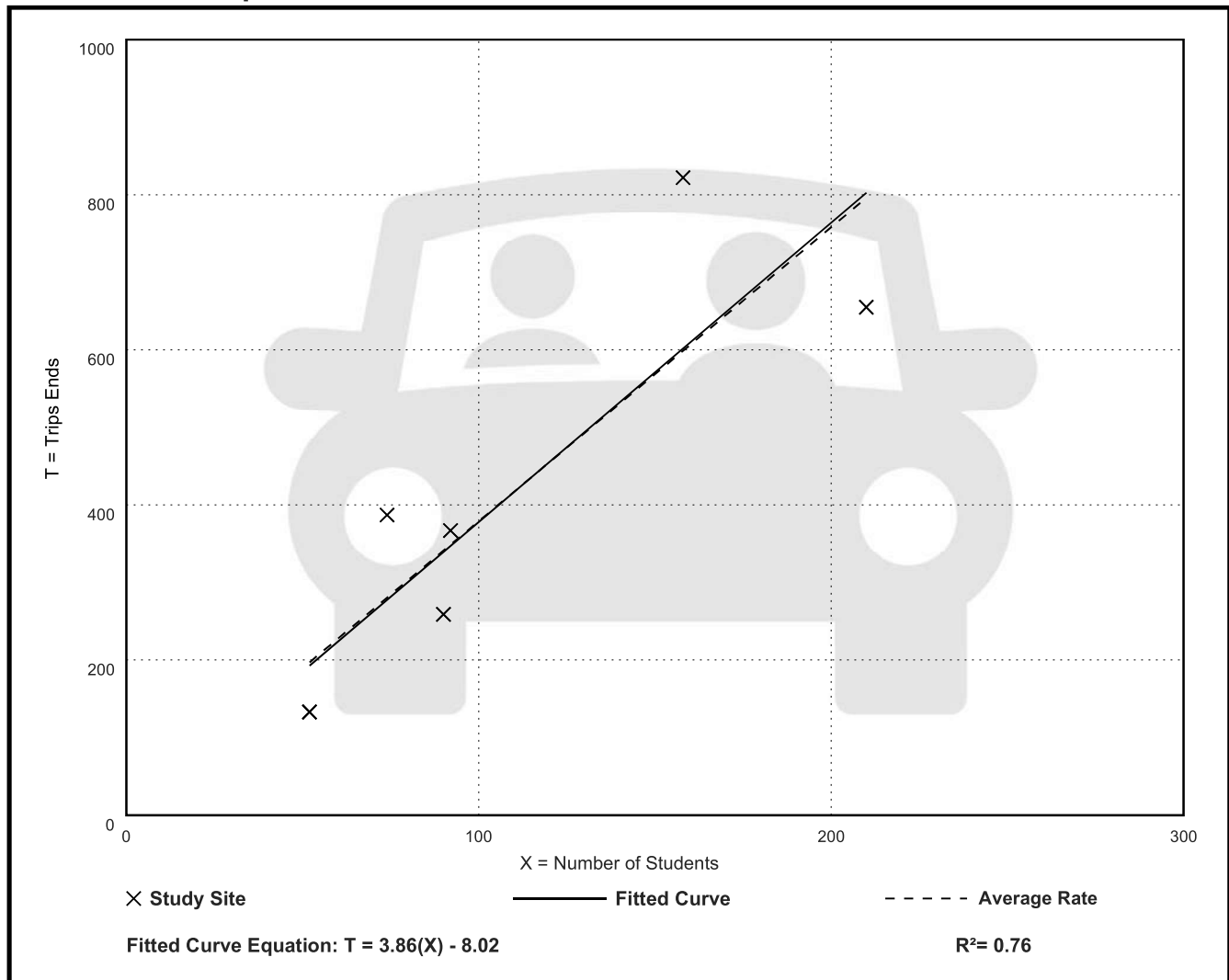
Avg. Num. of Students: 104

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



Day Care Center (565)

Vehicle Trip Ends vs: Students

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 63

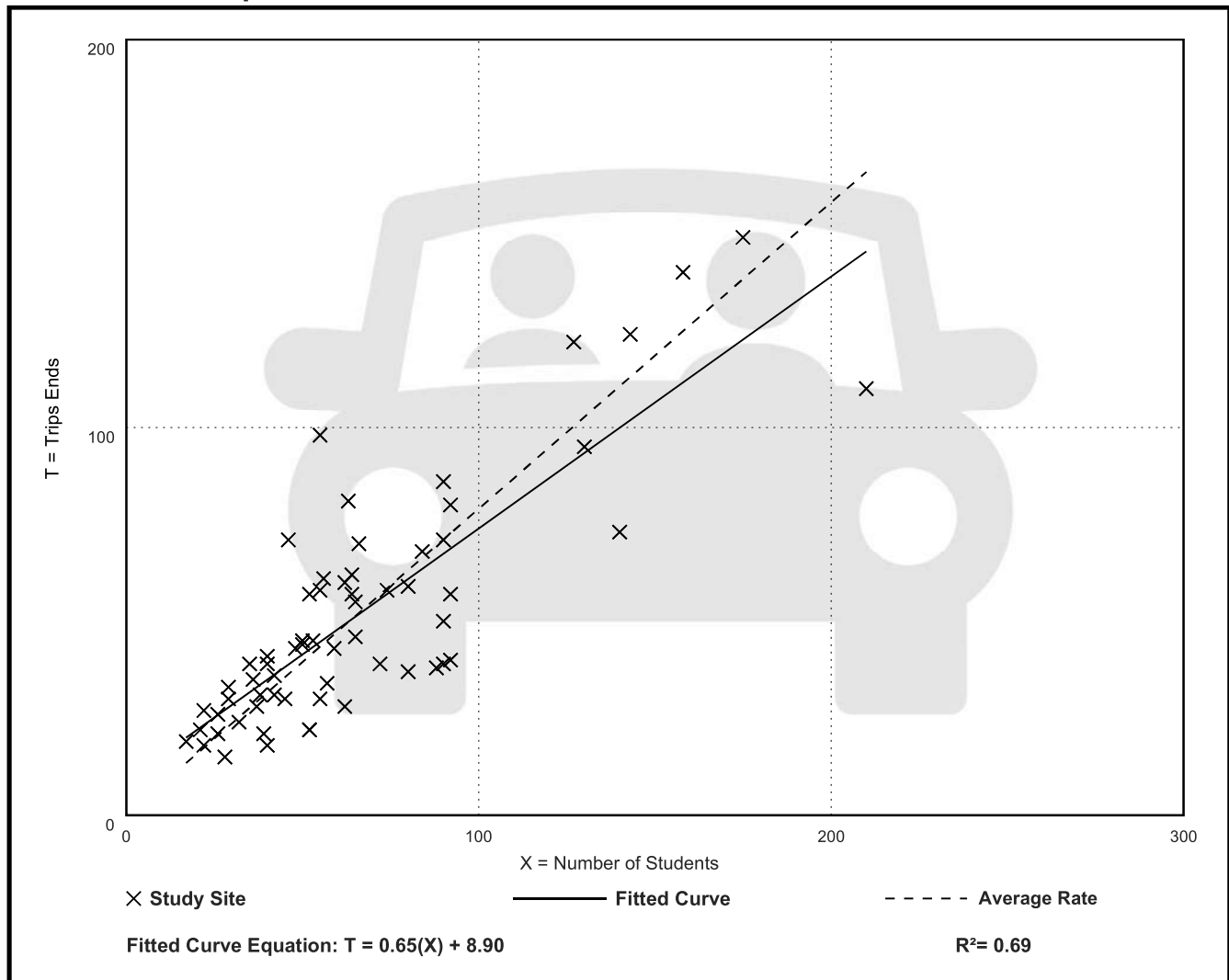
Avg. Num. of Students: 66

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.42 - 1.78	0.26

Data Plot and Equation



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

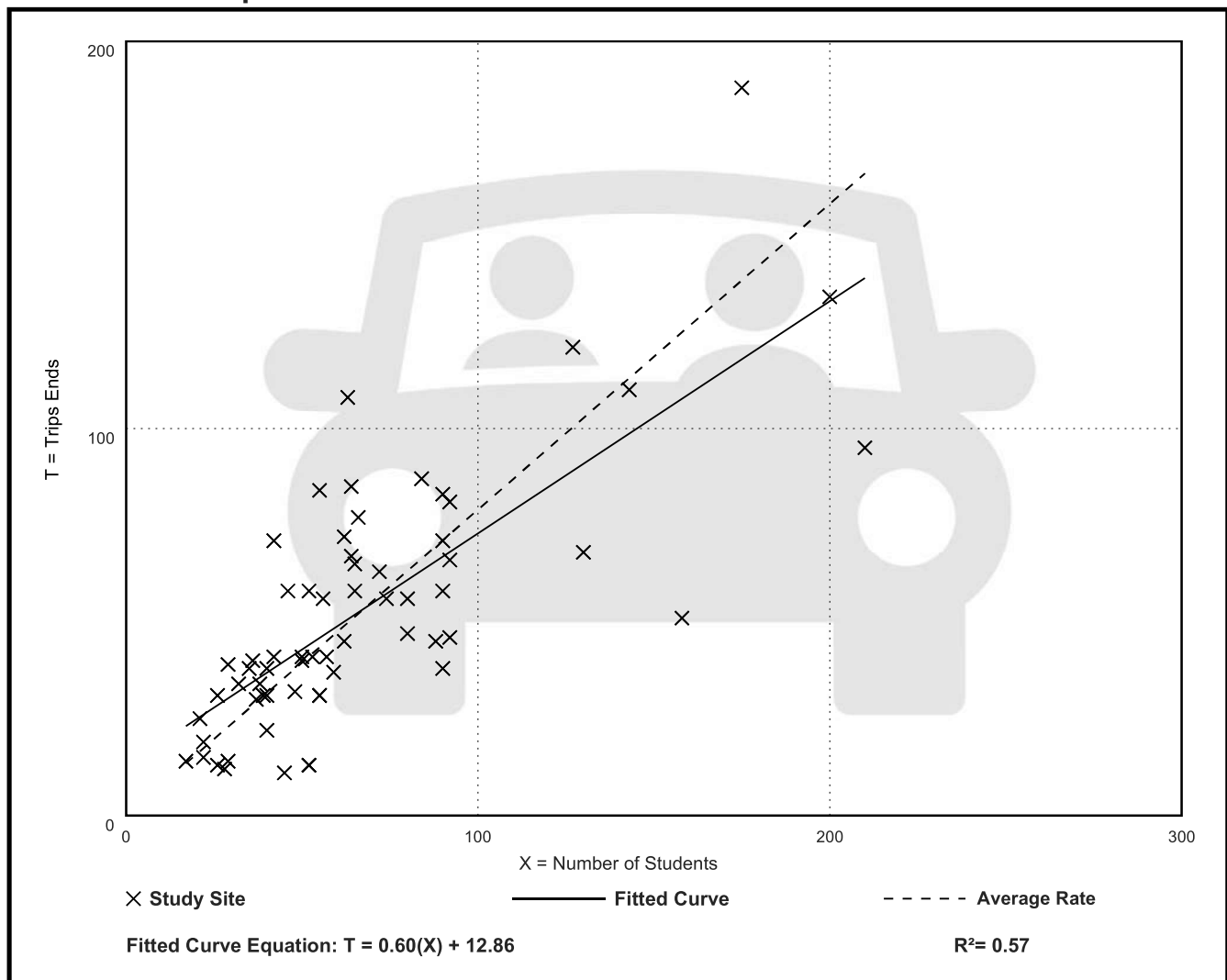
Avg. Num. of Students: 67

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



Land Use: 712

Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer type results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in California, New Jersey, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 1219

Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

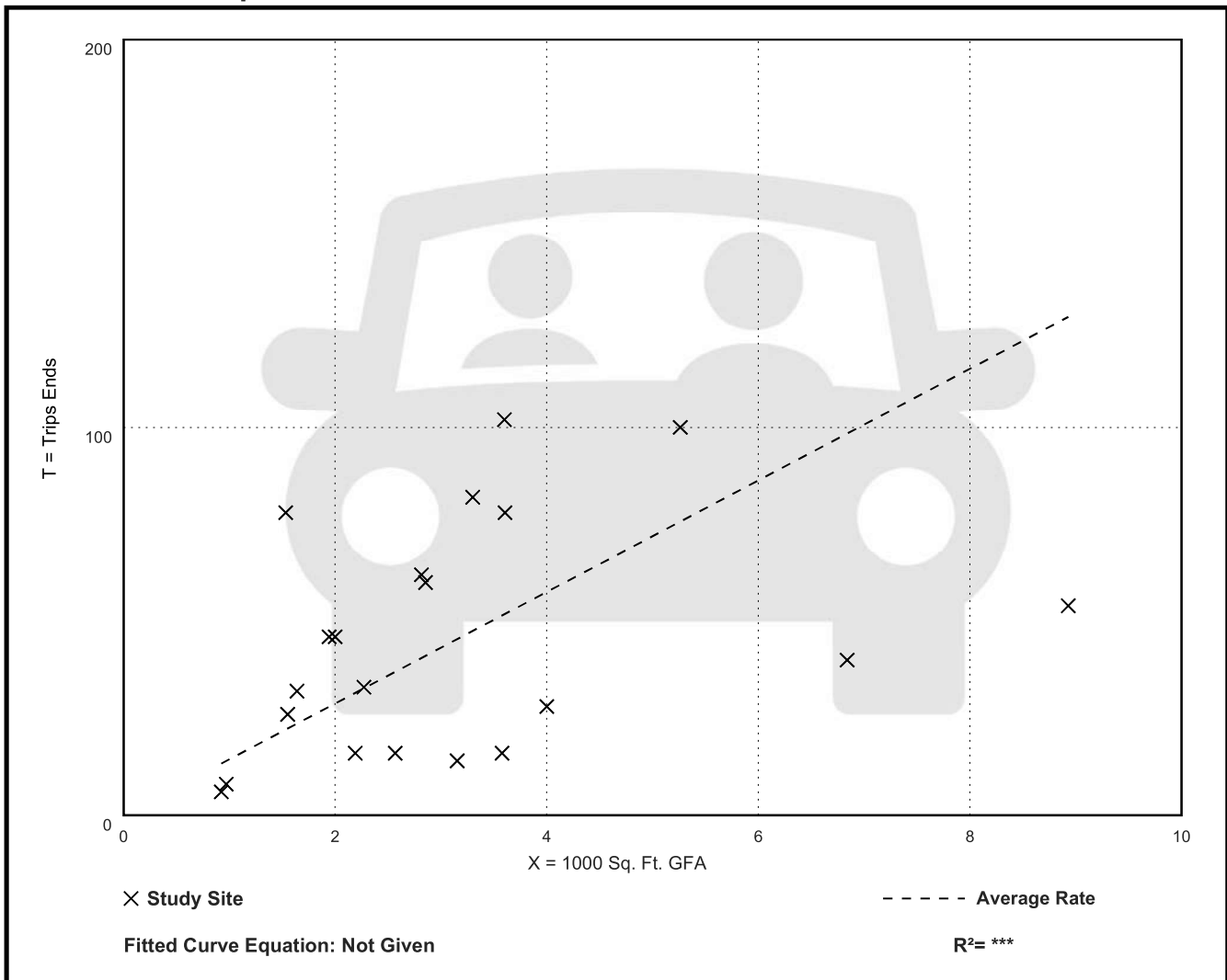
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

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 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 20

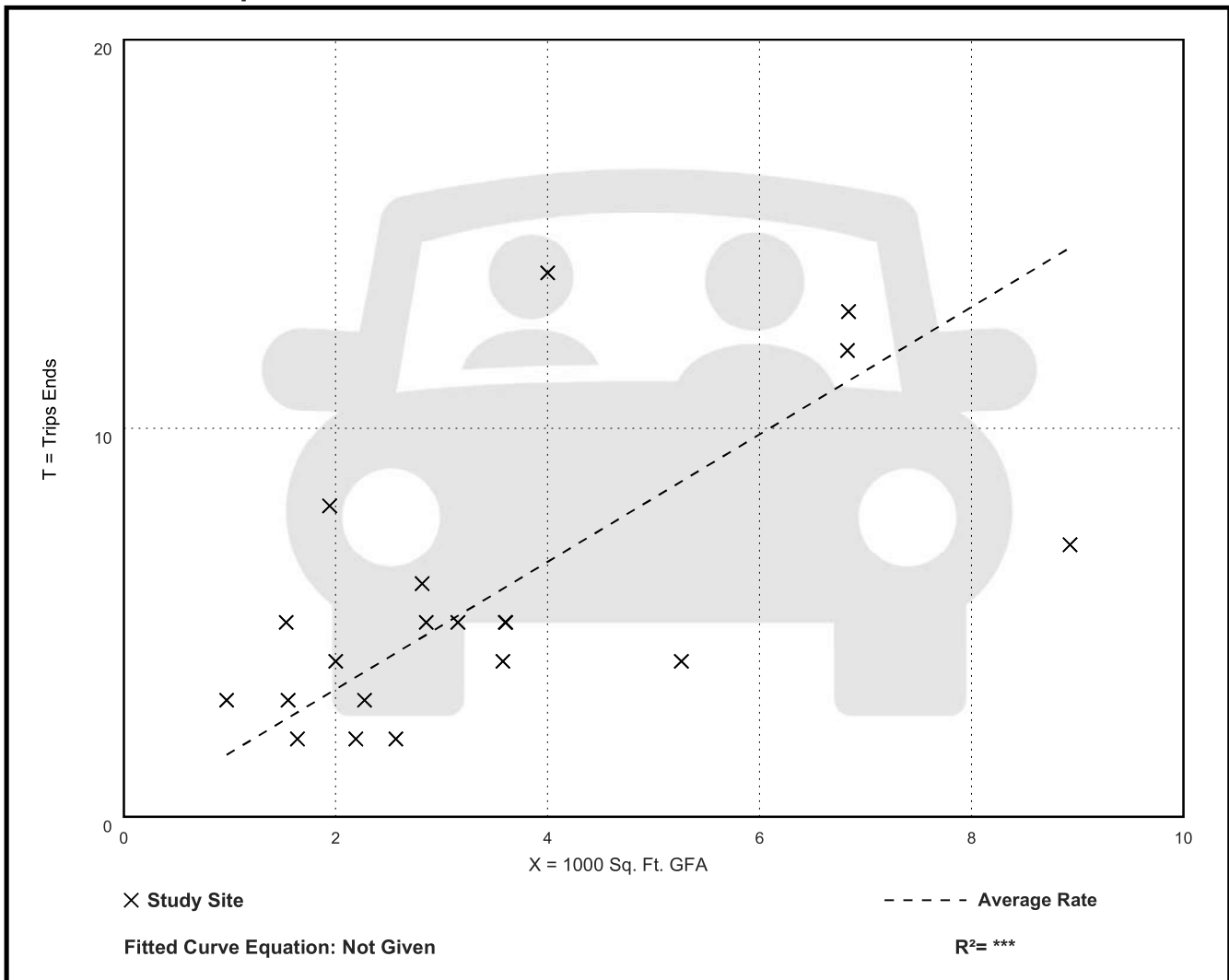
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 83% entering, 17% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.64	0.76 - 4.12	0.87

