WINTER GARDEN

CITY COMMISSION

AGENDA

REMOTE ELECTRONIC ATTENDANCE

As per State of Florida – Office of the Governor

EXECUTIVE ORDER NUMBER 20-69

(Visit link below for details to join this meeting or offer Public Comment)

http://www.cwgdn.com/Calendar.aspx?EID=1050

OR IN-PERSON AT

CITY HALL COMMISSION CHAMBERS

300 W. Plant Street

Winter Garden, Florida

WORKSHOP **5:30 p.m.**

Ethics, Public Records, and Sunshine Law by City Attorney

REGULAR MEETING **October 22, 2020** **6:30 p.m.**

CALL TO ORDER

Determination of a Quorum

Opening Invocation and Pledge of Allegiance

1. **APPROVAL OF MINUTES**
   Regular Meeting Minutes – October 8, 2020

2. **PRESENTATION**
   A. **PROCLAMATION 20-05**: Proclaiming Week of the Family – **Mayor Rees**

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**
   A. **Ordinance 20-19:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.07 +/- ACRES OF LAND GENERALLY LOCATED AT 199 S MAIN STREET AND 158 S WOODLAND STREET ON THE NORTHEAST CORNER OF S MAIN STREET AND E SMITH STREET, FROM C-1 (CENTRAL COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE SMITH STREET LUXURY STUDIOS PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – **Second reading and public hearing November 12, 2020 – Community Development Director Pash**

   B. **Ordinance 20-37:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 15.83 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON WEST PLANT STREET, WEST OF LAKEVIEW ROAD AND SOUTH OF TILDENVILLE SCHOOL ROAD, FROM R-2 (RESIDENTIAL DISTRICT) TO PUD (PLANNED UNIT

DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE A FOUND LIFE PUD; PROVIDING FOR NONSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – **Second reading and public hearing November 12, 2020** – **Community Development Director Pash**

4. SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES

A. **Ordinance 20-46:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY CODE WITH RESPECT TO STORMWATER UTILITY FEES AND USE THEREOF; PROVIDING FOR INCREASE OF THE STORMWATER UTILITY FEE FOR THE YEARS 2021 THROUGH 2025; CLARIFYING CITY AUTHORITY TO MAINTAIN, REPAIR, AND REPLACE CERTAIN NON-PUBLIC STORMWATER IMPROVEMENTS AND TO EXPEND FUNDS COLLECTED VIA THE CITY'S STORMWATER FEE THEREON; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE – **Assistant City Manager of Public Services**

B. **Ordinance 20-47:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 5.83 +/- ACRES OF LAND GENERALLY LOCATED AT 855 & 955 SOUTH DILLARD STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF EAST PALMETTO STREET, NORTH OF WEST COLONIAL DRIVE, AND WEST OF GRAND ROYAL CIRCLE; FROM C-2 (CENTRAL COMMERCIAL DISTRICT) AND FROM THE EXISTING PLANNED COMMERCIAL DEVELOPMENT (PCD) ADOPTED BY ORDINANCE 06-23, TO PCD (PLANNED COMMERCIAL DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE CENTRAL PARC AT WINTER GARDEN PCD; REPEALING AND REPLACING ORDINANCE 06-23; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE – **Community Development Director Pash**

C. **Ordinance 20-48:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE AND UTILITY EASEMENT OVER LOT 16 OF WESTFIELD LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (LOCATED AT 427 ENGLISH LAKE DRIVE, WINTER GARDEN, FLORIDA), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING – **Community Development Director Pash**

D. **Ordinance 20-52:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.17 ± ACRES LOCATED AT 21 WEST SMITH STREET ON THE NORTHEAST CORNER OF WEST SMITH STREET AND SOUTH BOYD STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY C-1 CENTRAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – **Community Development Director Pash**

5. REGULAR BUSINESS

A. Recommendation to approve **SITE PLAN** for 12301 W Colonial Drive (**Master Site Plan & Home2 Suites**), subject to conditions and Fair Share Agreement for Road Improvements – **Community Development Director Pash**

B. Recommendation to approve **SITE PLAN** for 12301 W Colonial Drive (**7-Eleven**), subject to conditions – **Community Development Director Pash**
C. Recommendation to approve **SITE PLAN** for 15304 Tilden Road (**Foundation Academy – Phase 2**), subject to conditions – **Community Development Director Pash**
D. Recommendation to approve Temporary Construction License Agreement for 15304 Tilden Road (**Foundation Academy – Phase 2**) – **Community Development Director Pash**
E. Recommendation to approve Agreement for Consultant Services with PaleoWest, LLC – **Community Development Director Pash**
F. Recommendation to approve Memorandum of Understanding with Orange County Sheriff's Office for cross swearing law enforcement officers assigned to the West Orange Narcotics Task Force – **Police Chief Graham**
G. BOARD APPOINTMENTS: **Winter Garden Police and Firefighters' Pension Board**
(2) Expiring Seats (Erik Halluska and Bruce D. Schobel) – **City Clerk Grimmage**

6. **MATTERS FROM PUBLIC** – (*Limited to 3 minutes per speaker*)

7. **MATTERS FROM CITY ATTORNEY** - Kurt Ardaman

8. **MATTERS FROM CITY MANAGER** – Mike Bollhoefer
A. Recommendation to cancel regular City Commission meetings for November 26, 2020 and December 24, 2020

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to **Ethics Training (Part 2)** and **Regular Meeting** on Thursday, **November 12, 2020** at **5:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICES:
In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she 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 of Winter Garden does not prepare or provide such record.

Any opening invocation that is offered before the official start of the Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Commission meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Commission Chambers or exit the City Commission Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance. (Reference Resolutions 15-04 and 16-02)

	Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 x2297.		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Department (407) 656-4111 x5455.

CITY OF WINTER GARDEN

CITY COMMISSION

REGULAR MEETING MINUTES

October 8, 2020

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. An Opening Invocation and Pledge of Allegiance were given.

Present: Mayor John Rees and Commissioners
Lisa L. Bennett – District 1 Bob Buchanan – District 2
Mark A. Maciel – District 3 Colin Sharman – District 4

Also Present: City Manager Mike Bollhoefer, City Attorney A. Kurt Ardaman, City Clerk Angee Grimmage, Assistant City Manager of Administrative Services Frank Gilbert, Assistant City Manager of Public Services Jon Williams, Community Development Director Stephen Pash, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, Fire Chief Matt McGrew, Information Technology Director Chad Morrill and Police Chief Stephen Graham

1. **APPROVAL OF MINUTES**

   Motion by Commissioner Buchanan to approve regular meeting minutes of September 17, 2020 as submitted. Seconded by Commissioner Sharman and carried unanimously 5-0.

2. **PRESENTATION**

   A. **Proclamation 20-07**: Proclaiming October as Outdoor Dining Month was read by Mayor Rees.

   B. **Proclamation 20-09**: Proclaiming October 15th as Blind Americans Equality Day was read by Mayor Rees.

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

   A. **Ordinance 20-19**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.07 +/- ACRES OF LAND GENERALLY LOCATED AT 199 S MAIN STREET AND 158 S WOODLAND STREET ON THE NORTHEAST CORNER OF S MAIN STREET AND E SMITH STREET, FROM C-1 (CENTRAL COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE SMITH STREET LUXURY STUDIOS PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

   City Attorney Ardaman read Ordinance 20-19 by title only. Staff requested postponement of this item to a first reading and public hearing on October 22, 2020 at 6:30 p.m.

Motion by Commissioner Buchanan to POSTPONE Ordinance 20-19 to a first reading and public hearing on October 22, 2020 at 6:30 p.m. Seconded by Commissioner Sharman and carried unanimously 5-0.

B. **Ordinance 20-37:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 15.83 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON WEST PLANT STREET, WEST OF LAKEVIEW ROAD AND SOUTH OF TILDENVILLE SCHOOL ROAD, FROM R-2 (RESIDENTIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE A FOUND LIFE PUD; PROVIDING FOR NONSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinance 20-37 by title only. Community Development Director Pash stated that the applicant requests postponement of this item to a first reading and public hearing on October 22, 2020 at 6:30 p.m.

Motion by Commissioner Sharman to POSTPONE Ordinance 20-37 to a first reading and public hearing on October 22, 2020 at 6:30 p.m. Seconded by Commissioner Bennett and carried unanimously 5-0.

C. **Ordinance 20-46:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY CODE WITH RESPECT TO STORMWATER UTILITY FEES AND USE THEREOF; PROVIDING FOR INCREASE OF THE STORMWATER UTILITY FEE FOR THE YEARS 2021 THROUGH 2025; CLARIFYING CITY AUTHORITY TO MAINTAIN, REPAIR, AND REPLACE CERTAIN NON-PUBLIC STORMWATER IMPROVEMENTS AND TO EXPEND FUNDS COLLECTED VIA THE CITY'S STORMWATER FEE THEREON; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinance 20-46 by title only. Assistant City Manager of Public Services Williams stated that Ordinance 20-46 proposes to amend sections 78-203 & 78-205 of the code to authorize the city maintain, repair or improve certain portions of a privately owned stormwater system serving a public benefit. It provides for an adjustment to the current monthly fee of $6.00 for fiscal years 2021-2025. He noted that for the current fiscal year, staff is recommending an initial increase of $2.00 to become effective with utility bills rendered on and after January 1, 2021 and followed by an increase of $0.25 for fiscal years 2022 through 2025, becoming effective each October 1st. Mr. Williams recognized the City's Rate Consultant, Murray Hamilton to provide a brief presentation on the proposed rate adjustment.

Murray Hamilton, Senior Manager with Raftelis, a utility rate and financial consulting firm, gave a presentation regarding the current rate study. He noted that the last stormwater study was conducted in 2005 and was through 2010. Since 2010, the rates have not been adjusted. He spoke of some changes which had occurred over that time.

Mr. Hamilton highlighted various items from the rate study also displaying rate comparisons of other local cities, many of which he states are currently addressing their stormwater needs. Mr. Hamilton concluded with recommending the proposed rate increases to make necessary improvements to become effective with bills rendered on and after January 1, 2021 and each October 1st thereafter. Also recommending a study update within three to five years. Mr. Hamilton then recognized City Manager Bollhoefer for additional comments.

City Manager Bollhoefer addressed repairs to some stormwater systems in many communities over the years, describing drainage issues with systems and noting the inability of most Homeowner's Associations (HOA) to fix these type problems. Mr. Bollhoefer noted several repairs to stormwater systems and City-assisted repairs; specifically noting significant issues within the neighborhood of Lakeview Reserve. He expressed that with this funding, the City would be able to help communities throughout the City of Winter Garden.

Mayor Rees sought clarification on the rate, the revenue and the timeframes, noting that the citizens understand more when the City is covering its capital and expenses.

Commissioner Bennett noted issues that needed addressing in her district and how grateful the residents are that the City can assist in these efforts. Commissioner Buchanan noted additional areas that were also assisted.

Commissioner Maciel addressed potential problems with newer subdivision and inquired about the confidence of the City in Homeowner's Association (HOA) being prepared for their potential issues going forward. Mr. Bollhoefer responded that he does not feel the HOAs would be prepared to address these issues in the future as the setting aside of funding is not required and therefore is not done. Mr. Bollhoefer expressed that by doing this the City is able to get ahead of the issues.

Commissioner Maciel inquired if the City could require the HOAs, when coming in, cover these issues in their documentation. There was discussion on the inclusion of language in the ordinance to address these issues and Mr. Bollhoefer surmised that the residents would end up paying for these issues in one way or another.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting.

John Davis, 219 Zachery Wade Street, Winter Garden, Florida stated that he lives at the end of Lakeview Reserve. He shared that he was a retired land use planner and he spoke in favor of this ordinance which he stated addresses the emerging issues quite efficiently. Mr. Davis complimented the City, the City Commission and City staff on the quality of life here in Winter Garden and also commended City Manager Bollhoefer.

Ron Mueller, 709 S. Lake Cove Pointe Circle, Winter Garden, Florida spoke in favor of the ordinance. He described past issues and current efforts of the Lake Cove Pointe community and their Homeowner's Association in addressing related drainage and stormwater issues.

After waiting and receiving no additional public calls or comments, he closed the public hearing.

Motion by Commissioner Sharman to approve Ordinance 20-46 with the second reading and public hearing scheduled for October 22, 2020 at 6:30 p.m. Seconded by Commissioner Bennett and carried unanimously 5-0.

D. **Ordinance 20-47:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 5.83 +/- ACRES OF LAND GENERALLY LOCATED AT 855 & 955 SOUTH DILLARD STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF EAST PALMETTO STREET, NORTH OF WEST COLONIAL DRIVE, AND WEST OF GRAND ROYAL CIRCLE; FROM C-2 (CENTRAL COMMERCIAL DISTRICT) AND FROM THE EXISTING PLANNED COMMERCIAL DEVELOPMENT (PCD) ADOPTED BY ORDINANCE 06-23, TO PCD (PLANNED COMMERCIAL DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE CENTRAL PARC AT WINTER GARDEN PCD; REPEALING AND REPLACING ORDINANCE 06-23; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinance 20-47 by title only. Community Development Director Pash stated that this is a request to rezone the property located at 855 & 955 South Dillard Street from C-2 to PCD. Mr. Pash displayed and described the layout of the included proposed improvements, buffers, entrances and access. Also displayed was an elevation concept for the City Commission's review. Staff recommends approval of Ordinance 20-47.

Mayor Rees inquired about the square footage for the townhomes. Mr. Pash noted that this was not included but that they start at approximately 1900 square feet.

Commissioner Sharman inquired if the neighborhood behind this development was in favor of it. Mr. Pash responded that there had been a community meeting and most questions were directed toward improvements on Cypress Street. He noted that there were conversations about cross access and information given regarding a traffic study. Mr. Bollhoefer responded that there were no objections and noted that this location was approved for another type of development and that this one is an significant improvement.

There was discussion on the building's height and location on the property.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting. After waiting and receiving no public calls or comments, he closed the public hearing.

Mayor Rees sought affirmation that the neighbors behind this development had no issues with the building height being two stories. Mr. Pash affirmed that there were no issues.

Motion by Commissioner Buchanan to approve Ordinance 20-47 with the second reading and public hearing scheduled for October 22, 2020 at 6:30 p.m. Seconded by Commissioner Sharman and carried unanimously 5-0.

E. **Ordinance 20-48:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE AND UTILITY EASEMENT OVER LOT 16 OF WESTFIELD LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (LOCATED AT 427 ENGLISH LAKE DRIVE, WINTER GARDEN, FLORIDA), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING.

City Attorney Ardaman read Ordinance 20-48 by title only. Community Development Director Pash stated that the owners of the property are requesting to vacate a portion of the platted dedicated drainage and utility easement over the lot. He explained that this Lot 16 was combined with the platted tract, but the existing drainage and utility easement between the two lots was never vacated. So the owner is requesting to vacate this portion of the existing easement and replace it with a new one. Staff recommends approval of Ordinance 20-48.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting. After waiting and receiving no public calls or comments, he closed the public hearing.

Motion by Commissioner Maciel to approve Ordinance 20-48 with the second reading and public hearing scheduled for October 22, 2020 at 6:30 p.m. Seconded by Commissioner Sharman and carried unanimously 5-0.

F. **Ordinance 20-52:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.17 ± ACRES LOCATED AT 21 WEST SMITH STREET ON THE NORTHEAST CORNER OF WEST SMITH STREET AND SOUTH BOYD STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY C-1 CENTRAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinance 20-52 by title only. Community Development Director Pash stated that the owners of 21 West Smith Street have requested to rezone the property from R-2 to C-1. He noted that this is consistent with the exiting future land use designation. They intend to build a single story office on the property which will require review by the Architectural Review and Historic Preservation Board as well as a site plan review. Staff recommends approval of Ordinance 20-52.

There was discussion on whether there were potential options for the building height to change. It was noted that a two-story building could not be approved at this location without first requesting a parking exception; controlling the issue in this is a way.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting. After waiting and receiving no public calls or comments, he closed the public hearing.

Motion by Commissioner Buchanan to approve Ordinance 20-52 with the second reading and public hearing scheduled for October 22, 2020 at 6:30 p.m. Seconded by Commissioner Maciel and carried unanimously 5-0.

4. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **Ordinance 20-39:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.01 ± ACRES LOCATED AT 465 PALM STREET, EAST OF 5TH STREET, WEST OF 9TH STREET, SOUTH OF MAGNOLIA STREET, AND NORTH OF PALM STREET INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

B. **Ordinance 20-40**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.01 ± ACRES LOCATED AT 465 PALM STREET, EAST OF 5TH STREET, WEST OF 9TH STREET, SOUTH OF MAGNOLIA STREET, AND NORTH OF PALM STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

C. **Ordinance 20-41**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.01 ± ACRES LOCATED AT 465 PALM STREET, EAST OF 5TH STREET, WEST OF 9TH STREET, SOUTH OF MAGNOLIA STREET, AND NORTH OF PALM STREET FROM ORANGE COUNTY A-1 CITRUS RURAL DISTRICT TO CITY R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinances 20-39, 20-40 and 20-41 by title only. Community Development Director Pash stated that this is a voluntary annexation and noted the location. He stated that the property would have a future land use designation of low density residential and an R-1 zoning. Staff recommends approval of Ordinances 20-39, 20-40 and 20-41.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting. After waiting and receiving no public calls or comments, he closed the public hearing.

Motion by Commissioner Sharman to adopt Ordinances 20-39, 20-40 and 20-41. Seconded by Commissioner Maciel and carried unanimously 5-0.

D. **Ordinance 20-42**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.96 ± ACRES LOCATED AT 15411, 15540, AND 15541 E OAKLAND AVE AND 841 TILDEN OAKS TRAIL, ON THE NORTHWEST, NORTHEAST, AND SOUTHWEST CORNERS OF E OAKLAND AVE AND TILDEN OAKS TRAIL, FROM LOW DENSITY RESIDENTIAL TO RESIDENTIAL NEIGHBORHOOD COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinance 20-42 by title only. Community Development Director Pash described the location of the properties. He stated that the applicant requests amending the future land use designation and change zoning from low density residential to residential neighborhood commercial. He noted that those changes are consistent with the approved Planned Unit Development (PUD). Staff recommends approval of Ordinance 20-42.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting. After waiting and receiving no public calls or comments, he closed the public hearing.

Motion by Commissioner Buchanan to adopt Ordinance 20-42. Seconded by Commissioner Bennett and carried unanimously 5-0.

E. **Ordinance 20-43**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.27 ± ACRES LOCATED AT 198 AND 176 NORTH WEST CROWN POINT ROAD, EAST OF HENNIS ROAD, WEST OF NORTH WEST CROWN POINT ROAD, NORTH OF PINELOCH INDUSTRIAL DRIVE, AND SOUTH OF RAILROAD AVENUE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO

GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

F. **Ordinance 20-44**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.27 ± ACRES LOCATED AT 198 AND 176 NORTH WEST CROWN POINT ROAD, EAST OF HENNIS ROAD, WEST OF NORTH WEST CROWN POINT ROAD, NORTH OF PINELOCH INDUSTRIAL DRIVE, AND SOUTH OF RAILROAD AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

G. **Ordinance 20-45**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.27 ± ACRES LOCATED AT 198 AND 176 NORTH WEST CROWN POINT ROAD, EAST OF HENNIS ROAD, WEST OF NORTH WEST CROWN POINT ROAD, NORTH OF PINELOCH INDUSTRIAL DRIVE, AND SOUTH OF RAILROAD AVENUE FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinances 20-43, 20-44 and 20-45 by title only. Community Development Director Pash stated that this is a voluntary annexation and noted the location. The property would have C-2 zoning and a commercial future land use designation. Staff recommends approval of Ordinances 20-43, 20-44 and 20-45.

There was discussion on a small office being planned for this location.

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting. After waiting and receiving no public calls or comments, he closed the public hearing.

Motion by Commissioner Maciel to adopt Ordinances 20-43, 20-44 and 20-45. Seconded by Commissioner Sharman and carried unanimously 5-0.

5. REGULAR BUSINESS

A. Recommendation to approve purchase of one new Automated Side Load Garbage Truck from Nextran Truck Sales utilizing the Florida Sheriff's Association & Florida Association of Counties Contract in the amount of $283,728.60

Fleet and Facilities Division Manager Caines stated that this is a request for the purchase of one new Automated Side Load Garbage Truck from Nextran Truck Sales utilizing the Florida Sheriff's Association & Florida Association of Counties Contract. This is a replacement vehicle with an anticipated purchase price in the amount of $283,728.60.

Mayor Rees inquired of the remaining vehicles which require manual lifting of the recycle bins. Mr. Caines responded that the City has approximately six trucks that require manual labor and explained that there are some areas and some uses that

would require it. There was discussion on these trucks and the desire for the City to move forward in the future toward more automated trucks.

Motion by Commissioner Sharman to approve purchase of one new Automated Side Load Garbage Truck from Nextran Truck Sales utilizing the Florida Sheriff's Association & Florida Association of Counties Contract in the amount of $283,728.60. Seconded by Commissioner Bennett and carried unanimously 5-0.

B. Recommendation to approve authorization to dispose of Surplus Vehicles and Equipment

Fleet and Facilities Division Manager Caines stated that as the City purchases newer vehicles there is the need to move some of the older ones out. Mr. Caines referred to the list in the agenda packet of vehicles that are no longer useable and equipment that has become obsolete, unusable or out of date.

There was discussion on some of the police cars and those coming out of service over this past fiscal year.

City Manager Bollhoefer noted one item that would be donated as opposed to being auctioned.

Motion by Commissioner Sharman to approve authorization to dispose of Surplus Vehicles and Equipment. Seconded by Commissioner Buchanan and carried unanimously 5-0.

C. Recommendation to approve purchases of Mack Chassis from Nextran Truck Sales and Vactor sewer cleaning machine from Environmental Products Group utilizing the Florida Sheriff's Association & Florida Association of Counties and Sourcewell Contracts in the amount of $424,252.50

Fleet and Facilities Division Manager Caines stated that this is a request to purchase a new sewer cleaning truck. This is for sewer and stormwater and is a combined purchase. This request is for a Mack Chassis from Nextran Truck Sales utilizing the Florida Sheriff's Association & Florida Association of Counties. The Mack Chassis would be purchased on the Sourcewell contract from Environmental Products Group. The two items are for a purchase price in the amount of $424,252.50. Mr. Caines noted that although this is a replacement truck for a 2008 model, the other truck would be kept as a spare. Staff recommends approval.

Motion by Commissioner Sharman to approve purchases of Mack Chassis from Nextran Truck Sales and Vactor sewer cleaning machine from Environmental Products Group utilizing the Florida Sheriff's Association & Florida Association of Counties and Sourcewell Contracts in the amount of $424,252.50. Seconded by Commissioner Bennett and carried unanimously 5-0.

D. Recommendation to approve sole source purchase of one new Sewer Line TV and Video Truck from CUES Inc. in the amount of $186,355.00

Fleet and Facilities Division Manager Caines stated that this request is for the purchase of one new Sewer Line TV and Video Truck. He explained its purpose and how it works. He noted that this is compatible with the equipment that the City currently has, allowing everything to work functionally together. The purchase price in the amount of $186,355.00.

Commissioner Buchanan inquired if this is a remote. Mr. Caines responded yes and there was discussion on its function and remote retrieval capabilities.

Motion by Commissioner Buchanan to approve sole source purchase of one new Sewer Line TV and Video Truck from CUES Inc. in the amount of $186,355.00. Seconded by Commissioner Sharman and carried unanimously 5-0.

E. Recommendation to approve Community Development Block Grant (CDBG) Rehab Debt Forgiveness for 500 Seminole Street (Patricia Vernosky), with public comment

City Manager Bollhoefer explained that this is a house that was rehabilitated by the Community Development Block Grant. The contract requires the debt be forgiven at the demise of the owner. He explained that this utilized Federal funds and did not cost the City. He also noted that the City does not have an option in this issue.

Motion by Commissioner Bennett to approve Community Development Block Grant (CDBG) Rehab Debt Forgiveness for 500 Seminole Street (Patricia Vernosky). Seconded by Commissioner Maciel and carried unanimously 5-0.

F. Recommendation to approve SITE PLAN for 14140 W. Colonial Drive (Dunkin), subject to conditions

Community Development Director Pash stated that this is the site plan review for 14140 W. Colonial Drive (Dunkin). The site is to be developed with at 1,590 square foot Dunkin Doughnuts with a drive-thru, parking lot and landscaping. He noted that the development is consistent with the property's PCD zoning. The site plan has been reviewed and approved by the Development Review Committee (DRC) and staff recommends approval, subject to conditions.

Commissioner Maciel disclosed that he would recuse himself from voting on this item due to conflict of interest.

There was also discussion on the types of establishments on State Road 50.

Motion by Commissioner Buchanan to approve SITE PLAN for 14140 W. Colonial Drive (Dunkin), subject to conditions. Seconded by Commissioner Sharman and carried 4-0-1; Commissioner Maciel abstained.

G. Recommendation to approve SITE PLAN for 776 Business Park Boulevard (Lizzi Warehouse), subject to conditions

Community Development Director Pash stated that this is the site plan for 776 Business Park Boulevard. The applicant requests to develop the site with a 10,340 square foot warehouse building and various site improvements. The site plan has been reviewed and approved by the Development Review Committee (DRC) and staff recommends approval, subject to conditions.

Motion by Commissioner Sharman to approve SITE PLAN for 776 Business Park Boulevard (Lizzi Warehouse), subject to conditions. Seconded by Commissioner Bennett and carried unanimously 5-0.

H. Recommendation to approve SITE PLAN for 14130 W. Colonial Drive (Vystar Credit Union), subject to conditions

Community Development Director Pash stated that this is the site plan for 14130 W. Colonial Drive. The applicant proposes to develop the site with a 2,800 square foot Vystar Credit Union with a drive-thru and various site improvements. The use and design are consistent with approved PCD. The site plan has been reviewed and approved by the Development Review Committee (DRC) and staff recommends approval, subject to conditions.

Commissioner Maciel disclosed that he would recuse himself from voting on this item due to conflict of interest.

Mayor Rees commented on the visual of the design structure.

Motion by Commissioner Buchanan to approve SITE PLAN for 14130 W. Colonial Drive (Vystar Credit Union), subject to conditions. Seconded by Commissioner Sharman and carried 4-0-1; Commissioner Maciel.

I. Recommendation to approve SITE PLAN for 14580 W. Colonial Drive (Wash & Go), subject to conditions

Community Development Director Pash stated that this is the site plan for 14580 W. Colonial Drive. The applicant requests to demolish an existing vacated gas station and redevelop the site with a 4,400 square foot car wash building with 25 vacuum stations under a canopy, with landscaping and the associated site improvements. The site plan has been reviewed and approved by the Development Review Committee (DRC) and staff recommends approval, subject to conditions.

Mayor Rees commented on the difficulty in determining what the building would look like from the street and inquired as to any location that could be visited for a visual. City Manager Bollhoefer recognized the applicant in the audience who approached and shared a display of the conceptual drawing with the City Commissioners.

Motion by Commissioner Bennett to approve SITE PLAN for 14580 W. Colonial Drive (Wash & Go), subject to conditions. Seconded by Commissioner Maciel and carried unanimously 5-0.

J. Recommendation to approve Grease Trap Easement Agreement for 270 West Plant Street (Crazy Plant Holdings LLC.)

Community Development Director Pash stated that this is an easement agreement to allow the property at 270 West Plant Street to install three grease traps on City property. He noted that there is already an easement for this property to use for outdoor seating at their restaurant. Staff recommends approval.

Mayor Rees inquired as to whether this was five feet. Mr. Pash explained that there is a five foot easement for extending use of their canopies and an existing easement of five feet for the outdoor seating, for a total of ten feet.

Motion by Commissioner Buchanan to approve Grease Trap Easement Agreement for Crazy Plant Holdings LLC located at 270 West Plant Street. Seconded by Commissioner Bennett and carried unanimously 5-0.

6. MATTERS FROM PUBLIC

Mayor Rees opened the public hearing; reading a dedicated phone number and instructions for the public's participation in this meeting.

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida thanked City Manager Bollhoefer for meeting with him regarding a landscape issue and noted he would have additional comments at a later time.

Mr. Richardson voiced his opinion about an announcement made by Mayor Rees at a prior meeting regarding the appointment of Winter Garden resident, Jamie Grosshans, to the Florida Supreme Court.

Mayor Rees, after waiting and receiving no additional public calls or comments, closed the public hearing.

7. MATTERS FROM CITY ATTORNEY – There were no items.

8. MATTERS FROM CITY MANAGER

Update

City Manager Bollhoefer gave the City Commission an update on upcoming events and activities, noting that the City would take a wait and see approach on organizing future events. He noted that the businesses downtown are doing well and that the City is actively reviewing health and business for ensuring balance as it sets policies. Mr. Bollhoefer commended Parks and Recreation Director Laura Coar on how well the downtown looks. He noted that the City would assess the events leading up to Halloween before moving forward with recommendations for future events.

9. MATTERS FROM MAYOR AND COMMISSIONERS

Commissioner Sharman shared that West Orange High School and Olympia High School had to shut down due to issues with the spread of the COVID-19 Coronavirus as some students are not following guidelines.

Commissioner Sharman also thanked City Manager Bollhoefer and Police Chief Graham for recent traffic enforcements.

Commissioner Maciel thanked City staff for their efforts, particularly during COVID-19.

Commissioner Buchanan echoed Commissioner Maciel's comments also thanking staff and also commented on how well the City looks with its lights going up.

Commissioner Bennett thanked City Manager Bollhoefer and staff for all their efforts in resolving the drainage issues in District 1.

Mayor Rees commented on the decorations in the City and asked that it be relayed to staff how much it is appreciated.

The meeting adjourned at 7:50 p.m.

APPROVED:

_____
Mayor John Rees

ATTEST:

_____
City Clerk Angee Grimmage, CMC

WINTER GARDEN
FLORIDA

Proclamation
20-05

Whereas, the City of Winter Garden is blessed with a multitude of families – an essential part of the cultural, social and spiritual fabric of our community; and

Whereas, the City of Winter Garden recognizes that strong families are at the center of strong communities; that children live better lives when their families are strong; and that families are strong when they live in communities that connect them to economic opportunities, social networks and services; and

Whereas, everyone has a role to play in making families successful, including neighborhood organizations, businesses, non-profit agencies, policymakers and families themselves; and

Whereas, during the Week of the Family, City residents should take time to honor the importance of families and recommit to enhancing and extending the special connections that support and strengthen them throughout the year; and

Whereas, during this week, we urge the residents of the City of Winter Garden to join other agencies and organizations throughout the State to honor and celebrate our families;

Therefore, it is my great pleasure and privilege as the Mayor of the City of Winter Garden, to hereby proclaim the week of Saturday, November 7 through Saturday, November 14, 2020, as

WEEK OF THE FAMILY

in the City of Winter Garden, and urge all citizens to share in this occasion.

In witness thereof, I have hereunto set my hand and caused the City Seal to be affixed this 22nd day of October, 2020.

CITY OF WINTER GARDEN SEAL ORANGE COUNTY, FL

Mayor John Rees

Attest:
Angela Grimmage, City Clerk

CITY OF WINTER GARDEN 1903 100 YRS ANNIVERSARY 2003 FLORIDA

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: September 30, 2020 **Meeting Date:** October 22, 2020

Subject: 199 S Main St & 158 S Woodland St
Smith Street Luxury Studios
Ordinance 20-19

PARCEL ID # 23-22-27-2888-09-064; 23-22-27-7968-00-021

Issue: For property located at 199 S Main St & 158 S Woodland St, the applicant is requesting to rezone the property from C-1 (Central Commercial District) to PUD (Planned Unit Development).

Discussion:

The applicant is requesting to rezone the +/- 1.07 acre property located on the northeast corner of S Main Street and E Smith Street to PUD to permit the development of a new two/three-story building, which will feature 38 apartment dwelling units and a small café on the first floor corner unit. The building will be situated along the adjacent road frontages to almost completely obscure the 54 parking spaces located within the site's interior areas. Parking will be numbered and assigned, limited to one spot per bedroom with additional spaces allocated for guest parking. Access to the parking lot will be off of S Woodland St. The proposed rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances (see attached Staff Report).

Recommended Action:

Staff recommends approval with the second reading, public hearing and anticipated adoption on the November 12, 2020.

Attachment(s)/References:

Location Map
Ordinance 20-19
Staff Report

LOCATION MAP

199 S Main Street & 158 S Woodland Street

PUD Rezoning

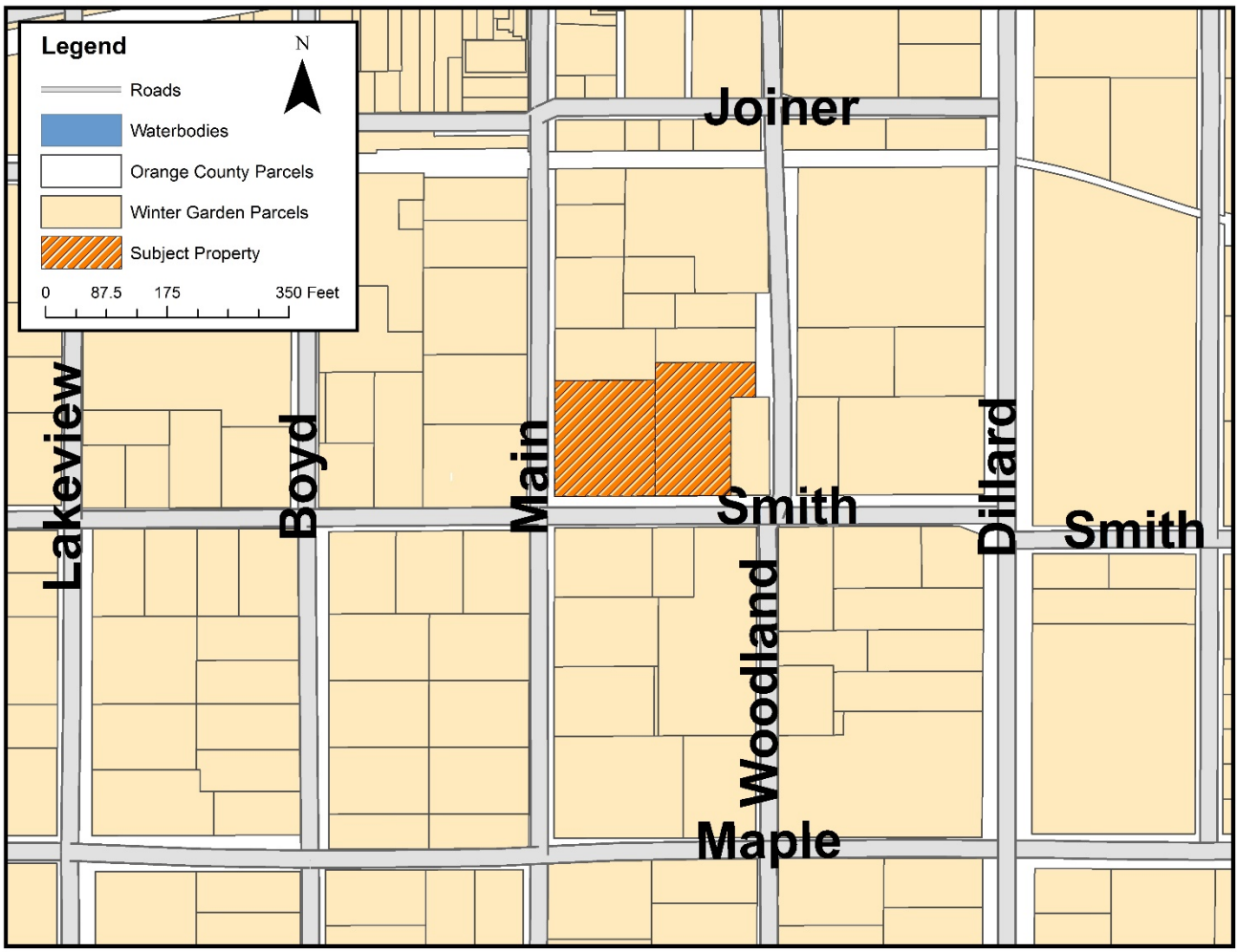

Exhibit "A"

Parcel ID: 23-22-27-2888-09-064; 23-22-27-7968-00-021

Legal Description:

THAT PART OF THE WEST 253.5 FEET OF LOT 6, BLOCK I, FRIES PLAT OF WINTER GARDEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THE SOUTH 1/2 OF LOT 2, S.P. SHEPHERD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.55 ACRES, MORE OR LESS.

PARCEL B

THAT PART OF THE WEST 253.5 FEET OF LOT 6, BLOCK I, FRIES SURVEY OF WINTER GARDEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND LOT 3, S.P. SHEPHERD ADDITION TO WINTER GARDEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 148, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.52 ACRES, MORE OR LESS.

Exhibit "B"

COVER PAGE

SMITH STREET LUXURY STUDIOS
PUD PLAN

(5 PAGES - ATTACHED)

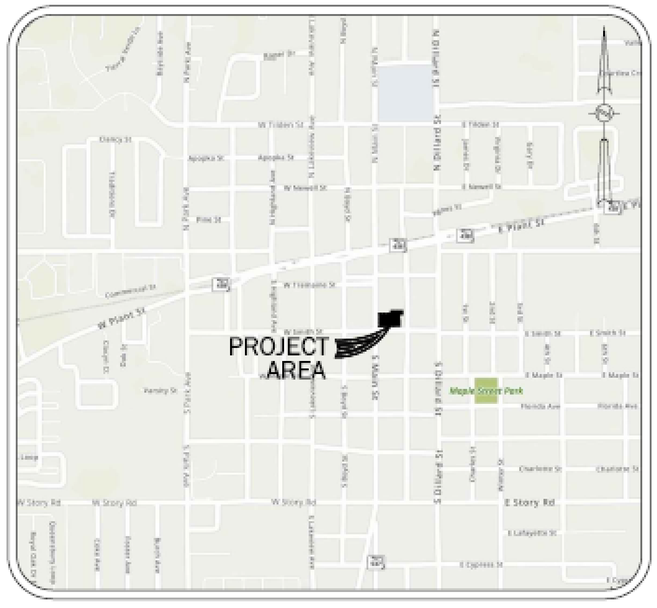
SMITH STREET LUXURY STUDIO
PLANNED DEVELOPMENT
199 S. MAIN STREET & 158 S. WOODLAND ST T
WINTER GARDEN, FLORIDA

PARCEL I.D. No. 23-22-27-2888-09-064
No. 23-22-27-7968-00-021

OWNER: SANCTUARY AT WINTER GARDEN
6965 PIAZZA GRANDE AVE. SUITE 204
ORLANDO, FL. 32835
PHONE: 407-593-5148

SURVEYOR: BISHMAN SURVEYING
32 W. PLANT STREET
WINTER GARDEN, FL. 34787
PHONE: 407-905-8877
FAX: 407-905-8875

SITE VICINITY MAP



NOT TO SCALE

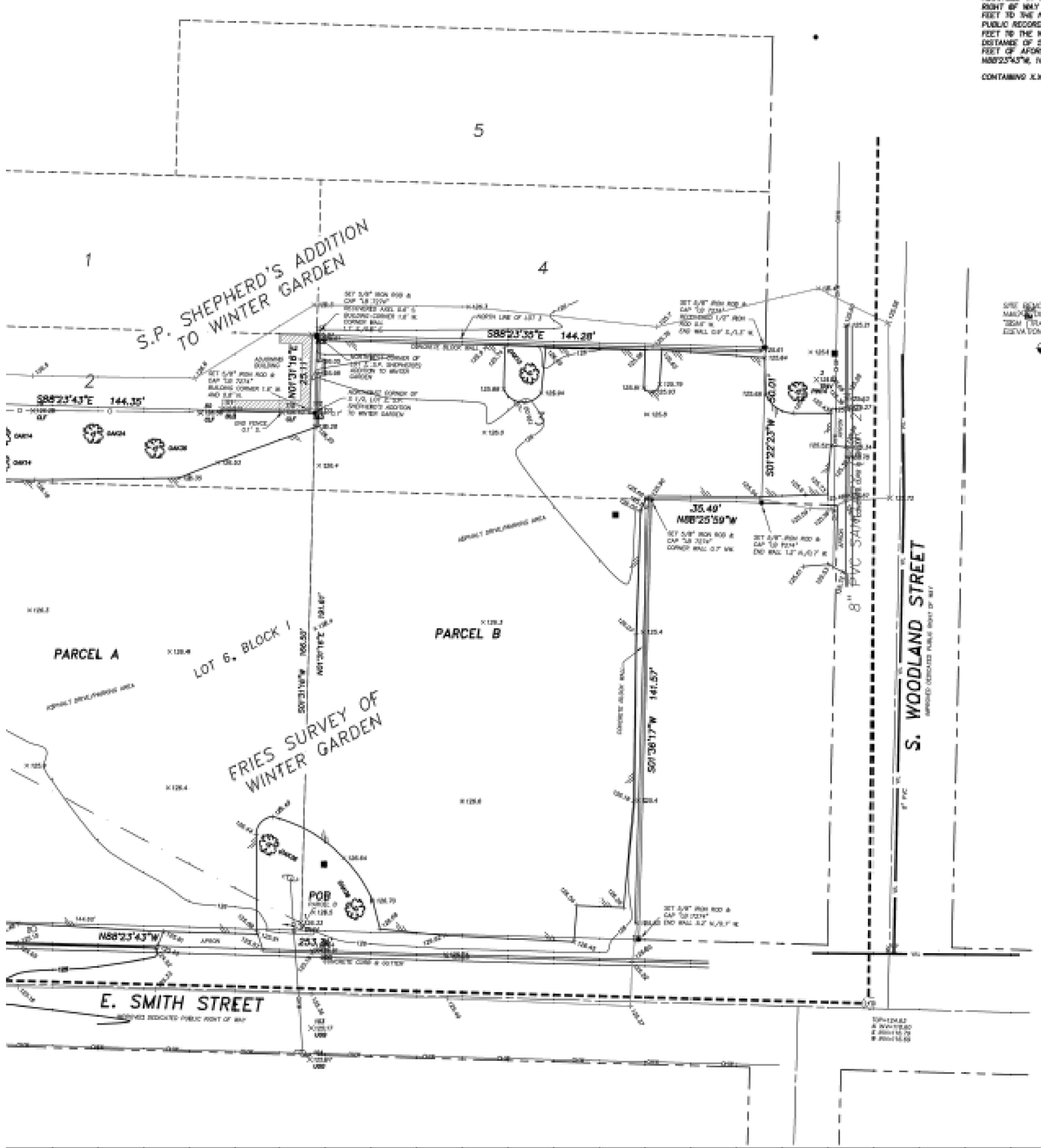
PLAN INDEX

C-1	COVER SHE T		
C-2	SURVEY		
C-3	P.D. SITE PL		
C-4	P.D. GRADI	I	L
C-5	P.D. LANDS	-	L

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

51 . v ,
Orl , L
Ph - -
Fa - -
ww . - .

BOUNDARY & TOPOGRAPHIC SURVEY



DESCRIPTION

PARCEL A

THAT PART OF THE WEST 253.5 FEET OF LOT 6, BLOCK I, FRIES PLAT OF WINTER GARDEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THE SOUTH 1/2 OF LOT 2, S.P. SHEPHERD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING X.XXX ACRES, MORE OR LESS.

PARCEL B

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CONTAINING X.XXX ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EAST RIGHT OF WAY LINE OF S. MAIN ST. AS N01°38'17"E (ASSUMED).
5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12095C0205F, DATED SEPTEMBER 25, 2009.
8. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF IRISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.
9. VERTICAL INFORMATION SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON RECOVERED FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENT DESIGNATED J502 I-016, ELEVATION BEING 108.748'.
10. SITE BENCH MARKS ARE AS SHOWN HEREON

LEGEND:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R RADIUS	WELL
Δ CENTRAL ANGLE	ELECTRICAL OUTLET
L LENGTH	TELEPHONE RISER
CH CHORD	FIRE HYDRANT
CB CHORD BEARING	MASTER WATER ASSEMBLY
T.B. TANGENT BEARING	SEWER VALVE
(M) MEASURED	WATER VALVE
(P) PLAT	RECLAIMED WATER VALVE
(C) CALCULATED	IRRIGATION VALVE
(D) DESCRIPTION	GAS VALVE
POB POINT OF BEGINNING	SANITARY MANHOLE
POC POINT OF COMMENCEMENT	DRAINAGE MANHOLE
O.R. OFFICIAL RECORDS BOOK	TELEPHONE MANHOLE
PG. PAGE	GREASE TRAP MANHOLE
TYP. TYPICAL	POWER MANHOLE
P.T. POINT OF TANGENCY	WATER SHUT-OFF VALVE
P.C. POINT OF CURVATURE	POWER TRANSFORMER
IRON ROD & CAP	WATER METER
NAIL & DISC	GAS METER
4"x4" CONCRETE MONUMENT	POWER METER
IRON PIPE	WATER BLOW-OFF VALVE
BARBED WIRE FENCE	BABBITBIN PREVENTOR
WOOD FENCE	CLEAN-OUT
CHAIN LINK FENCE	FIRE DEPARTMENT CONTROL VALVE
EDGE OF ASPHALT PAVEMENT	ELECTRIC HAND HOLE
CENTERLINE	CABLE TELEVISION RISER
LB LICENSED BUSINESS	TELEPHONE ACCESS CABINET
PSM PROFESSIONAL SURVEYOR & MAPPER	CATCH BASIN
PLS PROFESSIONAL LAND SURVEYOR	DROP INLET
PVC POLYVINYL CHLORIDE PIPE	CURB INLET
RCP REINFORCED CONCRETE PIPE	CURB INLET WITHOUT MANHOLE
CMP CORRUGATED METAL PIPE	MITERED END SECTION
DIP DUCTILE IRON PIPE	UTILITY VAULT
VCP VITRIFIED CLAY PIPE	AIR CONDITIONER
CPP CORRUGATED PLASTIC PIPE	POWER BOX
HDPE HIGH DENSITY POLYETHYLENE PIPE	POWER RISER
MHW NORMAL HIGH WATER	MONITORING WELL
OHW OVERHEAD UTILITY WIRES	LIGHT POLE
UEP UNDERGROUND POWER LINE	WALKWAY LIGHT
UEO UNDERGROUND GAS LINE	TRAFFIC SIGNAL BOX
UET UNDERGROUND TELEPHONE LINE	BOLLARD
UECT UNDERGROUND CABLE TELEVISION	FLAG POLE
FBO FIBER OPTIC CABLE	PARKING METER
W WATER LINE	TRAFFIC FLOW ARROW
WOODEN UTILITY POLE	SOIL BORING
CONCRETE UTILITY POLE	DRAINAGE DIRECTION
GUY POLE	
GUY ANCHOR	
999.99/12.73 SHEET ELEVATION	
+ 98.21 EXISTING GROUND ELEVATION	
EXISTING GROUND CONTOUR	
SINGLE POST SIGN	
DOUBLE POST SIGN	
HANDICAPPED PARKING SPACE (H/C)	
BM = SITE BENCH MARK	

PROJECT NO. 18-103
SHEET NO. C-2
SHEET 2 OF 5

SHEET 1 OF 1

SECTION 23
TOWNSHIP 22 SOUTH
RANGE 27 EAST

CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8879
WINTER GARDEN, FL 34787 Fax No. 407.905.8879

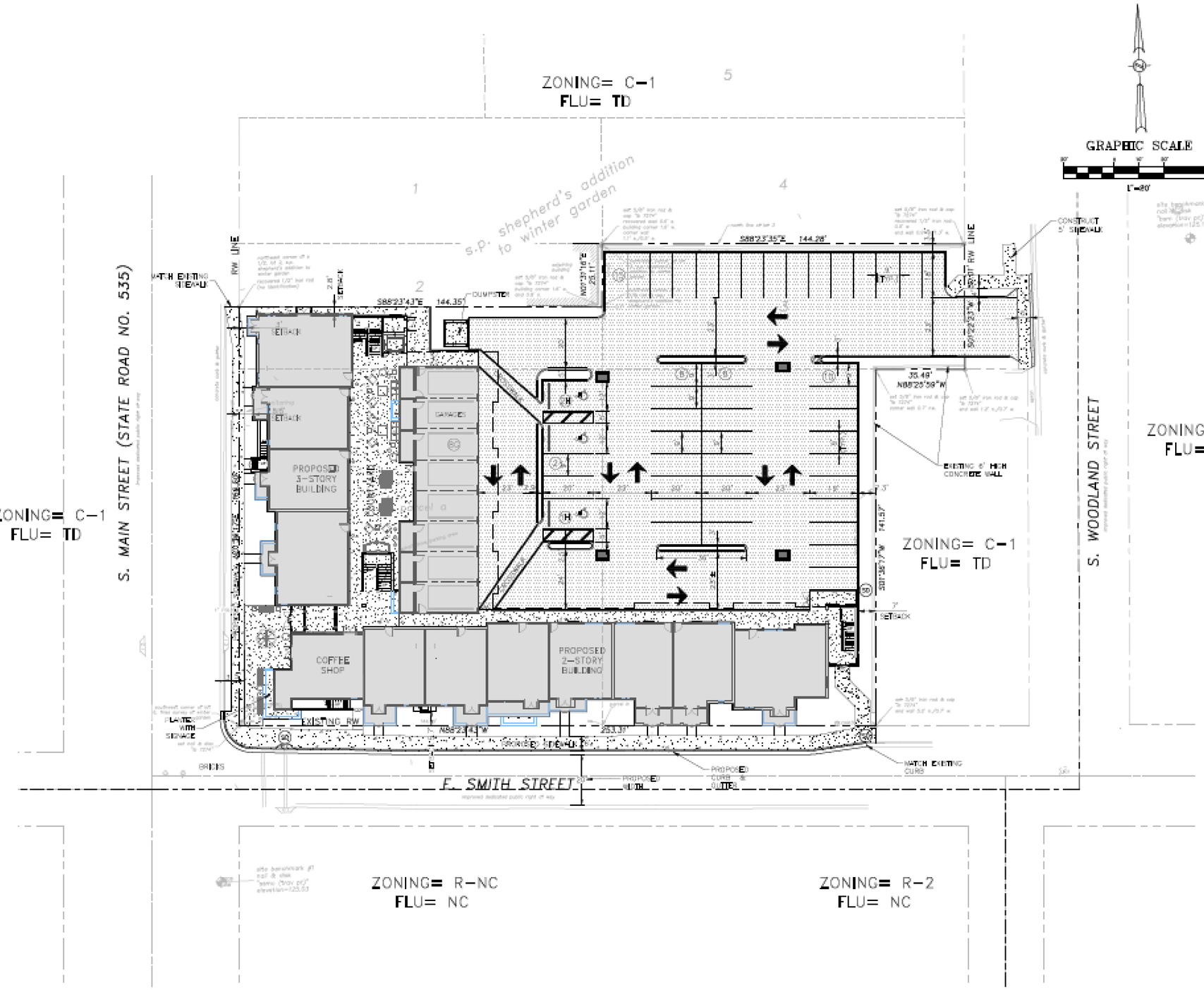
REVISIONS:

JOB NUMBER: 18074.000

SURVEY DATE:	05/01/18
FIELD BY:	T.CONRAD
FIELD BOOK:	18/12
PAGES:	66
FIELD FILE:	180741C.MJF
DRAWING FILE:	18074.DWG

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

18-103_Survey.dwg



SITE DATA:

PROPERTY LOCATION: 199 S. MAIN STREET & 158 S. WOODLAND STREET WINTER GARDEN, FL. 34787

PARCEL ID: 23-22-27-2888-09-064 & 23-22-27-7968-00-021

LEGAL DESCRIPTION: THAT PART OF THE WEST 253.5 FEET OF LOT 6, BLOCK L, FRES PLAT OF WINTER GARDEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE SOUTH 1/2 OF LOT 2, S.P. SHEPHERD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.55 ACRES, MORE OR LESS.

PARCEL II

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CONTAINING 0.52 ACRES, MORE OR LESS.

EXISTING ZONING:	C-1/TRADITIONAL DOWNTOWN ACTIVITY CENTER
PROPOSED ZONING:	PUD
EXISTING FLU:	TD
EXISTING USES:	PARKING LOT
PROPOSED USE: (28 ONE BEDROOM & 10 TWO BEDROOM)	38 APARTMENTS
PROJECT AREA:	1.07± ACRES
PROPOSED BUILDING HEIGHT:	2 & 3 -STORY

SITE AREA CALCULATIONS

	(EXISTING)		(PROPOSED)			
BUILDING FOOTPRINT	0	±S.F.	14,400	±S.F.		
COURTYARD	0	±S.F.	2,893	±S.F.		
SIDEWALK/PAVING	40,554.0	±S.F.	22,613	±S.F.		
IMPERVIOUS AREA	40,554.0	±S.F.	39,906.0	±S.F.	0.91 ±AC.	85.08 %
PERVIOUS AREA	6,128.8	±S.F.	6,974.8	±S.F.	0.16 ±AC.	14.94 %
TOTAL SITE AREA	46,682.8	±S.F.	46,852.8	±S.F.	1.07 ±AC.	100.00 %

IMPERVIOUS SURFACE RATIO: 0.85
FLOOR AREA RATIO: INCLUDE NON-CONDITIONED AREAS (45,726 SF TOTAL) 0.98

PROPOSED SETBACKS

(LOCATION)	(ADJ. USE)	(MIN. DISTANCE)	BALCONY/PATIO
NORTH	RESIDENTIAL	2.8'	0'
EAST	RESIDENTIAL	7.0'	N/A
SOUTH	STREET	5.3'	0'
WEST	STREET	5.5'	3.0'

PARKING

PARKING REQUIRED

APARTMENTS	TWO SPACES PER UNIT X 38 UNITS	76 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	43 SPACES
GARAGE SPACES	8 SPACES
HANDICAP PARKING SPACES	3 SPACES
TOTAL PARKING PROVIDED (1.63 SPACES PER UNIT)	54 SPACES

PROPOSED SIGNAGE

DATE	REVISIONS	BY	CHKD
06/03/2019	REVISED PER CITY PUD COMMENTS DATED 05/21/2019	DS	WHR
01/08/2020	REVISED SITE PER CITY / CLIENT	JV	WHR

SMITH STREET LUXURY STUDIOS
PLANNED DEVELOPMENT
199 S, MAIN STREET & 158 S, WOODLAND STREET
WINTER GARDEN, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future
5127 S, Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.fegiinc.us

P.D. SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WHR	JV	WHR	WHR

PROJECT NO. 18-103
SCALE 1"=20'
DATE APRIL 29, 2019
SHEET NO. C-3
SHEET 3 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

WILLIAM R. HOCKENSMITH, P.E.
LICENSE NO. 38540

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER, P.E. ON (DATE) USING A DIGITAL SIGNATURE.

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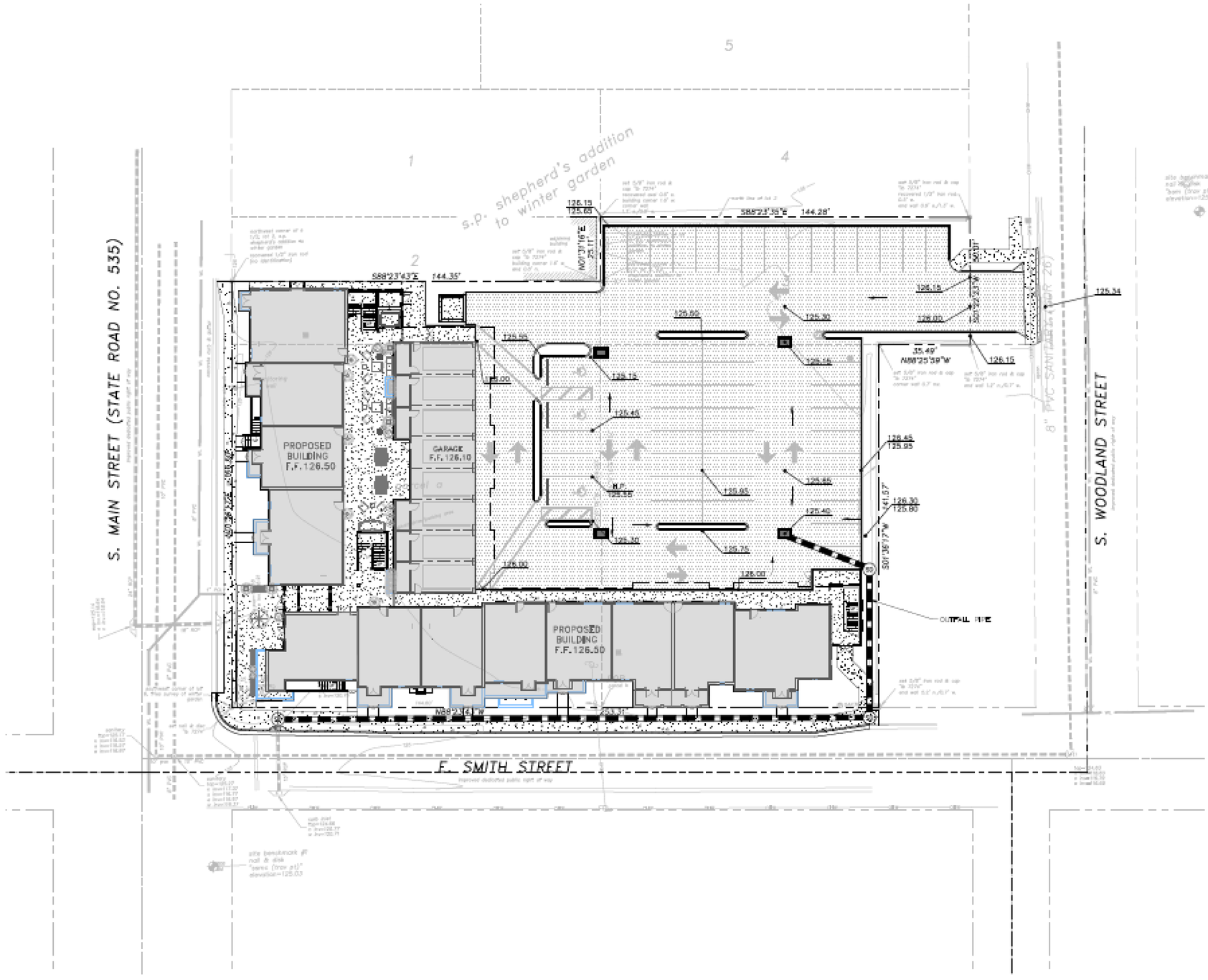

DRAINAGE SYSTEM

PROPOSED EXFILTRATION SYSTEM UNDER PARKING LOT

DATE	REVISIONS	BY	CHECKED
06/03/2019	⚠1 REVISED PER CITY PUD COMMENTS DATED 05/21/2019	DG	WHR
01/08/2020	⚠2 REVISED SITE PER CITY / CLIENT	JV	WHR

SMITH STREET LUXURY STUDIOS
PLANNED DEVELOPMENT
199 S, MAIN STREET & 158 S, WOODLAND STREET
WINTER GARDEN, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.fegiinc.us

P.D. GRADING AND DRAINAGE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WHR	JV	WHR	WHR

PROJECT NO. 18-103
SCALE 1"=20'
DATE APRIL 29, 2019
SHEET NO. C-4
SHEET 4 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. 28-0006595

WILLIAM R. HOCKENSMITH, P.E.
LICENSE NO. 36540

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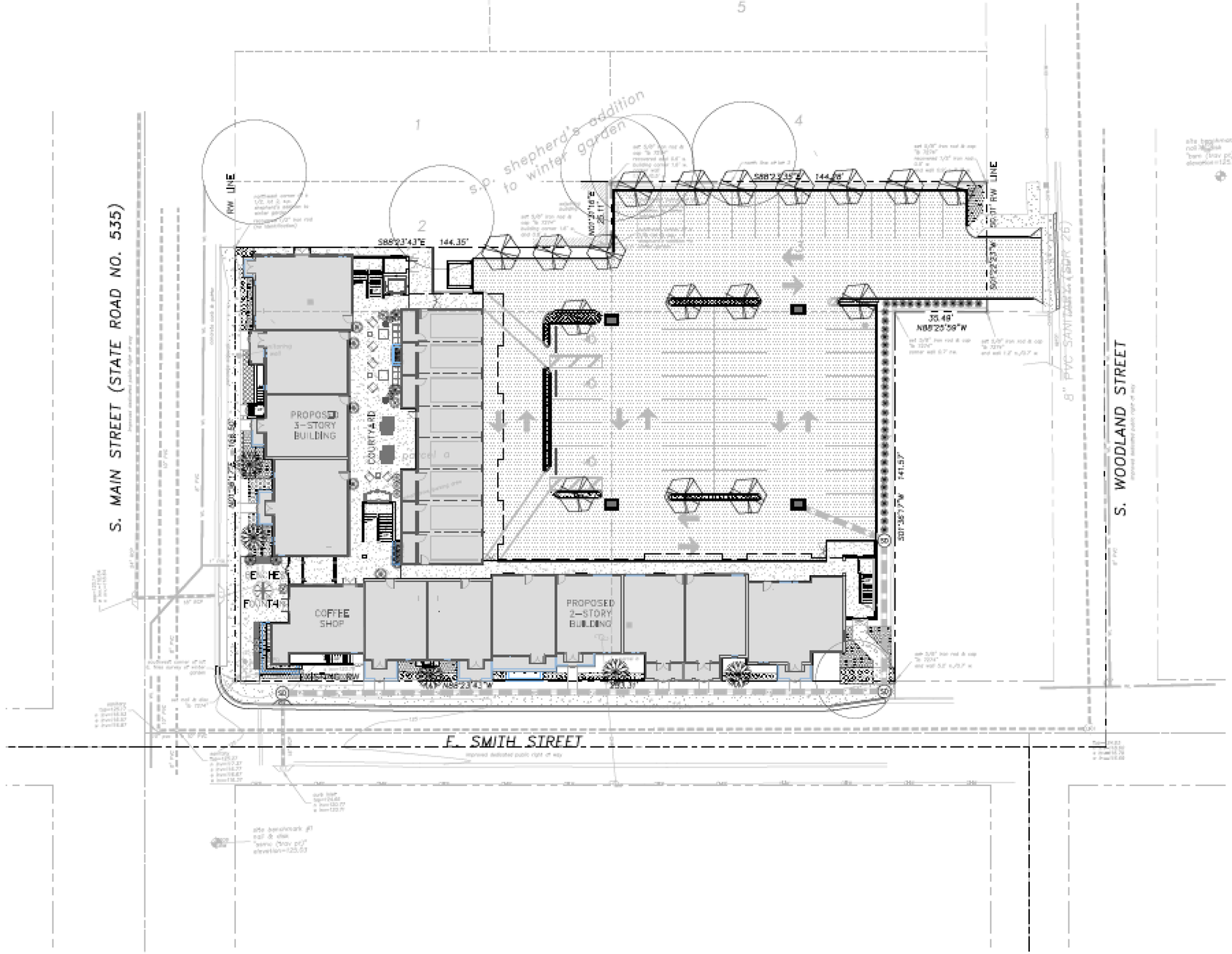

GRAPHIC SCALE

1"=20'

NOTE:
LANDSCAPE AND HARDSCAPE MAY BE ADJUSTED DURING FINAL DESIGN FOR COMPLIANCE WITH CITY CODE.

DATE	REVISIONS	BY	CHECKED
06/03/2019	⚠1 REVISED PER CITY PUD COMMENTS DATED 05/21/2019	DG	WHR
01/08/2020	⚠2 REVISED SITE PER CITY / CLIENT	JV	WHR

SMITH STREET LUXURY STUDIOS
PLANNED DEVELOPMENT
199 S, MAIN STREET & 158 S, WOODLAND STREET
WINTER GARDEN, FLORIDA

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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.fegiinc.us

P.D. LANDSCAPE-HARDSCAPE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WHR	JV	WHR	WHR

PROJECT NO. 18-103
SCALE 1"=20'
DATE APRIL 29, 2019
SHEET NO. C-5
SHEET 5 OF 5

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
WILLIAM R. HOCKENSMITH, P.E.
LICENSE NO. 36540

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Exhibit "C"

COVER PAGE

SMITH STREET LUXURY STUDIOS
Architectural Elevations

(4 PAGES - ATTACHED)

02 NORTH ELEVATION - OPTION A

3/32" = 1'-0"

0 4' 8' 16' 24'

01 SOUTH ELEVATION - OPTION A

3/32" = 1'-0"

0 4' 8' 16' 24'

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20 DEC 2019

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FL. REG.#AR0094473

Brooke Leigh Chea, AIA
FL. REG.#AR0099995

Kimberly Day McCann, AIA
FL. REG.#AR0091738

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Orlando, FL 32803
407-745-5300

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PROJECT NAME:

SMITH ST LUXURY STUDIOS

SMITH ST
WINTER GARDEN, FL 34787

ELEVEN18 PROJECT LEAD:
Brooke Chea
407-745-5300
bchea@eleven18architecture.com

PROJECT TEAM:

REVISIONS

#	DATE	DESC.
--	12.20.2019	PD ELEVATIONS

A301

OPTION A ELEVATIONS

02 WEST ELEVATION - OPTION A
3/32" = 1'-0"

0 4' 8' 16' 24'

01 EAST ELEVATION - OPTION A
3/32" = 1'-0"

0 4' 8' 16' 24'

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PROJECT NAME:

SMITH ST LUXURY STUDIOS

SMITH ST
WINTER GARDEN, FL 34787

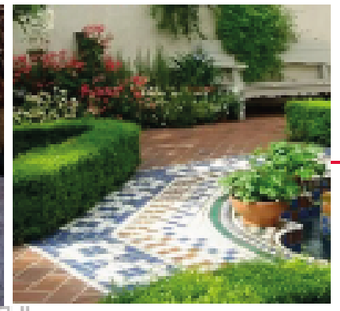
ELEVEN18 PROJECT LEAD:
Brooke Chea
407-745-5300
bchea@eleven18architecture.com

PROJECT TEAM:

REVISIONS

#	DATE	DESC.
--	12.20.2019	PD ELEVATIONS

A302
OPTION A ELEVATIONS



WATER FOUNTAIN, COLORFUL TILE & MEXICAN TERRACOTTA PAVERS

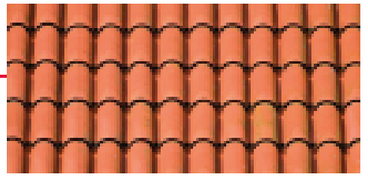
ALLE ELM WITH LOW SHURB AT STREET
LANDSCAPE TBD PER PLAN

BENCH SEATING AND POTTED PLANTS

BALCONIES PER THE ELEVATION SHOWN

PERGOLA PER PLAN

HEDGE WITH LOWER GROUNDCOVER
LANDSCAPE TBD PER PLAN



ROOF: FULL BARREL TILE

MASONRY 1ST - 3RD FLOOR STUCCO WITH WHITE SAND FINISH

VINE ON WALL
LANDSCAPE TBD PER PLAN

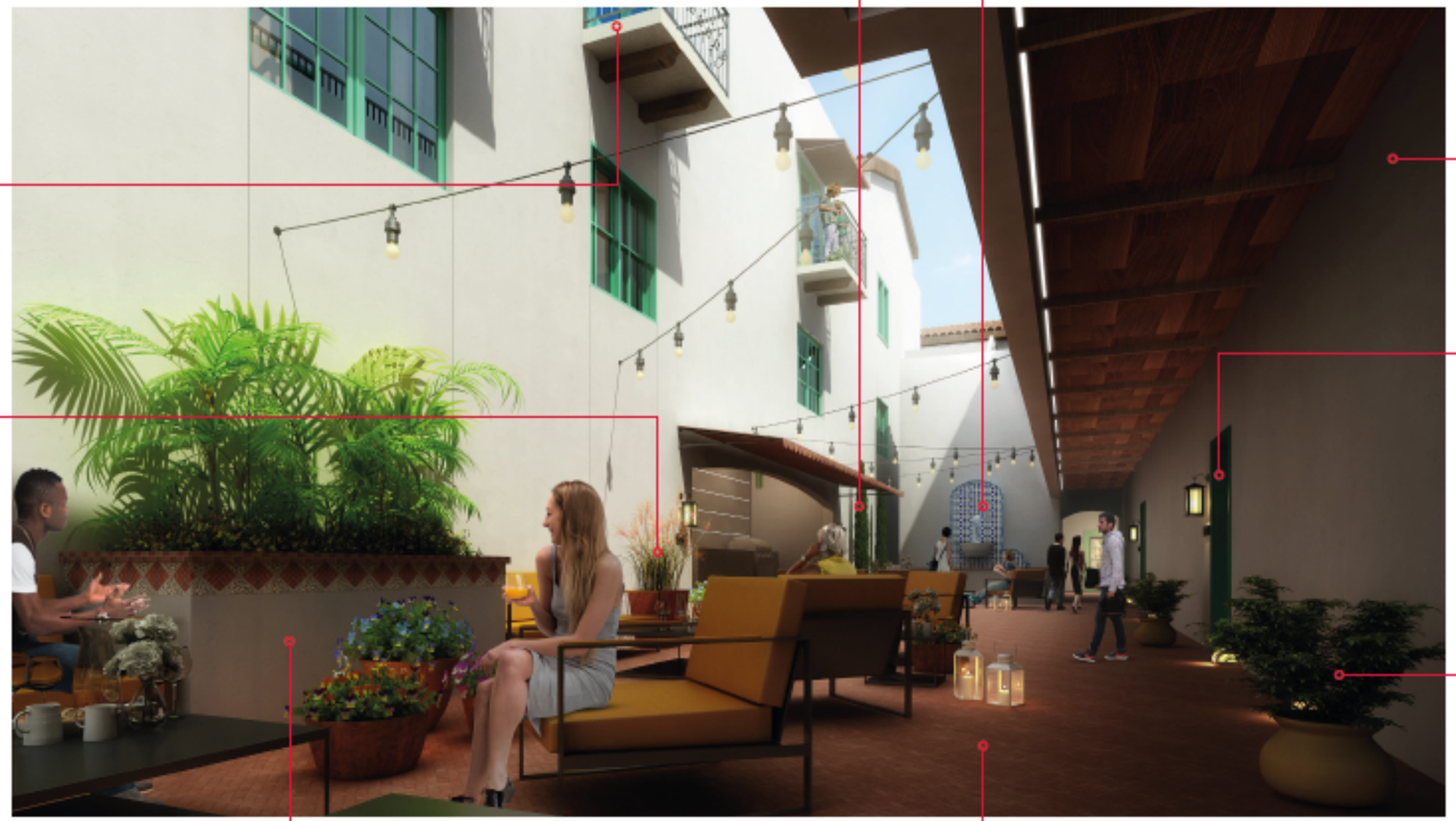
BIRD OF PARADISE IN BUILT-IN PLANTER.
LANDSCAPE TBD PER PLAN

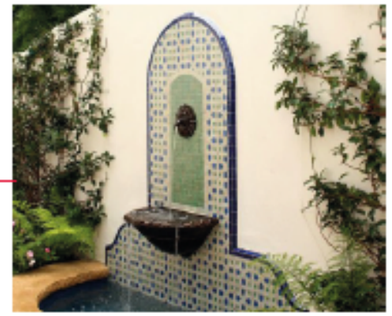
LARGE POTS WITH ITALIAN CYPRESS OR TOPIARIES BY FOUNTAIN.
LANDSCAPE TBD PER PLAN

BALCONIES PER THE ELEVATION SHOWN

CLUSTER OF POTTED PLANTS BY SEATING AREAS
LANDSCAPE TBD PER PLAN

PLANTER
LANDSCAPE TBD PER PLAN



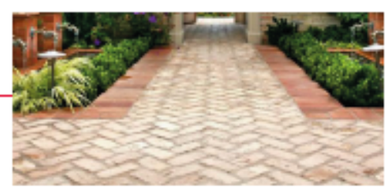


COLORED TILE FOR FOUNTAIN

MASONRY 1ST - 3RD FLOOR STUCCO WITH WHITE SAND FINISH

FRENCH DOORS TO BE PAINTED TO MATCH RENDERINGS.
ALL DOORS WILL BE MATCHED PER RENDERINGS

POTTED PLANTS BY EACH UNIT ENTRANCE DOOR.
LANDSCAPE TBD PER PLAN



PAVERS: MEXICAN TERRACOTTA. 12" X 12", 14" X 14" OR EQUIVALENT

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

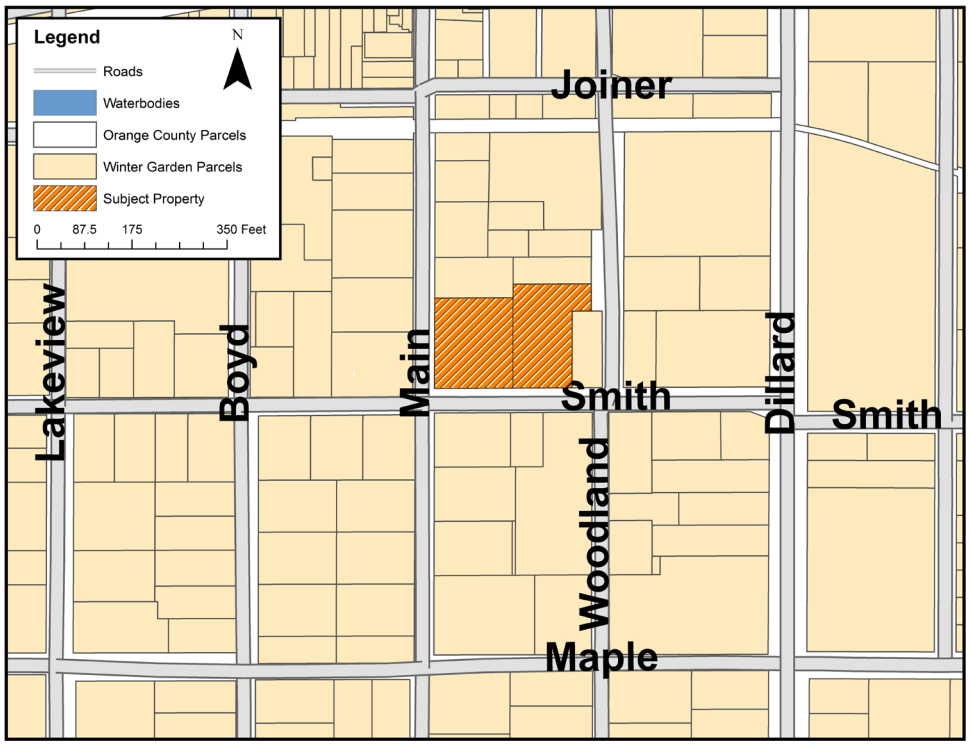
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: SEPTEMBER 25, 2020
SUBJECT: REZONING TO PUD
199 S Main Street & 158 S Woodland Street (1.07 +/- ACRES)
Smith Street Luxury Studios
PARCEL ID # 23-22-27-2888-09-064; 23-22-27-7968-00-021

APPLICANT: Sanctuary at Winter Garden LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is generally located at 199 S Main Street and 158 S Woodland Street on the northeast corner of S Main Street and E Smith Street and is approximately 1.07 ± acres in size. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone 1.07 ± acres of land to Planned Unit Development (PUD). The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation C-1 (Central Commercial District) in the City of Winter Garden. The subject property is designated TD Traditional Downtown on the Future Land Use Map of the Comprehensive Plan.

The subject property is located within the City of Winter Garden's Historic Downtown District overlay area.

EXISTING USE

The subject property currently contains a crushed rock parking lot that the City has been leasing from the owner for overflow municipal parking. In 2016, the residential structure that was previously located on the property was demolished, with approval from the City Commission. After demolition, the vacant property was converted by the City into a temporary parking lot while the Municipal Parking Garage was being constructed.

ADJACENT LAND USE AND ZONING

The property located to the west of the subject property is vacant commercial land, zoned C-1 and located within the City of Winter Garden's municipal limits. The two properties to the north are both zoned C-1 and in Winter Garden. One of the properties is developed with multiple dwelling units while the other is developed with a professional office building. The property to the east is also zoned C-1 and located in the City; this property is developed with a single family residence. There are three properties to the south of the subject property. Two of them are zoned R-2 and contain single-family residences. The third is zoned R-NC and is developed with two single family residences. All three of the properties are located in Winter Garden.