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

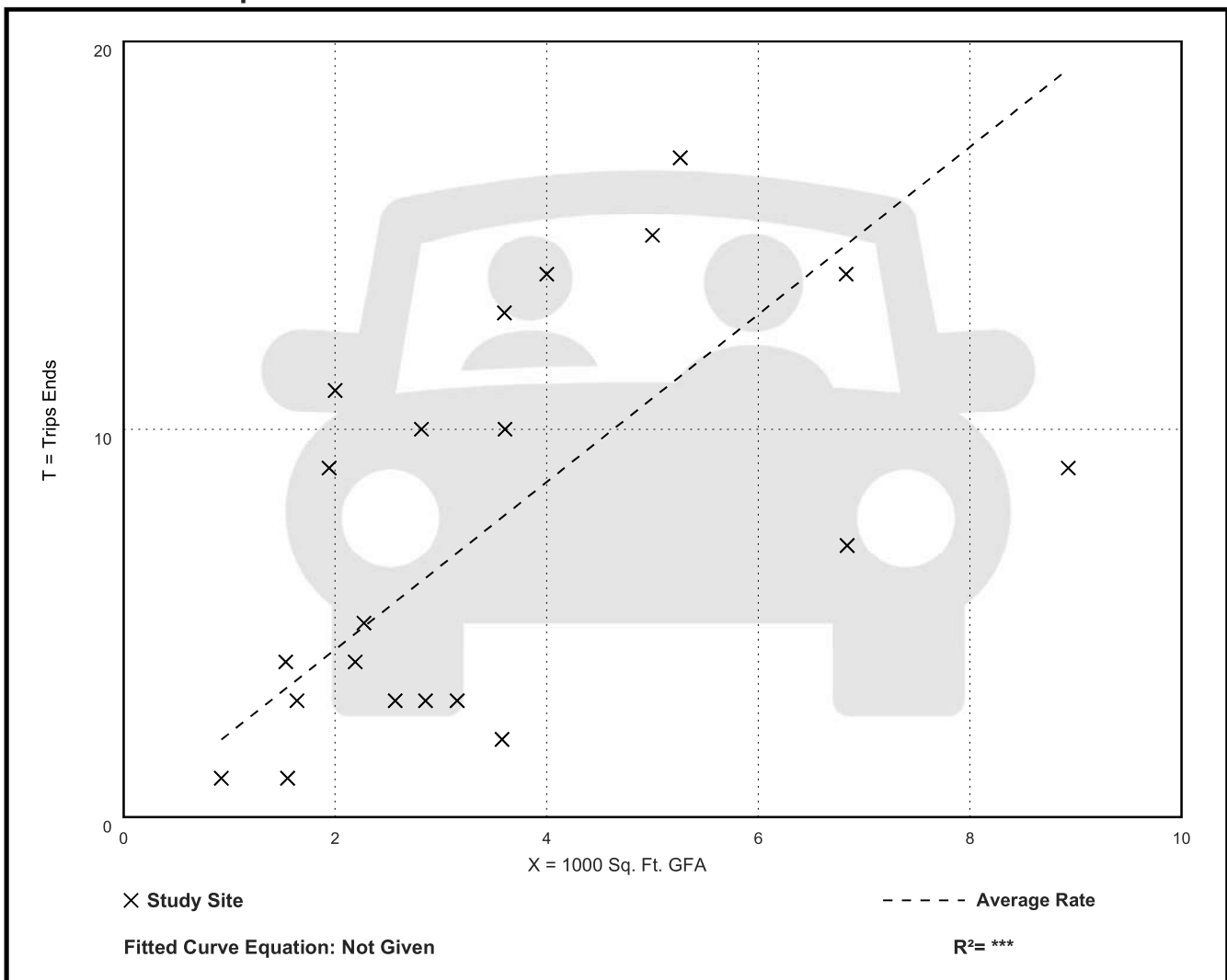
Avg. 1000 Sq. Ft. GFA: 3

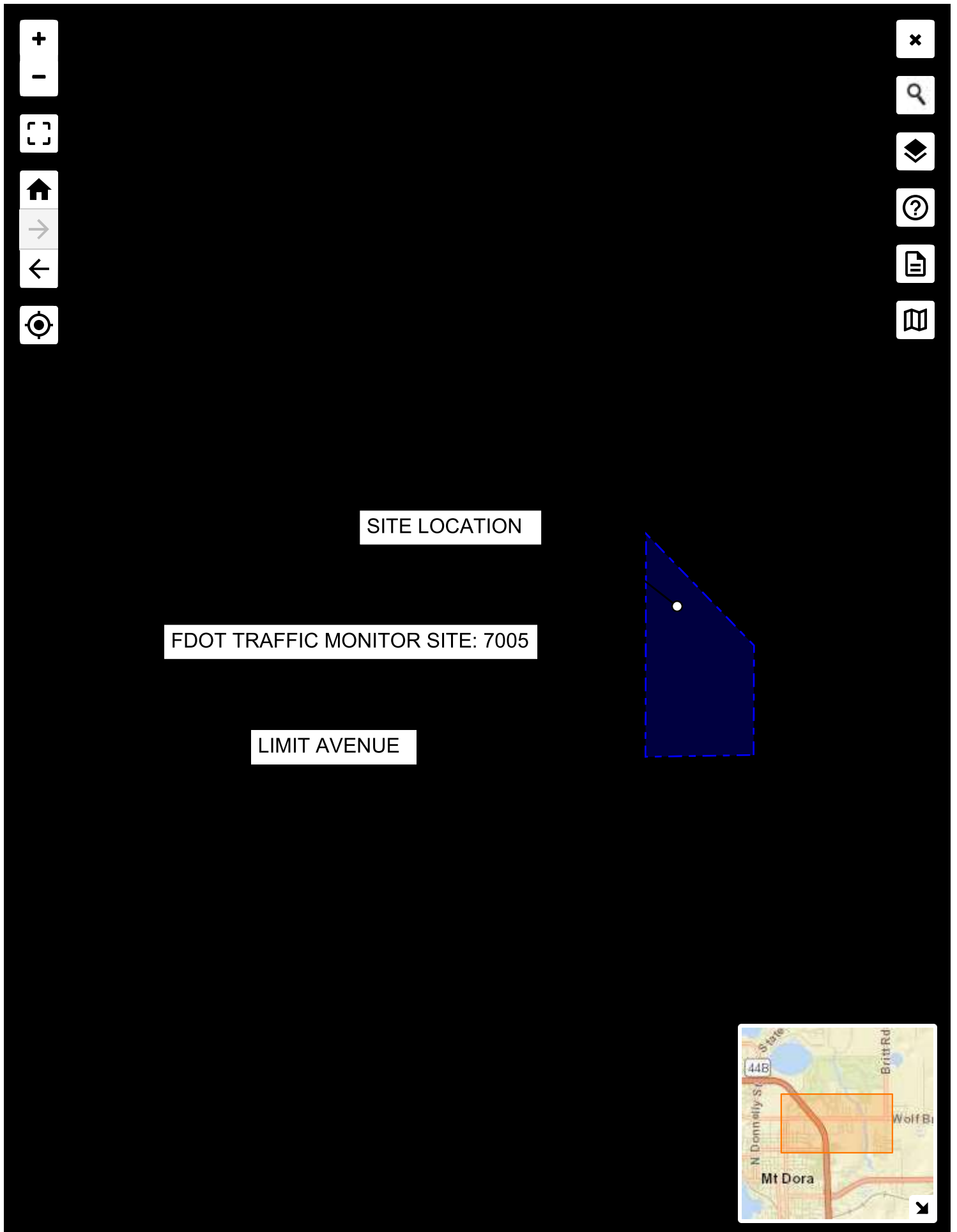
Directional Distribution: 34% entering, 66% exiting

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





FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 11 LAKE

SITE TYPE	SITE 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
11-MAR-2025 11:48:48 PAGE -09- 622UPD 5_11_CAADT.TXT



Date: August 05, 2026

To: Ryan Winkler, AICP
Senior Planner
Office of Planning and Development
510 North Baker Street
Mount Dora, FL 32735

Subject: Waterman Early Learning / Waterman Christian Academy (Alt Key: 3310306)
Site Plan (SP26-06Minor) – First Review

Please accept this letter and supporting information in response to Mount Dora's comments 07-28-26. In order to assist with your review, each item's comment and our corresponding responses are provided below:

CPH Engineering

Comments provided by Allen C. Lane, Jr, P.E

Sheet C2.00:

1. Call out location of soil tracking prevention device.

Response: The location of the soil tracking device is now shown and callout out on Sheet C2.00.

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.

Response: A note has been added on Sheet C2.00 that states, "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.

Response: A note has been added on Sheet C2.00 that states, "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.

Response: A note has been added on Sheet C2.00 that states, "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.

Response: The previously shown site area was based on the legal description, which did not exclude the apparent right-of-way's area. After excluding the apparent right-of-way's area, the calculated site area is 3.391-ac (147,702-sf) and the Site Data Table has been updated accordingly.

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.

Response: The Future Land Use is correct and the use is appropriate for the FLU and zoning as authorized by Condition Use Permit (CUP 25-01) .

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.

Response: As indicated above, the original site area was based on the legal description. After excluding the apparent right-of-way, the calculated site area is 3.391-ac (147,702-sf). Accordingly, the I.S.R. has been updated based on the updated site area. It is worth noting that there is reduction in imperviousness and site area due to Limit Avenue pavement having been included as impervious because the site boundary and resulting area extended out to the Center Line of Limit Ave.

8. The Floor Area Ratio lists the maximum as 1.00. Please verify.

Response: The listed F.A.R. is per City Code. Below is an excerpt of Mount Dora LDR's and Comprehensive Plan 2045 for reference:

- (5) **Office:** This category is intended to provide a transition between residential areas and other higher intensity uses. Permitted uses include insurance, real estate, attorney, medical, dental, financial and other business and professional offices, and public utilities. Educational facilities shall not be allowed in this district. Impervious surface ratio is 0.65. **Maximum FAR is 1.00.**

Figure 1 City of Mount Dora Comp Plan 2045

5. Site development standards:

		Adjacent to Resi- dential	Standard
a.	Minimum building setbacks (ft.)		
	Front yard	30	25
	Side yard	30	10
	Rear yard	30	25
	From any street	25	25
b.	Minimum lot size (sq. ft.)	15,000	
c.	Minimum lot width (ft.)	125	
d.	Maximum building height (ft.)	35	
	Within 100 ft. of Lake Dora	25	
e.	Parking	See section 6.5	
f.	Landscaping/buffers	See section 6.6	
g.	Signs	See section 6.7	
h.	Access	See subsection 6.3.7	
i.	Floor area ratio (FAR)	1.00	

Figure 2 City of Mount Dora LDR Sec 3.4.10

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?

Response: As coordinated during our DRC Meeting held on 07/29/26, it was agreed that the existing recently refurbished 4" sewer line does not need to up-sized and may remain as is.

10. Include fence detail GU0022-1.

Response: As discussed at the DRC Meeting held on 07/29/26, no chain-link fence will be allowed in front of the building's main façade. As such, the reference city detail for chain-link fence is not being added to the plan set. Further, all fence material will be black decorative 4' aluminum fence.

Drainage Report:

1. No comments

Response: No response required.

Existing Material Landscape Buffer sheet:

2. 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.

Response: The Landscape Buffer Plan sheet has been updated and is herewith submitted.

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.

Response: A call-out has been added to the plan set that states, "EXISTING SIGN TO REMAIN AND TO BE REUSED FOR WATERMAN EARLY LEARNING ACADEMY".

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.

Response: The fence material has been revised such that no chain-link fence is being proposed. The decorative material chosen is an open style aluminum fence and it is 318' from the front property line. This provides a pleasing visual buffer. No additional buffering is required. For reference, an example photograph of the style of 4' decorative aluminum fencing is included on Sheet C4.00.

Fencing forward of the primary façade is permitted under the following conditions:

- a) Fencing does not exceed four (4) feet in height; and

Response: The proposed fence is now indicated to be a 4' black decorative fence. For reference, an example photograph of the style of 4' decorative aluminum fencing is included on Sheet C4.00.

- 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

Response: The selected decorative fence is an open view type fence exceeding the required minimum open view of twenty-five (25%) percent of its length." As such, the fencing meets the above requirement.

- c) The fence style must complement building style through material, color, and/or design.

Response: Note has been added to the Site Plan (Sheet C4.00) that states "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.

Response: A sidewalk is now shown connecting the ex. sidewalk to the proposed playground's gate. This walkway shall be ADA accessible.

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.

Response: A picture of front facade of the existing building is provided next to the City of Mount Dora Dumpster detail, and note has been added that states "Color and screening material shall match or be consistent with primary façade." Please refer to Refuse Truck Path (Sheet C4.10) and General Notes & Details (Sheet C8.00).

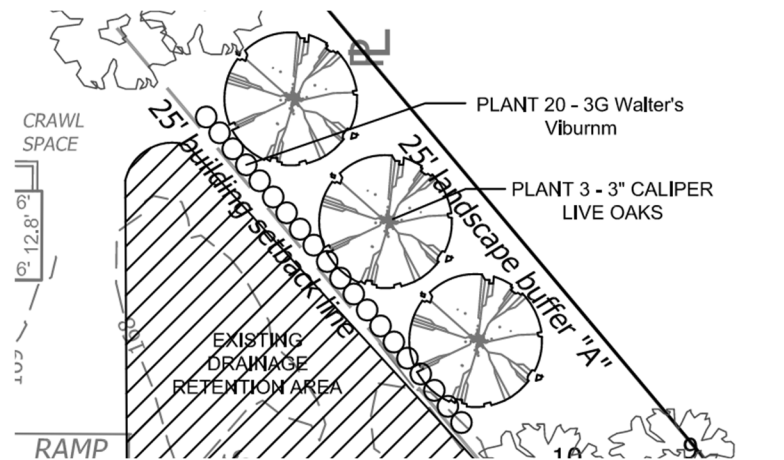
5. The Existing Landscape Buffer document does not show the existing canopy that are greater than six (6) inches in diameter for the northern buffer. A 25-ft landscape buffer "A" shall be provided.

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 • Five (5) understory trees • 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.*

Response: The Landscape Buffer Plan has been updated to show the trees along the northern and eastern property lines. There is one section on the north property line where after a detail inventory was conducted the buffer requires augmentation with 20 – 3 gal Walters Viburnum and 3- 3" Caliper Live Oaks.



Excerpt from Landscape Buffer Plan

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:

Response: The Traffic Study Exemption Letter submitted along with the initial Site Plan modification application was submitted in error. It was the original report based on an enrollment of 120 students. Due to potential sewer capacity issues, the maximum enrollment allowed by the approved CUP was lowered to 60 students. The updated report is herewith submitted.

- 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;

Response: Per the correct version of the Traffic Exemption Letter dated May 4, 2026, this project is expected to net 142 daily trips, and to net 37 trips in the Weekday AM peak hour of adjacent traffic and to net 34 trips net in the PM peak hour of adjacent traffic.

- b) If a traffic analysis indicates that turn lanes would be necessary to maintain capacity on fronting roads and/or adjacent or nearby intersections;

Response: The net peak hour trips generated for this project is 37 peak hour AM trips and 34 peak hour PM trip. These volumes are well below are the Tier 3 Traffic Impact Study (TIS) threshold of 100 or more net new peak hour trips. Similar to the approval

granted during the CUP approval process, we are requesting that this project be approved without the need for a detailed Traffic Impact Study.

- 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.

Response: As indicated above and as authorized by the approved CUP 25-01, the maximum enrollment is 60 students. Based on this enrollment, the projected peak-hour and daily trip generation falls below the 500-trips per day and 50-trips in the peak hour thresholds requiring left- or right-turn lanes. Further, there aren't any grade, topography, site distance, traffic, or unusual conditions that indicate turn lanes are needed. Also, to assist with smoother traffic flow near the site and to alleviate delays exiting the site, a "Right-Turn only from 6 AM to 9 AM and 4 PM to 7 PM" sign will be installed at the exit.

- 7. Please provide a Tier 2 Traffic Impact Study pursuant to the City's adopted Traffic Impact Study Guidelines (2008). 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. Pursuant to the exemption letter, the use anticipates 455 generated trips and 95 peak hour trips.

Response: As indicated in the preceding responses regarding traffic generation, this project is expected to net 142 daily trips, and to net 37 trips in the Weekday AM peak hour of adjacent traffic and to net 34 trips net in the PM peak hour of adjacent traffic. As such, the project exceeds the Tier 2 threshold by only 11-trips remaining very near a de minimis impact to the roadway and with the right turn only signage added to the exit, traffic is expected to operate smoothly at the site.

Public Works & Utilities

Utilities Comments:

C8.00 Note refers to City Tavares

Response: The "Note" has been corrected to state "City of Mount Dora" specifications.

Storm Water:

- 1. Sheet C2.00 – Stormwater Pollution Prevention Plan.
 - a. Missing legend.

Response: A legend has been added to the Stormwater Pollution Prevention Plan (Sheet C2.00).

- b. Enlarge the plan drawing so that it can be legible.

Response: The plan view has been enlarged from 1" = 40' to 1" = 30' to match the Site Plan (Sheet C4.00) scale.

- c. Show the limits of disturbance and ensure proposed BMPs are implemented to capture all areas of disturbance.

Response: The limits of disturbance are now depicted with red shading, and silt fence is proposed around all areas of disturbance.

- d. Missing Concrete Washout Facility location.

Response: The sediment pit will be used to serve double duty as the proposed concrete wash out and this is called out Stormwater Pollution Prevention Plan (Sheet C2.00). It should be pointed out that very little concrete is required for this job. There are a few small areas of sidewalk and the dumpster enclosure so the sediment area should be adequate and it is protected with Silt Fence.

- e. Missing Dust Control plan.

Response: Dust Control Notes have been added to Sheet C2.00 that states:

DUST CONTROL NOTE:

THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN DUST CONTROL MEASURES DURING ROUGH GRADING AND OTHER EARTH-DISTURBING ACTIVITIES.

DUST CONTROL CAN BE ACHIEVED BY:

- 1. PERIODICALLY WATERING OR IRRIGATING EXPOSED SOIL SURFACES.*
- 2. APPLYING MULCH OR OTHER APPROVED STABILIZATION MATERIALS TO DISTURBED AREAS.*

- f. Missing stabilized construction entrance location.

Response: The location of the soil tracking device is now depicted and a callout added on Sheet C2.00.

2. Sheet C5.00 – Paving, Grading, and Drainage.

- a. Missing flow arrows.

Response: Flows arrows are now shown.

- b. Missing the structure at the end of the storm pipe beneath Inset #3.

Response: Per SJRWMD files, a 390-lf 12" storm pipe extends beyond the project limits toward Limit Avenue. It is our understanding it ultimately discharges into the roadside ditch along Limit Avenue. Since the pipe is outside our project area and it's not being modified, it was not located as part of the topographic survey. We show the pipe and its location to the project limits to prompt the contractor and prevent any damage to the pipe during construction of the dumpster enclosure. A note has also been added stating: "APPROX. LOCATION OF EXISTING STORMWATER PIPE. PROCEED W/ CAUTION. PIPES CONTINUE TOWARD TO LIMIT AVENUE."