PROPOSED USE

The applicant is now proposing to construct a new two-story and three-story, 45,750 +/- square foot apartment building on the subject property. The building would feature 28 one bedroom and 10 two bedroom apartment units in a range of sizes: from 720 square feet at the smallest to 1,030 square feet at the largest. The development will also feature a small café space on first floor of the southeast corner of the building. The building will feature Mediterranean Revival / Mission Style architecture, with light-colored stucco exterior and full barrel tile roof. All of the units will have access to a shared interior courtyard space. The building will be situated along the adjacent road frontages to almost completely obscure the 54 parking spaces located within the site's interior areas. Tenants will be permitted one parking space per bedroom and the parking spaces will be numbered and assigned, including guest parking. Access to the parking lot will be off of S Woodland St.

PUBLIC FACILITY ANALYSIS

The property will have one vehicular full access point off of S Woodland Street. Pedestrian access will be provided from all three adjacent streets: S Main Street, E Smith Street, and S Woodland Street. Garbage will be collected from a shared dumpster on the premises.

Water, sewer, and reclaimed utilities by the City of Winter Garden will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

The City will provide garbage collection, police protection, and all other services regularly

provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

APPROVAL CRITERIA

In accordance with the City's Comprehensive Plan and Land Development Regulations, a proposed planned unit development and its associated preliminary development plan may be approved only after competent, substantial evidence has been presented which allows the following determinations to be made: (staff conclusions/findings are underlined)

(1) The proposed PUD is consistent with the land development regulations, comprehensive plan and the future land use map;

The proposed PUD is consistent with the City's land development regulations, comprehensive plan, and the future land use map. See other portions of this report concerning consistency with the land development regulations. PUD Zoning is permitted with a Traditional Downtown (TD) Future Land Use Designation.

(2) The proposed PUD will not substantially devalue or prevent reasonable use and enjoyment of the adjacent properties;

The proposed PUD project will not deprive or prevent adjacent property owners of any rights or abilities to enjoy or continue existing uses of their property or to develop their property in accordance with the City's land development regulations and comprehensive plan goals, objectives, and policies. Further, in accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-way in the form of either landscaping to create a visual screen and/or perimeter walls/fencing. The site is located within the City's Historic Downtown District, where higher densities are permitted and connectivity is emphasized. The residential property to the east is already buffered from the subject property with an existing 6' tall masonry wall, and the properties to the north are zoned for commercial uses. The City has worked closely with the applicant to implement changes to the proposal that ensure the development is not negatively impacting the residential properties to the south. These changes included reducing the height of a large section of the building along E Smith Street from three stories to two stories, eliminating a proposed vehicular access point along E Smith Street, and reducing the width of E Smith Street adjacent to the proposed development to increase the project's buffer width and decrease vehicular speeds.

(3) Adequate public infrastructure facilities and water and sewer service to support the development of the proposed PUD are available or an agreement or binding conditions have been established that will provide these facilities, improvements and services in a reasonable time frame;

The existing potable water flow pressure of the City's utility system within the surrounding area is sufficient to support the development of the subject property. The property was previously a water and sewer customer of the City of Winter Garden; utility lines are available in the area to connect to the new development. At such time that the property is developed, additional utility connections may need to be made to

serve the new apartment buildings. All extension and connection costs shall be borne by the property owner.

Prior to any board approvals, a Developer's Agreement detailing the obligations of the developer associated with the proposed PUD may be required. The requirement for a Developer's Agreement will be determined during the Final Engineering review.

(4) The proposed PUD will not allow a type or intensity of development that is premature or presently out of character in relationship to the surrounding area;

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Traditional Downtown future land use designation; the PUD zoning criteria; and the City's land development regulations. The proposed PUD project features a gross residential density of +/- 35.5 dwelling units per acre which is lower than the maximum permitted density of up to 50 dwelling units per acre permitted within the Traditional Downtown future land use designation.

The proposed PUD is not premature or presently out of character in relationship to the surrounding area. The subject property is located on the northeast corner of E Smith Street and Main Street, which is a prominent gateway site to the Downtown District from the south and east from Dillard Street. The Winter Garden downtown district features a range of uses commercial, residential, institutional, mixed-use, etc. – all of which are located within close proximity to each other. Furthermore, there are residential and commercial developments within the surrounding area which have similar density and/or intensity than the proposed PUD project. The most recent project of this type to be completed is the Tremaine Boyd development, located a block away from the subject property at the corner of Tremaine Street and S Boyd Street. This project included a three-story building with 22 upper-story apartment units as well as +/- 10,000 square feet of commercial space on the first floor on a 0.57 acre parcel, making the gross residential density and floor area ratio higher than the proposed project.

(5) The rezoning will not interfere with an adjacent property owner's reasonable expectation of use or enjoyment; and

In accordance with the City's comprehensive plan, the zoning designations permitted within the Traditional Downtown future land use designation include Planned Unit Development. Further, in accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-way in the form of either landscaping to create a visual screen and/or perimeter walls/fencing. The site is located adjacent to the City's Historic Downtown District, where higher densities are permitted and connectivity is emphasized; the new development should not interfere with the adjacent property owner's reasonable expectation of use or enjoyment for the reasons detailed in this Staff Report.

(6) There is availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed PUD and the surrounding area, or an agreement or binding conditions have been established that will provide such transportation facilities to support said traffic in a reasonable time frame.

The adjacent streets have sufficient capacity to support the traffic generated by 38 new multifamily units. In order to minimize potential impacts from traffic and other car-related impacts such as vehicular headlights, the property will only have one access

point, located along S Woodland Street. The developer will also provide pedestrian connections to the development along S Main Street and E Smith Street as well and design internal pedestrian pathways to accommodate increased pedestrian traffic. Furthermore, the location of the development in close proximity to the myriad activities and destinations downtown is anticipated to result in a comparatively lower number of vehicular trips. Parking will be provided on site, with enough capacity to provide at least 1 parking space per bedroom (54 spaces for 28 one bedroom and 10 two bedroom units). Some guest parking can be accommodated on site or within shared downtown parking facilities such as street parking along S Main Street.

(7) The degree of departure or conformity of the proposed PUD with surrounding areas in terms of character and density.

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Traditional Downtown future land use designation, the PUD zoning criteria, and land development regulations. As stated above, the proposed PUD features a gross density of +/- 35.5 dwelling units per acre, which is lower than the maximum density of 50 dwelling units per acre permitted within the Traditional Downtown future land use designation.

(8) Compatibility of uses and improvements within the PUD and the relationship with surrounding existing or proposed developments.

The proposed PUD project integrates several elements that provide for cohesion between existing and proposed uses surrounding the property. The project includes construction of pedestrian connections to adjacent streets to enhance pedestrian circulation in the area. Several pedestrian amenities will be installed that will be beneficial to both the development and the larger community such as two street-oriented fountain features, benches, landscaping, and other community-oriented amenities. The project will also include the preservation of open space areas in accordance with City Code requirements for common open space. Overall, the PUD features a traditional downtown use that is consistent with the vibrant, mixed-use character of Winter Garden's downtown district. The project is located in close proximity to the Plant Street Market, Tremaine Boyd building, SOBO art gallery, several professional office buildings, as well as single-family and multi-family residences.

(9) Prevention of erosion and degrading or enhancement of the surrounding areas.

The proposed PUD project will not erode or degrade the environmental quality of the surrounding area. To the greatest extent possible, stormwater management features will be designed as landscape amenities. Proper erosion and sedimentation control measures will be taken during the construction process.

(10) Provision for recreation facilities, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

The PUD must comply with the open space and recreation requirements of City Code for residential developments. If the project is deficient, they will be required to pay into the City's recreation fund to compensate for the required recreation and/or open area that is unable to be located on site. The amount that the developer will have to contribute to the fund is based on the fair market value of the land that would have otherwise been dedicated to recreation or open space uses.

Stormwater management for the proposed PUD project will be provided in on-site or off-site stormwater management areas to satisfy the City of Winter Garden, St. John's Water Management District and strict requirements of the Wekiva Study Area criteria.

(11) The nature, intent and compatibility of any common open space, including the proposed method for the maintenance and conservation of the common open space.

The proposed PUD project must comply with the City's requirements for open space. The development includes a 2,693 +/- square foot shared internal courtyard with recreation amenities such as lounge seating, fountain, and an outdoor (summer) kitchen. There is also 6,129 +/- square feet of pervious area as well as pedestrian-oriented courtyard spaces adjacent to the public sidewalks. The open spaces will be owned and maintained by the property owner.

(12) The feasibility and compatibility of the specified stage(s) or phase(s) contained in the preliminary development plan to exist as an independent development.

The PUD is anticipated to be built in one phase. However, if the developer decides to phase the project, each phase of development of the proposed PUD project must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.

(13) The availability of existing or planned reclaimed water service to support the proposed PUD.

Reclaimed water capacity is not currently available to serve the property on which the PUD is proposed to be developed. The project must make provisions for connecting to reclaimed lines when they become available in the future. All required utility lines will be connected to serve the development, and all connection costs shall be borne by the property owner.

(14) The benefits within the proposed PUD development and to the general public to justify the requested departure from standard land use requirements inherent in a PUD classification.

The proposed PUD includes the requirement that the architecture meet a certain level of design and material quality, and also be consistent with the architectural traditions of downtown Winter Garden as well as exhibit aesthetic harmony with surrounding properties. The project will provide much-needed residential space to the downtown district, increasing the diversity of housing types. The apartments will provide dwelling options that emphasize walkability and pedestrian activity, which will help create a more vibrant downtown.

(15) The conformity and compatibility of the proposed common open space, residential and/or nonresidential uses within the proposed PUD.

As stated previously, the proposed PUD project must comply with the City's requirements for open space or pay into the City's recreation fund to account for any deficits. The residential use will exist harmoniously within the context of the Winter Garden downtown district. There is only one proposed nonresidential use proposed for the project: a small café on the southwest corner. This use is compatible with other existing uses in historic downtown.

(16) Architectural characteristics of proposed residential and/or nonresidential development.

A variety of architectural requirements have been incorporated into the building design standards for the proposed PUD including requirements for architectural character, varying building massing, roof treatments, building projections and recesses, entryways and arcades, building articulation and theming, walls, and signage. The subject property is in the Historic District, thus the architecture was required to be consistent and compatible with the building styles traditionally found in the Historic Downtown District in order to be approved by the City's Architectural Review and Historic Preservation Board (ARHPB). The proposed project received ARHPB approval on September 17, 2019.

(17) A listing of the specific types of nonresidential uses to be allowed.

The proposed PUD includes one nonresidential use: a proposed café on first floor of the southeast corner of the building. No other nonresidential uses are proposed.

COMMUNITY MEETING

A Community Meeting to discuss the proposed project was held on the evening of October 30, 2019 in the City Commission Chambers. At the meeting, there were multiple questions posed to the developer and City Staff about the project. Adjacent property owners were curious about the proposed buffering and landscaping along the perimeters of the site. Several residents asked if any of the existing trees would be retained – and the developer said every effort would be made to retain some of the trees on site, with the City adding that additional on and off-site mitigation may be required to ensure the City's overall tree canopy is not diminished. Questions were also asked about parking, traffic, lighting, and other miscellaneous details about the project.

One nearby resident had several concerns about various aspects of the project including the trees, the potential for car headlights to shine into the windows of adjacent residential homes, and the overall massing and style of the building being compatible with the surrounding properties. After the meeting concluded, Staff continued to work to address these concerns with the applicant, which included eliminating a driveway off of W Smith St to eliminate headlight impacts, and reducing the building height along W Smith St from three stories to two stories along the majority of the road frontage to be more in line with the heights of existing residential properties to the south. In terms of the architectural style of the building, the project previously received approval from the City's Architectural Review and Historic Preservation Board on September 17, 2019, where City Staff presented examples of how the proposed Mediterranean Revival style of the building is consistent with the historic architectural traditions of Winter Garden.

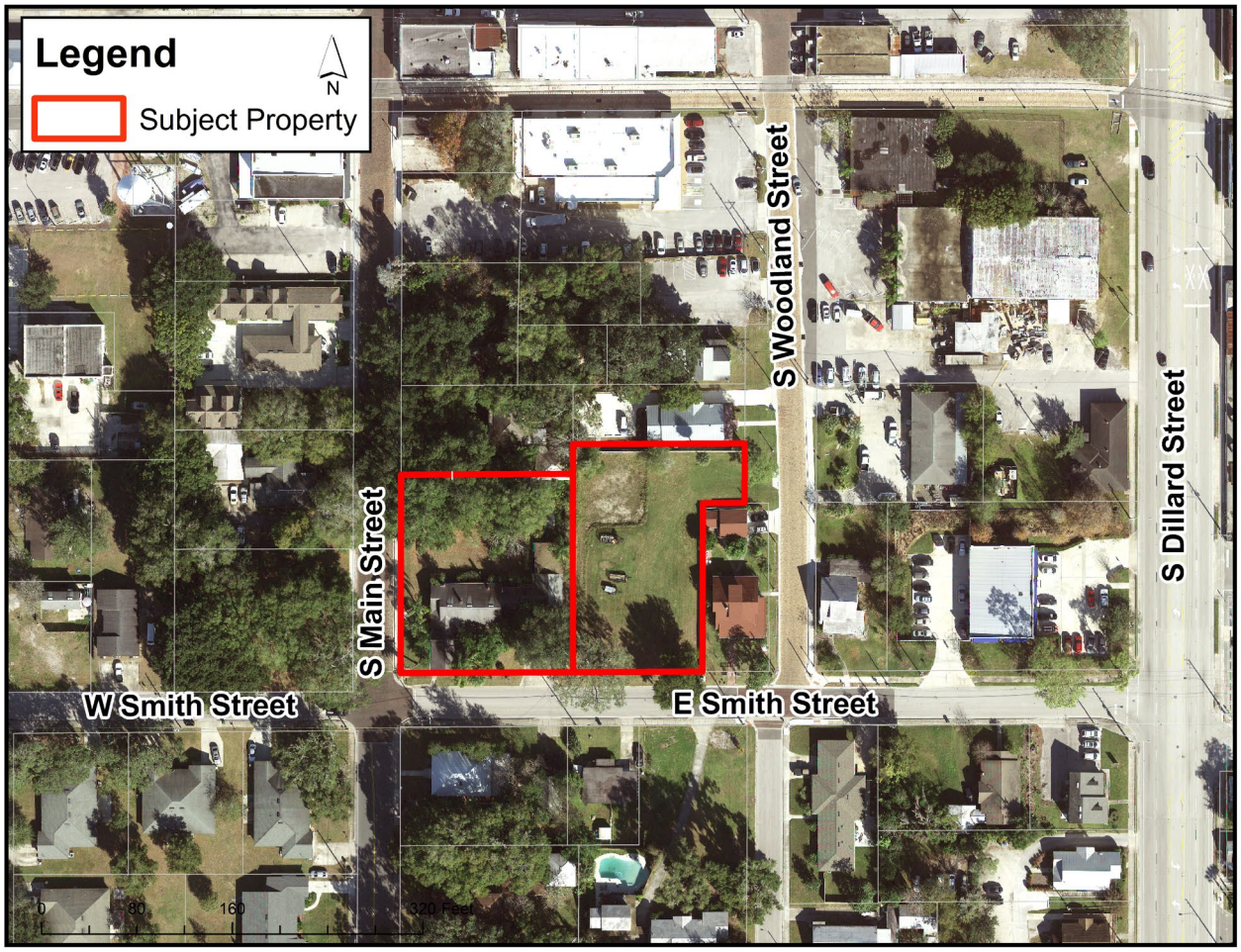
SUMMARY

The proposed development is a reasonable use of the land. The proposed development is consistent with the mixed commercial and residential development in the area. The design of the building is consistent with the Historic District design guidelines and architectural requirements. There will be numerous pedestrian-oriented design features including two street-oriented fountain features, benches, landscaping, and other community-oriented amenities. The project will not generate a significant increase in traffic volume beyond that which is currently generated by other developments in the area. This type of development is consistent with other mixed-use developments that exist in Historic Downtown.

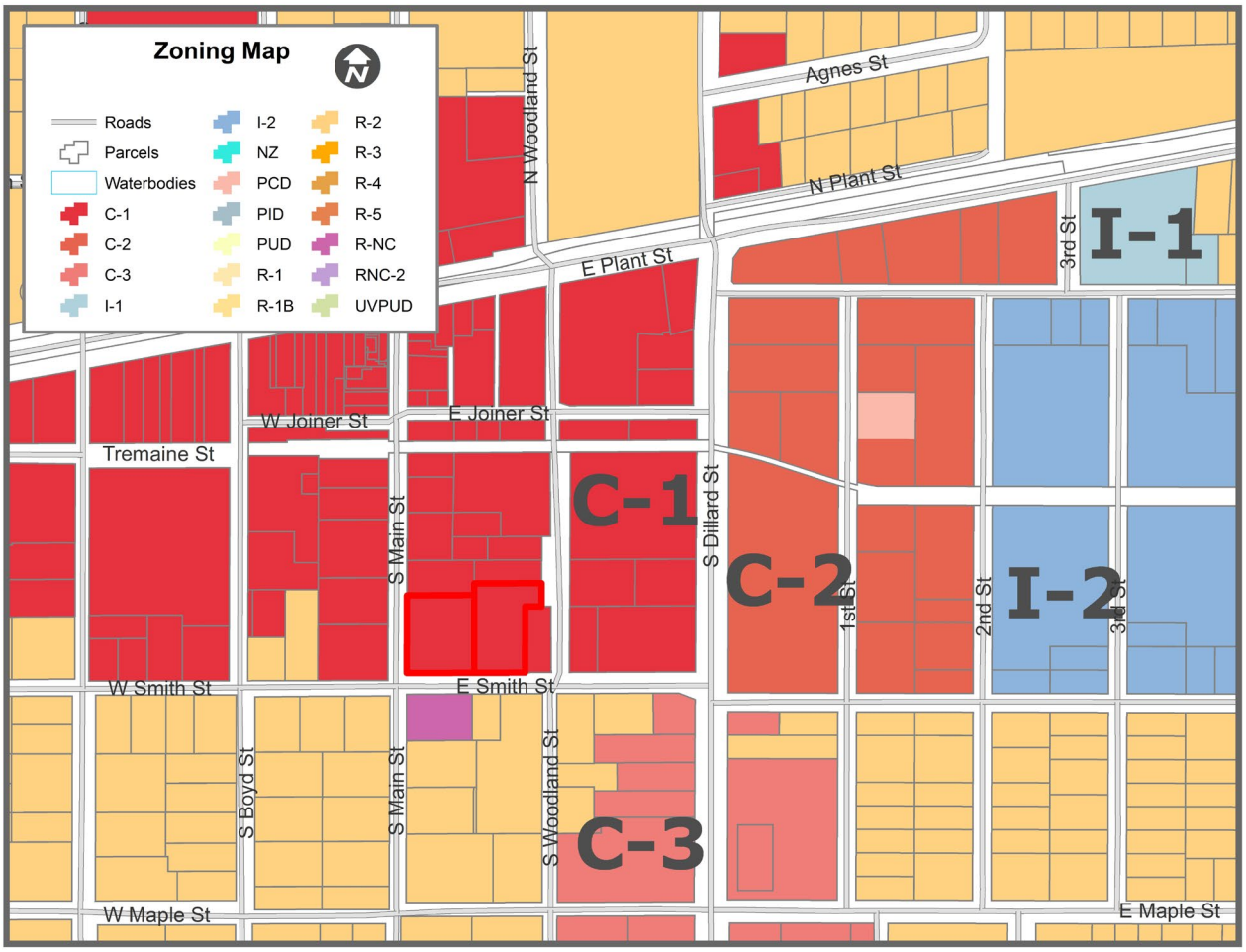
Staff has coordinated with the applicant to ensure that the development of the property will be consistent with the Historic Downtown District in terms of the building architecture, site design, and permitted uses.

The proposed rezoning from C-1 to PUD is consistent with the City's Comprehensive Plan and the City of Winter Garden's Code of Ordinances. Staff recommends approval of the proposed Ordinance to rezone the subject property from C-1 to PUD subject to the conditions outlined in Ordinance 20-19.

AERIAL PHOTO
199 S Main Street & 158 S Woodland Street

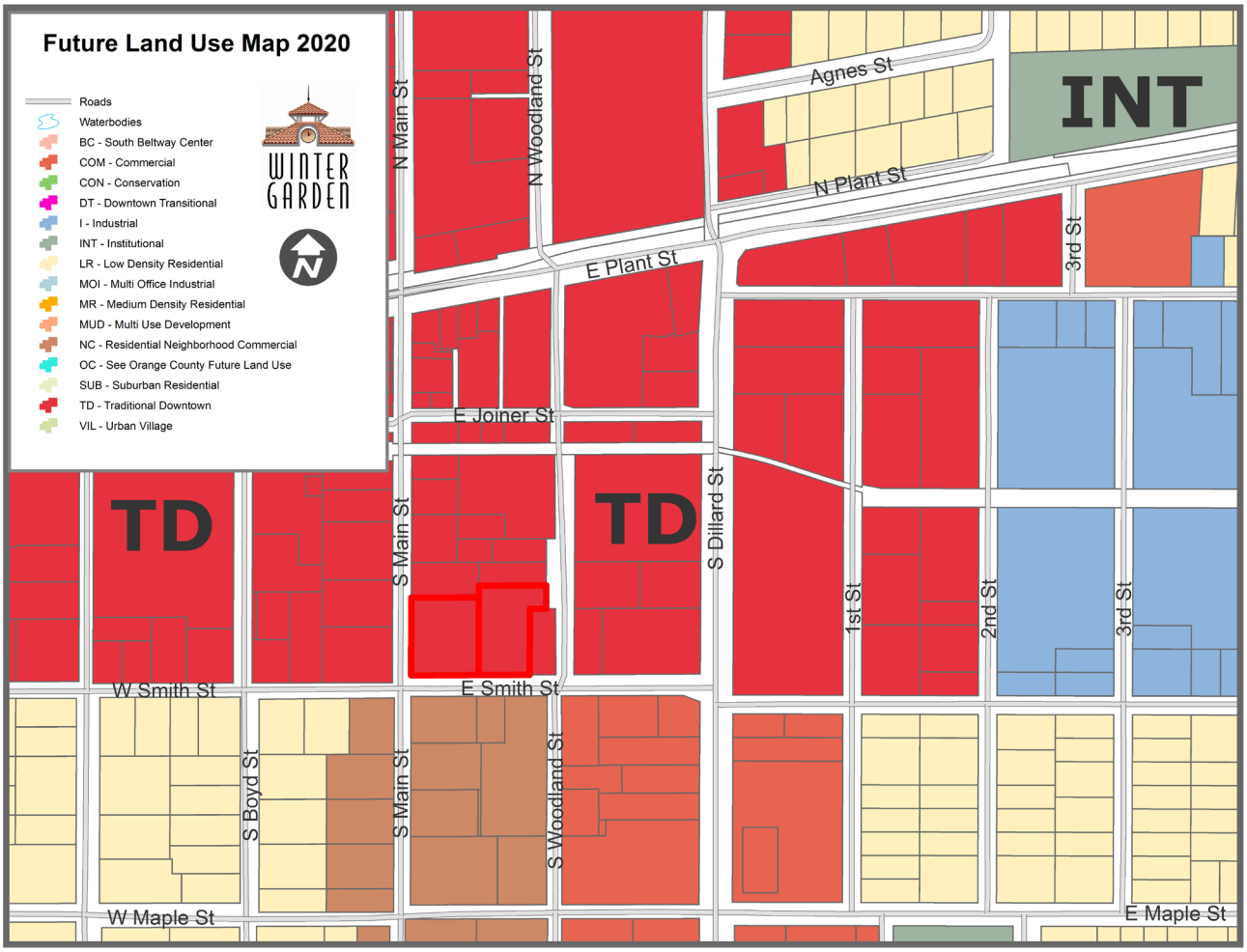


ZONING MAP
199 S Main Street & 158 S Woodland Street



Change from C-1 to PUD

FUTURE LAND USE MAP
199 S Main Street & 158 S Woodland Street



END OF STAFF REPORT

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 15, 2020 **Meeting Date:** October 22, 2020

Subject: 1001 W Plant Street
A Found Life PUD
Ordinance 20-37
PARCEL ID # 22-22-27-0000-00-009 & 22-22-27-0000-00-146

Issue:

The applicant is requesting to rezone the property located at 1001 W Plant Street from R-2 (Residential District) to PUD (Planned Unit Development).

Discussion:

The applicant has requested to rezone the 15.83 ± acre property, generally located on the north side of West Plant Street and west of Lakeview Road, from R-2 (Residential District) to PUD (Planned Unit Development). The PUD will allow the development of a 60 bed Assisted Living Facility (ALF). The project also includes associated site improvements such as parking, open space, and stormwater ponds (See Staff Report). This PUD proposal has plans for expanding the Church with associated uses such as a Gymatorium, however the Church has requested to be removed from the PUD proposal. Staff will require the applicant to update the PUD Site Plan removing the Church expansion and associated uses. The second reading and adoption of the proposed Ordinance will only have the ALF as the allowed use. The proposed rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances.

Recommended Action:

Staff recommends approval of Ordinance 20-37, with the second reading and adoption anticipated to be on November 12, 2020.

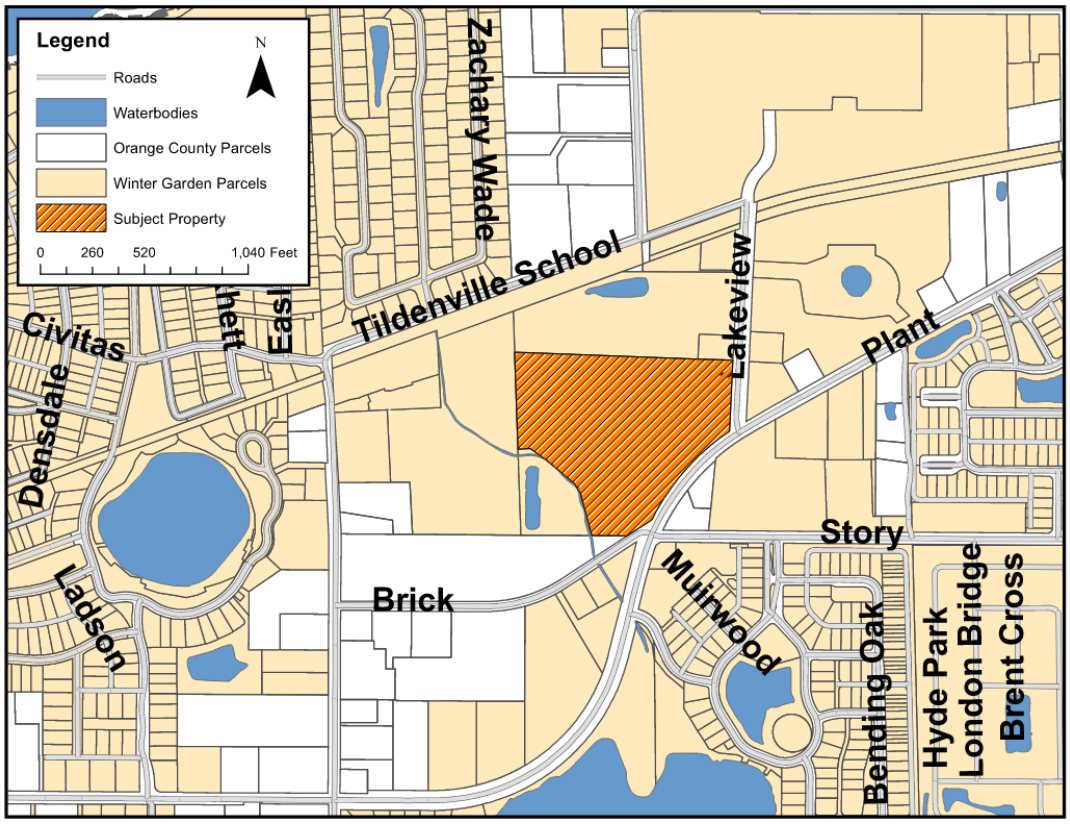
Attachment(s)/References:

Location Map
Staff Report
Ordinance 20-37

LOCATION MAP

1001 W Plant Street

Rezoning



ORDINANCE 20-37

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 15.83 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON WEST PLANT STREET, WEST OF LAKEVIEW ROAD AND SOUTH OF TILDENVILLE SCHOOL ROAD, FROM R-2 (RESIDENTIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE A FOUND LIFE PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner(s) of real property generally described as approximately 15.83 ± acres of certain real property generally located on West Plant Street, West of Lakeview Road and East and South of Tildenville School Road in Winter Garden, Florida, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), desire to rezone their property from R-2 to PUD;

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, and the land development regulations of the City of Winter Garden Code of Ordinances;

WHEREAS, based on competent substantial evidence in the record, the requested rezoning set forth in this Ordinance meets all applicable criteria specified in the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

NOW THEREFORE, **BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:**

SECTION 1: *Rezoning.* After due notice and public hearing, the zoning classification of the Property, as described in Exhibit "A" attached hereto, is hereby rezoned from R-2 (Residential District) to PUD (Planned Unit Development) in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

a. **Conceptual Plan-** All development on the Property must substantially conform to the requirements identified in the A Found Life PUD Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the A Found Life PUD Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control.

b. **Zoning-** Due to the nature of the permitted uses set forth in this Ordinance, the following sections of Article V, Division 2 of the City Code of Ordinances

regarding Residential Planned Unit Developments shall not apply to the Property: section 118-860, section 118-921, section 118-923, section 118-925, and section 118-927. Unless specifically noted elsewhere in Exhibit "B" attached hereto, or expressly provided for herein, all development on the Property must comply with the general zoning requirements of the Residential Planned Unit Development zoning district. These requirements include any approval procedure of the Residential Planned Unit Development zoning district.

c. **Permitted Uses-** With respect to the A Found Life PUD area as identified in Exhibit "B" attached hereto, the only permitted use shall be an Assisted Living Facility, Church, and Gymatorium.

d. **Prohibited Uses-** Unless specifically identified by this Ordinance as a permitted use, all other uses are prohibited. Without limiting the foregoing, all uses prohibited by Section 118-858(5), City of Winter Garden Code of Ordinances are prohibited on the Property.

e. **Design Criteria/Architectural Standards-**

1. **Maximum Building Length-** Notwithstanding Section 118-925 of the City Code of Ordinances, the maximum length of the Assisted Living Facility building shall be 285 feet as shown in the A Found Life PUD area as identified in Exhibit "B".

2. **Maximum Building Height-**

With respect to the A Found Life PUD Area as identified in Exhibit "B" attached hereto, maximum building height shall not exceed two stories (35 feet), and architectural features (church steeple elements) shall not exceed 45 feet.

3. **Building Elevations-**

The "Gymatorium" shown in Exhibit "B" of this Ordinance is not a final and approved elevation. The elevation provided will be used as a guiding document for future development, all final elevations will be subject to staff review and approval during the Site Plan Approval process.

The expansion of the church building and any proposed elevations will be reviewed at the Site Plan Approval process as well. All proposed elevations must show cohesive design elements that align with the surrounding buildings and residential character of the area.

4. **Outdoor/Indoor Recreation Area –**
The outdoor recreation area shall be designed to be consistent with the architecture of the main buildings or to complement the architecture of the buildings. The outdoor area will provide residents of the Assisted Living Facility access to gardens and a trail around the pond. The Gymatorium and tot lot will provide recreation and gathering areas for the church.

5. **Signage-** All signage proposed for the Property shall conform to the requirements and regulations pertaining to specified commercial corridors within the City of Winter Garden as defined in Chapter 118, Article X, Division 2 of the City of Winter Garden Code of Ordinances. The signage shall be reviewed at time of Site Plan Review.

6. **Impervious Surface Area Ratio-** The maximum impervious surface area ratio for the Property (not including the wet pond surface area) shall be consistent with the overall maximum impervious surface area ratio that the Planned Unit Development is designated and permitted for by Saint John's River Water Management District.

7. **Common Open Space-**

The minimum common open space provided for the Property shall be 20%. For the purposes of this Ordinance the area identified as "open space" on Exhibit "B" and some retention areas may be considered as contribution toward fulfillment of open space requirements.

Specifically, dry retention may contribute to the fulfillment of the common open space requirement, and wet bottom retention areas may partially contribute to fulfilling open space requirements. Additionally, pervious surfaces, unless specifically identified below, may be calculated as common open space for the Property; however the following will not be considered as contributing to the common open space requirement for the Property:

- Any impervious surface as defined in Chapter 106 of the City Code of Ordinances.
- Parking Areas
- Road rights-of-way
- Required minimum yards & building spacing

8. **Dark Skies**- all exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a

consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances.

f. **Delivery Hours-** No deliveries shall occur between the hours of 7:00pm and 7:00am.

g. **Staff Conditions-** All development on the Property must comply with the following staff conditions:

1. An engineered site plan meeting all requirements of the City Code of Ordinances shall be submitted for review and approval by City staff and City Commission prior to commencement of any construction.

2. All utilities required for the development shall be run to the site at the developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all water and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.

3. All irrigation on the site shall be designed to be supplied by reclaimed water. An exception may be granted for the enclosed courtyards to use potable water and will be considered at final site plan review.

4. There exists a +20' wide drainage easement along the west side of the property that has been shown (as recorded in O.R. Book 5576, pages 4588-4593 of the Public Records of Orange County, FL). No improvements (buildings, pavement, etc.) shall be constructed within this easement without specific approval from the City Engineer (to ensure maintenance capabilities of the open drainage ditch).

5. Platting will be required providing easements for cross access, drainage and utilities, as well as providing an entity for maintenance of shared facilities. Plat shall be recorded prior to issuance of a certificate of occupancy of any building and shall include any and all R/W, lift station, or other fee simple conveyances to the City.

6. The new east-west road alignment shown shall be constructed by the development as part of the platting process, including dedication of right-of-way (50' minimum) per Code. Prior to the issuance of any certificate of occupancy, the Owner/Developer shall convey to the City via special warranty deed fee simple ownership of the right-of-way free and clear of all mortgages, liens and encumbrances. Prior to conveyance, Owner/Developer shall obtain and provide to the City for review, a property information report from a title company (or

attorney title opinion) and licensed surveyor prepared sketch and legal description and boundary survey for the right-of-way land being conveyed showing the ownership and all mortgages, easements and encumbrances. Owner/Developer shall be responsible for paying all documentary stamp taxes, recording fees and all pro-rated taxes and special assessments to the date of the conveyance of the right-of-way as required by general law. To the extent applicable, Owner/Developer shall comply with the beneficial interest disclosure requirements of Section 286.23, Fla. Stat.

7. The typical roadway section shall be per City Standards: Right-of-way width shall be a minimum of 50 feet with minimum roadway pavement width of 24' as required by City Code (12' minimum each lane); 16' minimum lane width for any divided portion (additional width may be required if parking is allowed); 18" of clean fill with no more than 5% passing a #200 sieve required under the 12" thick stabilized subbase; 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement or crushed concrete base thickness (no limerock); 6" underdrains each side; minimum 24" wide concrete curb and gutter required (or Miami curb); 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage, utility and sidewalk encroachment easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities (see City Standard Details available on-line at cwgdn.com).

8. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification with final construction plans that sight distance requirements are being met.

9. No trees shall be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.

10. Tree Removal Permit issued by the City of Winter Garden Building Department will be required prior to final plan approval. As required by Code (Sec. 114-70), submittal of the Tree Removal Permit application is required with the preliminary plat submittal. Coordinate with Building Department (Steve Pash).

11. Minimum 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.

12. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance each way. Approval from Public Services Solid Waste Division is required.

13. No conceptual utility plans have been provided. This will be reviewed and commented on further at the preliminary plat and final construction plan phases (i.e. lift station, connection points, line sizes, etc.).

14. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. The plan does not show irrigation of the sites or common areas. It should also be noted that the buildings over 6,000 s.f will require fire sprinklers subject to review and approval by the Building and Fire Departments.

15. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Gravity sanitary laterals and pipes shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.

16. A lift station will be required to serve multiple owners and connect to the force main on Plant Street or Lakeview Road. The lift station shall be owned and maintained by the City and will be installed per City Standards. A minimum 30'x30' fee simple tract will be required.

17. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.

18. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any

development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

19. Geotechnical and environmental reports were submitted and will be reviewed further as design continues.

20. Streetlighting both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required.

21. Permits or exemptions shall be provided from SJRWMD for stormwater and FDEP for water, wastewater and NPDES NOI.

22. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor. Show with final plans.

23. Any screen walls or retaining walls shall require a separate permit from the Building Department.

24. The use of Thermoplastic pipe shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe, laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).

25. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.

26. All work shall conform to City of Winter Garden standards and specifications.

27. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and

maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.

28. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

29. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

30. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

SECTION 2: *General Requirements.*

a. **Development Agreement-** A Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property. The Development Agreement shall address matters to include, but not limited to, project phasing, right-of-way improvement and conveyance, easements, vehicular access to the site including connection to Lakeview Road, restriction of additional curb-cuts, provision for cross access, design standards, signage, impact fees, stormwater, drainage, utilities and other off-site public infrastructure improvements.

b. **Stand Alone Clause-** Each phase of development of the Property must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.

c. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.

d. **Amendments-** Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.

e. **Expiration/Extension-** Expiration of this PUD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

SECTION 3: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 4: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 5: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____ , 2020.

SECOND READING AND PUBLIC HEARING: _____ , 2020.

ADOPTED this _____ day of _____, 2020, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____

ANGELA GRIMMAGE, City Clerk

Exhibit "A"

Parcel ID: 22-22-27-0000-00-009 & 22-22-27-0000-00-146

Legal Description

A PORTION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE RUN SOUTH 89°34'44" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 143.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°34'44" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 161.11 FEET TO A POINT OF THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3383, PAGE 1260 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID SOUTHWESTERLY BOUNDARY: NORTH 14°57'26" WEST FOR A DISTANCE OF 218.14 FEET; NORTH 30°29'33" WEST FOR A DISTANCE OF 58.52 FEET; THENCE NORTH 49°51'44" WEST FOR A DISTANCE OF 190.85 FEET; THENCE NORTH 53°34'27" WEST FOR A DISTANCE OF 90.68 FEET; THENCE SOUTH 88°03'58" WEST FOR A DISTANCE OF 59.88 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, SAID POINT BEING 434.04 FEET NORTHERLY OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE RUN NORTH 02°31'34" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 479.41 FEET TO THE NORTH BOUNDARY LINE OF THE LAND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3383, PAGE 1260; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°47'32" EAST ALONG SAID NORTH BOUNDARY LINE FOR A DISTANCE OF 1093.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LAKEVIEW ROAD; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 02°04'22" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 337.27 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLANT STREET (SR 438), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1040.00 FEET, THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 33°42'03" FOR AN ARC LENGTH OF 611.72 FEET, A CHORD BEARING OF SOUTH 41°38'01" WEST FOR A CHORD DISTANCE OF 602.94 FEET; THENCE RUN SOUTH 56°58'11" WEST FOR A DISTANCE OF 158.40 FEET TO THE POINT OF BEGINNING.

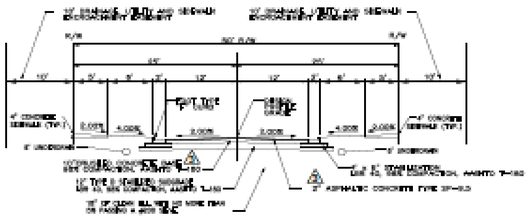
CONTAINING 15.83 ACRES, MORE OR LESS.

Exhibit “B”

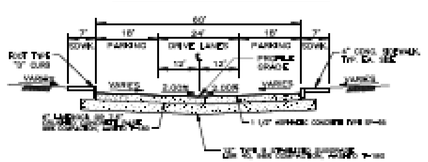
COVER PAGE

A Found Life PUD

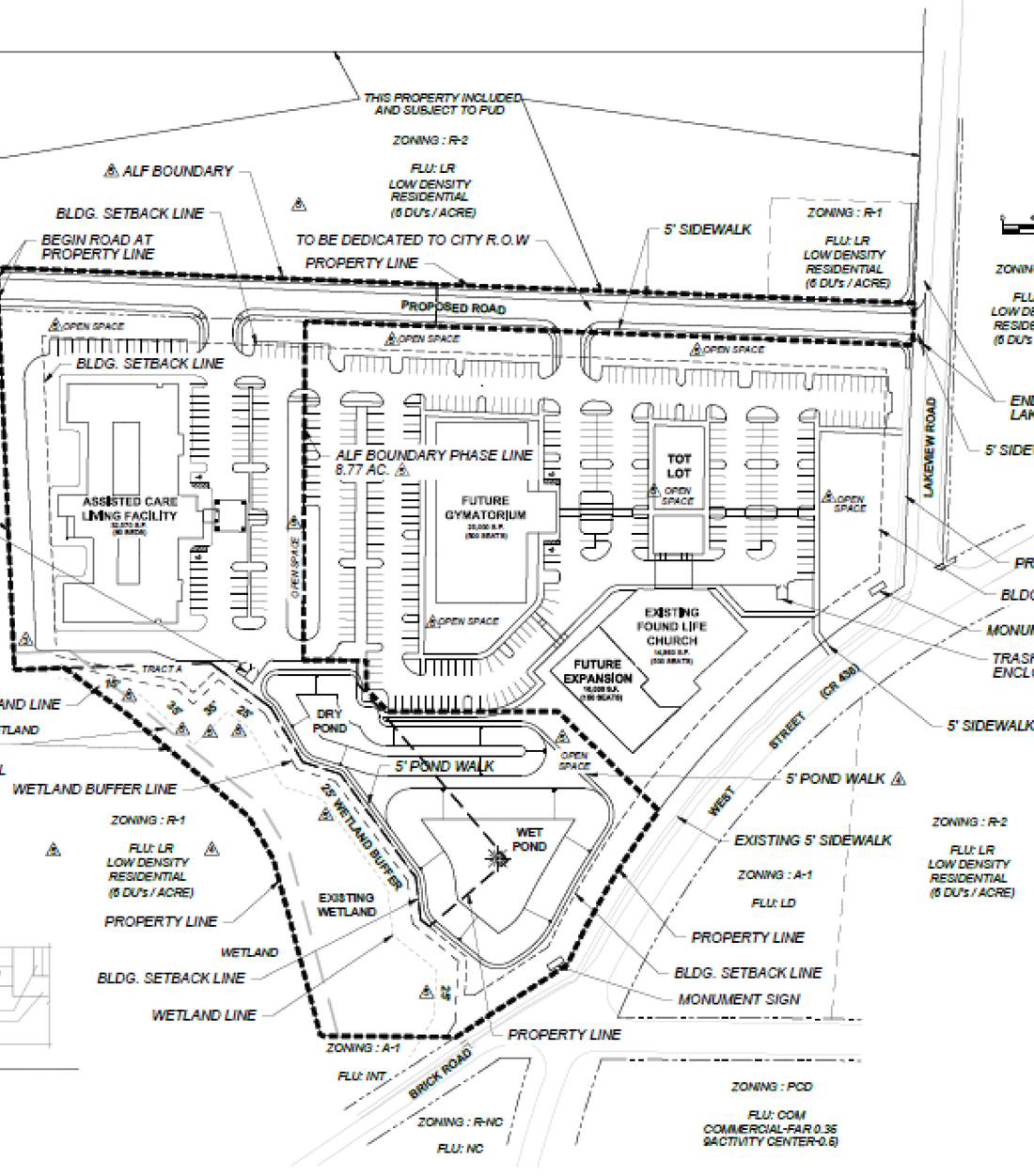
(10 PAGES - ATTACHED)

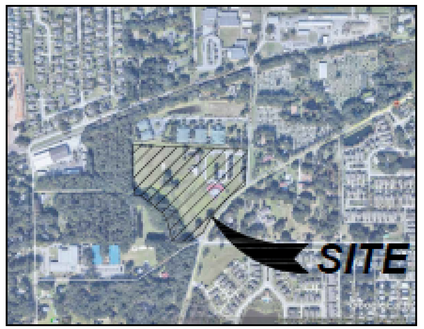


TYPICAL SECTION



TYPICAL STREET AND PARKING SECTION





LOCATION PLAN

LEGAL DESCRIPTION

Commence at the SE corner of the SW ¼ of the NW ¼ of Section 22, Township 22 South, Range 27 East, Orange County Florida; Thence run due West along the South line of the SW ¼ of the NW ¼ of said Section 22, 143.58 feet to a point on the Northwesterly right of way line of Brick Road; Thence continue due West, 161.16 feet to the Point of Beginning; Thence run N 15° 21' 23" W, 218.14 feet; Thence run N 30° 53' 30" W, 58.52 feet; Thence run N 50° 15' 41" W, 190.85 feet; Thence run N 53° 58' 24" W, 90.68 feet; Thence run S 87° 40' 01" W, 59.88 feet to a point on the West line of the East ½ of the SW ¼ of the NW ¼ of said Section 22, said point being 434.04 feet Northerly of the SW corner of the East ½ of the SW ¼ of the NW ¼ of said Section 22; Thence run N 2° 55' 31" W along the West line of the East ½ of the SW ¼ of the NW ¼ of said Section 22; 479.41 feet; Thence run S 88° 11' 29" E, 1093.33 feet; Thence run S 1° 40' 25" W along the Westerly right of way line of Lakeview Road, 337.27 feet to a point on the Northwesterly right of way line of Old State Road No. 50; Thence run southwesterly along said Northwesterly right of way line and along a curve concave to the Southeast and having for its elements a radius of 1040 feet, a central angle of 33° 42' 03" and a chord bearing of S 41° 14' 12" W for an arc distance of 611.72 feet to a point on the Northwesterly right of way line of Brick Road; Thence run S 58° 34' 14" W along the Northwesterly right of way line, 158.32 feet to the Point of Beginning. Said Lands situate, lying and being in Orange County, Florida; and containing 15.883 Acres, more or less.

SITE DATA

EXISTING SITE ZONING

EXISTING SITE ZONING IS R-2
FLU IS LR - LOW DENSITY RESIDENTIAL (6 DU/AC)

PROPOSED SITE ZONING

PROPOSED SITE ZONING IS PUD
(PLANNED UNIT DEVELOPMENT)

EXISTING SITE AREA

TOTAL SITE AREA: 15.883 AC.

⚠ PROPOSED PARKING

ASSISTED CARE LIVING FACILITY:	REQUIRED 1 space/2 beds (65 beds) = 33	PROVIDED = 85
GYMNATORIUM:	REQUIRED 1 space/3 seats (300 seats) = 100	PROVIDED = 100
FOUND LIFE CHURCH:	REQUIRED 1 space/3 seats (650 seats) = 217	PROVIDED = 234
TOTAL PARKING SPACES	⚠ = 414	= 419

⚠⚠ PROPOSED OPEN SPACE 6.54 AC.

⚠ PROPOSED OPEN SPACE

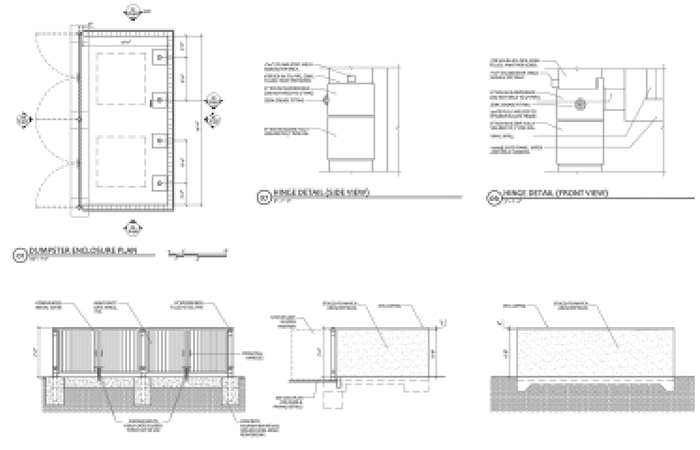
TOTAL OPEN SPACE: REQUIRED 25% = 3.97 AC. PROVIDED = 6.54 AC. (41.18%)

⚠ PROPOSED ACTIVE RECREATION

TOTAL RECREATION AREA: REQUIRED 5% = 0.80 AC. PROVIDED = 0.80 AC. (5.04%)
TOT LOT = 0.33 AC.
POND WALK = 0.47 AC.

⚠

DUMPSTER DETAILS



PROPOSED PUD PLAN

JANUARY 2020
1"=80' WS-2

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-01-2020	BC	REV. PER CITY COMMENTS ⚠
			07-16-2020	MGM	REV. PER CITY COMMENTS ⚠
			05-14-2020	SAM	REV. PER CITY COMMENTS ⚠
			03-11-2020	SAM	REV. PER CITY COMMENTS ⚠
			02-07-2020	DLS	REV. PER CITY COMMENTS ⚠

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

1001 PLANT STREET
WINTER GARDEN, FLORIDA

DATE:	DLS
PROJECT NO.:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
SHEET:	

F:\WS2\CAD\Planset\PUD\WS-2_1_PD_EXHIBIT A.dwg,9/15/2020 11:01:47 AM

SEE SHEET L-100 FOR LANDSCAPE PLAN

SEE SHEET L-101 FOR LANDSCAPE PLAN

SEE SHEET L-102 FOR LANDSCAPE PLAN

SEE SHEET L-103 FOR LANDSCAPE PLAN

PROPOSED ROAD

ASSISTED CARE LIVING FACILITY
32,670 S.F.
(90 BEDS)

FUTURE GYMATORIUM
25,000 S.F.
(500 SEATS)

TOT LOT

EXISTING FOUND LIFE CHURCH
14,900 S.F.
(500 SEATS)

FUTURE EXPANSION
(150 SEATS)

DRY POND

WET POND

EXISTING WETLAND

25' WETLAND BUFFER

LAKEVIEW ROAD

WEST STREET (CR 438)

BRICK ROAD

15'

35'

35'

25'

25'

SCALE: 1"=60'-0"

NORTH

FOUND LIFE ASSISTED CARE LIVING FACILITY

KEY SHEET

K-100

ASSISTED CARE
LIVING FACILITY
32,570 S.F.
(60 BEDS)

FUTURE
GYMATORI
25,000 S.F.
(500 SEATS)

PHASELINE

PHASELINE

PHASELINE

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

15'

FOUND LIFE ASSISTED CARE LIVING FACILITY

LANDSCAPE PLAN

L-100

LAKEVIEW ROAD

TOT LOT

MATCHLINE

MATCHLINE

FUTURE GYMATORIUM
25,000 S.F.
(500 SEATS)

EXISTING FOUND LIFE CHURCH
14,860 S.F.
(500 SEATS)

FUTURE EXPANSION
10,000 S.F.
(150 SEATS)

MATCHLINED

MATCHLINED

MATCHLINED

MATCHLINED

(CR 438)

FOUND LIFE ASSISTED CARE LIVING FACILITY

LANDSCAPE PLAN

L-101

MATCHLINE

MATCHLINE

35'

35'

25'

DRY POND

EXPANSION
10,000 S.F.
(150 SEATS)

MATCH

PHASELINE

25' WETLAND BUFFER

PHASELINE

MATCHLINE

MATCHLINE

WET POND

EXISTING WETLAND

25'

ROAD

FOUND LIFE ASSISTED CARE LIVING FACILITY

LANDSCAPE PLAN

L-102

EXPANSION
10,000 S.F.
(150 SEATS)

MATCHLINE
MATCHLINE

MATCHLINE
MATCHLINE

PHASELINE

WET
POND

MATCHLINE
MATCHLINE

WEST
STREET
(CR 4

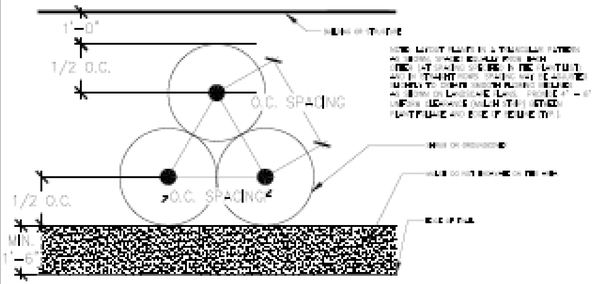
25'

OAD

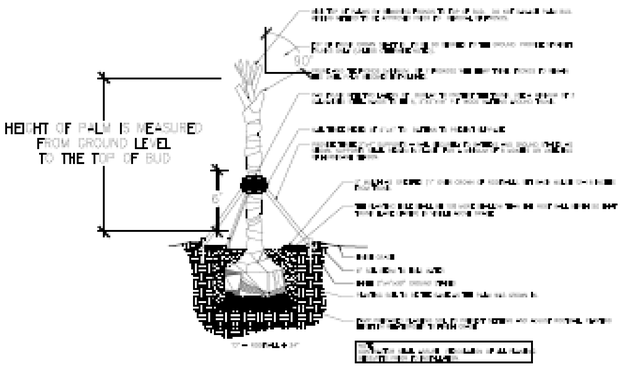
FOUND LIFE ASSISTED CARE LIVING FACILITY

LANDSCAPE PLAN

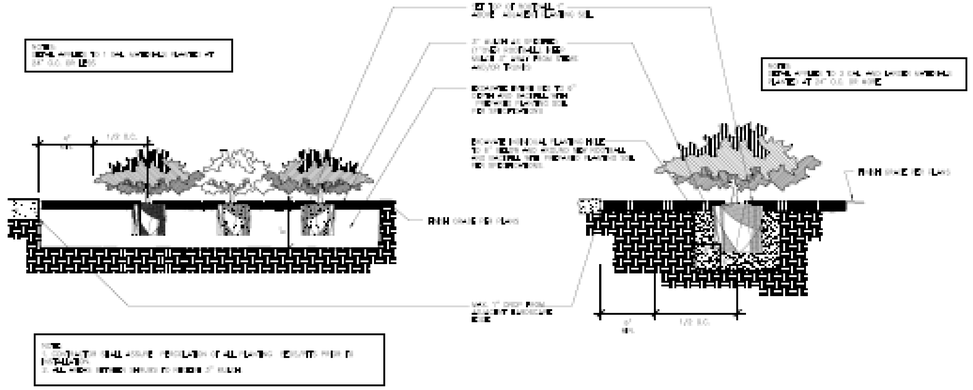
L-103



1 ON CENTER PLANTING DETAIL
N.T.S.

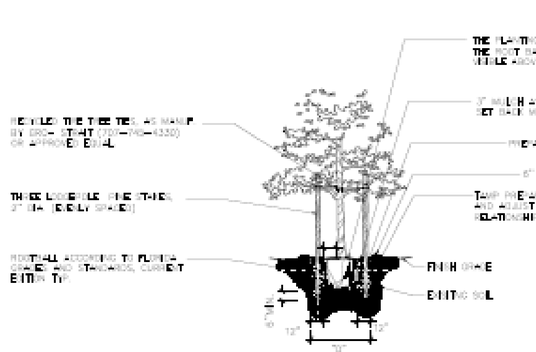


2 PALM PLANTING DETAIL
N.T.S.

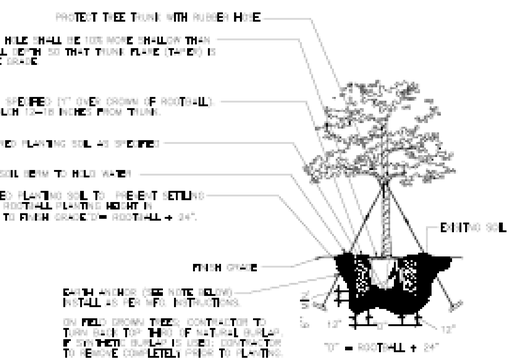


3 GROUNDCOVER PLANTING DETAIL
N.T.S.

4 SHRUB PLANTING DETAIL
N.T.S.



5 SMALL TREE PLANTING DETAIL
N.T.S.



6 LARGE TREE PLANTING DETAILS
N.T.S.

1. FOUND LIFE ACLF PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	WATER USE / NATIVE
TREES					
AW	1	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	15' O.A. FULL; SPECIMEN FORM	SPACE AS SHOWN GUY
LIT	4	LAGERSTROEMIA INDICA 'TUSCARORA'	RED CREPE MYRTLE	10'-12' HT. 4'-6' SPRD., 2" CAL.; MULTI-TRUNKED	SPACE AS SHOWN GUY
LIW	54	LAGERSTROEMIA INDICA 'WATERMELON RED'	WATERMELON CREPE MYRTLE	10'-12' HT., 4'-5' SPRD., 3" CAL.; STANDARD	SPACE AS SHOWN GUY
LJT	4	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' X 8', 2" CAL.; MULTI-TRUNK, SPECIMEN FORM	SPACE AS SHOWN GUY
MG	34	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	10'-12' HT. X 4'-5' SPRD; 2.5" CAL., FULL	SPACE AS SHOWN GUY
PD	3	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	12' OT. STRAIGHT TRUNK; SPECIMEN FORM	SPACE AS SHOWN GUY
QV	11	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT.; 6' SPR. / 3" CAL	SPACE AS SHOWN GUY
QVH	32	QUERCUS VIRGINIANA 'HIGH RISE'	LIVE OAK	12'-14' HT X 4'-6' SPR., 2.5" CAL	SPACE AS SHOWN GUY
SP	19	SABAL PALMETTO	CABBAGE PALM	MIN.10' OT., STRAIGHT TRUNK; SPECIMEN FORM	SPACE AS SHOWN GUY
TD	19	TAXODIUM DISTICHUM	BALD CYPRESS	10'-12' HT., 4'-6' SPRD.; 2.5" CAL	SPACE AS SHOWN GUY
TDI	19	TAXODIUM DISTICHUM	BALD CYPRESS	14'-16' HT., 6'-8' SPRD.; 4" CAL	SPACE AS SHOWN GUY
UA	25	ULMUS AMERICANA 'ALLEE'	ALLEE ELM	10'-12' HT., 5'-6' SPRD., 2-1/2" CAL	SPACE AS SHOWN GUY
SHRUBS					
CA	3	CRINUM ASIATICUM	CRINUM LILY	36" HT., 36" SPRD., FULL 7 GAL	AS SHOWN
PA	621	PLUMBAGO AURICULATA 'IMPERIAL BLUE'	LEADWORT	24" HT. x 18" SPRD, FULL, 3 GAL	30" O.C.
PM	745	PODOCARPUS MACROPHYLLA	JAPANESE YEW	40" HT x 24" SPRD. / FULL / 100	AS SHOWN
PS	52	PHILODENDRON SELLOUM	SPLIT-LEAF PHILODENDRON	36" HT. x 30" SPRD, FULL, 3 GAL	48" O.C.
SRB	8	SYNGONIUM ROSINAE	ARROW-HEAD VINE	30" O.A., MIN. 5 PER, 3 GAL	AS SHOWN
TDF	40	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	36" O.A.; FULL, 3 GAL	48" O.C.
VA	30	VIBURNUM ODORATISSIMUM 'AWABUKI'	AWABUKI VIBURNUM	30" HT. X 30" SPRD; FULL, 3 GAL	36" O.C.
VO	533	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30" HT X 28" SPRD; FULL, 3 GAL	30" O.C.
GROUNDCOVER					
AN	919	ANNUALS	SEASONAL FLOWERS	6" O.A. / FULL / 4" POT	6" O.C.
BF	188	BULBINE FRUTESCENS 'HALLMARK'	TANGERINE BULBINE	15" O.A. FULL; 1 GAL	18" O.C.
DB	992	DIETES BICOLOR	YELLOW AFRICAN IRIS	18" HT. x 15"SPRD., FULL, 3 GAL	24" O.C.
JP	1851	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	12" HT. x 15" SPRD, FULL, 3 GAL	24" O.C.
LM	723	LIRIOPE MUSCARI 'EMERALD GODDESS'	BORDER GRASS	14" O.A; MIN 7 DIBS., FULL, 1 GAL	24" O.C.
MC	184	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	30" O.A.; FULL, 3 GAL	30" O.C.
RI	1,888	RHAPHIOLEPIS INDICA 'INDIA'	DWARF INDIAN HAWTHORN	15" HT. x 15" SPRD, FULL, 3 GAL	24" O.C.
TA	5,024	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	MIN. 12 RUNNERS / FULL / 1 GAL	18" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

*ALL LANDSCAPE AREAS TO BE IRRIGATED WITH IRRIGATION SYSTEM TO MEET WINTER GARDEN CODE REQUIREMENTS.
*PLANT SIZES SUPERCEDE GALLONAGE

LANDSCAPE PLANTING AND CONTRACTOR NOTES:

1. ALL PLANT MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER AS GRADED BY FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING AND AFTER INSTALLATION.
4. ALL PLANTS WITH TREE TRUNKS SHALL BE STRAIGHT TRUNKED, WITH ONE CENTRAL LEADER AND HAVE A FULL CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 3" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY OPPOSITE BUD MAY AND/OR VINE GROWTH MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BUD GROWTH IS USED, IT MAY BE TRIMMED DOWN TO THE ROOTBALL.
10. TREES SHALL NOT BE PLACED WITHIN 10' OF ANY FIRE PROTECTION EQUIPMENT AND NOT WITHIN 5' OF ALL UTILITIES.
11. TREES SHALL NOT BE PLACED WHERE THEY WILL OBSCURE EXISTING TRAFFIC CONTROL DEVICES. CONTRACTOR TO FIELD ADJUST TREE LOCATIONS TO AVOID CONFLICTS. IF PLANTING IS QUESTIONABLE, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR CLOSER DIRECTION.
12. CONTRACTOR SHALL TAKE THE COST OF ALL TREE AND LANDSCAPING MATERIAL WITHIN THE LIMITS OF ALL BUILDING WITH TREES LOCATED WITHIN 10' OF BUILDING UNITS. IF THE EXISTING LANDSCAPE TREES ON THE RESALE MATERIALS ARE LOCATED OUTSIDE OF THE BUILDING UNITS, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL RELEVANT MATERIALS, INCLUDING ALL THE EXISTING PLANTINGS INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, ORNAMENTALS, SOD, AND ANY OTHER MATERIALS RELATED TO CONSTRUCTION.
13. SOIL CONDITIONS MAY VARY THROUGHOUT THE SITE AND CONTRACTOR SHALL PROVIDE PRICING ACCORDINGLY FOR PROPER EXCAVATION.
14. CONTRACTOR SHALL INCLUDE THE COST OF EXCAVATION, REMOVAL, DISPOSAL OF EXCESS MATERIAL UNTIL FULL GRADE IS REACHED. DETAILS INDICATE WHEN TREES ARE TO BE PLANTED ON FILL SOIL. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO ACCOMPLISH THE WORK AS SHOWN ON THE PLANS AND AS DESCRIBED HEREIN.
15. CONTRACTOR SHALL REPAIR ALL DAMAGED GRASS AREAS DISTURBED DURING CONSTRUCTION. SEE LANDSCAPE SPECIFICATIONS FOR SOD INSTALLATION.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL LANDSCAPE PLANTING AREAS UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. IT SHALL INCLUDE WATERING, MOWING, FERTILIZING AND REPLACING THOSE THAT HAVE DIED OR ARE NOT IN A HEALTHY GROWING CONDITION.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY CLEAN-UP THE ALL PLANTING MATERIAL FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. IF SOME DEFICIENCIES ARE NOTED DURING THIS PERIOD, THEY SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
18. THE LANDSCAPE CONTRACTOR SHALL TAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BEDS FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
19. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. IF THE WORK MAY DAMAGE ANY UTILITIES FROM THE NEAREST WORK POINT OF THE UTILITY, THE CONTRACTOR SHALL HAND DIG AT THE CLOSEST POINT TO THE UTILITY THAT THE LANDSCAPE SHALL RULE.
20. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ADJUST THE DRIP IRRIGATION SYSTEMS AS NEEDED IF THE WORK MAY DAMAGE FROM THE NEAREST WORK POINT OF THE IRRIGATION IF THE LANDSCAPE CONTRACTOR.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. THIS WORK SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, MOWING, EDGING, TRIMMING, WEEDING AND ANY OTHER OBJECT WHICH MIGHT BE REQUIRED DURING THE WORK.
22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WARRANTY WORK AS SET FORTH IN THE SPECIFICATIONS. ALL WARRANTY WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL FEES IN ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF THEIR WORK.

BORRELLI + PARTNERS
LANDSCAPE ARCHITECTURE | PLANNING
ORLANDO | WINTER PARK
407.629.2185 | WWW.BORRELLIANDPARTNERS.COM

SIGNATURE AND DATED 9/4

DESCRIBED BELOW

FOUND LIFE ASSISTED CARE LIVING FACILITY

CONSULTANTS

DRAWING TITLE
LANDSCAPE DETAILS AND PLANT LIST

PROJECT ADDRESS
WINTER PARK STREET
WINTER GARDEN

OWNER NAME AND ADDRESS

REV.	DESCRIPTION	DATE
1.	ESA UPDATE	05/19/23

PROJECT NO.	19088
PHASE	PLANNING/DESIGN
DRAWN BY	MS
REVIEW	TJN
DRAWING NO.	L-500
DATE	05/19/23

Gymatorium

ELEVEN
18
ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

FRONT ELEVATION

01 FRONT ELEVATIONS

12 DEC 2019

ELEVEN 18

PROJECT NAME:

GOLDEN POND WINTER GARDEN

Street Address:
City, State, Zip:

PROJECT CLIENT:

GOLDEN POND COMMUNITY

Street Address:
City, State, Zip:

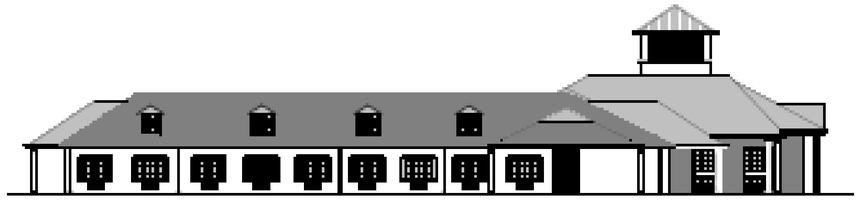
ELEVEN 18 PROJECT LEAD:
Name

PROJECT TEAM:
Name, Name, Name

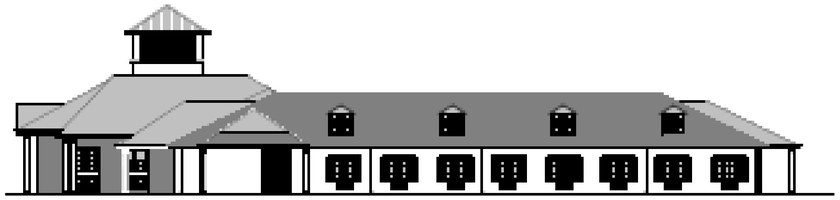
REVISIONS

#	DATE	DESC.
1	[illegible]	PERMIT SUBMITTAL

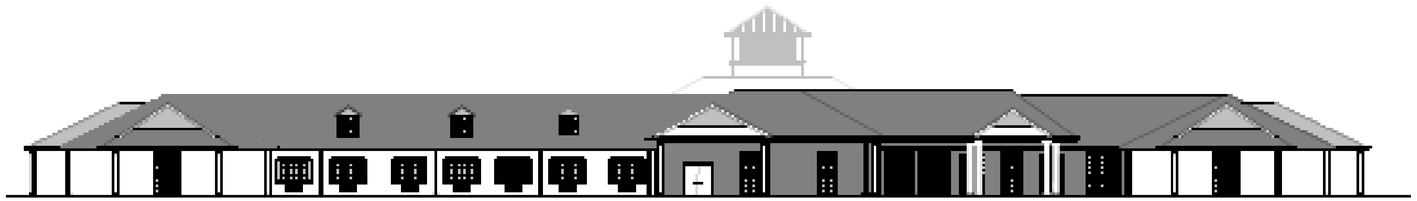
FRONT ELEVATION



04 SOUTH ELEVATION



03 NORTH ELEVATION



02 WEST ELEVATIONS

01 EAST ELEVATIONS

ELEVEN 18

PROJECT NAME:

GOLDEN POND WINTER GARDEN

PROJECT CLIENT:

WHITESTONE CONSTRUCTION

ELEVEN & PROJECT LEAD:

PROJECT TEAM:

REVISIONS		
#	DATE	DESC.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 ● (407) 656-4111

STAFF REPORT

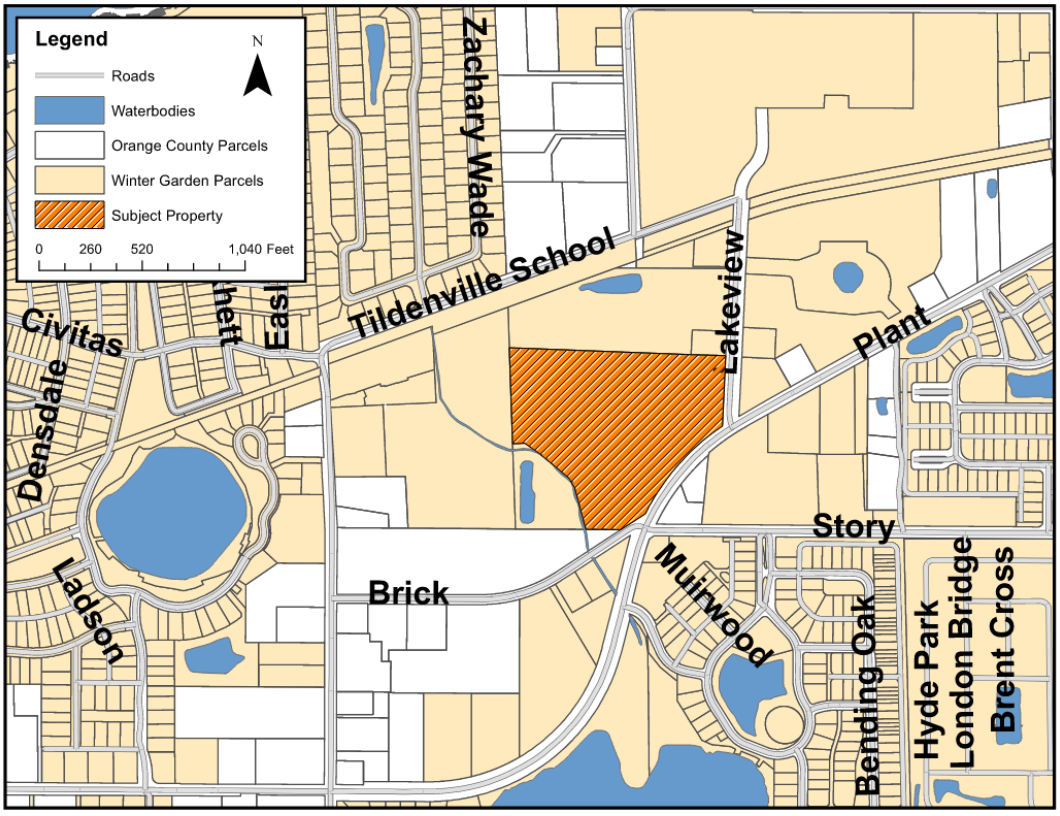
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, SENIOR PLANNER
DATE: September 25, 2020
SUBJECT: REZONING
1001 W Plant Street (15.83+/- ACRES)
PARCEL ID # 22-22-27-0000-00-009 & 22-22-27-0000-00-146

APPLICANT: Found Life Church, INC. // Whitestone Construction Group, LLC.

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located on the north side of West Plant Street and west of Lakeview Road and is approximately 15.83 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone 15.83 ± acres of land to Planned Unit Development (PUD). The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation R-2 (Single-Family Residential District) in the City of Winter Garden. The subject property is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property is currently developed with a two-story church (14,860 sf), two accessory buildings and a mixture of grass and paved parking areas.

ADJACENT LAND USE AND ZONING

There are two properties to north that abut the subject property, one being developed with a single-family home (zoned R-1) and the other developed with five single-story assisted living facilities (zoned R-2). The properties located to the east are developed with single-family homes, are zoned R-1, and are located within the City. The property to the west is unimproved vacant non-agricultural acreage zoned R-1, and located in the City. The properties to the south are zoned A-1, located in Un-corporated Orange County, and consist of Tildenville Elementary School and several lots developed with single-family homes. To the south of the subject property is also located New Hope Primitive Baptist Church, which is zoned R-2, and is located within the City. At the intersection of Plant Street and W Story Road, south of the subject property, is located an undeveloped commercial property, zoned PCD, and is within the City's municipal limits.

PROPOSED USE

The entire property was originally owned by the Found Life Church and they decided to partner with the developers of the Golden Pond Assisted Living Facility (ALF) north of the subject property to propose this Planned Unit Development (PUD) project. The PUD will consist of a 60 bed (32,570 sf) Assisted Living Facility, 150 seat (10,000 sf) expanision of the existing church, and a new 500 seat (25,000 sf) gymatorium to be used by the church. The other improvements to the site will consist of open space walking path around the dry and wet retention pond, a tot lot, parking, and enhanced landscaping. Since the submittal of this request the Found Life Church has sold the land that will consist of the ALF to the Golden Pond developers.

PUBLIC FACILITY ANALYSIS

The property will have access to Lakeview Road and the applicant will be constructing a new road to provide access. Future construction of the church expansion and new gymatorium will require cross access between the AFL and church. Water, sewer, and reclaimed utilities by the City of Winter Garden will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department

under the First Response System.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

SUMMARY

The proposed ALF development is a reasonable and low intensity use of the land and would not generate a significant increase in traffic volume that is typically generated by single-family residential uses, and represents a use that is compatible with the area. The future gymatorium is a recreational facility to be used by the church and should not create any new traffic volume.

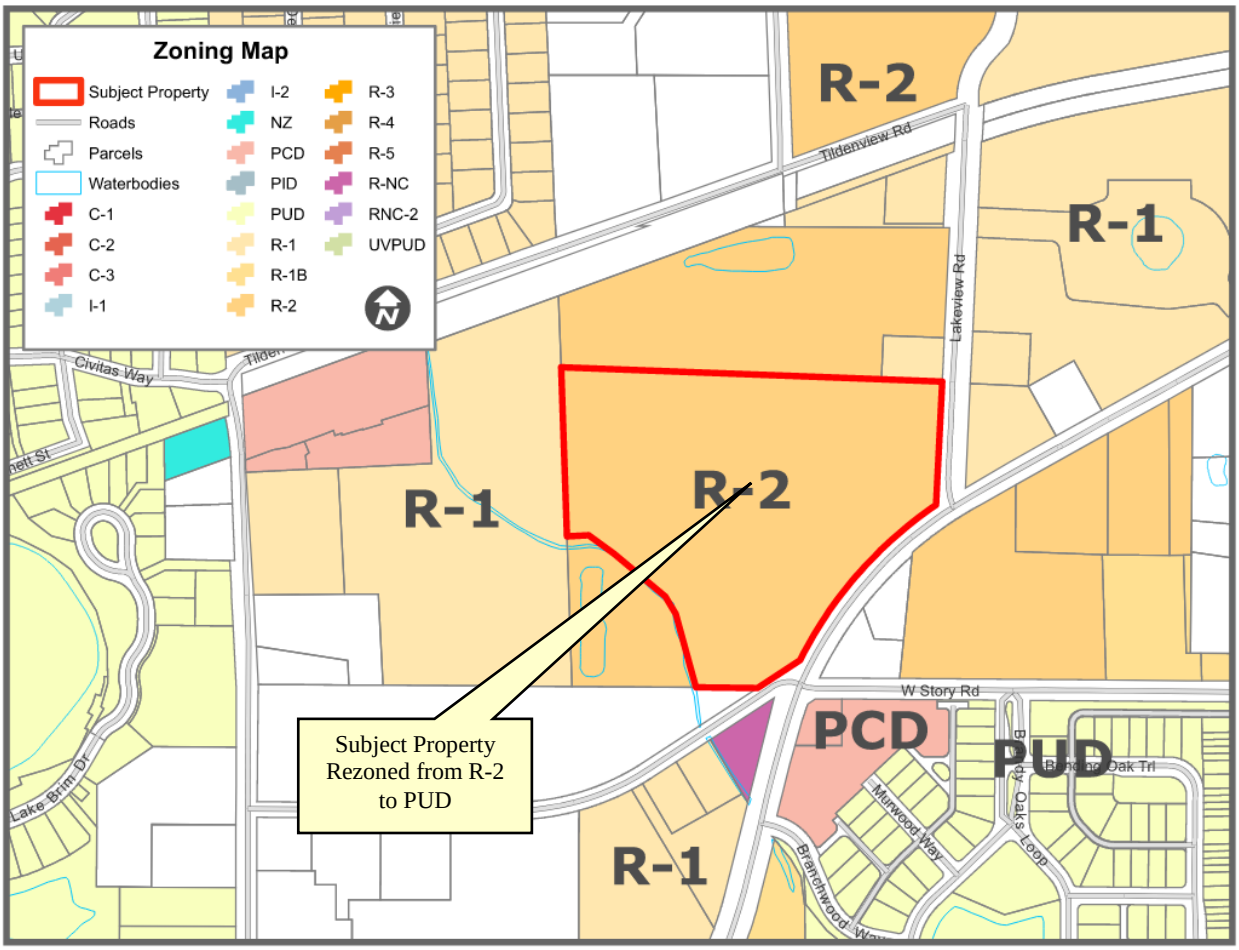
A virtual Community Meeting was held on August 24, 2020 at which time the applicant presented the proposal to develop a 32,570 square foot Assisted Living Facility on the 15.83 ± acre property. The comments generated from the Community Meeting primarily focused on the allowed heights of the buildings. All concerns have been addressed by the applicant and staff through the use of the PUD zoning designation and limiting the heights to (35 feet) with an allowance of 45 feet for church steeples or architectural features. Staff has coordinated with the applicant to ensure that the development of the property will be consistent with the surrounding residential communites both in the scale and size of the building as well as the open space standards and impervious surface ratio criteria.

The proposed rezoning from R-2 to PUD is consistent with the City's Comprehensive Plan an dth City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance to rezone the subject property from R-2 to PUD subject to the conditions in Ordinance 20-37.

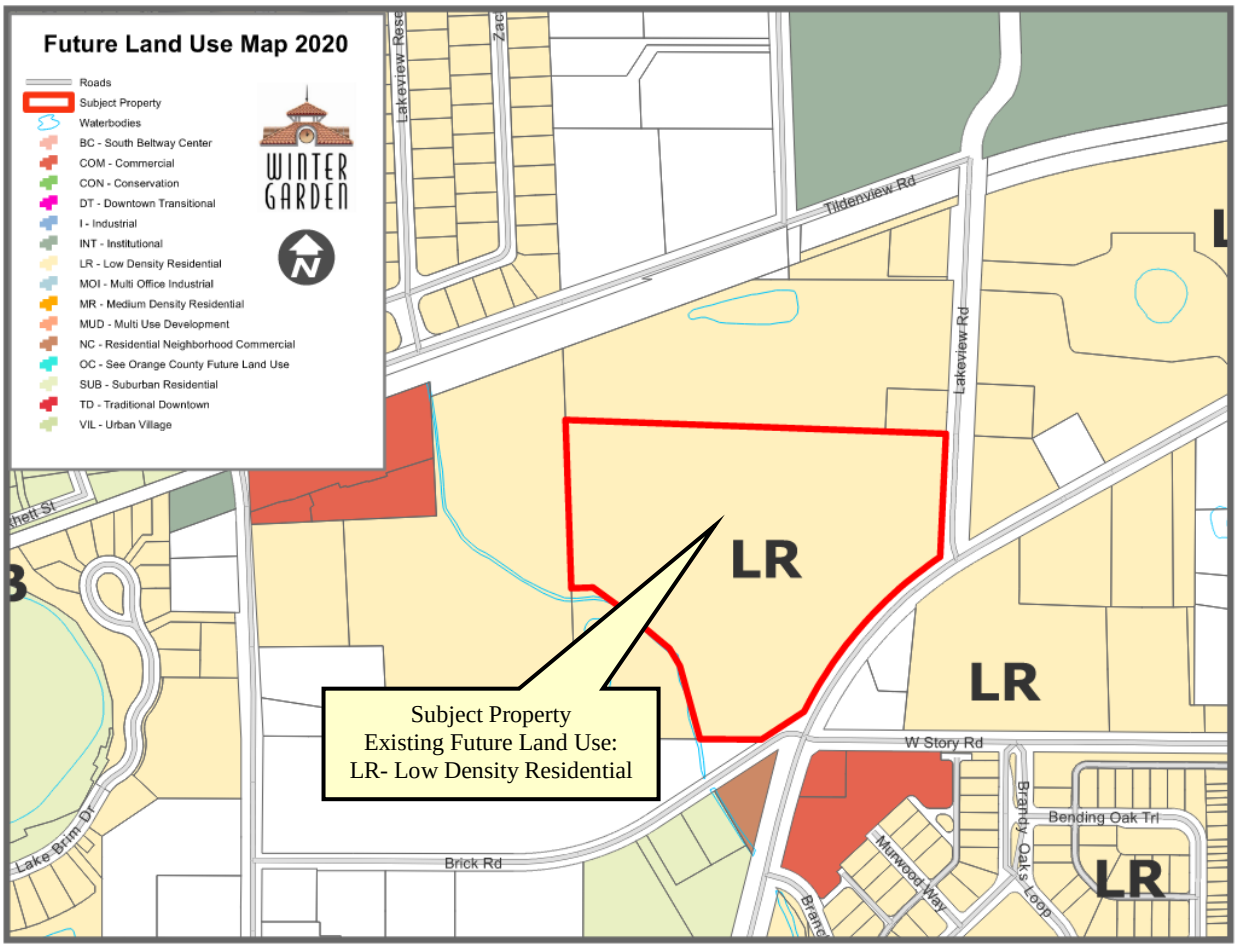
AERIAL PHOTO
1001 W Plant Street

SITE PHOTOS
1001 W Plant Street

ZONING MAP
1001 West Plant Street



FUTURE LAND USE MAP
1001 West Plant Street



END OF STAFF REPORT

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Jon Williams, Assistant City Manager – Public Services

Via: Mike Bollhoefer, City Manager

Date: October 15, 2020 **Meeting Date:** October 22, 2020

Subject: Code Amendment – Section 78-203 & 78-205 Ordinance No. 20-46.

Issue: The City is proposing to amend section 78-203 & 78-205 concerning Stormwater Management Fees, Operations, Maintenance, Repairs and Capital Improvements.

Discussion: Ordinance No. 20-46 proposes to amend sections 78-203 & 78-205 of the code to authorize the city to maintain, repair or improve certain portions of a privately owned stormwater system serving a public benefit and provides for an adjustment to the current monthly fee of $6.00 for fiscal years 2021-2025 as follows:

Description	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**
Rate Increase per EDU	$2.00	$0.25	$0.25	$0.25	$0.25
Proposed Rate per EDU	$7.13	$7.38	$7.63	$7.88	$8.13
Admin. Charge per Parcel	$0.87	$0.87	$0.87	$0.87	$0.87
Total Stormwater Management Fee (Single-family Home)	$8.00	$8.25	$8.50	$8.75	$9.00

The proposed rates are recommended to become effective with bills rendered on and after January 1, 2021, and each October 1st thereafter.

Recommended Action:

Staff recommends approval and adoption of Ordinance 20-46.

Attachments/References:

- Ordinance No. 20-46
- Stormwater Rate Study

ORDINANCE NO. 20-46

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY CODE WITH RESPECT TO STORMWATER UTILITY FEES AND USE THEREOF; PROVIDING FOR INCREASE OF THE STORMWATER UTILITY FEE FOR THE YEARS 2021 THROUGH 2025; CLARIFYING CITY AUTHORITY TO MAINTAIN, REPAIR, AND REPLACE CERTAIN NON-PUBLIC STORMWATER IMPROVEMENTS AND TO EXPEND FUNDS COLLECTED VIA THE CITY'S STORMWATER FEE THEREON; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Garden has commissioned a stormwater rate study and has concluded that certain increases to the City's stormwater utility fee are necessary to fund the City's future stormwater management activities; and

WHEREAS, the City also finds that it is necessary to amend the City Code to clarify the City's authority to maintain, repair, and replace certain non-public stormwater improvements, and to expend funds collected via the City's stormwater utility fee thereon; and

WHEREAS, the City finds that this Ordinance advances the interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this ordinance.

SECTION 2. City Code Amendment. Sections 78-203 and 78-205 of the City Code are hereby amended as follows (words that are stricken out are deletions; words that are underlined are additions; stars * * * * * indicate breaks between sections or subsections and do not indicate changes to the City Code):

Sec. 78-203. - Findings, determination and intent.

For the purposes of this article, it is found, determined and declared as follows:

(1) Those elements of the stormwater system for the collection, transmission and disposal of stormwater and surface water are of benefit and provide services to all real property not served by the stormwater elements of the system.

(2) The cost of operating and maintaining the city's stormwater management utility system and financing necessary repairs, replacements, improvements and extension thereof should, to the extent practicable, be allocated in relationship to user impacts, based upon contributions to stormwater runoff, and benefits and services received therefrom.

(3) All property within the city demonstrates a hydrologic response to rainfall events which generates stormwater runoff. The volume, rate, and quality of this runoff will vary with the soil type, land use conditions, topographic conditions, and other variables. In particular, the construction of nonresidential units on previously undeveloped property will generally increase the volume and rate of stormwater runoff, and adversely affect its water quality.

(4) The city has certain rights, but not obligations, pursuant to recorded plats, non-exclusive drainage easements and declarations of covenants, conditions and restrictions to maintain, repair and replace certain private stormwater improvements if the city determines such improvements are not being properly maintained, repaired and replaced and such failure may cause harm to the public. The fees collected hereunder may provide a funding source for such purposes if the city determines such to be in the public's interest.

(45) It is the intent of this article to establish stormwater management as a city utility and to establish a program of service charges and fees for stormwater management services, which charges and fees are to be charged against all property within the city to accomplish the purpose of the utility.

(56) The city's stormwater utility fees shall be fair and reasonable and shall bear substantial relationship to the cost of providing services and facilities in that similar property shall pay similar stormwater utility fees. A rate study shall be conducted periodically to ensure the equity of the service charges.

* * * * *

Sec. 78-205. - Schedule of fees.

The city commission may by resolution modify or amend the uniform schedule of charges and fees as established in this section. The uniform schedule of charges and fees is as follows:

(1) *Residential.* Each single-family residential unit shall be assessed and billed at a flat fee based upon one equivalent drainage unit (EDU) per dwelling unit. Each mobile home unit shall be assessed and billed at a flat fee based upon 0.89 equivalent drainage unit (EDU) per dwelling unit. Each multifamily residential unit shall be assessed and billed at a flat fee based upon 0.62 EDU per dwelling unit.

(2) *Nonresidential.* All nonresidential properties shall be assessed and billed based on the total applicable contributing area of the property divided by the equivalent drainage unit factor rounded to the nearest one-tenth of an EDU. This result shall then be multiplied by a mitigation credit factor, which product shall then be multiplied by the rate established for an EDU. Gross area and applicable contributing area may be determined for each parcel using surveys, site plans, tax maps, REDI maps, aerial photos, and any other appropriate readily available information. For nonresidential properties, the bill for the stormwater management utility fee shall be sent to the property owner as determined by the city.

(3) *Charge per EDU.*

(a) The charge per EDU will be $ 4.13 per month and will consists of a base fee of $1.16 ($1.23 on October 1, 2006, $1.30 on October 1, 2007, $1.37 on October 1, 2008, and $1.44 on October 1, 2009) per EDU applicable to all properties, plus a contribution fee of $ 2.97 ($3.15 on October 1, 2006, $3.33 on October 1, 2007, $3.51 on October 1, 2008, and $3.69 on October 1, 2009) per EDU, applicable to all properties. The charge per EDU will increase to: $4.38 on October 1, 2006; $4.63 on October 1, 2007; $4.88 on October 1, 2008; and $5.13 on October 1, 2009.

(b) Beginning on January 1, 2021, the base fee shall increase to $1.92 and the contribution fee shall increase to $5.21, for a total EDU of $7.13. Beginning on October 1, 2021, the base fee shall increase to $1.98 and the contribution fee shall increase to $5.40, for a total EDU of $7.38. Beginning on October 1, 2022, the base fee shall increase to $2.04 and the contribution fee shall increase to $5.59, for a total EDU of $7.63. Beginning on October 1, 2023, the base fee shall increase to $2.10 and the contribution fee shall increase to $5.78, for a total EDU of $7.88. Beginning on October 1, 2024, the base fee shall increase to $2.16 and the contribution fee shall increase to $5.97, for a total EDU of $8.13.

(c) All nonresidential property with site mitigation facilities may be entitled to a reduction in the contribution fee of up to 40 percent of the contribution fee. Additionally, nonresidential property that does not directly or indirectly drain to any city-maintained or city-owned stormwater management system and that does not have frontage on a city-owned or city-maintained right-of-way, easement, or stormwater management system may be entitled to a reduction in the contribution fee of up to 100 percent of the contribution fee. In no event shall any reduction in the contribution fee exceed a proportionate reduction in stormwater quantity and quality from the lot or parcel at issue.

(4) *Administrative charge.* The administrative charge for all billable lots and parcels shall be $0.87 per lot or parcel.

(5) *Additional charge.* Each lot and parcel of property shall be charged the EDU base rate charge and the administrative charge, regardless of its development character, in addition to any contribution charge which may be rendered. Further, to the extent the city maintains or repairs existing individual stormwater systems for nonpublic, undeveloped or developed property, the actual fees and costs, including but not limited to personnel and administrative costs, ~~shall~~ may be charged to each lot and parcel of property contributing stormwater to such individual stormwater system. If imposed, such~~This~~ maintenance and repair cost and fee shall be prorated between the contributing lots and parcels based upon the size of the lot or parcel and the estimated contribution to the individual stormwater system.

(6) *Minimum billing.* If the stormwater fee, less the administration charge, would be $0.87 or less, no stormwater fee will be assessed.

SECTION 3. Codification. This Ordinance shall be incorporated into the Winter Garden City Code. Any section, paragraph number, subsection number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be freely made.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon

adoption by the City Commission of the City of Winter Garden, Florida.

FIRST READING: _____, 2020

SECOND READING: _____, 2020

ADOPTED this ____ day of _____, 2020, by the City Commission of the City of Winter Garden, Florida.

CITY COMMISSION
CITY OF WINTER GARDEN

_____
John Rees, Mayor

ATTEST:

_____
Angela Grimmage, City Clerk

_____
Date

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CITY OF

WINTER GARDEN

Stormwater Rate Study

Final Report / August 2020

PRMG IS NOW PART OF RAFTELIS

PRMG IS NOW PART OF RAFTELIS

August 21, 2020

Honorable Mayor and Members of the
City Commission
City of Winter Garden
251 West Plant Street
Winter Garden, FL 34787

Subject: Stormwater Rate Study

Ladies and Gentlemen:

We have completed our study to evaluate the adequacy of the stormwater management system's (the "System") utility rates for the City of Winter Garden, Florida (the "City"), and have summarized the results in this report for your consideration. This report summarizes the proposed rates and financial forecast for the five (5) year period ending September 30, 2025.

To develop the financial forecast and proposed rates, we have relied upon certain information and data collected from the City including the City's Comprehensive Annual Financial Reports; the amended Fiscal Year 2020 operating budget; the proposed Fiscal Year 2021 operating budget; estimated capital expenditures; customer statistics; periodic reports; records of operation; and other information and data provided by the City. To the extent we have performed our analyses using certain data and information obtained from the City and others in the preparation of this report, we have relied upon such information to be accurate and no assurances are intended and no representation or warranties are made with respect thereto or the use made herein.

Introduction

The City's stormwater system is established as a separate utility fund. The goal of this study is to assist the City in establishing stormwater rates that are sufficient to recover the cost of operating, maintaining, repairing and financing the System. In order to achieve this goal, certain criteria were established in conjunction with the City staff that served as guidelines for developing the proposed stormwater rates. The criteria established included: i) proposed rates should address System-wide drainage improvements within public and private communities where a public benefit is served; ii) rate increases should be phased in over time to the extent possible; iii) proposed rates should be competitive with those charged by other communities; and iv) the System should maintain adequate working capital reserves based on the minimum operating reserve fund policy equal to thirty (30) percent of gross revenues.

As outlined in this report, stormwater rates are proposed to be adjusted so that the revenues derived from such rates will support the revenue requirements of the System on a stand-alone basis without additional contributions from the City's General Fund. The level of proposed annual rate increases is phased in over time to avoid rate shock and to ensure that the City's rates are competitive with those of other utilities. The stormwater rate revenues have been specifically pledged to pay operating costs, and to provide a source of funding for certain capital drainage projects where a public benefit is served. Based on the projected operating results summarized herein, the study shows that by implementing a series of annual rate increases over the next five years, that the City can provide a source of additional funding to make significant capital improvements to the System.

The City currently charges $5.13 per month per equivalent drainage unit ("EDU") for all developed property. This monthly rate includes a base fee of $1.44 per EDU and a contribution fee of $3.69 per EDU. The City also charges a monthly administrative fee of $0.87 per parcel. As defined in the Winter Garden

Code, Article VI, Section 78-206, an EDU is the effective impervious area of a typical residential unit or 4,077 square feet of impervious surface area. For the typical single-family home the combined monthly charge is $6.00 per month. Mobile homes are assessed at .89 EDU or $4.57 per unit per month and multi-family residential units are assessed at .62 EDU or $3.18 per unit per month. For non-residential property, the monthly stormwater fee is based on the total impervious surface area of the property divided by the equivalent drainage factor rounded to the nearest one-tenth of an EDU multiplied by the rate per equivalent drainage unit. The equivalent drainage unit also accounts for any mitigation credits that may be applicable to a non-residential property, if any. For all real property types, the monthly administrative fee of $0.87 is applied per parcel.

For the City's stormwater system, this study recommends that a series of rate adjustments should be implemented resulting in the following proposed rates:

	$2.00	**$0.25**	**$0.25**	**$0.25**	
Proposed Rate per EDU [2]	$7.13	$7.38	$7.63	$7.88	$8.13
	0.87	0.87	0.87	0.87	
Total Stormwater Management Fee (Single-family Home) [3]	$8.00	$8.25	$8.50	$8.75	$9.00

[1] Rates proposed to be effective on or after January 1, 2021 and each October 1st thereafter.
[2] Amount includes the sum of the proposed Base and Contribution Fees per EDU. Please refer to Table 2 at the end of this report.
[3] The existing monthly Stormwater Management Fee is $5.13 per EDU plus $0.87 per parcel or $6.00 per single-family home.

The primary reasons for the proposed rate increases shown above include: i) increasing operating expenses due to inflation; ii) capital expenditures required for ongoing needs such as vehicle and equipment replacement; and iii) funding for additional System-wide improvements above the adopted capital plan to meet the drainage needs throughout the City. In addition to recommending the annual rate increases necessary to help meet the System's financial obligations, the study also summarizes the capital improvements identified by the City based on the priority or need for such improvements and develops a proposed capital funding plan that maximizes the benefits gained from the increased cash flow.

The recommendations of this study are based on a financial forecast developed for the System. The financial forecast starts with a projection of customers and revenues, proceeds next with identification of utility operating and capital needs, evaluates the availability and proposed use of existing operating reserves, and, finally, establishes the timing of rate adjustments. The basis for the study's recommendations is a financial forecast developed for Fiscal Years 2021 through 2025 (the "Study Period").

Customer and Revenue Forecast

During Fiscal Year 2020, it is estimated that the City serves an average of 15,600 stormwater accounts representing approximately 23,000 EDUs. This includes more than 100 subdivisions that is served by more approximately 400,000 linear feet of stormwater pipe. As shown on Table 1 at the end of this report, very little growth in stormwater revenues was projected by the City over the Study Period since the existing fees apply to all real property within the City limits. However, when a property is improved and developed over time, an increase in the overall EDU value of each property is anticipated. The following chart summarizes the projected revenues for the Study Period:

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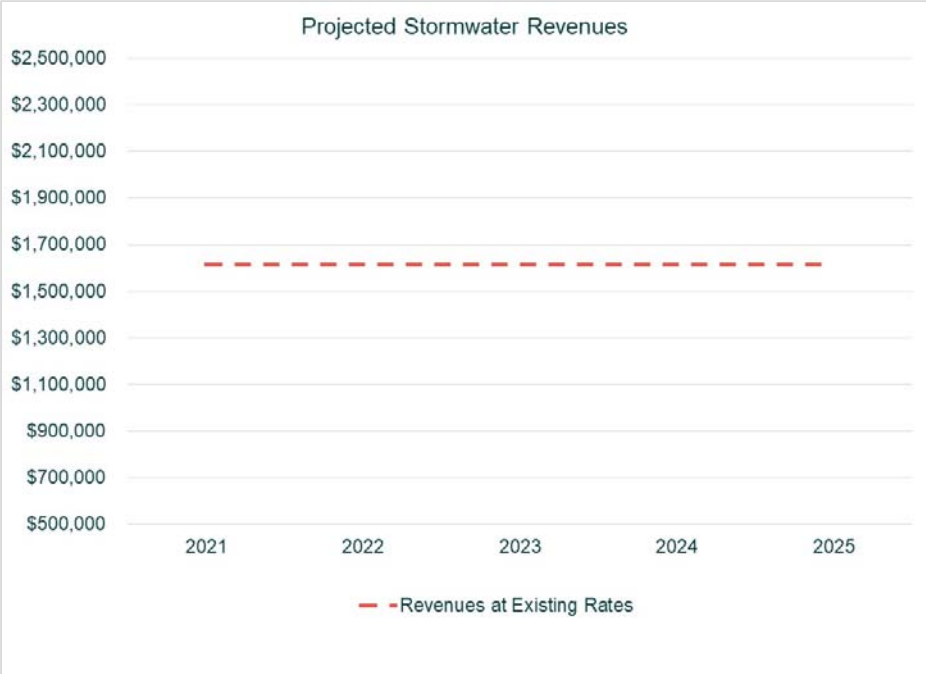

Revenue Requirements

The various components of cost associated with operating and maintaining a municipally-owned utility system, as well as the cost of funding the renewal and replacement of facilities and capital improvements for upgrades and expansion, are generally referred to as the utility cash revenue requirements. The sum of these cost components, after adjusting for other income and other operating revenues available to the utility, represents the net revenue requirements of the utility system. The revenue requirements for this rate study were based on an estimate of stormwater costs for the five (5) fiscal year period ending September 30, 2025. The projected revenue requirements include the various generalized cost components described below:

- Operating Expenses: These expenses include the cost of labor and personnel related costs, vehicle maintenance, stormwater collection system repairs, utilities, operating supplies, equipment repairs and maintenance, and other items necessary for the operation and maintenance of the System.

- Other Revenue Requirements: This component of cost includes, in general, any recurring capital improvements to be funded from revenues such as vehicle and equipment replacement, and System-wide drainage improvements that serve a public benefit.

Principal Assumptions and Considerations

The projected cash revenue requirements, as shown on Table 2 for the System, reflect certain assumptions, considerations and analyses. The major assumptions, considerations and analyses that are included in the development of the projected System revenue requirements for the Study Period are as follows:

1. The amended Fiscal Year 2020 and the proposed Fiscal Year 2021 operating budgets associated with the operations of the System, were used as the basis for the expenditure projections set forth herein. Unless otherwise noted, the underlying assumptions and expenditure amounts included therein are assumed to be reasonable and reflect anticipated operations. Such budgetary amounts are incorporated into the revenue requirement component of the study, except for adjustments and assumptions as noted hereunder.

2. Projected revenues from current stormwater rates are based on the schedule of rates currently in effect as of the date of this report, which became effective on October 1, 2009. Such rates are applied to the customer and EDU forecast previously discussed in this report and shown on Table 1. Table 1 also summarizes the projected rate revenue under existing rates for the Study Period. Annual rate revenues under existing rates are projected to be approximately $1.6 million per year.

3. The operations and maintenance expenses of the System budgeted for Fiscal Years 2020 and 2021 are summarized on Table 3 at the end of this report. The amounts for Fiscal Year 2021 were then projected for the remaining four (4) years of the Study Period (i.e., through Fiscal Year 2025). The projected operating costs and the associated escalation factors used to project the expenditures are shown on Tables 4 and 5, respectively. The projected operating expenses were developed for the Study Period as follows:

   a. No new staffing positions above current budget levels were assumed based on discussions with City staff.

   b. Expenses beyond Fiscal Year 2021 were increased based on estimated inflationary adjustments as follows, which resulted in an annual average increase of approximately 2.7% per year through Fiscal Year 2025:

      - Labor: 2.0% per year
      - Health Insurance: 7.5% per year
      - Workers' Compensation Insurance: 5.0% per year
      - Repairs and Maintenance: 3.0% per year
      - Fuel: 3.0% per year
      - General Inflation: 2.5% per year

4. As of the date of this report, the System had no outstanding obligations and no future debt is currently planned.

5. The projected capital expenditures for the System are based on specific project cost data provided by City staff along with information regarding annual departmental and recurring capital needs. The City Commission has adopted approximately $6.5 million in stormwater capital improvements through Fiscal Year 2025. The approved amount includes $1.7 million in prior period projects funded from existing operating reserves. The City also has available reserves to fund a $1.5 million stormwater line upgrade from East Plant to 9th Street. City staff has identified the need to fund additional System-wide improvements above the adopted plan to meet the drainage needs throughout the City. The proposed rates, if adopted, will provide funding of $9.6 million over the Study Period, which includes an additional $1.2 million per year for general System-wide improvements where a public benefit is served. The detailed capital plan is shown on Table 6 at the end of this report, which is summarized below:

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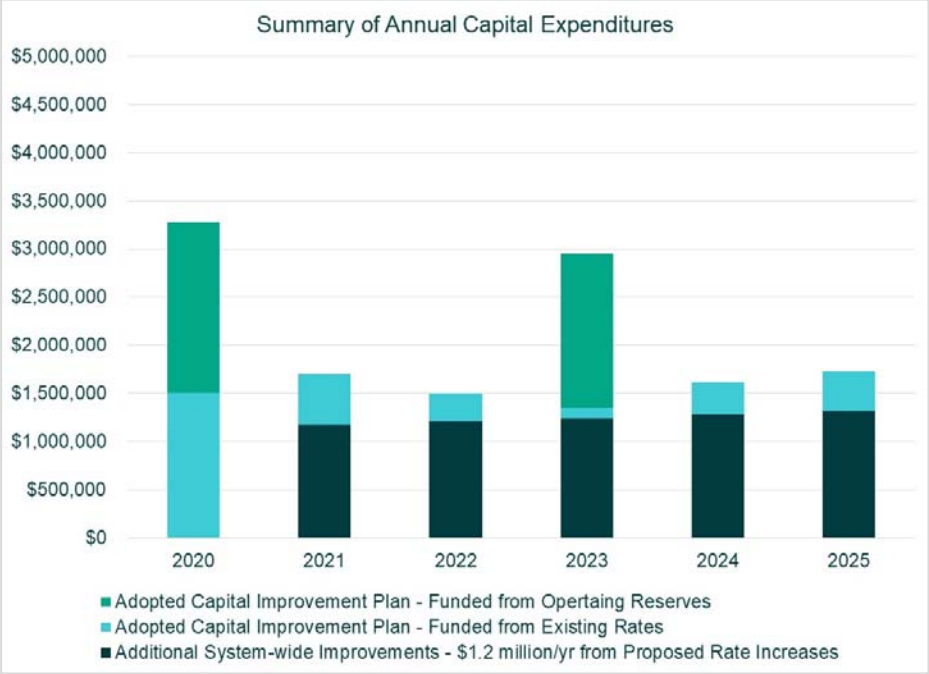
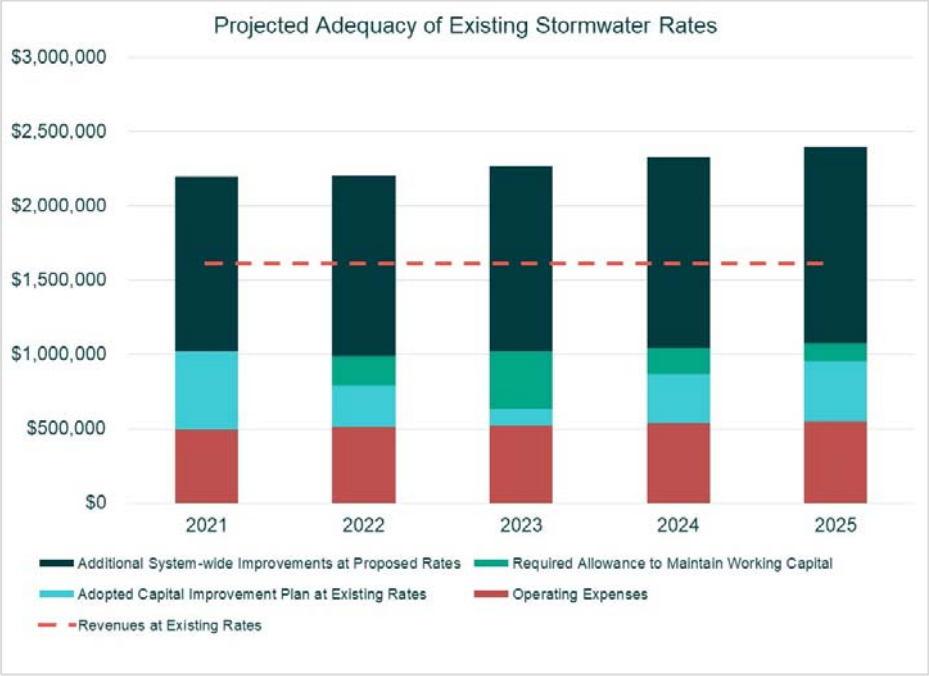


Projected Adequacy of Existing Stormwater Rates

Based upon the assumptions used to prepare the System's financial forecast regarding operating expenses and capital requirements, the projected net revenue requirements of the System when compared to revenues under existing rates are summarized as follows:



As can be seen in the above summary, absent the additional System-wide improvements identified by City staff, the previously adopted capital plan is fully funded over the Study Period. Based on discussions with

City staff, the additional allowance will provide approximately $1.2 million per year under the proposed rates in order to cure emerging drainage deficiencies throughout the System.

Existing and Proposed Rates

The City currently charges $5.13 per month per equivalent drainage unit ("EDU") for all developed property. This monthly rate includes a base fee of $1.44 per EDU and a contribution fee of $3.69 per EDU. The City also charges a monthly administrative fee of $0.87 per parcel. As defined in the Winter Garden Code, Article VI, Section 78-206, an EDU is the effective impervious area of a typical residential unit or 4,077 square feet of impervious surface area. For the typical single-family home the combined monthly charge is $6.00 per month. Mobile homes are assessed at .89 EDU or $4.57 per unit per month and multi-family residential units are assessed at .62 EDU or $3.18 per unit per month. For non-residential property, the monthly stormwater fee is based on the total impervious surface area of the property divided by the equivalent drainage factor rounded to the nearest one-tenth of an EDU multiplied by the rate per equivalent drainage unit. The equivalent drainage unit also accounts for any mitigation credits that may be applicable to a non-residential property, if any. For all real property types, the monthly administrative fee of $0.87 is applied per parcel.

For the City's stormwater system, this study recommends that a series of rate adjustments should be implemented resulting in the following proposed rates:

Proposed Rate per EDU [2]	$7.13	$7.38	$7.63	$7.88	$8.13
Total Stormwater Management Fee (Single-family Home) [3]	$8.00	$8.25	$8.50	$8.75	$9.00

[1] Rates proposed to be effective on or after January 1, 2021 and each October 1st thereafter.
[2] Amount includes the sum of the proposed Base and Contribution Fees per EDU. Please refer to Table 2 at the end of this report.
[3] The existing monthly Stormwater Management Fee is $5.13 per EDU plus $0.87 per parcel or $6.00 per single-family home.

The primary reasons for the proposed rate increases shown above include: i) increasing operating expenses due to inflation; ii) capital expenditures required for ongoing needs such as vehicle and equipment replacement; and iii) funding for additional System-wide improvements above the adopted capital plan to meet the drainage needs throughout the City.

Projected Adequacy of Proposed Stormwater Rates

As shown on Table 2, based on the forecast of System revenues and the assumptions and considerations set forth herein with respect to the estimation of System net revenue requirements, the proposed Stormwater rate adjustments are anticipated to produce additional revenues to fully fund the System as shown below:

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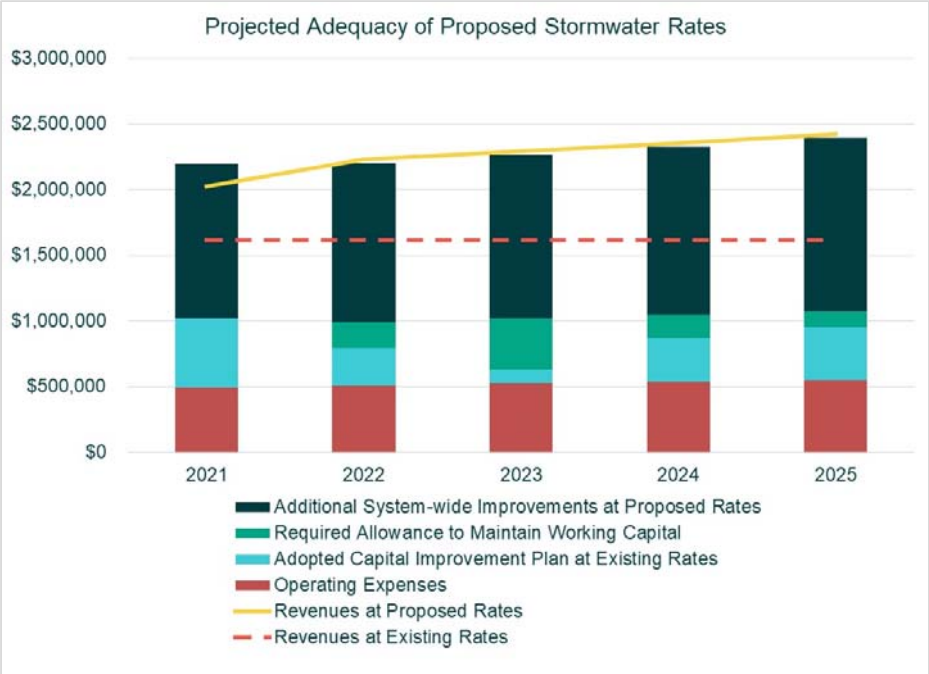

Maintenance of Operating Reserve Fund Balance

Based on discussions with City staff, the minimum balance to be maintained in the System operating fund is to be equal to thirty (30) percent of the annual gross revenues projected for each fiscal year. As shown on Table 2 at the end of this report, the recommended rate increases result in operating reserve balances meeting or exceeding the minimum balance requirement for the Study Period. The detailed cashflow activities accounted for in the operating fund are summarized on Table 7 at the end of this report.

Stormwater Rate Comparisons

In order to provide additional information regarding the proposed rate changes, a comparison of the City's existing and proposed monthly rates per EDU have been compared with other jurisdictions. Table 8 at the end of this report provides a rate comparison that includes a number of utilities throughout Central Florida. The following chart summarizes the results of the rate comparison:

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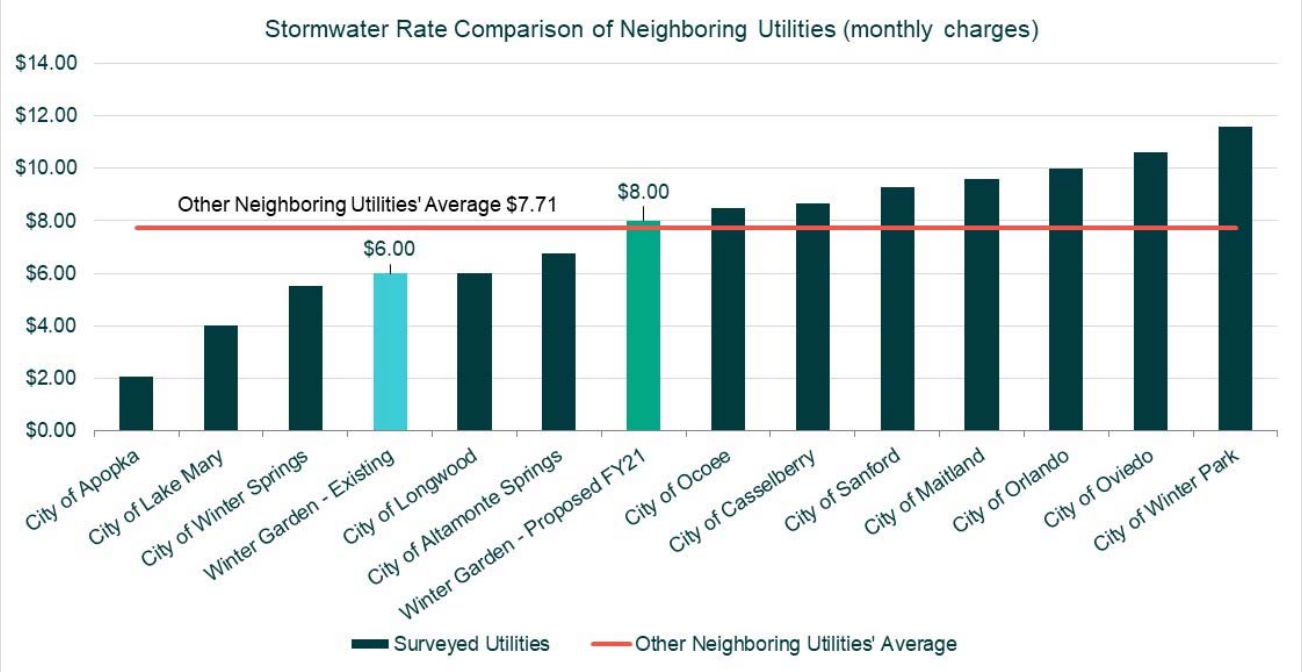

Conclusions and Recommendations

Based on our studies, assumptions, considerations, and analyses as summarized herein, we are of the opinion that:

1. The City should consider adopting the proposed stormwater rates to make necessary improvements.

2. The proposed rates, if adopted, should maintain the City's operating reserve policy while providing an additional $1.2 million annually above the adopted capital plan to fund general System-wide improvements where a public benefit is served.

3. The proposed stormwater rates are recommended to be effective for bills rendered on or after January 1, 2021 and each October 1st thereafter.

4. The proposed rates are comparable with rates charged by neighboring communities.

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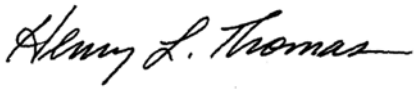
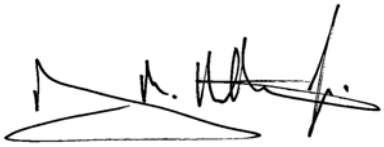
We appreciate the opportunity to be of service to the City and would like to thank the City's staff for their assistance and cooperation during the course of this study.

Respectfully submitted,
Raftelis Financial Consultants, Inc.



Henry L. Thomas
Vice President



Murray M. Hamilton, Jr.
Senior Manager

HLT/mmh

Attachments

City of Winter Garden
Stormwater Rate Study

List of Tables

Table No.	Description
1	Projected Operating & Non-operating Revenues Under Existing Rates
2	Development of Projected Net Revenue Requirements and Proposed Rates
3	Allocation of Operating Expenses to the Stormwater Utility Function
4	Projected Operating Expenses
5	Summary of Escalation References
6	Escalated Capital Improvement Program
7	Projected Fund Balances & Interest Income
8	Comparison of Residential Stormwater Rates

Table 1
City of Winter Garden
Stormwater Rate Study

Projected Operating & Non-operating Revenues Under Existing Rates

Line No.	Account Number	Description	Actual 2019	Adjustments	Adjusted 2019	Escalation Reference [2]	Budgeted [1] 2020	Adjustments	Adjusted 2020	Budgeted [1] 2021	Adjustments	Adjusted 2021	Projected Fiscal Year Ending September 30, 2022	2023	2024	2025
		Stormwater Operating & Non-operating Revenues														
		Operating Revenues														
1	420-2618-329.00-00	Stormwater Drainage Fees [3]	$1,593,896	$0	$1,593,896	Calculated	$1,563,666	$30,230	$1,593,896	$1,613,397	$0	$1,613,397	$1,613,397	$1,613,397	$1,613,397	$1,613,397
2		**Total Operating Revenues**	$1,593,896	$0	$1,593,896		$1,563,666	$30,230	$1,593,896	$1,613,397	$0	$1,613,397	$1,613,397	$1,613,397	$1,613,397	$1,613,397
		Non-operating Revenues														
3	420-2618-361.10-00	Interest Income [2]	$143,495	($143,495)	$0	Eliminate	$27,022	($27,022)	$0	$55,969	($55,969)	$0	$0	$0	$0	$0
3	420-2618-369.90-00	Miscellaneous Revenues	0	0	0	Eliminate	0	0	0	0	0	0	0	0	0	0
4	420-2618-389.40-00	Grants & Donations [2]	1,361,043	(1,361,043)	0	Eliminate	0	0	0	0	0	0	0	0	0	0
4	420-2618-399.99-99	Use of Fund Balance [2]	0	0	0	Eliminate	2,062,698	(2,062,698)	0	0	0	0	0	0	0	0
5		**Total Non-operating Revenues**	$1,504,538	($1,504,538)	$0		$2,089,720	($2,089,720)	$0	$55,969	($55,969)	$0	$0	$0	$0	$0
6		**Total Stormwater Operating & Non-operating Revenues**	$3,098,434	($1,504,538)	$1,593,896		$3,653,386	($2,059,490)	$1,593,896	$1,669,366	($55,969)	$1,613,397	$1,613,397	$1,613,397	$1,613,397	$1,613,397

Footnotes:

[1] Amounts reflect the adopted revenues for Fiscal Years 2020 and 21 as provided by City staff.

[2] Escalation reference and amounts derived from Table 5. Interest income calculated on Table 7. Use of fund balance and grants shown to cover capital projects on Table 6.

[3] Revenues estimated as follows:

Description	Projected Fiscal Year Ending September 30, 2019	2020	2021	2022	2023	2024	2025
Admin Fee Revenues							
Estimated Average Parcels	15,628	15,628	15,816	15,816	15,816	15,816	15,816
Existing Monthly Rate per Parcel	$0.87	$0.87	$0.87	$0.87	$0.87	$0.87	$0.87
Total Admin Fee Revenues	$163,156	$163,156	$165,114	$165,114	$165,114	$165,114	$165,114
Stormwater Service Revenue							
Estimated Average EDUs	23,241	23,241	23,526	23,526	23,526	23,526	23,526
Existing Monthly Rate per EDU	$5.13	$5.13	$5.13	$5.13	$5.13	$5.13	$5.13
Total Stormwater Service Revenue	$1,430,740	$1,430,740	$1,448,283	$1,448,283	$1,448,283	$1,448,283	$1,448,283
Total Revenues	$1,593,896	$1,593,896	$1,613,397	$1,613,397	$1,613,397	$1,613,397	$1,613,397

Table 2
City of Winter Garden
Stormwater Rate Study

Development of Projected Net Revenue Requirements and Proposed Rates

Line No.	Description	Projected Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025
	Projected Operating Expenses & Administrative Charges:						
1	Stormwater Expenses	$709,511	$496,549	$509,787	$523,419	$537,457	$551,915
2	Total Operating Expenses & Administrative Charges	$709,511	$496,549	$509,787	$523,419	$537,457	$551,915
	Other Revenue Requirements:						
	Debt Service						
3	Existing	$0	$0	$0	$0	$0	$0
4	Proposed	0	0	0	0	0	0
5	Total Debt Service	$0	$0	$0	$0	$0	$0
6	Capital Funded From Rates	$1,507,946	$1,698,264	$1,494,015	$1,356,202	$1,616,253	$1,724,786
8	Allowance for Working Capital	0	0	197,868	386,503	175,844	120,257
9	Total Other Revenue Requirements	$1,507,946	$1,698,264	$1,691,883	$1,742,705	$1,792,096	$1,845,043
10	Gross Revenue Requirements	$2,217,457	$2,194,813	$2,201,670	$2,266,123	$2,329,553	$2,396,958
	Less Income and Funds from Other Sources:						
11	Other Operating Revenues	$0	$0	$0	$0	$0	$0
12	Unrestricted Interest Income	15,000	9,000	9,000	6,000	4,000	5,000
13	Net Revenue Requirements	$2,202,457	$2,185,813	$2,192,670	$2,260,123	$2,325,553	$2,391,958
	Projected Revenues:						
14	Revenues at Existing Rates	$1,593,896	$1,613,397	$1,613,397	$1,613,397	$1,613,397	$1,613,397
15	Prior Year Rate Adjustment	0	0	537,799	605,024	672,249	739,474
16	Total Applicable Rate Revenue	$1,593,896	$1,613,397	$2,151,196	$2,218,421	$2,285,646	$2,352,871
	Current Year Rate Adjustments:		$2.00	$0.25	$0.25	$0.25	$0.25
17	Current Year Rate Adjustment	0.0%	33.3%	3.1%	3.0%	2.9%	2.9%
	Effective Month	October	January	October	October	October	October
18	% of Current Year Effective	100.0%	75.0%	100.0%	100.0%	100.0%	100.0%
19	Total Revenue from Current Year Adjustments	$0	$403,349	$67,225	$67,225	$67,225	$67,225
20	Total Revenue from Rates	$1,593,896	$2,016,746	$2,218,421	$2,285,646	$2,352,871	$2,420,096
21	Revenue Surplus/(Deficiency)	($608,561)	($169,067)	$25,750	$25,523	$27,318	$28,138
22	Surplus/(Deficiency) - Percent of Rate Revenues	(38.2%)	(8.4%)	1.2%	1.1%	1.2%	1.2%

	Available Cash Balances - Year End Balance	Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025
23	Operating Fund	$1,814,557	$1,645,491	$1,869,109	$689,785	$892,947	$1,041,342
24	Total Available Cash Balances	$1,814,557	$1,645,491	$1,869,109	$689,785	$892,947	$1,041,342
	Unrestricted Operating Fund						
25	Days of Gross Revenues - Calculated	416	298	308	110	139	157
26	Days of Gross Revenues - Minimum	110	110	110	110	110	110

	Existing and Proposed Fees	Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025
27	Administrative Charge - per Parcel	$0.87	$0.87	$0.87	$0.87	$0.87	$0.87
	Charge per EDU						
28	Base Fee per EDU	$1.44	$1.92	$1.98	$2.04	$2.10	$2.16
29	Contribution Fee per EDU	$3.69	$5.21	$5.40	$5.59	$5.78	$5.97
30	Total Charge per EDU	$5.13	$7.13	$7.38	$7.63	$7.88	$8.13
	Total Stormwater Management Fee (Single Family)	$6.00	$8.00	$8.25	$8.50	$8.75	$9.00

Table 3
City of Winter Garden
Stormwater Rate Study

Allocation of Operating Expenses to the Stormwater Utility Function

Line No.	Account Number	Description	Fiscal Year Ending September 30, Budget 2020	Adjustments	Adjusted 2020	Allocation Basis	Stormwater Allocation	Total Allocated to Stormwater
		Budgeted Stormwater Expenses [1]						
		Personnel Services:						
1	420-2618-538.12-00	Salaries Regular	$110,877	$0	$110,877	Direct Assignment	100%	$110,877
2	420-2618-538.14-00	Overtime	12,262	0	12,262	Direct Assignment	100%	12,262
3	420-2618-538.21-00	FICA Taxes	9,420	0	9,420	Direct Assignment	100%	9,420
4	420-2618-538.22-00	Retirement Contribution	16,402	0	16,402	Direct Assignment	100%	16,402
5	420-2618-538.23-00	Employee Group Insurance	15,729	0	15,729	Direct Assignment	100%	15,729
6	420-2618-538.24-00	Workers' Compensation Insurance	4,418	0	4,418	Direct Assignment	100%	4,418
7	420-2618-538.26-00	OPEB	12,840	0	12,840	Direct Assignment	100%	12,840
8	420-2618-538.27-00	Pension Expense	3,143	0	3,143	Direct Assignment	100%	3,143
9	Addl1	(Placeholder)	0	0	0	Direct Assignment	100%	0
10		**Total Personnel Services**	$185,091	$0	$185,091	Allocated Result	100%	$185,091
		Operating Expenses:						
11	420-2618-538.31-01	Miscellaneous Professional Services	$15,000	$0	$15,000	Direct Assignment	100%	$15,000
12	420-2618-538.31-04	Engineering	150,500	0	150,500	Direct Assignment	100%	150,500
13	420-2618-538.31-06	Medical	147	0	147	Direct Assignment	100%	147
14	420-2618-538.32-00	Accounting and Audit	2,500	0	2,500	Direct Assignment	100%	2,500
15	420-2618-538.34-01	Contractual Services Miscellaneous	25,023	0	25,023	Direct Assignment	100%	25,023
16	420-2618-538.34-08	Personnel Services	1,641	0	1,641	Direct Assignment	100%	1,641
17	420-2618-538.34-12	Tipping Fees	42,817	0	42,817	Direct Assignment	100%	42,817
18	420-2618-538.40-00	Travel and Per Diem	934	0	934	Direct Assignment	100%	934
19	420-2618-538.41-02	Telephone Services	300	0	300	Direct Assignment	100%	300
20	420-2618-538.41-03	Radio	100	0	100	Direct Assignment	100%	100
21	420-2618-538.41-04	Internet	0	0	0	Direct Assignment	100%	0
22	420-2618-538.43-00	Water/Sewer Utilities	200	0	200	Direct Assignment	100%	200
23	420-2618-538.44-00	Rentals and Leases	12,657	0	12,657	Direct Assignment	100%	12,657
24	420-2618-538.45-00	General Insurance	5,008	0	5,008	Direct Assignment	100%	5,008
25	420-2618-538.46-01	Repairs and Maintenance Miscellaneous	2,169	0	2,169	Direct Assignment	100%	2,169
26	420-2618-538.46-02	Repairs and Maintenance - Equipment	19,092	0	19,092	Direct Assignment	100%	19,092
27	420-2618-538.46-03	Repairs and Maintenance - Vehicles	31,553	0	31,553	Direct Assignment	100%	31,553
28	420-2618-538.46-05	Repairs and Maintenance - Computer Software	1,000	0	1,000	Direct Assignment	100%	1,000
29	420-2618-538.46-06	Repairs and Maintenance - Computer Hardware	0	0	0	Direct Assignment	100%	0
30	420-2618-538.46-07	Repairs and Maintenance - Utility Lines	1,631	0	1,631	Direct Assignment	100%	1,631
31	420-2618-538.48-02	Promotional Items	500	0	500	Direct Assignment	100%	500
32	420-2618-538.49-02	Management Fees (General Fund Transfer)	154,462	0	154,462	Direct Assignment	100%	154,462
33	420-2618-538.49-05	Licenses and Taxes	3,000	0	3,000	Direct Assignment	100%	3,000
34	420-2618-538.49-10	Bad Debt Expense (0.50%)	0	7,969 [2]	7,969	Direct Assignment	100%	7,969
35	420-2618-538.51-00	Office Supplies	100	0	100	Direct Assignment	100%	100
36	420-2618-538.52-01	Operating Supplies Miscellaneous	7,669	0	7,669	Direct Assignment	100%	7,669
37	420-2618-538.52-02	Chemicals	2,850	0	2,850	Direct Assignment	100%	2,850
38	420-2618-538.52-03	Gasoline and Oil	14,896	0	14,896	Direct Assignment	100%	14,896
39	420-2618-538.52-04	Uniforms	1,300	0	1,300	Direct Assignment	100%	1,300
40	420-2618-538.54-01	Membership Dues	741	0	741	Direct Assignment	100%	741
41	420-2618-538.54-02	Seminars and Courses	1,356	0	1,356	Direct Assignment	100%	1,356
42		**Total Operating Expenses**	$499,146	$7,969	$507,115	Allocated Result	100%	$507,115
		Capital Outlay:						
43	420-2618-538.63-00	Capital Improvements	$3,246,241	($3,246,241) [3]	$0	Direct Assignment	100%	$0
44	420-2618-538.64-00	Capital Equipment	32,121	(32,121) [3]	0	Direct Assignment	100%	0
45		**Total Capital Outlay**	$3,278,362	($3,278,362)	$0	Allocated Result	0%	$0
		Debt Service (Capital Lease):						
46	420-2618-517.72-00	Interest	$0	$0 [4]	$0	Direct Assignment	100%	$0
47		**Total Debt Service**	$0	$0	$0	Allocated Result	0%	$0
		Other Uses:						
48	420-2618-599.99-99	Carryforward Fund Balance	$0	$0 [5]	$0	Direct Assignment	100%	$0
49		**Total Other Uses**	$0	$0	$0	Allocated Result	0%	$0
		Contingency:						
50		Contingency (2.50%)	$0	$17,305 [6]	$17,305	Direct Assignment	100%	$17,305
51		**Total Contingency**	$0	$17,305	$17,305	Allocated Result	100%	$17,305
52		**Total Stormwater Expenses**	$3,962,599	($3,253,087)	$709,512	Allocated Result	100%	$709,511

Table 3
City of Winter Garden
Stormwater Rate Study

Allocation of Operating Expenses to the Stormwater Utility Function

Footnotes:

[1] Amounts reflect the amended expenditures for Fiscal Year 2020 as provided by City staff.

[2] To provide an allowance for delinquent accounts, bad debt expenses is estimated at 0.50% of annual revenues.

[3] Amount removed from operating expenses and shown separately as part of the capital plan.

[4] Debt service payments, if any, are excluded from operating expenses.

[5] Amount reflects transfers to operating reserves, which such amounts, if any, are calculated on Table 2.

[6] To account for unforeseen expenses, a contingency of 2.50% of expenses was assumed for each fiscal year.

Table 3
City of Winter Garden
Stormwater Rate Study

Allocation of Operating Expenses to the Stormwater Utility Function

Line No.	Account Number	Description	Budget 2021	Adjustments	Adjusted 2021	Allocation Basis	Stormwater Allocation	Total Allocated to Stormwater
			Fiscal Year Ending September 30,					
		Budgeted Stormwater Expenses [1]						
		Personnel Services:						
1	420-2618-538.12-00	Salaries Regular	$66,878	$0	$66,878	Direct Assignment	100%	$66,878
2	420-2618-538.14-00	Overtime	16,925	0	16,925	Direct Assignment	100%	16,925
3	420-2618-538.21-00	FICA Taxes	6,411	0	6,411	Direct Assignment	100%	6,411
4	420-2618-538.22-00	Retirement Contribution	11,690	0	11,690	Direct Assignment	100%	11,690
5	420-2618-538.23-00	Employee Group Insurance	9,836	0	9,836	Direct Assignment	100%	9,836
6	420-2618-538.24-00	Workers' Compensation Insurance	4,819	0	4,819	Direct Assignment	100%	4,819
7	420-2618-538.26-00	OPEB	6,013	0	6,013	Direct Assignment	100%	6,013
8	420-2618-538.27-00	Pension Expense	4,015	0	4,015	Direct Assignment	100%	4,015
9	Addl1	(Placeholder)	0	0	0	Direct Assignment	100%	0
10		**Total Personnel Services**	$126,587	$0	$126,587	Allocated Result	100%	$126,587
		Operating Expenses:						
11	420-2618-538.31-01	Miscellaneous Professional Services	$10,000	$0	$10,000	Direct Assignment	100%	$10,000
12	420-2618-538.31-04	Engineering	25,500	0	25,500	Direct Assignment	100%	25,500
13	420-2618-538.31-06	Medical	147	0	147	Direct Assignment	100%	147
14	420-2618-538.32-00	Accounting and Audit	2,500	0	2,500	Direct Assignment	100%	2,500
15	420-2618-538.34-01	Contractual Services Miscellaneous	44,723	0	44,723	Direct Assignment	100%	44,723
16	420-2618-538.34-08	Personnel Services	1,641	0	1,641	Direct Assignment	100%	1,641
17	420-2618-538.34-12	Tipping Fees	42,817	0	42,817	Direct Assignment	100%	42,817
18	420-2618-538.40-00	Travel and Per Diem	934	0	934	Direct Assignment	100%	934
19	420-2618-538.41-02	Telephone Services	300	0	300	Direct Assignment	100%	300
20	420-2618-538.41-03	Radio	100	0	100	Direct Assignment	100%	100
21	420-2618-538.41-04	Internet	0	0	0	Direct Assignment	100%	0
22	420-2618-538.43-00	Water/Sewer Utilities	200	0	200	Direct Assignment	100%	200
23	420-2618-538.44-00	Rentals and Leases	12,657	0	12,657	Direct Assignment	100%	12,657
24	420-2618-538.45-00	General Insurance	5,166	0	5,166	Direct Assignment	100%	5,166
25	420-2618-538.46-01	Repairs and Maintenance Miscellaneous	4,280	0	4,280	Direct Assignment	100%	4,280
26	420-2618-538.46-02	Repairs and Maintenance - Equipment	19,092	0	19,092	Direct Assignment	100%	19,092
27	420-2618-538.46-03	Repairs and Maintenance - Vehicles	31,553	0	31,553	Direct Assignment	100%	31,553
28	420-2618-538.46-05	Repairs and Maintenance - Computer Software	1,000	0	1,000	Direct Assignment	100%	1,000
29	420-2618-538.46-06	Repairs and Maintenance - Computer Hardware	0	0	0	Direct Assignment	100%	0
30	420-2618-538.46-07	Repairs and Maintenance - Utility Lines	1,631	0	1,631	Direct Assignment	100%	1,631
31	420-2618-538.48-02	Promotional Items	500	0	500	Direct Assignment	100%	500
32	420-2618-538.49-02	Management Fees (General Fund Transfer)	113,131	0	113,131	Direct Assignment	100%	113,131
33	420-2618-538.49-05	Licenses and Taxes	3,000	0	3,000	Direct Assignment	100%	3,000
34	420-2618-538.49-10	Bad Debt Expense (0.50%)	0	8,067 [2]	8,067	Direct Assignment	100%	8,067
35	420-2618-538.51-00	Office Supplies	100	0	100	Direct Assignment	100%	100
36	420-2618-538.52-01	Operating Supplies Miscellaneous	7,669	0	7,669	Direct Assignment	100%	7,669
37	420-2618-538.52-02	Chemicals	2,850	0	2,850	Direct Assignment	100%	2,850
38	420-2618-538.52-03	Gasoline and Oil	14,896	0	14,896	Direct Assignment	100%	14,896
39	420-2618-538.52-04	Uniforms	1,300	0	1,300	Direct Assignment	100%	1,300
40	420-2618-538.54-01	Membership Dues	741	0	741	Direct Assignment	100%	741
41	420-2618-538.54-02	Seminars and Courses	1,356	0	1,356	Direct Assignment	100%	1,356
42		**Total Operating Expenses**	$349,784	$8,067	$357,851	Allocated Result	100%	$357,851
		Capital Outlay:						
43	420-2618-538.63-00	Capital Improvements	$362,263	($362,263) [3]	$0	Direct Assignment	100%	$0
44	420-2618-538.64-00	Capital Equipment	161,001	(161,001) [3]	0	Direct Assignment	100%	0
45		**Total Capital Outlay**	$523,264	($523,264)	$0	Allocated Result	0%	$0
		Debt Service (Capital Lease):						
46	420-2618-517.72-00	Interest	$0	$0 [4]	$0	Direct Assignment	100%	$0
47		**Total Debt Service**	$0	$0	$0	Allocated Result	0%	$0
		Other Uses:						
48	420-2618-599.99-99	Carryforward Fund Balance	$669,731	($669,731) [5]	$0	Direct Assignment	100%	$0
49		**Total Other Uses**	$669,731	($669,731)	$0	Allocated Result	0%	$0
		Contingency:						
50		Contingency (2.50%)	$0	$12,111 [6]	$12,111	Direct Assignment	100%	$12,111
51		**Total Contingency**	$0	$12,111	$12,111	Allocated Result	100%	$12,111
52		**Total Stormwater Expenses**	$1,669,366	($1,172,817)	$496,549	Allocated Result	100%	$496,549

Table 3
City of Winter Garden
Stormwater Rate Study

Allocation of Operating Expenses to the Stormwater Utility Function

Footnotes:

[1] Amounts reflect the proposed expenditures for Fiscal Year 2021 as provided by City staff.

[2] To provide an allowance for delinquent accounts, bad debt expenses is estimated at 0.50% of annual revenues.

[3] Amount removed from operating expenses and shown separately as part of the capital plan.

[4] Debt service payments, if any, are excluded from operating expenses.

[5] Amount reflects transfers to operating reserves, which such amounts, if any, are calculated on Table 2.

[6] To account for unforeseen expenses, a contingency of 2.50% of expenses was assumed for each fiscal year.

Table 4
City of Winter Garden
Stormwater Rate Study

Projected Operating Expenses

Line No.	Account Number	Description	Budget 2020	Budget 2021	Escalation Reference [1]	Projected Fiscal Year Ending September 30, 2022	2023	2024	2025
		Stormwater Operating Expenses							
		Personnel Services:							
1	420-2618-538.12-00	Salaries Regular	$110,877	$66,878	Labor	$68,216	$69,580	$70,971	$72,391
2	420-2618-538.14-00	Overtime	12,262	16,925	Labor	17,264	17,609	17,961	18,320
3	420-2618-538.21-00	FICA Taxes	9,420	6,411	Labor	6,539	6,670	6,803	6,939
4	420-2618-538.22-00	Retirement Contribution	16,402	11,690	Labor	11,924	12,162	12,406	12,654
5	420-2618-538.23-00	Employee Group Insurance	15,729	9,836	InsHealth	10,574	11,367	12,219	13,136
6	420-2618-538.24-00	Workers' Compensation Insurance	4,418	4,819	WorkersComp	5,060	5,313	5,579	5,858
7	420-2618-538.26-00	OPEB	12,840	6,013	Labor	6,133	6,256	6,381	6,509
8	420-2618-538.27-00	Pension Expense	3,143	4,015	Labor	4,095	4,177	4,261	4,346
9	Addl1	(Placeholder)	0	0	Labor	0	0	0	0
10		**Total Personnel Services [2]**	$185,091	$126,587		$129,804	$133,134	$136,581	$140,152
		Operating Expenses:							
11	420-2618-538.31-01	Miscellaneous Professional Services	$15,000	$10,000	Inflation	$10,250	$10,506	$10,769	$11,038
12	420-2618-538.31-04	Engineering [3]	150,500	25,500	Inflation	26,138	26,791	27,461	28,147
13	420-2618-538.31-06	Medical	147	147	Inflation	151	154	158	162
14	420-2618-538.32-00	Accounting and Audit	2,500	2,500	Inflation	2,563	2,627	2,692	2,760
15	420-2618-538.34-01	Contractual Services Miscellaneous	25,023	44,723	Inflation	45,841	46,987	48,162	49,366
16	420-2618-538.34-08	Personnel Services	1,641	1,641	Inflation	1,682	1,724	1,767	1,811
17	420-2618-538.34-12	Tipping Fees	42,817	42,817	Disposal	43,887	44,985	46,109	47,262
18	420-2618-538.40-00	Travel and Per Diem	934	934	Inflation	957	981	1,006	1,031
19	420-2618-538.41-02	Telephone Services	300	300	Inflation	308	315	323	331
20	420-2618-538.41-03	Radio	100	100	Inflation	103	105	108	110
21	420-2618-538.41-04	Internet	0	0	Inflation	0	0	0	0
22	420-2618-538.43-00	Water/Sewer Utilities	200	200	Inflation	205	210	215	221
23	420-2618-538.44-00	Rentals and Leases	12,657	12,657	Inflation	12,973	13,298	13,630	13,971
24	420-2618-538.45-00	General Insurance	5,008	5,166	Insurance	5,321	5,481	5,645	5,814
25	420-2618-538.46-01	Repairs and Maintenance Miscellaneous	2,169	4,280	Repair	4,408	4,541	4,677	4,817
26	420-2618-538.46-02	Repairs and Maintenance - Equipment	19,092	19,092	Repair	19,665	20,255	20,862	21,488
27	420-2618-538.46-03	Repairs and Maintenance - Vehicles	31,553	31,553	Repair	32,500	33,475	34,479	35,513
28	420-2618-538.46-05	Repairs and Maintenance - Computer Software	1,000	1,000	Repair	1,030	1,061	1,093	1,126
29	420-2618-538.46-06	Repairs and Maintenance - Computer Hardware	0	0	Repair	0	0	0	0
30	420-2618-538.46-07	Repairs and Maintenance - Utility Lines	1,631	1,631	Repair	1,680	1,730	1,782	1,836
31	420-2618-538.48-02	Promotional Items	500	500	Inflation	513	525	538	552
32	420-2618-538.49-02	Management Fees (General Fund Transfer)	154,462	113,131	GFT	116,525	120,021	123,621	127,330
33	420-2618-538.49-05	Licenses and Taxes	3,000	3,000	Inflation	3,075	3,152	3,231	3,311
34	420-2618-538.49-10	Bad Debt Expense (0.50%) [4]	7,969	8,067	Calculated	8,067	8,067	8,067	8,067
35	420-2618-538.51-00	Office Supplies	100	100	Inflation	103	105	108	110
36	420-2618-538.52-01	Operating Supplies Miscellaneous	7,669	7,669	Inf/Cust	7,861	8,057	8,259	8,465
37	420-2618-538.52-02	Chemicals	2,850	2,850	Inf/EDU	2,921	2,994	3,069	3,146
38	420-2618-538.52-03	Gasoline and Oil	14,896	14,896	Fuel	15,343	15,803	16,277	16,766
39	420-2618-538.52-04	Uniforms	1,300	1,300	Inflation	1,333	1,366	1,400	1,435
40	420-2618-538.54-01	Membership Dues	741	741	Inflation	760	779	798	818
41	420-2618-538.54-02	Seminars and Courses	1,356	1,356	Inflation	1,390	1,425	1,460	1,497
42		**Total Operating Expenses**	$507,115	$357,851		$367,549	$377,519	$387,767	$398,302
		Capital Outlay:							
43	420-2618-538.63-00	Capital Improvements	$0	$0	Eliminate	$0	$0	$0	$0
44	420-2618-538.64-00	Capital Equipment	0	0	Eliminate	0	0	0	0
45		**Total Capital Outlay**	$0	$0		$0	$0	$0	$0
		Debt Service (Capital Lease):							
46	420-2618-517.72-00	Interest	$0	$0	Eliminate	$0	$0	$0	$0
47		**Total Debt Service**	$0	$0		$0	$0	$0	$0
		Other Uses:							
48	420-2618-599.99-99	Carryforward Fund Balance	$0	$0	Eliminate	$0	$0	$0	$0
49		**Total Other Uses**	$0	$0		$0	$0	$0	$0

Table 4
City of Winter Garden
Stormwater Rate Study

Projected Operating Expenses

Line No.	Account Number	Description	Budget 2020	Budget 2021	Escalation Reference [1]	Projected Fiscal Year Ending September 30, 2022	2023	2024	2025
		Contingency:							
50		Contingency (2.50%) [5]	$17,305	$12,111	Calculated	$12,434	$12,766	$13,109	$13,461
51		**Total Contingency**	$17,305	$12,111		$12,434	$12,766	$13,109	$13,461
52		**Total Stormwater Expenses**	$709,511	$496,549		$509,787	$523,419	$537,457	$551,915

Footnotes:

[1] The escalation references and amounts are derived from Table Table 5.

[2] When compared to the FY20 Budget, personnel costs decreased due to a change in the number of appropriated positions.

[3] When compared to the FY20 Budget, the FY20 Budget included a stormwater master plan and drainage studies that are not recurring expenses.

[4] To provide an allowance for delinquent accounts, bad debt expenses is estimated at 0.50% of annual revenues.

[5] To account for unforeseen expenses, a contingency of 2.50% of expenses was assumed for each fiscal year.

Table 5
City of Winter Garden
Stormwater Rate Study

Summary of Escalation References

Line No.	Description	Reference	Escalation Factors 2022	2023	2024	2025
1	Constant Factor	Constant	1.0000	1.0000	1.0000	1.0000
2	Inflation - CPI	Inflation	1.0250	1.0250	1.0250	1.0250
3	Labor	Labor	1.0200	1.0200	1.0200	1.0200
4	Life, Health, Disbaility Insurance	InsHealth	1.0750	1.0750	1.0750	1.0750
5	Workers' Compensation Insurance	WorkersComp	1.0500	1.0500	1.0500	1.0500
6	Property/General Insurance Liability	Insurance	1.0300	1.0300	1.0300	1.0300
7	Repair and Maintenance	Repair	1.0300	1.0300	1.0300	1.0300
8	Fuel Expenses	Fuel	1.0300	1.0300	1.0300	1.0300
9	Disposal (CPI)	Disposal	1.0250	1.0250	1.0250	1.0250
10	Inflation/Customer Growth	Inf/Cust	1.0250	1.0250	1.0250	1.0250
11	Inflation/EDU Growth	Inf/EDU	1.0250	1.0250	1.0250	1.0250
12	Rate Revenue	Revenue	1.1000	1.0303	1.0294	1.0286
13	Elimination Factor	Eliminate	0.0000	0.0000	0.0000	0.0000
14	General Fund Transfer	GFT	1.0300	1.0300	1.0300	1.0300

Table 6
City of Winter Garden
Stormwater Rate Study

Escalated Capital Improvement Program

Line No.	Description	Funding Source	Projected Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025	Totals
	Cumulative Inflation Factor (3.0%) [1]		1.000	1.000	1.030	1.061	1.093	1.126	
	Capital Expenditures								
	Capital Improvements:								
1	Dillard St Improvements - SR 50 to Plant St	Rates	$926,962	$0	$0	$0	$0	$0	$926,962
2	Trail Enhancement (Oval)	Rates	34,300	0	0	0	0	0	34,300
3	Regal Point (9th St) Canal Fabri-Form	Rates	155,350	0	0	0	0	0	155,350
4	Stormwater Pollution Control	Rates	0	0	232,265	0	0	0	232,265
5	S. Highland - Smith to Maple	Rates	0	0	0	10,927	64,143	77,660	152,730
6	S. Highland - Smith to Tremaine	Rates	0	0	0	10,927	64,143	77,660	152,730
7	N. Main Street - Plant to Newell	Rates	0	0	0	3,607	21,254	25,718	50,578
8	Midget Pl - Surprise to Palm	Rates	0	0	0	11,405	46,933	60,440	118,777
9	Palm Dr - Regal to Division	Rates	0	0	0	19,733	81,190	104,560	205,482
10	Replacement Ford F150 4X4	Rates	32,121	0	0	0	0	0	32,121
11	Stormwater Line Upgrade - E Plant/9th St	Reserves	0	0	0	1,591,350	0	0	1,591,350
12	Stormwater R&R Improvements	Rates	359,213	50,000	51,500	53,045	54,636	56,275	624,670
13	Public Works Replacement Metal Bldg (cost-share)	Rates	0	124,738	0	0	0	0	124,738
14	1507 N Fullers Cross Drainage Improvements	Rates	0	60,000	0	0	0	0	60,000
15	Temple Grove - 485' of CIPP Liner in storm pipes	Rates	0	127,525	0	0	0	0	127,525
16	Replace Vacoon (2008 in poor cond.) (cost-share)	Rates	0	161,001	0	0	0	0	161,001
17	Adjustment for FY19 Carryover	Reserves	1,770,416	0	0	0	0	0	1,770,416
18	Allowance for Additional System-wide Improvements	Rates	0	1,175,000	1,210,250	1,246,558	1,283,954	1,322,473	6,238,235
19	Total Capital Improvements		$3,278,362	$1,698,264	$1,494,015	$2,947,552	$1,616,253	$1,724,786	$12,759,231
20	**Total Capital Expenditures**		$3,278,362	$1,698,264	$1,494,015	$2,947,552	$1,616,253	$1,724,786	$12,759,231

Table 6
City of Winter Garden
Stormwater Rate Study

Escalated Capital Improvement Program

Line No.	Description	Funding Source	Projected Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025	Totals
	Funding Sources:								
21	Rate Revenues	Rates	$1,507,946	$1,698,264	$1,494,015	$1,356,202	$1,616,253	$1,724,786	$9,397,465
22	Operating Reserves	Reserves	1,770,416	0	0	1,591,350	0	0	3,361,766
23	Renewal and Replacement Fund	RR	0	0	0	0	0	0	0
24	System Upgrade & Improvement Fund	Capital	0	0	0	0	0	0	0
25	Other Interfund Transfers	Other	0	0	0	0	0	0	0
26	Grants / Other Contributions	Grants	0	0	0	0	0	0	0
27	New Debt 1	Debt1	0	0	0	0	0	0	0
28	New Debt 2	Debt2	0	0	0	0	0	0	0
29	New Debt 3	Debt3	0	0	0	0	0	0	0
30	New Debt 4	Debt4	0	0	0	0	0	0	0
31	**Total Funding Sources**		$3,278,362	$1,698,264	$1,494,015	$2,947,552	$1,616,253	$1,724,786	$12,759,231

Footnotes:

[1] Project costs were provided by City staff, which were increased by an annual inflation allowance of 3% per year from FY22-25.

Table 7
City of Winter Garden
Stormwater Rate Study

Projected Fund Balances & Interest Income

Line No.	Description	Projected Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025
	Operating Fund						
1	Beginning Balance [1]	$4,193,535	$1,814,557	$1,645,491	$1,869,109	$689,785	$892,947
2	Sale of Assets	0	0	0	0	0	0
3	Misc. Adjustments	0	0	0	0	0	0
4	Transfers In - Revenues	1,593,896	2,016,746	2,218,421	2,285,646	2,352,871	2,420,096
5	Transfers Out - Net Revenue Requirements	2,202,457	2,185,813	2,192,670	2,260,123	2,325,553	2,391,958
6	Transfers Out - CIP	1,770,416	0	0	1,591,350	0	0
7	End of Year Transfer In/ (Out)	0	0	197,868	386,503	175,844	120,257
8	Interest Rate (Short Term)	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
9	Interest Income	15,000	9,000	9,000	6,000	4,000	5,000
10	Recognition Of Interest in Revenue Requirements	15,000	9,000	9,000	6,000	4,000	5,000
11	Ending Balance	$1,814,557	$1,645,491	$1,869,109	$689,785	$892,947	$1,041,342
12	**TOTAL INTEREST INCOME**	$15,000	$9,000	$9,000	$6,000	$4,000	$5,000

Footnotes:
[1] The beginning balance was derived from the City's audited CAFR as of September 30, 2019.

Table 8
City of Winter Garden
Stormwater Rate Study

Comparison of Monthly Residential Stormwater Rates [1]

Line No.	Description	Monthly Stormwater Rate per EDU	Impervious Surface per EDU
	City of Winter Garden		
1	Existing Fee [2]	$6.00	4,077
2	Proposed Fee - FY2021 [2]	$8.00	4,077
	Other Florida Utilities		
3	City of Altamonte Springs	6.75	2,492
4	City of Apopka [3]	2.08	2,634
5	City of Casselberry	8.65	2,304
6	City of Lake Mary	4.00	4,576
7	City of Longwood	6.00	2,898
8	City of Maitland	9.60	2,532
9	City of Ocoee [4]	8.50	2,054
10	City of Orlando [5]	9.99	2,000
11	City of Oviedo	10.61	2,464
12	City of Sanford	9.27	2,126
13	City of Winter Park	11.56	2,324
14	City of Winter Springs	5.50	2,123
15	Other Florida Utilities' Average	$7.71	2,544

Footnotes

[1] Unless otherwise noted, amounts shown reflect rates in effect August 2020 and are exclusive of taxes or franchise fees, if any. All rates are as reported by the respective City/County.

[2] Rate shown above includes the sum of the base and contribution fees for EDU plus the administrative charge of $0.87 per lot or parcel.

[3] Base fee of $15 per parcel with an additional fee of one EDU * at a rate of $10 for a building structure/improvement. The total fee is then divided into 12 monthly payments.

Table 8
City of Winter Garden
Stormwater Rate Study

Comparison of Monthly Residential Stormwater Rates [1]

[4] Rate assumes a Class 3 dwelling with rates effective October 1, 2011 based on the following schedule:

Dwelling Size - Class	Monthly Fee
Class 1 (up to 1,199 sq. ft)	$7.00
Class 2 (1,200 to 1,999 sq. ft)	8.25
Class 3 (2,000 to 2,999 sq. ft.)	8.50
Class 4 (Over 3,000 sq. ft.)	8.75

[5] Rate is based on the annual fee amount of $119.88 divided into 12 monthly payments.