- c. Missing the outfall for the existing stormwater pond in the north.

Response: We are unaware of a separate outfall structure from the northern retention pond. Review of SJRWMD files indicates discharge is to Limit Avenue via the 12" pipe reference above. The segmented stormwater retention areas are inter-connected via an existing 8" PVC pipe. This is now depicted on the plan. The water retention area water levels essentially equalize/float via the pipe. Stormwater from the site discharges via the pipe exiting toward Limit Avenue from the diversion structure/inlet located near the distal end of the parking lot.

- d. It appears that the outfall area by Inset #3 would allow discharge flows offsite to the east.

Response: This is not the case. As described above, the 12" pipe continues and eventually discharges to Limit Avenue. No modifications to the existing stormwater are proposed. All increase in imperviousness is treated in proposed Swale #1 and Swale #2.

- e. Clarify if the existing control structure has a trash rack installed.

Response: There is existing metal grate as shown below. The inlet is clean inside and does not appear to need a trash rack installed.



3. Construction site plans.
 - a. Label the adjacent surface water accordingly.

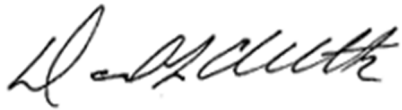
Response: The adjacent surface water (stormwater pond) is now shown in gray shading based on 2023 FDOT Aerial.

4. Drainage Calculations.
 - a. Page 3 refers to City of Tavares standards.

Response: A revised copy of the Drainage Calculation is herewith submitted where Tavares was replaced with the City of Mount Dora on Page 3 of the narrative.

Please contact the undersigned should you have any questions regarding this matter.

Sincerely,



David Clutts, P.E.
President
Civil Engineering Solutions, Inc.

(352) 742-5011
dclutts@civilengsolutions.com

DATE: August 19, 206

TO: Planning and Zoning Commission

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 approval of the application as presented.

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	Meadanhall 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.

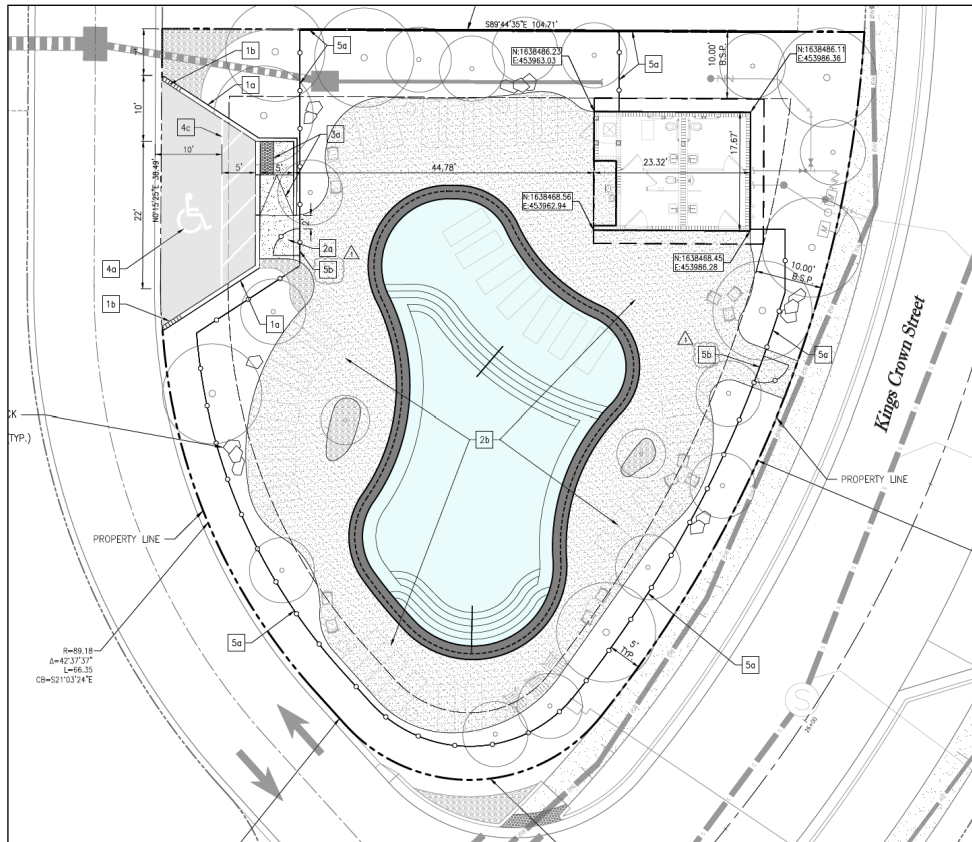


The Applicant is seeking to develop the tract with a community pool and restrooms for the subdivision. The original construction plans proposed the subject tract, Tract OS-2, as “common open space”, but did not show any structural or site improvements.

The Land Development Code, Chapter VIII, *Definitions* defines “common open space” as “An area of land, or an area of water, or combination of land and water, within the area of a planned unit

development which is designated and intended for the use or enjoyment of residents of the planned unit development in common. Common open space may contain such structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents of the planned unit development.” The proposed use of the tract is consistent with the Land Development Code, and requires Site Plan review, pursuant to LDC Chapter V.

The site plan shows a pool, bathroom facility, ADA parking space, landscaping around the tract, and a 4' fence around the tract.



Landscaping

The subject tract is planted with required replacement canopy trees, as depicted in the approved landscape plans, along with associated understory trees and shrubs. The applicant proposes to remove the landscaping and re-install along the perimeter of the tract.

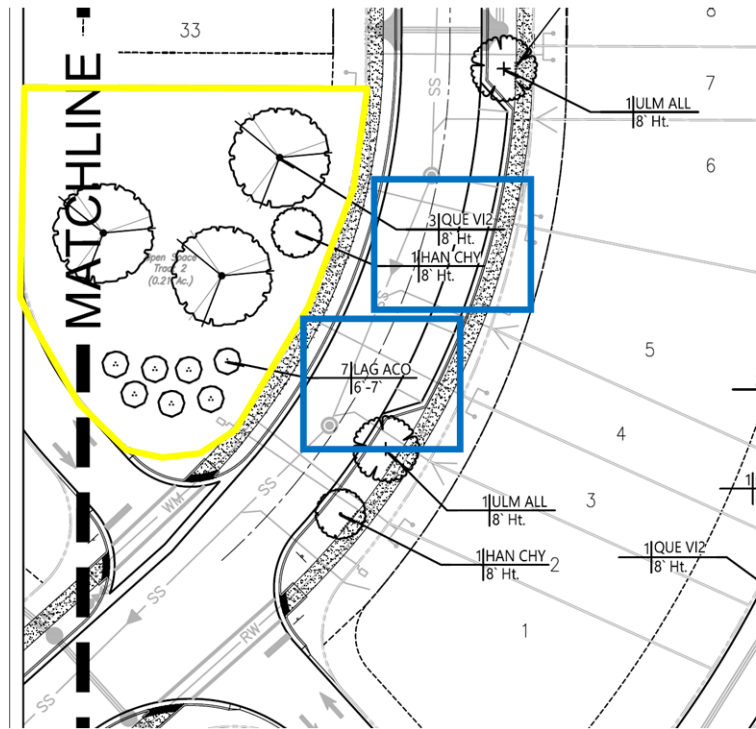


Figure 1 Approved Landscaping Plans - Villages of Loch Levan

Development Process:

DRC Approval → Planning and Zoning Commission → Site Development Permit → Building Permits
→ Certificate of Occupancy / Completion.

Attachments:

Staff Correspondence
Public Works Comments
Construction Plans – Civil
Construction Plans – Landscape
Construction Plans – Irrigation
Photometric Plan

August 6, 2026

City of Mount Dora
Via Sharefile

RE: Villages of Loch Leven Amenity
Site Plan SP25-09
Poulos & Bennett Job No. 21-055

We received comments dated August 29, 2026 and have responded to the comments below. Enclosed are the following items for review:

Revised Civil Plans
Revised Irrigation Plans

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.

Response: Sheet C5.00 has been revised to reflect new/separate 1" water service connection for the irrigation system.

2. Irrigation Plan shows ¾" tap on the water main. 1" services connections are standard.

Response: Site (Civil) plan sheet C5.00 has been revised to reflect new/separate 1" water service connection for the irrigation system. Irrigation plans refer to civil plans.

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.

Response: Reclaimed water service WILL NOT be used. See responses to comments 1 and 2 above.

Storm Water:

1. The pool system is prohibited from connecting to the stormwater system.

Response: Noted. The plans have been revised to remove the connection to the stormwater system. A callout has been added to sheet C5.00 indicating that backflow cannot be connected to sanitary or drainage systems.

2. Sheet C1.00 – Demolition and Erosion Control Plan. Missing the location of the concrete washout facility.

Response: Sheet C1.00 has been revised to show concrete washout facility location and callout has been added

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.

Response: Note 4.1 in sheet C1.01 has been revised accordingly.

4. Sheet C1.01 – Erosion control Notes and Details – SWPPP Notes – 6.2. Refers to Orange County while the site is in Lake County.

Response: Note 6.2 in sheet C1.01 has been corrected.

Please do not hesitate to contact me should you have any questions or should you require any additional information at (407) 487-2594 or carlos.rexach@pape-dawson.com.

Sincerely,

Carlos Rexach, P.E.
Pape-Dawson Consulting Engineers, LLC

Construction Plans
for
Loch Leven Park Amenity Center

City of Mount Dora, FL
PR22-02-Prel
PR23-01FNLC

Legal Description

LOCH LEVEN PARK PG 85 PG 23-27 TRACT 05-1, PER LAKE COUNTY OFFICIAL RECORDS

Parcel Id. No.:
17-19-27-0020-00S-00002

Sheet Index		Subm./Rev.					
Sheet Id.	Sheet Title	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
12/12/2025	Submit To City Of Mount Dora
1/27/2026	Submit To City Of Mount Dora
5/12/2026	Submit To City Of Mount Dora
8/3/2026	Submit To City Of Mount Dora

Owner/Developer/Applicant:

Loch Leven Park HOA, Inc
5200 Vineland Rd., Suite 200
Orlando, FL 32811
407.529.3037

Utility Providers

Electric:
Southeast Electric Cooperative (SECO)
330 South U.S. Highway 301
Sumterville, FL 35865
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

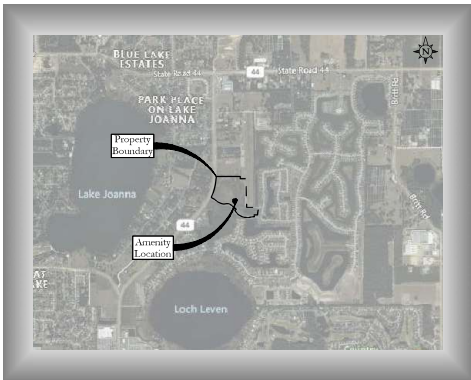
Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

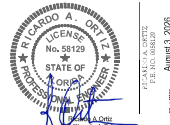
Landscape Architect:
Ragan Smith
315 Woodland Street, P.O. Box 60070
Nashville, TN 37206
615.144.8591

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



Vicinity Map
Scale: 1" = 2,000'



POULOS & BENNETT

a Pape-Dawson company
3602 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

GENERAL NOTES:

- 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
- FED & NOTICE OF INTENT CONSTRUCTION GENERAL PERMIT (FOEP NOI COP)

- 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.

- FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT "EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FLA. SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 5 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 THEIR POSITIVE RESPONSE SYSTEM." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, DITCH, ROAD, OR OTHER MASS OF MATERIAL, BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLACING.

- 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, CONSTRUCTION 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 BEING PERFORMED.

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

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF MOUNT DORA & LAKE COUNTY.

- 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 BY THE CONTRACTOR'S RELLOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

- ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING, NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.

- 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 SPECIALLY IDENTIFIED.

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

- MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.

- CONCRETE SIDEWALKS [AS SPECIFIED BY APPROPRIATE ROADWAY SECTION] ADJACENT TO LOT TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO OPEN SPACES AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRAP SIDEWALK SHALL BE 6" MINIMUM.

- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS, DRIVEWAYS OR PERMANENT PAVEMENT SHALL BE PROVIDED WITH WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED.

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

- 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.

- 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.

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

- 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.

- ALL FOOT STANDARD PLANS ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEXED STANDARDS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.

- 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.

- 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.

- 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, POWER, FIBER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

- CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POLLOS & 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 POLLOS & BENNETT AND THE CITY OF MOUNT DORA IN NO WAY ORIGINATES POLLOS & BENNETT OR THE CITY OF MOUNT DORA TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.

- 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, FOEP 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 CONTRACTOR'S RESPONSIBILITY TO ISSUE A COPY OF THE DEWATERING PERMIT TO THE CITY OF MOUNT DORA FOR THEIR RECORDS.

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

- 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 FOOT STANDARD PLANS 110-200.

- 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.

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

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

- IMPACTS TO OFFSIDE ROADWAYS, IF ANY, SHALL TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.

- 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 COSTS AND LIABILITY IN CONNECTION THEREWITH.

- 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 FOR FUTURE SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.

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

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

- 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.

- ALL EXCAVATED AREAS TO BE SEED AND/OR SOODED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEED/SOODED 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.

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

- 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.
- SHORT 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.

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

- 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.

- 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. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEW SITE CONDITIONS TO DETERMINE IF A GLOBAL STABILITY ANALYSIS FOR RETAINING WALLS IS APPROPRIATE.

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

- 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:

- 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.

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

- DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

- 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.

- 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 FOEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.

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

- 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.

- 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.

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

- 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 GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL/VERTICAL).

- WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED (NOTHING, ELEVATION & ELEVATIONS) ALONG WITH PHOTOGRAPHIC OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.

- 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.

- 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.

- 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.

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

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

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

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

SURVEY AND CONTROL:

- EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING: SURVEYOR: AMESON SURVEYING & MAPPING, INC. DRAWING NO: 210400 DATE: 05/19/2021

- 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:

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

- 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. IF MINIMUM THICKNESS AROUND PIPE, MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE. IF MINIMUM ABOVE HIGHEST INVERT.

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

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

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

- 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 DO OTHERWISE.

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

ADA NOTES:

- 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 ADA, SPECIFICATIONS.

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

- 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 FEET).

- 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. LOW CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP. SEE SHEET C-415 FOR DETAILS.

- 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.

- SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FOOT 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 F.A.R. HOUSING ACT STANDARDS.

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

CONCRETE JOINT CONSTRUCTION NOTES:

- GENERAL: A JOINTING PLAN SHALL BE PREPARED BY THE CONTRACTOR & APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF THE CONCRETE.

- 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.

- 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.

- CONSTRUCTION/CONTROL JOINTS --- ANY LARGE AREA OF CONCRETE SHALL BE PAVED IN STRIPS OR LANES, EACH LANE SEPARATED BY A KEED CONSTRUCTION/CONTROL JOINT. ALL PAVING LANES SHALL BE SUBDIVIDED BY LATERAL KEED JOINTS RUNNING CONTINUOUSLY PERPENDICULAR TO PAVING STRIPS SPACED TO ALLOW SQUARE PAVEMENT SEGMENTS. CONSTRUCTION/CONTROL JOINTS MUST PROVIDE LOAD TRANSFER WITH KEED JOINTS & STEEL REINFORCING DOWELS CONTINUING INTO ADJOINING SLABS.

- CONSTRUCTION/CONTROL JOINTS MAY BE HAND TOOLED WITH MAX. 0.25 INCH RADII.

- CONTROL JOINTS --- CONTROL JOINTS ARE SET IN THE CONCRETE SLABS TO PRE-EXCEED 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 KEED CONSTRUCTION JOINTS FOR LATERAL JOINTS PERPENDICULAR TO PAVING LANES IF APPROVED IN WRITING BY THE ENGINEER.

- DEPTH OF CONTROL JOINT SHALL BE ONE-FOURTH OF THE TOTAL SLAB THICKNESS (E.G. 1.5" FOR 6" SLAB).

- CONTROL JOINTS SHALL BE FORMED BY HAND WITH 0.25 INCH RADIIUS 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.

- 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.

- ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLS WITH HYDROCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIIUS.

Contractor:

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NO. 0078

PAVING, DRAINAGE AND GRADING:

SEE SPECIFIC LOT GRADING NOTES AS WELL AS SHEET C-4.00

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DCP CURBS AND HANDCAP 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 IDEP GENERIC PERMIT FOR THE DISCHARGE OF PROPOSED DRAINAGE 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 IDEP.

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 ON-SITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM 7-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ON-SITE. 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 FOOT STANDARD PLANS AND FINA "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 FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

9. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS II, UNLESS OTHERWISE SPECIFIED. FITTING HOLES ARE PROHIBITED.

10. YARD DRAINS, IF ANY, SHALL BE IN-PAVEMENT INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATER-TIGHT 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. S40 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 EXERCISE.

13. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM LINES, MANHOLES, HEADWALLS AND MITERED DOW SECTIONS.

14. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2" BELOW N.O.L. IN THE CASE OF DIRT BOTTOM POND, THE BOTTOM WILL BE SEEDDED 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 FLOATION. 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 FOOT 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 DRYING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR TO ANY OTHER 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 120603050E OF LAKE COUNTY, COMMUNITY PLAN #359 OF 750, DATED 12/18/2012).

22. ALL DISTURBED FOOT, 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. POND 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 AS NEEDED.

29. THIS PROJECT WAS DESIGNED TO BE IN COMPLIANCE WITH CITY OF MOUNT DORA, SURVIVD, FOOT, & 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 LOCATION OF SURFACE OR GROUNDWATER FLOW. THERE IS NO RELIANCE ON THESE STANDARDS OR ANY ADMINISTRATIVE DESIGN MADE THERE UNDER.

POTABLE WATER NOTES:

1. THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE 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.

2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH CITY OF MOUNT DORA STANDARDS.

3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF MANHOLES AND WATER MAINS.

4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 50% OF THOSE RECOMMENDED BY THE PIPE MANUFACTURER AND CITY OF MOUNT DORA.

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

6. 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.

7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.20(2)(1)(b), 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 10 DEGREES OF THE PIPE. S40 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, PAINT OR STRIPE SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

8. 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 C801/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.

9. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF LOCAL GOVERNMENT PERSONNEL. ALL VALVES SHALL BE OPERATED BY LOCAL GOVERNMENT PERSONNEL ONLY. WATERMAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND LOCAL GOVERNMENT STANDARDS.

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

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.

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 II 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 II 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 381.006(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 BELDING 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 UNIFORMLY SETTLE THE PIPE AND SURROUNDING 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 IDEP HAS BEEN 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 1 RIGID, UNPLASTICIZED POLYMER, 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 BEAT 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 SPECIFICATION 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 145, 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:

1. THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE 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.

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

3. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.

4. 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 IS SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

5. 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. THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FIELD SPECIFICATIONS.

6. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR35.

7. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.

8. 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 EBMA MEGALUG SERIES 2000, OR APPROVED EQUAL.

RECLAIMED WATER NOTES:

1. THE UTILITY NOTES BELOW ARE PROVIDED AS MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO SUPERSEDE 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.

2. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA.

3. 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.