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 13, 2020 **Meeting Date:** October 22, 2020

Subject: 855 & 955 S Dillard St
Central Parc at Winter Garden PCD
Ordinance 20-47
PARCEL ID # 12-22-27-6496-21-013; 12-22-27-6496-21-008

Issue:

The applicant is requesting to rezone the property located at 855 & 955 S Dillard Street from C-2 (Arterial Commercial) and PCD (Planned Commercial Development) to PCD.

Discussion:

The applicant is requesting to rezone the +/- 5.83 acre property at 855 & 955 S Dillard Street to PCD to permit the development of the project, which includes four new buildings: two townhome buildings with a total of 19 residential units; an 11,850 square foot two-story commercial/office building, and a 49,450 square foot building with 24,150 square feet of commercial/office space on the first floor and 14 multi-family residential units (condos) on the second floor. The development also includes associated site development such as recreation facilities, parking, sidewalks, pedestrian amenities, landscaping, buffering, and open spaces (See Staff Report). The proposed rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances.

Recommended Action:

Staff recommends approval and adoption of Ordinances 20-47.

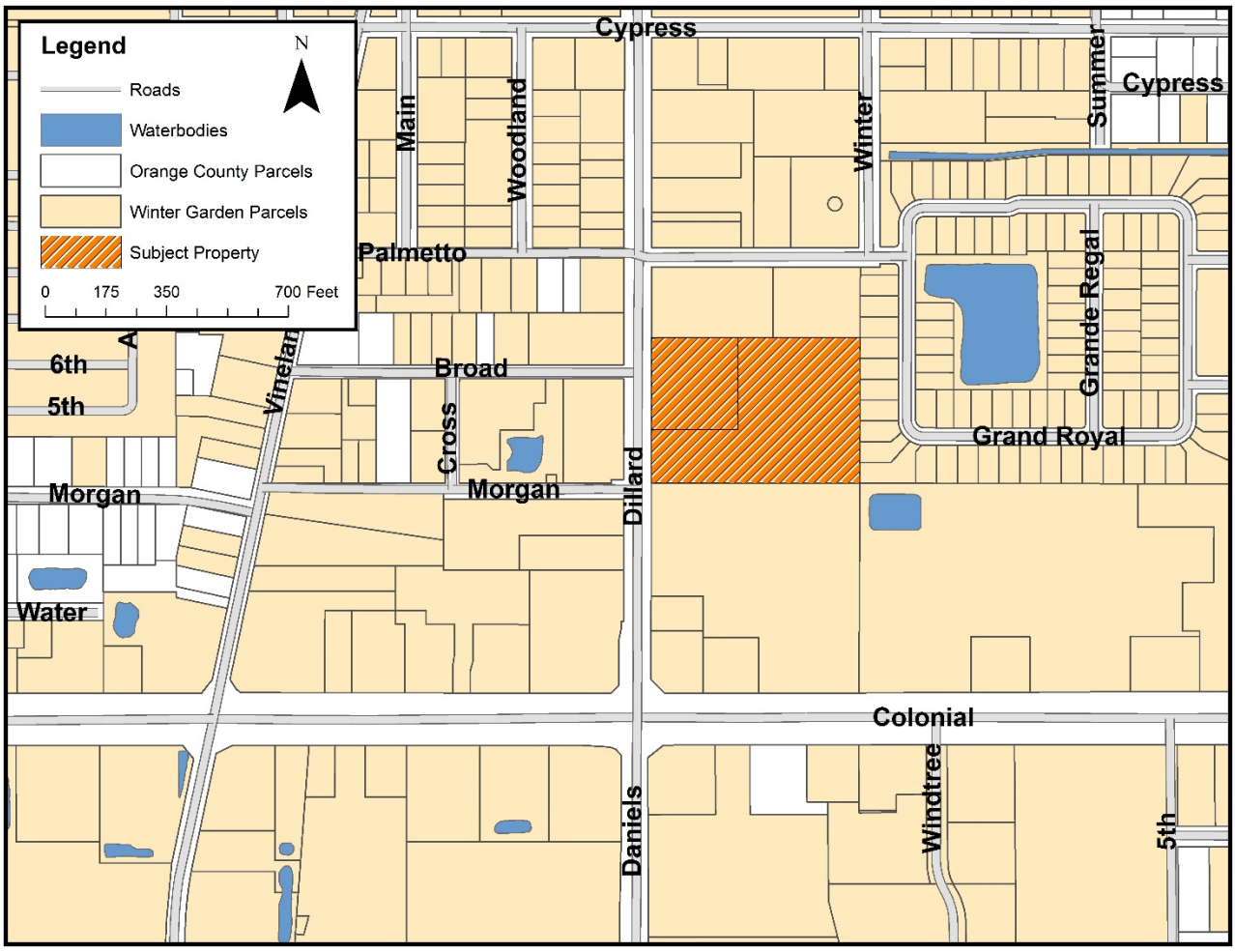
Attachment(s)/References:

Location Map
Staff Report
Ordinance 20-47

LOCATION MAP

855 & 955 S Dillard St

PCD Rezoning



ORDINANCE 20-47

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 5.83 +/- ACRES OF LAND GENERALLY LOCATED AT 855 & 955 SOUTH DILLARD STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF EAST PALMETTO STREET, NORTH OF WEST COLONIAL DRIVE, AND WEST OF GRAND ROYAL CIRCLE; FROM C-2 (CENTRAL COMMERCIAL DISTRICT) AND FROM THE EXISTING PLANNED COMMERCIAL DEVELOPMENT (PCD) ADOPTED BY ORDINANCE 06-23, TO PCD (PLANNED COMMERCIAL DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE CENTRAL PARC AT WINTER GARDEN PCD; REPEALING AND REPLACING ORDINANCE 06-23; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the owner(s) of real property generally described as approximately 5.83 ± acres of certain real property generally located at 855 and 955 South Dillard Street, east of South Dillard Street, south of East Palmetto Street, north of West Colonial Drive, and west of Grand Royal Circle in Winter Garden, Florida, being more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from PCD (Planned Commercial Development) and C-2 (Arterial Commercial) to PCD (Planned Commercial Development) pursuant to the terms and conditions of this Ordinance, and

WHEREAS, on July 27, 2006 the City Commission of the City of Winter Garden approved Ordinance 06-23, which rezoned approximately 4.30 +/- acres of the Property from C-2 to PCD; and

WHEREAS, the owner(s) of the Property have requested to amend the approved PCD by repealing and replacing Ordinance 06-23 with this Ordinance, and including the PCD conditions and requirements identified herein; and

WHEREAS, the owner(s) of the Property have requested to rezone the remaining 1.53 +/- acre portion of the Property from C-2 to PCD, including the PCD requirements identified herein; and

WHEREAS, the Planning and Zoning Board has considered this Ordinance and made a recommendation to the City Commission concerning its adoption; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption

of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, and the City of Winter Garden Code of Ordinances, and

WHEREAS, the City Commission finds based on competent substantial evidence in the record that the PCD approved by this Ordinance meets all applicable criteria for rezoning under the Comprehensive Plan and the Code of Ordinances, therefore;

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Rezoning.* The above "Whereas" clauses constitute findings by the City Commission. After due notice and public hearing, the 4.30 +/- acres of the Property affected by PCD Ordinance 06-23 is hereby repealed and replaced with this Ordinance, and the other 1.53 +/- acres of the Property is hereby rezoned from C-2 to PCD, and the entire 5.83 +/- acres of the Property is zoned PCD (Planned Commercial Development) subject to the following conditions, provisions, and restrictions:

a. **Development Plans.** All development on the Property must substantially conform to the requirements identified in the Central Parc at Winter Garden Planned Commercial Development Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the Central Parc at Winter Garden Planned Commercial Development Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control.

b. **Applicability / Conflict.** Unless specifically identified in this Ordinance, all development on the Property identified in Exhibit "A" must comply with the general development standards of the C-1 Central Commercial Zoning District. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the City. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, architectural design criteria, and other development criteria and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall control to the extent of the conflict.

c. **Intent.** This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote a dynamic mixed use development for commerce, social activity, and housing while also providing an aesthetically pleasing and pedestrian oriented development. Due to constraints in traffic at the proposed location, permitted and special exception uses will be established to maintain a safe, well developed project that enhances and supports the City and its citizens without causing distress on the local businesses, residents, and roads.

d. Design Criteria / Architectural Standards.

1. **Architecture -** Any new proposed buildings or structures on the property shall adhere to the aesthetic character and design quality of the proposed architectural elevations and renderings, attached hereto as Exhibit “C”.
2. **Landscape Design –** Landscape shall be required to adhere to the landscape design standards shown in Exhibit B as well as the standards for specified commercial corridors in accordance with Chapter 118, Article X, Division 3 of the City of Winter Garden Code of Ordinances.
    i. The lawn/retention area shown in front of Building 3 townhomes in Exhibit B shall be designed to be a usable recreation area, and shall not hold standing water after a rain event.
    ii. A low fence or knee wall shall be installed around the lawn/retention & playground area as shown in Exhibit B.
3. **Site Furnishings –** Bicycle parking spaces shall be provided in a quantity commensurate with the proposed uses. Benches and trash receptacles shall be provided near the main building entrances.
4. **Perimeter Walls –** Applicant shall coordinate with the adjacent residential subdivision to the east of the Property to refurbish the existing perimeter wall. All perimeter walls shown in Exhibit B shall be min. 6’ in height, clad with a masonry (brick/stone) or stucco finish and a decorative cap. Painted CMU is not considered an acceptable cladding material.
5. **Impervious Surface Area Ratio-** The maximum impervious surface area ratio for the Property shall be consistent with the overall maximum impervious surface area ratio that the Planned Commercial Development is permitted by the Saint John’s River Water Management District.
6. **Site Lighting** - all exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances. The proposed light fixtures shall be consistent throughout the development.
7. **Signage-**
    i. Given the building’s orientation towards the street and the Dillard Street improvements, the site signage will be required

to be pedestrian-oriented in size and scale.

ii. One (1) monument sign is permitted along S Dillard Street, and it must adhere to the 25 MPH requirements of City Code Chapter 102 - Signs. This sign is required to be set back min. 5’ from the front and side property lines and may not impede pedestrian or bicycle traffic.

iii. No exterior signage is allowed above the first floor of the building.

iv. All other signage shall adhere to the requirements of Chapter 102 – Signs.

8. **Building Height-** The maximum building height for all buildings shall not exceed 40 feet.

9. **Setbacks and Required Yards-** All building setbacks shall be measured from the PCD boundaries.

   i. Front (Dillard Street): 15’ max., 0’ min.

   ii. Front (internal): 0’ min.

   iii. Side: 10’ min.

   iv. Rear: 35’ min.

e. **Permitted Uses-** The permitted uses allowed on the Property are as follows:

1. Professional Office, Business Office, and Medical Office.
2. Sit-Down Restaurants.
3. Retail establishments (except those retail uses not allowed by the prohibited uses).
4. Upper-story residential with a maximum of 14 total multi-family residential units.
5. Townhomes.
6. Accessory uses and structures that are clearly secondary and subordinate to a principal permitted use.

f. **Special Exception Uses-** The special exception uses for this Property are as follows:

1. House of Worship.
2. Daycare Center or School.
3. Sports Facilities or Entertainment uses.
4. Emergency or urgent care medical.
5. Other uses which the Planning and Zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses.

g. **Prohibited Uses-** Any use not specifically set forth in this Ordinance as a Permitted or Special Exception Use is prohibited. Without limiting the foregoing, the following are expressly prohibited:

1. Drive-thru foods or any other buildings with a drive-thru window.
2. Outdoor storage of products/material, storage yard, vehicle storage yard, contractor yard.
3. Industrial uses.
4. Laundromat, laundry dry-cleaning.
5. Medical laboratories.
6. Mini-warehousing or self-storage.
7. Funeral Home.
8. Crematorium.
9. Storage, sales, service of vehicles including but not limited to automobiles, trucks, boats, watercraft, trailers, motorcycles, sheds or equipment.
10. Gas station and convenience store.
11. Quick check/loan.
12. Communication towers.
13. Billboards.
14. Body art establishment.
15. Tobacco sales.
16. Body rub, body scrub or massage parlor.
17. Adult or pornographic book, magazine, video and novelty stores or sales.
18. Adult entertainment.
19. Nightclubs.
20. Agricultural uses or processing.
21. Pawn shop.
22. Temporary structures such as trailers, sheds or metal containers.
23. Recycling facilities.
24. Medical marijuana treatment center dispensing facilities.
25. Any use not in keeping with a high quality, pedestrian-oriented, mixed-use development.

SECTION 2: *Staff Conditions.*

1. The final engineering plans will be required to incorporate the 100% design drawings for the new Dillard Street redesign. The City's Dillard Street Consultants will review for conformity with the Conceptual Master Plan and final plans.

2. Per City Code, there is a requirement for masonry block, metal, or concrete exterior and interior load bearing walls.

3. Any relocation of existing utilities required will be the responsibility of the Developer.

4. Platting will be required providing easements for cross access, drainage and utilities, as well as providing an entity for maintenance of shared facilities. Plat shall be recorded prior to issuance of a certificate of occupancy of any building.

   The plat requirements will apply whether a "condo plat" or conventional record plat, and shall provide an entity (POA) for the maintenance of the shared common facilities (stormwater; open space; lift station; etc.). No condo documents will be sent to the State prior to the City's approval.

5. Approval from Solid Waste Division of Public Services and WG Fire Department required.

6. Cross access to the property to the north will be required as shown.

7. Landscaping shall not encroach on required sight lines at intersections or driveways.

8. No canopy trees shall be planted over or within 5 feet of any utility lines.

9. Tree Removal Permit issued by the City of Winter Garden Building Department will be required prior to final plan approval. As required by Code (Sec. 114-70), submittal of the Tree Removal Permit application is required with the preliminary plat submittal. Coordinate with Building Department.

10. 5' wide (minimum) concrete sidewalks shall be constructed along all street frontages pursuant to City Code, and will be checked at final inspection. Any damaged, broken or incomplete sidewalks, curbs or pavement shall be replaced by the Owner/Contractor at the Owner/Contractor's expense.

11. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.

12. All dumpsters, shall be enclosed and shall provide 12' minimum inside clearance each way. Approval from Public Services Solid Waste Division is required.

13. A conceptual utility plan has been provided. This will be reviewed and commented on further at the preliminary plat and final construction plan phases (i.e. connection points, line sizes, etc.).

14. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the

Developer's expense, including potable water, reclaimed water and sanitary sewer. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time.

15. The buildings may require fire sprinklers subject to review and approval by the Building and Fire Departments.

16. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Gravity sanitary laterals and pipes shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.

17. A lift station will be required to serve multiple owners and connect to the force main in S Dillard Street. The lift station shall be owned and maintained by the City and will be installed per City Standards. A minimum 30'x30' tract will be required (as shown).

    As discussed at the 4/22/20 DRC meeting, alternates for constructing a new on-site lift station shall be investigated with the final design that may include extending the gravity line thru the north side of the Tri-City shopping center and re-building the existing City lift station at the SW corner of the site (in lieu of building a new one on the project site).

18. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.

19. A Stormwater Pond is shown on the eastern side of the site. No fill or runoff will be allowed onto adjacent parcels. Transition slopes shall be provided to match existing grade at property line. Existing drainage patterns shall not be altered. Providing positive drainage within the site is the responsibility of the Design Engineer. The City will not maintain any portion of the on-site or off-site drainage systems or parking lot.

    Provide geotechnical report to support stormwater design with final construction plans – this area has a high water table and clayey soils – not conducive to underground exfiltration or infiltration without underdrains.

20. Streetlighting both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required. Coordinate with the City's Dillard Street lighting design plans with final plans.

21. Permits or exemptions shall be provided from SJRWMD for stormwater and FDEP for water, wastewater and NPDES NOI.

22. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor. Show with final plans.

23. Any screen walls or retaining walls shall require a separate permit from the Building Department.

24. The use of Thermoplastic pipe shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe, laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).

25. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.

26. All work shall conform to City of Winter Garden standards and specifications.

27. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.

28. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

29. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as

contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

30. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

SECTION 3: *General Requirements.*

a. Land Development Approvals and Permits- This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.

b. Amendments- Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.

c. Expiration/Extension- Expiration of this PCD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

SECTION 4: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 5: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 6: *Repeal and Replace.* This Ordinance repeals and replaces Ordinance 06-23.

SECTION 7: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____ , 2020.

SECOND READING AND PUBLIC HEARING: , 2020.

_____

ADOPTED this _____ day of _____, 2020, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
ANGELA GRIMMAGE, City Clerk

Exhibit "A"

Parcel ID: 12-22-27-6496-21-013; 12-22-27-6496-21-008

Legal Description:

A PARCEL OF LAND SITUATED IN WINTER GARDEN, FLORIDA, AND KNOWN AS A PORTION OF BLOCK T, OVERSTREET CRATE COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK F, PAGE 9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF SOUTH DILLARD STREET INTERSECTS WITH THE SOUTHERLY RIGHT OF WAY LINE OF PALMETTO STREET; THENCE SOUTH 00°12'05" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH DILLARD STREET A DISTANCE OF 200.00 FEET MORE OR LESS, TO A 4 INCH SQUARE MONUMENT FOUND ON THE SOUTHWEST PROPERTY COMER OF THE FIRST UNION BANK AND BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 89°50'3 L" EAST ALONG THE SOUTHERLY BOUNDARY OF THE FIRST UNION BANK A DISTANCE OF 599.71 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHEAST PROPERTY COMER OF THE FIRST UNION BANK; THENCE SOUTH 00°09'59" WEST A DISTANCE OF 423.41 FEET TO A 1 INCH IRON PIPE FOUND ON THE NORTHEAST PROPERTY COMER OF THE TRI-CENTER PLAZA; THENCE NORTH 89°55'55" WEST ALONG THE NORTHERLY BOUNDARY OF THE TRI-CENTER PLAZA, A DISTANCE OF 599.78 FEET TO A 1 INCH IRON PIPE FOUND ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH DILLARD STREET AND ON THE NORTHWEST PROPERTY COMER OF THE TRI-CENTER PLAZA; THENCE NORTH 00°12'05" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH DILLARD STREET A DISTANCE OF 424.34 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT FOUND ON THE SOUTHWEST PROPERTY COMER OF THE FIRST UNION BANK AND BEING THE TRUE POINT OF BEGINNING.

Exhibit "B"

COVER PAGE

Central Parc at Winter Garden
Planned Commercial Development Plan

(6 PAGES - ATTACHED)

CENTRAL PARC AT WINTER GARDEN
PRELIMINARY DEVELOPMENT PLAN
DILLARD STREET, WINTER GARDEN, FL

Always call Bss two full business days before you dig
Sunshine811.com

PRELIMINARY, NOT FOR CONSTRUCTION

▪ PROJECT TEAM

OWNER/APPLICANT:
WINTER GARDEN DEVELOPMENT PARTNERS, LLC
52 RILEY ROAD, STE 155
CELEBRATION, FL 34747
(407) 616-3248
MARK GERENGER

ENGINEER:
BRAVO ENGINEERING, LLC
7221 ALOMA AVE, STE 300
WINTER PARK, FL 32792
(407) 252-1671
CHRIS BRAVO

TRAFFIC ENGINEER:
LUKE TRANSPORTATION ENGINEERING CONSULTANTS
P. O. BOX 941556
MAITLAND, FL 32794
(407) 423-8055
TONY LUKE

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
400 SOUTH ORLANDO AVE, STE 201
MAITLAND, FL 32751
(407) 622-1588
TODD BONNETT

ARCHITECT:
STOA STUDIOS, LLC
52 RILEY ROAD, STE 374
CELEBRATION, FL 34747
(407) 749-0789
BRANDT HAY

GEOTECH ENGINEER:
CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC
601 ISLEBAY DR
APOLLO BEACH, FL 33572
(813) 319-3966
SCOTT CAVIN

SURVEYOR:
BISHMAN SURVEYING & MAPPING, INC
32 W. PLANT ST
WINTER GARDEN, FL 34787
(407) 905-8877
ARON D. BISHMAN

▪ SERVICE INFORMATION

WATER & SEWER
WINTER GARDEN UTILITIES
300 W PLANT ST
WINTER GARDEN, FL 34787
(407) 656-4100

TELEPHONE:
CENTURYLINK
(877) 579-3689

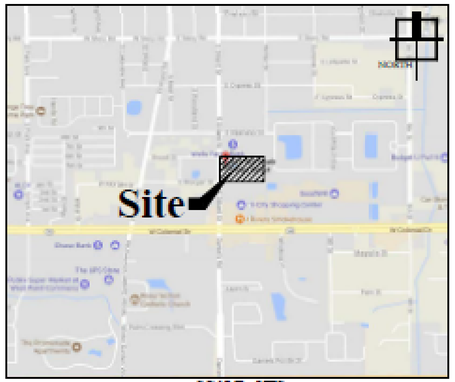
ELECTRIC:
DUKE ENERGY
(407) 629-1010

GAS:
LAKE APOPKA GAS
1320 WINTER GARDEN-VINELAND RD
WINTER GARDEN, FL 34787
(407) 656-2734

CATV:
-

SOLID WASTE, FIRE AND POLICE PROTECTION:
-

▪ VICINITY MAP



SCALE: NTS

▪ LEGAL DESCRIPTION

(as provided by Owner)

A PARCEL OF LAND SITUATED IN WINTER GARDEN, FLORIDA, AND KNOWN AS A PORTION OF BLOCK T, OVERSTREET CRATE COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK F, PAGE 9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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▪ SHEET INDEX

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	SURVEY (BY OTHERS, FOR INFO PURPOSES)
C1.0	PRELIMINARY DEVELOPMENT PLAN
C2.0	PRELIMINARY MANUEVERING PLAN
L101	TREE MITIGATION PLAN (BY OTHERS)
L401	LANDSCAPE PLAN (BY OTHERS)

▪ PROJECT NARRATIVE

- THE APPLICANT PROPOSES TO COMBINE THE TWO PARCELS AND UPDATE THE PCD ZONING TO ALLOW DEVELOPMENT AS A COMMERCIAL, PROFESSIONAL, AND/OR MEDICAL USES
- THE SITE WILL REMAIN UNIFIED, BUT THE BUILDINGS WILLB E SOLD AS CONDOMINIUMS. A POA WILL BE CREATED, WHICH WILL OWN AND MAINTAIN THE DRAINAGE, SANITARY SEWER, LANDSCAPING, GARBAGE, ETC. THERE WILL BE CROSS ACCESS AND SHARED PARKING AGREEMENTS.
- THE EXISTING UTILITIES ALONG THE WEST SIDE OF THE PROPERTY WILL BE RELOCATED TO MINIMIZE THE FRONT SETBACK.
- THERE IS AN EXISTING 5' CMU SCREENWALL 24"± OFF THE PROPERTY LINE, EAST OF THE SITE, WHICH THE APPLICANT IS WILILNG TO UPGRADE.
- EXISTING CONDITION PLAN INCLUDED FOR INFORMATION PURPOSES ONLY. BRAVO ENGINEERING, LLC DOES NOT CERTIFY TO ACCURACY OF THE INFORMATION SHOWN HEREON.
- THE PROJECT IS LOCATED WITHIN THE LAKE APOPKA DRAINAGE BASIN.

CHRISTOPHER T. BRAVO, P.E.
REGISTRATION # 58562
C.A. # 28953

CENTRAL PARC AT WINTER GARDEN
DILLARD STREET, WINTER GARDEN, FLORIDA

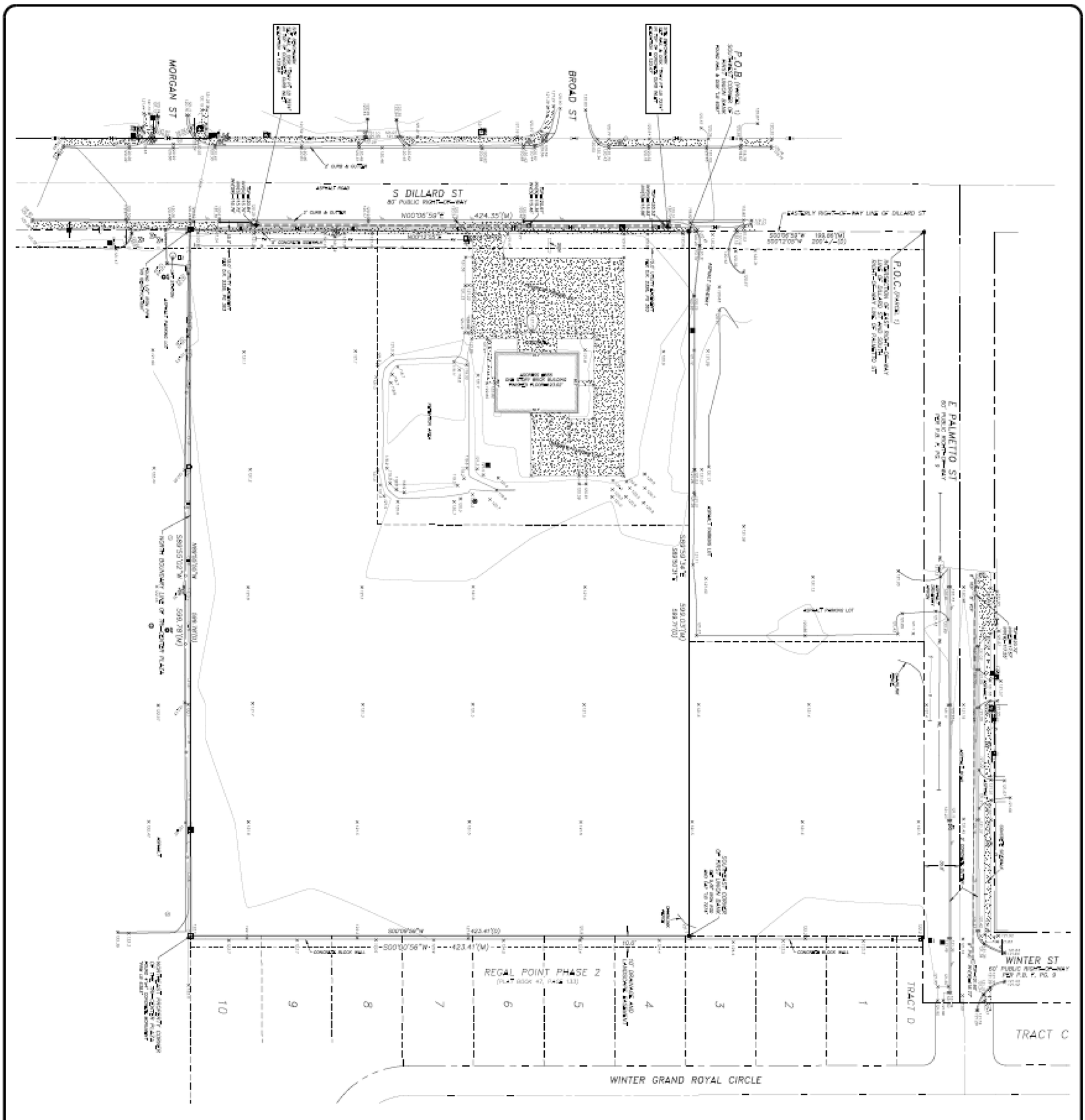
COVER SHEET

BRAVO ENGINEERING, LLC
7221 ALOMA AVE, STE 300
WINTER PARK, FLORIDA 32792
Telephone: 407-252-1671

NO.	DATE	DESCRIPTION
0	10/12/17	CONCEPT PLAN
1	05/04/18	REVISED CONCEPT PLAN
2	11/13/18	PSEDU DEVELOPMENT PLAN INITIAL ROC SUBMITTAL TO CITY
3	01/17/19	REVISED PER CITY COMMENTS
4	04/11/19	REVISED PER OWNER
5	11/25/19	REVISED PER OWNER
6	3/13/20	REVISED PER CITY COMMENTS
7	7/20/20	REVISED PER CITY COMMENTS

DRAWN BY: CTB
CHECK BY: CTB
PROJECT NO.: 2017-15
PROJECT DATE: 10/12/17

C0.0



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

BOUNDARY AND TOPOGRAPHIC SURVEY

JOB NUMBER: 19012.000	
SURVEY DATE:	11/06/19
FIELD BY:	T.CONARD
FIELD BOOK:	1902 / 1906
PAGES:	10–12 / 69
FIELD FILE:	19012TC.MJF
DRAWING FILE:	19012–2.DWG

REVISIONS:

01/07/2020	– ADDED UTILITY EASEMENT
02/04/2020	– ADDITIONAL SPOT ELEVATIONS

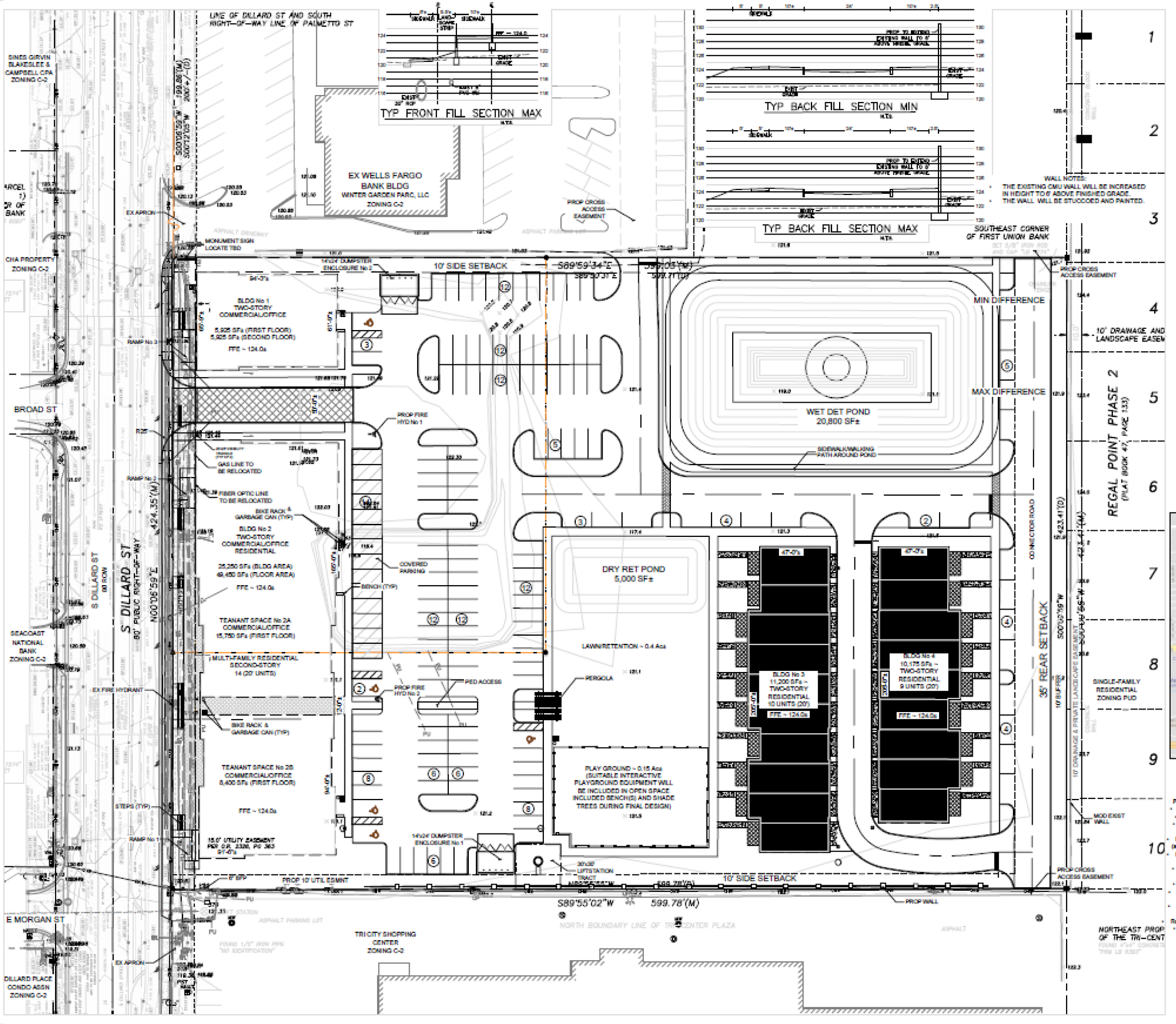
ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

SECTION 23
TOWNSHIP 22 SOUTH
RANGE 27 EAST

SHEET 1 OF 1

CENTRAL PARC AT WINTER GARDEN
DILLARD STREET, WINTER GARDEN, FLORIDA
PRELIMINARY DEVELOPMENT PLAN



SITE DATA

CONTIGUOUSLY OWNED AREA :	254,115 SF± (5.83 ACRES±)
ZONING :	PCD
EXISTING LAND USE :	CHURCH/VACANT
PROPOSED USE :	MIXED USE (SEE USE TABLE BELOW)
BUILDING HEIGHT :	<50'
F.A.R. :	0.27
BUILDING SETBACKS :	
FRONT	0'
SIDE	10'
REAR	35'

PROPOSED AREAS

BUILDINGS :	0.27 AC± (POSTPRINT)
PARKING/DRIVEWAYS :	2.15 AC±
SIDEWALK/OTHER :	0.35 AC±
TOTAL IMPERVIOUS AREA :	3.47 AC± (59.5%)
WET POND AREA :	0.54 AC±
PERVIOUS AREA :	1.82 AC±
OPEN SPACE :	2.36 ACs (40.5%)

PARKING

REQ'D

COMMERCIAL/MIXED USE	
3 SPACES PER 1,000 SF BUILDING FLOOR AREA	
36,000 SF± @ 3SP/1,000 SF (GFA)	108
RESIDENTIAL	
2 SPACES PER UNIT	
33 UNITS	66
TOTAL SPACES REQ'D	174±

PROV'D

STANDARD	138
COVERED/GARAGE	34
HANDICAP	6
TOTAL SPACES PROV'D	178±

LOCATION MAP

USE TABLE

Permitted Uses
- Art gallery, museum
- Bank or financial
- Business services
- Exercise gym
- Multi-family residential (above commercial uses)
- Multi-family residential (stand alone)
- Professional office
- Medical office
- Personal services
- Post office (in line as retail)
- Professional services
- Rec center
- Restaurant (no drive-thru)
- Non-profit park or playground

Special Exception Uses
- Adult living facility
- House of worship
- Family day care
- Pre-K and Childcare
- Recreational or community center "Entertainment"
- Emergency and essential Medical services
- Hotel

Prohibited Uses
- Adult exhibition
- Adult gaming/casino
- Bail bondsman
- Billboards
- Cemetery
- Quick check/loan
- Equipment rental
- Fireworks sales or manufacturing
- Funeral home
- Heavy machinery
- Incinerator
- Junkyard
- Manufacturing
- Pawn shop
- Restaurant, drive-thru
- Tattoo parlor
- Truck stop
- Warehouse
- Wholesale
- Construction equipment
- Farm animals
- Car servicing
- Communication towers
- Gas station
- Medical Laboratories
- Education
- Mini-storage

BRAVO ENGINEERING, LLC
7221 ALOMA AVE, STE 300
WINTER PARK, FLORIDA 32792
Telephone: 407-252-1671

NO.	DESCRIPTION
1	09/09/16 REVISED CONCEPT PLAN
2	11/11/16 REVISED CONCEPT PLAN, INITIAL PRE-SUBMIT TO CITY
3	01/17/17 REVISED PER CITY COMMENTS
4	04/11/17 REVISED PER OWNER
5	11/22/17 REVISED PER OWNER
6	5/12/20 REVISED PER CITY COMMENTS
7	7/20/20 REVISED PER CITY COMMENTS

DRAWN BY: CTB
CHECK BY: CTB
PROJECT NO.: 2017-15
PROJECT DATE: 10/12/17

C1.0

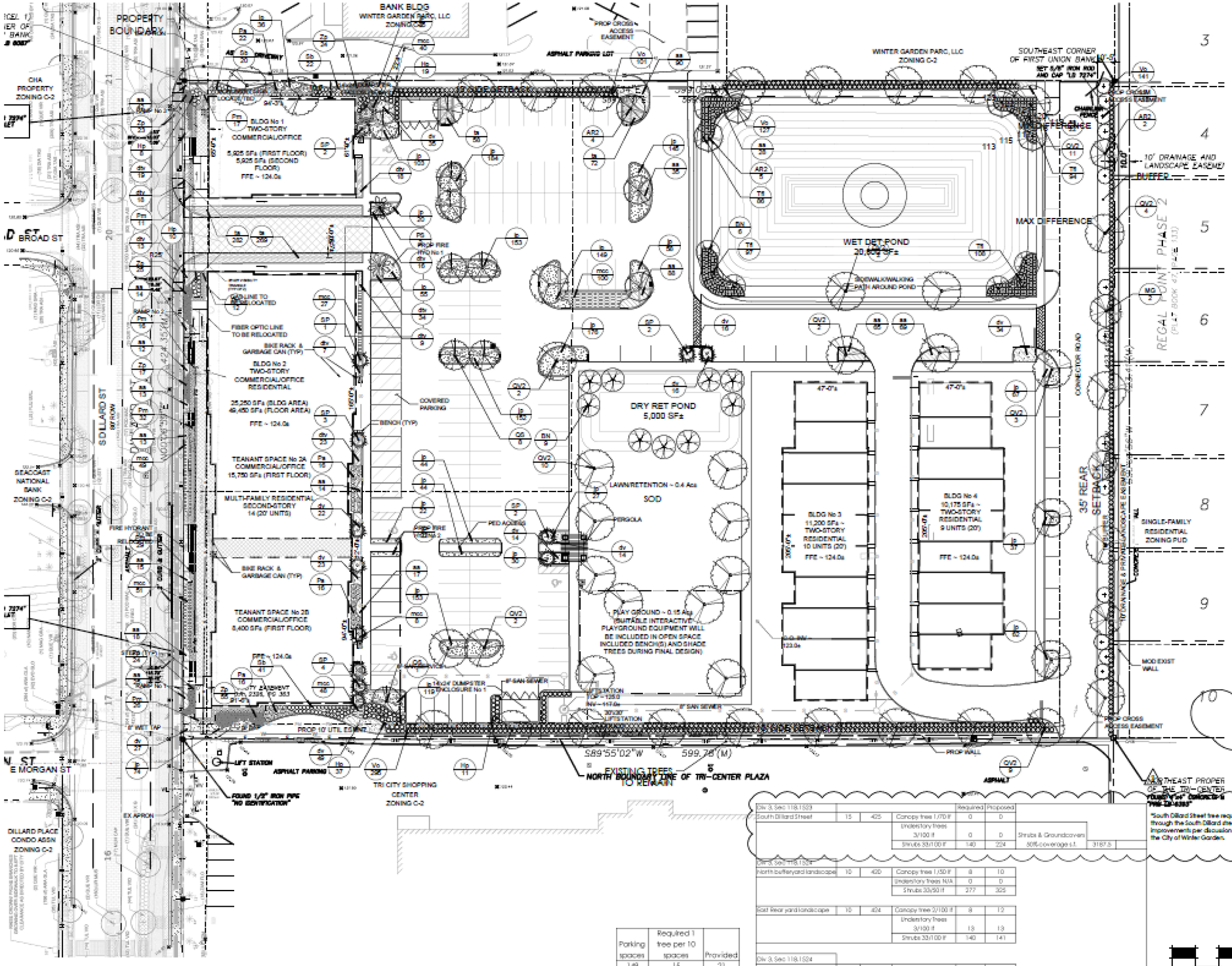
Specific Tree Removal Table

Common Name	DBH (in.)
OAK	36
MAPLE	24
OAK	36
OAK	36
OAK	36
CREPE MYRTLE	18
OAK	36
OAK	36
OAK	18
MAPLE	24
MAPLE	24
MAPLE	24
PINE	14
PINE	14
PINE	12
Total Existing Trees Removed	388

Specific Tree Preservation Table

Common Name	DBH (in.)
OAK	36
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
Total Existing Trees Preserved	144

	Trees
Total Trees Removed	15
Total Trees Preserved	25
Total Trees Required (2:1 Replacement) =	30
Total Trees Provided (2:1 Replacement) =	100
Total Tree Surplus =	70



Parking spaces	Required 1 tree per 10 spaces	Provided
149	15	21

100% of parking islands are shrubs and groundcovers.

				Required	Proposed		
Ord 3, Sec 118.1523							
South Dillard Street	15	405	Canopy tree 1/70 lf	6	0		
			Understory trees 3/100 lf	0	0	Shrubs & Groundcovers	
			Shrubs 33/100 lf	140	224	50% coverage s.f.	3187.5
Ord 3, Sec 118.1524							
North bufferyard landscape	10	400	Canopy tree 1/50 lf	8	10		
			Understory trees N/A	0	0		
			Shrubs 30/50 lf	277	325		
East Rear yard landscape	15	424	Canopy tree 2/100 lf	8	12		
			Understory trees 3/100 lf	13	13		
			Shrubs 33/100 lf	140	141		
Ord 3, Sec 118.1524							
South bufferyard landscape	10	400	Canopy tree 1/50 lf	8	9		
			Understory trees N/A	0	0		
			Shrubs 33/50 lf	277	307		

DRAWING PLOTTED: 7/27/2020 8:55:08 AM
J:\2019\2019-0012_WINTER GARDEN\CAD\PLANS\2019-0012_DRB SUBMITTAL PLAN.DWG

GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I, II, III, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer "Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 4" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
4" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 8:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be raked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
AR2	12	Acer rubrum	Red Maple	3" cal., 12'-14' ht. x 48" spd.
BM	10	Bursera simaruba	Gumbo Limbo	3" cal., 12'-14' ht. x 48" spd.
LM	19	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	2" cal., 8'-10' ht. x 30" spd.
MG	2	Magnolia grandiflora 'Southern Charm'	Southern Charm Magnolia	3" cal., 8'-10' ht. x 24" spd.
PE	2	Phoenix sylvestris	Wild Date Palm	12'-14' ht. Staggered heights
QV	9	Quercus virginiana	Silverleaf Oak	3" cal., 8'-10' ht. x 40" spd.
QVS	46	Quercus virginiana	Live Oak	3" cal., 12'-14' ht. x 48" spd.
SP	14	Sabal palmetto	Cabbage Palmetto	12'-16' MSGW

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
Ag	65	Aechmea gamosa	Pink Bush	3 gal., full
Pa	70	Plumbago auriculata 'Imperial Blue'	Plumbago	3 gal., 30"-36"
Pm	146	Podocarpus macrophyllus	Podocarpus	7 gal., 30"-36" spd.
Sb	93	Syzygium buxifolium	Dwarf Cold Green	3 gal., full
Vt	368	Viburnum odoratissimum	Dwarf Walterstorfer Strain	3 gal.
Vo	669	Viburnum odoratissimum	Sweet Viburnum	7 gal., min 36" ht.
Zp	749	Zamia pumila	Coontie	3 gal., 18" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
aa	1523	Agapanthus africanus	Lily of the Nile	1 gal., full
av	167	Alcantarea imperialis 'Vampire'	Vampire Plant Lily	1 gal., 12"-15" spd., full pot
cv	253	Clivea miniata	African Iris	1 gal., full pot
jf	1,267	Juniperus chinensis 'Parsonii'	Parson's Juniper	1 gal., 12"-15" spd.
mm	1523	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot
ra	667	Trachelospermum asiaticum	Asian Jasmine	1 gal., full, 12o.c. min. trellis

ROOT BARRIER

LARGE CANOPY TREE PLANTING PLAN

PLAN VIEW

LARGE CANOPY TREE PLANTING DETAIL

N.T.S.

MEDIAN/ISLAND TREE PLANTING DETAIL

N.T.S.

SHRUB AND GROUNDCOVER PLANTING DETAIL

PALM PLANTING DETAIL

N.T.S.

HURRICANE CUT PALM PLANTING DETAIL

N.T.S.

SMALL CANOPY TREE PLANTING DETAIL

Exhibit "C"

COVER PAGE

Central Parc at Winter Garden
Planned Commercial Development
Architectural Design Standards

(6 PAGES - ATTACHED)

GNP
DEVELOPMENT

CENTRAL PARC AT WINTER GARDEN

DILLARD STREET REDEVELOPMENT • WINTER GARDEN, FLORIDA

Sheet: A01 ARCHITECTURAL

Drawing: COVER SCALE: UNSCALED

Project: CENTRAL PARC AT WINTER GARDEN
DILLARD STREET REDEVELOPMENT • WINTER GARDEN, FLORIDA

Date & Issue: 12 MARCH 2020 DESIGN REVIEW

STOA *Studios*

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Sheet:
A02
ARCHITECTURAL

Drawing:
ELEVATION · DILLARD STREET
SCALE: UNSCALED

Project:
CENTRAL PARC AT WINTER GARDEN
DILLARD STREET REDEVELOPMENT · WINTER GARDEN, FLORIDA

Date & Issue:
12 MARCH 2020
DESIGN REVIEW

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Sheet:
A03
ARCHITECTURAL

Drawing:
PERSPECTIVE · DILLARD STREET
SCALE: UNSCALED

Project:
CENTRAL PARC AT WINTER GARDEN
DILLARD STREET REDEVELOPMENT · WINTER GARDEN, FLORIDA

Date & Issue:
12 MARCH 2020
DESIGN REVIEW

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Sheet:
A04
ARCHITECTURAL

Drawing:
PERSPECTIVE · DILLARD STREET
SCALE: UNSCALED

Project:
CENTRAL PARC AT WINTER GARDEN
DILLARD STREET REDEVELOPMENT · WINTER GARDEN, FLORIDA

Date & Issue:
12 MARCH 2020
DESIGN REVIEW

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Sheet:
A04
ARCHITECTURAL

Drawing:
VIEW IN CONTEXT - BUILDING 1
SCALE: UNSCALED

Project:
CENTRAL PARC AT WINTER GARDEN
DILLARD STREET REDEVELOPMENT - WINTER GARDEN, FLORIDA

Date & Issue:
12 MARCH 2020
DESIGN REVIEW

STOA Studios

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PARK ELEVATION

TYPICAL SIDE ELEVATION

ALLEY ELEVATION

Sheet:
A05
ARCHITECTURAL

Drawing:
ELEVATION · TOWNHOUSES
SCALE: UNSCALED

Project:
CENTRAL PARC AT WINTER GARDEN
DILLARD STREET REDEVELOPMENT · WINTER GARDEN, FLORIDA

Date & Issue:
12 MARCH 2020
DESIGN REVIEW

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CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

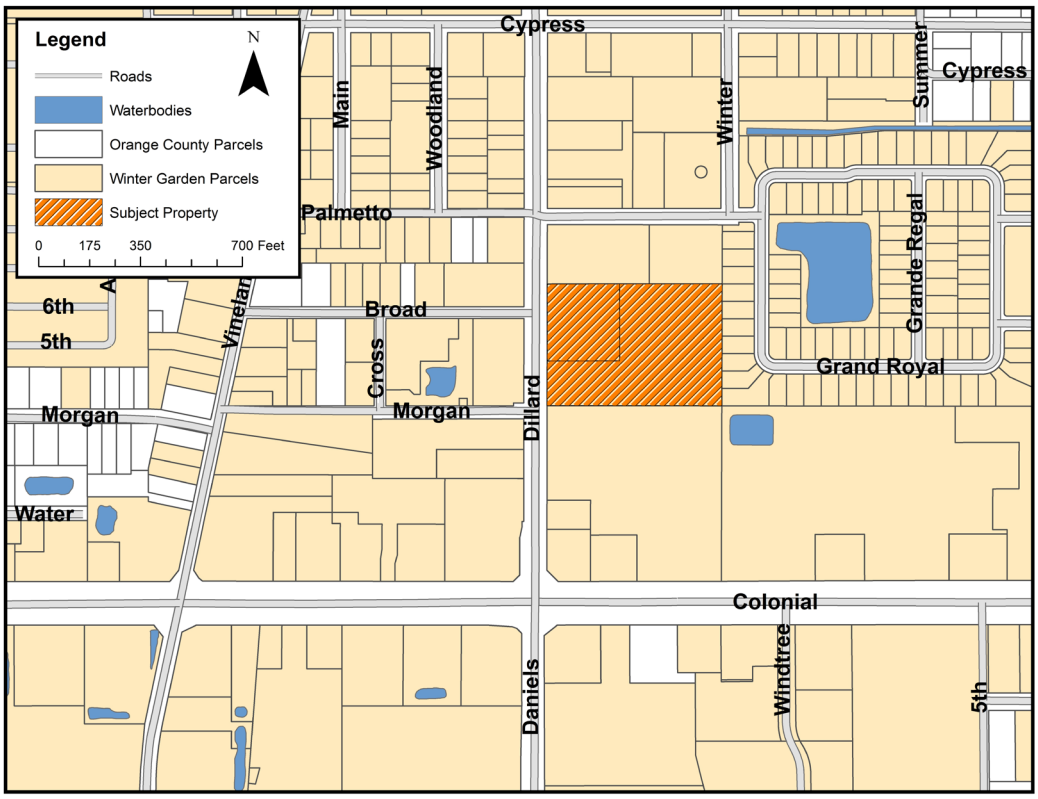
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: SEPTEMBER 24, 2020
SUBJECT: PCD AMENDMENT / REZONING
855 & 955 S Dillard Street (5.83 +/- ACRES)
PARCEL ID # 12-22-27-6496-21-013; 12-22-27-6496-21-008

APPLICANT: Winter Garden Development Partners LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 855 & 955 S Dillard Street, east of South Dillard Street, south of East Palmetto Street, north of West Colonial Drive, and west of Grand Royal Circle and is approximately 5.83 ± acres in size. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone the subject property to PCD (Planned Commercial Development), which, in part, includes amending an existing PCD (Ord 06-23) by repealing and replacing the requirements with new regulations (Ord 20-47). The subject property is located within the City of Winter Garden's municipal limits, and carries the zoning designation C-2 (Arterial Commercial) and PCD. The subject property is designated COM Commercial on the Future Land Use Map of the Comprehensive Plan.

The subject property is located on the east side of S Dillard Street, which is planned to be completely redeveloped in the next few years. The Dillard Street project is currently in the design development stage. The new road design will feature a number of improvements including a two-way off-street dedicated bike lane, wider sidewalks on both sides of the road, landscaping, lighting, street parking, three roundabouts, and other aesthetic improvements and pedestrian amenities.

EXISTING USE

The subject property currently contains a +/- 4,000 square foot professional office building that had been used previously as an administrative office for a church. The majority of the property consists of vacant land.

ADJACENT LAND USE AND ZONING

There are two properties located to the north of the subject property, both zoned C-2 and located within the City of Winter Garden's jurisdictional limits. One is developed with a two-story bank building and the other is vacant commercial land. The properties to the east are all part of the Regal Pointe subdivision and are developed with single family homes. These properties are zoned PUD (Planned Unit Development) and are located within the City of Winter Garden. The property to the south is developed with the Tri-City shopping center, which includes multiple commercial businesses in a strip development. This property is zoned C-2 and is located in Winter Garden. There are two properties to the west of the subject property, which are both zoned C-2 and located in the City of Winter Garden. One property is developed with an office building that had previously been used as a bank, and the other is developed with a professional office building.

PROPOSED USE

The applicant is requesting to approve the proposed PCD zoning ordinance to permit the redevelopment of the parcel that includes a mix of both commercial and residential uses. The project will include development of four new buildings: two townhome buildings with a total of 19 residential units; an 11,850 square foot two-story commercial/office building, and a 49,450 square foot building with 24,150 square foot of commercial/office space on the first floor and 14 multi-family residential units (condominiums) on the second floor. The proposed architecture draws on the 19th-century mercantile traditions of Winter Garden's historic commercial buildings. The development also includes associated site development such as outdoor recreation facilities, parking areas, sidewalks, pedestrian amenities, landscaping, buffering, and open spaces.

The wet detention pond and townhomes on the east side of the site are intended to provide a transitional use and physical buffer between the existing single-family homes to the east of the subject property and the commercial uses on the west side, adjacent to S Dillard Street. The property will include cross-access connections to adjacent commercial properties including the Tri-City shopping center to the south, the Wells Fargo bank property to the north, and also the

vacant commercial property to the north when it's developed in the future.

PUBLIC FACILITY ANALYSIS

The applicant submitted a traffic impact analysis for the proposed development that was reviewed and accepted by the City; the study concluded that the adjacent roadways and intersections will continue to maintain a satisfactory level of service after development. The property will be served by a full-service access driveway on S Dillard Street, which will align with Broad Street to the west. The final driveway alignment will require close coordination with the Dillard Street redesign plans to ensure the final designs are harmonious. As mentioned previously, cross access connections will be provided south to the Tri-City shopping center, north to the Wells Fargo bank property, and also north to the vacant commercial property when it's developed in the future.

Water, sewer, and reclaimed utilities by the City of Winter Garden will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

COMMUNITY MEETING

A Community Meeting was held on September 10, 2020 via a virtual meeting, at which time the applicant presented the proposed project to the adjacent property owners in attendance.

A question and answer session ensued, with the attendees inquiring about the proposed traffic impacts, cross-access connections, stormwater management, plans for improving the existing subdivision wall on the east side of the site, landscape buffering, timeframe for the project, and plans for repaving nearby roads. Several of the attendees also had questions about the Dillard Street redesign project. While several residents expressed concerns about the amount of traffic that will potentially result from the development, no one in attendance stated direct opposition to the project.

SUMMARY

The proposed development is a reasonable use of the land. If approved, the development will be the first major development along S Dillard Street since the kickoff of the Dillard Street redesign project. One of the major goals of the Dillard Street project is to encourage more pedestrian and bike activity in order to activate and energize the corridor, promoting economic development, increasing safety, and improving quality of life for City residents and visitors. The proposed PCD used the Dillard Street redesign as a jumping off point for the project, focusing on design elements that will help achieve these goals. These design elements include moving the buildings close to the street to create a comfortable architectural edge for pedestrians and bikers, and locating vehicular parking and drive aisles behind the buildings. Furthermore, the design of the mixed-use buildings was intended to align with the goal of beautifying Dillard Street by drawing inspiration from the City's early 20th century masonry vernacular traditions and adding a modern flair. The result will be architecture that will provide a seamless transition along S Dillard Street into Winter Garden's

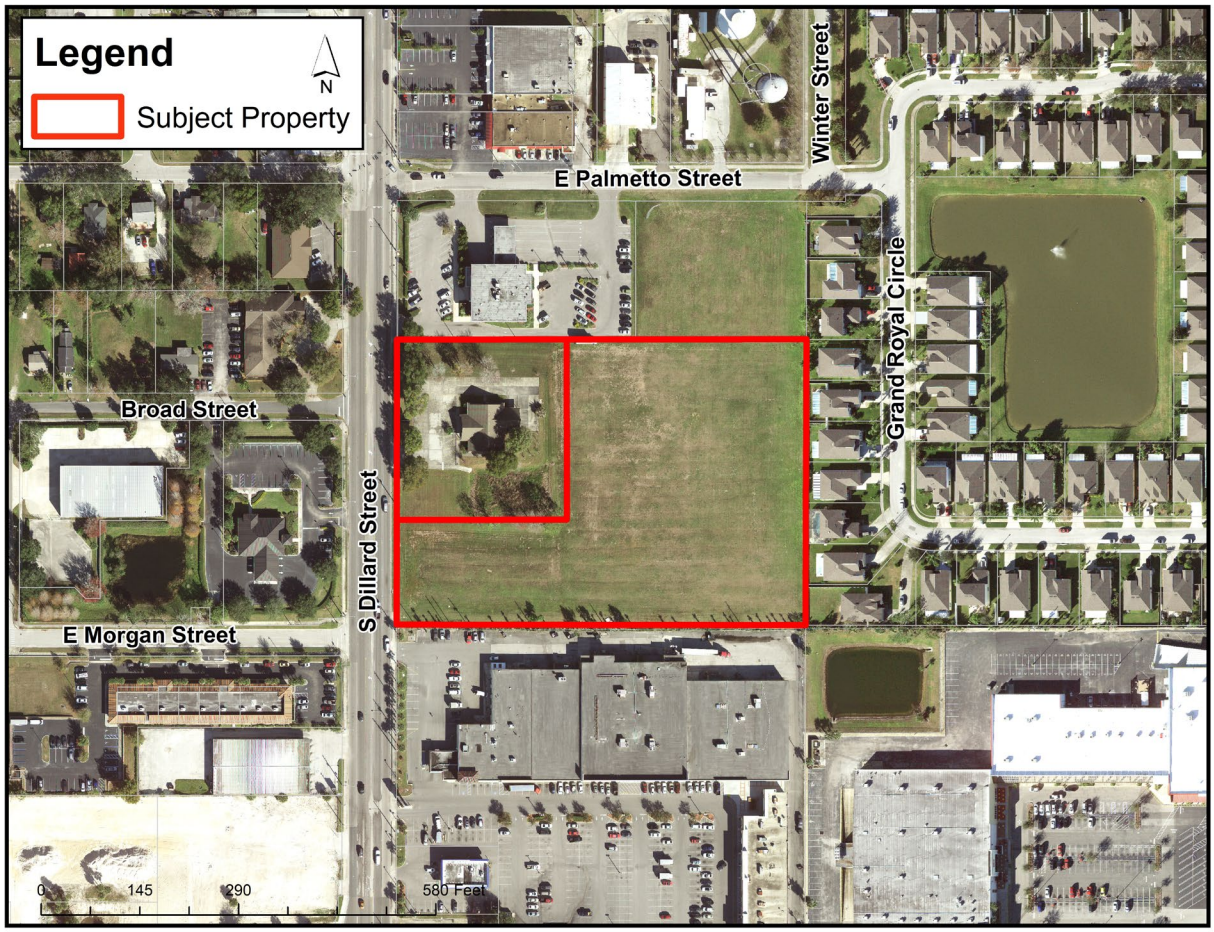
Downtown Historic District.

The townhome buildings were designed to evoke a complementary style to the mixed use buildings along S Dillard Street. They include a modern palette of natural exterior materials, in simple architectural forms that evoke a clean, stylish, Scandinavian-inspired design. These townhomes will be buffered from the adjacent commercial uses by a large playground and park space to the west, a min. 6' tall masonry wall with dense landscaping to the south, and a large wet pond with heavy landscaping to the north. As mentioned previously, the townhomes are intended to provide a transitional use and physical buffer between the existing single-family homes to the east of the subject property and the commercial/mixed-uses on the west side, adjacent to S Dillard Street.

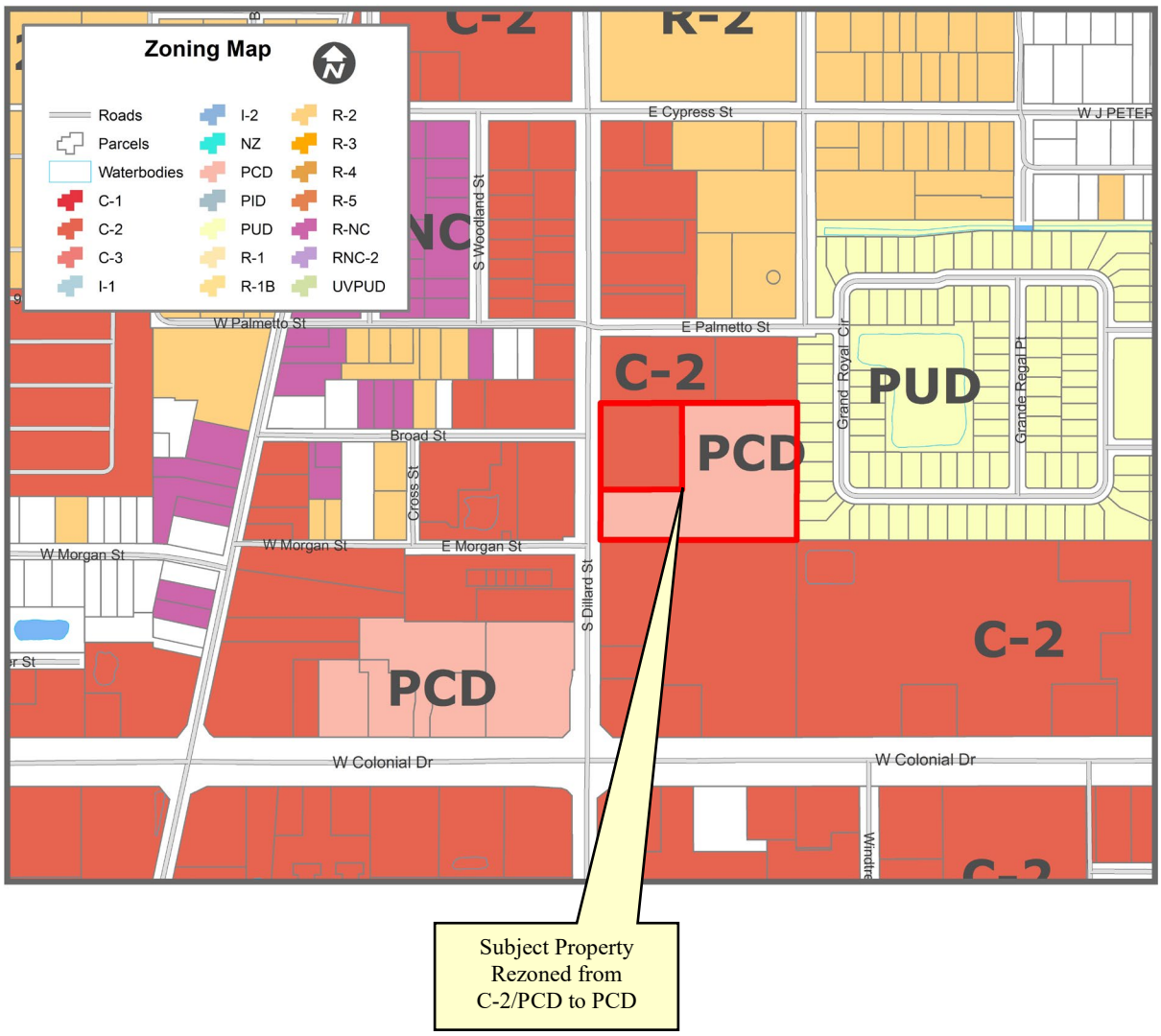
Including residential uses in addition to commercial uses will have the added benefit of promoting more pedestrian and bike activity on Dillard Street, not only during business hours, but also in the evening as residents walk or bike to nearby restaurants and shops. Including the mix of uses also has the benefit of ensuring staggered traffic patterns, reducing peak hour vehicular volumes in the morning and afternoon.

The proposed PCD is consistent with the City's Comprehensive Plan and the City of Winter Garden's Code of Ordinances. Staff recommends approval of Ordinance 20-47.

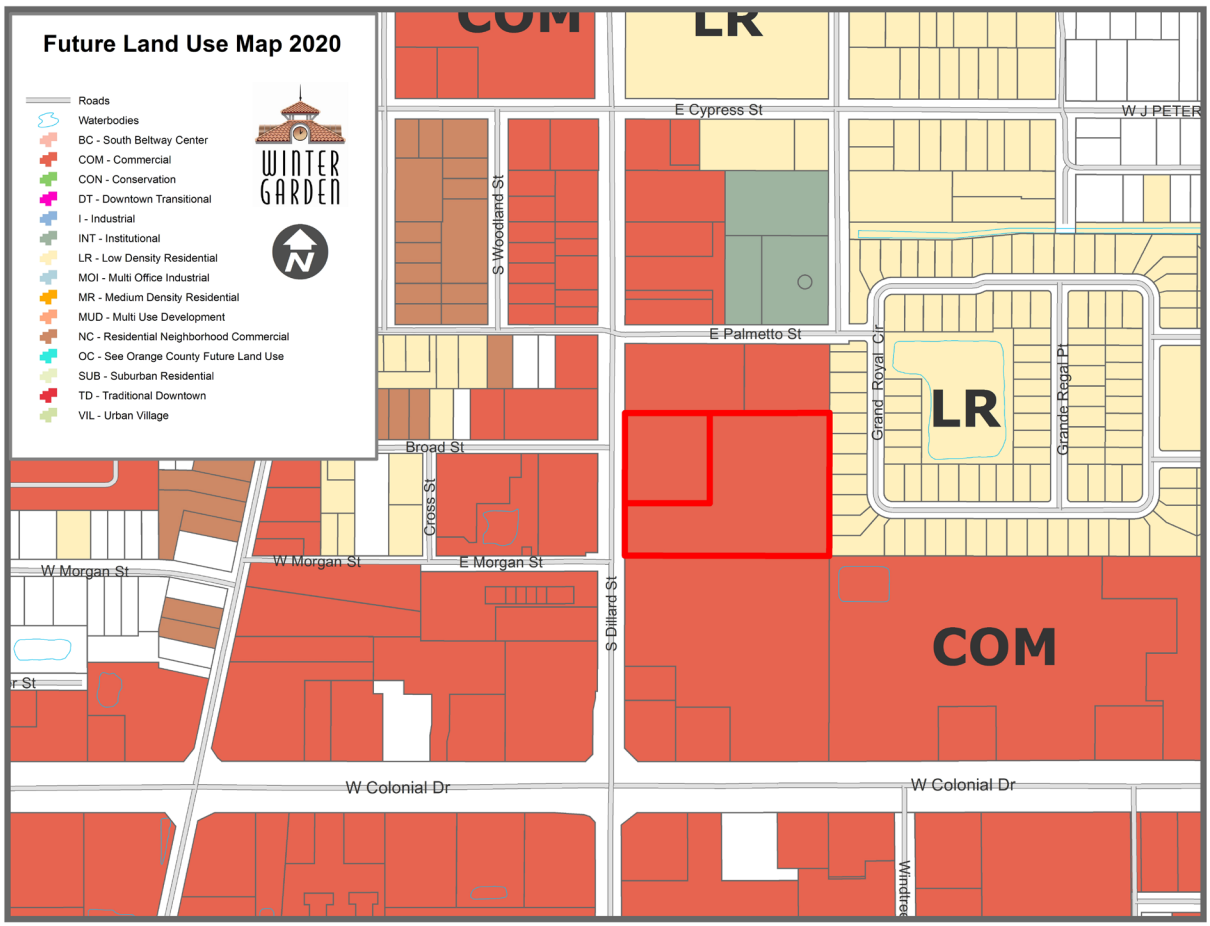
AERIAL PHOTO
855 & 955 S Dillard Street



ZONING MAP
855 & 955 S Dillard Street



FUTURE LAND USE MAP
855 & 955 S Dillard Street



END OF STAFF REPORT

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 13, 2020 **Meeting Date:** October 22, 2020

Subject: 427 English Lake Drive
Ordinance 20-48
PARCEL ID # 36-22-27-9189-00-160

Issue: The applicant is requesting to vacate certain drainage and utility easement(s) that exist over property located at 427 English Lake Drive.

Discussion:

The subject property, located on 427 English Lake Drive, is approximately 0.62 ± acres. The property is currently developed with a single-family home and the applicant is requesting to vacate a section of drainage and utility easement that was recorded with the final plat of the Westfield Lakes subdivision (as recorded in Plat Book 36, Page 35, of the Public Records of Orange County, Florida).

Lot 16 was combined with the platted tract D to the south in 2008, but the existing drainage & utility easement between the two lots was never vacated. The applicant is requesting to vacate this portion of the easement so that the future owners of the lot have the ability to construct a swimming pool in the backyard. The future owners are required to execute a replacement 5' wide drainage & utility easement that runs along the sides and rear of the platted Tract D portion of the subject property, and have the title company record it immediately after the deed at closing.

The subject property carries the zoning designation R-1 (Single Family Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the Comprehensive Plan.

Recommended Action:

Staff recommends approval and adoption of Ordinance 20-48.

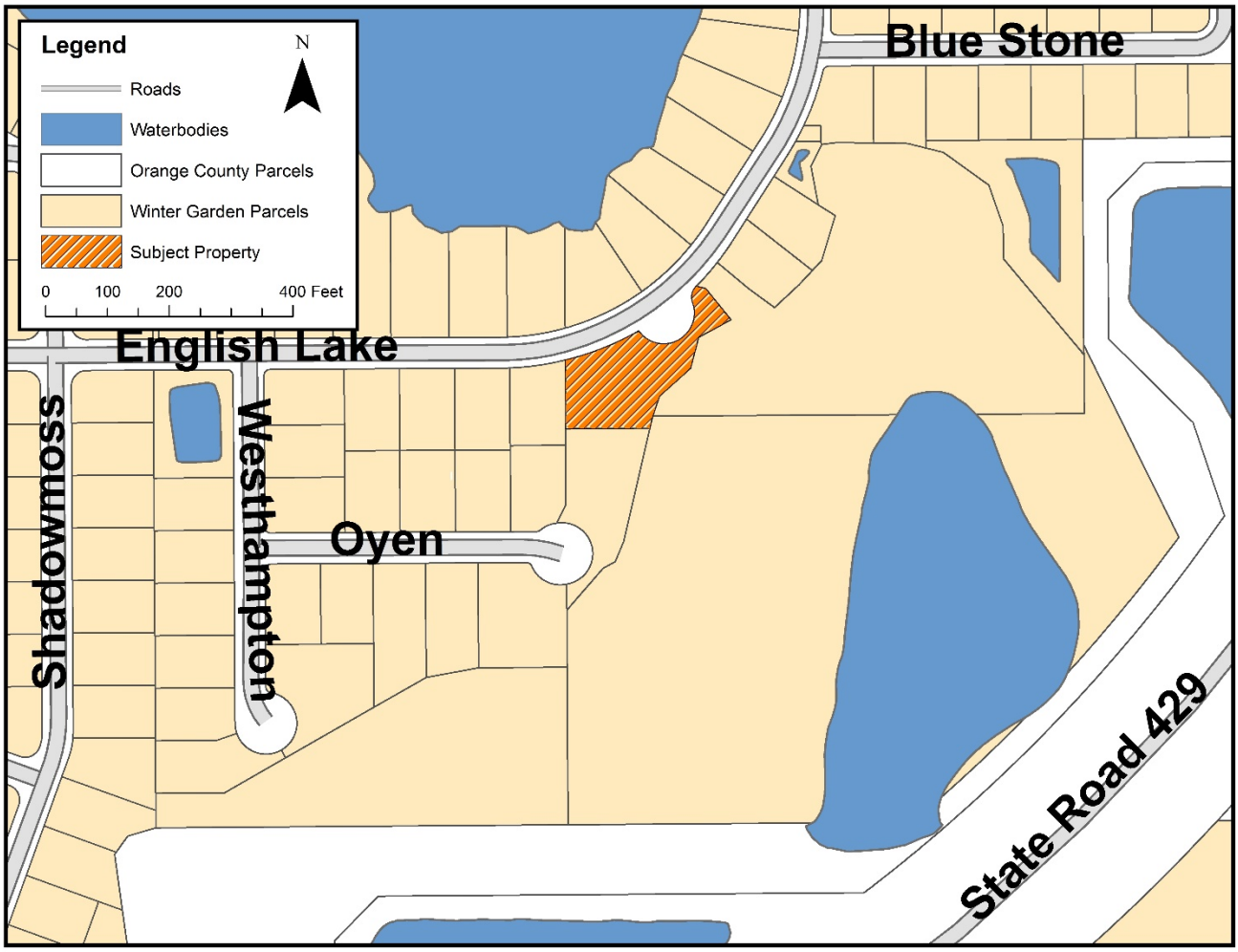
Attachment(s)/References:

Location Map
Ordinance 20-48

LOCATION MAP

427 English Lake Drive

Easement Vacation



ORDINANCE 20-48

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE AND UTILITY EASEMENT OVER LOT 16 OF WESTFIELD LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (LOCATED AT 427 ENGLISH LAKE DRIVE, WINTER GARDEN, FLORIDA), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING.

WHEREAS, the simple owners ("Owner") of the residential lot located at 427 English Lake Drive, Winter Garden, Florida, which is legally described as Lot 16, Westfield Lakes, according to the plat thereof, as recorded in Plat Book 36, Pages 35, of the Public Records of Orange County, Florida as combined with Tract D of the same Plat (the "Lot") have requested the City to vacate a portion of a plat dedicated drainage and utility easement upon the Lot in the area legally described and graphically depicted on Exhibit "A" attached hereto (the "Proposed Vacated Drainage and Utility Easement");

WHEREAS, the petition to vacate the Proposed Vacated Drainage and Utility Easement was duly presented to the City Commission at a regular meeting; and

WHEREAS, it appears that the Owner is the fee simple owner of all of the above described residential lot and the vacation of the Proposed Vacated Drainage and Utility Easement will not affect the distribution of utility services to the public and public drainage needs; and

WHEREAS, the Westfield Lakes Property Owners Association, Inc. has consented to the vacation of the Proposed Vacated Easement; and

WHEREAS, the City has received letters of no objection to the vacation of the Proposed Vacated Easements, from surrounding property owners, homeowners association, Duke Energy, Charter-Spectrum, Lake Apopka Natural Gas, CenturyLink, and the City of Winter Garden Staff; and

WHEREAS, it appears that all ad valorem taxes due and owing on said Lot have been paid, that due and proper notice of the Owner's easement vacation request has been given as required by law, and proof of publication of said notice has been received by the City; and

WHEREAS, the Owner (or future Owner) is required to grant to the City a replacement drainage and utilities easement to the City along the eastern, western and southern boundary of Tract D of the Westfield Lakes Plat (PB 36, PG 35) owned by the Owner as more specifically set forth in the conditions of approval on file with the City ("Replacement Easement"); and

WHEREAS, the City of Winter Garden is vested with home rule authority pursuant to Article VII, Section 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, as well as the provisions of the City Charter and other law and therefore the City has the authority to vacate easements dedicated to the City and public.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AS FOLLOWS:

SECTION 1: Recitals. The above recitals are true and accurate and are incorporated herein.

SECTION 2: Partial Easement Vacation — Drainage & Utility Easement. The portion of the drainage and utility easement depicted on Exhibit "A" and described above as the Proposed Vacated Drainage Easement located upon Lot 16, Westfield Lakes, according to the plat thereof, as recorded in Plat Book 36, Pages 35, of the Public Records of Orange County, Florida, is hereby vacated and annulled. The other easements dedicated on the plat over, under and through the Lot shall continue to exist and are unaffected by this Ordinance.

SECTION 3: Effective Date. This Ordinance shall take effect immediately, however, its effectiveness is contingent upon the Replacement Easement with terms acceptable to the City being executed and recorded in the public records of Orange County, Florida.

SECTION 4: Recording. A certified copy of this Ordinance shall be recorded in the public records of Orange County, Florida by the City Clerk. In the event it is discovered that a scrivener's error exists in this Ordinance and/or its exhibits, the City Manager and City Clerk are authorized to record a notice of scrivener's error to correct the errors in this Ordinance and/or its exhibit(s).

FIRST READING AND PUBLIC HEARING: _____ , 2020.

SECOND READING AND PUBLIC HEARING: _____ , 2020.

ADOPTED this _____ day of _____, 2020, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
ANGELA GRIMMAGE, City Clerk

Exhibit A

LEGAL DESCRIPTION

A portion of Lot 16, WESTFIELD LAKES, as recorded in Plat Book 36, Page 35, of the Public Records of Orange County, Florida. Located in Section 36, Township 22 South, Range 27 East, Orange County, Florida. Said parcel being more particularly described as follows:

COMMENCE at the southwest corner of Lot 16 per said plat; thence along the southerly boundary line of said Lot 16, North 89° 47' 55" East, 5.01 feet to a point on the easterly line of a 5.00 foot Drainage & Utility Easement, said point also being the POINT OF BEGINNING; thence leaving said southerly line, run along the easterly line of said 5.00 foot Drainage & Utility Easement, North 00° 11' 53" West, 5.00 feet; thence leaving the easterly line of said 5.00 foot Drainage & Utility Easement, run North 89° 47' 55" East, 132.35 feet to a point on the westerly line of a 5.00 foot Drainage & Utility Easement; thence along the westerly line of said 5.00 foot Drainage & Utility Easement, South 19° 05' 14" West, 5.30 feet to a point on the aforementioned southerly boundary line of said Lot 16; thence leaving the westerly line of said 5.00 foot Drainage & Utility Easement, run along the southerly boundary line of said Lot 16, South 89° 47' 55" West, 130.60 feet to the POINT OF BEGINNING.

Said parcel contains 657 square feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY LINE OF LOT 16, WESTFIELD LAKES, PLAT BOOK 36, PAGE 35, ORANGE COUNTY, FLORIDA, BEING SOUTH 89°47'55" WEST.

WM. DAVID MCCRARY, JR. LICENSE # 4853 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

McCrary, David

Digitally signed by McCrary, David
DN: CN="McCrary, David"
Reason: I have reviewed this document
Date: 2020.08.28 11:06:02-04'00'

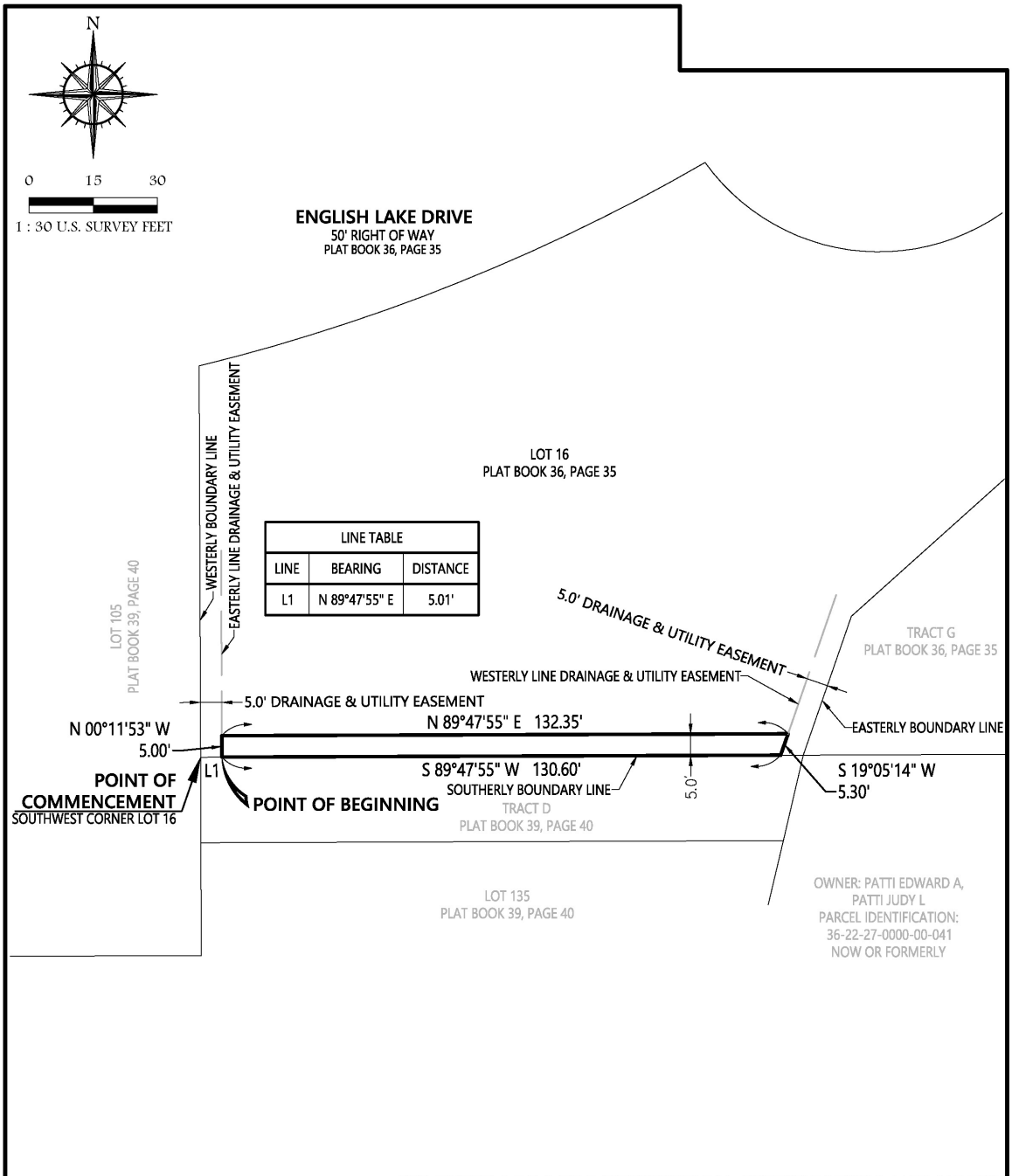
WM. DAVID MCCRARY — DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 4853

SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

vhb
Vanasse Hangen Brustlin, Inc.
Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: CAP | CHECKED: WDM
PROJECT # AS 2020
DRAWING: Lot 16 D&UE Esmt revised.dwg
DRAWING DATE: 08/27/2020
SHEET 1 OF 2

SKETCH & DESCRIPTION
DRAINAGE & UTILITY EASEMENT
ISSUED FOR:
CITY OF WINTER GARDEN



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

vhb
Vanasse Hangen Brustlin, Inc.
Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: CAP	CHECKED: WDM
PROJECT # AS 2020	
DRAWING: Lot 16 D&UE Esmt revised.dwg	
DRAWING DATE: 08/27/2020	
SCALE: 1" = 30'	SHEET 2 OF 2

SKETCH & DESCRIPTION
DRAINAGE & UTILITY EASEMENT

ISSUED FOR:
CITY OF WINTER GARDEN

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 15, 2020 **Meeting Date:** October 22, 2020

Subject: 21 West Smith Street
Ordinances 20-52
PARCEL ID # 23-22-27-2888-08-071

Issue: The applicant is requesting to rezone the property located at 21 West Smith Street.

Discuss The applicant has requested to rezone the subject property from R-2 Residential District to C-1 Central Commercial District in order to build a commercial office building. The proposed C-1 zoning is consistent with the property's TD – Traditional Downtown Future Land Use designation (See Staff Report). The proposed rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances.

Recommended Action:

Staff recommends approval and adoption of Ordinance 20-52.

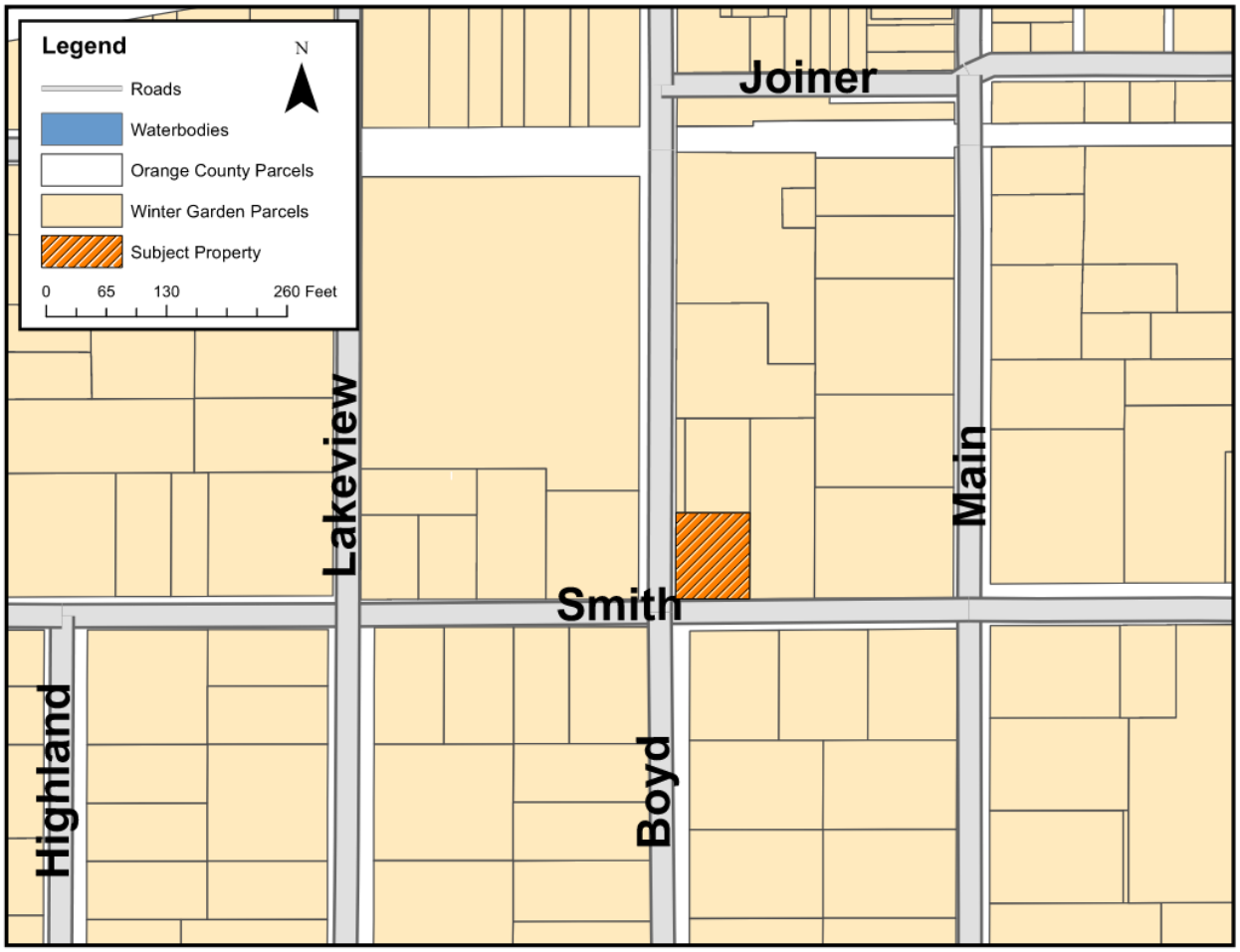
Attachment(s)/References:

Location Map
Ordinance 20-52
Staff Report

LOCATION MAP

21 W Smith Street

Rezoning



ORDINANCE 20-52

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.17 ± ACRES LOCATED AT 21 WEST SMITH STREET ON THE NORTHEAST CORNER OF WEST SMITH STREET AND SOUTH BOYD STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY C-1 CENTRAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the owner of that certain real property generally described as 0.17 ± acres of land located at 21 West Smith Street on the Northeast Corner of West Smith Street and South Boyd Street, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from City R-2 Residential District to the City's C-1 Central Commercial District zoning classification, therefore; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to C-1 Central Commercial District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Rezoning.* The above "Whereas" clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT "A," is hereby rezoned from City R-2 Residential District to City C-1 Central Commercial District in the City of Winter Garden, Florida.

SECTION 2: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 3: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: *Effective Date.* This Ordinance shall become effective upon its adoption.

FIRST READING AND PUBLIC HEARING: _____ , 2020.

SECOND READING AND PUBLIC HEARING: _____ , 2020.

ADOPTED this _____ day of _____, 2020, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

Angela Grimmage, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

Parcel ID: 23-22-27-2888-08-071

Description:

FRIES PLAT OF WINTER GARDEN E/16 S 93 FT OF LOT 7 BLK H

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 ● (407) 656-4111

STAFF REPORT

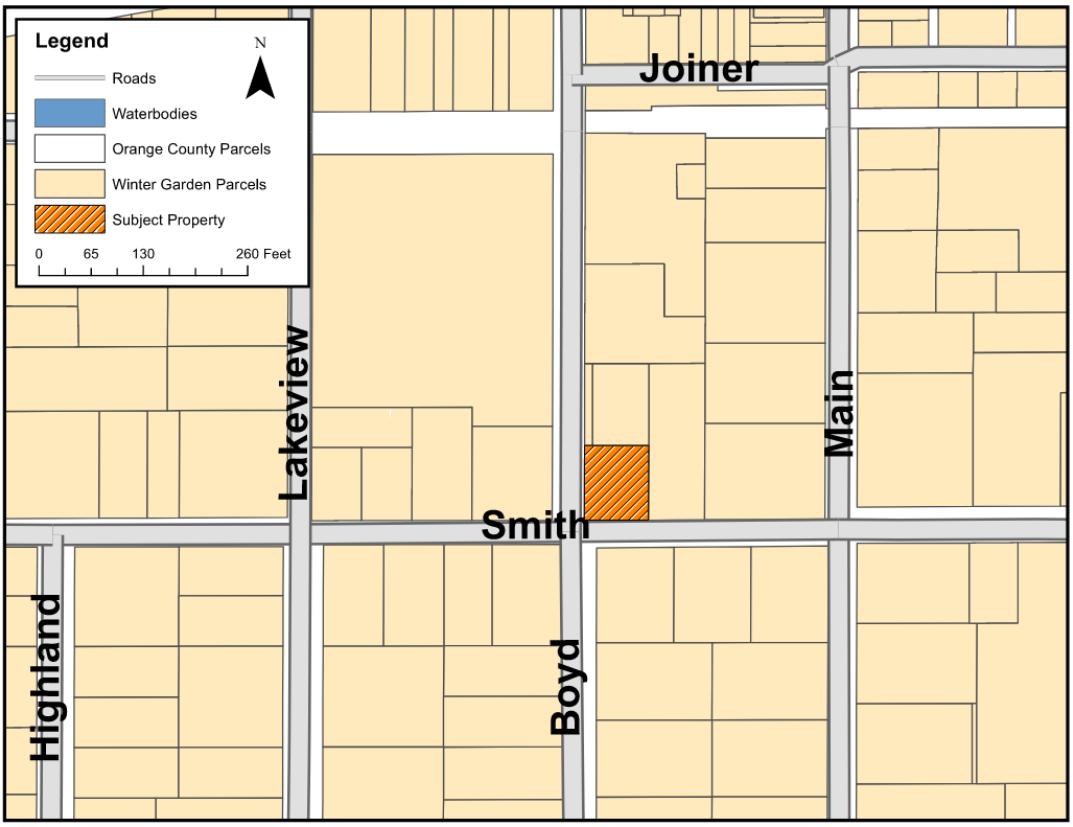
TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Senior Planner
DATE: September 24, 2020
SUBJECT: REZONING
21 West Smith St (0.17 +/- ACRES)
PARCEL ID # 23-22-27-2888-08-071

APPLICANT: Brett Claflin

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property, located on 21 West Smith Street, is an approximately 0.17 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone the 0.17 ± acre property, which is located within the City of Winter Garden and carries the zoning designation R-2 (Residential District) and is designated TD (Traditional Downtown) on the Future Land Use Map of the City's Comprehensive Plan, to C-1 (Central Commercial) zoning district. The property is located within the City's Downtown Historic District.

EXISTING USE

The property had a two story single-family home on it, but it has since been demolished. The property is currently vacant.

ADJACENT LAND USE AND ZONING

The properties to the north and west of the subject property are both developed with commercial offices, are zoned C-1, and are in the City of Winter Garden's Municipal limits. The properties to the south and east are single-family residences with R-2 zoning and are in the City of Winter Garden's Municipal limits.

PROPOSED USE

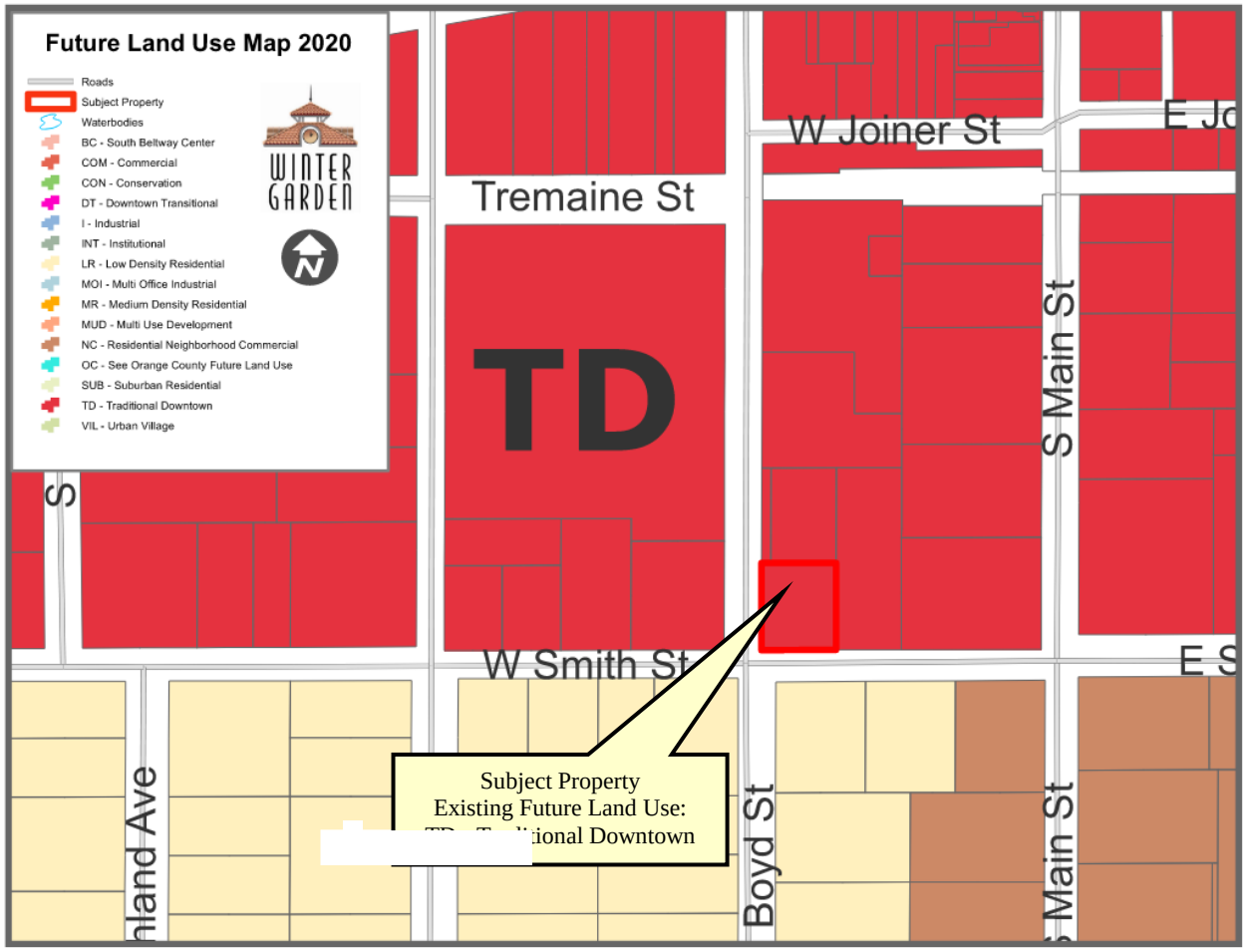
The applicant is planning on developing the property into a single-story commercial office building similar to the building north of the subject property.

SUMMARY

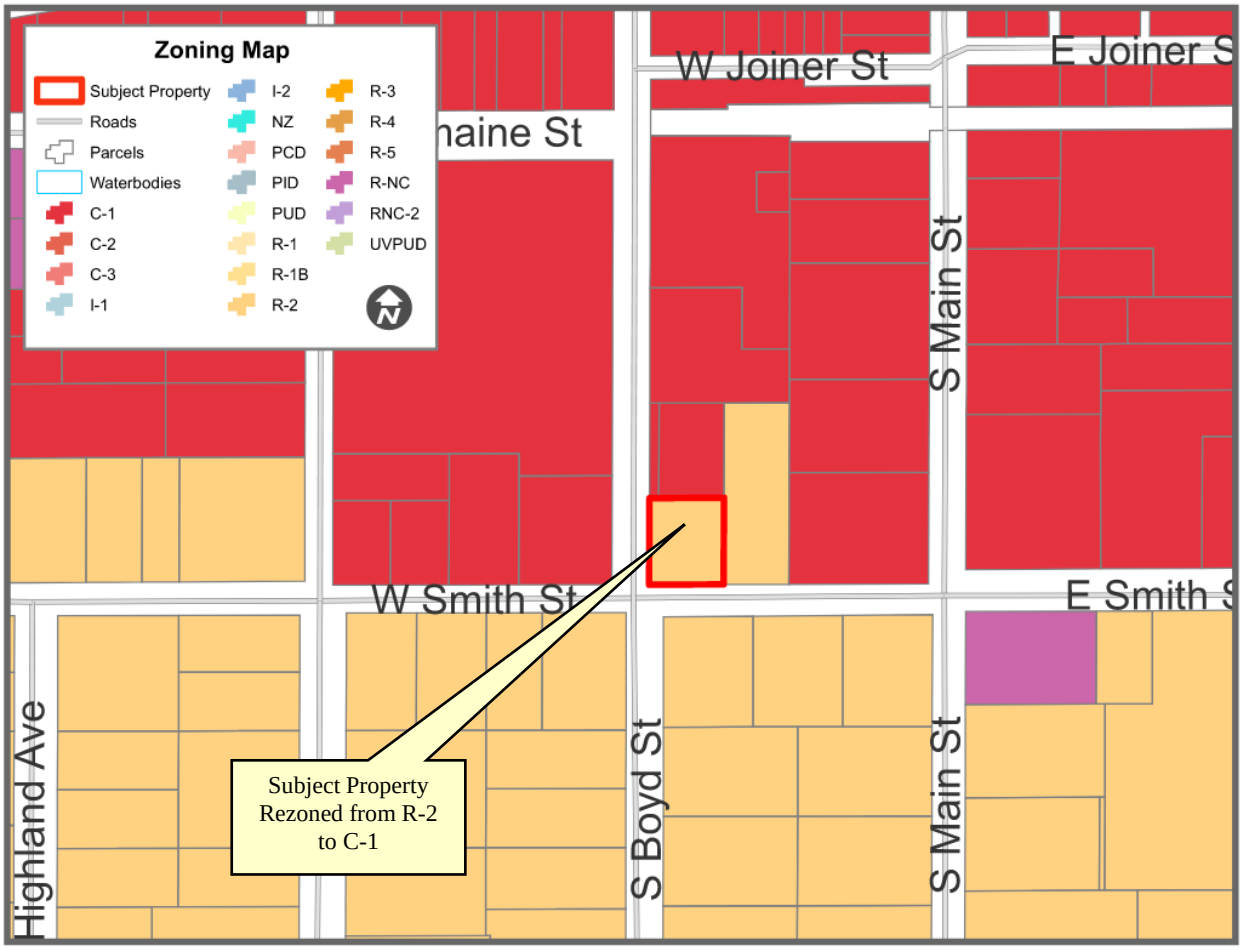
The applicant's proposal to rezone the subject property from R-2 to C-1 is consistent with the property's Future Land Use designation of TD Traditional Downtown as well as the policies contained within the City's Comprehensive Plan. City Staff recommends approval of Rezoning Ordinance 20-52.

AERIAL PHOTO
21 W Smith Street

Future Land Use Map
21 W Smith Street



Zoning Map
21 W Smith Street



END OF STAFF REPORT

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 13, 2020 **Meeting Date:** October 22, 2020

Subject: 12301 W Colonial Dr.
Master Site Plan & Home2 Suites - Site Plan Approval
Fair Share Agreement for Road Improvements
PARCEL ID# 24-22-27-0000-00-016

Issue: The applicant is requesting Site Plan approval for the Master Site Plan of the People's Plaza development as well as the development of Lot 2 with a four story hotel building with associated site improvements on a property located at 12301 W Colonial Dr. The applicant is also requesting approval of the Fair Share Agreement for Road Improvements.

Discussion:

The subject property is a 8.25 +/- acre parcel that is zoned PCD (Planned Commercial Development, Ord 20-04) and known as the Peoples Plaza commercial development. The applicant intends to develop the site with the common PCD infrastructure including the perimeter landscaping, utilities, and stormwater pond. The applicant also intends to develop Lot 2 with a four-story, 95 room hotel building (Home2 Suites) as well as the associated site elements such as parking areas, sidewalks, site furnishings, outdoor recreation amenities, and landscaping. The applicant is also requesting approval of the Fair Share Agreement, which is required to make the necessary improvements to Carter Road in order to support the proposed project.

Recommended Action:

Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated October 13, 2020, with the condition that the property be phased in accordance with the proposed Phasing Plan. Staff also recommends approval of the Road Improvements Fair Share Agreement. Development of the property with a four story hotel building is consistent with the City's Comprehensive Plan & with the property's PCD zoning requirements.

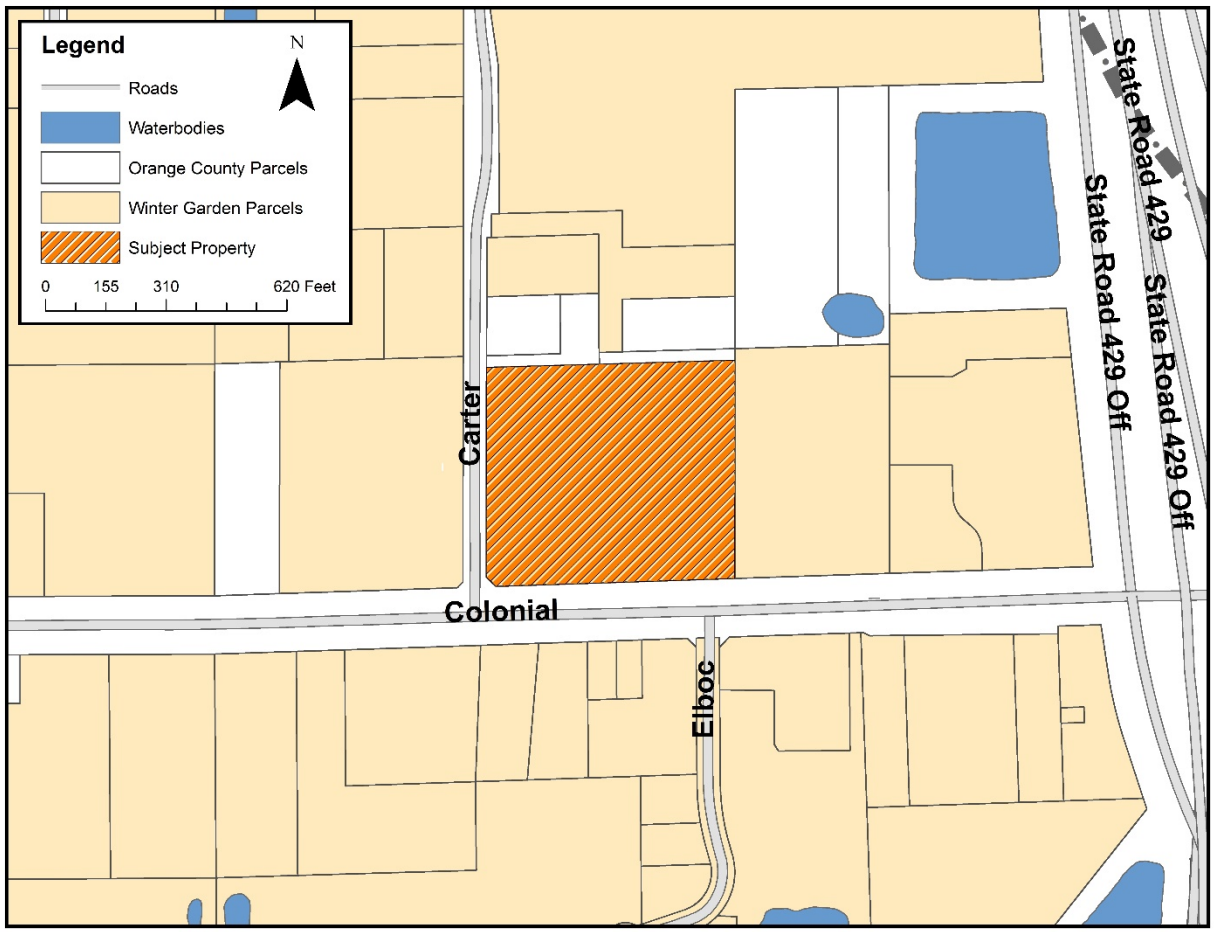
Attachment(s)/References:

Location Map
DRC Staff Report
Site Plan Set & Building Elevations
Road Improvements Fair Share Agreement
Peoples Plaza – Phasing Plan

Location Map

Peoples Plaza

12301 W Colonial Drive



THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

City of Winter Garden
Attn: City Clerk
300 West Plant Street
Winter Garden, Florida 34787

Parcel Identification # 24-22-27-0000-00-016

ROAD IMPROVEMENTS FAIR SHARE AGREEMENT

THIS ROAD IMPROVEMENTS FAIR SHARE AGREEMENT, hereinafter referred to as the "Agreement," is made this ___ day of _____, 2020, by and between the **City of Winter Garden**, a Florida municipal corporation, hereinafter referred to as the "City"; and **PEOPLES PLAZA, LLC**, a Florida limited liability company, whose address is 1126 S. Division Ave., Orlando, FL 32805, hereinafter referred to as the "Developer".

WITNESSETH:

WHEREAS, the Developer is the fee simple owner of that certain approximately 8.25 +/- acres real property generally located at 12301 W. Colonial Drive and at the northeast intersection of S.R. 50 and Carter Road in Winter Garden, Orange County, Florida, having Orange County Tax Parcel Identification Number 24-22-27-0000-00-016, and legally described in **Exhibit "A"** attached hereto and incorporated herein (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Subject Property is currently zoned PCD pursuant to City of Winter Garden Ordinance 20-04 ("PCD"); and

WHEREAS, the Developer desires to develop the Subject Property consistent with the PCD (the "Project"); and

WHEREAS, development of the Project remains subject to certain approvals by the City, including, but not limited to, site plan, issuance of building permits, certificates of completion and certificates of occupancy; and

WHEREAS, the impact of such a development on public roads will be significant given the traffic generated by the users of the Project; and

WHEREAS, development of the Subject Property at the intensity and configuration proposed requires the Developer to perform certain obligations and provide for certain impacts of such development in order to comply with the City's Code of Ordinances, Comprehensive Plan, and otherwise address the impacts generated by the Project; and

WHEREAS, Developer acknowledges that there are inadequate public road facilities and infrastructure existing at this time to adequately serve the Project and, therefore, the Developer will need to provide certain public road facilities and infrastructure for the Subject Property,

perform certain obligations and provide for certain impacts of such development in order to comply with the City's Code of Ordinances, Comprehensive Plan, regulations and policies; and

WHEREAS, the Developer acknowledges that construction of the improvements and obligations required herein, which are necessary to serve the Subject Property, will be of direct benefit to the Developer and the Subject Property; and

WHEREAS, in light of the foregoing, the Developer is willing to pay a proportionate fair-share of the cost of planning, designing, permitting and constructing the required roadway improvements and to cause the design, permitting, procurement, installation and construction of the same; and

WHEREAS, the City has identified the need for certain improvements in order to accommodate Developer's development of the Subject Property including, but not limited to, the more particularly described herein; and

WHEREAS, the City and the Developer desire to enter into this Agreement to memorialize certain promises, agreements, covenants and expectations pertaining to the Developer's payment of a proportionate fair-share of road improvements and traffic signal improvements and other matters as provided for herein.

NOW, THEREFORE, for and in consideration of the above premises, the promises and provisions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the City agree as set forth herein.

1. **Recitals.** The above premises are true and correct and are incorporated herein as material provisions of this Agreement. Any and all exhibits referred to in this Agreement are incorporated herein as material provisions of this Agreement.

2. **Carter Road Improvements.** In order to support the development of the Project on the Subject Property and other new development in the area, it is necessary to improve Carter Road from State Road 50 to the north property line of the Project, including, among other improvements, adding a south-bound left and right turn lanes, curbing, drainage and milling and repaving (hereinafter collectively referred to as the "Carter Road Improvements"). The Carter Road Improvements will address safety and capacity concerns that exist for current traffic and which will deteriorate as new development occurs in the area, including the development of the Subject Property. Developer shall cause the design, permitting, installation and construction of the Carter Road Improvements during Developer's installation and construction of the site infrastructure for the Project; the City will reimburse Developer for a portion of such costs as set forth in Paragraph 3 below. The Developer shall obtain approval of design plans for the Carter Road Improvements from the City prior to construction of such improvements and such improvements shall be constructed in accordance with City-approved plans. Further, the Developer shall obtain prior City approval of the construction contractor Developer would like to use in the construction of the Carter Road Improvements. Before commencing construction, the Developer's contractor for the Carter Road Improvements shall be required to post and deliver to

the City a payment and performance bond meeting the requirements of Section 255.05, Florida Statutes, with terms acceptable to the City, naming the City as a beneficiary and being in the amount of one-hundred and twenty percent (120%) of the full construction costs of the Carter Road Improvements.

3. **Fair Share Allocation.** The costs of the installation, construction, provision and completion of the Carter Road Improvements shall be borne by the Subject Property in its proportionate fair share, which the Developer and City agree is the full costs to design, permit, procure, install and construct the Carter Road Improvements less the City's Reimbursement Payment described below ("Fair Share Payment"). Based on Developer's Contractor's estimates, City and Developer agree that the City will reimburse the Developer for **50%** of the labor and material cost of the construction of the Carter Road Improvements based on documented cost incurred by the Developer up to a maximum reimbursement of **TWO HUNDRED TEN THOUSAND, TWO HUNDRED SIXTY FIVE AND 75/100 DOLLARS ($210,265.75)** ("Reimbursement Payment"). The Reimbursement Payment does not include Developer's design or engineering services costs. Developer acknowledges and agrees that the Fair Share Payment is proportionate to the impacts of the development of the Subject Property and that the Carter Road Improvements provide a direct benefit to the Subject Property. Developer and the Subject Property shall not receive any impact fee credits for the Fair Share Payment.

4. **Payment for Carter Road Improvements**. City agrees to pay the Reimbursement Payment to the Developer within thirty (30) days of all of the following being completed: (i) completion of the Carter Road Improvements; (ii) the Developer's submission of contractor payment applications and other documentation evidencing the total cost incurred by the Developer for the Carter Road Improvements; (iii) issuance of a certificate of completion for site improvements on the Subject Property; and (iv) Developer providing to the City a maintenance bond with terms acceptable to the City in the amount of one-hundred and twenty percent (120%) of the full construction costs of the Carter Road Improvements meeting the City's 2 year maintenance bond requirements for platting under Chapter 110, City Code. No certificates of completion for site infrastructure or certificates of occupancy shall be issued for any building or structure on the Subject Property unless and until the Carter Road Improvements are completed to the satisfaction of the City.

Developer hereby assumes any and all risk arising out of or in any matters related to certificates of completion or certificates of occupancy not being issued by the City.

5. **No Third-Party Beneficiaries**. Nothing in this Agreement, express or implied, is intended to or will be construed to confer on any person, other than the parties of this Agreement, any right, remedy, or claim with respect to this Agreement.

6. **Validity.** If any portion of this Agreement is finally determined by a court of competent jurisdiction to be invalid, unconstitutional, unenforceable or void, the balance of the Agreement shall continue in full force and effect.

7. **Notices.** Any notices required or permitted under this Agreement, and copies thereof, shall be addressed to the City and the Developer at the following addresses, or at such other addresses designated in writing by the party to receive notice:

City: Mike Bollhoefer, City Manager
City of Winter Garden
300 West Plant Street
Winter Garden, Florida 34787
Telecopy: (407) 656-4952

With a copy to: A. Kurt Ardaman, City Attorney
City of Winter Garden
1947 Lee Road
Winter Park, Florida 32789
Telecopy: (407) 262-8402

Developer: Peoples Plaza, LLC
1126 S. Division Ave
Orlando, FL 32805-4701

Notices shall be either: (i) personally delivered (including delivery by Federal Express, UPS or other overnight courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; or (ii) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or intentionally delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U.S. Mail.

8. **Attorney's Fees**. In any lawsuit between the parties to this Agreement arising from this Agreement, each party shall be bear their own attorney's fees and litigation costs, except as otherwise expressly allowed in this Agreement.

9. **Entire Agreement.** This Agreement embodies the entire understanding of the parties with respect to the matters specifically enumerated herein, and all negotiations, representations, warranties and agreements made between the parties are merged herein. The making, execution and delivery of this Agreement by all parties has been induced by no representations, statements, warranties or agreements that are not expressed herein. There are no further or other agreements or understandings; written or oral, in effect between or among the parties related to the subject matter hereof.

10. **Interpretation.** None of the parties shall be considered the drafter of all or any portion of this Agreement for the purposes of interpreting all or any portion of this Agreement, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.

11. **Binding Effect and Successors.** This Agreement shall run with the Subject Property and the rights and the obligations under this Agreement shall benefit, burden, and bind

the successors, heirs and assigns of all parties to this Agreement. In the event of the assignment of this Agreement, or the conveyance or transfer of the Subject Property, or any part thereof, the Developer shall be and remain liable for performance of the obligations under this Agreement until such time as a written release is obtained from the City, in the City's sole discretion. Excluding the City, all transferees, transferor, grantees, grantors, assignees and assignors relating to the Subject Property are jointly and severally liable for the Developer's obligations under this Agreement. The rights granted to Developer under this Agreement relate specifically to the Subject Property and are not permitted to be transferred to any other property.

12. **Local Development Approvals and Permits.** Notwithstanding anything herein to the contrary, all development of the Project shall be in compliance with all applicable federal, state, county and municipal laws and ordinances, rules and regulations (including, but not limited to, the City's land development regulations, zoning requirements and comprehensive plan). Unless expressly authorized or granted herein, nothing in this Agreement shall constitute or be deemed to constitute or require the City to issue any approval by the City of any rezoning, Comprehensive Plan amendment, variance, special exception, final site plan, preliminary subdivision plan, final subdivision plan, building permit, grading, stormwater drainage, engineering, or any other land use or development approval. Nor shall this Agreement be deemed to reduce, eliminate, derogate from or otherwise adversely affect any such approvals, permissions or rights. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures with respect to same as otherwise set forth in the City's Code of Ordinances and subject to any conditions of approval thereof. Nothing in this Agreement shall constitute or be deemed to constitute a limitation, restriction or any other type of waiver of Developer's right or ability to seek a rezoning, comprehensive plan amendment, variance, special exception, site plan, preliminary subdivision plan, final subdivision plan, or any other land use or development approval.

13. **Authority.** Each party represents and warrants to the other party that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement, that all acts, approvals, procedures, and similar matters required in order to authorize this Agreement have been taken, obtained, or followed, as the case may be, and that, upon the execution of this Agreement by all parties, this Agreement shall run with the Subject Property and the rights and obligations under this Agreement shall benefit, burden and be binding upon the parties hereto and their successors in interest and assigns. In the event Developer fails to pay the monies, dedicates the lands so required by this Agreement, or otherwise fails to meet Developer's obligations under this Agreement, no further development (including without limitation the issuance of permits, review of applications, or construction) of the Subject Property shall continue until such obligations are met.

14. **Effective Date**. This Agreement shall become effective upon execution by all parties (the "Effective Date").

15. **Breach**. In the event of a breach, default, or violation of one or more of the provisions herein by the Developer or the City, the violating party shall be given sixty (60) days to cure such violation upon receipt of written notice of the violation from a non-violating party. In the event such violation is not cured within said period, the City or the Developer, as the case may be, shall have the right to pursue any and all legal and equitable remedies available provided

by law. Notwithstanding the foregoing, the City shall be permitted to without notice immediately withhold the issuance of, and revoke, certificates of completion, certificates of occupancy or building permits associated with the Project in the event Developer is in violation of any provision of this Agreement. In addition to any of the above stated remedies, in the event the Developer fails to timely make payment of the Fair Share Payment for the Carter Road Improvements or any other amount due under this Agreement, the City may record a Notice of Lien against the Subject Property in an amount equal to the amounts owed to the City by Developer plus accrued interests. A copy of such Notice of Lien shall also be delivered to Developer in the same manner as required under this Agreement for delivery of written notices. The recorded Notice of Lien shall constitute a lien upon the Subject Property and the lien may be foreclosed upon for the benefit of the City any time after sixty (60) days after the Notice of Lien has been recorded in the public records. The City may foreclose the lien in accordance with the procedures established in Chapter 702, Florida Statutes, or successor statute or other statute providing for lien foreclosure procedures. Amounts past due shall accrue interest in favor of the City at the rate of eight percent per annum. The Developer may obtain a release from the lien by paying the amount stated in the lien, plus accrued interest of eight percent per annum, plus attorney's fees and costs incurred by the City in filing and collecting upon the lien.

16. **Amendment.** This Agreement may be amended, modified or cancelled by mutual consent of the parties hereto as represented by a written document executed by the City and the Developer.

17. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in the circuit court of and for Orange County, Florida.

18. **Recording.** The City shall record this Agreement with the cost thereof to be borne by the Developer.

19. **Non-Waiver of Sovereign Immunity.** Nothing contained in this Agreement nor in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Constitution and laws of the State of Florida.

20. **Informed Execution.** This Agreement is entered into voluntarily by the Developer without duress and after full review, evaluation and consideration by the Developer. Developer is represented by counsel, or alternatively, has been afforded an opportunity to retain counsel for review of this Agreement.

21. **Reimbursement.** On or before ten (10) days after the date of invoicing, Developer shall reimburse the City for all the City's direct costs, expenses and fees incurred relating to the review, processing, inspection, and regulation (or any combination thereof) of applications related to the Project, including without limitation, the City's consultants', engineers' and attorneys' fees, concerning the preparation of this Agreement and for other

development review, processing, inspection, and regulation expenses in accordance with Chapter 88, City of Winter Garden Code of Ordinances.

22. **Time is of the Essence.** Time is hereby declared to be of the essence in the performance of the duties and obligations of the respective parties to this Agreement.

23. **Captions.** The captions or paragraph headings of this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, or meaning of this Agreement.

24. **Independent Parties.** City and Developer are not partners and this Agreement is not a joint venture and nothing in this Agreement shall be construed to authorize the City or Developer to represent or bind the any other party to matters not expressly authorized or provided in this Agreement.

AGREED to by the City Commission of the City of Winter Garden, Florida, a Florida municipality and the Developer on the date first written above.

ATTEST: By:_____ ANGEE GRIMMAGE, CITY CLERK _____ Print Name:_____ Witness _____ Print Name:_____ Witness	"**CITY**" **CITY OF WINTER GARDEN, FLORIDA** **By:**_____ JOHN REES, MAYOR "**DEVELOPER**" **PEOPLES PLAZA, LLC** By:_____ Print:_____ Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was executed, sworn to and acknowledged before me ☐ by means of physical presence ☐ or online notarization on this _____ ___, 2020 by _____as _____ for **PEOPLES PLAZA, LLC**, on its behalf. He (check one) ☐ is personally known to me, or ☐ has produced a valid driver's license as identification.

_____
Notary Public, State and County Aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT "A"

LEGAL DESCRIPTION (as provided by client):

The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 (less the West 30 feet, the South 75 feet, and the North 30 feet of the East 349.37 feet), in Section 24, Township 22 South, Range 27 East, Orange County, Florida.

LESS AND EXCEPT

The North 30 feet of the West 320 feet of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 24, Township 22 South, Range 27 East.

AND LESS and Except the following described:

Commence at small P–K nail and disk set in poured concrete in asphalt cut–out marking the Northeast corner of the Northwest 1/4 of Section 24, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00"03'54" East along the North–South center–of–section line of said Section 24 a distance of 5329.27 feet to a point on the Centerline of Survey of State Rood 50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No. 410983 1, said point also being a point on a non–tangent curve concave Northerly having a radius of 32,740.45 feet and a chord bearing of North 88"31 '48" East; thence deporting said North–South line, from a tangent bearing of North 88"57'45" East, run Easterly along said Centerline of Survey and along the arc of said curve through a central angle of 00"51 '53" a distance of 494.11 feet to the point of tangency; said point also being a point on the South line of the Southwest 1/4 of aforesaid Section 24; thence deporting said curve, run North 88"05'52" East along said Centerline of Survey and along said South line a distance of 205.55 feet to a point on the Southerly projection of the East right of way line of Carter Avenue; thence deporting said Centerline of Survey and said South line, run North 00"02' 46" West along said Southerly projection a distance of 75.04 feet to the intersection of the East right of way line of Carter Avenue with the existing North right of way line of aforesaid State Rood 50 as shown on the aforesaid Right of Way Map for a Point of Beginning; thence continue North 00•02' 46" West along said East right of way line of Corter Avenue a distance of 24.78 feet; thence deporting said East right of way line of Carter Avenue, run South 46"41 '33" East a distance of 34.90 feet to the aforesaid existing North right of way line of State Road 50; thence run South 88"05'52" West along said existing North right of way line of State Road 50 a distance of 25.39 feet to the **Point of Beginning**.

CONSTRUCTION PLANS
FOR
HOME2 SUITES AT PEOPLE'S PLAZA

24-22-27-0000-00-016
12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA 34787

STATEMENT OF OWNERSHIP:
THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY PEOPLES PLAZA, LLC.

GENERAL STATEMENT:
THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A HOTEL ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME:	PEOPLE'S PLAZA
ADDRESS:	12301 WEST COLONIAL DRIVE WINTER GARDEN, FL 34787
OWNER ADDRESS:	1126 S. DIVISION AVENUE ORLANDO, FL 32805
TELEPHONE:	(407) 709-0497

ZONING/LAND USE DATA:

ZONING:	PCD (PEOPLE'S PLAZA)
PROPOSED USE:	95 ROOM HOTEL
NUMBER OF STORIES:	FOUR
MAX. BUILDING HEIGHT:	60 FEET
FAR:	0.628
BUILDING COVERAGE:	15.13% *
PHASING:	ONE PHASE
VEGETATION:	EXISTING DEVELOPED PROPERTY
WATER SERVICE:	CITY OF WINTER GARDEN
WASTEWATER SERVICE:	CITY OF WINTER GARDEN
SOILS:	45-SMYRNA FINE SAND-URBAN LAND COMPLEX 55-ZOLFO-URBAN LAND COMPLEX
STORMWATER MANAGEMENT:	PROPOSED ON-SITE WET DETENTION POND
FIRE:	CITY OF WINTER GARDEN
TOTAL PROJECT AREA:	359,437 SF = 8.251 ACRES
EXISTING TOTAL PROJECT IMPERVIOUS AREA:	235,448 SF = 5.405 ACRES AT 65.50%
EXISTING TOTAL PROJECT OPEN SPACE AREA:	123,989 SF = 2.846 ACRES AT 34.50%
SITE AREA:	81,672 SF = 1.875 ACRES
IMPERVIOUS:	66,490 SF = 1.526 ACRES AT 81.41%
BUILDING:	12,833 SF = 0.295 ACRES AT 15.13% *
PAVEMENT/SIDEWALKS:	53,657 SF = 1.232 ACRES AT 65.70%
OPEN SPACE:	15,182 SF = 0.348 ACRES AT 18.59% **
OPEN SPACE (MINIMUM REQUIRED):	16,334 SF = 0.375 ACRES AT 20.00%
PROPOSED OFF-SITE IMPERVIOUS:	26,346 SF = 0.605 ACRES
TOTAL PROPOSED IMPERVIOUS AREA:	92,836 SF = 2.131 ACRES

SETBACKS/BUFFERS:

FRONT (SOUTH):	20 FEET/0 FEET
REAR (NORTH):	10 FEET/5 FEET
SIDE (EAST):	30 FEET/5 FEET
SIDE (WEST):	10 FEET/0 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:	
HOTEL:	ONE SPACE PER HOTEL ROOM (PER PCD NOTE #7) (95 ROOM)(1 SPACE PER ROOM)=95 SPACES
TOTAL:	95 SPACES
REGULAR SPACES PROVIDED:	93
HANDICAPPED SPACES PROVIDED:	4
TOTAL SPACES PROVIDED:	97 SPACES

UTILITY COMPANIES:

POWER:	DUKE ENERGY 452 E. CROWN POINT ROAD WINTER GARDEN, FL 33787 (407) 905-3321
SEWER:	CITY OF WINTER GARDEN 300 WEST PLANT STREET WINTER GARDEN, FL 34787 (407) 656-4111
WATER:	CITY OF WINTER GARDEN 300 WEST PLANT STREET WINTER GARDEN, FL 34787 (407) 656-4111
TELEPHONE:	AT&T-SOUTHEAST 450 N. GOLDENROD ROAD ORLANDO, FL 32807 (407) 380-0938
GAS:	LAKE APOPKA NATURAL GAS 1320 WINTER GARDEN-VINELAND ROAD WINTER GARDEN, FL 34778 (407) 656-2734

* EXCLUDES PORTE COCHERE AND POOL EQUIPMENT ROOM
** MINIMUM OPEN SPACE ON LOT 1 HAS BEEN INCREASED (SEE PLAN SHEET C-2)

LOCATION MAP
NTS
SECTION 24, TOWNSHIP 22, RANGE 27

OWNER:
PEOPLES PLAZA, LLC
MR. DALE PARSONS
1126 S. DIVISION AVENUE
ORLANDO, FL 32805
(407) 709-0497

LEGAL DESCRIPTION:
The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 (less the West 30 feet, the South 75 feet, and the North 30 feet of the East 349.37 feet), in Section 24, Township 22 South, Range 27 East, Orange County, Florida.

LESS AND EXCEPT

The North 30 feet of the West 320 feet of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 24, Township 22 South, Range 27 East.

AND LESS and Except the following described:

Commence at small P-K nail and disk set in poured concrete in asphalt cut-out marking the Northeast corner of the Northwest 1/4 of Section 24, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00°03'54" East along the North-South center-of-section line of said Section 24 a distance of 5329.27 feet to a point on the Centerline of Survey of State Road 50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No. 410983 1, said point also being a point on a non-tangent curve concave Northerly having a radius of 32,740.45 feet and a chord bearing of North 88°31 '48" East; thence departing said North-South line, from a tangent bearing of North 88°57'45" East, run Easterly along said Centerline of Survey and along the arc of said curve through a central angle of 00°51 '53" a distance of 494.11 feet to the point of tangency; said point also being a point on the South line of the Southwest 1/4 of aforesaid Section 24; thence departing said curve, run North 88°05'52" East along said Centerline of Survey and along said South line a distance of 205.55 feet to a point on the Southerly projection of the East right of way line of Carter Avenue; thence departing said Centerline of Survey and said South line, run North 00°02' 46" West along said Southerly projection a distance of 75.04 feet to the intersection of the East right of way line of Carter Avenue with the existing North right of way line of aforesaid State Rood 50 as shown on the aforesaid Right of Way Map for a Point of Beginning; thence continue North 00 02' 46" West along said East right of way line of Carter Avenue a distance of 24.78 feet; thence departing said East right of way line of Carter Avenue, run South 46°41 '33" East a distance of 34.90 feet to the aforesaid existing North right of way line of State Road 50; thence run South 88°05'52" West along said existing North right of way line of State Rood 50 a distance of 25.39 feet to the
Point of Beginning.

ENGINEER:
MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

SURVEYOR:
ALLEN AND COMPANY
16 E. PLANT STREET
WINTER GARDEN, FL 34787
(407) 654-5355

ARCHITECT:
CHARLES H. PARSONS ARCHITECT, P.A.
1126 S. DIVISION AVENUE
ORLANDO, FL 32805
(407) 709-0497

LANDSCAPE ARCHITECT:
MAGLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 898-0223

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	BOUNDARY AND TOPOGRAPHIC SURVEY (CONTINUED)
3	BOUNDARY AND TOPOGRAPHIC SURVEY (CONTINUED)
D-1	DEMOLITION PLAN
C-1	SITE LAYOUT PLAN
C-1A	ROADWAY IMPROVEMENT PLAN
C-1B	PRELIMINARY SUBDIVISION PLAN
C-1C	FDOT SIGNAGE/STRIPING PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	WATER UTILITY PLAN
C-5	SANITARY AND RECLAIM UTILITY PLAN
C-6	DETAILS AND NOTES
C-7	DETAILS AND NOTES
C-8	DETAILS AND NOTES
C-9	DETAILS AND NOTES
C-10	DETAILS AND NOTES
C-11	DETAILS AND NOTES
C-12	DETAILS AND NOTES
C-13	DETAILS AND NOTES
L-1	PLANTING PLAN
L-2	PLANTING PLAN (CONTINUED)
L-3	PLANTING PLAN (CONTINUED)
L-4	PLANTING PLAN (CONTINUED)
L-5	PLANTING NOTES, SCHEDULE AND DETAILS
L-6	IRRIGATION PLAN
L-7	IRRIGATION PLAN
L-8	IRRIGATION PLAN
L-9	IRRIGATION PLAN
L-10	IRRIGATION NOTES AND SCHEDULES
L-11	IRRIGATION SCHEDULES
L-12	IRRIGATION SCHEDULES AND REFERENCE PLAN
L-13	IRRIGATION DETAILS
L-14	IRRIGATION DETAILS
E1.02	SITE PLAN PHOTOMETRICS
E1.03	SITE FIXTURE CUT SHEETS
A5.01	ELEVATIONS
A5.02	ELEVATIONS (CONTINUED)
A0.04	REFUSE RECEPTACLE

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

mitch collins, pe, inc.
801 east south street
orlando, fl 32801
p. 407.850.8557
c. 407.448.8979
mitchcollins@earthlink.net

LEGAL DESCRIPTION (as provided by client):

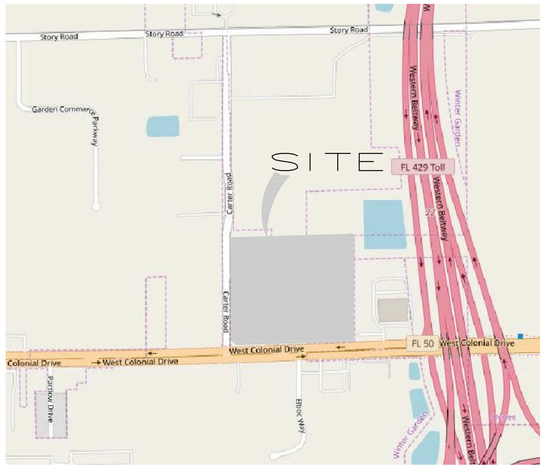
The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 (less the West 30 feet, the South 75 feet, and the North 30 feet of the East 349.37 feet), in Section 24, Township 22 South, Range 27 East, Orange County, Florida.

LESS AND EXCEPT

The North 30 feet of the West 320 feet of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 24, Township 22 South, Range 27 East.

AND LESS and Except the following described:

Commence at small P–K nail and disk set in poured concrete in asphalt cut–out marking the Northeast corner of the Northwest 1/4 of Section 24, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00°03'54" East along the North–South center–of–section line of said Section 24 a distance of 5329.27 feet to a point on the Centerline of Survey of State Road 50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No. 410983 1, said point also being a point on a non–tangent curve concave Northerly having a radius of 32,740.45 feet and a chord bearing of North 88°31 '48" East; thence deporting said North–South line, from a tangent bearing of North 88°57'45" East, run Easterly along said Centerline of Survey and along the arc of said curve through a central angle of 00°51 '53" a distance of 494.11 feet to the point of tangency; said point also being a point on the South line of the Southwest 1/4 of aforesaid Section 24; thence deporting said curve, run North 88°05'52" East along said Centerline of Survey and along said South line a distance of 205.55 feet to a point on the Southerly projection of the East right of way line of Carter Avenue; thence deporting said Centerline of Survey and said South line, run North 00°02' 46" West along said Southerly projection a distance of 75.04 feet to the intersection of the East right of way line of Carter Avenue with the existing North right of way line of aforesaid State Rood 50 as shown on the aforesaid Right of Way Map for a Point of Beginning; thence continue North 00 02' 46" West along said East right of way line of Carter Avenue a distance of 24.78 feet; thence deporting said East right of way line of Carter Avenue, run South 46°41 '33" East a distance of 34.90 feet to the aforesaid existing North right of way line of State Road 50; thence run South 88°05'52" West along said existing North right of way line of State Road 50 a distance of 25.39 feet to the **Point of Beginning**.



VICINITY
(not to scale)

LEGEND:

—o—	Denotes chain link fence
———	Denotes wall
FH WV	Denotes fire hydrant
WV	Denotes water valve
MB	Denotes meter box
W	Denotes well
	Denotes concrete
	Denotes dirt road
	Denotes edge of pavement with concrete curb
	Denotes edge of pavement
S	Denotes sanitary manhole
D	Denotes storm manhole
	Denotes underground drainage pipes
	Denotes catch basin
	Denotes mitered end section
	Denotes centerline
R/W	Denotes right–of–way
	Denotes sign
TS	Denotes traffic signal / control box
	Denotes concrete power pole
	Denotes wood power pole
	Denotes guy pole
OH	Denotes overhead power
	Denotes guy wire
E	Denotes electric box and / riser
	Denotes light pole
GM	Denotes gas marker
GV	Denotes gas valve
T	Denotes telephone riser
MB	Denotes mail box
GM	Denotes gas meter
RCP	Denotes reinforced concrete pipe
CMP	Denotes corrugated metal pipe
IRR	Denotes irrigation valve
	Denotes electric pull box
V	Denotes vault
TSC	Denotes traffic signal control
	Denotes bench
EM	Denotes electric meter
	Denotes brick pavers
TV	Denotes television riser
GV	Denotes gas valve
BFP	Denotes back flow preventer
	Denotes corrugated plastic pipe
INV.	Denotes invert of pipe elevation
	Denotes bollard
121	Denotes contour elevation
X 120.56	Denotes spot elevation
15" OAK	Denotes tree location and size

SHEET INDEX:

SHEET 1 – COVER PAGE

SHEET 2 – BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET 3 – TREE SURVEY

SURVEYOR'S COMMENTS ON TITLE COMMITMENT

4. Easement for ingress and egress as set forth in that certain Warranty Deed recorded June 4, 1963 in Official Records Book 1206, Page 738, Public Records of Orange County, Florida.

5. Drainage Easement in favor of Orange County recorded April 18, 1974 in Official Records Book 2520, Page 674, Public Records of Orange County, Florida. **(affects subject property as shown)**

6. Distribution Easement in favor of Florida Power Corporation, a Florida corporation, recorded January 7, 2000 in Official Records Book 5918, Page 3090, Public Records of Orange County, Florida. **(affects subject property as shown)**

7. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. **(not a survey matter)**

8. Mortgage and Security Agreement executed by Peoples Plaza, LLC, a Florida limited liability company, Mortgagor, in favor of Mercantile Bank, Mortgagee, dated January 31, 2006, in the original principal amount of $3,570,000.00, recorded February 7, 2006 in Official Records Book 8466, Page 2894 and assigned to Seaside National Bank & Trust, a national banking association by virtue of the Assignment of Note, Mortgage and Loan Documents recorded June 10, 2008 in Official Records Book 9709, Page 4008 and together with the Receipt for Future Advance recorded June 10, 2008 in Official Records Book 9709, Page 4011 as said Mortgage and Security Agreement having been amended and restated by virtue of the Amended and Restated Mortgage and Security Agreement executed by Peoples Plaza, LLC, a Florida limited liability company, Mortgagor, in favor of Seaside National Bank & Trust, a national banking association, Mortgage, dated May 29, 2008, in the original principal amount of $3,600,000.00, recorded June 10, 2008 in Official Records Book 9709, Page 4015 and together with the Mortgage Modification Agreement recorded October 8, 2010 in Official Records Book 10117, Page 8438, all of the Public Records of Orange County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

9. Assignment of Rents, Leases and Proceeds recorded February 7, 2006 in Official Records Book 8466, Page 2920 and assigned to Seaside National Bank & Trust, a national banking association by virtue of the Assignment of Note, Mortgage and Loan Documents recorded June 10, 2008 in Official Records Book 9709, Page 4008, all of the Public Records of Orange County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

10. Collateral Assignment of Development Rights, Licenses, Contracts, Permits and Warranties recorded February 7, 2006 in Official Records Book 8466, Page 2926 and assigned to Seaside National Bank & Trust, a national banking association by virtue of the Assignment of Note, Mortgage and Loan Documents recorded June 10, 2008 in Official Records Book 9709, Page 4008, all of the Public Records of Orange County, Florida. **(affects subject property, is blanket in nature, there are no plottable easements)**

SURVEYOR'S NOTES:

Bearings shown hereon are based on the centerline of C.R. 50 as being South 88°05'46" West. (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of an insurance title commitment, prepared by Fidelity National Title Insurance Company, Commitment number 201900220, effective date 08/18/2019at 5:00 P.M.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Orange and Lake County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Underground utilities shown hereon were located and marked by the individual utility companies. This surveyor only shows these above ground markings as field located and is not responsible for inaccurate and/or possible utilities not shown.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flood hazard, according to Flood Insurance Rate Map panel number 12095C0215E 120187, map revised December 6, 2000. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Subject property as described hereon contains: 359,437 square feet or 8.25 acres more or less.

Subject property has no identifiable striped parking spaces.

Subject property is zoned as: 1105–Retail Multi–Tenant.
Zoning information was obtained from the Orange County Property Appraiser's website:

Elevations shown hereon are based on National Geodetic Survey Benchmark number L–653–026, elevation being 118.72 feet. (National Adjusted Vertical Datum of 1988)

Last date in field: 11/15/2019.

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right–of–way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Tree sizes shown hereon are depicted in inches measured at breast height.

Certified to:
Fidelity National Title Insurance Company
7–Eleven, Inc.
Peoples Plaza, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 10, 11, 13, 14, 15, 16 and 17 of Table A thereof.

The fieldwork was completed on November 15, 2019.

SIGNATURE _____

JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654–5355

ALTA/NSPS LAND TITLE BOUNDARY TOPOGRAPHIC & TREE SURVEY OF S.R. 50 AND CARTER ROAD SITE

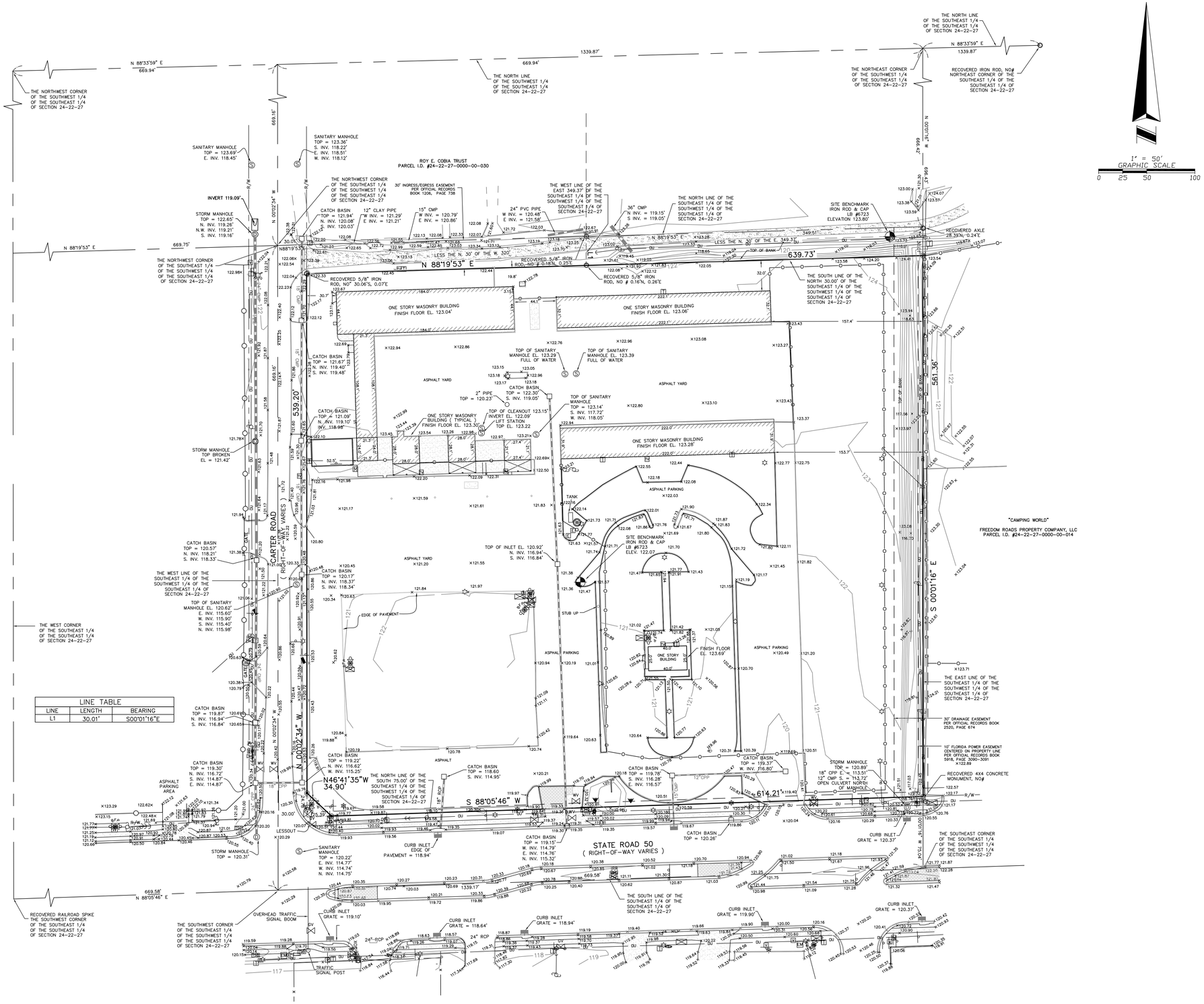
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST

ORANGE COUNTY, FLORIDA

FOR: DALE PARSONS

REVISIONS	DATE
additional offsite topo	12/18/19
add tree survey	12/3/19
add additional topo	12/17/19

JOB # 20180556
DATE: 10/17/19
SCALE: 1" = 50'
CALC BY: GMJ
FIELD BY: TP/AH
DRAWN BY: PJR/EGT/CDK
CHECKED BY: GMJ/DY



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.01'	S00°01'16"E

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

ALTA/NSPS LAND TITLE BOUNDARY TOPOGRAPHIC & TREE SURVEY OF S.R. 50 AND CARTER ROAD SITE

SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST

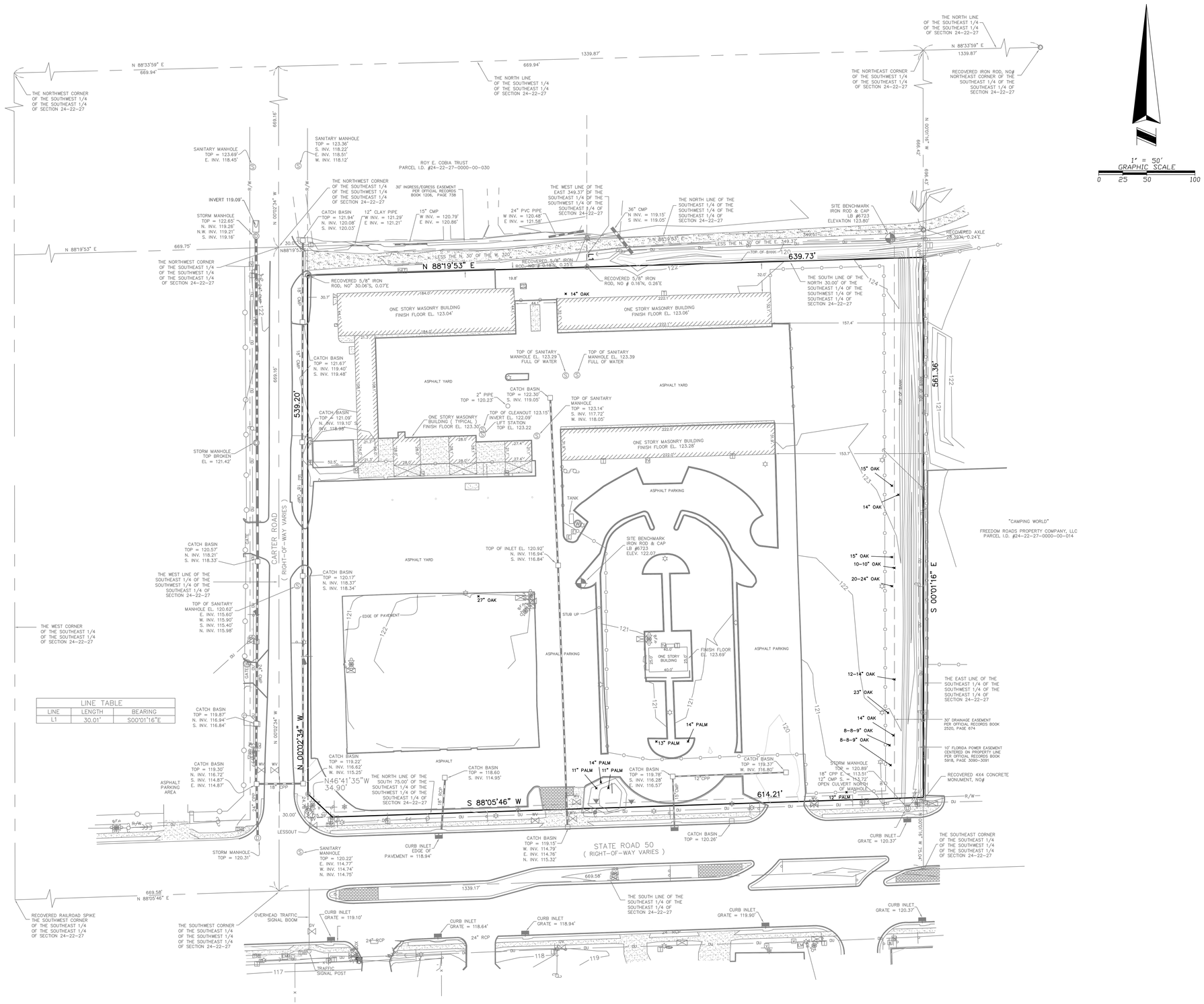
ORANGE COUNTY, FLORIDA

FOR: DALE PARSONS

DATE	REVISIONS
12/3/19	add tree survey
12/17/19	add additional topo

JOB #	20180556
DATE:	10/17/19
SCALE:	1" = 50'
CALC BY:	GMJ
FIELD BY:	TP/AH
DRAWN BY:	PJR/EGT/CDK
CHECKED BY:	GMJ/DY

SHEET 2 OF 3



ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

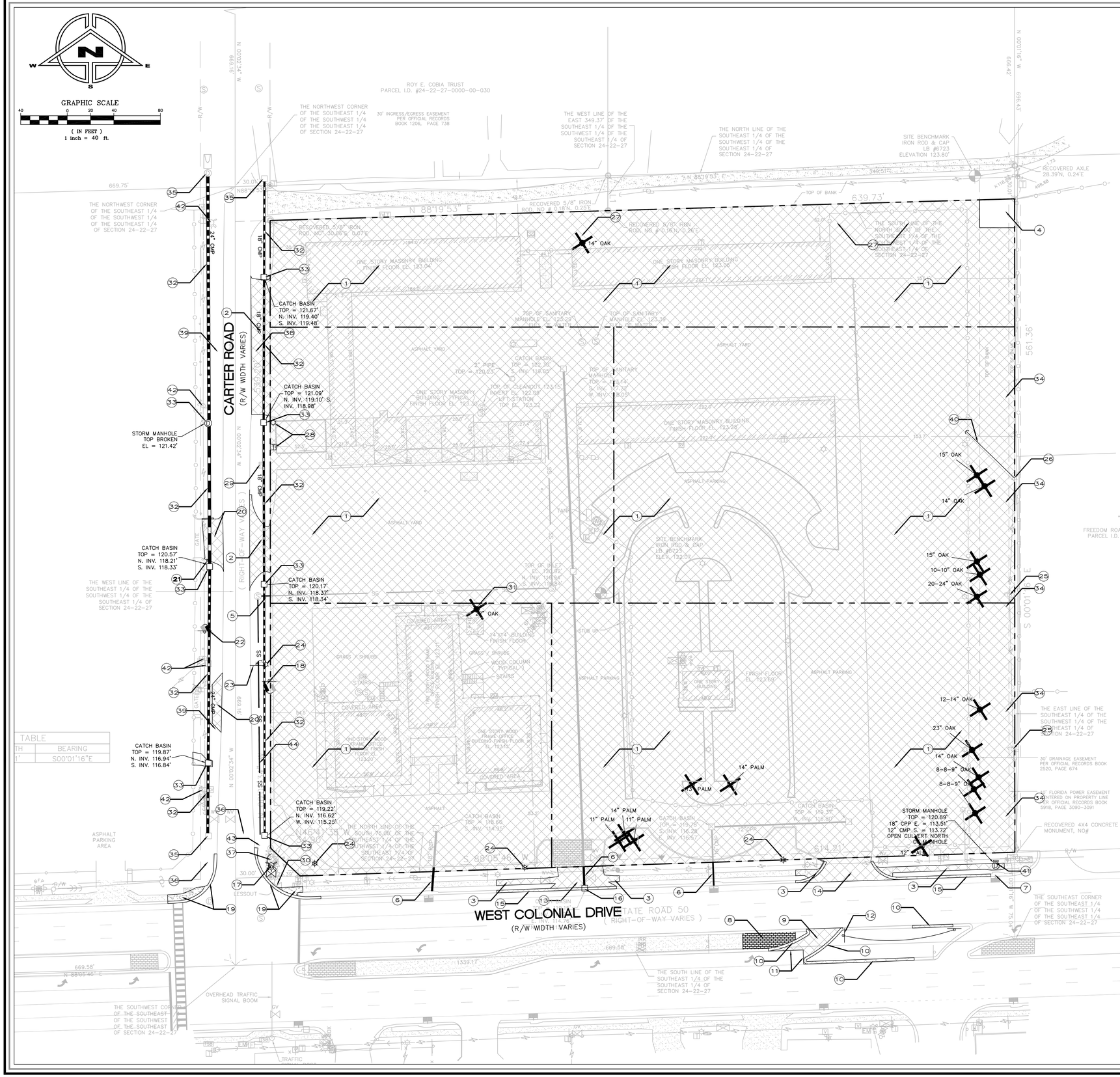
ALTA/NSPS LAND TITLE BOUNDARY
TOPOGRAPHIC & TREE SURVEY
OF
S.R. 50 AND CARTER ROAD SITE
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR: DALE PARSONS

DATE	REVISIONS
12/3/19	add tree survey
12/17/19	add additional topo

JOB # 20180556
DATE: 10/17/19
SCALE: 1" = 50'
CALC BY: GMJ
FIELD BY: TP/AH
DRAWN BY: PJR/EGT/CDK
CHECKED BY: GMJ/DY

SHEET 3 OF 3



DEMOLITION LEGEND

DEMOLISH (INCLUDING ALL PAVEMENT BASE AND ANY EXISTING UNDERGROUND UTILITIES, STORM PIPES AND STRUCTURES, **UNLESS OTHERWISE NOTED.**

KEY NOTES: (#)

1. EVERYTHING IN HATCHED AREA TO BE DEMOLISHED (UNLESS OTHERWISE NOTED)
2. EXISTING ASPHALT PAVEMENT IN CITY RIGHT-OF-WAY TO BE REMOVED
3. SECTION OF EXISTING SIDEWALK IN FDOT RIGHT-OF-WAY TO BE REMOVED (REMOVE UP TO NEAREST EXISTING EXPANSION JOINT)
4. SECTION OF EXISTING DITCH TO REMAIN UNDISTURBED
5. SECTION OF EXISTING SANITARY LINE TO BE REMOVED
6. SECTION OF EXISTING STORM LINE TO BE REMOVED (PLUG AT STORM STRUCTURE AND REPLACE ANY AFFECTED SIDEWALK AREAS) (DO NOT PLUG WESTERNMOST STRUCTURE-SEE PLAN SHEET C-2)
7. EXISTING STORM INLET TO REMAIN
8. EXISTING BRICK AREA TO BE REMOVED (RELOCATE BRICK AS SHOWN ON PLAN SHEET C-1) (AFTER BRICK HAS BEEN REMOVED, CLEAR ALL EXISTING BASE AND PREPARE AREA FOR PLANTING)
9. EXISTING ASPHALT PAVEMENT IN FDOT RIGHT-OF-WAY TO BE REMOVED
10. SECTION OF EXISTING FDOT TYPE "E" CURBING TO BE REMOVED
11. SAWCUT EXISTING ASPHALT PAVEMENT AT THIS LOCATION
12. EXISTING "ONE WAY-DO NOT ENTER" SIGN TO BE RELOCATED AS SHOWN
13. EXISTING CONCRETE DRIVEWAY PAVEMENT AND DROP CURB TO BE REMOVED
14. EXISTING ASPHALT DRIVEWAY PAVEMENT TO BE REMOVED
15. SECTION OF EXISTING FDOT TYPE "F" CURB AND GUTTGER IN FDOT RIGHT-OF-WAY TO BE REMOVED (REMOVE UP TO NEAREST EXISTING JOINT)
16. EXISTING FDOT TYPE "V" INLET TO BE REMOVED (REPAIR ANY AFFECTED STORM PIPES NEAR STRUCTURE)
17. EXISTING FIRE HYDRANT TO BE RELOCATED TEN FEET NORTH AS SHOWN
18. RELOCATE EXISTING BUS STOP BENCH AND SIGNAGE EAST 6 FEET AS SHOWN
19. EXISTING CURB AND GUTTER AND CURB RAMPS TO BE REMOVED (SEE PLAN SHEET C-1) (REMOVE CURB AND GUTTER UP TO NEAREST EXISTING JOINT)
20. EXISTING CONCRETE DRIVEWAY TO BE PARTIALLY REMOVED (SEE PLAN SHEET C-1)
21. EXISTING BOLLARD TO BE REMOVED
22. RELOCATE EXISTING BUS STOP BENCH AND SIGNAGE WEST 4 FEET AS SHOWN
23. EXISTING SPEED LIMIT SIGN TO BE RELOCATED AS SHOWN
24. EXISTING LIGHTPOLE TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR ALL NECESSARY ELECTRICAL DISCONNECTIONS)
25. EXISTING POWER POLE TO REMAIN
26. EXISTING LIGHTPOLE TO REMAIN (ADJUST GUY WIRE ON WEST SIDE OF POLE)
27. CLUMP OF EAR TREES IN THIS AREA TO BE REMOVED
28. EXISTING LIGHTPOLE AND TRANSFORMER TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR ALL NECESSARY ELECTRICAL DISCONNECTIONS)
29. EXISTING UTILITY BOX TO REMAIN
30. RAISE GAS VALVE COVER TO MATCH PROPOSED PAVEMENT ELEVATION (CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR THIS WORK)
31. EXISTING TREE TO BE REMOVED (TYP)
32. EXISTING STORM PIPE TO BE REMOVED
33. EXISTING STORM INLET/MANHOLE TO BE REMOVED
34. REMOVE ALL EXISTING TREES WITHIN COUNTY EASEMENT AREA
35. EXISTING STORM STRUCTURE TO REMAIN
36. EXISTING STORM LINE TO REMAIN
37. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR ANY NECESSARY GAS EQUIPMENT RELOCATIONS FOR THIS AREA
38. EXISTING SANITARY LINE TO REMAIN
39. EXISTING WATER MAIN TO REMAIN
40. EXISTING GUY WIRE TO BE RE-CONFIGURED (CONTRACTOR TO COORDINATE WITH UTILITY COMPANY ON THIS WORK)
41. EXISTING STORM STRUCTURE, STORM PIPE, SECTION OF SIDEWAK AND HANDRAIL TO BE REMOVED
42. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR ANY NECESSARY UTILITY RELOCATIONS IN THIS AREA
43. EXISTING SANITARY LINE TO REMAIN
44. EXISTING SANITARY LINE TO BE REMOVED (REMOVE UPSTREAM OF EXISTING 90° BEND IN SANITARY LINE AND REMOVE BEND)

CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ANY NECESSARY UTILITY DISCONNECTIONS.

CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY PERMITTING FOR THE REMOVAL OF ANY EXISTING WELLS OR SEPTIC SYSTEM/DRAINFIELDS.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
1-27-20 AS PER CITY	M.C.
7-7-20 HOME2 SUITES	M.C.
--	--
--	--
--	--
--	--
--	--

DEMOLITION PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

Mitch Collins, PE, PCC
861 east crown point Rd. P: 407.8558537
winter garden, fl. 34787 C: 407.448.8979
mitchcollins.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	D-1 OF C-13

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

SIGN LEGEND

NO	TEXT	SYMBOL	SIZE	
R1-1	STOP	STOP	30"x30"	
R3-1	NO RIGHT TURN		24"x24"	
R5-1	DO NOT ENTER	DO NOT ENTER	30"x30"	
R6-1	ONE WAY	(SEE INDEX)	36"x12"	
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"	

ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C-11.

TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" WHITE STRIPING.

ALL PARKING SPACES, OTHER THAN HANDICAP SPACES SPACES SHALL BE 9' WIDE.

ALL RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

SITE LEGEND

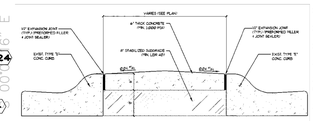
- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)
- CENTER LINE OF ROAD
- EXISTING EDGE OF PAVEMENT
- TYPICAL

SITE LEGEND

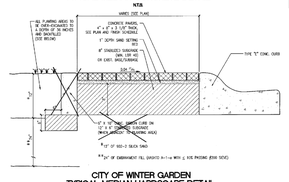
HC	HANDICAP
10	# OF PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
B.O.C.	BACK OF CURB
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, SHEET C-6)
2. PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C-12)
3. PROPOSED FDOT TYPE "F" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C-12)
4. PROPOSED HEAVY DUTY ASPHALT PAVEMENT (TYP) (SEE DETAIL, SHEET C-6)
5. PROPOSED STAMPED ASPHALT (RED, WITH HERRING BONE PATTERN) (CONTRACTOR TO CONFIRM COLOR AND FINISH WITH DEVELOPER) (INCLUDE 12" WIDE WHITE THERMOPLASTIC STRIPING AT 6' ON CENTER)
6. TRANSITION CURB DOWN AT 2:1 IN THIS AREA
7. PROPOSED R1-1 (SEE DETAIL, SHEET C-1) AND 24" WIDE THERMOPLASTIC STOP BAR (TYP) (PROVIDE 5' MINIMUM SEPARATION BETWEEN STOP BAR AND CROSS-WALK WHERE APPLICABLE)
8. PROPOSED HANDICAP SPACE (TYP-4) (SEE DETAIL, SHEET C-6)
9. PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C-6)
10. PROPOSED HANDICAP SIGN (TYP-4) (SEE DETAIL, SHEET C-6)
11. PROPOSED BRICK OR STAMPED CONCRETE PAVEMENT (CONFIRM WITH DEVELOPER)
12. PROPOSED SIGN LOCATION (SEE PLANS BY OTHERS) (EXACT LOCATION AND SIGN DESIGN TO BE PERMITTED SEPARATELY)
13. PROPOSED VALLEY GUTTER (SEE DETAIL, SHEET C-12)
14. PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C-6)
15. PROPOSED MASONRY DUMPSTER ENCLOSURE AND CONCRETE APRON (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
16. PROPOSED 6" DOUBLE YELLOW THERMOPLASTIC STRIPING
17. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-C (SEE DETAIL, SHEET C-6)
18. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-E (SEE DETAIL, SHEET C-6)
19. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-F (SEE DETAIL, SHEET C-6)
20. CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
21. CONNECT TO EXISTING SIDEWALK (CONNECT AT NEAREST EXISTING EXPANSION JOINT)
22. EXISTING 5' WIDE CONCRETE SIDEWALK
23. PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-11)
24. PROPOSED REFLECTOR SIGNS PER FDOT INDEX 17349 (CASE II) (SPACED AT MAXIMUM 8' CENTER TO CENTER)
25. PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
26. PROPOSED BICYCLE RACK w/ ROOM FOR 8 BIKES (MADRAX, U190, POWDER COATED, BLACK) (7'X11' CONCRETE PAD) (CONCRETE TO MATCH TYPICAL SIDEWALK CONCRETE) (INCLUDE EXPANSION JOINTS AND CONTROL JOINTS)
27. PROPOSED POOL DECK AREA (SEE PLANS BY OTHERS)
28. PROPOSED POOL AREA FENCE (SEE PLANS BY OTHERS)
29. PROPOSED POOL EQUIPMENT ROOM (SEE PLANS BY OTHERS)
30. DETECTABLE WARNING MATS IN RIGHT-OF-WAY SHALL BE RED
31. INCLUDE FTP-54R-06 RIGHT TURN ONLY SIGNS FOR STOP DRIVEWAYS ONTO STATE ROAD 50 ONLY (SEE FDOT STANDARD PLAN INDEX 700-103, SHEET 7 OF 11)
32. PROPOSED 5' WDE CONCRETE SIDEWALK AT PARKING (SEE DETAIL, SHEET C-6)
33. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-D
34. PROPOSED 6" WHITE THERMOPLASTIC STRIPING
35. PROPOSED PUBLIC SIDEWALK EASEMENT
36. PROPOSED 24" WIDE THERMOPLASTIC STOP BAR
37. PROPOSED CROSS-WALK PER FDOT STANDARD PLANS INDEX 711-001 (12" WHITE THERMOPLASTIC AT 6' ON CENTER)
38. PROPOSED CROSS-WALK PER FDOT STANDARD PLANS INDEX 711-001 (12" WHITE THERMOPLASTIC AT 8' ON CENTER WITH 24" WHITE THERMOPLASTIC AT 5' ON CENTER)
39. PROPOSED FDOT TYPE "E" CURBING PER FDOT STANDARD PLANS INDEX 520-001
40. PROPOSED 6" YELLOW THERMOPLASTIC STRIPING
41. CONNECT TO EXISTING CURB
42. PROPOSED DROP CURB PER FDOT STANDARD PLANS INDEX 520-001
43. MILL EXISTING ROADWAY PAVEMENT AND OVERLAY (SEE PLAN SHEET C-1A)
44. PROPOSED NEW CARTER ROAD ROADWAY PAVEMENT (SEE PLAN SHEET C-1A)
45. TRANSITION CURB DOWN AT 12:1 AT THIS LOCATION
46. TRANSITION PROPOSED ASPHALT PAVEMENT TO EXISTING ASPHALT ROADWAY PAVEMENT
47. LIMIT OF CARTER ROAD PAVEMENT RESURFACING WORK
48. MILL AND REMOVE EXISTING 6" YELLOW STRIPING IN THIS AREA
49. PROPOSED RECREATIONAL COURT (CONFIRM DETAILS WITH DEVELOPER)
50. PROPOSED 18"X60" CONCRETE PANELS (4" THICK)
51. PROPOSED RECREATION EASEMENT
52. PROPOSED BRICK OR STAMPED CONCRETE PAVEMENT (CONFIRM WITH DEVELOPER) (DIFFERENT FROM KEYNOTE #11)
53. PROPOSED "DO NOT ENTER" SIGNS
54. PROVIDE FIRE LANE STRIPING AND SIGNAGE IN THIS AREA FOR FDC
55. RELOCATED BRICK PAVERS (SEE PLAN SHEET D-1) (PROVIDE BASE FOR BRICKS PER DETAIL ON THIS PLAN SHEET)
56. PROPOSED TRASH TRUCK ROUTE (SEE DETAIL ON THIS PLAN SHEET)
57. PROPOSED 12" WHITE THERMOPLASTIC STRIPING AT 6' ON CENTER
58. PROPOSED 5' WIDE STRIPED AREA TO MATCH ADA PARKING STRIPING
59. PROPOSED 6.5' WIDE SIDEWALK ADJACENT TO BACK OF CURB (PROVIDE EXPANSION JOINT BETWEEN SIDEWALK AND CURB)
60. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-C-MODIFIED (SEE DETAIL, SHEET C-6)
61. PROPOSED 6" THICK (3,000 PSI) CONCRETE IN MEDIAN (SEE DETAIL ON THIS PLAN SHEET)
62. RELOCATED "ONE-WAY/DO NOT ENTER" SIGN (SEE PLAN SHEET D-1)



CITY OF WINTER GARDEN
TYPICAL MEDIAN CONCRETE DETAIL



CITY OF WINTER GARDEN
TYPICAL MEDIAN HARDSCAPE DETAIL

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H-23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
1-27-20 AS PER CITY	M.C.
3-13-20 AS PER CITY/FDOT	M.C.
7-7-20 HOME2 SUITES	M.C.
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SITE LAYOUT PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA

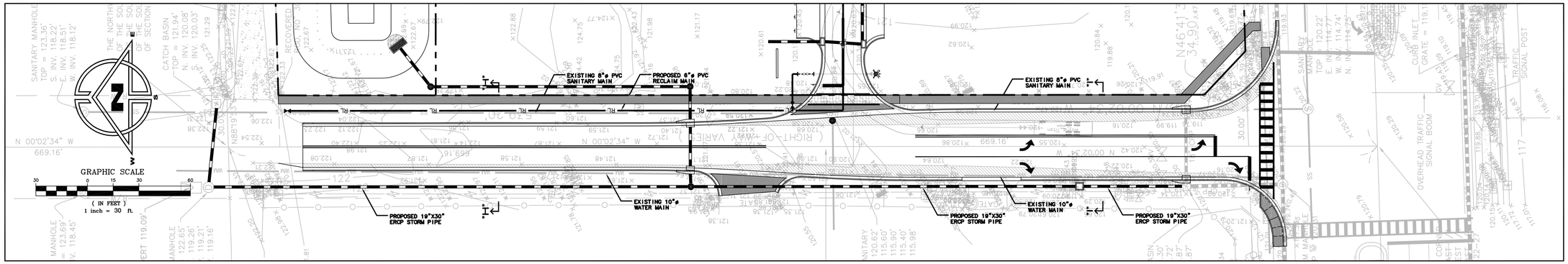
12301 WEST COLONIAL DRIVE

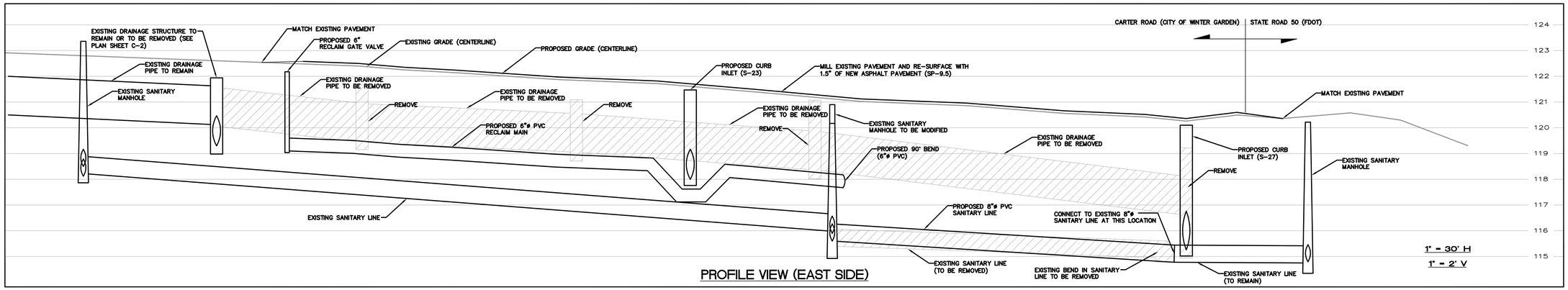
MITCH COLLINS, P.E.# 54606, STATE OF FLORIDA, C.A.# 8523

DATE

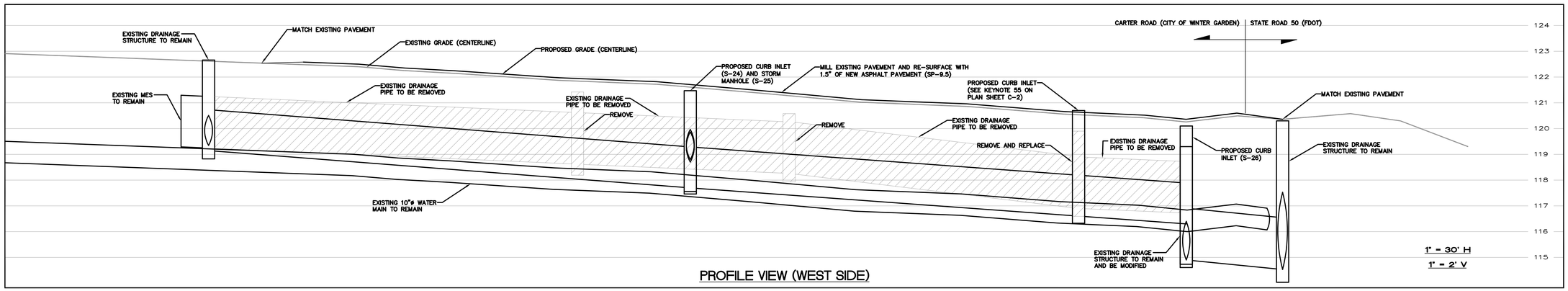
Mitch Collins Engineering, Inc.
801 east citrus street 407.656.5537
winter park, fl 32789 407.448.8979
mitchcollinseng.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-1 OF C-13

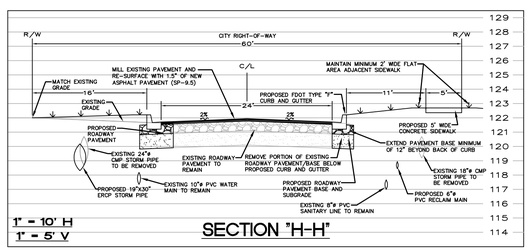




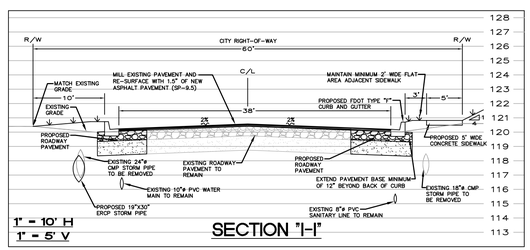
PROFILE VIEW (EAST SIDE)



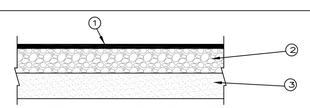
PROFILE VIEW (WEST SIDE)



SECTION "H-H"



SECTION "I-I"



STANDARD PAVEMENT

1. 2" F.D.O.T. TYPE SP-9.5 ASPHALT CONC. (TWO LIFTS)
2. 10" SOIL CEMENT COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180)
3. 12" STABILIZED SUB-BASE (LBR=40) COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180) TO A DEPTH OF ONE FOOT BELOW PAVEMENT SUBGRADE.

CARTER ROAD PAVEMENT DETAIL (KEYNOTE 44, SHEET C-1)

N.T.S. (FOR ASPHALT SURFACE) D-130

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
1-27-20 AS PER CITY	M.C.
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ROADWAY IMPROVEMENT PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA

12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE
mitch collins P.E. inc.
801 east cypress street 407.505.8557
kissimmee, fl 32801 fax 407.448.8979
mitch@mitchcollinspe.com
cemmck.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 30'
JOB NO:	219-002
SHEET NO:	C-1A OF C-13

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

REV/DATE	BY
1-27-20 AS PER CITY	M.C.
7-7-20 HOME2 SUITES	M.C.
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PRELIMINARY SUBDIVISION PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA
12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54606, STATE OF FLORIDA, C.A.# 8523
DATE

Mitchell-Collins Eng., Inc.
861 east crown point | ste. 1 | orlando, fl. 32803
phone no. (t) 407.895.8557 | (f) 407.448.8779
mitchellcollins.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-1B OF C-13

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

TABLE
	BEARING
	S00°01'16"E

CARTER ROAD
(R/W WIDTH VARIES)

WEST COLONIAL DRIVE
(R/W WIDTH VARIES)
STATE ROAD 50
(RIGHT-OF-WAY VARIES)

I-2 (MOI) (CITY) (SINGLE FAMILY)
I-2 (MOI) (CITY) (SINGLE FAMILY)
A-1 (COUNTY) (SINGLE FAMILY)
C-3 (COUNTY) (RIGHT-OF-WAY)
C-2 (COM) (CITY) (COMMERCIAL-VEHICLE REPAIR)

TRACT A
64,484 SF
1.480 ACRES

LOT 1
69,983 SF
1.606 ACRES

LOT 2 (HOME2 SUITES)
81,672 SF
1.875 ACRES

LOT 3
55,507 SF
1.274 ACRES

LOT 4
87,791 SF
2.015 ACRES

PROPOSED RECREATION EASEMENT
EXISTING 30' WIDE DRAINAGE EASEMENT
EXISTING 10' WIDE POWER EASEMENT
PROPOSED SIGN EASEMENT
PROPOSED 30' WIDE ACCESS/UTILITY EASEMENT
PROPOSED 30' WIDE ACCESS EASEMENT
PROPOSED SIDEWALK EASEMENT
EXISTING 5' WIDE POWER EASEMENT
WIDTH VARIES

"CAMPING WORLD"
FREEDOM ROADS PROPERTY COMPANY, LLC
PARCEL I.D. #24-22-27-0000-00-014

ROY E. COBIA TRUST
PARCEL I.D. #24-22-27-0000-00-030

SITE BENCHMARK
IRON ROD & CAP
LB #6723
ELEVATION 123.80'

30' INGRESS/EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 1206, PAGE 738

30' DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 2520, PAGE 674

10' FLORIDA POWER EASEMENT CENTERED ON PROPERTY LINE PER OFFICIAL RECORDS BOOK 5918, PAGE 3090-3091

RECOVERED 4X4 CONCRETE MONUMENT, NO#

RECOVERED AXLE 28.39'N, 0.24'E

RECOVERED 5/8" IRON ROD, NO 30.06'S, 0.07'E

RECOVERED 5/8" IRON ROD, NO # 0.16'N, 0.26'E

THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE WEST LINE OF THE EAST 349.37' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE SOUTH LINE OF THE NORTH 30.00' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE NORTH LINE OF THE SOUTH 75.00' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

TOP OF BANK

ASPHALT PARKING AREA

OVERHEAD TRAFFIC SIGNAL BOOM

TRAFFIC

GATE

669.75'
669.91'
669.99'
669.58'
1339.17'
539.20'
561.36'
639.73'
639.43'
91.65'
110.04'
295.10'
344.33'
237.19'
295.01'
241.51'
344.33'
397.83'
210.37'
214.13'
34.90'
216.16'
398.05'
S 88°05'46" W
N 88°19'53" E
N 00°02'34" W
S 00°01'16" E
S46°41'35"W 54.90'

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

SIGN LEGEND

NO	TEXT	SYMBOL	SIZE
R1-1	STOP	STOP	30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER	DO NOT ENTER	30"x30"
R6-1	ONE WAY	(SEE INDEX)	36"x12"
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"

ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C-11.

ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

SITE LEGEND

	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	CENTER LINE OF ROAD
	EXISTING EDGE OF PAVEMENT
	TYPICAL

SITE LEGEND

HC	HANDICAP
10	# OF PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
B.O.C.	BACK OF CURB
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

CARTER ROAD
(R/W WIDTH VARIES)

WEST COLONIAL DRIVE
(R/W WIDTH VARIES)

PROPOSED HOME2 SUITES
95 ROOMS
4 STORIES
F.F. EL.: 124.00

"CAMPING WORLD"
FREEDOM ROADS PROPERTY COMPANY, LLC
PARCEL I.D. #24-22-27-0000-00-014

PARCEL I.D. #24-22-27-0000-00-035

TABLE	
TH	BEARING
1'	S00°01'16"E

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
7-7-20 HOME2 SUITES	M.C.
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FDOT SIGNAGE/STRIPING PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA
12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54408, STATE OF FLORIDA, C.A.# 9523
DATE:
MITCH COLLINS P.E., INC.
801 east lancaster road ste 2 407.858.8357
orlando, fl 32803 fax 407.448.8979
mitchcollinspe@gmail.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-1C OF C-13

ALL TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY ALLEN AND COMPANY, DATED 12-18-2019, USING DATUM 1988 (NAVD).

ALL DENSITIES IN UTILITY AND STORM TRENCHES SHALL BE 98% MINIMUM.

ALL SANITARY SEWER AND STORM SEWERS SHALL BE VIDEO INSPECTED BEFORE PAVING AND AGAIN 51 PRIOR TO THE END OF THE ONE YEAR WARRANTY PERIOD.

ALL SANITARY AND STORM SEWERS WITH LESS THAN 5' OF COVER SHALL BE 65 VIDEO INSPECTED AFTER BASE INSTALLATION.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

GRADING LEGEND

EL	ELEVATION
TYP	TYPICAL
L.F.	LINEAR FEET
c.o.	CLEANOUT
INV.	INVERT ELEVATION
49.58	EXISTING ELEVATION
50.23	PROPOSED SPOT ELEVATION
50.23	PROPOSED SPOT ELEVATION BASED ON EXISTING GRADE
50.73 / 50.23	PROPOSED SPOT ELEVATION (TOP OF SIDEWALK/ASPHALT)
	DRAINAGE INLET
	MITERED END SECTION
	DRAINAGE PIPE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	SURFACE STORMWATER FLOW
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
FF	FINISHED FLOOR
S-1	STORM SEWER STRUCTURE ID
	SILT FENCE BARRIER (SEE SHEET C-3)
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. GRADE TO ELEVATION 122.00 AND SEED AND MULCH
2. PROPOSED 316 LF OF 38"X60" ERCP AT 0.51%
3. PROPOSED 239 LF OF 38"X60" ERCP AT 1.00%
4. CONNECT TO EXISTING STORM INLET AT INVERT ELEVATION 114.60 (REPAIR EXISTING HOLE ON NORTH SIDE OF INLET)
5. EXISTING STORM STRUCTURE WITH CULVERT OPENING ON NORTH SIDE (RIM=120.89)
6. PROPOSED 132 LF OF 18"ø HDPE AT 0.76%
7. PROPOSED 95 LF OF 18"ø HDPE AT 2.31%
8. PROPOSED 67 LF OF 36"ø HDPE AT 0.45%
9. PROVIDE 12"ø HDPE PIPE CONNECTION TO STORM STRUCTURE S-4 FOR POOL BACKWASH WATER (PROVISION SHALL BE MADE FOR DE-CHLORINATION OF WATER BEFORE BACKWASH WATER CAN BE CONNECTED) (DE-CHLORINATION MUST COMPLY WITH WINTER GARDEN CITY CODE, CHAPTER 106 AND FDEP ALLOWABLE DISCHARGE REQUIREMENTS)
10. PROPOSED 43 LF OF 12"ø HDPE AT 3.49% WITH WYE CONNECTION (INVERT=117.80) AT DOWNSTREAM END (INVERT AT BUILDING=119.00) (SEE PLUMBING PLANS)
11. PROPOSED 24 LF OF 18"ø HDPE AT 0.89%
12. PROPOSED 45 LF OF 12"ø HDPE AT 9.33% (INVERT AT BUILDING=119.00) (SEE PLUMBING PLANS)
13. PROPOSED 30 LF OF 18"ø HDPE AT 1.67% (STUBOUT AT INVERT ELEVATION 115.80)
14. PROPOSED 26 LF OF 18"ø HDPE AT 1.92%
15. PROPOSED 62 LF OF 18"ø HDPE AT 0.81%
16. PROPOSED 102 LF OF 24"ø HDPE AT 1.96%
17. PROPOSED 20 LF OF 24"ø HDPE AT 1.00%
18. PROPOSED 111 LF OF 24"ø HDPE AT 0.45%
19. PROPOSED 89 LF OF 30"ø HDPE AT 0.56%
20. PROPOSED 53 LF OF 18"ø HDPE AT 0.94% (STUBOUT AT INVERT ELEVATION 117.50)
21. PROPOSED 21 LF OF 18"ø HDPE AT 0.95%
22. PROPOSED 239 LF OF 18"ø HDPE AT 0.63%
23. PROPOSED 20 LF OF 18"ø HDPE AT 1.00%
24. PROPOSED 189 LF OF 18"ø HDPE AT 0.53%
25. PROPOSED 159 LF OF 18"ø HDPE AT 1.70%
26. PROPOSED 159 LF OF 18"ø HDPE AT 0.50%
27. PROPOSED 27 LF OF 15"ø HDPE AT 0.37%
28. PROPOSED 147 LF OF 15"ø HDPE AT 0.34%
29. PROPOSED 17 LF OF 15"ø HDPE AT 1.18%
30. PROVIDE 6" DEEP GRAVEL FOR 5' RADIUS AT THIS LOCATION
31. EXISTING CURB INLET (INVERT ELEVATION=114.60±)
32. EXISTING 38"X60" ERCP STORM PIPE (FLOWS SOUTH)
33. PROPOSED 30 LF OF 18"ø HDPE AT 1.00% (STUBOUT AT INVERT ELEVATION 116.80)
34. PROPOSED 35 LF OF 18"ø HDPE AT 1.00% (STUBOUT AT INVERT ELEVATION 118.35)
35. PROVIDE MINIMUM 24' FLAT AREA BEHIND BACK OF CURB AND GRADE EVENLY TO PROPERTY LINE
36. PROPOSED STORM/SANITARY CROSSING (BOTTOM OF STORM PIPE=118.65; TOP OF SANITARY PIPE=116.40; CLEARANCE=27 INCHES)
37. PROPOSED STORM/SANITARY CROSSING (BOTTOM OF STORM PIPE=117.70; TOP OF SANITARY PIPE=117.10; CLEARANCE=7 INCHES)
38. PROPOSED STORM/SANITARY CROSSING (TOP OF STORM PIPE=115.85; BOTTOM OF SANITARY PIPE=116.65; CLEARANCE=10 INCHES)
39. PROPOSED STORM/SANITARY CROSSING (TOP OF STORM PIPE=116.40; BOTTOM OF SANITARY PIPE=117.10; CLEARANCE=8 INCHES)
40. PROPOSED STORM/SANITARY CROSSING (TOP OF STORM PIPE=116.90; BOTTOM OF SANITARY PIPE=117.55; CLEARANCE=8 INCHES)
41. SIDEWALK LEVEL WITH ASPHALT IN THIS AREA (SEE CURB CUT RAMP DETAIL)
42. PROPOSED 30 LF OF 18"ø HDPE AT 0.50% (STUBOUT AT INVERT ELEVATION 118.85)
43. REMOVE EXISTING STRUCTURE AND REPLACE WITH NEW FDOT TYPE "E" STRUCTURE (GRATE=122.20; N. INVERT 120.08; W. INVERT ELEVATION 119.50) (DO NOT REPLACE STRUCTURE IF BOTTOM OF EXISTING STRUCTURE IS LOWER THAN 119.50)
44. PROPOSED 43 LF OF 14"X23" ERCP AT 0.47%
45. CORE AND DRILL INTO EXISTING STORM MANHOLE AT INVERT ELEVATION 119.30
46. REMOVE EXISTING STORM PIPE ON SOUTH SIDE AND INSTALL NEW 19"X30" ERCP STORM PIPE AT INVERT ELEVATION 119.10
47. PROPOSED 276 LF OF 19"X30" ERCP AT 0.51%
48. PROPOSED 23 LF OF 14"X23" ERCP AT 0.87%
49. PROPOSED 5 LF OF 14"X23" ERCP AT 6.00%
50. PROPOSED 222 LF OF 19"X30" ERCP AT 0.49%
51. CONNECT EXISTING 18"ø STORM PIPE TO NEW STORM STRUCTURE S-27 AT WEST INVERT ELEVATION 115.20
52. REMOVE EXISTING STORM PIPE ON NORTH SIDE AND INSTALL NEW 19"X30" ERCP STORM PIPE AT INVERT ELEVATION 116.30 (REMOVE TOP OF STRUCTURE AND INSTALL MANHOLE TOP AT RIM ELEVATION 121.00) (CONNECT EAST SIDE OF INLET WITH WEST SIDE OF PROPOSED STORM STRUCTURE S-26)
53. EXISTING 24"ø STORM PIPE
54. PROPOSED 58 LF OF 19"X30" ERCP AT 0.49%
55. PROPOSED FDOT TYPE 9 INLET (OPENING FACING WEST) (TOP OF STRUCTURE=120.70; OPENING ELEVATION=119.00; N INVERT=116.60; S INVERT=116.60)

STORM STRUCTURE TABULATION

STRUCTURE	TYPE OF STRUCTURE	GRATE EL.	N. INV.	S. INV.	E. INV.	W. INV.	NOTES
S - 1	MES	--	118.60	--	--	--	(SEE DETAIL)
S - 2	MANHOLE	122.80	117.00	117.00	--	--	(6' DIAMETER)
S - 3	TYPE "E"	122.40	--	--	--	118.00	(SEE DETAIL)
S - 4	TYPE "E"	122.60	--	118.60	117.00	117.00	(SEE DETAIL)
S - 5	TYPE "E"	122.60	112.80	114.80	114.80	112.80	(SEE DETAIL)
S - 6	TYPE "E"	--	112.50	--	--	--	(SEE DETAIL)
S - 7	CURB INLET	122.00	--	--	117.00	117.00	(FDOT TYPE 5)(ON 5% SLOPE)
S - 8	GUTTER INLET	122.00	116.50	--	116.50	116.50	(FDOT TYPE "V")(ON 5% SLOPE)
S - 9	TYPE "E"	123.80	116.00	116.00	--	117.00	(SEE DETAIL)
S - 10	CURB INLET	122.00	114.00	114.00	114.00	117.00	(FDOT TYPE 6)
S - 11	CURB INLET	122.00	113.80	113.80	--	--	(FDOT TYPE 6)
S - 12	TYPE "E"	122.60	113.30	113.30	--	115.30	(SEE DETAIL)
S - 13	GUTTER INLET	122.20	118.70	118.70	--	--	(FDOT TYPE "V")(ON 4% SLOPE)
S - 14	GUTTER INLET	122.20	118.50	--	118.50	--	(FDOT TYPE "V")(ON 4% SLOPE)
S - 15	CURB INLET	122.00	--	--	118.70	--	(FDOT TYPE 5)(ON 5.5% SLOPE)
S - 16	CURB INLET	122.00	118.50	--	--	118.50	(FDOT TYPE 9)(ON 5% SLOPE)
S - 17	TYPE "E"	122.30	--	117.50	--	117.50	(SEE DETAIL)
S - 18	MANHOLE	123.68	114.80	116.80	114.80	114.80	(SEE DETAIL)
S - 19	TYPE "A"	121.50	--	--	--	119.00	(SEE DETAIL)(OVERFLOW)(TYPE H)
S - 20	MANHOLE	123.00	--	118.90	--	118.90	(SEE DETAIL)
S - 21	CURB INLET	122.30	--	115.00	--	--	(FDOT TYPE 6)
S - 22	--	--	--	--	--	--	--
S - 23	CURB INLET	121.47	--	--	118.20	118.20	(FDOT TYPE 5)
S - 24	CURB INLET	121.47	--	--	118.00	118.00	(FDOT TYPE 5)
S - 25	MANHOLE	121.80	117.70	117.70	117.70	--	(SEE DETAIL)
S - 26	CURB INLET	120.10	--	--	114.90	--	(FDOT TYPE 5)
S - 27	CURB INLET	120.10	--	--	--	115.20	(FDOT TYPE 5)
S - 28	MANHOLE	122.20	118.40	--	--	118.40	(SEE DETAIL)

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
1-27-20 AS PER CITY/SJRWMD	M.C.
3-13-20 AS PER CITY	M.C.
6-14-20 REVISED PIPES 2 AND 3	M.C.
7-7-20 HOME2 SUITES	M.C.
--	--
--	--

GRADING AND DRAINAGE PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA
12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE
MITCH COLLINS, P.E., INC.
801 east cuyler street 407.758.5537
orlando, fl 32803 fax 407.448.8979
mitchcollins.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-2 OF C-13

SILT FENCE APPLICATIONS
N.T.S.

LOCATION:

SITE LOCATION: 12301 WEST COLONIAL DRIVE WINTER GARDEN, FL 34787

SITE AREA: 359,437 SF = 8.251 ACRES

LAT/LONG: 28°33'08"/81°33'49"

OUTFALL LOCATION: STATE ROAD 50

CONSTRUCTION SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPING AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES

SOIL TYPES:

45-SMYRNA FINE SAND-URBAN LAND COMPLEX
55-ZOLFO-URBAN LAND COMPLEX

DEWATERING METHODS AND LOCATIONS:

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF A WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S):

A. SILT FENCE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
B. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF THE PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
C. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
D. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET
E. TEMPORARY SEEDING AND MULCHING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH B ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF THE SEED AND MULCH.
F. MAINTENANCE: SLL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
G. GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO A MINIMUM DEPTH OF 4 INCHES TO PREVENT SEDIMENT FROM LEAVING CONSTRUCTION SITE.

PERMANENT EROSION CONTROL MEASURES (BMP'S):

A. PERMANENT SODDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SODDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.
B. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE SJRWMD PERMIT.

INSPECTIONS:

A. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.
B. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT. AT LEAST ONCE AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
C. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OR REPORTED.
D. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
E. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
F. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
G. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
H. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORTS.

ADDITIONAL NOTES:

A. NON-STORMWATER DISCHARGES:
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
1. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
2. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).
ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
B. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.
C. OPERATOR AND/OR RESPONSIBLE AUTHORITY: PEOPLES PLAZA, LLC

CONTRACTOR CERTIFICATIONS:

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

NAME	TITLE	COMPANY NAME, ADDRESS, PHONE NO	DATE	SIGNATURE

NOTE:
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REV/DATE	BY
1-27-20 AS PER CITY	M.C.
3-13-20 AS PER CITY	M.C.
7-7-20 HOME2 SUITES	M.C.
-- --	--
-- --	--

EROSION CONTROL PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA
12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE
mitch collins, pe, inc.
801 east south street p. 407.850.8557
orlando, fl 32801 c. 407.448.8979
mitchcollins@earthlink.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-3 OF C-13

ALL DENSITIES IN UTILITY AND STORM TRENCHES SHALL BE 98% MINIMUM.

ALL SANITARY SEWER AND STORM SEWERS SHALL BE VIDEO INSPECTED BEFORE PAVING AND AGAIN 51 PRIOR TO THE END OF THE ONE YEAR WARRANTY PERIOD.

ALL SANITARY AND STORM SEWERS WITH LESS THAN 5' OF COVER SHALL BE 65 VIDEO INSPECTED AFTER BASE INSTALLATION.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

SANITARY MANHOLE TOP = 123.69' E. INV. 118.45'

SANITARY MANHOLE TOP = 123.36' S. INV. 118.22' E. INV. 118.51' W. INV. 118.12'

ROY E. COBIA TRUST PARCEL I.D. #24-22-27-0000-00-030

30' INGRESS/EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 1206, PAGE 738

THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE WEST LINE OF THE EAST 349.37' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE NORTH LINE OF THE SOUTH 75.00' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

SITE BENCHMARK IRON ROD & CAP LB #6723 ELEVATION 123.80'

RECOVERED AXLE 28.39'N, 0.24'E

RECOVERED 5/8" IRON ROD, NO # 0.16'N, 0.26'E

RECOVERED 5/8" IRON ROD, NO 30.06'S, 0.07'E

THE SOUTH LINE OF THE NORTH 30.00' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

I-2 (CITY) (SINGLE FAMILY)

A-1 (COUNTY) (SINGLE FAMILY)

C-3 (COUNTY) (RIGHT-OF-WAY)

C-2 (CITY) (COMMERCIAL-VEHICLE REPAIR)

"CAMPING WORLD"
FREEDOM ROADS PROPERTY COMPANY, LLC
PARCEL I.D. #24-22-27-0000-00-014

CARTER ROAD (R/W WIDTH VARIES)

PROPOSED POND

122.5
119.0
117.0
112.0

FUTURE DEVELOPMENT

POOL

PROPOSED HOME2 SUITES
95 ROOMS
4 STORIES
F.F. EL.: 124.30

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

WEST COLONIAL DRIVE (STATE ROAD 50)
(R/W WIDTH VARIES)
(RIGHT-OF-WAY VARIES)

TABLE

TH	BEARING
'	S00°01'16"E

THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

30' DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 2520, PAGE 674

10' FLORIDA POWER EASEMENT CENTERED ON PROPERTY LINE PER OFFICIAL RECORDS BOOK 5918, PAGE 3090-3091

RECOVERED 4X4 CONCRETE MONUMENT, NO#

THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

ASPHALT PARKING AREA

SANITARY MANHOLE TOP = 120.22' E. INV. 114.77' W. INV. 114.74' N. INV. 114.75'

TOP OF SANITARY MANHOLE EL. 120.62' E. INV. 115.60' W. INV. 115.90' S. INV. 115.40' N. INV. 115.98'

OVERHEAD TRAFFIC SIGNAL BOOM

TRAFFIC CONTROL BOX

TOP OF BANK

669.75'

669.58'

1339.17'

639.20'

561.36'

614.21'

498.68'

349.51'

UTILITY LEGEND

- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT (* c.o.)
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED REDUCER
- PROPOSED BLOWOFF
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- WL WATER LINE
- FL FIRE LINE
- L.F. LINEAR FEET
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)

KEY NOTES (WATER):

1. EXISTING 10"ø PVC WATER MAIN
2. EXISTING FIRE HYDRANT
3. PROPOSED UTILITY EASEMENT (SEE PLAN SHEET C-1B)
4. PROPOSED 8" WET TAP (8"X10" SPLIT TAP SLEEVE, 8" TAP VALVE WITH BOX) (WET TAP BY CONTRACTOR)
5. PROPOSED 58 LF OF 8"ø PVC WATER MAIN (JACK AND BORE) (SEE DETAIL)
6. PROPOSED 8"X6" CROSSING
7. PROPOSED FIRE HYDRANT (SEE DETAIL) AND 12 LF OF 6"ø PVC FIRE LINE
8. PROPOSED 128 LF OF 8"ø PVC WATER MAIN
9. PROPOSED 8" CROSS (PVC)
10. PROPOSED 15 LF OF 8"ø PVC WATER STUBOUT (PLUG AT END AND INSTALL 8" GATE VALVE) (SEE DETAIL) (ANTICIPATED METER SIZE=1")
11. PROPOSED 25 LF OF 8"ø PVC WATER STUBOUT (PLUG AT END AND INSTALL 8" GATE VALVE) (SEE DETAIL) (ANTICIPATED METER SIZE=2")
12. PROPOSED 140 LF OF 8"ø PVC WATER MAIN
13. PROPOSED 8"X6" TEE
14. PROPOSED FIRE HYDRANT (SEE DETAIL) AND 12 LF OF 6"ø PVC FIRE LINE
15. PROPOSED 95 LF OF 8"ø PVC WATER MAIN
16. PROPOSED 8" CROSS (PVC)
17. PROPOSED 15 LF OF 8"ø PVC WATER STUBOUT (PLUG AT END AND INSTALL 8" GATE VALVE) (SEE DETAIL) (ANTICIPATED METER SIZE=1")
18. PROPOSED 212 LF OF 8"ø PVC WATER MAIN
19. PROPOSED 8" TEE
20. PROPOSED 15 LF OF 8"ø PVC WATER STUBOUT (PLUG AT END AND INSTALL 8" GATE VALVE) (SEE DETAIL) (ANTICIPATED METER SIZE=1")
21. PROPOSED 14 LF OF 8"ø PVC WATER MAIN
22. PROPOSED 8"X6" TEE
23. PROPOSED FIRE HYDRANT (SEE DETAIL) AND 15 LF OF 6"ø PVC FIRE LINE
24. PROPOSED 25 LF OF 8"ø PVC WATER MAIN
25. PROPOSED 8" TEE (PVC)
26. PROPOSED 216 LF OF 8"ø PVC WATER MAIN
27. PROPOSED 8" WET TAP (8"X10" SPLIT TAP SLEEVE, 8" TAP VALVE WITH BOX) (WET TAP BY CONTRACTOR)
28. PROPOSED 26 LF OF 8"ø PVC WATER LINE
29. PROPOSED 8"X4" TEE (PVC)
30. PROPOSED 32 LF OF 8"ø PVC WATER MAIN STUBOUT WITH BLOW-OFF VALVE AT END (INSTALL WATER MAIN UNDER PROPOSED STORM LINE)
31. PROPOSED 2" DOMESTIC METER (BY CITY) w/ RPBFP (BY CONTRACTOR) (SEE DETAIL)
32. PROPOSED 161 L.F. OF 3"ø PVC DOMESTIC SERVICE
33. PROPOSED 3" GATE VALVE (SEE DETAIL)
34. PROPOSED 8" DDCVA (POINT OF SERVICE) (SEE DETAIL) (ALL WORK DOWNSTREAM OF THIS LOCATION SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR)
35. PROPOSED 164 LF OF 8"ø PVC FIRE LINE (C-900, DR-14, PC-200) (WORK SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR)
36. RAISE COVER OF VALVES TO MATCH PROPOSED ROADWAY ELEVATION
37. PROPOSED 22 LF OF 6"ø PVC WATER LINE
38. PROPOSED 6" TEMPORARY JUMPER CONNECTION
39. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) (ALL WORK DOWNSTREAM OF THIS LOCATION SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR)
40. PROPOSED 225 LF OF 6"ø PVC FIRE LINE (C-900, DR-14, PC-200) (WORK SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR)
41. PROVIDE FIRE LANE STRIPING AND SIGNAGE IN THIS AREA FOR FDC
42. PROPOSED 30° BENDS

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
1-27-20 AS PER CITY	M.C.
3-13-20 AS PER CITY	M.C.
7-7-20 HOME2 SUITES	M.C.
--	--
--	--
--	--

WATER UTILITY PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA
12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54408, STATE OF FLORIDA, C.A.# 9523
DATE

mitchcollins, pe, pmp
800 east colonial drive, ste 211 p: 407.930.8557
orlando, fl 32803 m: 407.448.8979
mitchcollins.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-4 OF C-13

ALL DENSITIES IN UTILITY AND STORM TRENCHES SHALL BE 98% MINIMUM.

ALL SANITARY SEWER AND STORM SEWERS SHALL BE VIDEO INSPECTED BEFORE PAVING AND AGAIN 51 PRIOR TO THE END OF THE ONE YEAR WARRANTY PERIOD.

ALL SANITARY AND STORM SEWERS WITH LESS THAN 5' OF COVER SHALL BE 65 VIDEO INSPECTED AFTER BASE INSTALLATION.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

SANITARY MANHOLE TOP = 123.69' E. INV. 118.45'

SANITARY MANHOLE TOP = 123.36' S. INV. 118.22' E. INV. 118.51' W. INV. 118.12'

ROY E. COBIA TRUST PARCEL I.D. #24-22-27-0000-00-030

THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

30' INGRESS/EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 1206, PAGE 738

THE WEST LINE OF THE EAST 349.37' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE NORTH LINE OF THE SOUTH 30.00' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

SITE BENCHMARK IRON ROD & CAP LB #6723 ELEVATION 123.80'

RECOVERED AXLE 28.39'N, 0.24'E

THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

669.75'

N 88°19'53" E

RECOVERED 5/8" IRON ROD, NO 30.06'S, 0.07'E

RECOVERED 5/8" IRON ROD, NO # 0.16'N, 0.26'E

639.73'

THE SOUTH LINE OF THE NORTH 30.00' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

122.5
119.0
117.0
112.0

PROPOSED POND

I-2 (CITY) (SINGLE FAMILY)

A-1 (COUNTY) (SINGLE FAMILY)

C-3 (COUNTY) (RIGHT-OF-WAY)

TOP OF BANK

CARTER ROAD (R/W WIDTH VARIES)

FUTURE DEVELOPMENT

POOL

PROPOSED HOME2 SUITES
95 ROOMS
4 STORIES
F.F. EL.: 124.30

C-2 (CITY) (COMMERCIAL-VEHICLE REPAIR)

"CAMPING WORLD"
FREEDOM ROADS PROPERTY COMPANY, LLC
PARCEL I.D. #24-22-27-0000-00-014

561.36'

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

TOP OF SANITARY MANHOLE EL. 120.62'
E. INV. 115.60'
W. INV. 115.90'
S. INV. 115.40'
N. INV. 115.98'

TABLE	
TH	BEARING
1'	S00°01'16"E

THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

30' DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 2520, PAGE 674

10' FLORIDA POWER EASEMENT CENTERED ON PROPERTY LINE PER OFFICIAL RECORDS BOOK 5918, PAGE 3090-3091

RECOVERED 4X4 CONCRETE MONUMENT, NO#

ASPHALT PARKING AREA

N46°41'35"W 34.90'

THE NORTH LINE OF THE SOUTH 75.00' OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

S 88°05'46" W

614.21'

WEST COLONIAL DRIVE (STATE ROAD 50)
(R/W WIDTH VARIES) (RIGHT-OF-WAY VARIES)

THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

SANITARY MANHOLE TOP = 120.22' E. INV. 114.77' W. INV. 114.74' N. INV. 114.75'

669.58'
N 88°05'46" E

1339.17'

669.58'

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24-22-27

OVERHEAD TRAFFIC SIGNAL BOOM

TRAFFIC

UTILITY LEGEND

SS	SANITARY SEWER
●	PROPOSED SANITARY MANHOLE
• c.o.	PROPOSED CLEANOUT
SS-?	PROPOSED SANITARY STRUCTURE ID
	PROPOSED FIRE HYDRANT
L.F.	LINEAR FEET
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)

KEY NOTES (SEWER): (#)

1. EXISTING SANITARY MANHOLE (RIM=120.22, N=114.75, W=114.74, E=114.77)
2. EXISTING 8"ø PVC SANITARY LINE
3. EXISTING SANITARY MANHOLE (RIM=120.62, N=115.98, S=115.40;W=115.90, E=115.60) (REMOVE EXISTING MANHOLE TOP AND REPLACE WITH OFF-SET TOP TO AVOID VALLEY GUTTER) (NEW RIM ELEVATION=120.90) (NEW SOUTH INVERT ELEVATION=115.60) (NEW EAST INVERT ELEVATION=115.60)
4. CORE AND DRILL INTO EXISTING SANITARY MANHOLE AT INV. EL. 115.60
5. PROPOSED 172 L.F. OF 8"ø PVC SANITARY LINE AT 0.35%
6. PROPOSED SANITARY MANHOLE (RIM=123.13; N=116.20; S=116.20; E=116.20; W=116.20)
7. PROPOSED 31 L.F. OF 6"ø PVC SANITARY LINE AT 1.00% (PLUG END OF PIPE AND INCLUDE ABOVE-GROUND MARKER) (END OF PIPE INVERT ELEVATION=116.50)
8. PROPOSED 20 L.F. OF 6"ø PVC SANITARY LINE AT 1.00% (PLUG END OF PIPE AND INCLUDE ABOVE-GROUND MARKER) (END OF PIPE INVERT ELEVATION=116.40)
9. PROPOSED 287 L.F. OF 8"ø PVC SANITARY LINE AT 0.40%
10. PROPOSED 35 L.F. OF 6"ø PVC SANITARY LINE AT 1.00% WITH WYE CONNECTION AT DOWNSTREAM END (PLUG END OF PIPE AND INCLUDE ABOVE-GROUND MARKER) (END OF PIPE INVERT ELEVATION=117.35)
11. PROPOSED 85 L.F. OF 6"ø PVC SANITARY LINE AT 1.00% WITH WYE CONNECTION AT DOWNSTREAM END
12. PROPOSED IN-LINE CLEANOUT AT INV. EL. 117.85 (SEE DETAIL, SHEET C-9)
13. PROPOSED SANITARY MANHOLE (RIM=123.47; N=117.40; S=117.40; W=117.40)
14. PROPOSED 45 L.F. OF 6"ø PVC SANITARY LINE AT 1.00% (PLUG END OF PIPE AND INCLUDE ABOVE-GROUND MARKER) (END OF PIPE INVERT ELEVATION=117.90)
15. PROPOSED 100 L.F. OF 6"ø PVC SANITARY LINE AT 1.00%
16. PROPOSED OFF-LINE CLEANOUT AT INV. EL. 118.40 (SEE DETAIL, SHEET C-9)
17. PROPOSED IN-LINE CLEANOUT AT INV. EL. 118.60 AND 17 L.F. OF 6"ø PVC SANITARY LINE AT 1.00% WITH WYE CONNECTION AT DOWNSTREAM END (SEE DETAIL, SHEET C-9)
18. INSTALL IN-LINE CLEANOUT AT EASEMENT LINE (SEE DETAIL)
19. PROPOSED UTILITY EASEMENT (SEE PLAN SHEET C-1B)
20. PROPOSED 202 L.F. OF 8"ø PVC SANITARY LINE AT 0.31%
21. CONNECCT TO EXISTING 8"ø SANITARY LINE AT INVERT ELEVATION 114.96±

KEY NOTES (RECLAIM): (#)

1. PROPOSED 6" GATE VALVE (SEE DETAIL, SHEET C-8)
2. PROPOSED 322 LF OF 6"ø PVC RECLAIM MAIN
3. PROPOSED 90° BEND
4. PROPOSED 144 LF OF 6"ø PVC RECLAIM MAIN
5. PROPOSED 6"X2" CROSSING
6. PROPOSED 18 LF OF 2"ø PVC RECLAIM LINE AND 1" IRRIGATION METER WITH 1.5" RPBFP (SEE DETAIL, SHEET C-8)
7. PROPOSED 20 LF OF 2"ø PVC RECLAIM LINE AND 1" IRRIGATION METER WITH 1.5" RPBFP (SEE DETAIL, SHEET C-8)
8. PROPOSED 199 LF OF 6"ø PVC RECLAIM MAIN
9. PROPOSED 6"X2" CROSSING
10. PROPOSED 13 LF OF 2"ø PVC RECLAIM LINE AND 1" IRRIGATION METER WITH 1.5" RPBFP (SEE DETAIL, SHEET C-8)
11. PROPOSED 20 LF OF 2"ø PVC RECLAIM LINE AND 1" IRRIGATION METER WITH 1.5" RPBFP (SEE DETAIL, SHEET C-8)
12. PROPOSED 233 LF OF 6"ø PVC RECLAIM MAIN
13. PROPOSED 6'X2' TEE (PVC)
14. PROPOSED 20 LF OF 2"ø PVC RECLAIM LINE AND 2" GATE VALVE (SEE DETAIL, SHEET C-8)
15. PROPOSED 33 LF OF 6"ø PVC RECLAIM MAIN STUBOUT WITH BLOW-OFF VALVE AT END (INSTALL RECLAIM MAIN UNDER PROPOSED STORM LINE)
16. PROPOSED 6" TEE WITH 6" GATE VALVE (SEE DETAIL, SHEET C-8)
17. PROPOSED 20 LF OF 6"ø PVC RECLAIM LINE
18. PROPOSED 90° BEND (PVC)
19. PROPOSED 3 LF OF 6"ø PVC RECLAIM LINE
20. PROPOSED TEMPORARY JUMPER CONNECTION

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
1-27-20 AS PER CITY	M.C.
3-13-20 AS PER CITY	M.C.
7-7-20 HOME2 SUITES	M.C.
--	--
--	--
--	--

SANITARY UTILITY PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA
12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE
MITCH COLLINS, P.E., P.A., INC.
801 east cheney highway (407) 365-8537
titusville, fl 32780 fax (407) 448-9779
mcpa@cfl.rr.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-5 OF C-13

STANDARD PAVEMENT

1. 1.5" F.D.O.T. TYPE SP-9.5 ASPHALT CONC.
2. 8" SOIL CEMENT COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180)
3. 12" STABILIZED SUB-BASE (LBR=40) COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180) TO A DEPTH OF ONE FOOT BELOW PAVEMENT SUBGRADE.

ON-SITE PAVEMENT DETAIL (KEYNOTE 1, SHEET C-1)

N.T.S. (FOR ASPHALT SURFACE) D-130

INCLUDE FIBER MESH REINFORCEMENT

STANDARD PAVEMENT

1. 8" PORTLAND CEMENT (6x6 10/10 WWF) DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT PORTLAND CEMENT ASSOCIATION RECOMMENDED METHODS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. PROVIDE CONTRACTION JOINTS AT A MAXIMUM SPACING OF 12 FEET.
2. 12" SUBGRADE CONSISTING OF FREE DRAINING NATURAL FINE SAND OR FINE SAND FILL. SUBGRADE (LBR=40) TO BE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (ASTM D-1557).

ON-SITE PAVEMENT DETAIL (KEYNOTE 14, SHEET C-1)

N.T.S. (FOR CONCRETE SURFACE) D-130

HANDICAP PARKING DETAIL (KEYNOTE 8, SHEET C-1)

N.T.S. D-117

MITERED END SECTION

N.T.S. (FOR MORE DETAILED INFORMATION SEE F.D.O.T. INDEX NO. 272 SHT. 1 OF 6) D-122

TYP. SIDEWALK AT PARKING (KEYNOTE 32, SHEET C-1)

N.T.S. D-129

CURB CUT RAMP DETAIL (KEYNOTE 17, SHEET C-1)

N.T.S.

HANDICAP SIGN DETAIL (KEYNOTE 10, SHEET C-1)

N.T.S. D-118

NOTE: INSTALL YELLOW, CAST IN PLACE DETECTABLE WARNING MAT PER FDOT INDEX 304. SURFACE-APPLIED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

NOTE: SEE ADDITIONAL DETAILS ON THIS PLAN SHEET.

CURB CUT RAMP DETAIL (KEYNOTE 17, SHEET C-1)

N.T.S.

NOTE: 4", 3000 PSI CONCRETE SLAB-ON-GRADE WITH FIBER MESH (1.5 LBS/ CU YD DOSAGE RATE)

TYP. SIDEWALK AT PARKING (KEYNOTE 32, SHEET C-1)

N.T.S. D-129

NOTE: INSTALL YELLOW, CAST IN PLACE DETECTABLE WARNING MAT PER FDOT INDEX 304. SURFACE-APPLIED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

CURB CUT RAMP DETAIL (KEYNOTE 18, SHEET C-1)

N.T.S.

NTS

PRECAST CONC. WHEEL STOP (KEYNOTE 9, SHEET C-1)

D-162

STANDARD PAVEMENT

1. 2" F.D.O.T. TYPE SP-9.5 ASPHALT CONC. (TWO LIFTS)
2. 10" SOIL CEMENT COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180)
3. 12" STABILIZED SUB-BASE (LBR=40) COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DENSITY (AASHTO T-180) TO A DEPTH OF ONE FOOT BELOW PAVEMENT SUBGRADE.

ON-SITE PAVEMENT DETAIL (HEAVY DUTY) (KEYNOTE 4, SHEET C-1)

N.T.S. (FOR ASPHALT SURFACE) D-130

STANDARD BEDDING DETAIL

N.T.S. FOR STORM SEWER PIPE ALL BEDDING IN COMPLIANCE WITH (A.S.T.M. D 2321-74) D-103

NOTE: INSTALL YELLOW, CAST IN PLACE DETECTABLE WARNING MAT PER FDOT INDEX 304. SURFACE-APPLIED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

CURB CUT RAMP DETAIL (KEYNOTE 19, SHEET C-1)

N.T.S.

FDOT TYPE "E" INLET

N.T.S. SEE F.D.O.T. INDEX # 201 D-189

GENERAL NOTES:

1. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE WORK PERFORMED FOR THIS PROJECT.

2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND/OR MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN.

3. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES.

4. ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND F.D.O.T. STANDARDS.

5. THE OWNER, THE STATE, THE CITY AND THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.

6. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHTS-OF-WAY OR EASEMENTS ADJACENT TO THIS CONSTRUCTION SITE AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARDS SPECIFICATIONS OF ALL GOVERNMENTAL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATION IN THIS LOCATION.

8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.

9. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION MATERIAL OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER. THE COST SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROJECT.

10. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ANY LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO AFFECT ANY ADJACENT PUBLIC OR PRIVATE PROPERTY. ANY MUD, SILT OR DEBRIS THAT DOES AFFECT ANY ADJACENT PROPERTY SHALL BE REMOVED IMMEDIATELY.

11. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR A PERIOD SPECIFIED BY THE LOCAL MUNICIPALITY (MINIMUM OF ONE YEAR) FROM THE DATE OF WRITTEN ACCEPTANCE FROM THE OWNER OF THAT PORTION OF THE TOTAL PROJECT WHICH THE CONTRACTOR HAS CONTRACTED TO COMPLETE. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE UPON WRITTEN NOTICE FROM EITHER THE DESIGN ENGINEER OR THE LOCAL MUNICIPALITY ENGINEER.

12. CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER, TO VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING GOVERNMENTAL AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S SOLE EXPENSE.

13. SHOULD THE CONTRACTOR ENCOUNTER ANY CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING GOVERNMENTAL AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE DESIGN ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR, IF ANY EXPENSES OCCUR DUE TO THESE CONFLICTS.

14. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL EXISTING UTILITIES OR STRUCTURES AT THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ANY UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY IMMEDIATELY UPON ANY BREAKAGE OR DAMAGE TO ANY EXISTING UTILITY LINE OR APPURTENANCES OR ANY INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING SO THAT THE CONFLICT MAY BE RESOLVED.

15. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ON THESE PLANS ARE TO THE FACE OF CURB.

16. THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ARE BASED UPON THE BEST AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITY COMPANIES SERVING THE PROJECT AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATIONS OF THEIR FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THESE FACILITIES DURING THE COURSE OF THE WORK.

17. THE CONTRACTOR IS TO INSTALL THE SANITARY SEWER AND WATER LEAD(S) TO A DISTANCE OF WITHIN 5 FEET OUTSIDE OF ANY BUILDING AND PLACE A CLEANOUT FOR SEWER AND A GATE VALVE FOR WATER WITH CAST IRON COVER AND BOX OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO SUBMITTING ANY BID TO THE OWNER. IF CONFLICTS IN UTILITY LINE CONNECTIONS TO BUILDING ARE DISCOVERED BY CONTRACTOR DURING THE BID PROCESS OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING IMMEDIATELY.

18. ALL PROPOSED STORM PIPES LOCATED WITHIN THE F.D.O.T. RIGHT-OF-WAY, SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. STANDARD INDEX 280.

19. ALL STRIPING WITHIN ANY F.D.O.T. RIGHT-OF-WAY SHALL BE LEAD-FREE THERMOPLASTIC IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 17346.

20. CONTRACTOR SHALL NOTIFY THE LOCAL F.D.O.T. OFFICE AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AND ANY LANE CLOSURES IN THE F.D.O.T. RIGHT-OF-WAY.

21. IF AN M.O.T. IS REQUIRED, THE SETUP MUST BE SUPERVISED BY A PERSON CERTIFIED BY THE APPROPRIATE GOVERNMENTAL ENTITY.

22. AS-BUILT PLANS SHALL BE REQUIRED IF ANY CHANGES TO THE PROPOSED CONSTRUCTION OCCUR DURING CONSTRUCTION.

23. IF ANY F.D.O.T. CONSTRUCTION IS NECESSARY, AN ENGINEER'S CERTIFICATION SHALL BE SUBMITTED TO F.D.O.T. WITHIN 30 DAYS OF PROJECT COMPLETION. CONTRACTOR SHALL SUPPLY ENGINEER WITH APPROPRIATE AS-BUILT INFORMATION, CERTIFIED BY A REGISTERED SURVEYOR IF ANY F.D.O.T. CERTIFICATIONS ARE NECESSARY.

24. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

25. AFTER CONSTRUCTION IN FDOT RIGHT-OF-WAY IS COMPLETE, CONTRACTOR SHALL SUPPLY FDOT WITH CERTIFIED COPIES OF ALL DENSITY REPORTS.

26. ALL DISTURBED AREAS IN FDOT RIGHT-OF-WAY SHALL BE REGRADED AND SODDED WITH ARGENTINE BAHIA.

27. ANY AND ALL DISTURBED AREAS, ON SITE OR OFF SITE, SHALL BE SODDED.

28. ALL TEST RESULTS TO BE FURNISHED BY CONTRACTOR IF REQUIRED BY LOCAL PERMITTING AGENCY.

29. CONTRACTOR TO UNCOVER AND EXPOSE ANY PROPOSED UTILITY CONNECTIONS FROM POINT OF CONNECTION TO RIGHT-OF-WAY AND/OR UTILITY EASEMENT BOUNDARY PRIOR TO PLACEMENT OF ANY UTILITY LINES ON THE PROJECT SITE.

30. GENERAL CONTRACTOR MUST VISIT THE SITE PRIOR TO SUBMITTING A BID TO THE OWNER ON THIS PROJECT TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. HE MUST BE IMMEDIATELY REPORT ANY CONFLICTS TO THE DESIGN ENGINEER OR THE OWNER.

31. ALL CONSTRUCTION METHODS AND OPERATIONS FOR THIS PROJECT MUST BE DONE BY THE CONTRACTOR IN SUCH A MANNER AS TO PROTECT ANY AND ALL ADJACENT EXISTING BUILDINGS AND SITE ELEMENTS. ANY EXISTING ELEMENTS DAMAGED DURING CONSTRUCTION MUST BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S SOLE EXPENSE.

32. ANY PAVEMENT IN F.D.O.T. RIGHT-OF-WAY DAMAGED BY CONTRACTOR'S OPERATIONS MUST BE REPAVED TO MATCH EXISTING PAVEMENT SECTION (SEE DRAWINGS). ALL PAVEMENT MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. ALL NEW PAVEMENT IN RIGHT-OF-WAY MUST BE SLOPED TO MAINTAIN EXISTING DRAINAGE CHARACTERISTICS.

33. THE CONTRACTOR SHALL MAINTAIN ONE CLEAN SET OF MARKED PLANS ON SITE SHOWING ANY AND ALL CHANGES AND "AS-BUILT" INFORMATION WHICH WILL BE SUBMITTED TO THE DESIGN ENGINEER UPON COMPLETION OF THE PROJECT.

34. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY THE DESIGN ENGINEER WITH AN "AS-BUILT" SURVEY, SIGNED AND SEALED BY A STATE REGISTERED SURVEYOR. THIS SURVEY SHALL INCLUDE ANY WATER AND/OR SEWER CONSTRUCTION COMPLETED WITH THIS PROJECT. THIS SHALL INCLUDE ANY AND ALL UNDERGROUND PRESSURE LINES. IF LOCAL UTILITY COMPANY HAS MORE DETAILED "AS-BUILT" REQUIREMENTS, THEN THE CONTRACTOR SHALL PROVIDE "AS-BUILT" INFORMATION TO THE DESIGN ENGINEER IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY REQUIREMENTS. THESE AS-BUILTS SHALL BE REQUIRED WITHIN 20 DAYS OF THE WATER/SEWER WORK BEING COMPLETED.

35. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY TO THE DESIGN ENGINEER ANY REQUIRED BACTERIOLOGICAL OR PRESSURE TESTS REQUIRED BY THE F.D.E.P. PERMIT.

36. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE DESIGN ENGINEER WITH ANY NECESSARY INFORMATION NECESSARY FOR THE DESIGN ENGINEER TO OBTAIN ANY NECESSARY CERTIFICATIONS. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE CONDITIONS INCLUDED WITH ANY AND ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

37. ALL EXISTING ASPHALT PAVEMENT, TOP SOIL, ORGANIC CONTAMINATED OR WET SOILS OR OTHER DELETERIOUS MATERIALS MUST BE TOTALLY REMOVED FROM SITE. ANY EXISTING SOILS ADEQUATE FOR USE AS FILL MAY BE RETAINED, REPROCESSED AND REINSTALLED AS COMPACTED FILL.

38. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING WITHIN ALL PROPOSED LANDSCAPE AREAS. GRADING WITHIN THESE AREAS SHALL BE AT OR ABOVE THE PROPOSED GRADE AT NEAREST BACK OF CURB OR SIDEWALK.

39. ALL SUBGRADE BENEATH PROPOSED BUILDING AND PAVEMENT SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S REPORT AND SHALL BE NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) PER ASTM D-1557-78 (TO DEPTHS OF UP TO 3 FEET BELOW BUILDING AND 2 FEET BELOW PAVEMENT.

40. ENGINEER'S CERTIFICATION REQUIRED 30 DAYS AFTER COMPLETION OF PROJECT.

41. ALL LANDSCAPE AREAS TO BE GRADED WITH CLEAN FILL, ABSENT OF ANY PAVEMENT BASE MATERIALS.

42. SITE CONTRACTOR SHALL REQUEST SOIL REPORT FROM GENERAL CONTRACTOR OR OWNER PRIOR TO SUBMITTAL OF BID FOR THIS PROJECT.

43. ALL BOUNDARY AND TOPOGRAPHIC SURVEYING INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY ALLEN AND COMPANY, DATED 12-18-2019.

44. M.O.T. SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.

45. TEST RESULTS ARE REQUIRED UPON REQUEST.

46. ALL WORK WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2020-21 FDOT STANDARD PLANS, 2018 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND 2017 UTILITY ACCOMMODATION MANUAL.

47. CONTRACTOR SHALL CONTACT FDOT ORLANDO OPERATIONS OFFICE AT LEAST TWO DAYS PRIOR TO CONSTRUCTION BEFORE STARTING ANY CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY.

48. ALL SIDEWALKS AND RAMPS MUST BE ADA COMPLIANT.

49. IT WILL BE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DAMAGE TO ANY FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.

50. ALL CONCRETE SHALL HAVE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI OR GREATER.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
1-27-20 AS PER FDOT	M.C.
3-13-20 AS PER CITY	M.C.
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DETAILS AND NOTES FOR HOME2 SUITES AT PEOPLE'S PLAZA

12301 WEST COLONIAL DRIVE WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

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DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-6 OF C-13

CITY OF WINTER GARDEN - GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL,"SUNSHINE ONE CALL", 1-800-432-4770 A MINIMUM OF 72 HOURS IN ADVANCE.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MASSAGE) PHONE # 407-656-4100.
6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.
4. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETECTABLE, SIZE 2" WITH "WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
5. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MoSS/CoWG SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.
6. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.
7. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A UNIFORM DISTANCE APART. LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE SEPARATELY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.
8. THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB, LOCATED INSIDE OF A PAINTED BLUE SQUARE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL.
9. THE CONTRACTOR SHALL INSTALL CURB STOP, IN METER BOX, CURB STOP SHALL BE SET 8" BELOW FINISHED GRADE.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL IN-LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEE'S AND CROSSES. WATER MAINS SHALL BE PLACED UNDER SIDEWALKS WHERE POSSIBLE.
11. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
12. THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATION WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.
13. ALL NEW SUBDIVISION CONSTRUCTION SHALL INSTALL DOUBLE POTABLE WATER SERVICES AT THE PROPERTY LINES.

CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). FITTINGS SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT. (36" TO 48" DEEP AT LOT LINE)
3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECIEVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HDPE AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A-LOK, Z-LOK OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL. CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.
14. GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.
15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE WET WELL.
16. ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-DRILLED.
17. WARRANTY – ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PART, PARTS, OR MATERIALS SHALL BE PROMPLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
4. WARNING TAPE, NON-DETECTABLE, SIZE 2" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATE WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MoSS/CoWG. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
6. REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 36" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.
7. SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED WATERMAIN.
8. CUSTOMER SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
9. THE CONTRACTOR SHALL CUT CURB A "RW" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.
10. THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 8" BELOW FINISHED GRADE.
11. THE CONTRACTOR SHALL INSTALL VALVE(S) IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.
12. RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE MINIMIZED.
13. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
14. RECLAIMED WATERMAIN MAINS SHALL BE 8 INCH DIAMETER MINIMUM, 4 INCH IS ALLOWED ON DEAD END RUNS SERVING LESS THAN 20 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK IRRIGATION RATE SHALL BE SIX(6) TIMES GREATER THAN THE AVERAGE IRRIGATION RATE OF FLOW.
15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED. INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING:

1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COMMENCE. A DEFINITE TIME AND DATE WILL BE AGREED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.
2. NO INSPECTION SHALL COMMENCE WITHOUT THE PRESENCE OF THE INSPECTOR, EXCEPT WHEN PRIOR ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL CCTV INSPECTIONS SHALL COMMENCE UP STREAM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM ENTERING A SECTION PREVIOUSLY TELEVISED. THE CAMERA SHALL BE STARTED FROM THE DOWNSTREAM MANHOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSING THE NORMAL FLOW IN THE LINE. THIS PROCEDURE WILL ALLOW FOR THE VIEWING OF THE SERVICE LATERALS.
4. BEFORE THE CAMERA IS PLACED IN THE SEWER LINE, WATER WITH YELLOW OR ORANGE DYE SHALL BE PUT INTO THE UPSTREAM MANHOLE OF THE SECTION BEING TELEVISED. CAMERA WILL HAVE A GAUGE SHOWING 1/2" MARKS FROM 1/2" TO 2-1/2". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CCTV AND DVD RECORDER SHALL BE TURNED ON BEFORE THE CAMERA IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CAMERA IS REMOVED FROM THE MANHOLE. THE CAMERA SHALL BE MOVED THROUGH THE LINE UNDER THE CONTROL OF THE CCTV CAMERA OPERATOR. THE CAMERA SHALL BE DRAWN THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY (30) FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND PIPE JOINTS IN THE PIPELINE.
6. A DVD RECORDING SHALL BE MADE OF THE ENTIRE SYSTEM BEING TELEVISED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE TAPE(S) SHALL BE LABELED IN SUCH A MANNER THAT STATES THE PROJECT NAME, DATE OF INSPECTION AND LINE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

CITY OF WINTER GARDEN - TRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	30	34	44	52	60	70	80
45° BEND	8	10	12	14	18	21	25	30	34
22-1/2° BEND	4	5	6	7	9	10	12	14	16
11-1/4° BEND	2	3	4	5	6	7	8	9	10
PLUG, DEAD END OR BRANCH OF TEE	40	52	63	72	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	116	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	29	37	44	51	65	77	89	105	120
45° BEND	12	15	18	21	27	32	37	44	50
22-1/2° BEND	6	7	9	10	13	15	18	21	24
11-1/4° BEND	3	4	5	6	7	8	9	10	12
PLUG, DEAD END OR BRANCH OF TEE	59	77	93	108	138	166	194	231	265
VALVE	59	77	93	108	138	166	194	231	265

THRUST RESTRAINT NOTES:

1. THE TABLES INDICATE MINIMUM LENGTHS OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION. WHERE PRACTICAL, FULL LENGTHS OF RESTRAINED PIPE SHALL BE LAID TO ACHIEVE THE REQUIRED MINIMUM RESTRAINT.
2. WHERE COMBINATIONS OF FITTINGS ARE USED, THE PIPING BETWEEN THE FITTINGS SHALL BE RESTRAINED. THE MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED UPSTREAM AND DOWNSTREAM OF THE COMBINATION OF FITTINGS SHALL BE DETERMINED ON THE BASIS OF ONE EQUIVALENT FITTING (I.E., 2-45 DEGREE BENDS WILL BE CONSIDERED AS THOUGH A 90° BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45° BENDS).
3. FOR PIPE THAT IS ENCASED IN POLYETHYLENE, RESTRAINED JOINTS MINIMUM LENGTHS SHALL BE INCREASED BY 50 PERCENT.
4. FOR FITTINGS OTHER THAN THOSE PRESENTED IN THE ABOVE TABLES, RESTRAINED JOINT LENGTHS SHALL BE DETERMINED IN ACCORDANCE WITH "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION. RESTRAINED JOINT LENGTHS FOR A GIVEN PRESSURE RANGE SHALL BE BASED ON THE MAXIMUM PRESSURE FOR THE TEST PRESSURE RANGE, SM (SAND SILT) SOIL, 3-FEET DEPTH, LAYING CONDITION NO. 3 AND FACTOR OF SAFETY OF 1.5.
5. IN-LINE VALVES: PROVIDE MECHANICAL RESTRAINT ON EACH SIDE OF THE VALVE.
6. ALL RECLAIMED WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 150 PSI. ALL WASTEWATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 100 PSI.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ACCEPTABLE VARIANCES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A / 12" B	SEE GENERAL NOTES: NO. 4 & 5
RECLAIMED WATER*	3'	12"	–	–	3'	6" A / 12" B	3'	12"	–	–	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" A / 12" B	–	–	–	–	–	–	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	–	–	–	–	–	–	

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

*2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162-610, CHAPTER III. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.
   - A. DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.
   - B. DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.
4. UTILITY SEPARATION – VERTICAL CLEARANCE MITIGATION
   - A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:
     - A.1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
     - A.2. CONCRETE ENCASED VITRIFIED CLAY, OR;
     - A.3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.
   - B. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
   - C. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
5. UTILITY SEPARATION – HORIZONTAL SEPARATION MITIGATION
   - A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.
     - A.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR:
     - A.2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
     - A.3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.
   - B. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
6. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

No.	ITEM	DATE
1	Revised General Notes	4/4/14
2	Revised Water & Reuse Notes	4/4/14

REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
UTILITIES SYSTEMS

DATE
JUNE 2018
SHEET
1
1 OF 11

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DETAILS AND NOTES
FOR
HOME2 SUITES AT PEOPLE'S PLAZA

12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE

mitch collins, pe, inc.
801 east south street
orlando, fl 32801
p. 407.850.8557
c. 407.448.8979
mitchcollins@earthlink.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-7 OF C-13

NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

1 STANDARD BEDDING DETAIL
N.T.S.

NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
2. LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX ½" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.

NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

3 GATE VALVE & BOX DETAIL
N.T.S.

UNIMPROVED CONDITION

IMPROVED CONDITION

NOTE:
BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

7 VALVE BOX COLLAR
N.T.S.

NOTE:
THE TAIL PIECE SHALL INCLUDE THE ¾" FEMALE ADAPTOR AND ALL PIPE AND FITTINGS UP TO AND INCLUDING THE CAP.