4. EXCEPT FOR PVC PIPE, MINIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADII 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.

5. 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.

6. 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-650 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.

Consent:

NO.	DATE	DESCRIPTION
1	01/15/2021	REVISION 1
2	01/15/2021	REVISION 2
3	01/15/2021	REVISION 3
4	01/15/2021	REVISION 4
5	01/15/2021	REVISION 5
6	01/15/2021	REVISION 6
7	01/15/2021	REVISION 7
8	01/15/2021	REVISION 8
9	01/15/2021	REVISION 9
10	01/15/2021	REVISION 10

Project Name:

Loch Leven Park
Amenity Center

(PR22-02-Prel)

(PR23-01-FNL)

Submittal To:

MOUNT DORA, FL

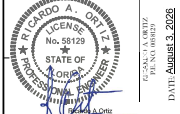
Sheet Title:

GENERAL
CONSTRUCTION
NOTES

Sheet No.:

C0.11

Seal:



I hereby certify that I am a duly Licensed Professional Engineer in the State of Florida.

2023/05/15 15:25:04 (P)

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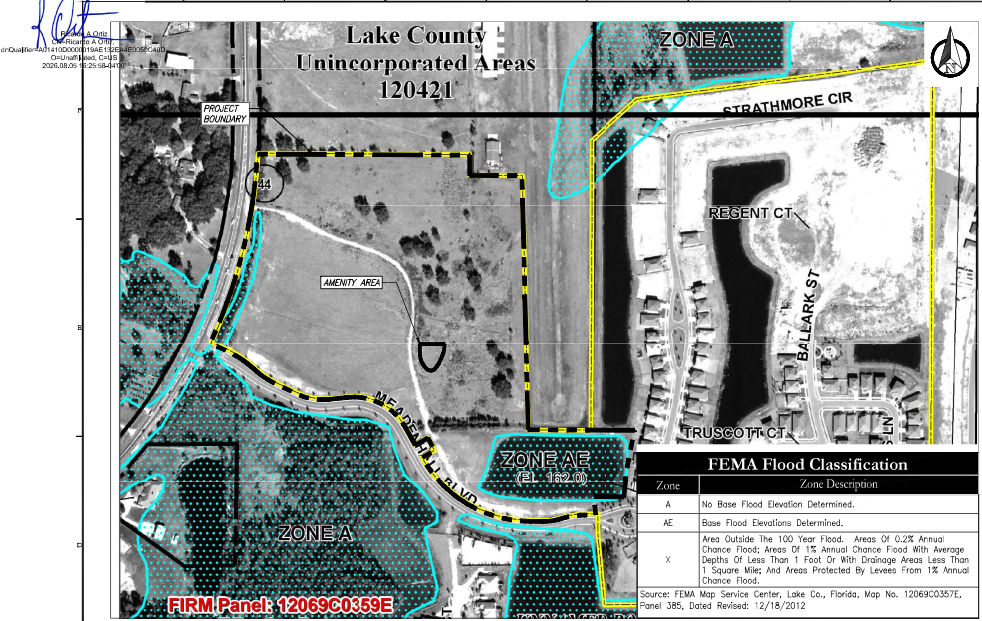
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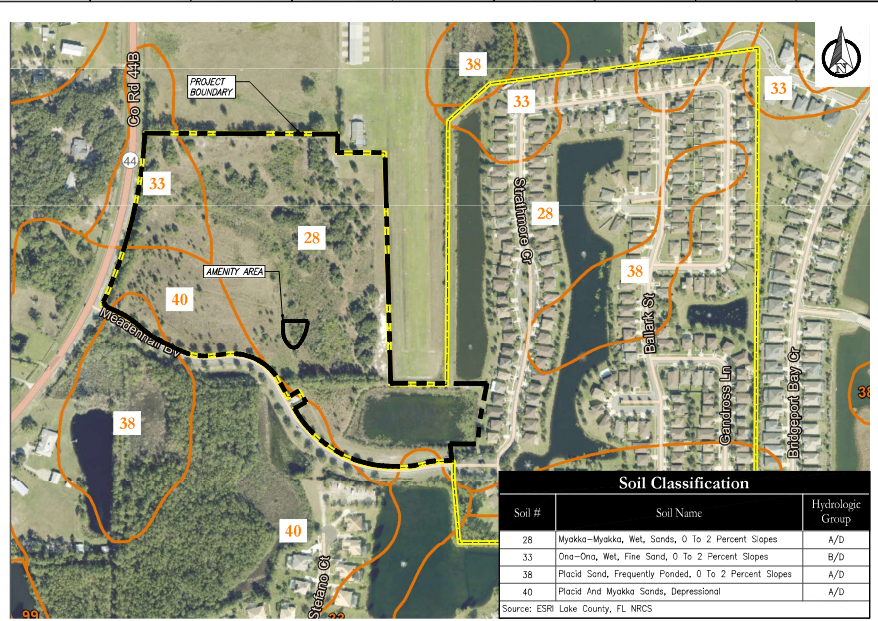
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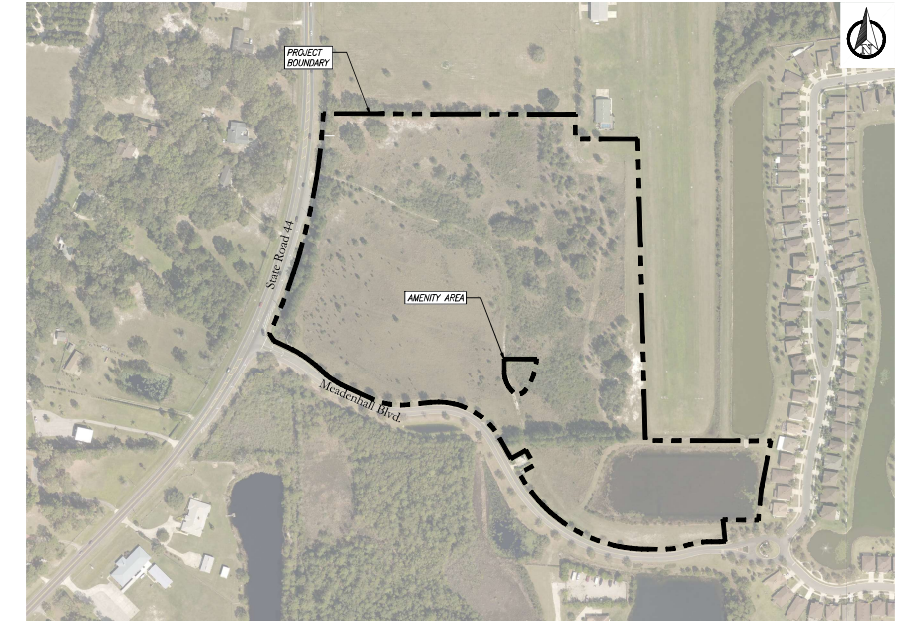
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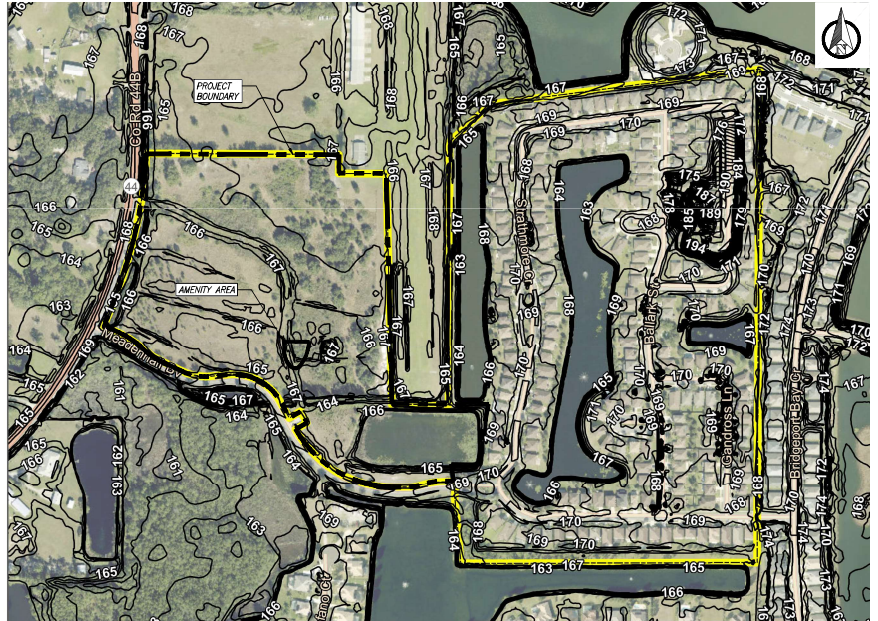
FEMA FLOODPLAIN MAP



SOILS MAP



AERIAL PLAN



EXISTING TOPOGRAPHY MAP

Key Maps:

11 10/24/2024 The Client

10 10/20/2024 The Existing Field Conditions

9 10/10/2024 The TDEP Comments

8 12/10/2023 The City of Mount Dora Comments

7 10/20/2023 The City of Mount Dora Comments

6 07/20/2023 The City of Mount Dora Comments

5 06/16/2023 The TDEP Comments dated 2/21/23 & 3/9/23

4 06/16/2023 The City of Mount Dora Comments & TDEP

3 05/31/2023 The City of Mount Dora Comments

2 01/13/2023 Submit to City of Mount Dora, SIGNED

08/10/2022 Submit to City of Mount Dora, SIGNED

NO.	DATE	DESCRIPTION	REVISIONS
1	08/10/2022	Initial Design	NAVD 88
2	08/10/2022	Initial Design	21-055

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

Submitted To:

MOUNT DORA, FL

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.:

C0.20

Seal:

Professional Engineer

License No. 12069C0359E

Signature: [Signature]

DATE: AUGUST 3, 2026

POULOS & BENNETT

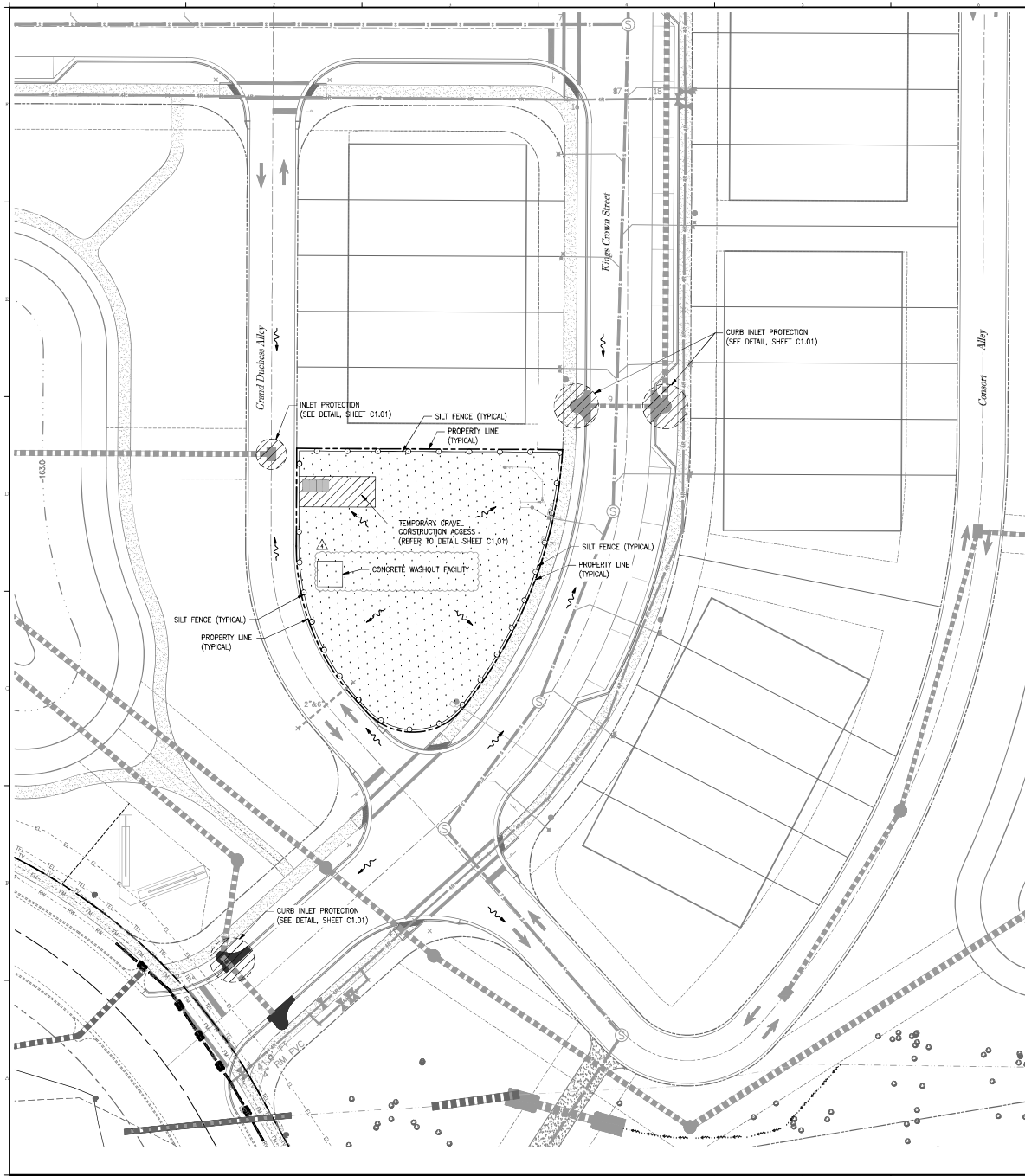
Poulos & Bennett, LLC

2602 E. Livingston St., Orlando, FL 32803

Tel: 407-407-2204 www.poulosandbennett.com

Eng. Reg. No. 28567

23/00131-001 PINK SCALE - LOD: LEICA MOUNT CENTER DATA CITY 21-005-029



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 MAN-HOLE 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 DEMOLITION, 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:

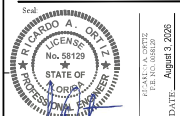
NO.	DATE	DESCRIPTION
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2	08/03/2023	REVISIONS
3	08/03/2023	REVISIONS
4	08/03/2023	REVISIONS
5	08/03/2023	REVISIONS
6	08/03/2023	REVISIONS
7	08/03/2023	REVISIONS
8	08/03/2023	REVISIONS
9	08/03/2023	REVISIONS
10	08/03/2023	REVISIONS

Project Name:
**Loch Leven Park
Amenity Center**

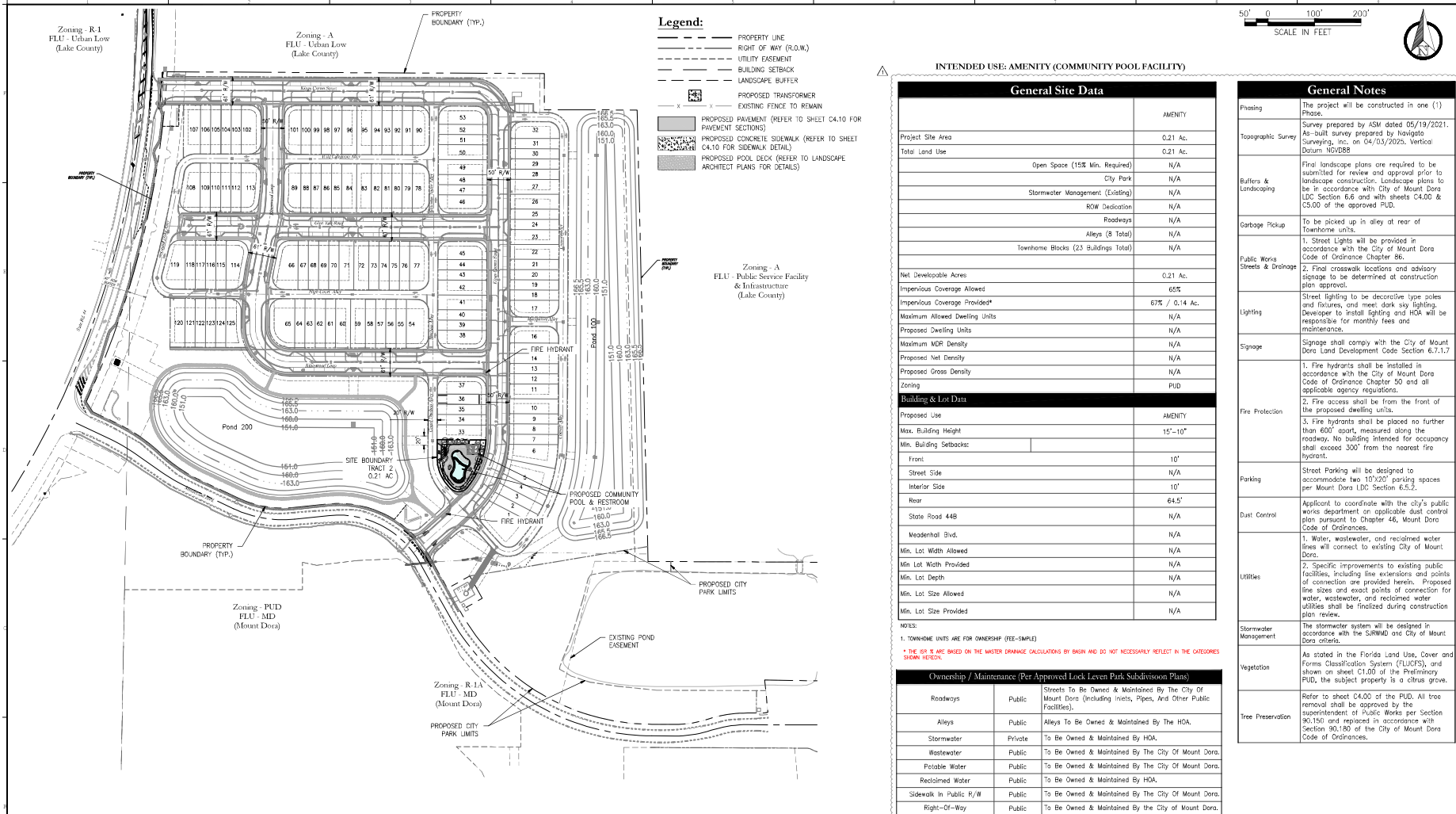
(PR22-02-Pre) (PR23-01-FNL)
Submittal To:
MOUNT DORA, FL

Sheet Title:
**DEMOLITION &
EROSION CONTROL
PLAN**

Sheet No.:
C1.00



POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2502 E. Livingston St., Orlando, FL 32803
7553 Pape-Dawson, Suite 305, Jacksonville, FL 32256
Tel: 407.487.2594 www.poulosandbennett.com
Eng. Div. No. 2007



Key Map:

Consult:

NO. 001010 DISCUSSIONS

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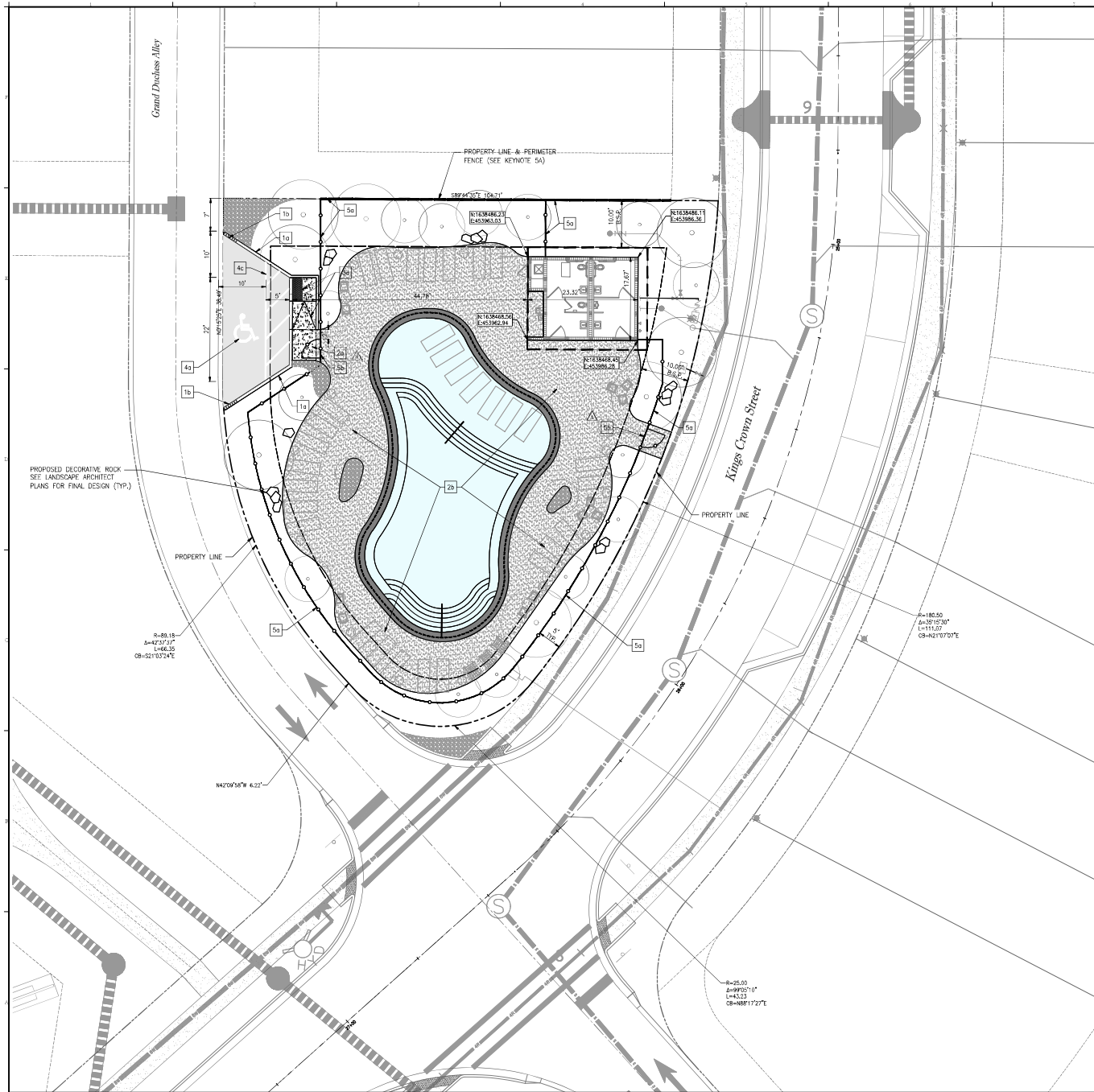
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NO. 001010 DISCUSSIONS

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NO. 001010 DISCUSSIONS

NO. 001010 DISCUSSIONS



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:

- (10) TYPE "D" CURB PER FOOT STANDARD PLANS INDEX 520-001
- (11) TYPE "D" CURB TRANSITION (SEE DETAIL SHEET C4.10)
- (20) SIDEWALK (SEE PLAN FOR WIDTH; SEE SHEET C4.10 FOR DETAIL)
- (25) HARDSCAPE (REFER TO LANDSCAPE PLANS FOR LAYOUT AND DETAILS)
- (50) F.D.O.T. CR-D ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER F.D.O.T. STANDARD PLANS INDEX 522-002
- (55) ACCESSIBLE PARKING & SIGNAGE (PER FDOT STANDARD PLANS INDEX 711-001 SEE SHEET C4.10 FOR DETAIL)
- (60) 6" WIDE WHITE STRIPING (PER FDOT STANDARD PLANS INDEX 711-001) & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- (65) FENCE (REFER TO LANDSCAPE PLAN FOR DETAILS, MATERIAL, AND SPECIFICATIONS)
- (68) PEDESTRIAN GATE (REFER TO LANDSCAPE PLAN FOR DETAILS, MATERIAL, AND SPECIFICATIONS)

Key Map:

Continued:

NO.	DATE	DESCRIPTION
1	08/03/2023	REVISIONS
2	08/03/2023	REVISIONS
3	08/03/2023	REVISIONS
4	08/03/2023	REVISIONS
5	08/03/2023	REVISIONS
6	08/03/2023	REVISIONS
7	08/03/2023	REVISIONS
8	08/03/2023	REVISIONS
9	08/03/2023	REVISIONS
10	08/03/2023	REVISIONS

Project Name:
**Loch Leven Park
Amenity Center**

(PR22-02-Pre)
(PR23-01-FNL)

Submitted To:
MOUNT DORA, FL

Sheet Title:
GEOMETRY PLAN

Sheet No.:
C3.00

Scale:
1" = 10'

Professional Engineer Seal:
POULOS & BENNETT
Professional Engineer
No. 50129
STATE OF FLORIDA
August 3, 2023

POULOS & BENNETT
a Pope-Dawson company
Poulos & Bennett, LLC
2502 E. Livingston St., Orlando, FL 32803
7553 Phipps Hwy., Suite 305, Jacksonville, FL 32256
Tel: 407.487.2591 www.poulosandbennett.com
Exp. Dec. 31, 2027



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 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

Conduit:

NO.	DATE	DESCRIPTION
1	02.09.2021	GRADING SECTION
2	03.03.2021	GRADING SECTION
3	03.03.2021	GRADING SECTION
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97	03.03.2021	GRADING SECTION
98	03.03.2021	GRADING SECTION
99	03.03.2021	GRADING SECTION
100	03.03.2021	GRADING SECTION

Project Name:
**Loch Leven Park
Amenity Center**

(PR22-02-Pre)
(PR23-01-FNL)

Submittal To:
MOUNT DORA, FL

Sheet Title:
**GRADING &
DRAINAGE PLAN**

Sheet No.:
C4.00



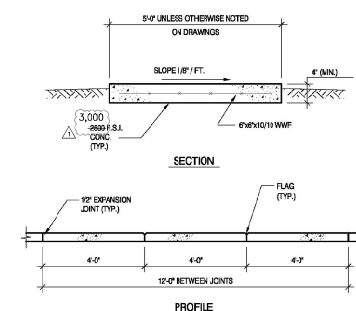
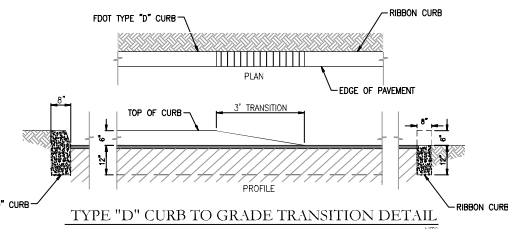
POULOS & BENNETT, LLC
a Pape-Dawson company
Poulos & Bennett, LLC
2020 E. Livingston St., Orlando, FL 32803
7553 Pape-Dawson, Suite 305, Jacksonville, FL 32206
Tel: 407.487.2591 www.poulosandbennett.com
Eng. No. 10.2007



- NOTES:
1. TOP PORTION OF FTP-20-06 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER (PER FDOT 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.



Legend	
PROPOSED LIGHT DUTY ASPHALT PAVEMENT SECTION (BASE BID)	PROPOSED CONCRETE PAVEMENT SECTION (BID PHASE ALTERNATE)
1 1 1/2" (N) SP 9.5 ASPHALT SURFACE COURSE (1 - 1 1/2" (N) LIFT)	6" (N) FIBER REINFORCED CONCRETE PAVEMENT (4,000 PSI @ 28 DAYS)
8" (N) LIMEPOCK 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
12" (N) 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 FOOT STANDARD PLANS INDEX 520-001	
5 4" (N) THICK CONCRETE SIDEWALK PER CITY OF MOUNT DORA DETAIL Q60019-1 THIS SHEET	



CONCRETE WALKWAY DETAIL

GU0019-1
ISSUED: 2017
REVISED: --

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-05
DESIGNED BY:		CMR
DRAWN BY:		AJE
CHECKED BY:		RAC
APPROVED BY:		JTF
SCALE IN FEET:		N/A

**Loch Leven Park
Amenity Center**

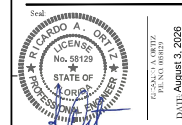
(PR22-02-Prel)
(PR23-01FNL)

Submission To

Sheet Title:
**GENERAL
CONSTRUCTION
DETAILS**

Sheet No. _____

C4.10



drQualifer=A01410D000019AE132EA4E0050C40D,
O=Unaffiliated, C=US

This item has been electronically signed and sealed by Ricardo A. Ortiz on the date adjacent to the seal using a 256-bit encryption code. For

63 copies of this document are not considered equal and coded and the CHA authentication code must be verified on any electronic copies.

BOULOS & BENNETT

FOULDS & BENNETT

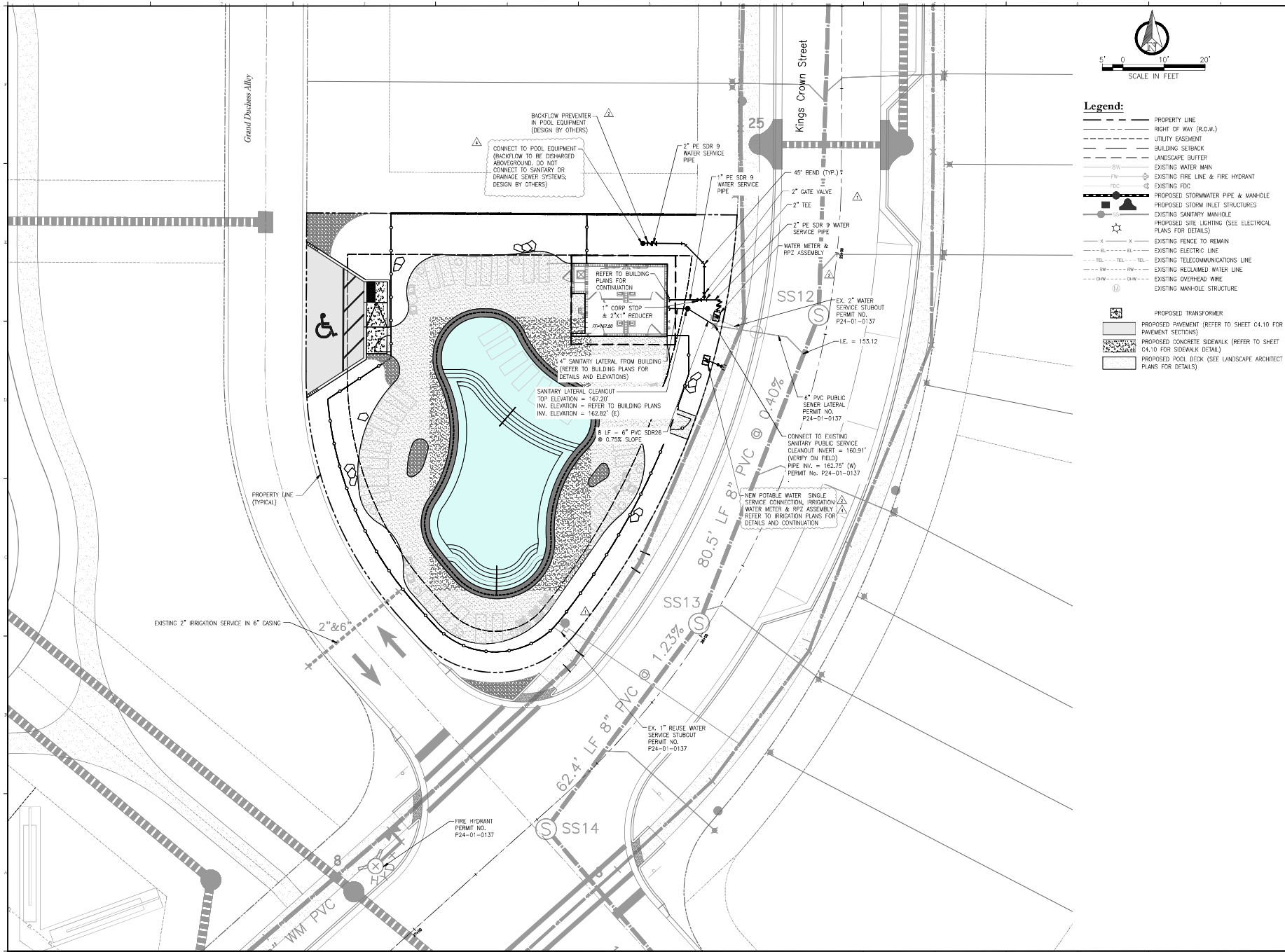
a Pape-Dawson company

Poulos & Bennett, LLC
2600 E. Livingston St., Orlando, FL 32803

7563 Philpotts Hwy., Suite 303, Jacksonville, FL 322
Tel. 404.487.2504 www.sanderson-bhannett.com

Eng. Bus. No. 28567

23-00131-001 PWS SCHEME - LOCH LEVEN AMENITY CENTER CIVIL PLAN CITY OF DALLAS



Key Map

Conduit:

NO.	DATE	DESCRIPTION
1	08/03/2023	AS BUILT
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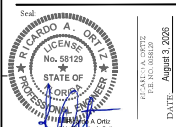
Project Name:
**Loch Leven Park
Amenity Center**

(PR22-02-Pre)
(PR23-01-FNL)

Submittal To:
MOUNT DORA, FL

Sheet Title:
UTILITY PLAN

Sheet No.:
C5.00



IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the State of Florida at Tallahassee, Florida, this 3rd day of August, 2023.

By: Ricardo A. Ortiz, P.E.

For: POULOS & BENNETT, LLC

2023.08.03 16:30 14404307

The use of this seal is limited to the project and the State of Florida. It is not to be used for any other project or in any other state.

POULOS & BENNETT, LLC

a Pape-Dawson company

Poulos & Bennett, LLC

2501 E. Livingston St., Orlando, FL 32803

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Eng. Div. No. 2007

GENERAL UTILITIES CONSTRUCTION NOTES

- 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 KRAMA, UTILITY LINE MANAGER AT HIS OFFICE (352) 735-7353 OR CELL PHONE (352) 514-3481, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7353 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7353 OR CELL PHONE (352) 973-2932.
- NO GRADING, CUTTING, OR PILING 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.
- CONSTRUCTION MUST BE PER THE DISAPPROVED SITE PLAN, VARIATIONS 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 DISAPPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN THROUGH THE DEC FOR REVIEW).
- CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER LIST FOR KEY SITE PERSONNEL.
- ENGINEER OF RECORD REVIEWED SHOPPING 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. IF RECORD.
- OFF SITE OR ROADWAY RIGHT OF WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED ROW PERMITS. A COPY OF THE APPROVED ROW PERMIT MUST BE SET ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE ROW.
- THE PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO UTILITY TESTING. THE CONTRACTOR MUST CONTACT JOSH KRAMA, UTILITY LINE MANAGER, AT HIS OFFICE (352) 735-7353 OR CELL PHONE (352) 514-3481, DISTRIBUTION SUPERVISOR - OFFICE (352) 735-7353 OR CELL PHONE (352) 460-7922, RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7353 OR CELL PHONE (352) 973-2932. HYDROSTATIC TESTING SHALL BE PER THE APPLICABLE PROVISIONS AS SET FORTH IN AWWA STANDARDS, MINIMUM 150 PSI @ 2 HOURS - POTABLE/RECLAIMED AND MINIMUM 30 PSI @ 2 HOURS - FORCE MAINS.
- GRAVITY SEWER PIPING TESTS SHALL BE IN ACCORDANCE WITH UN-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 "BELLETS" SHALL BE CAUSE FOR REJECTION. ONE VIDEO FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.
- 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 "BELLETS" SHALL BE CAUSE FOR REJECTION. ONE VIDEO FORMAT COPY OF THE VIDEO INSPECTION MUST BE PROVIDED TO THE PUBLIC SERVICES DEPARTMENT.
- AFTER JUMPER CONNECTION IS REMOVED, WATER AND RECLAIMED WATER SERVICES MUST BE LOCKED OUT AND KEY SUPPLIED TO CITY.
- FOLLOWING SATISFACTORY PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM AND RECORD INSPECTIONS THEREOF FROM THE APPROPRIATE AGENCIES, PRIOR TO PLACING IN SERVICE. ADVANCE NOTICE SHALL BE PROVIDED TO THE CITY BEFORE DISINFECTION PROCEDURE START. THE DISINFECTION SHALL BE ACCOMPANIED WITH THE APPLICABLE PROVISIONS OF AWWA STANDARDS, "DISINFECTING WATER MAINS" AND ALL APPROPRIATE AGENCY APPROVALS.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTESGU001-1A
ISSUED: 2017
REVISED: --

GENERAL UTILITIES CONSTRUCTION NOTES

- COPIES OF SATISFACTORY BACTERIOLOGICAL TESTING AND THE FORM "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 FDE APPROVAL.
- FDE CLEARANCE REQUEST MUST BE SUBMITTED THROUGH THE PUBLIC WORKS AND UTILITY DEPARTMENT.
- ENTRANCE, PAVEMENT AND CONCRETE CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THE CITY DEC SHALL BE THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- COPIES OF ALL MATERIALS AND REQUIREMENTS TESTING PER THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MUST BE PROVIDED PRIOR TO CLOSEOUT.
- THE PUBLIC SERVICES DEPARTMENT REQUIRES A PRE-CLOSEOUT FIELD REVIEW WITH THE CONTRACTOR, PUTE DEVELOPER, THE CONTRACTOR MUST CONTACT PUBLIC SERVICES ENGINEERING AT (352) 735-7353, TO COORDINATE. ALL ISSUES IDENTIFIED AT THE FIELD REVIEW MUST BE ADDRESSED PRIOR TO PUBLIC SERVICES FINAL CLOSE OUT APPROVAL.
- LIFT STATION START UP WILL REQUIRE A MINIMUM OF 48 HOURS PRIOR NOTIFICATION TO THE CITY. THE CONTRACTOR MUST CONTACT JOSH KRAMA, UTILITY LINE MANAGER, AT (352) 735-7353 OR (352) 551-2928 OR RUSSELL HOPPER, COLLECTION & LIFT STATION SUPERVISOR - OFFICE (352) 735-7353 OR CELL PHONE (352) 973-2932 TO COORDINATE THE START UP INSPECTION.
- 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 SUMP, SIZED LARGER THAN 20 HP, SHALL BE PROVIDED WITH A RIBULOID KIT CONSISTING OF BEARINGS SEALS, O-RINGS AND WEAR RINGS, ALSO, A 750 PSI WITH 100 PSI WORKING.
- DEDICATION OF IMPROVEMENTS TO THE PUBLIC SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT DORA DEC 4.8 (SOLID), 6.0 (SOLID), 6.1 (SOLID), 6.2 (SOLID), 6.3 (SOLID), 6.4 (SOLID), 6.5 (SOLID), 6.6 (SOLID), 6.7 (SOLID), 6.8 (SOLID), 6.9 (SOLID), 7.1 (SOLID), 7.2 (SOLID), 7.3 (SOLID), 7.4 (SOLID), 7.5 (SOLID), 7.6 (SOLID), 7.7 (SOLID), 7.8 (SOLID), 7.9 (SOLID), 8.1 (SOLID), 8.2 (SOLID), 8.3 (SOLID), 8.4 (SOLID), 8.5 (SOLID), 8.6 (SOLID), 8.7 (SOLID), 8.8 (SOLID), 8.9 (SOLID), 9.1 (SOLID), 9.2 (SOLID), 9.3 (SOLID), 9.4 (SOLID), 9.5 (SOLID), 9.6 (SOLID), 9.7 (SOLID), 9.8 (SOLID), 9.9 (SOLID), 10.1 (SOLID), 10.2 (SOLID), 10.3 (SOLID), 10.4 (SOLID), 10.5 (SOLID), 10.6 (SOLID), 10.7 (SOLID), 10.8 (SOLID), 10.9 (SOLID), 11.1 (SOLID), 11.2 (SOLID), 11.3 (SOLID), 11.4 (SOLID), 11.5 (SOLID), 11.6 (SOLID), 11.7 (SOLID), 11.8 (SOLID), 11.9 (SOLID), 12.1 (SOLID), 12.2 (SOLID), 12.3 (SOLID), 12.4 (SOLID), 12.5 (SOLID), 12.6 (SOLID), 12.7 (SOLID), 12.8 (SOLID), 12.9 (SOLID), 13.1 (SOLID), 13.2 (SOLID), 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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 (P&A: SUNSHINE STATE ONE-CALL OF FLORIDA BY CALLING 800-432-4770 OR 811 AT LEAST 5 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 BE 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.