SERVICE SECTION
N.T.S.

DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE BLUE IN COLOR W/WIRE.
6. THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

8 WATER SERVICE DETAIL
N.T.S.

NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRICTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. METER BOX TO BE INSTALLED BY THE CONTRACTOR.

5 CUL-DE-SAC LOOPING AND METER BOX PLACEMENT DETAIL
N.T.S.

6 FIRE HYDRANT ASSEMBLY
N.T.S.

NOTE:
ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.

4 BLOWOFF VALVE DETAIL
N.T.S.

NOTES:

1. THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE MASTER METER TO BE INSTALLED. ALL WIRE, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. SENSUS METER REQUIRED.
4. 2" BYPASS METER SHALL BE CONSTRUCTED ON ALL MASTER METER ASSEMBLIES THREE INCHES AND LARGER.

9 MASTER METER ASSEMBLY
N.T.S.

NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.

10 AIR RELEASE VALVE & VAULT
N.T.S.

NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

11 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE WILL BE APPROVED.
2. ALL PIPE LARGER THAN 2" SHALL BE FLANGED DUCTILE IRON PIPE.
3. NO GALVANIZED PIPE ALLOWED.

12 BACKFLOW PREVENTER ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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No.	ITEM	DATE
1	Water Service	4/4/14
2	ARV Detail	4/4/14

REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JUNE 2018
SHEET
2
2 OF 11

REV/DATE	BY
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DETAILS AND NOTES
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE

mitch collins, pe, inc.
801 east south street
orlando, fl 32801
p. 407.850.8557
c. 407.448.8979
mitchcollins@earthlink.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-8 OF C-13

NOTE:
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NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. E-Z RAPP OUTSIDE ALL JOINTS
3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
4. NO CONES OVER 3 FT. TALL
5. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MIL DMT.

1 PRECAST CONCRETE SANITARY MANHOLE
N.T.S.

NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THEN MANHOLE INVERT.

2 MANHOLE CONNECTION DETAIL
N.T.S.

NOTES:

1. MANHOLE FRAME & COVER SHALL BE 24" OPENINGS, USE #AS-225 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUAL.
2. RAIN STOPPER LIDS OR RAIN GUARD LIDS (LFVHS) REQUIRED.

3 MANHOLE FRAME AND COVER
N.T.S.

NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

4 STANDARD BEDDING DETAIL
N.T.S.

NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "WASTEWATER".
7. NO GALVANIZED PIPE/VALVES.

5 AIR RELEASE VALVE & VAULT
N.T.S.

6 SANITARY SEWER CLEAN OUT DETAIL
N.T.S.

NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

10 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

NOTES:

1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. WYES AND 45° BENDS SHALL BE PVC (SDR 26).
4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
5. 4' TYP TERMINAL DEPTH (3' MIN) REQUIRED FOR SERVICE AT RIGHT-OF-WAY.

7 SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.

NOTES:

1. WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAYMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAYMENT IN ANY CASE.
2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DESIGN ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION CONTROL.

8 SEWER MAIN STEEL CASING DETAIL
N.T.S.

NOTE:

1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTOR.
2. HARBCO COUPLING OR APPROVED EQUIVALENT FOR ALL PIPE MATERIALS, UNLESS APPROVED IN WRITING BY THE CITY.

9 SEWER MAIN CONNECTION DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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REVISIONS

No.	ITEM	DATE
1	Sanitary Manhole	4/7/14
2	Offset ARV Detail	4/7/14

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS FOR WASTEWATER SYSTEMS

DATE
JUNE 2018
SHEET
3
3 OF 11

REV/DATE	BY
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DETAILS AND NOTES FOR HOME2 SUITES AT PEOPLE'S PLAZA

12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

mitch collins, pe, inc.
801 east south street p. 407.850.8557
orlando, fl 32801 c. 407.448.8979
mitchcollins@earthlink.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-9 OF C-13

NOTE:
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NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

1 STANDARD BEDDING DETAIL
N.T.S.

NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
2. LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX ½" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.

NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

3 GATE VALVE & BOX DETAIL
N.T.S.

UNIMPROVED CONDITION

IMPROVED CONDITION

NOTE:
BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

4 VALVE BOX COLLAR
N.T.S.

NOTE:
ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.

5 BLOWOFF VALVE DETAIL
N.T.S.

NOTE:
THE TAIL PIECE SHALL INCLUDE THE ¾" FEMALE ADAPTOR AND ALL PIPE AND FITTINGS UP TO AND INCLUDING THE CAP.

SERVICE SECTION
N.T.S.

DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE BLUE IN COLOR W/WIRE.
6. THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

6 WATER SERVICE DETAIL
N.T.S.

NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE ALLOWED.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. RECLAIMED WATER JUMPER SHALL BE SIZE ON SIZE.

7 RECLAIMED WATER JUMPER CONNECTION
N.T.S.

NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "RECLAIMED WATER".
7. NO GALVANIZED PIPE/VALVES.

8 AIR RELEASE VALVE & VAULT
N.T.S.

NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

9 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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No.	ITEM	DATE
1	Water Meter Service	4/7/14
2	ARV Detail	4/7/14

REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JUNE 2018
SHEET
8
8 OF 11

REV/DATE	BY
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DETAILS AND NOTES
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE

mitch collins, pe, inc.
801 east south street p. 407.850.8557
orlando, fl 32801 c. 407.448.8979
mitchcollins@earthlink.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-10 OF C-13

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

GENERAL NOTES:

1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.

2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.

4. ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.

5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TV'D.

6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRICT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.

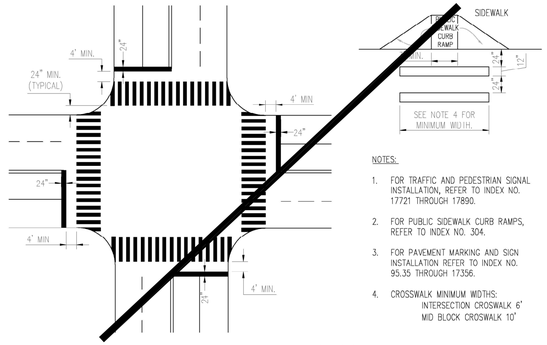
7. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.

8. CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.

9. ONLY CONCRETE RISER RINGS WILL BE ALLOWED TO BE PLACED FOR STORM MANHOLES. ALL RISER RINGS SHALL BE SEALED TO THE STRUCTURE USING WRAPID SEAL. NO MORE THAN 15" WILL BE ALLOWED.

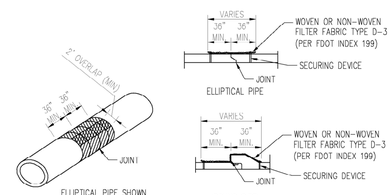
10. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.

11. ALL STORM SEWER STRUCTURE SECTIONS SHALL BE SEALED WITH WRAPID SEAL.



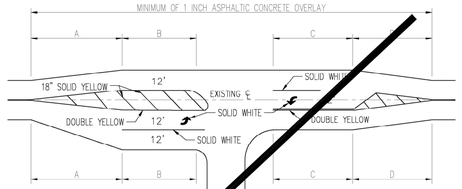
NOTES:
1. FOR TRAFFIC AND PEDESTRIAN SIGNAL INSTALLATION, REFER TO INDEX NO. 17721 THROUGH 17890.
2. FOR PUBLIC SIDEWALK CURB RAMPS, REFER TO INDEX NO. 304.
3. FOR PAVEMENT MARKING AND SIGN INSTALLATION REFER TO INDEX NO. 95.35 THROUGH 17356.
4. CROSSWALK MINIMUM WIDTHS: INTERSECTION CROSWALK 6' MID BLOCK CROSWALK 10'

1 TYPICAL CROSSWALK
N.T.S.



Cost of filter fabric jacket to be included in cost of pipe culverts.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

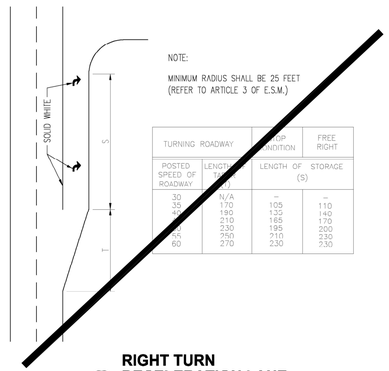
2 FILTER FABRIC JACKET
N.T.S.



NOTES:
1) STRIPING ACCORDING TO F.D.O.T. STANDARD INDEX #17346D.
2) LANE WIDTHS TO MATCH EXISTING LANE WIDTHS.
3) MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)
4) ALL ROADWAY PAVEMENT MARKING SHALL BE THERMAPLASTIC.

PAVEMENT MARKING LENGTHS				
SPEED	A	B	C	D
40 MPH	190'	110'	135'	190'
45 MPH	210'	140'	165'	210'
50 MPH	230'	170'	195'	230'
55 MPH	250'	200'	210'	250'

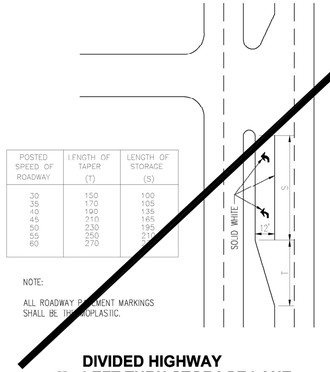
3 TYPICAL INTERSECTION
N.T.S.



NOTE:
MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)

TURNING ROADWAY		TAPER DEFINITION	FREE RIGHT
POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)	
30	N/A	–	–
35	170	105	110
40	190	135	140
45	210	165	170
50	230	195	200
55	250	210	230
60	270	230	230

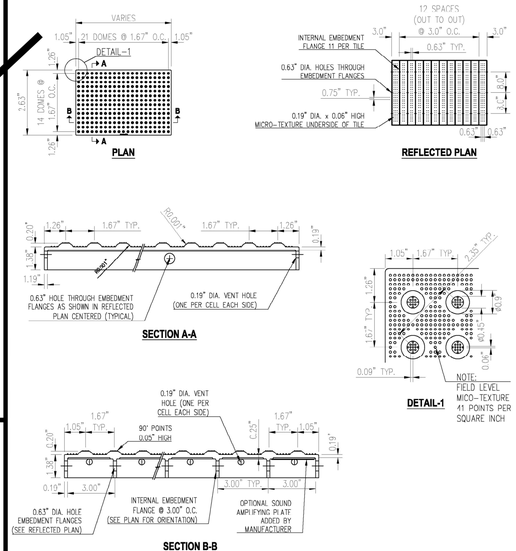
4 RIGHT TURN DECELERATION LANE
N.T.S.



POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	150	100
35	170	105
40	190	135
45	210	165
50	230	195
55	250	210
60	270	230

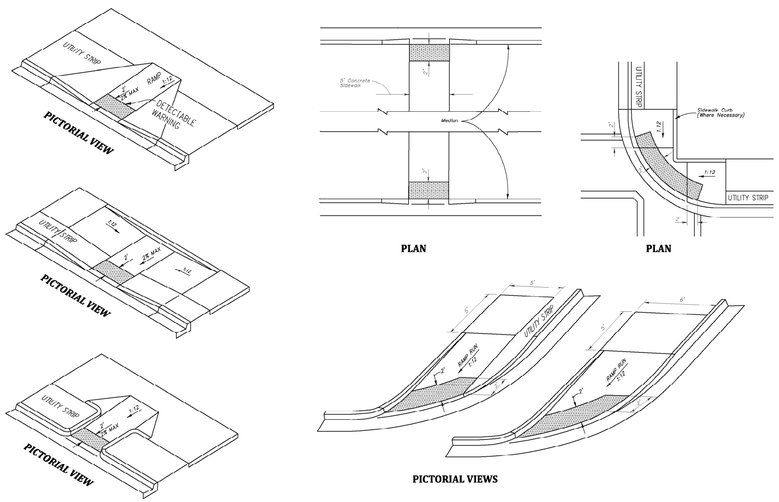
NOTE:
ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

5 DIVIDED HIGHWAY LEFT TURN STORAGE LANE
N.T.S.

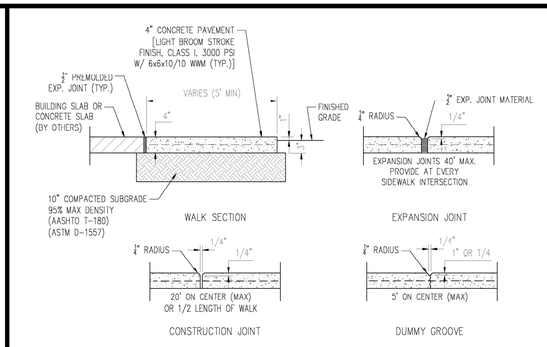


NOTE:
1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.
2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

8 DETECTABLE WARNING DETAIL
N.T.S.



6 CURB RAMPS & DETECTABLE WARNING PLACEMENT
N.T.S.



7 SIDEWALK DETAILS
N.T.S.

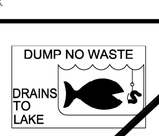


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

No.	ITEM	DATE
REVISIONS		

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
PUBLIC SERVICES

DATE
JUNE 2018
SHEET
9
9 OF 11

REV/DATE	BY
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DETAILS AND NOTES
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE:
MITCH collins engineering, inc.
861 east crown point road, suite 1001 winter garden, fl 32787
p: 407.656.8337 f: 407.448.8929
mcollins.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-11 OF C-13

NOTE:
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PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10' OR GREATER)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')

PLAN C
TURNOUT WITHOUT SIDEWALK

JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED INSET

FOOTNOTES:

ALL ½" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

§ OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

Δ WHEN CONNECTING TO SIDESTREET CURB AND GUTTER SECTIONS, THE NO DROP CURB LIMITS SHOULD EXTEND BACK TO THE SIDESTREET RADIUS POINT. WITH OR WITHOUT CURB AND GUTTER, NO DRIVEWAY SHOULD ENCROACH ON THE CORNER RADIUS.

Φ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) TO THE RIGHT OF WAY LINE.

(– ––) ALPHA-NUMERIC IDENTIFICATION OF A FLARED DRIVEWAY TYPE SPECIFICALLY CALLED FOR IN THE PLANS, SEE SHEETS 3 AND 4.

SPECIAL NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAY 6" CONCRETE PAVEMENT AND DROP CURB SHALL MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTIONS 522 AND 520 RESPECTIVELY OF THE FDOT STANDARD SPECIFICATIONS. THE DRIVEWAY FOUNDATION SHALL MEET THE REQUIREMENT OF SUBARTICLE 522–4.

2. FOR DETAILS OF DROP CURB AND CURB CUT RAMPS REFER TO INDEXES NOS. 300 AND 304 RESPECTIVELY.

3. WHERE TURNOUTS ARE CONSTRUCTED WITHIN EXISTING CURB AND GUTTER, THE EXISTING CURB AND GUTTER SHALL BE REMOVED EITHER TO THE NEAREST JOINT BEYOND THE FLARE POINT OR TO THE EXTENT THAT NO REMAINING SECTION IS LESS THAN 5 FEET LONG; AND, DROP CURB CONSTRUCTED IN ACCORDANCE WITH NOTES NOS. 1 AND 2.

4. COST FOR PREFORMED JOINT FILLER SHALL BE INCLUDED IN THE COST FOR THE CONCRETE PAVEMENT (CONCRETE SIDEWALK, 6" THICK).

5. FOR TURNOUTS WITH RADIAL RETURNS SEE THE REQUIREMENTS UNDER THE "SUMMARY OF GEOMETRIC REQUIREMENTS FOR TURNOUTS", THE "GENERAL NOTES", THE DETAILS OF "RURAL TURNOUT CONSTRUCTION" AND THE DETAIL OF "LIMITS OF CLEARING & GRUBBING, STABILIZATION AND BASE AT INTERSECTIONS".

6. DEPARTMENT MAINTENANCE OF PAVEMENT SHALL EXTEND OUT TO THE RIGHT OF WAY OR 2 FEET BACK OF SIDEWALK, WHICHEVER DISTANCE IS LESS.

7. THE MAINTENANCE AND OPERATION OF HIGHWAY LIGHTING, TRAFFIC SIGNALS, ASSICIATED EQUIPMENT, AND OTHER NECESSARY DEVICES SHALL BE THE RESPONSIBILITY OF A PUBLIC AGENCY.

8. ALL PAVEMENT MARKINGS ON THE STATE HIGHWAYS, INCLUDING ACCELERATION AND DECELERATION LANE MARKINGS, AND SIGNING INSTALLED FOR THE OPERATION OF THE STATE HIGHWAY SHALL BE MAINTAINED BY THE DEPARTMENT.

9. ALL SIGNING AND MARKING INSTALLED FOR THE OPERATION OF THE CONNECTION (SUCH AS STOP BARS AND STOP SIGNS FOR THE CONNECTION) SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.

10. TURNOUTS WILL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SIDEWALK CONCRETE (6" THICK), SY.

DESIGN NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAYS INDICATED AS 'ADVERSE APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS; OR, THOSE WITH SLOPES THAT CAN CAUSE DRIVERS WHO ARE LEAVING THE ROADWAY TO SLOW OR PAUSE TO THE EXTENT THAT TRAFFIC DEMAND VOLUMES WILL BE IMPEDED.

DRIVEWAYS INDICATED AS 'MARGINAL APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS WHEN THE DRIVEWAY IS LOCATED ON THE LOW SIDE OF FULLY SUPERELEVATED ROADWAYS.

DRIVEWAYS INDICATED AS 'GENERAL APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN READILY ACCOMMODATE REPRESENTATIVE STANDARD PASSENGER VEHICLES AND THOSE AND THOSE THAT CAN ACCOMMODATE REPRESENTATIVE STANDARD TRUCKS, VANS, BUSSES AND RECREATIONAL VEHICLES OPERATING UNDER NORMAL CROWN AND SUPERELEVATION CONDITIONS.

2. THE STANDARD FLARED DRIVEWAYS ON THIS INDEX MAY NOT ACCOMMODATE VEHICLES WITH LOW BEDS, LOW UNDERCARRIAGE OR LOW APPENDAGE FEATURES. WHERE SUCH VEHICLES ARE DESIGN VEHICLES DRIVEWAYS ARE TO HAVE SITE SPECIFIC FLARE DESIGNS OR CATEGORY ~~~ DESIGNS.

3. WHEN SPECIFIC FLARE TYPE DRIVEWAYS ARE TO BE CONSTRUCTED, THE TYPE SHALL BE DESIGNATED IN THE PLANS USING THE ASSIGNED ALPHA-NUMERIC DESIGNATION.

Note: See sheet 1 for 'GENERAL NOTES'

◯ PAVEMENT DESIGN

1. 3.5" BRICKS
2. 1"– 2" LOOSE CONCRETE FINES LEVELING BED
3. 10" BASE – COMPACTED CONCRETE FINES TO 98% MAX. DENSITY (AASHTO T–134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF
4. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T–180 AND LBR 40
5. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T–180
6. 4" THICK CONCRETE SIDEWALK

◯ PAVEMENT DESIGN

1. 2" TYPE S–1 STRUCTURAL COURSE (2 LIFTS)
2. 10" BASE TYPE SOIL CEMENT COMPACTED TO 98% MAX. DENSITY (AASHTO T–134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF 300 PSI 7–DAY COMPRESSIVE STRENGTH
3. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T–180 AND LBR 40
4. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T–180
5. 4" THICK CONCRETE SIDEWALK

1 RIBBON CURB WITH BRICK PAVERS
N.T.S.

NOTE: CONTRACTOR SHALL APPLY A BITUMINOUS TACK COAT WHERE NEW ASPHALTIC CONCRETE PAVEMENT ABUTS EXISTING PORTLAND CEMENT CONCRETE PAVEMENT.

1 SAWCUT TYPCIAL DETAIL
N.T.S.

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

CONCRETE CURB AND GUTTER

NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. FOR DETAILS DEPICTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM RIGHT. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURB & GUTTER AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.

CURB AND GUTTER ENDINGS

NOTE: FOR DETAILS DEPICTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM RIGHT.

NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.

CONCRETE CURB

ASPHALTIC CONCRETE CURB

NOTE: SAWCUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTER AND WITHIN CURB AND GUTTER ENDINGS.

CONTRACTION JOINT IN CURB AND GUTTER

CONTRACTION JOINT IN CURB

Δ – APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

CURB & GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

□ – APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

GENERAL NOTES

1. FOR CURB,GUTTER,AND CURB AND GUTTER PROVIDE ⅛" – ¼" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB,GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

DATE	ITEM	No.
4/4/14	Brick Typical Section	1

REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS FOR PUBLIC SERVICES

DATE
JUNE 2018
SHEET
10
10 OF 11

REV/DATE	BY
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DETAILS AND NOTES
FOR
HOME2 SUITES AT PEOPLE'S PLAZA

12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE

mitch collins, pe, inc.
801 east south street
orlando, fl 32801
p. 407.850.8557
c. 407.448.8979
mitchcollins@earthlink.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-12 OF C-13

NOTE:
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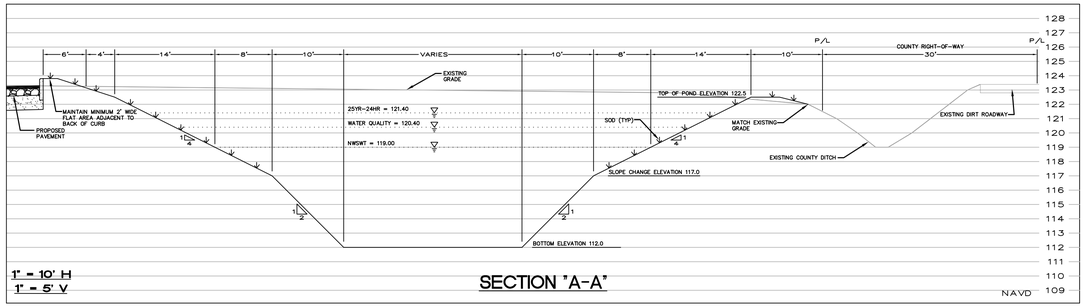
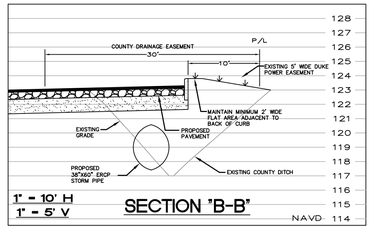


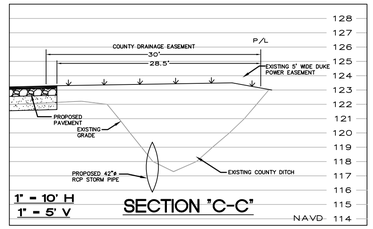
1" = 10' H
1" = 5' V

SECTION "A-A"



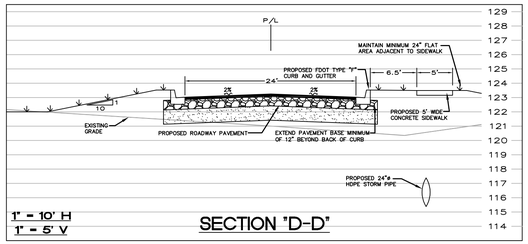
1" = 10' H
1" = 5' V

SECTION "B-B"



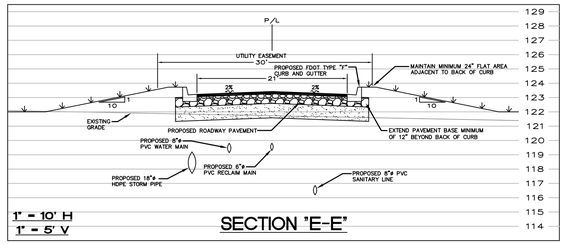
1" = 10' H
1" = 5' V

SECTION "C-C"



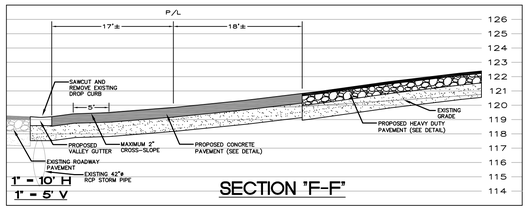
1" = 10' H
1" = 5' V

SECTION "D-D"



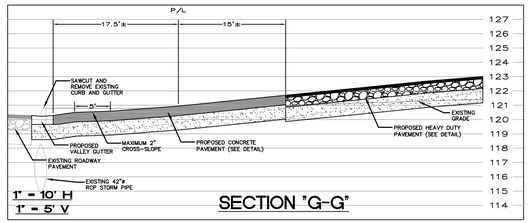
1" = 10' H
1" = 5' V

SECTION "E-E"



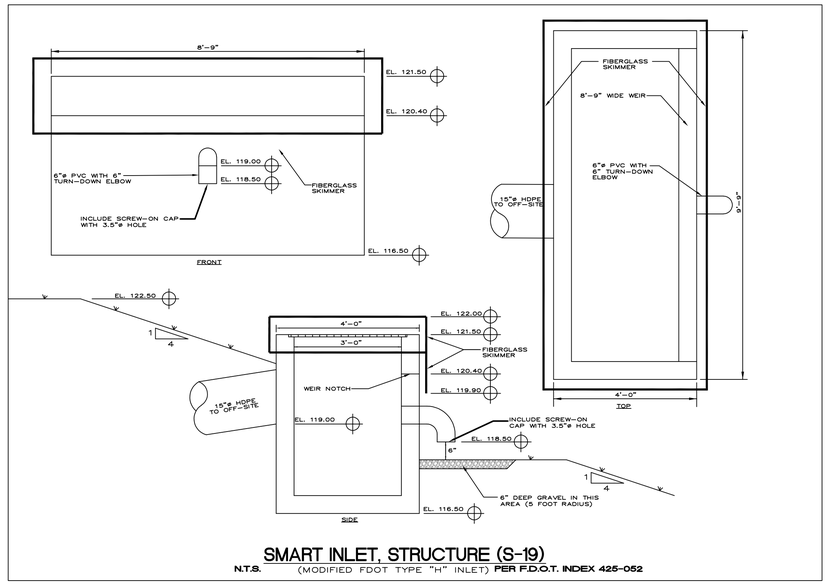
1" = 10' H
1" = 5' V

SECTION "F-F"



1" = 10' H
1" = 5' V

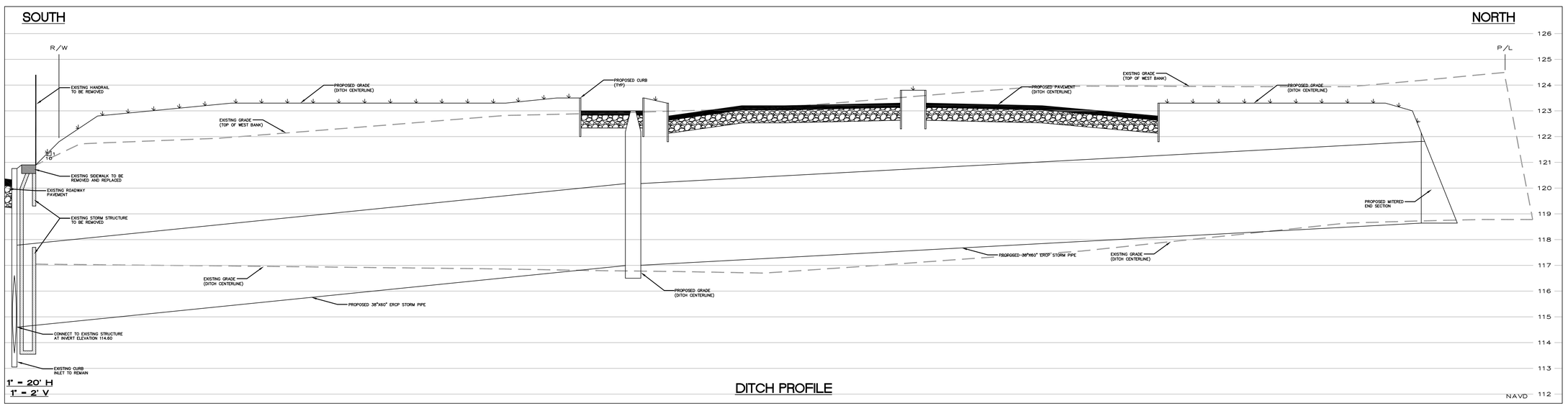
SECTION "G-G"



SMART INLET, STRUCTURE (S-19)

N.T.S. (MODIFIED FDOT TYPE "H" INLET) **PER F.D.O.T. INDEX 425-052**

SOUTH — NORTH



1" = 20' H
1" = 2' V

DITCH PROFILE

NOTE:
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REV/DATE	BY
1-27-20 AS PER CITY/SJRWMD	M.C.
6-14-20 REVISED PIPES 2 AND 3	M.C.
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DETAILS AND NOTES
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
WINTER GARDEN, FLORIDA
12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE
MITCH COLLINS ENGINEERING, P.A.
801 east citrus street • tel 407.8538537
celebration, fl 32811 • fax 407.448.8979
mitchcollins@mitchcollinsengineering.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	N.T.S.
JOB NO:	219-002
SHEET NO:	C-13 OF C-13

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Note: There is an existing clump of Ear Trees in this area that shall be removed / demolished. Refer to civil engineering plans.

Per Section 118-1527 retention ponds shall contain:

- one tree per 50 linear feet of retention perimeter measured from top of slope. **Trees shall be suitable for wet locations as identified in the Commercial Corridor Planter Materials List.**
- **If the pond is dry the pond shall be screened from view with a continuous hedge of shrubs on 36-inch centers around at least 75 percent of the perimeter at the top of the slope**

The Wet Perimeter is 1290 lf requiring:

- **26 trees (required / provided**

(WET)

TOP OF BANK

MATCHLINE

MATCHLINE

er shall contain:

2" cal, 12' overall height, 30 Gal. cont.
eet, 1-1/2"-2" cal, 7' overall height, 15 gal

num at installation to create 36"–42" high by
dscape screen with 90 percent opacity within

blic rights-of-way:

provided)

Revision No:	Date:
1	03-13-20
2	07-02-20

Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title: PLANTING PLAN

Sheet Number: L-1

Seal

James R. Magley
State of Florida Lic. No.: LA 0001300

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PEOPLE'S PLAZA

12301 West Colonial Drive, Winter Garden, Florida

20 0 10 20 40
1 Inch = 20 Ft
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79 | PLU AU3 | 3 GAL.
40 | SAG DUC | BARE ROOT
3 | ILE EAG | 65 GAL.
47 | POD MAK | CONT.
1,131 sf | STE AUG | FROM PALLET
149 | EVO GLO | 1 GAL
1 | QUE VIR | 45 GAL.
1 | LAG MUS | 30 GAL.
1 | QUE VIR | 45 GAL.
189 | ILE STO | 3 GAL
123 | ILE STO | 3 GAL
140 | DIA VA3 | 1 GAL
3 | TAX DIS | 50 GAL.
38 | SAG DUC | BARE ROOT
3 | TAX DIS | 50 GAL.
47 | CAN FL2 | BARE ROOT
213 | HAM PAT | CONT.
26 | LAG MUS | 30 GAL.
22,994 sf | STE AUG | FROM PALLET
71 | SAG DUC | BARE ROOT
3 | TAX DIS | 50 GAL.
5 | TAX DIS | 50 GAL.
48 | CA | BA
(WET)
SIGHT DISTANCE TRIANGLE, TYP.

Per Section 118-1524 the rear yard buffer shall contain:
- 10' wide buffer, planted 50%
- Canopy Trees 2 per 100 linear feet, 2" cal, 12' overall height, 30 Gal. cont.
- Understory Trees 3 per 100 linear feet, **1-1/2"-2" cal, 7' overall height, 15 gal cont.**
- **(33) three-gallon plants, 24" minimum at installation to create 36"—42" high by 36"-wide hedge or continuous landscape screen with 90 percent opacity within one year of planting.**

Buffer is 640 lf requiring:
- **13 canopy trees (14 provided)**
- **20 understory trees (26 Provided)**
- **212 shrubs (213 Provided)**

3 | LAG TUS | 25 GAL.
62 | POD MAK | CONT.
1,846 sf | STE AUG | FROM PALLET
1 | QUE VIR | 45 GAL.
317 | TRA MIN | 4" POT
3 | LAG TUS | 25 GAL.
1,294 sf | STE AUG | FROM PALLET
121 sf | STE AUG | FROM PALLET
293 sf | STE AUG | FROM PALLET
SIGHT DISTANCE TRIANGLE, TYP.

Per Section 114-134 S Required landscaping adjacent to public rights-of-way:
- 5' wide buffer
- Trees 1 per 50 linear feet
- **Landscaping (or wall/berm) a minimum 36" height.**

Buffer is 334 lf requiring:
- **7 trees (10 provided)**
- **36' hgt. landscaping required (36" hgt. landscaping provided)**

MATCHLINE
MATCHLINE

1 | QUE NUT | 65 GAL.
1 | ILE SKY | 15 GAL.
55 | JAS MU3 | 3 GAL.
3 | DIA VA3 | 1 GAL
24 | VIB ODO | CONT.
80 | DIA VA3 | 1 GAL.
7 | VIB WIT | 3 GAL.
1 | QUE VIR | 45 GAL.
21 | MUH CA4 | 3 GAL.
12 | VIB ODO | 3 GAL.
25 | MUH CA4 | 3 GAL.
44 | JAS MU3 | 3 GAL.
1 | QUE VIR | 45 GAL.
74 | DIA VA3 | 1 GAL
20 | VIB WIT | 3 GAL.
90 | TRA MIN | 4" POT
1 | ILE SKY | 15 GAL.
8 | TRA MIN | 4" POT
8 | VIB WIT | 3 GAL.
21 | TRA MIN | 4" POT
15 | ZAM PU2 | 3 GAL.
1 | QUE VIR | 65 GAL MIN.
2 | LAG MUS | 30 GAL.
13 | ZAM PU2 | 3 GAL.
25 | TRA MIN | 4" POT
21 | TRA MIN | 4" POT
10 | ZAM PU2 | 3 GAL.
61 | TRA MIN | 4" POT
56 | ZAM PU2 | 3 GAL.
26 | SPA BAK | CONT
10 | POD MAK | CONT.
8 | SPA BAK | CONT
27 | ZAM PU2 | 3 GAL.
1 | QUE VIR | 65 GAL MIN.
18 | POD MAK | CONT.
1 | QUE VIR | 65 GAL MIN.
245 | TRA MIN | 4" POT
105 | TRA MIN | 4" POT
24 | RUS EQU | 3 GAL.
140 | TRA MIN | 4" POT
2 | SPA BAK | CONT

20 0 10 20 40
1 Inch = 20 Ft
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Seal

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Revision
No: Date:
1 03-13-20
2 07-02-20

Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title
PLANTING PLAN

Sheet Number
L-2

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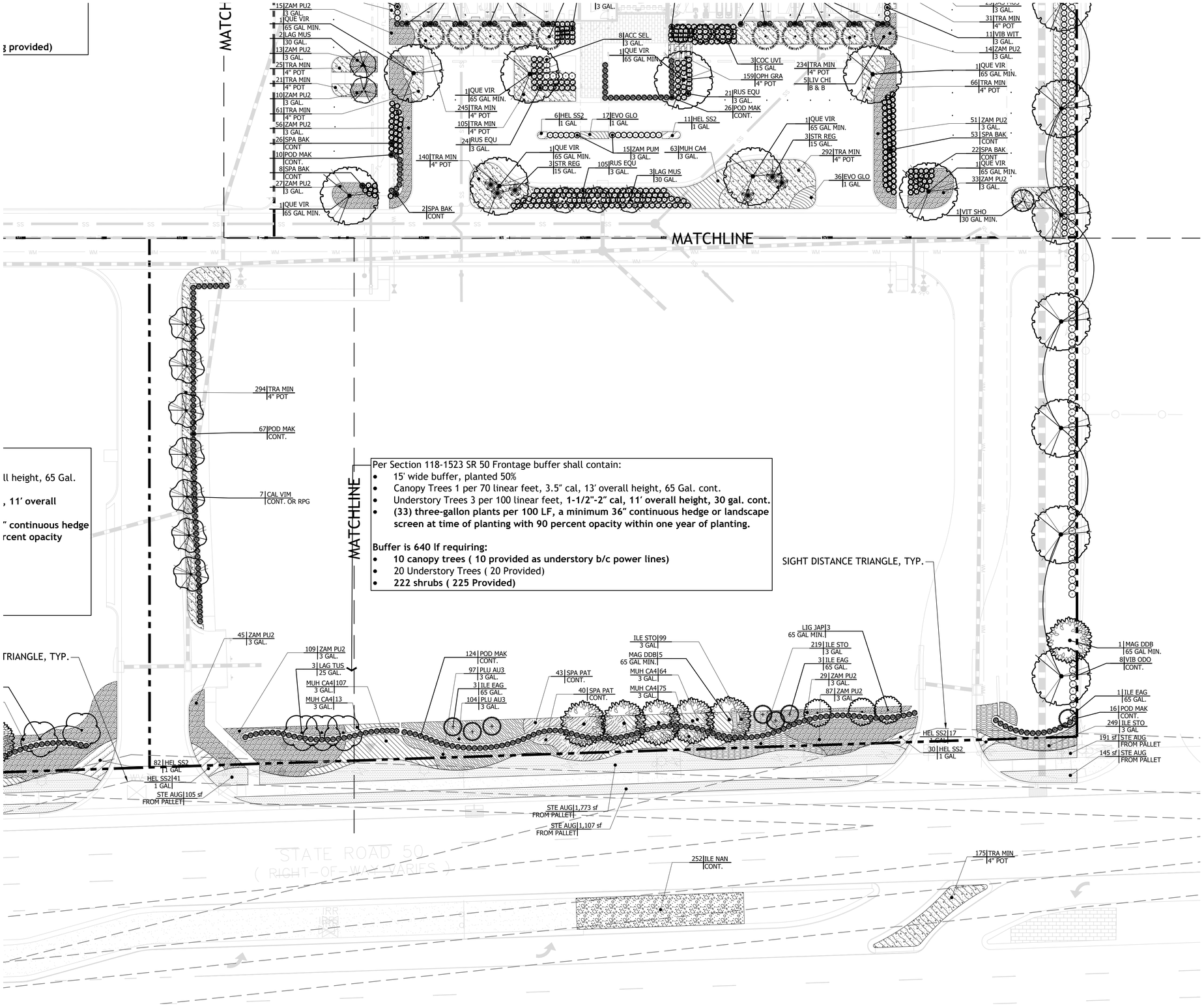

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No: Date:
1 03-13-20
2 07-02-20

Date: December 6, 2019
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Project Number: 1919

Sheet Title
PLANTING PLAN

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- Landscaping (or wall/berm) a minimum 36" height.

Buffer is 334 lf requiring:
- 7 trees (10 provided)
- 36' hgt. landscaping required (36" hgt. landscaping provided)

Per Section 118-1523 SR 50 Frontage buffer shall contain:
- 15' wide buffer, planted 50%
- Canopy Trees 1 per 70 linear feet, 3.5" cal, 13' overall height, 65 Gal. cont.
- Understory Trees 3 per 100 linear feet, **1-1/2"-2" cal, 11' overall height, 30 gal. cont.**
- **(33) three-gallon plants per 100 LF, a minimum 36" continuous hedge or landscape screen at time of planting with 90 percent opacity within one year of planting.**

Buffer is 246 lf requiring:
- 4 canopy trees (4 provided)
- 8 Understor (82 Provided)
- Max 50% sod in 15' buffer, 50% max. sod provided

Per Section 118-1523 SR 50 Frontage
- 15' wide buffer, planted 50%
- Canopy Trees 1 per 70 linear fe
- Understory Trees 3 per 100 line
- **(33) three-gallon plants per 1 screen at time of planting wit**

Buffer is 640 lf requiring:
- **10 canopy trees (10 provided**
- 20 Understory Trees (20 Provic
- **222 shrubs (225 Provided)**

MATCHLINE

STATE ROAD 50
(RIGHT-OF-WAY VARIES)

20 0 10 20 40
1 Inch = 20 Ft
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Sheet Title
PLANTING PLAN

Sheet Number
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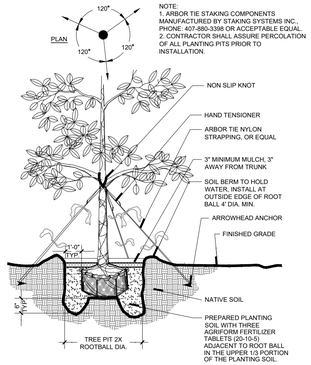
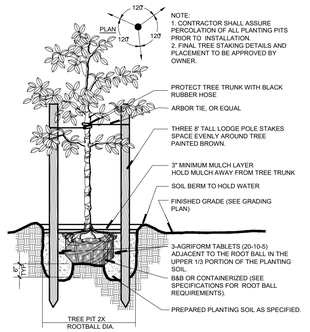
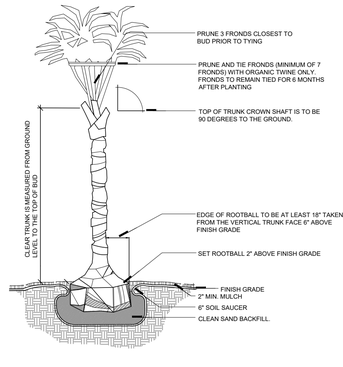


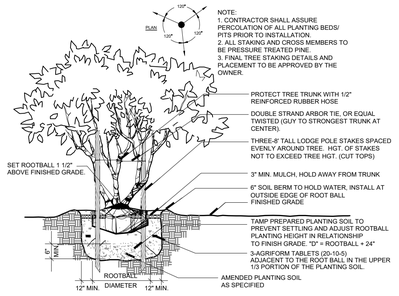
1 LARGE TREE PLANTING DETAIL
Scale: N.T.S.



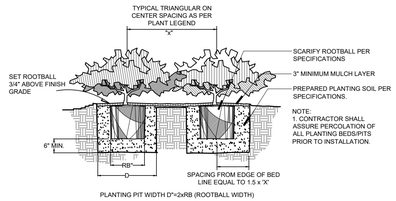
2 SMALL TREE PLANTING DETAIL
Scale: N.T.S.



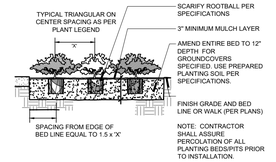
3 PALM PLANTING DETAIL
Scale: N.T.S.



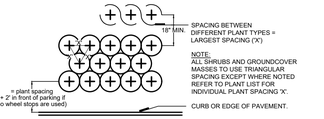
4 MULTI-TRUNK TREE PLANTING DETAIL
Scale: N.T.S.



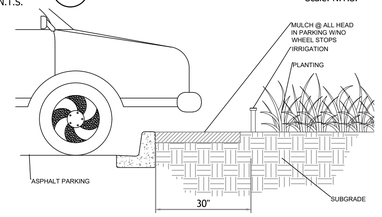
5 SHRUB PLANTING DETAIL
Scale: N.T.S.



6 GROUNDCOVER PLANTING DETAIL
Scale: N.T.S.



7 PLANT SPACING DETAIL
Scale: N.T.S.



8 NO WHEEL STOP PARKING DETAIL
Scale: N.T.S.

PLANT SCHEDULE WORKING SET

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
CAL VIM	7	CALLISTEMON VIMINALIS	WEEPING BOTTLE BRUSH	CONT. OR RPG	2" CAL		LOW	NO		MULTI-TRUNK, FULL
COC UVI	3	COCCOLOBA UVIFERA	SEA GRAPE	15 GAL	-	5` H X 3` S	LOW	YES		MULTI-TRUNK, FULL
ILE EAG	13	ILEX X ATTENUATA `EAGLESTON`	EAGLESTON HOLLY	65 GAL.	3" CAL	11` H MIN X 5` S MIN	LOW	YES		SINGLE, STRAIGHT TRUNK, FULL
LAG MUS	32	LAGERSTROEMIA X `MUSKOGEE`	LAVENDER CRAPE MYRTLE	30 GAL.	1.5" CAL MIN	8` H X 4` S	LOW-MEDIUM	NO		MULTI-TRUNK, FULL
LAG TUS	20	LAGERSTROEMIA X `TUSCARORA`	CORAL PINK CRAPE MYRTLE	25 GAL.	2" CAL	11` H MIN X 5` S MIN	LOW-MEDIUM	NO		MULTI-TRUNK, FULL
LIG JAP	3	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL MIN.	3" DBH MIN COMB TRUNKS	7` HT MIN X 48" SPR MIN	LOW	NO		MULTI-TRUNK, FULL
MAG DDB	10	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM	SOUTHERN MAGNOLIA	65 GAL MIN.	3.5" CAL. MIN.	12` H X 4` S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
QUE NUT	3	QUERCUS NUTTALLII	NUTTALL OAK	65 GAL.	3.5" CAL		LOW-MEDIUM	NO		SINGLE, STRAIGHT TRUNK, FULL
QUE VIR	33	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	45 GAL.	2.5" CAL MIN	13` H X 6` S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	14	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL MIN.	3" CAL	12` H X 6` S	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
TAX DIS	26	TAXODIUM DISTICHUM	BALD CYPRESS	50 GAL.	3" CAL		MEDIUM-HIGH	YES		SINGLE, STRAIGHT TRUNK, FULL
VIT SHO	2	VITEX AGNUS-CASTUS `SHOAL CREEK`	CHASTE TREE	30 GAL MIN.	3" CAL COMB. TRUNKS	7` HT MIN	LOW	NO		FULL, MULTITRUNK

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
LIV CHI	16	LIVISTONA CHINENSIS	CHINESE FAN PALM	B & B	14" CAL	8` CT	LOW	NO		HEAVY, SINGLE, STRAIGHT TRUNK

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
ACC SEL	8	ACCA SELLOWIANA	PINEAPPLE GUAVA, FEIJOA	3 GAL.		18" OA	LOW	NO	36" o.c.	FULL
HAM PAT	305	HAMELIA PATENS	FIRE BUSH	CONT.		24" H MIN	LOW-MEDIUM	YES	36" o.c.	FULL
ILE SKY	3	ILEX CRENATA `SKY PENCIL`	SKY PENCIL JAPANESE HOLLY	15 GAL.			LOW-MEDIUM	NO	48" o.c.	FULL
POD MAK	586	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	CONT.		36" H MIN. X 24" S	LOW-MEDIUM	NO	28" o.c.	FULL, FOR BUFFER REQMT.
RUS EQU	221	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT	3 GAL.		16" H X 16" S	LOW	NO	30" o.c.	FULL
SPA BAK	111	SPARTINA BAKERI	SAND CORD GRASS	CONT		36" HT MIN	LOW	YES	30" o.c.	
STR REG	9	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL.		36" H X 30" S	LOW-MEDIUM	NO	60" o.c.	HEAVY, FULL
VIB WIT	180	VIBURNUM OBOVATUM `WITHLACOOCHEE`	WALTER`S VIBURNUM	3 GAL.		22" H X 18" S	LOW	YES	30" o.c.	FULL
VIB ODO	12	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL.		18" OA	LOW	NO	36" o.c.	FULL
	199	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	CONT.		36" H MIN. X 24" S	LOW	NO	36" o.c.	FULL, FOR BUFFER REQMT.
ZAM PUM	15	ZAMIA PUMILA	COONTIE	3 GAL.		12" H X 12" S	LOW	YES	30" o.c.	FULL

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
ILE NAN	252	ILEX VOMITORIA `NANA`	YAUPON HOLLY	CONT.		16" H X 16" S	LOW-HIGH	YES	24" o.c.	FULL
JAS MU3	279	JASMINUM MULTIFLORUM	DOWNEY JASMINE	3 GAL.		18" H X 18" S	LOW	NO	24" o.c.	FULL
MUH CA4	590	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL.		22" H X 18" S	LOW-HIGH	YES	24" o.c.	FULL
PLU AU3	505	PLUMBAGO AURICULATA	BLUE PLUMBAGO	3 GAL.		18" H X 18" S	LOW	NO	24" o.c.	FULL
SPA PAT	97	SPARTINA PATENS	SALT MEADOW CORD GRASS	CONT.		36" OA	LOW	YES	30" o.c.	FULL
ZAM PU2	735	ZAMIA PUMILA	COONTIE	3 GAL.	-	24" H	LOW	YES	30" o.c.	FULL, 9 LEAVES MINIMUM

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
DIA VA3	810	DIANELLA TASMANICA `VARIEGATA`	FLAX LILY	1 GAL		12" H X 12" S	LOW	YES	18" o.c.	FULL
EVO GLO	202	EVOLVULUS GLOMERATUS	BRAZILIAN DWARF MORNING GLORY	1 GAL		10" H X 12" S	LOW	NO	18" o.c.	FULL
HEL SS2	234	HELIANTHUS DEBILIS DEBILIS	PROSTRATE CUCUMBERLEAF SUNFLOWER	1 GAL		12" H X 12" S	LOW-MED	YES	18" o.c.	FULL
ILE STO	1,480	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON	3 GAL		12" O.A.	LOW	YES	15" o.c.	FULL
OPH GRA	159	OPHIOPOGON JAPONICUS `NANUS`	DWARF MONDO GRASS	4" POT		6" O.A.	LOW	NO	6" o.c.	FULL
TRA MIN	3,431	TRACHELOSPERMUM ASIATICUM `MINIMA`	DWARF ASIAN JASMINE	4" POT		8" H X 8" S	LOW-MED	NO	18" o.c.	FULL, 5 RUNNERS MIN.

AQUATICS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
CAN FL2	149	CANNA FLACCIDA	YELLOW CANNA	BARE ROOT		12" O.A.	N/A	YES	18" o.c.	
SAG DUC	149	SAGITTARIA LANCIFOLIA	DUCK POTATO	BARE ROOT		12" O.A.	N/A	YES	18" o.c.	

SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
STE AUG	36,010 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	FLORITAM ST. AUGUSTINE SOD	FROM PALLET		SOD	MEDIUM	NO		CLEAN AND WEED FREE

NOTE: ALONG SR 50 ARE POWER LINES NECESSITATING A CHANGE IN PLANT MATERIAL REQUIREMENTS. DUKE ENERGY REQUIRES ALL PLANTS WITHIN ROW TO HAVE A MAXIMUM MATURE HEIGHT OF 14'. AS SUCH WE ARE NOT ABLE TO SPECIFY UNDERSTORY PLANT MATERIAL THAT IS 11' IN HEIGHT. NURSERY STOCK AT OR NEAR FULL MATURITY HEIGHTS ARE NOT AVAILABLE.

1 LANDSCAPE SCHEDULE

TYPICAL LANDSCAPE NOTES:

1. ALL TREE CALIPER SIZES NOTED ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
2. ALL CONTAINER SIZES NOTED ARE MINIMUM. INCREASE SIZE OF POT AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
3. SHRUB AND GROUNDCOVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE DERIVED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
4. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "MASS PLANTING" BEDS.
5. OWNERS REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH PALM SPECIES ACCORDING TO THE SPECIFICATIONS IN THE PLANT LIST.
6. SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
7. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED AS DIRECTED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CURRENT EDITION.
15. CONTRACTOR SHALL REMOVE EXISTING SOD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH SHRUB/GROUNDCOVERS AND/OR ALL AREAS TO BE MULCHED.
16. CONTRACTOR SHALL REPLACE SOD IN ALL AREAS WHERE EXISTING VEGETATION IS REMOVED OR RELOCATED, WHERE EXISTING LAWN AREAS ARE DAMAGED BY HIS WORK, AND WHERE NEW VEGETATION IS INSTALLED (UNLESS OTHERWISE NOTED ON PLANS) WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING ALL SUCH AREAS TO BLEND BOTH ELEVATIONS AND SOD INTO EXISTING SURROUNDING LAWN AREAS.
17. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPING WORK. FOR EVERY BLOCK SECTION OF STREET THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
18. THE CONTRACTOR SHALL PROVIDE UNIT PRICES AS REQUESTED WHICH INCLUDE THE TOTAL COST OF THE WORK INCLUDING BUT NOT LIMITED TO ANY AND ALL COSTS FOR EQUIPMENT, MATERIAL, PRODUCTS, OVERHEAD, PROFIT, GUARANTEES, LABOR, INSTALLATION, ETC. TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OR THE ITEMS LISTED IN THE "PLANT LIST".
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE. SHUTTLING OF EMPLOYEES TO THE PROJECT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH EXISTING TRAFFIC.
22. CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
24. PINE STRAW MULCH OR APPROVED EQUAL SHALL BE USED (CYPRESS MULCH NOT ALLOWED).

Seal

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Revision
No: Date:
1 03-13-20
2 07-02-20

Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title
PLANTING NOTES, SCHEDULE AND DETAILS

Sheet Number
L-5

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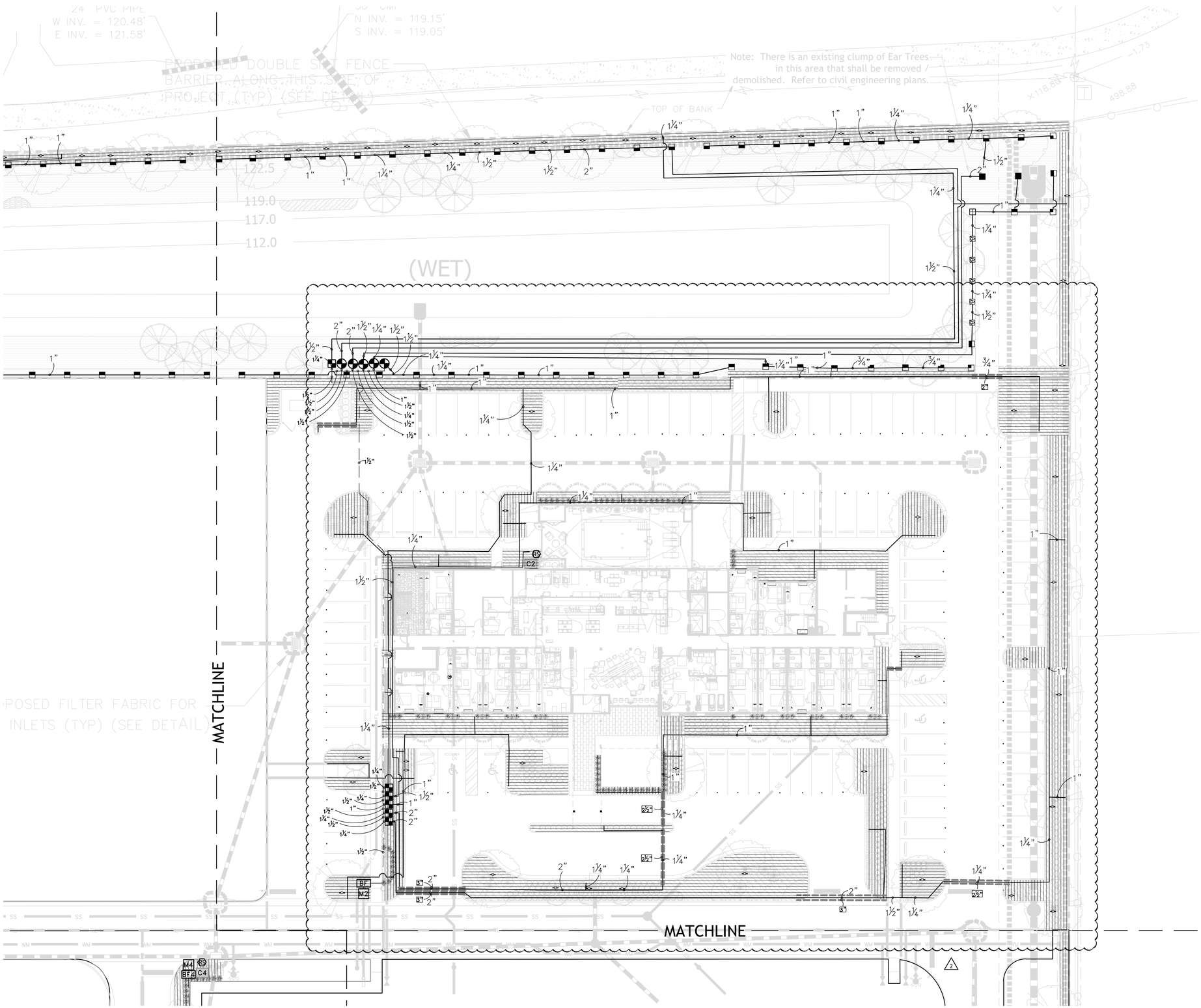

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IRRIGATION PLAN

Sheet Number

L-6

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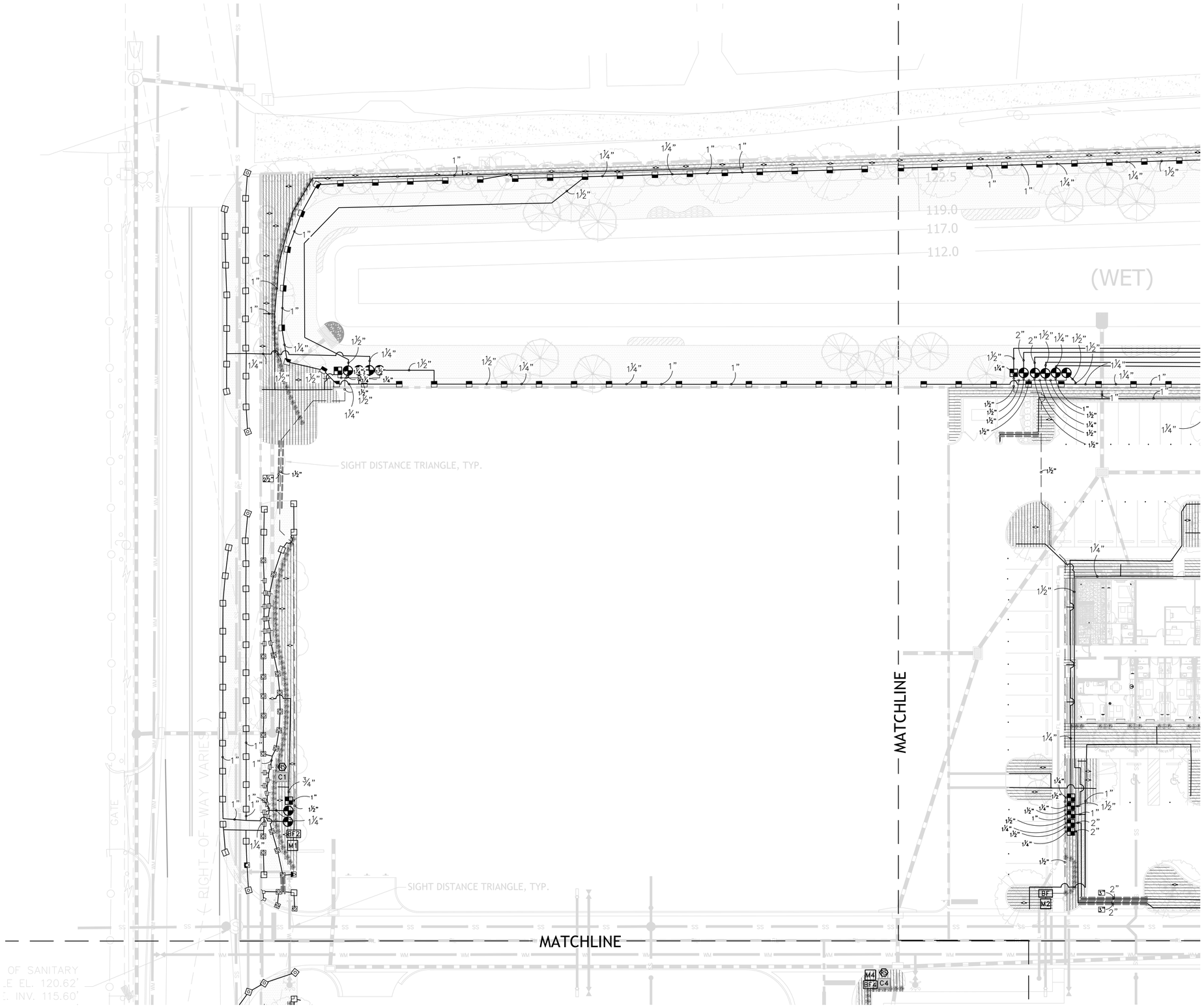

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IRRIGATION PLAN

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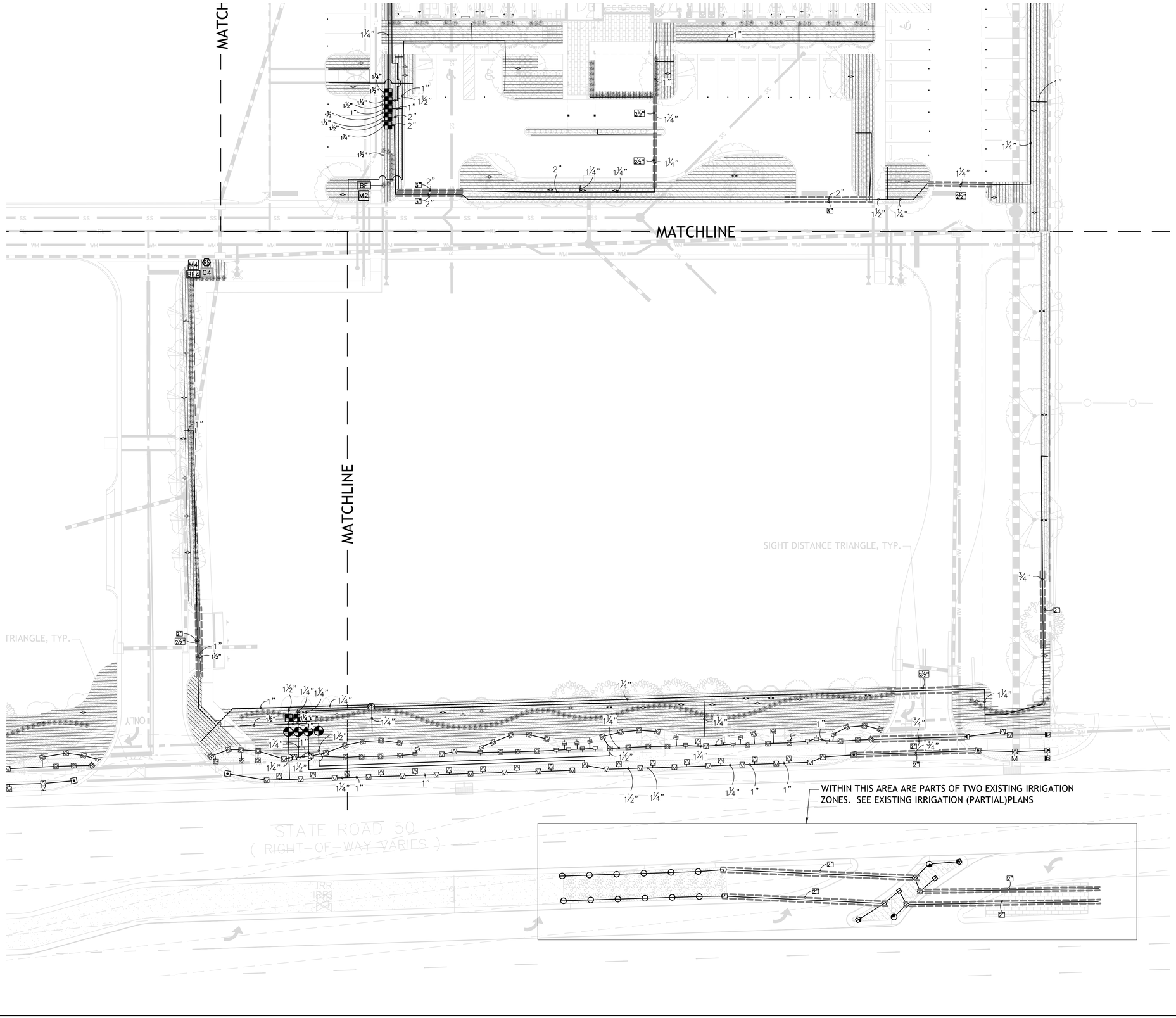

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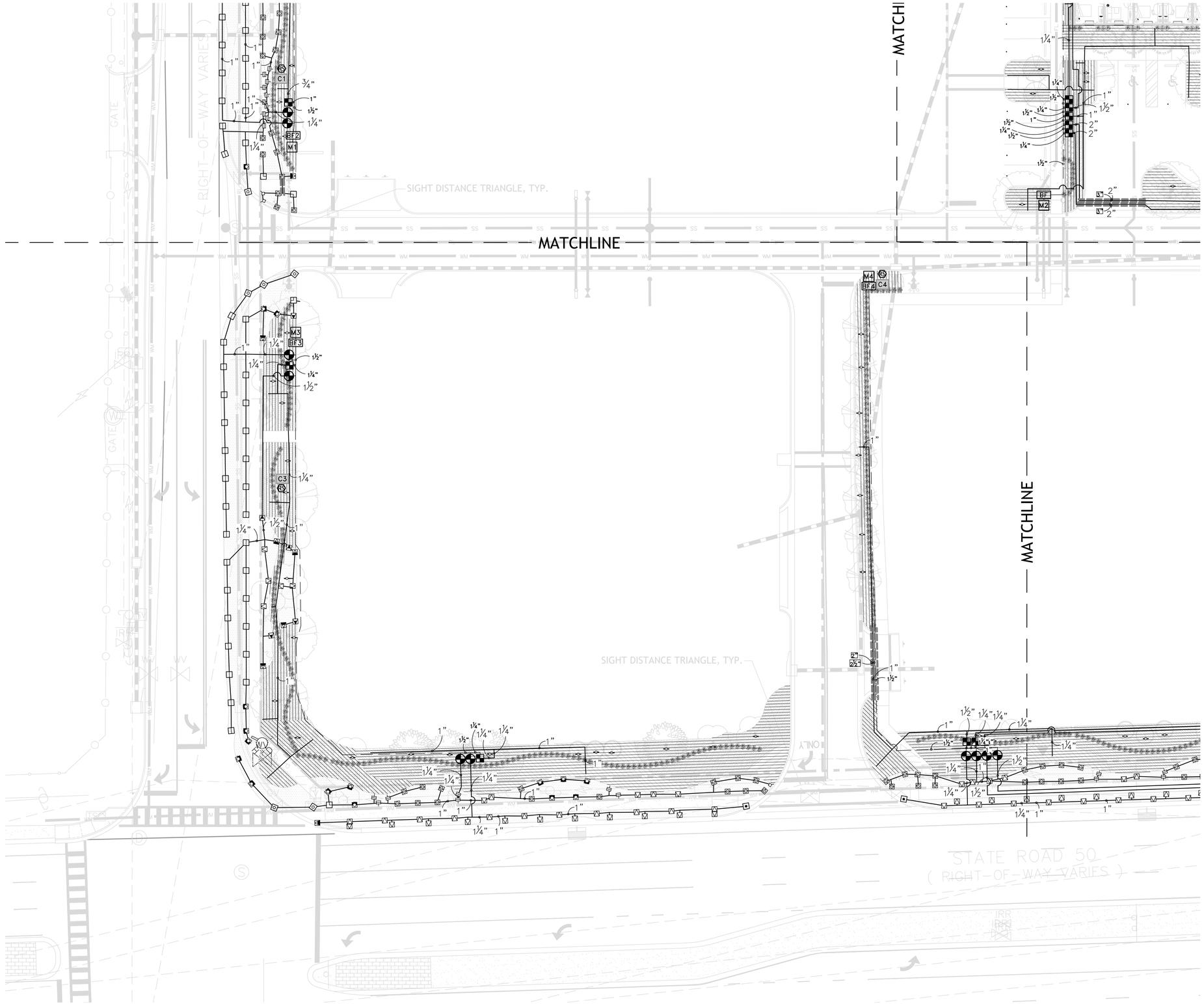

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1. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE AS INDICATED ON DRAWINGS.

2. ANY TREES TO REMAIN WITHIN LIMIT OF WORK SHALL BE VERIFIED IN THE FIELD AND PROTECTED FROM DAMAGES.

3. ALL PROJECT BASE INFORMATION PROVIDED BY THE OWNER.

4. REFER TO ENGINEERING DRAWINGS FOR ALL UTILITY LOCATIONS, AND VERIFY IN THE FIELD PRIOR TO COMMENCING WORK. REFER TO ENGINEERING DRAWINGS FOR FINAL GRADING AND SPOT ELEVATIONS. VERIFY IN THE FIELD PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, OR BORING MUST FIRST OBTAIN ALL REQUIRED PERMITS. WORK IS NOT AUTHORIZED PRIOR TO THE ISSUANCE OF PERMIT(S). THE CONTRACTOR SHALL COMPLY WITH FL 77-153 REGARDING NOTIFICATIONS OF EXISTING GAS AND OIL PIPELINE COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER FOR ALL EXCAVATION PERMITS AND NOTIFICATIONS NECESSARY PRIOR TO INITIATING ALL WORK.

6. VERIFY GALLONAGE AND PRESSURE AVAILABILITY AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.

7. POP-UP SPRINKLER HEADS AND LATERALS SHALL BE INSTALLED 6" FROM EDGE OF PAVEMENT OR WALKS AND FLUSH WITH FINISH GRADE.

8. THE LOCATION OF ALL CONTROLLERS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE THE INSTALLATION, LOCATION, AND CONNECTION OF THE POWER SOURCE AND SERVICE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE THE INSTALLATION, LOCATION, AND CONNECTION OF THE TELEPHONE COMMUNICATION WIRE AND SERVICE WITH THE OWNER'S REPRESENTATIVE AND THE COMMUNICATIONS PROVIDER PRIOR TO INSTALLATION.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE AND INTEGRATE THE OPERATION SCHEDULE OF THE IRRIGATION CONTROL SYSTEM PER THE OWNER'S REPRESENTATIVE'S DIRECTION AND APPROVAL.

12. FIELD ALTERATIONS MADE IN THE IRRIGATION CONTRACT DRAWINGS MUST BE IN THE BEST INTEREST OF THE PLANT MATERIAL, SOD AND LANDSCAPE IRRIGATION SYSTEM. CHANGES MADE BY THE IRRIGATION CONTRACTOR SHALL BE APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

13. NO MATERIAL SUBSTITUTIONS ARE ALLOWED. ANY ALTERATION DEEMED BY THE OWNERS REPRESENTATIVE NOT IN CONFORMANCE WITH THE ABOVE CRITERIA SHALL BE REMOVED AND REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE. IF QUESTIONS ARISE AS TO THE BEST WAY TO COMPLETE A FIELD ALTERATION, CONTACT THE OWNER'S REPRESENTAIVE FOR APPROVAL.

14. THE LOCATION OF ALL PLANT MATERIAL SHALL BE FIELD STAKED BY THE LANDSCAPE CONTRACTOR FOR APPROVAL BY THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.

15. RISER-MOUNTED SPRAY HEADS SHALL BE UTILIZED AS REQUIRED:
    a. IN PLANTING BEDS ADJACENT TO BUILDING OR STRUCTURES ONLY.
    b. TO BE INSTALLED 6" ABOVE PLANT HEIGHT AT TIME OF PLANTING.
    c. RISER TO BE OF SCHEDULE 40 PVC AND PAINTED GREEN.
    d. INSTALLED 12" FROM EDGE OF BUILDING WALL.

17. HIGH POP-UP SPRAYS SHALL BE UTILIZED AS REQUIRED:
    a. IN PLANTING BEDS WHERE SPRAY HEAD IS IN LOW PLANTING OR GROUNDCOVER (MATURE PLANT HEIGHT IS 1" - 18").
    b. IN PARKING ISLANDS CONTAINING GROUNDCOVER PLANTING.
    c. WHERE IT IS ADVANTAGEOUS TO CONCEAL SPRINKLER HEADS DUE TO HIGH PEDESTRIAN TRAFFIC, VISIBILITY, VANDALISM AND MAINTENANCE, INSTALL SPRAY HIGH POP-UP RISER SO THAT HIGH POP-UPS SPRING ABOVE PLANT MATERIAL.

18. CHANGES IN HEAD PLACEMENT OR A SPRAY SUBSTITUTION SHOULD ALWAYS TAKE INTO CONSIDERATION:
    a. WHAT IS BEST FOR THE GROWTH AND MAINTENANCE OF THE SOD AND PLANT MATERIAL.
    b. MAINTAINING A CONSTANT AND EVEN WATER DISTRIBUTION AND PRECIPITATION RATE (I.E., NEVER PUT ROTORS AND SPRAYS IN SAME ZONE)

19. INSTALL ALL CONNECTED PIPING SHOWN BETWEEN DIFFERENT PIPE SIZES LABELS AS THE LARGER OF THE TWO SIZES OF PIPE.

20. INSTALL ALL PIPING TO INDIVIDUAL SPRAY HEADS AND BUBBLERS AS 3/4"

21. EACH TYPE OF ZONE IS TO BE PIPED SEPARATELY. DO NOT INTERCONNECT DIFFERENT TYPES OF ZONES (I.E., ROTORS AND SPRAYS).

22. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.

23. PROVIDE PROOF TO THE LANDSCAPE ARCHITECT THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.

24. VALVES ARE SHOWN OUTSIDE OF PLANT BEDS FOR GRAPHIC CLARITY. INSTALL ALL VALVES AND VALVE BOXES IN LAWN AREAS, NOT PLANTING BEDS.

25. THE CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CODES, INCLUDING THOSE REGARDING SEPARATION DISTANCE MINIMUMS FOR POTABLE WATER VERSUS EFFLUENT WATER AND SHALL INSTALL THE SYSTEM IN ACCORDANCE WITH THOSE CODES.

26. INSTALL 12" POP-UP SPRAY HEADS AT FINISHED GRADE IN ALL GROUNDCOVER AREAS.

27. INSTALL ALL SPRAYHEADS IN SHRUB BEDS ON RISERS ALONG BUILDING SIDEWALLS.

28. SPACE ALL SPRAY HEADS AT A MAXIMUM OF 55% OF THEIR EFFECTIVE COVERAGE DIAMETER OR CLOSER WHERE SHOWN AS SUCH ON THE PLANS.

29. ALL BAHIA SOD WILL NOT BE IRRIGATED, UNLESS SHOWN OTHERWISE. CONTRACTOR WILL BE RESPONSIBLE FOR HAND WATERING UNTIL IT IS WELL ENOUGH ESTABLISHED TO SURVIVE THROUGH THE WARRANTY PERIOD.

31. CONTRACTOR SHALL VERIFY THE AVAILABLE PRESSURE AND FLOW REQUIREMENTS MEET THE PRESSURE AND FLOW PROVIDED IN THE CRITICAL ANALYSIS (REF. IRRIGATION DETAILS) PRIOR TO IRRIGATION SYSTEM INSTALLATION.

IRRIGATION SCHEDULE - LOT 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	1	RCS	30	0.49	4'x15'
	RAIN BIRD 1806-SAM-PRS-NP 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	21	180	30	0.20	5'
	RAIN BIRD 1806-SAM-PRS-NP 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	2	90	30	0.10	5'
	RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	20	180	30	0.52	8'
	RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	2	90	30	0.26	8'
	RAIN BIRD 1806-SAM-PRS-NP 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	1	180	30	0.79	10'
	RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	41	180	30	1.30	12'
	RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	5	90	30	0.65	12'
	RAIN BIRD 1806-SAM-PRS-NP 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	37	180	30	1.85	15'
	RAIN BIRD 1806-SAM-PRS-NP 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	3	120	30	1.23	15'
	RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	4	ADJ	30		12'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	2				
SXB-180 SXB-360	RAIN BIRD SXB-025 DRIP BUBBLER DRIP STREAM BUBBLER. SXB STREAM AVAILABLE IN HALF CIRCLE (5 STREAMS) OR FULL CIRCLE (8 STREAMS). WITH 1/4" BARB. ADJUST NOZZLE AS REQUIRED FOR PLANTING.	2				
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-P-06-18 (18) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. PURPLE TUBING FOR NON-POTABLE WATER. SPECIFY XF INSERT FITTINGS.	3,953 S.F.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD PEB-PRS-D 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	3				
	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	3				
BF2	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1				
M1	WATER METER 1" LOT 1-SW CORNER IN PARKING ISLAND	1				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 3/4"	1,209 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1"	364.2 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/4"	241.3 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/2"	328.9 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1"	2.6 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/4"	12.3 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/2"	249.1 L.F.				