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.

 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 TLRW-12 (PURPLE STRIPE) W/ RAINBIRD XQF HEAD
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 SRC

 ISOLATION GATE VALVE ASSEMBLY: MATCO 514

 FLOW SENSOR ASSEMBLY: RAIN BIRD UFS100

 REUSE WATER METER: BY OTHERS

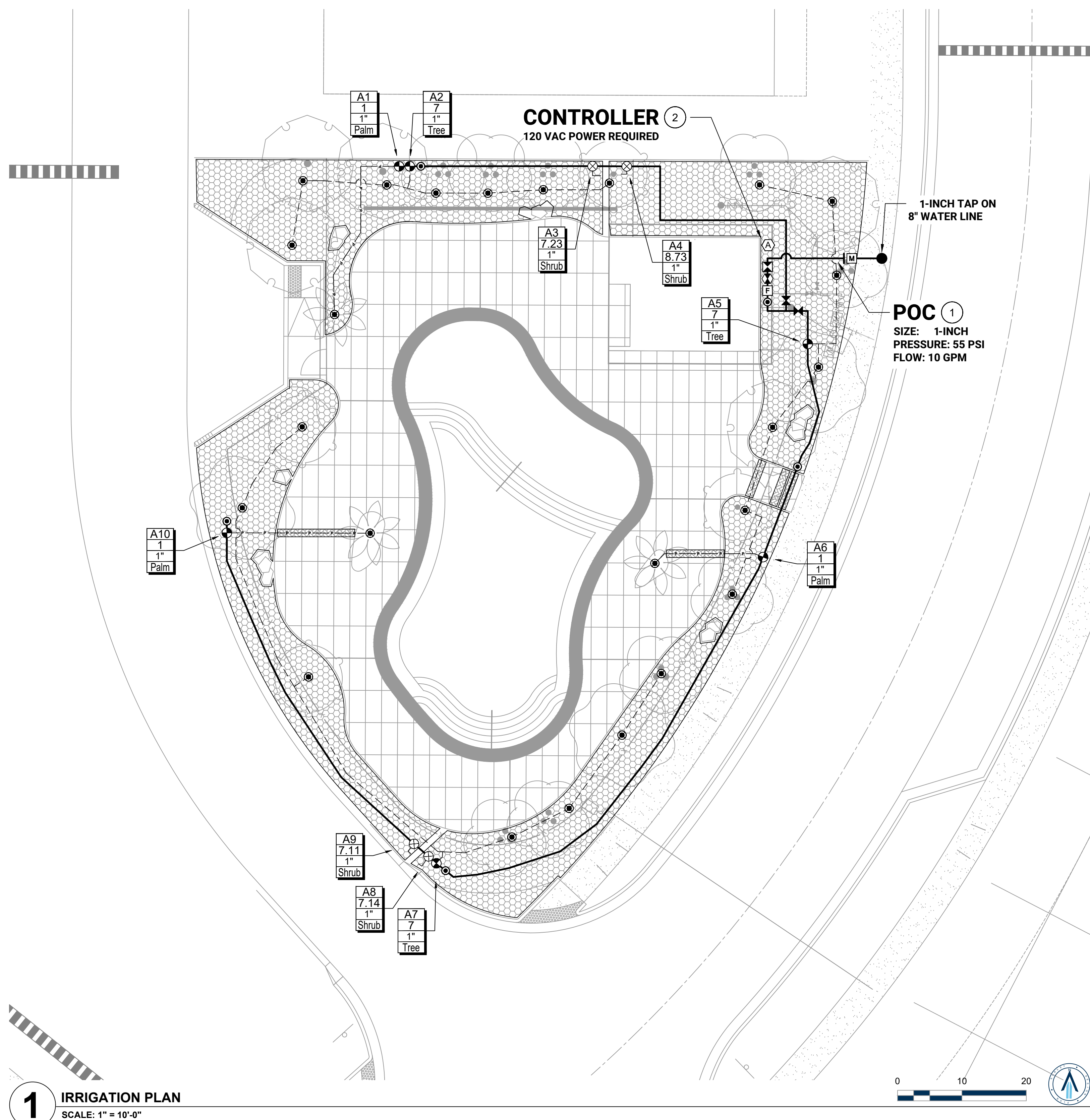
 MASTER VALVE ASSEMBLY: RAIN BIRD PEB (1")

 **INDICATES CONTROLLER AND STATION NUMBER
INDICATES LATERAL DISCHARGE (GPM)
INDICATES VALVE SIZE (INCHES)
INDICATES LANDSCAPE APPLICATION**

 **IRRIGATION CONTROLLER UNIT
WITH WIRED RAIN SENSOR
RAIN BIRD ESPLXME2P - PLASTIC CABINET, WALL-MOUNTED**

 WEATHER SENSOR: RAIN BIRD RSD SERIES RAIN SENSOR

- 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.



A site map showing the layout of a parking lot. The lot is divided into several rows of parking spaces. A specific area is highlighted and labeled "SITE", indicating the location of the proposed development. The map also shows surrounding roads and a dashed line indicating a boundary or easement.



RaganSmith
a Pape-Dawson company

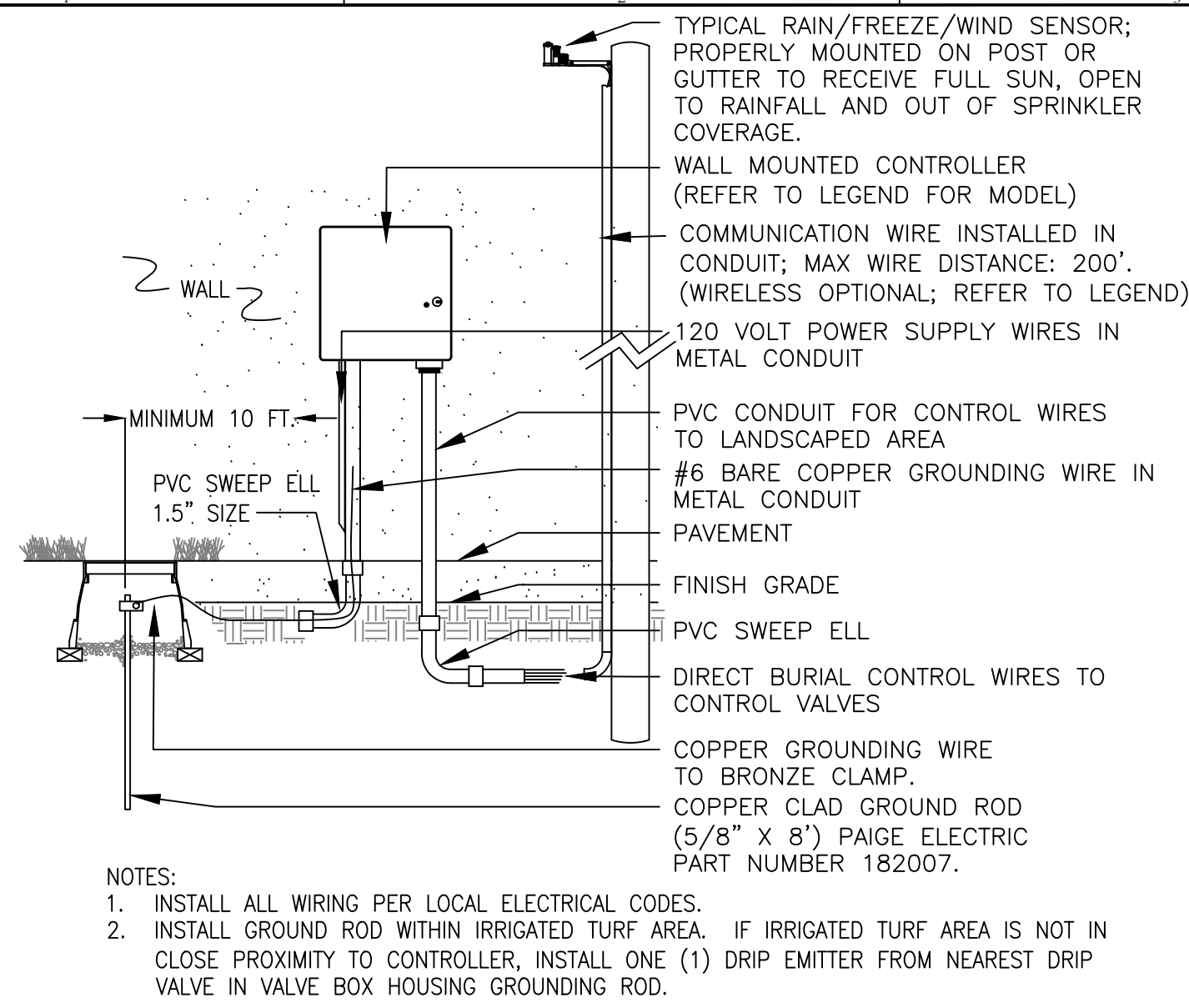
Project Name: **LOCH LEVEN
PARK**

MOUNT DORA, FL

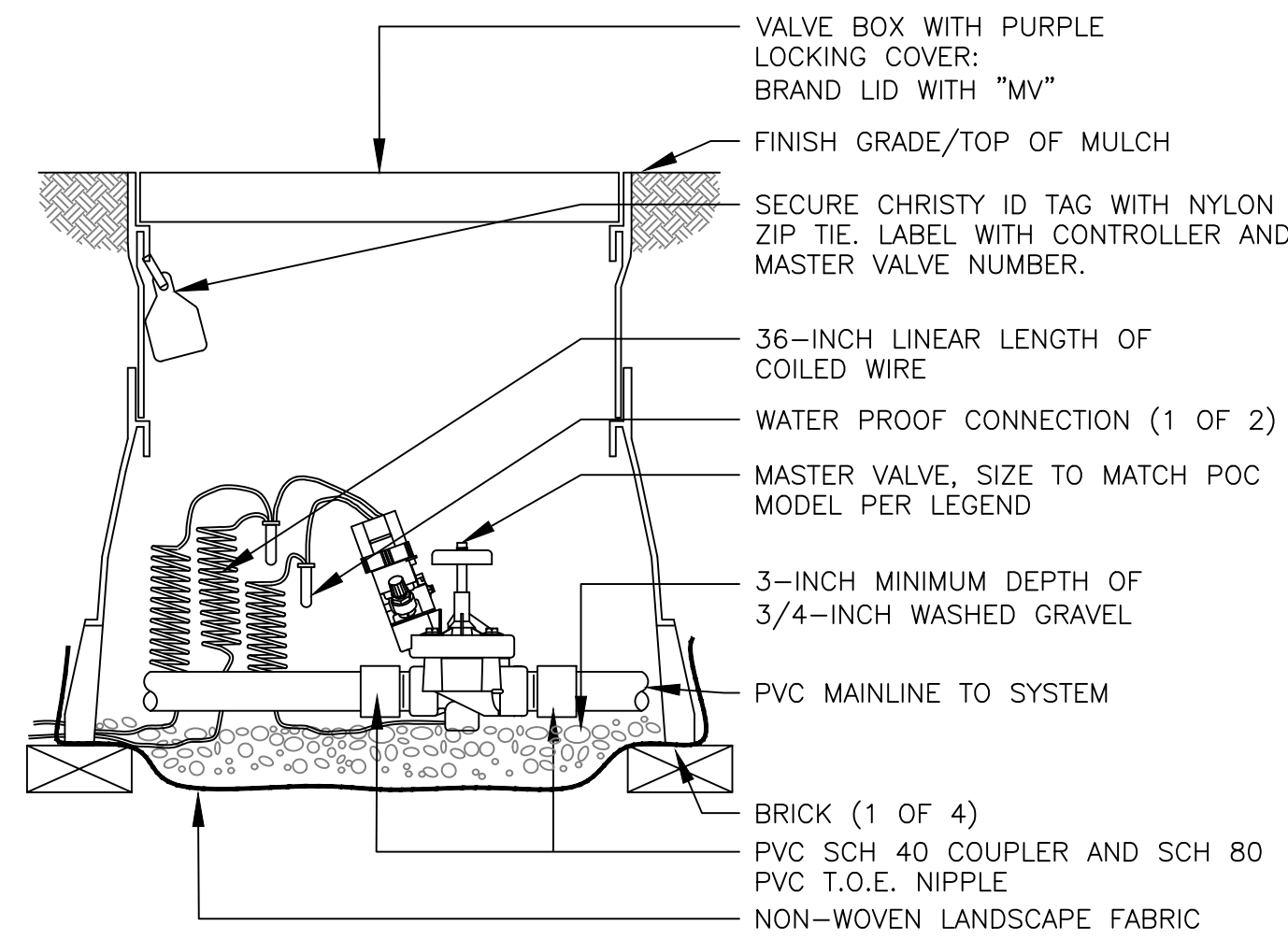
IRRIGATION PLAN

IR1.0

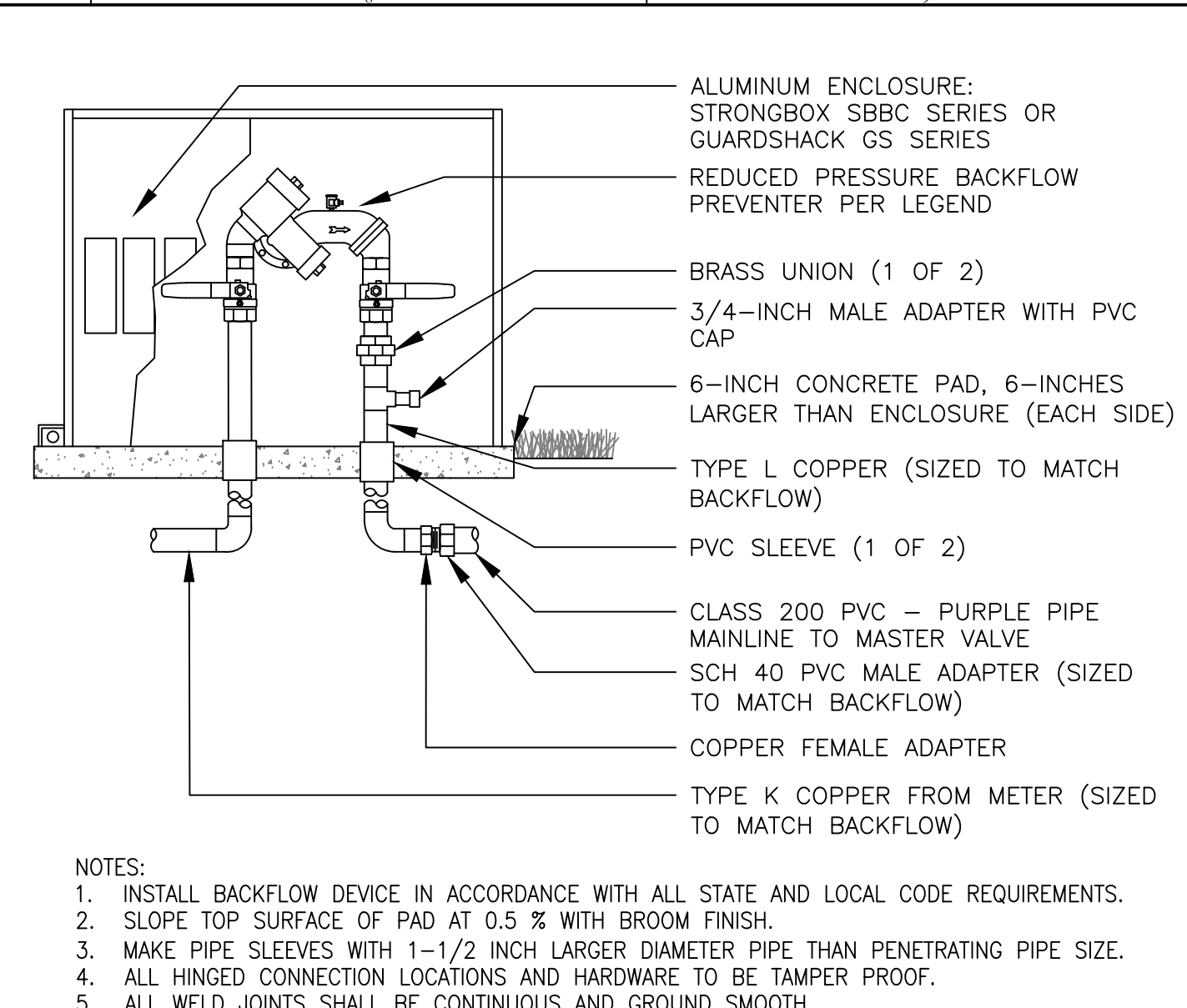
DATE: MAY 20, 2025



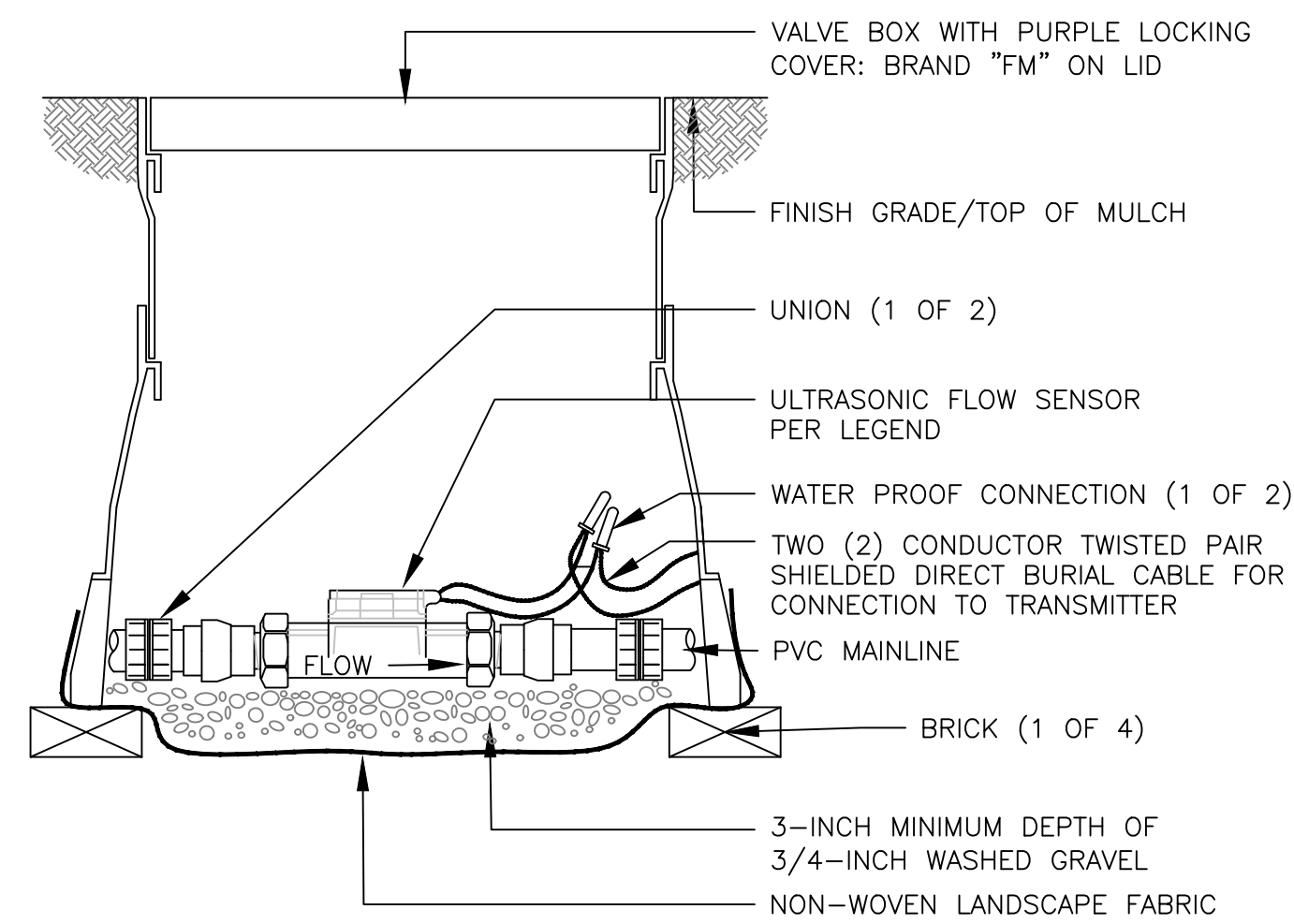
1 WALL MOUNT CONTROLLER ASSEMBLY



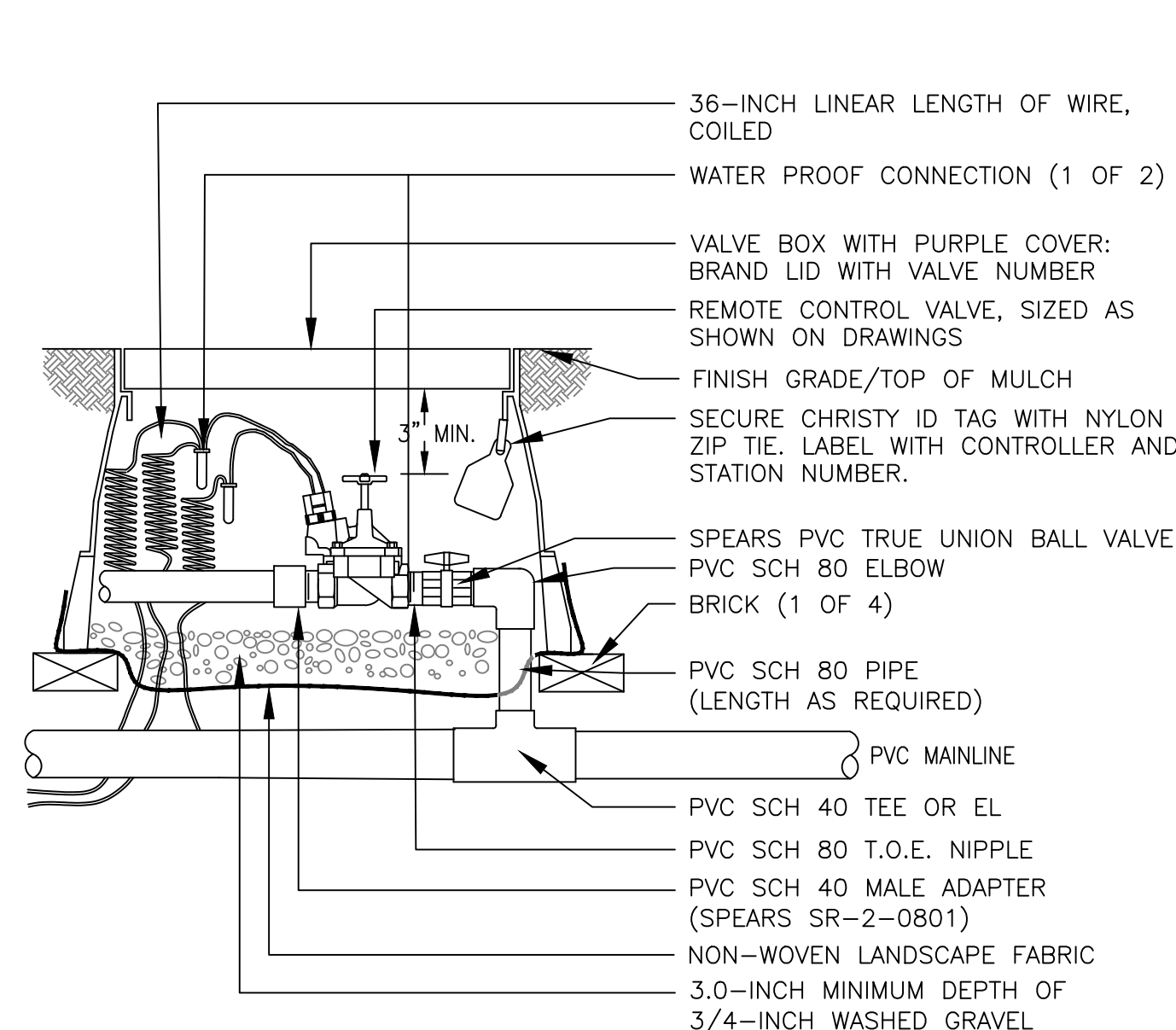
2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



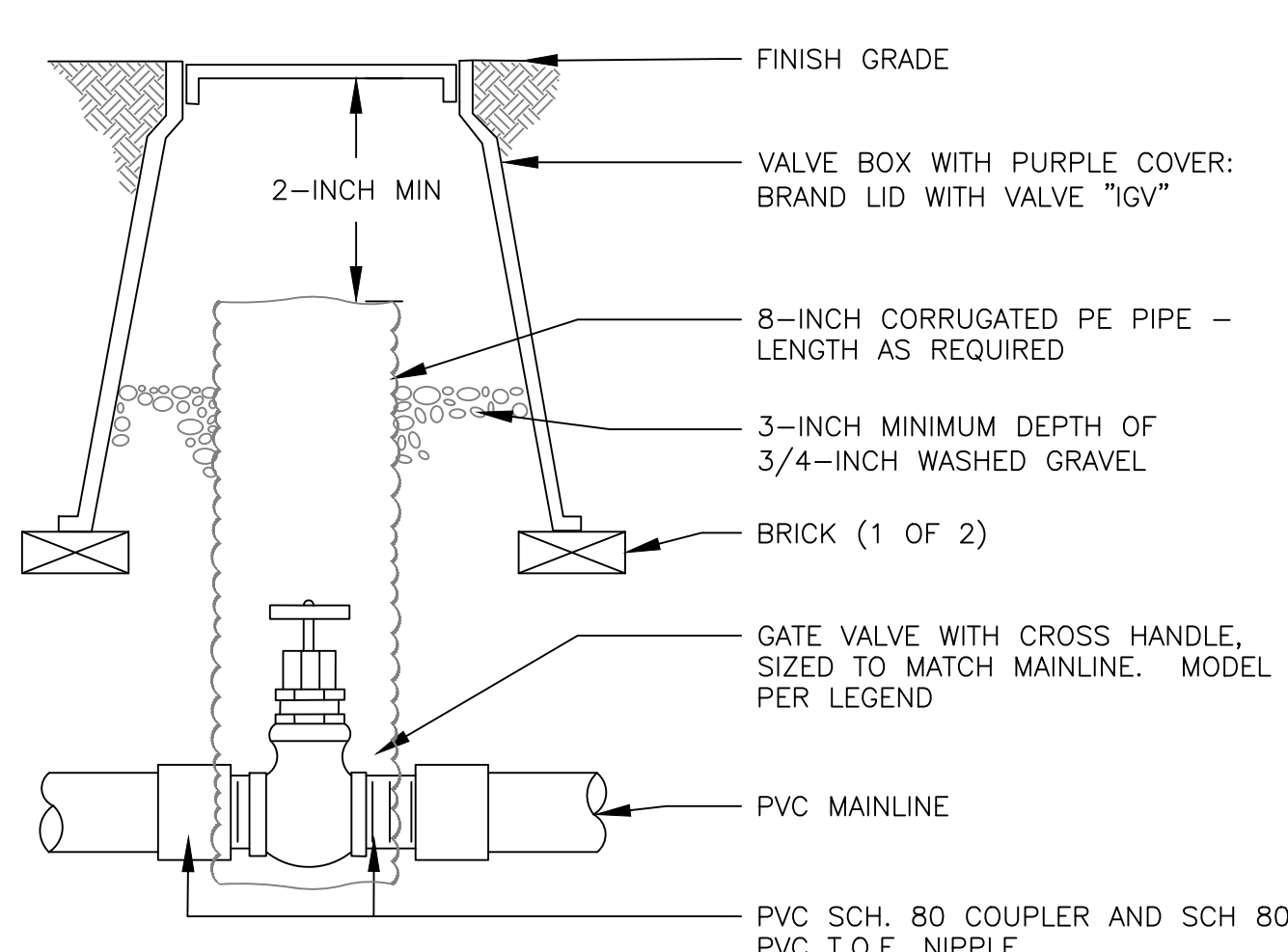
3 BACKFLOW PREVENTION UNIT ASSEMBLY



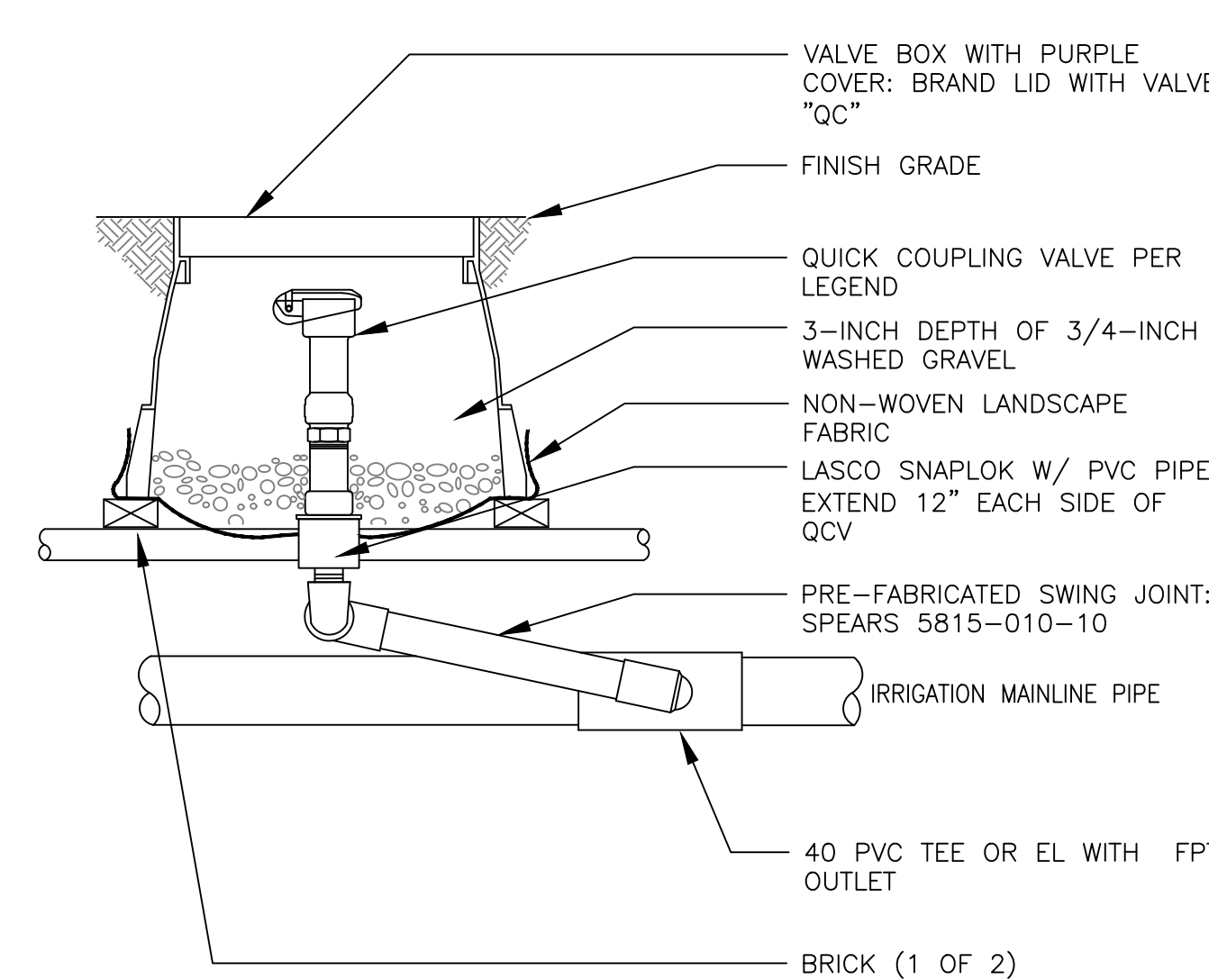
4 MASTER VALVE ASSEMBLY



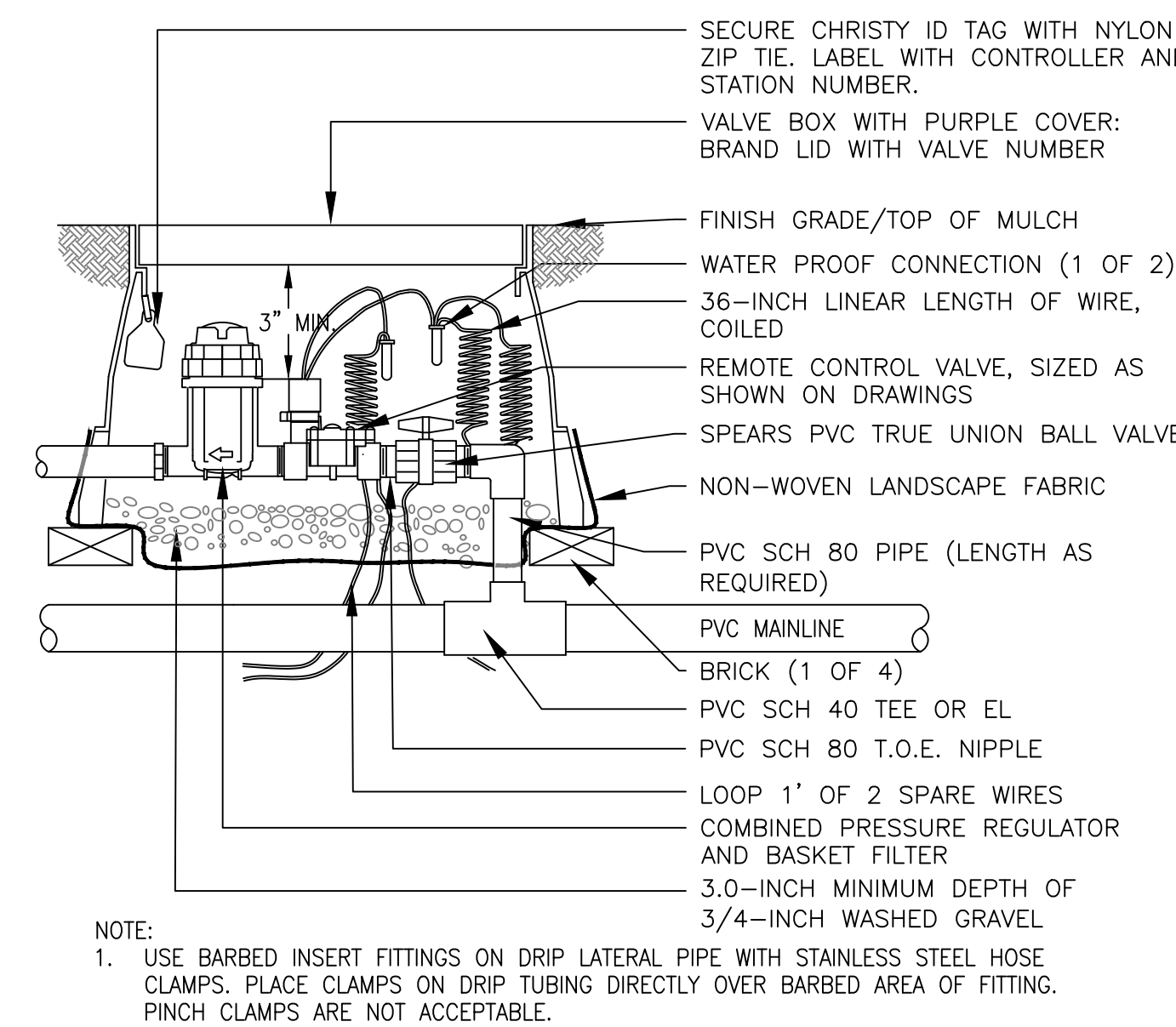
5 ULTRASONIC FLOW SENSOR ASSEMBLY



6 ISOLATION GATE VALVE ASSEMBLY 1.5-INCH MAINLINE AND SMALLER

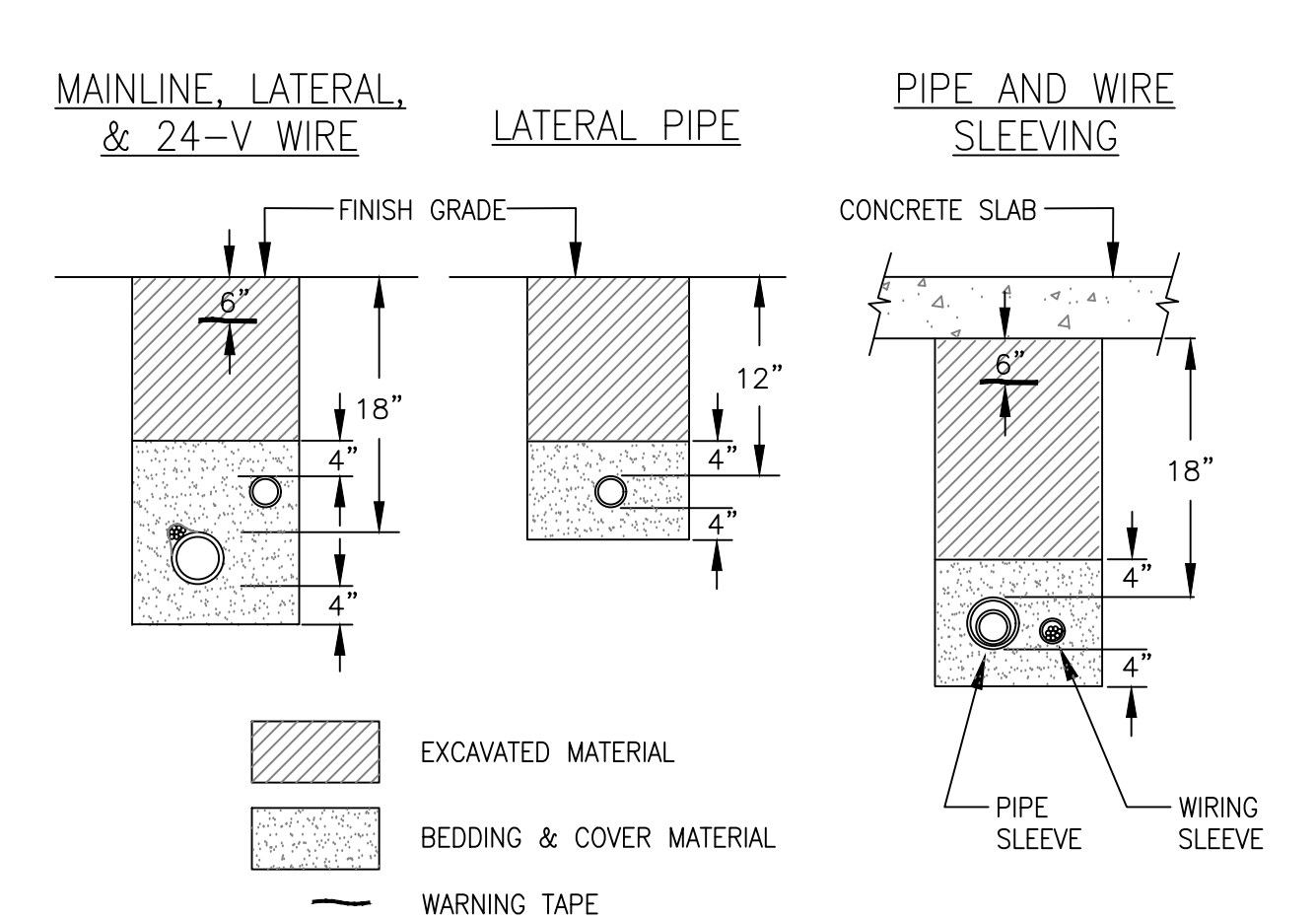


7 QUICK COUPLING VALVE ASSEMBLY



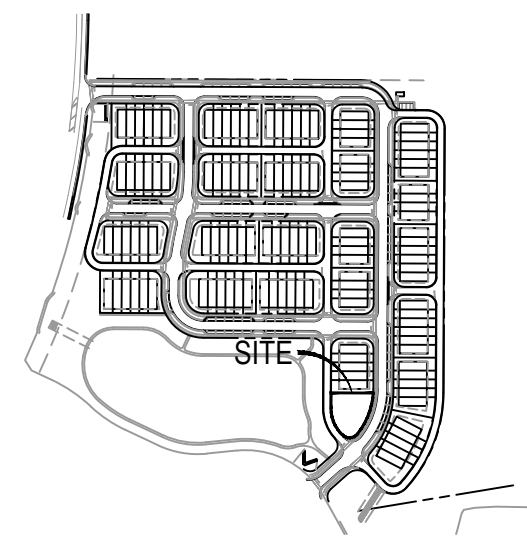
8 REMOTE CONTROL BUBBLER VALVE ASSEMBLY

9 REMOTE CONTROL DRIP VALVE ASSEMBLY



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
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Eng. Bus. No. 28567

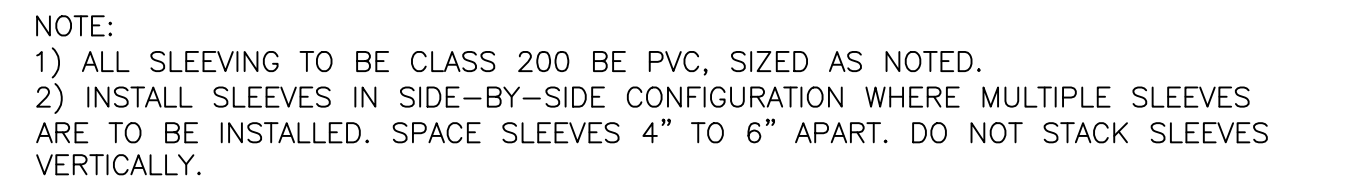


Diagram illustrating the layout of a Rain Bird QF drip irrigation system. The diagram shows a rectangular area defined by a perimeter, with a grid of dripline tubing and headers. The components are labeled as follows:

- 12-4" (Mainline tubing size)
- DRIP LINE TUBING W/ PURPLE STRIPE PER PLAN. EMITTER FLOW, EMITTER AND ROW SPACING PER LEGEND.
- PER LEGEND
- REMOTE CONTROL VALVE REFER TO REMOTE CONTROL VALVE ASSEMBLY DETAIL
- RAIN BIRD QF SUPPLY HEADER TO MATCH DRIP TUBE SPACING PER LEGEND
- RAIN BIRD QF HEADER CONNECTION: REFER TO QF DRIPLINE HEADER ASSEMBLY DETAIL
- AREA PERIMETER
- RAIN BIRD QF EXHAUST HEADER TO MATCH DRIP TUBE SPACING PER LEGEND
- FLUSH CAP ASSEMBLY PLUMBED TO PVC (TYP)
- CURB OR PLANTING BED EDGE

- 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.

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.

A cross-sectional diagram of a sub-surface drip irrigation system installed in a garden bed. The diagram shows a vertical cross-section of the ground. At the top, there is a layer of grass labeled 'TURF/FINISH GRADE OR SHRUB BED WITH MULCH'. Below this is a layer of mulch, indicated by a hatched pattern. A dimension line shows the depth of the mulch layer as '4" - 6"'. Below the mulch is the sub-surface drip tubing. The tubing is labeled 'BLANK DRIPLINE TUBING' and has a 'SUB-SURFACE DRIPLINE: REFER TO LEGEND FOR MODEL NUMBER' label. The tubing is connected to a 'QF HEADER' at the bottom left. A 'TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)' is shown securing the tubing to the ground. An 'INLINE DRIP EMITTER OUTLET' is shown on the tubing. At the top left, a 'BARB X BARB DRIPLINE FITTING' is shown connecting the tubing to the header. At the bottom left, a 'PRE-INSTALLED BARBED FITTING' is shown connecting the tubing to the header.

- BARB X BARB DRIPLINE FITTING
- TURF/FINISH GRADE OR SHRUB BED WITH MULCH
- 4" - 6"
- SUB-SURFACE DRIPLINE: REFER TO LEGEND FOR MODEL NUMBER
- INLINE DRIP EMITTER OUTLET
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- BLANK DRIPLINE TUBING
- QF HEADER
- PRE-INSTALLED BARBED FITTING

- NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEET 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.

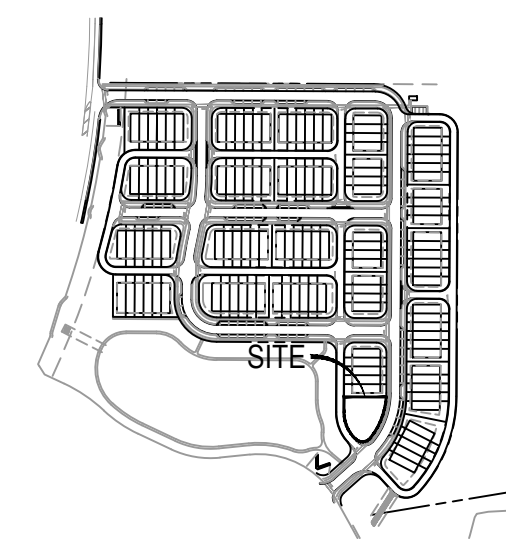
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

MICRO POPUP INDICATOR ON $\frac{1}{2}$ " NPT
 MALE BASE
 DIG. MODEL: DSP1-12 12" WITH $\frac{1}{2}$ " MALE
 THREAD BASE
 FINISHED GRADE
 18" NO.6 EPOXY REBAR STAKE
 1" BARBED X $\frac{1}{2}$ " NPT FEMALE,
 90 DEGREES REDUCED ELBOW
 1" POLYETHYLENE PIPE

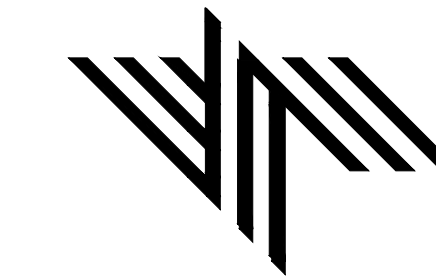
Diagram illustrating the components and assembly of a tree zone bubbler system:

- FINISHED GRADE
- 4-INCH DRAIN PIPE CAP
- BUBBLER ASSEMBLY (2 PER TREE): MODEL PER LEGEND
- HUNTER HC-50F-50M CHECK VALVE
- 4-INCH PERFORATED DRAIN PIPE
- 3/4-INCH WASHED STONE
- 1/2-INCH SCH80 PVC NIPPLE (LENGTH AS REQUIRED)
- SWING PIPE AND FITTINGS
- LATERAL SIZE X 1/2-INCH SXSFT TEE
- TREE ZONE LATERAL PIPE

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

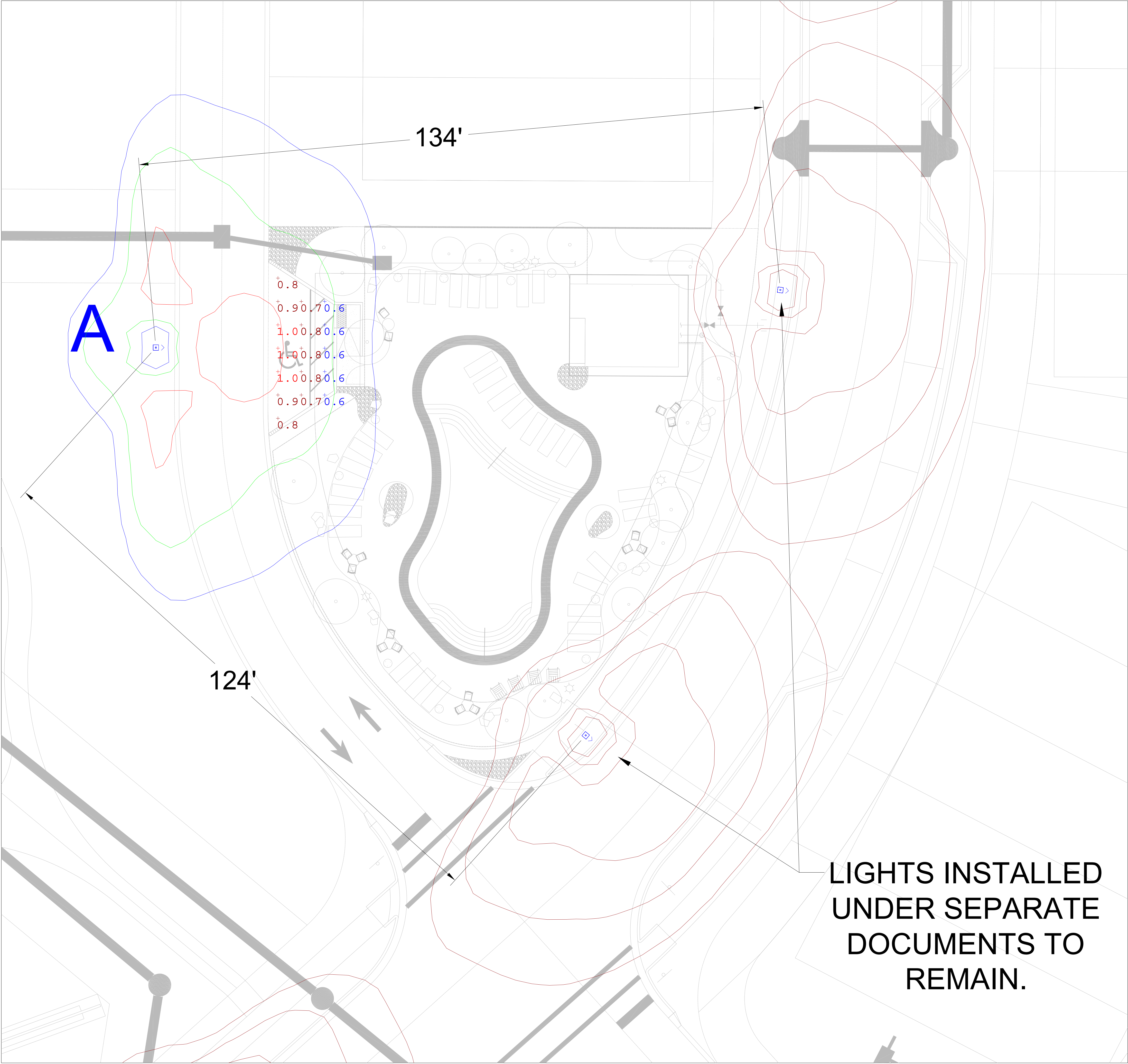
Seal:

MAY 20 2025

SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

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



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:**
- Pole is Aluminum 22' OAL direct buried tenon top with a fixture mounting height of 17' AFG, black in color
 - Pole shall be set 4' from BOC.
 - 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.

OPEN TOWN AND COUNTRY LED
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Wattage: 50 watts

Mounting height: 12'

Color: Black

Pole: Aluminum
Colonial concrete
Victorian concrete
Washington concrete

Applications: Neighborhoods
Parks
Shopping centers
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

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

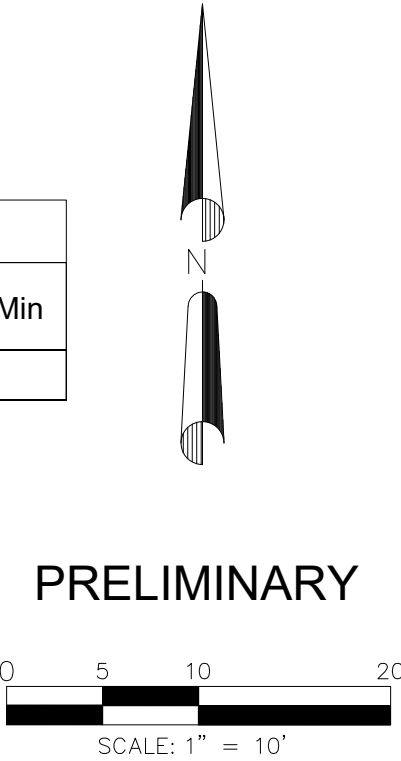
Convenience and savings for you

For additional information, contact us at: DEOneFLSL@duke-energy.com.

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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





CITY OF MOUNT DORA

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

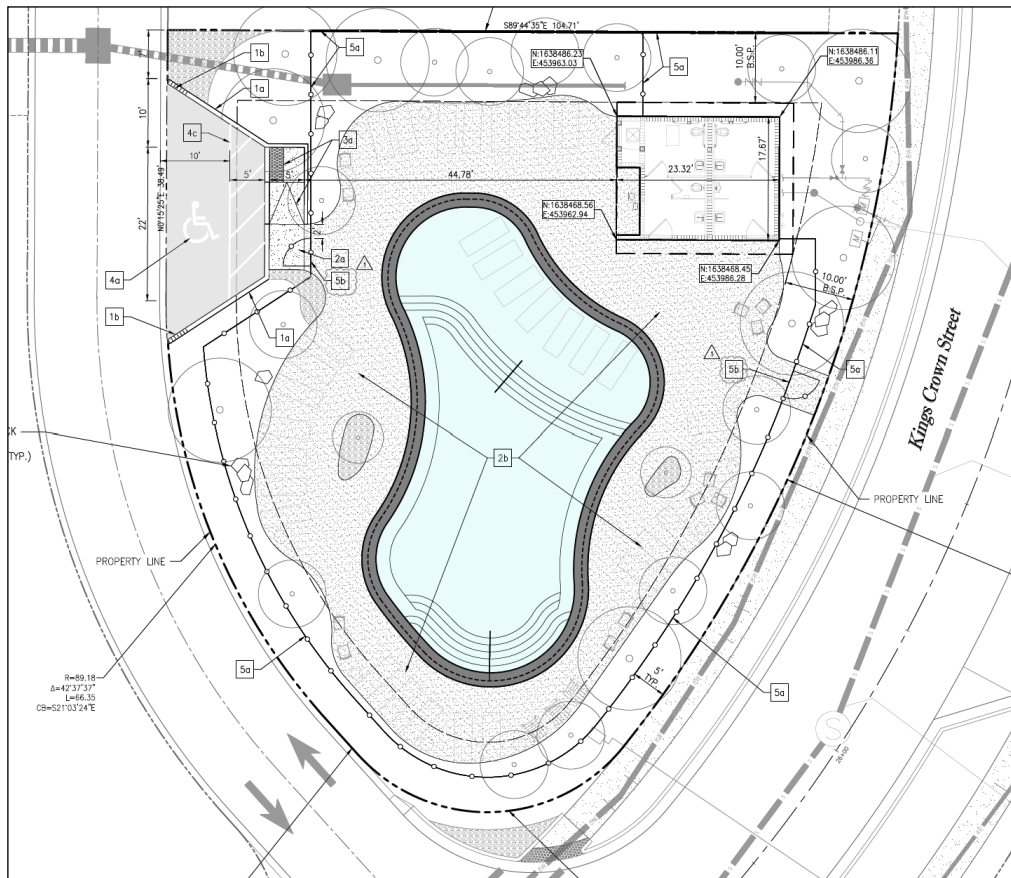
Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)	Comment
North	County	Urban Low	AG	Undeveloped	
South	City	Medium Density	PUD	Undeveloped	Meadowhall Blvd and wetlands
East	Eustis			Undeveloped	
West	ROW	N/A	N/A	Road	State Road 44

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 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:

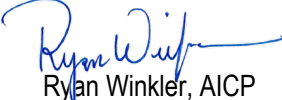
Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the above referenced project, and additional information is needed to complete our review. The Site Plan needs to be revised to satisfactorily address the attached DRC review comments prior to 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.

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



CITY OF
MOUNT
DORA

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
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.