Valve Callout
Valve Number
#" # Valve Flow
Valve Size

IRRIGATION SCHEDULE - LOT 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	5	180	30	1.73	9'x18'
	RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	1	270	30	1.95	12'
	RAIN BIRD 1806-SAM-PRS-NP 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	2	360	30	3.70	15'
	RAIN BIRD 1806-SAM-PRS-NP 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	48	180	30	1.85	15'
	RAIN BIRD 1806-SAM-PRS-NP 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	3	90	30	0.92	15'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	6				
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-P-06-18 (18) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. PURPLE TUBING FOR NON-POTABLE WATER. SPECIFY XF INSERT FITTINGS.	17,643 S.F.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD PEB-PRS-D 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	4				
	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1				
BF	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1				
M2	WATER METER 1" LOT 2- SOUTHWEST CORNER IN PARKING ISLAND	1				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP	27.3 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 3/4"	1,149 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1"	669.0 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/4"	1,020 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/2"	806.8 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 2"	1,240 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1"	5.8 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/4"	16.2 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/2"	280.8 L.F.				

Valve Callout
Valve Number
#" # Valve Flow
Valve Size

CONTROLLER AND CONTROLLER ACCESSORIES SCHEDULE

C2	RAIN BIRD ESP8LXME-LXMM WITH (02) ESPLXMSM4 16 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL CABINET. WITHOUT FLOW SENSING.	1				
C1	RAIN BIRD ESP8LXME-LXMM-LXMMPED WITH (02) ESPLXMSM4 (2) 16 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL PEDESTAL. FLOW SENSING.	1				
C3	RAIN BIRD ESP8LXME-LXMM-LXMMPED WITH (02) ESPLXMSM4 (2) 16 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL PEDESTAL. FLOW SENSING.	1				
C4	RAIN BIRD ESP8LXME-LXMM-LXMMPED WITH (02) ESPLXMSM4 (2) 16 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL PEDESTAL. FLOW SENSING.	1				
RS	RAIN BIRD RSD-CEX RAIN SENSING DEVICE, CONDUIT MOUNT. WITH THREADED ADAPTER, EXTENSION WIRE.	4				

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Seal

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Revision
No: Date:
1 03-13-20
2 07-02-20

Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title

IRRIGATION NOTES AND SCHEDULES

Sheet Number

L-10

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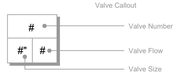
IRRIGATION SCHEDULE - LOT 3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	5	LCS	30	0.49	4'x15'
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	6	RCS	30	0.49	4'x15'
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	32	SST	30	1.21	4'x30'
	RAIN BIRD 1806-SAM-PRS-NP 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	7	180	30	0.20	5'
	RAIN BIRD 1806-SAM-PRS-NP 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	1	90	30	0.10	5'
	RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	14	180	30	0.52	8'
	RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	1	120	30	0.35	8'
	RAIN BIRD 1806-SAM-PRS-NP 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	15	180	30	0.79	10'
	RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	30	180	30	1.30	12'
	RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	2	90	30	0.65	12'
	RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	5	ADJ	30		12'
	RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	1	ADJ	30		15'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	2				
SXB-180 SXB-360	RAIN BIRD SXB-025 DRIP BUBBLER DRIP STREAM BUBBLER. SXB STREAM AVAILABLE IN HALF CIRCLE (5 STREAMS) OR FULL CIRCLE (8 STREAMS). WITH 1/4" BARB. ADJUST NOZZLE AS REQUIRED FOR PLANTING.	1				
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-P-06-18 (18) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. PURPLE TUBING FOR NON-POTABLE WATER. SPECIFY XF INSERT FITTINGS.	6,525 S.F.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	4				
BF3	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1				
M3	WATER METER 1" LOT 3 - IN NORTHWEST CORNER	1				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 3/4"	1,123 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1"	285.8 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/4"	156.0 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/2"	81.7 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/4"	9.4 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/2"	255.9 L.F.				

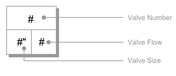
Valve Callout



IRRIGATION SCHEDULE - LOT 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	2	LCS	30	0.49	4'x15'
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	2	RCS	30	0.49	4'x15'
	RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	46	SST	30	1.21	4'x30'
	RAIN BIRD 1806-SAM-PRS-NP 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	21	180	30	0.20	5'
	RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	33	180	30	0.52	8'
	RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	6	90	30	0.26	8'
	RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	2	120	30	0.35	8'
	RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP.	3	ADJ	30		15'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	3				
SXB-180 SXB-360	RAIN BIRD SXB-025 DRIP BUBBLER DRIP STREAM BUBBLER. SXB STREAM AVAILABLE IN HALF CIRCLE (5 STREAMS) OR FULL CIRCLE (8 STREAMS). WITH 1/4" BARB. ADJUST NOZZLE AS REQUIRED FOR PLANTING.	1				
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-P-06-18 (18) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. PURPLE TUBING FOR NON-POTABLE WATER. SPECIFY XF INSERT FITTINGS.	8,136 S.F.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	4				
BF4	FEBCO 765 1" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1				
M4	WATER METER 1" LOT 4 - IN NORTHWEST CORNER IN PARKING ILAND	1				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 3/4"	893.7 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1"	296.7 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/4"	707.5 L.F.				
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/2"	316.0 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1"	2.7 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/4"	29.1 L.F.				
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/2"	232.3 L.F.				

Valve Callout



CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
Water Source Information: Lot 1-SW corner in parking island

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.50 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 55.00 psi
Elevation Change: 5.00 ft
Service Line Size: 3"
Length of Service Line: 20.00 ft
Pressure Available: 53.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 27.60 gpm
Flow Available at POC: 37.50 gpm
Residual Flow Available: 9.90 gpm

Critical Station: 27
Design Pressure: 30.00 psi
Friction Loss: 2.71 psi
Fittings Loss: 0.27 psi
Elevation Loss: 0.00 psi
Loss through Valve: 3.72 psi
Pressure Req. at Critical Station: 36.70 psi
Loss for Fittings: 0.44 psi
Loss for Main Line: 4.41 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 4.65 psi
Loss for Water Meter: 3.99 psi
Critical Station Pressure at POC: 50.19 psi
Pressure Available: 53.00 psi
Residual Pressure Available: 2.81 psi

CRITICAL ANALYSIS

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P.O.C. NUMBER: 02
Water Source Information: Lot 2- Southwest corner in parking island

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.50 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 55.00 psi
Elevation Change: 5.00 ft
Service Line Size: 3"
Length of Service Line: 20.00 ft
Pressure Available: 53.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 27.75 gpm
Flow Available at POC: 37.50 gpm
Residual Flow Available: 9.75 gpm

Critical Station: 32
Design Pressure: 30.00 psi
Friction Loss: 2.56 psi
Fittings Loss: 0.26 psi
Elevation Loss: 0.00 psi
Loss through Valve: 3.67 psi
Pressure Req. at Critical Station: 36.48 psi
Loss for Fittings: 0.57 psi
Loss for Main Line: 5.73 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 4.77 psi
Loss for Water Meter: 4.58 psi
Critical Station Pressure at POC: 52.13 psi
Pressure Available: 53.00 psi
Residual Pressure Available: 0.87 psi

CRITICAL ANALYSIS

Generated: 2020-01-10 11:09

P.O.C. NUMBER: 03
Water Source Information: Lot 3 - In northwest corner

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.50 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 55.00 psi
Elevation Change: 5.00 ft
Service Line Size: 3"
Length of Service Line: 20.00 ft
Pressure Available: 53.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 29.39 gpm
Flow Available at POC: 37.50 gpm
Residual Flow Available: 8.11 gpm

Critical Station: 14
Design Pressure: 30.00 psi
Friction Loss: 2.67 psi
Fittings Loss: 0.27 psi
Elevation Loss: 0.00 psi
Loss through Valve: 4.87 psi
Pressure Req. at Critical Station: 37.81 psi
Loss for Fittings: 0.50 psi
Loss for Main Line: 5.01 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 4.74 psi
Loss for Water Meter: 4.43 psi
Critical Station Pressure at POC: 52.49 psi
Pressure Available: 53.00 psi
Residual Pressure Available: 0.51 psi

CRITICAL ANALYSIS

Generated: 2020-01-10 11:10

P.O.C. NUMBER: 04
Water Source Information: Lot 4 - In northwest corner in parking iland

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.50 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 55.00 psi
Elevation Change: 5.00 ft
Service Line Size: 3"
Length of Service Line: 20.00 ft
Pressure Available: 53.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 26.48 gpm
Flow Available at POC: 37.50 gpm
Residual Flow Available: 11.02 gpm

Critical Station: 16
Design Pressure: 20.00 psi
Friction Loss: 1.11 psi
Fittings Loss: 0.11 psi
Elevation Loss: 0.00 psi
Loss through Valve: 22.30 psi
Pressure Req. at Critical Station: 43.51 psi
Loss for Fittings: 0.27 psi
Loss for Main Line: 2.65 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 4.19 psi
Loss for Water Meter: 2.18 psi
Critical Station Pressure at POC: 52.80 psi
Pressure Available: 53.00 psi
Residual Pressure Available: 0.20 psi

Seal

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Revision
No: Date:
1 03-13-20
2 07-02-20

Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title

IRRIGATION SCHEDULES

Sheet Number

L-11

2

VALVE SCHEDULE																		
NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"	PIPE 2"	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	27.60	22		177.8	81.9	18.0				30	2.84	4.95	37.79	47.38	1.55 in/h
2	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	26.57	58		401.4	25.9	8.2				30	2.04	4.68	36.71	45.99	1.30 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	6.63	1		56.4						20	0.23	5.07	25.30	29.06	0.45 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	14.38			196.3	184.8	230.0				20	4.48	12.30	36.77	42	0.45 in/h
5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	15.25			149.4	103.1	126.0	104.7			20	1.68	13.47	35.15	40.54	0.45 in/h
6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.93			222.3	17.4					20	1.42	9.50	30.92	35.77	0.45 in/h
7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	19.93		27.3	123.9	88.1	78.0		117.0		20	1.20	22.37	43.57	50.55	0.45 in/h
8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	17.74			50.6	124.4	102.9	8.0	243.3		20	1.81	18.20	40.01	46.17	0.45 in/h
9	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	26.82	25		259.4	9.5	18.6				30	1.87	4.74	36.62	45.88	1.49 in/h
10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	15.65			65.2	93.2	69.0				20	1.65	14.23	35.87	41.12	0.45 in/h
11	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	29.39	30		296.9		6.9	81.7			30	2.88	5.43	38.32	48.83	1.48 in/h
12	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	25.08	41		321.1	42.5	19.1				30	2.93	4.27	37.20	50.17	1.20 in/h
13	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	27.30	24		180.3	36.9	32.4				30	2.94	4.87	37.81	52.49	3.24 in/h
14	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	17.92				103.7	9.9				20	0.73	18.55	39.28	47.71	0.45 in/h
15	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	19.89			9.8	172.6	48.4	4.7			20	1.22	22.30	43.52	52.80	0.45 in/h
16	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	7.62	1		141.3		318.1				20	2.05	5.73	27.77	32.19	0.45 in/h
17	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	15.08					194.4				20	1.74	13.15	34.88	41.67	0.45 in/h
18	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	26.48	20		113.9	39.8	46.9				30	2.91	4.65	37.56	51.31	1.88 in/h
19	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	19.43	39		285.1	5.5	11.2				30	2.98	2.84	35.82	44.96	1.51 in/h
20	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	21.99	21		147.0	21.0	45.5	165.2			30	2.98	3.44	36.42	47.38	2.74 in/h
21	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	17.27	35		196.5	57.8	43.0	146.1			30	2.35	2.60	34.96	43.06	1.44 in/h
22	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	16.30			133.2	130.6		64.5			20	2.10	15.48	37.58	44.88	0.45 in/h
23	RAIN BIRD PEB-PRS-D	1-1/2"	TURF SPRAY	22.35	13		90.0	30.0	45.0	197.9			30	2.89	3.83	36.72	47.54	0.78 in/h
24	RAIN BIRD PEB-PRS-D	1-1/2"	TURF SPRAY	24.04	14		88.7	50.8	51.2	5.9			30	2.98	3.78	36.76	48.75	0.82 in/h
25	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	20.07	17		201.5		59.0				30	1.84	2.92	34.75	44.19	1.45 in/h
26	RAIN BIRD PEB-PRS-D	1-1/2"	TURF SPRAY	25.90	14		60.0	45.0	60.0	60.6			30	2.98	3.72	36.70	50.19	0.79 in/h
27	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.40			48.6		155.6	336.1			20	1.97	11.17	33.14	39.37	0.45 in/h
28	RAIN BIRD PEB-PRS-D	1-1/2"	TURF SPRAY	25.90	14		29.5	30.0	45.0	45.0	528.9		30	3.01	3.72	36.74	50.56	0.79 in/h
29	RAIN BIRD PEB-PRS-D	1-1/2"	TURF SPRAY	23.12	12		75.0	30.0	45.0	17.7	351.2		30	2.33	3.81	36.14	47.99	0.79 in/h
30	RAIN BIRD PEB-PRS-D	1-1/2"	TURF SPRAY	20.77	11		52.5	16.7	37.3	288.8			30	2.93	3.88	36.80	47.10	1.08 in/h
31	RAIN BIRD PEB-PRS-D	1"	TURF SPRAY	12.02	7		60.0	29.5	175.6				30	1.99	2.02	34.01	39.99	0.78 in/h
32	RAIN BIRD PEB-PRS-D	1-1/2"	TURF SPRAY	27.75	15		140.9	45.0	25.0	6.5			30	2.82	3.67	36.48	52.13	0.79 in/h
	Common Wire						1,096											

2

SPRAY BODIES

RAINBIRD 1800 SERIES SPRAY BODIES & ADAPTERS
POLY PIPE AND INSERT FITTING SWING JOINTS
PROVIDE MPR SPRAY NOZZLES PER PLAN

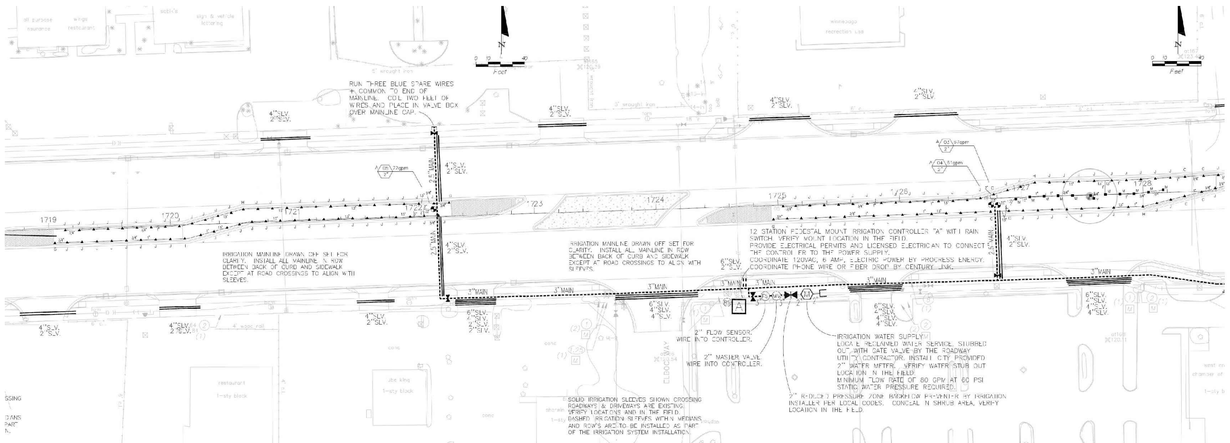
S ● 6' POP-UP TURF SPRAY BODY

T ▲ 12' POP-UP SHRUB SPRAY BODY

R ■ X' SHRUB NOZZLE ON PVC RISER

SPRAY HEAD NOZZLE CHART

LETTER	GPM AT 30 PSI	RADIUS	PATTERN
A	Ø.9	15'	QUARTER
B	1.25	15'	ONE THIRD
C	1.85	15'	HALF
D	2.5	15'	TWO THIRD
E	2.8	15'	THREE QTR.
F	3.7	15'	FULL
G	0.65	12'	QUARTER
H	0.9	12'	ONE THIRD
J	1.3	12'	HALF
K	1.75	12'	TWO THIRD
L	1.95	12'	THREE QTR.
M	2.6	12'	FULL
N	0.4	10'	QUARTER
P	0.5	10'	ONE THIRD
R	0.8	10'	HALF
U	0.6	4' X 15'	END STRIP
V	1.2	4' X 30'	SIDE STRIP
W	1.2	4' X 30'	CENTER STRIP
X	1.7	9' X 18'	SIDE STRIP
Z10	VARIES	10'	10' ADJUSTABLE ARC
Z12	VARIES	12'	12' ADJUSTABLE ARC
Z	VARIES	15'	15' ADJUSTABLE ARC
Y	0.5	2'	ADJUSTABLE FLOOD BUBBLER
O	1.0	5'	STREAM BUBBLER



1 EXISTING IRRIGATION (PARTIAL) REFERENCE PLAN WITH LEGEND

Scale: N.T.S.

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Revision
No: Date:
1 03-13-20
2 07-02-20

Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title
IRRIGATION SCHEDULES AND REFERENCE PLAN

Sheet Number
L-12

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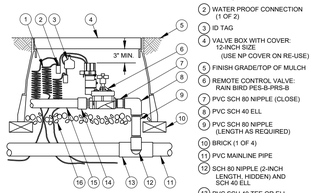
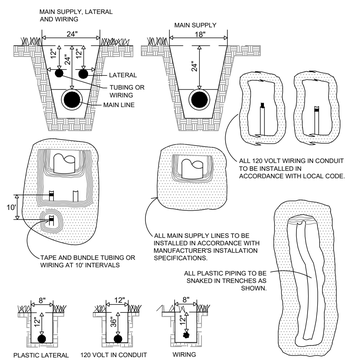


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATER PROOF CONNECTION (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER: 12-INCH SIZE (USE NP COVER ON RE-USE)
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE: RAIN BIRD PES-B-PRS-B
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

1 REMOTE CONTROL VALVE

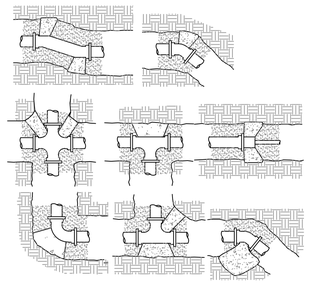
Scale: N.T.S.

NOTE:
ALL MAINLINE AND LATERALS TO BE RECLAIM PURPLE PIPE



2 TYPICAL TRENCHING DETAIL

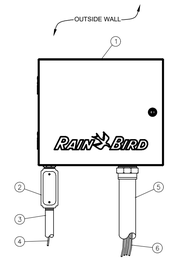
Scale: N.T.S.



THRUST BLOCKS ARE TO BE CONSTRUCTED WITH 3,000 PSI CONCRETE AT 48 HRS. STEEL REINFORCING RODS WILL BE REQ'D IF SURROUNDING SOIL HAS A BEARING VALUE OF LESS THAN 2,000 PSF. THRUST BLOCKS REQUIRED AT ALL FITTINGS AND DIRECTION CHANGES ON MAIN LINES. THRUST BLOCK LOCATIONS SHALL BE NOTED ON AS-BUILT DRAWINGS.

3 TYPICAL THRUST BLOCK DETAIL

Scale: N.T.S.



1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

4 ESP-LXME CONTROLLER IN METAL CABINET

Scale: N.T.S.

1. GALV. STEEL UNION (1 OF 2)
2. DOUBLE CHECK VALVE
3. GALV. STEEL MALE ADAPTER (1 OF 2)
4. GALV. STEEL 90° ELL (1 OF 4)
5. GALV. STEEL PIPE (TYPICAL)
6. FINISH GRADE
7. PVC MALE ADAPTER
8. IRRIGATION MAINLINE PIPE
9. GALV. STEEL FEMALE ADAPTER
10. GALV. STEEL PIPE FROM POINT-OF-CONNECTION

NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
2. MANUFACTURER TO BE FEBCO, 850 REDUCED PRINCIPAL ZONE (RPZ) MODEL.

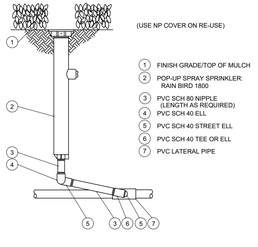
5 BACKFLOW PREVENTER

Scale: N.T.S.

NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

6 QUICK COUPLER VALVE

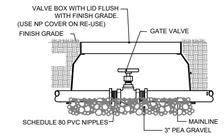
Scale: N.T.S.



NOTE:
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

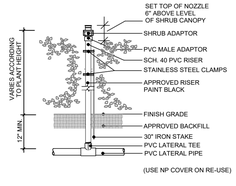
7 WALL MOUNTED RAIN SENSOR

Scale: N.T.S.



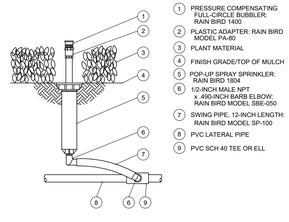
8 GATE VALVE

Scale: N.T.S.



9 SHRUB NOZZLE ON FIXED RISER

Scale: N.T.S.

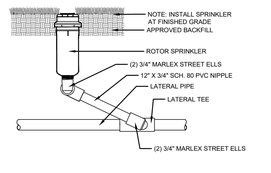


10 TYPICAL BUBBLER DETAIL

Scale: N.T.S.

11 TYPICAL POP-UP SPRAY HEAD DETAIL

Scale: N.T.S.



12 TYPICAL ROTOR DETAIL

Scale: N.T.S.

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1	03-13-20
2	07-02-20

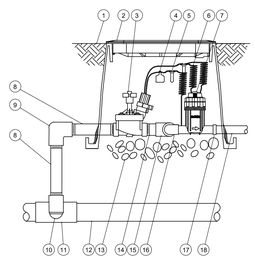
Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title

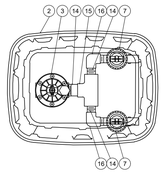
IRRIGATION DETAILS

Sheet Number

L-13



SIDE VIEW

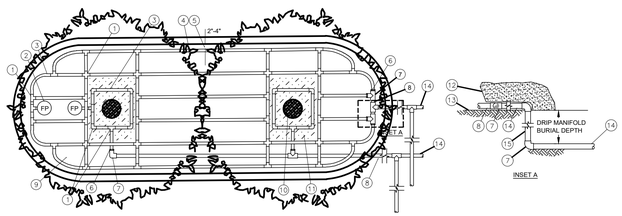


TOP VIEW

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. REMOTE CONTROL VALVE: RAIN BIRD 150-PESB (INCLUDED IN XCZ-PRB-150-COM KIT)
4. ID TAG
5. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-150-COM KIT)
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-150-COM KIT)
15. PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-150-COM KIT)
16. PVC SCH 40 ELL (INCLUDED IN XCZ-PRB-150-COM KIT)
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

1 XCZ-PRB DRIP CONTROL ZONE KIT

Scale: N.T.S.



1. BARB X BARB INSERT EL, TEE OR CROSS: RAIN BIRD XFF-ELBOW (TYPICAL) RAIN BIRD XFF-TEE (TYPICAL) RAIN BIRD XFD-CROSS (TYPICAL)
2. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
3. ON-SURFACE DRIPLINE PIPE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
4. PARKING ISLAND CURB
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PARKING ISLAND CURB
6. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
7. PVC SCH 40 TEE OR EL (TYPICAL)
8. PVC SUPPLY MANIFOLD
9. SHRUB OR GROUNDCOVER BED
10. TREE (TYPICAL)
11. MULCH BED FOR TREE
12. 2-3 INCHES DEPTH OF MULCH
13. FINISH GRADE
14. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
15. PVC RISER PIPE

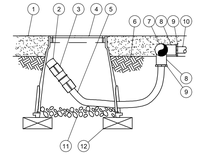
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. 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.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

2 DRIP LINE FLUSH POINT

Scale: N.T.S.

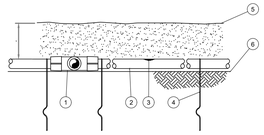


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

3 DRIP LINE AT GRADE

Scale: N.T.S.

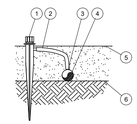


1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

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.

4 XERI BUG EMITTER

Scale: N.T.S.

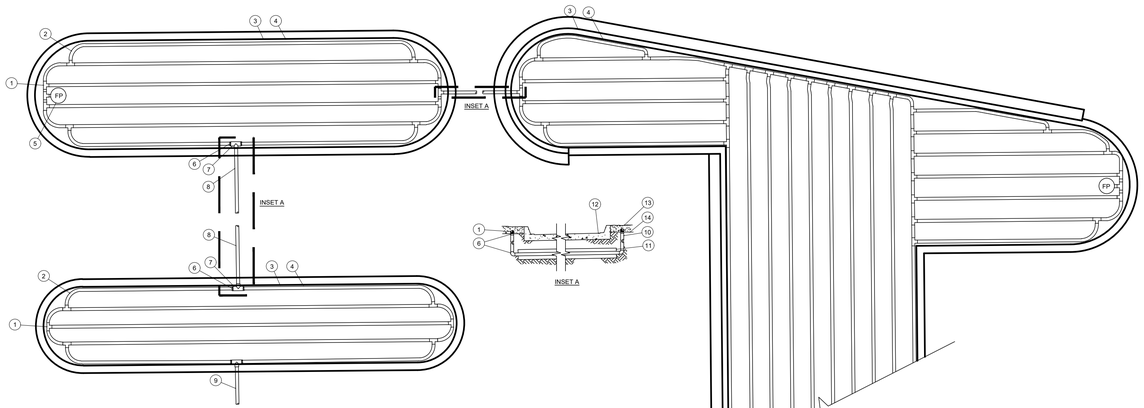


1. BUBBLER ON ¼" TUBING STAKE: RAIN BIRD XERI-BUBBLER SPIKE
2. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
3. ¼" BARB CONNECTOR INCLUDED ON XERI-BUBBLER SPIKE
4. ¼" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
5. TOP OF MULCH
6. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUBBLER SPIKES AVAILABLE IN THE FOLLOWING MODELS: SXB-180-SPYK - HALF CIRCLE - 5 STREAMS - 13 GPH MAX SBX-360-SPYK - FULL CIRCLE - 8 STREAMS - 13 GPH MAX UXB-360-SPYK - FULL CIRCLE - UMBRELLA - 35 GPH MAX

5 DRIP LINE PARKING LOT ISLANDS TYPICAL

Scale: N.T.S.



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. DISTANCE FROM CURB TO ADJACENT DRIP LINE TO BE SPECIFIED BY DESIGN CONSULTANT (SEE DRAWINGS AND SPECIFICATIONS).
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

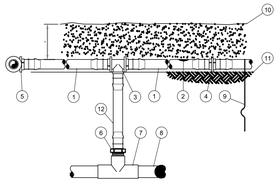
1. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
2. ON-SURFACE DRIPLINE PIPE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. PERIMETER OF AREA
4. REFER TO SPECIFICATIONS FOR PERIMETER DRIPLINE PIPE DISTANCE TO EDGE.
5. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
6. PVC SCH 40 TEE OR EL (TYPICAL)
7. PVC SUPPLY MANIFOLD
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
9. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. PVC SCH 40 RISER PIPE
11. PVC SCH 40 SLEEVE PIPE SIZED TWICE SIZE OF MANIFOLD PIPE SIZE.
12. PAVEMENT AND CURB
13. MULCH
14. FINISH GRADE

9 DRIP LINE PARKING LOT TYPICAL

Scale: N.T.S.

6 DRIP LINE RISER ASSEMBLY

Scale: N.T.S.

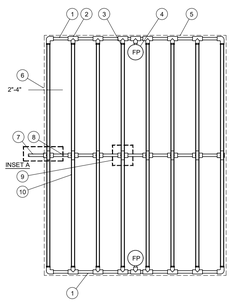


1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

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. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

7 DRIP LINE INSERT ADAPTER

Scale: N.T.S.



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL) SEE INSET A
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
12. ½" PVC NIPPLE, LENGTH AS NECESSARY

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
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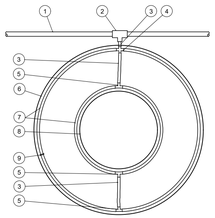
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

8 DRIP LINE DRAIN VALVE

Scale: N.T.S.

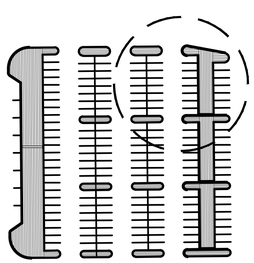


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 15A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTE: Place drain at lowest point in the system and ensure all pipe drains to this location

10 DRIP LINE PLAN VIEW TYPICAL

Scale: N.T.S.



11 DRIP LINE AROUND TREE

Scale: N.T.S.

1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. 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.

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Seal

James R. Magley
State of Florida Lic. No.: LA 0001300

MagleyDesign
Landscape Architecture * Site Planning * Project Management
1817 E. Washington St. * Orlando, FL 32803 * 407.898.0223

PEOPLE'S PLAZA

12301 West Colonial Drive, Winter Garden, Florida

Always call 811 two full business days before you dig

Sunshine811.com

Revision

No:	Date:
1	03-13-20
2	07-02-20

Date: December 6, 2019
Scale:
Project Number: 1919

Sheet Title

IRRIGATION DETAILS

Sheet Number

L-14

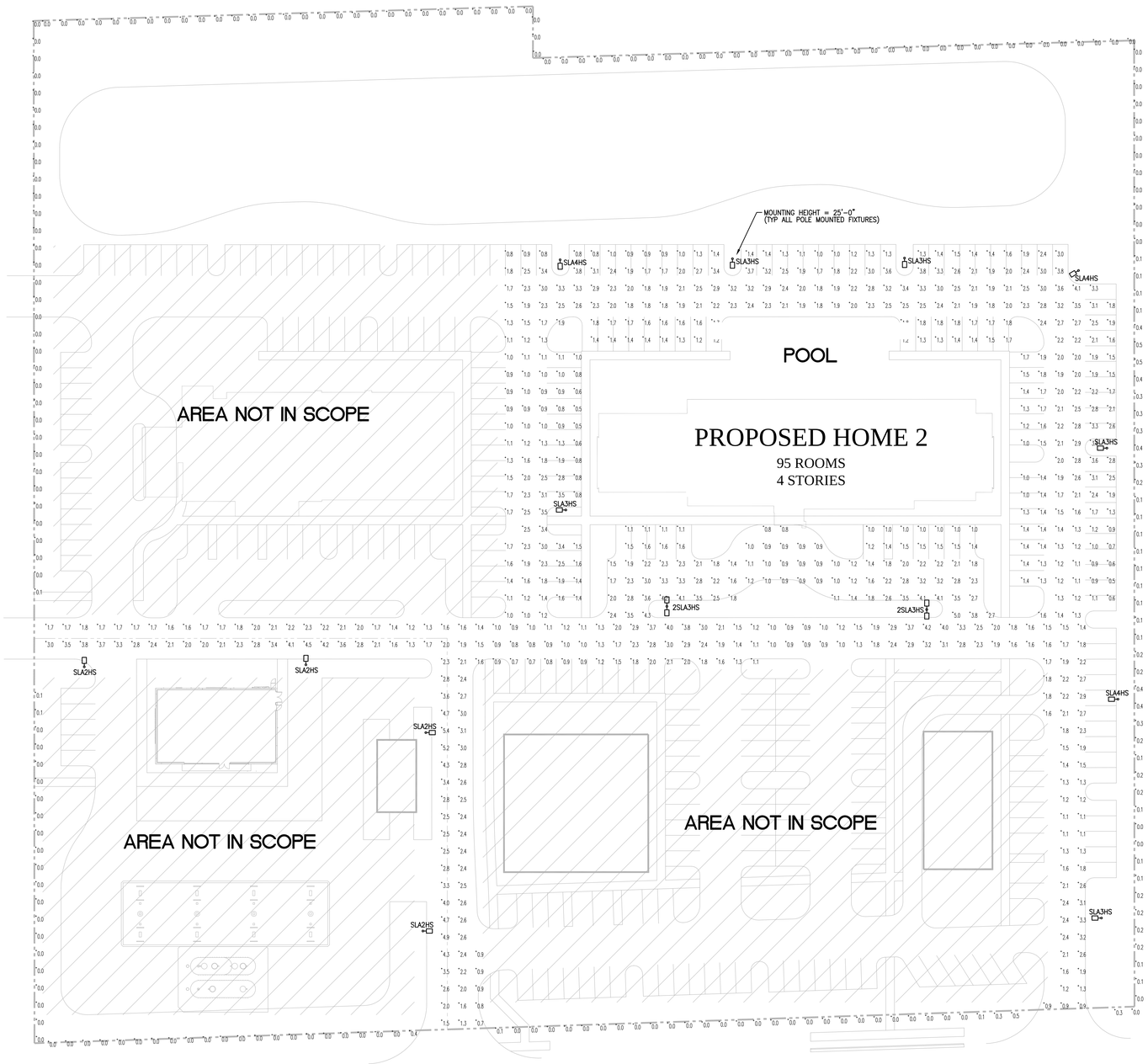
SITE LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP QTY	LAMP WATTS	LAMP MODEL	FIXTURE WATTS
SLA2HS	LED AREA LIGHT WITH TYPE 2 DIST., INTEGRAL DIMMING, HOUSE SIDE SHIELD AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-2-UNV-CM30-HIS-BK	UNV	1	159	LED	159
SLA3HS	LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING, HOUSE SIDE SHIELD AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-3-UNV-CM30-HIS-BK	UNV	1	159	LED	159
SLA4HS	LED AREA LIGHT WITH TYPE 2 DIST., INTEGRAL DIMMING, HOUSE SIDE SHIELD AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-4-UNV-CM30-HIS-BK	UNV	1	159	LED	159
2SLA3HS	(2) LED AREA LIGHTS WITH TYPE 3 DIST., INTEGRAL DIMMING, HOUSE-SIDE SHIELD AND 4000K COLOR TEMP. MOUNTED BACK-TO-BACK 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-3-UNV-CM30-BK	UNV	2	159	LED	318

NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE MANUFACTURERS, TYPES, OPTIONS AND FINISHES WITH OWNER/ARCHITECT/INTERIOR DESGINER PRIOR TO ORDERING.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	SLA4HS	SINGLE	N.A.	0.950	ECF-S-48L-1A-NW-G2-4-HIS
	4	SLA2HS	SINGLE	N.A.	0.950	ECF-S-48L-1A-NW-G2-2-HIS
	5	SLA3HS	SINGLE	N.A.	0.950	ECF-S-48L-1A-NW-G2-3-HIS
	2	2SLA3HS	BACK-BACK	N.A.	0.950	ECF-S-48L-1A-NW-G2-3-HIS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Hampting Inn Parking Lot	Illuminance	Fc	1.86	5.0	0.5	3.72	10.00
Internal Roads	Illuminance	Fc	2.06	5.4	0.7	2.94	7.71
Property Line	Illuminance	Fc	0.04	0.5	0.0	N.A.	N.A.



1 E1.01 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 30'-0"

Joseph, Lawrence & Co
Consulting Engineers
1180 HARWOOD AVE., SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 321.972.4464
WWW.JLCENG.COM
CA NO. 28730

REVISIONS INFORMATION

REVISIONS

Charles H. Parsons Architect, PL
ARCHITECTS / PLANNERS
1126 S. DIVISION Ave.,ORLANDO, FL., 32805
PHONE: (407) 709-0497 E-mail: cparsons@cmconstruction.com
REGISTRED LICENSE
AR0008877

DRAWN BY
MJR

CHECKED BY
BLS

SCALE
AS SHOWN

JOB No.
51999-01

DATE
02/03/20

JLC20.0023.00

Blake Lawrence Suddeth
P.E. #: 69060

OWNER

WINTER GARDEN HOSPITALITY, LLC
1126 S. DIVISION AVE.
ORLANDO, FLORIDA 32805

Hampton Inn & Suites by HILTON

PROJECT INFORMATION

NEW CONSTRUCTION AT PEOPLE'S PLAZA WINTER GARDEN, FL.

SHEET INFORMATION

SITE PLAN PHOTOMETRICS

E1.02

PHILIPS
GARDCO

Site & Area
EcoForm
ECF-S small

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options: Dimming controls	Options: Motion sensing	Options: Photo-sensing	Options: Electrical	Luminaire	Finish
ECF-S	48L	1A	NW-G2	AR	3	UNV	CM30				HIS	BK
ECF-S EcoForm Site and Area, Small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	**530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA **900** 900mA **1A** 1050mA **1.2A** 1200mA **900** 900mA **1A** 1050mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR** Arm Mount (standard)[9] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount[11] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit[9]	**Type 2**: **2** Type 2; **2-90** Rotated left 90°; **2-270** Rotated right 270° **Type 3**: **3** Type 3; **3-90** Rotated left 90°; **3-270** Rotated right 270° **Type 4**: **4** Type 4; **4-90** Rotated left 90°; **4-270** Rotated right 270° **Type 5**: **5** Type 5; **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**DD** 0-10V External dimming (by others)[5] **DCC** Dual Circuit Control[6] **FAWS** Field Adjustable[14] **SW** Interface module for SiteWise[12,13] **LLC2** Integral module with #2 lens[6,8] **LLC3** Integral module with #3 lens[1,8] **LLC4** Integral module with #4 lens[1,8] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming, 7 hours[1] **CM50** Median 50% Dimming, 8 hours[1] **CE50** Economy 50% Dimming, 9 hours[1] **DA50** All Night 50% Dimming[1] **CS30** Safety 30% Dimming, 7 hours[1] **CM30** Median 30% Dimming, 8 hours[1] **CE30** Economy 30% Dimming, 9 hours[1] **DA30** All Night 30% Dimming[1]	**IMRI3** Integral with #3 lens[8] **IMRI7** Integral with #7 lens[8] **IMRO** Pole mounted motion sensor[5] (see accessories)	**PCB** Photocontrol Button[2,3] **TLRD5** Twist Lock Receptacle 5 Pin **TLRD7** Twist Lock Receptacle 7 Pin **TLRPC** Twist Lock Receptacle w/ Photocell[2]	**Fusing** **F1** Single (120, 277, 347VAC)[2] **F2** Double (208, 240, 480VAC)[2] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC)[2] **FP2** Double (208, 240, 480VAC)[2] **FP3** Canadian Double Pull (208, 240, 480VAC)[2] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter Included in standard product **TB** Terminal Block[7] **RPA** Round Pole Adapter (fits to 3"- 3.9" O.D. pole)[10] **HIS** Internal Housing Side Shield[4]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Available only on **120**, **208**, **240**, and **277** (or **UNV**)
2. Specify Voltage
3. Not available with **347** or **480** voltage
4. **HIS** not available with Type **5** or **5W** optics
5. **DD** is required for **LLCR** and pole mount motion sensor. Dimming leads are supplied through back of luminaire. **Must be ordered separately** (See accessories page)
6. **DCC** and **LLC2/3/4** not available with any other controls
7. **TB** not available with **DCC**
8. **ECF-IMRI** equipped with out-boarded sensor housing when voltage is **HVU** (347-480V)
9. Mounts to a 4" round pole with adapter included for square poles.
10. Not available with **SF** and **WS**. **RPA**s provided with black finish standard
11. Limited to a maximum of 45 degrees aiming above horizontal
12. **SW** option is not available with any other control options with the exception of **IMRI3**, **IMRI7** and **SW-IMRO** motion response options
13. Available only on **120V** and **277V**
14. Not available with **DCC**, **IMRI3**, **IMRI7**, **SW**, **LLC** and **CS/CM/CE/DA** (**DynaDimmer**).

ECF-S_Gen2 09/17 page 1 of 9

1 Fixture Type 'SLA3HS' & '2SLA3HS'

PHILIPS
GARDCO

Site & Area
EcoForm
ECF-S small

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Dimming controls	Motion sensing	Photo-sensing	Electrical	Luminaire	Finish
ECF-S	48L	1A	NW-G2	AR	4	UNV	CM30				HIS	BK

ECF-S_Gen2 09/17 page 1 of 9

2 Fixture Type 'SLA4HS

PHILIPS
GARDCO

Site & Area
EcoForm
ECF-S small

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

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ECF-S	48L	1A	NW-G2	AR	2	UNV	CM30				HIS	BK

ECF-S_Gen2 09/17 page 1 of 9

3 Fixture Type 'SLA2HS'

4 25ft Mounting Height Pole Detail

ECF-S EcoForm small

Site & Area

EcoForm Accessories (ordered separately, field installed)

Controls Accessories

Pole Mount Motion Sensor
MS-A-120V[11] 120V Input
MS-A-277V[11] 277V Input

Wireless systems Remote mount module
LLCR2-(F)[11] #2 lens
LLCR3-(F)[11] #3 lens
LLCR4-(F)[11] #4 lens

Central Remote Motion Response (used connected to SiteWise main panel)
MS2-A-FVR-3
MS2-A-FVR-7

11. **DD** option required
12. Not available with Type **5** or **5W** optics

Shielding Accessories[12]

House Side shield
Standard orientation:
HIS-32-H[12] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H[12] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H[12] Internal House Side Shield for 64 LEDs (4 modules)

At 90 or 270 orientation:
HIS-32-V[12] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V[12] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V[12] Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent
PTF2-(F) Pole top fitter fits 2 3/8-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°
PTF3-(F) Pole top fitter fits 3-3 1/2" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°
PTF4-(F) Pole top fitter fits 3 1/2-4" OD x 6" depth tenon with 1, 2, 3 or 4 luminaires at 90°
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

(F) = Specify finish

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.[3]	Average System Watts[1]	Type 2 Lumen Output[1,2]	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output[1,2]	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output[1,2]	Type 4 BUG Rating	Type 4 Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.[3]	Average System Watts[1]	Type 5 Lumen Output[1,2]	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output[1,2]	Type 5W BUG Rating	Type 5W Efficacy (LPW)	Type AFR Lumen Output[1,2]	Type AFR BUG Rating	Type AFR Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

1. Wattage and lumen output may vary due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Measured wattage may vary due to variation in input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. Warm white color temperature will result in decreased lumen output.

Contact outdoorlighting.applications@philips.com for details or additional information.

ECF-S_Gen2 09/17 page 2 of 9

5 Fixture Types 'SLA2/3/4' BUG Rating

Joseph, Lawrence & Co
Consulting Engineers
1180 HARWOOD AVE., SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 321.972.4466
WWW.JLCENG.COM
CA NO. 28730

REVISIONS INFORMATION

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REGISTRED LICENSE
AR0008877

DRAWN BY	MJR
CHECKED BY	BLS
SCALE	AS SHOWN
JOB No.	51999-01
DATE	02/03/20

JLC20.0023.00

Blake Lawrence Suddeth
P.E. #: 69060

OWNER

WINTER GARDEN HOSPITALITY, LLC
1126 S. DIVISION AVE.
ORLANDO, FLORIDA 32805

Hampton Inn & Suites by HILTON

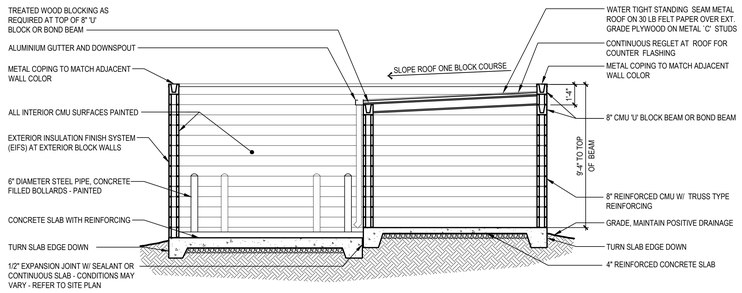
PROJECT INFORMATION

NEW CONSTRUCTION AT PEOPLE'S PLAZA WINTER GARDEN, FL.

SHEET INFORMATION

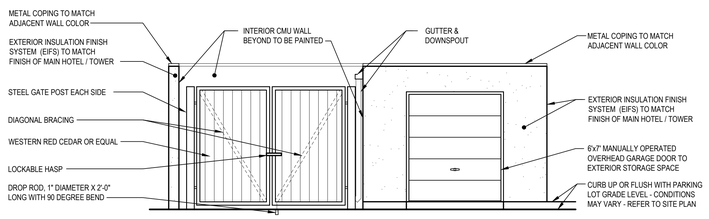
SITE FIXTURE CUTSHEETS

E1.03



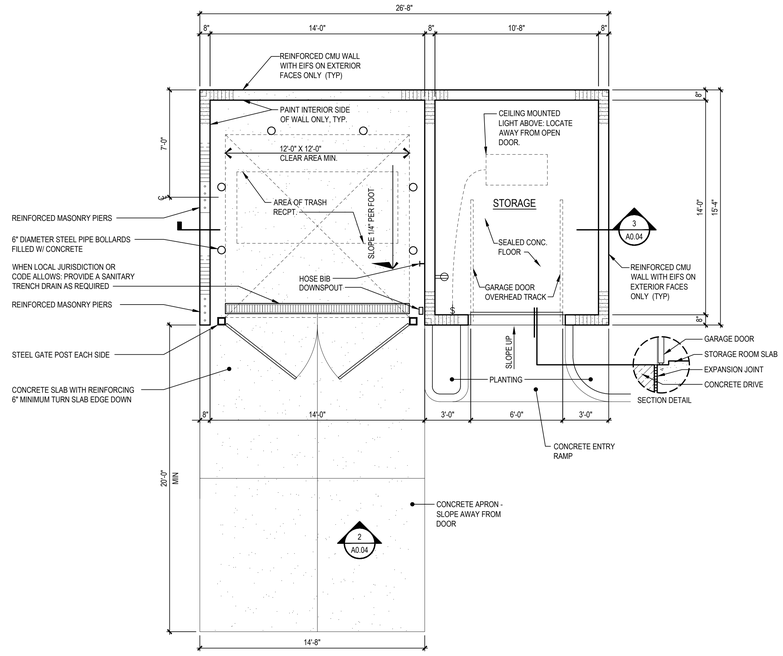
3 A0.04 SECTION- EXTERIOR REFUSE RECEPTACLE / STORAGE

SCALE: 1/4" = 1'-0"



2 A0.04 ELEVATION- EXTERIOR REFUSE RECEPTACLE / STORAGE

SCALE: 1/4" = 1'-0"



1 A0.04 PLAN - EXTERIOR REFUSE RECEPTACLE / STORAGE

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO HAMPTON STANDARDS FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR LANDSCAPING, OUT BUILDINGS, PARKING AND LIGHTS

REVISIONS INFORMATION

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REGISTRED LICENSE
AR0008877

DRAWN BY
CD / JA

CHECKED BY
DP

SCALE
AS SHOWN

JOB No.
51999-01

DATE
6/25/19

STATE OF FLORIDA
DALE PARSONS
AR0008877
REGISTERED ARCHITECT

OWNER

WINTER GARDEN HOSPITALITY, LLC
1126 S. DIVISION AVE.
ORLANDO, FLORIDA 32805

HOME2 SUITES BY HILTON

PROJECT INFORMATION

NEW CONSTRUCTION AT PEOPLE'S PLAZA WINTER GARDEN, FL.

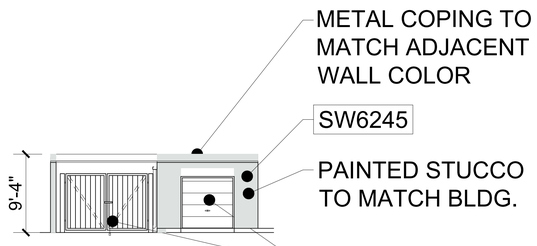
SHEET INFORMATION

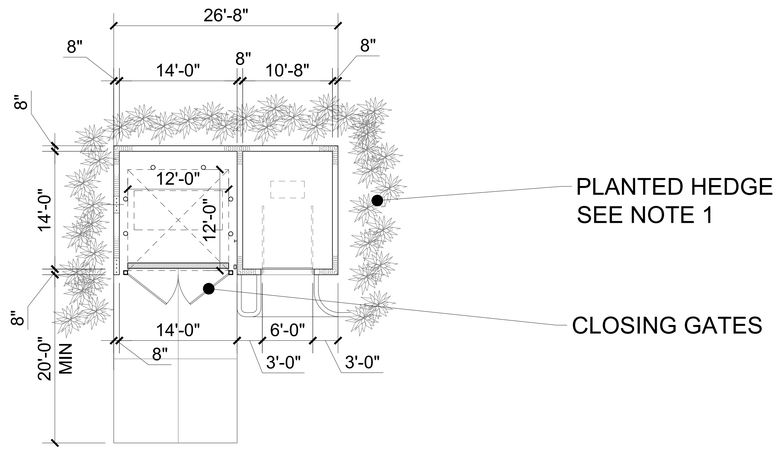
REFUSE RECEPTACLE

A0.04

SOUTH ELEVATION

A	B	C	D	E	F	G
LARGE TILE KERLITE BUXY NOISETTE NATURAL FINISH	BENJAMIN MOORE 2109-40 SMOKED OYSTER	BENJAMIN MOORE 2111-70 CALM	BENJAMIN MOORE HC-70 VAN BUREN BROWN	BENJAMIN MOORE 2111-50 STONE HARBOR	BENJAMIN MOORE OC-17 WHITE DOVE	SIMULATED WOOD SIDING





(1):24" HIGH HEDGE TO REACH MIN. 36" HT. WITHIN 1 YEAR AND 90% OPACITY

REVISIONS INFORMATION

#	REVISIONS

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DRAWN BY
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SCALE
AS SHOWN

JOB No.
51999-01

DATE
6/25/19

STATE OF FLORIDA
CHALE PARSONS
AR0008877
REGISTERED ARCHITECT

OWNER

WINTER GARDEN HOSPITALITY, LLC
1126 S. DIVISION AVE.
ORLANDO, FLORIDA 32805

HOME 2 SUITES BY HILTON

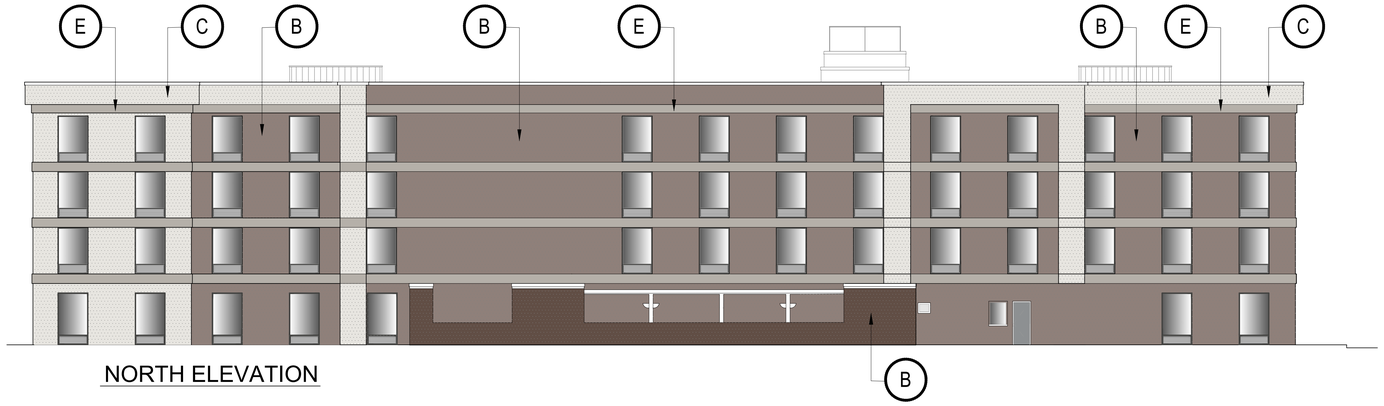
PROJECT INFORMATION

NEW CONSTRUCTION AT PEOPLE'S PLAZA WINTER GARDEN, FL.

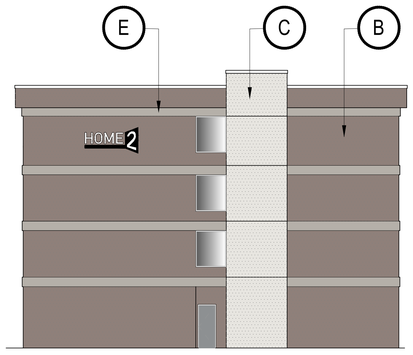
SHEET INFORMATION

ELEVATIONS

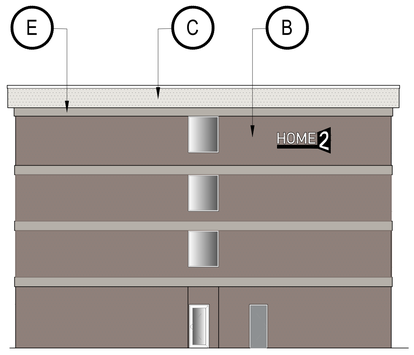
A5.01



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

A	B	C	D	E	F	G
LARGE TILE KERLITE BUXY NOISETTE NATURAL FINISH	BENJAMIN MOORE 2109-40 SMOKED OYSTER	BENJAMIN MOORE 2111-70 CALM	BENJAMIN MOORE HC-70 VAN BUREN BROWN	BENJAMIN MOORE 2111-50 STONE HARBOR	BENJAMIN MOORE OC-17 WHITE DOVE	SIMULATED WOOD SIDING

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DRAWN BY
CD / JA

CHECKED BY
DP

SCALE
AS SHOWN

JOB No.
51999-01

DATE
6/25/19

STATE OF FLORIDA
DALE PARSONS
AR0008877
REGISTERED ARCHITECT

OWNER

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1126 S. DIVISION AVE.
ORLANDO, FLORIDA 32805

HOME 2 SUITES BY HILTON

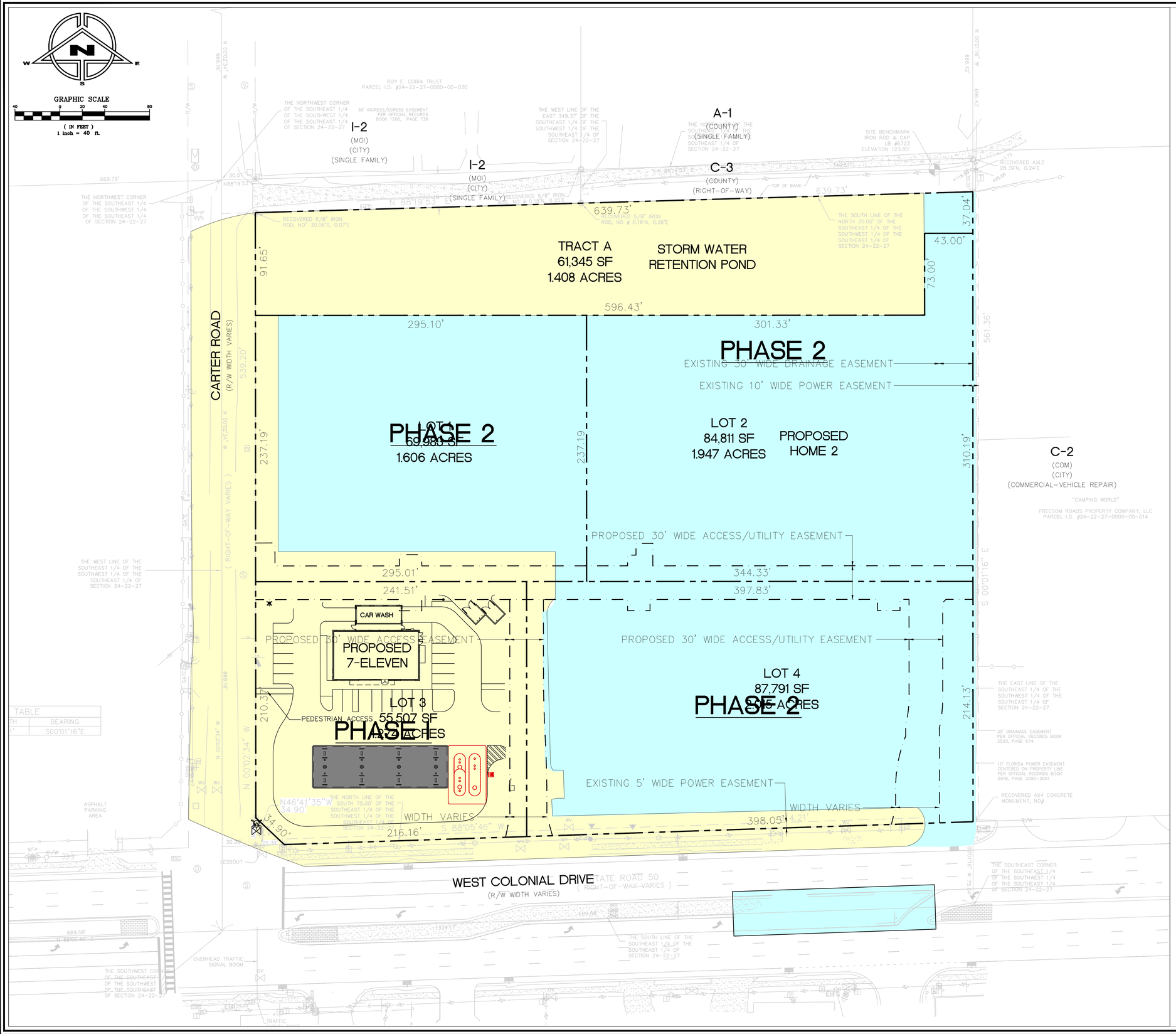
PROJECT INFORMATION

NEW CONSTRUCTION AT PEOPLE'S PLAZA WINTER GARDEN, FL.

SHEET INFORMATION

ELEVATIONS

A5.02



NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

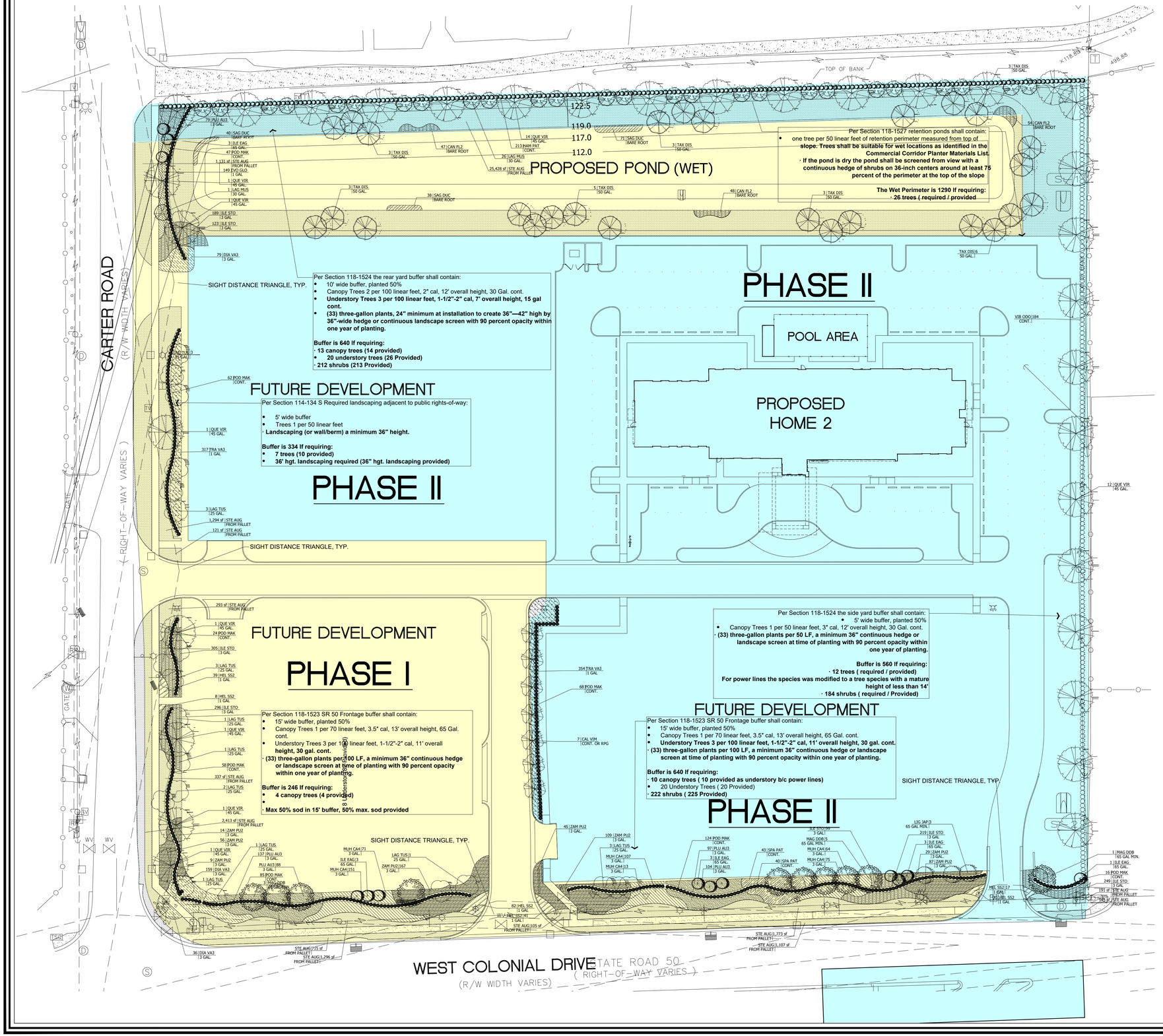
REV/DATE	BY
1-27-20 AS PER CITY	M.C.
--	M.C.
--	--
--	--
--	--

PRELIMINARY SUBDIVISION PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA
12301 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-1B OF C-13



"SUNSHINE STATE ONE CALL OF FLORIDA, INC."
1-800-432-4770
WWW.CALLSUNSHINE.COM
REQUIRED BY FLORIDA STATUTE 553.851
A MIN. OF 2 DAYS AND A MAX OF 5 DAYS BEFORE YOU EXCAVATE, YOU ARE TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA
DEVISED 10/1/2012

WINTER GARDEN CODE COMPLIANCE NOTES:

1. Shrubs / groundcovers = 35,658 sf
2. Sod = 36,639 sf
3. Gross Area 359,436 sf
4. Trees preserved = 0
5. Trees planted = 150
6. Min. Canopy Tree size 3" cal. x 12' hgt.
7. Min. Understory Tree 1.5" cal. x 11' hgt. (The only exception is the use of Ligustrum under the power plants are not available at this size and are specified at 1.5" cal; 8' hgt. x 6' spd.
8. Min. parking lot interior landscape = 5%.
9. Min. native plants required = 5%, 64% provided

PHASE I

PHASE II

30 0 15 30 60
1 Inch = 30 Ft
This plan may have been reduced in size. Verify before scaling dimensions

MD

REV/DATE	BY
– –	M.C.
– –	– –
– –	– –
– –	– –
– –	– –
– –	– –

LANDSCAPE PHASING PLAN AT PEOPLE PLAZA

WINTER GARDEN, FLORIDA

12301 WEST COLONIAL DRIVE

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523
DATE
M.C. Engineering, Inc.
Mitch Collins, P.E.
Orlando, FL 32810
407.808.8557
407.448.8979
mc@mcengineering.net

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO:	219-002
SHEET NO:	C-1C OF C-13

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street – Winter Garden – Florida 34787-3011

(407) 656-4111

MEMORANDUM

TO:	STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR
FROM:	DEVELOPMENT REVIEW COMMITTEE
DATE:	OCTOBER 13, 2020
SUBJECT:	SITE PLAN APPROVAL - 12301 W COLONIAL DRIVE – MASTER SITE PLAN & HOME2 SUITES AT PEOPLE'S PLAZA

We recommend approval subject to the following conditions and comments.

ENGINEERING

Underlined comments shall be addressed prior to final plan stamping & pre-con:

1. The Developer agreed at the 11/29/06 DRC Meeting to pay his one-half share of the improvements to Carter Road along the project's frontage, including, but not limited to, the following (which has now been reduced since FDOT installed the traffic signal):
   - Carter Road shall be improved to a modified urban section from S.R. 50 to the north property line of the project to include southbound left and right turn lanes, curbing, drainage, etc.
   - Pavement thickness shall be a minimum of 2" asphaltic concrete (can include existing pavement remaining after milling and friction course). Any new base course shall consist of 10" thick soil cement compacted to 98% density, 12" thick subbase compacted to 98% and 18" of clean fill with no more than 5% passing the #200 sieve under the subbase.
   - The existing drainage system on Carter Road will need to be inspected by the City. The condition of the existing CMP's may warrant their replacement with these improvements.
   - **A developer's agreement, drafted by the City Attorney, shall be prepared to allocate the Carter Road improvements' cost share, as well as further defining other commitments of the development including, but not limited to, easement requirements, etc.**
   - The developer's agreement stated above shall be approved by the City Commission prior to issuance of any building permits for the project.
   - Platting will be required providing easements for cross access, drainage and utilities, as well as providing an entity for maintenance of shared facilities. Plat shall be recorded prior to issuance of a certificate of occupancy for any building.
2. Sheet D-1, Demolition: The relocation of the eastbound directional left turn into the property will require FDOT approval. The City has a permit to landscape, irrigate and maintain the medians in this area. All relocation and restoration of the median landscaping, irrigation and brick pavement shall meet the requirements of the FDOT and City of Winter Garden. The "nose" at the relocated directional and resulting island shall be 6" thick, 3,000 min. psi concrete per the attached aerial and detail. Coordinate landscape and irrigation revisions with Laura Coar, Parks and Landscaping Director (lcoar@cwgdn.com).
3. Sheet C-1, Site Layout:
   a. In our experience, FDOT does not approve interior driveway connections, as shown for the

SE parcel, this close to the main driveway entrance. Provide FDOT approval.

b. As mentioned above, the directional median cut relocation will require FDOT approval.

4. Sheet C-4, Water Utility Plan:

   a. Point of Supply for fire line is shown with note stating that all work downstream of the POS shall be performed by a licensed fire sprinkler contractor.

   b. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City.

   c. Any new water, sewer, or irrigation connections are required to pay utility impact fees, to be paid prior to issuance of site or building permits or execution of FDEP permits. According to the plans there will be (3) 1" potable meters, (2) 2" potable meter, (4) 1" irrigation meters (confirm size of hotel irrigation meter – response says 2"- plans show 1"). Based on the above, the utility impact fees are as follows (coordinate any existing credits with the Utility Billing Department and confirm the meter sizes listed above):

1" Potable water meter	3 ea. @ $2,715.00	=	$8,145.00
2" Potable water meter	2 ea. @ $8,688.00	=	$17,376.00
Wastewater for 1" meter	3 ea. @ $4,418.00	=	$13,254.00
Wastewater for 2" meter	2 ea. @ $14,136.00	=	$28,272.00
1" Irrigation meter	4 ea. @ $2,715.00	=	$10,860.00
	TOTAL	**=**	**$77,907.00**

   (does not include meters for future development sites or connection/installation fee)

5. Sheet C-5, Sanitary Utility Plan:

   a. The response at DRC was that no food preparation will be performed in the hotel. Is this still the case with the change in hotels?

   b. The pool discharge will be allowed into the storm sewer system, provided all pool water is de-chlorinated prior to discharge pursuant to Chapter 106 of the Winter Garden City Code and FDEP allowable discharge requirements as noted. How will this be implemented? Provide pool mechanical plans with O & M manual.

   c. Per the DRC discussion, the 90 degree bend in the 8" gravity sanitary is to be corrected as shown the plans.

   d. The proposed 6" reclaimed water main shall be changed to 8" and shall be run the full frontage to SR 50, per Code. Adjust all other fittings/valves as necessary. The 8" main shall be terminated with a gate valve. Show reclaim key note #20.

6. Minimum 5' wide concrete sidewalks are required along all project frontages to include S.R. 50 and Carter Road (as shown). Existing sidewalks will be checked at completion and any damaged sections shall be replaced. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA (as shown).

7. The minimum width for an easement within the City of Winter Garden is 30', with the facility centered within the easement. Easements having more than one pipe shall adhere to Section 110-203 of the City Code requiring easement widths based on the following: Minimum Easement Width = (2) x (Depth of Pipe) + (Pipe Diameter + 7'). Water meters shall be located within a utility easement granted to the City.

8. Based on the response, the on-site gravity sanitary system within dedicated easements will be the responsibility of the City. With the easements proposed, it is assumed that the City will own and maintain the water and reclaim water mains that are within dedicated easements.

9. Approval of drainage improvements from Orange County (42" RCP on east side) and FDOT (discharge to SR 50 inlet and Carter Road) will be required prior to final approval.
10. Tree removal shall adhere to the City's Tree Protection Ordinance – separate review, approval and permit is required. Coordinate with the Building Department (Steve Pash) on any tree removal and protection. Additional landscaping and tree replacement may be required with final plan. Pursuant to Code (Chapter 114-70), a tree survey will be required with the preliminary plat submittal showing size and type of trees, trees that will be removed/saved, etc. meeting all Code provisions.
11. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. It should also be noted that the buildings may require fire sprinklers subject to review by the Building and Fire Departments.
12. Sanitary laterals, fittings, and pipes shall be SDR 26 per City standards. City Standard Detail Sheets for utilities and public works shall be adhered to as shown.
13. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. as shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
14. Permit from SJRWMD for stormwater is required. Permits or exemptions shall also be required from Orange County, FDOT (driveway, utilities, and drainage) and FDEP for water and sewer and FDEP NPDES NOI as may be applicable.
15. Any screen walls or retaining walls shall require a separate permit from the Building Department.
16. Streetlighting both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required. Provide a lighting plan for the Carter Road frontage on or before the pre-con.
17. Certificates of Occupancy for any building will not be issued until the Certificate of Completion has been issued by the City Engineer and the final plat has been approved and recorded.
18. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards and gate hardware), and access by solid waste vehicles. Coordinate additional requirements (compactors, etc.) with Public Services Department, Solid Waste Division.
19. The pond berm shall not encroach into, or block in any way, the existing drainage ditch along the north side of the project.

PLANNING

20. The project shall be developed in accordance with the approved Phasing Plan as exhibited with the Site Plan Approval City Commission item.

STANDARD GENERAL CONDITIONS

21. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
22. All work shall conform to City of Winter Garden standards and specifications.
23. Fencing, if proposed, shall meet all City requirements for height, type, etc. Chain link fencing shall be vinyl coated per Code. All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
24. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed

to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.

25. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

26. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

27. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

Additional comments may be generated at subsequent reviews.
Please review this information and contact our office with any questions. Thank you.

END OF MEMORANDUM

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 13, 2020 **Meeting Date:** October 22, 2020

Subject: 12301 W Colonial Dr.
7-Eleven - Site Plan Approval
PARCEL ID# 24-22-27-0000-00-016

Issue: The applicant is requesting Site Plan approval for the development of Lot 3 in the Peoples Plaza Planned Commercial Development with a gas station and car wash and associated site improvements on a property located at 12301 W Colonial Dr.

Discussion:

The subject property is a 1.27 +/- acre portion (lot 1) of the larger 8.25 +/- acre parcel that is zoned PCD (Planned Commercial Development, Ord 20-04) and known as the Peoples Plaza Planned Commercial Development. The applicant intends to develop the site with a gas station (7-Eleven), including a 3,454 +/- square foot convenience store building, gas canopy, and 8 fueling stations (16 fueling positions). The applicant also intends to develop a 980 square foot car wash building as well as associated site elements such as parking areas, sidewalks, site furnishings, and landscaping.

Recommended Action:

Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated October 13, 2020, with the condition that the property be phased in accordance with the proposed Phasing Plan. Development of the property with a gas station and car wash is consistent with the City's Comprehensive Plan & with the property's PCD zoning requirements.

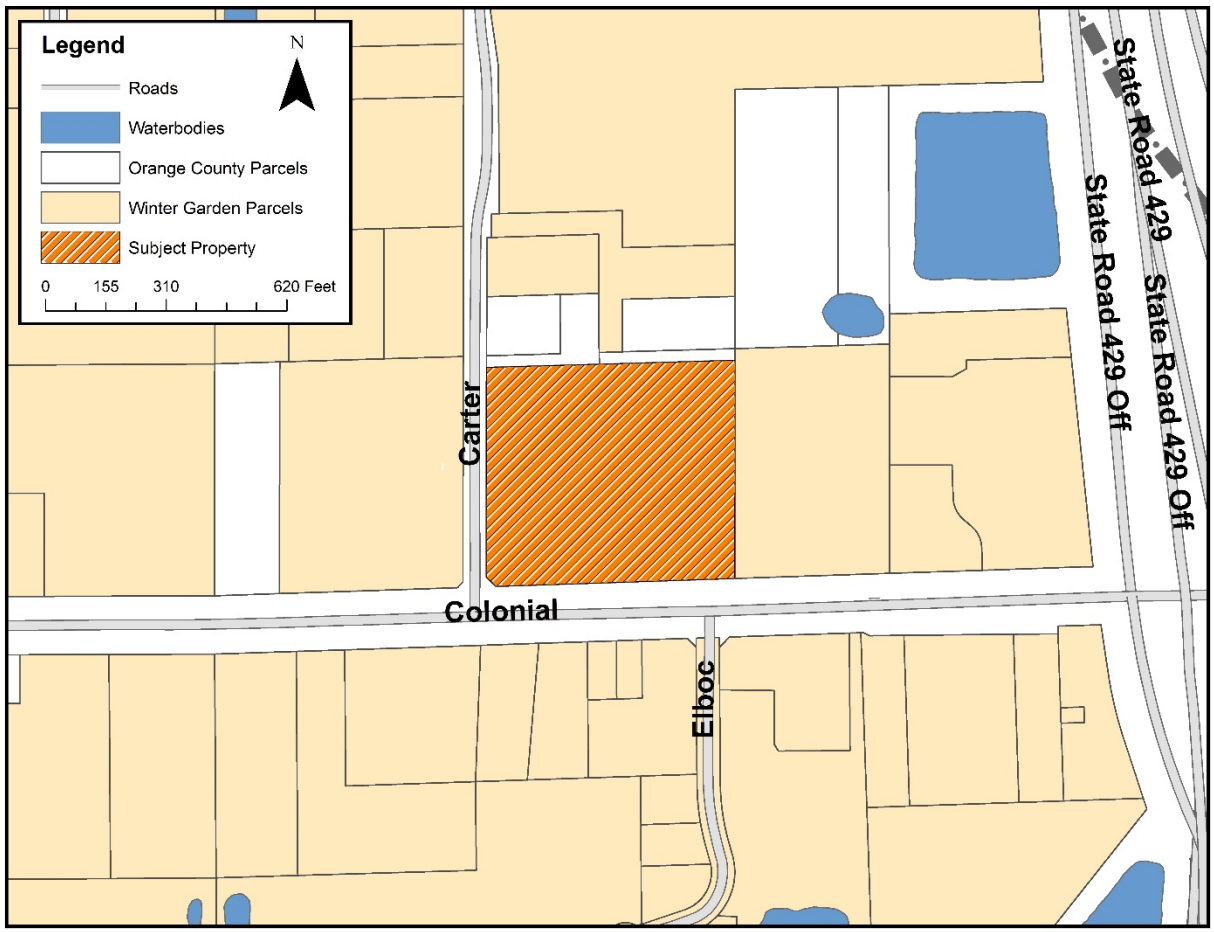
Attachment(s)/References:

Location Map
DRC Staff Report
Site Plan Set
Building Elevations
Peoples Plaza – Phasing Plan

Location Map

Peoples Plaza

12301 W Colonial Drive



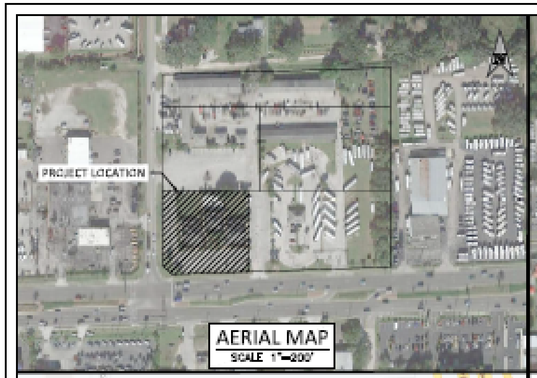
CONSTRUCTION DRAWINGS
7-ELEVEN
AT
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787
PARCEL #: 24-22-27-0000-00-016

PROJECT DIRECTORY

DEVELOPER:	PEOPLES PLAZA, LLC. 1135 S. DIVISION AVENUE ORLANDO, FL 32805 PHONE: (407) 704-0497
CIVIL ENGINEER:	COMMON OAK ENGINEERING, LLC 1309 EDGEWATER DRIVE, SUITE 100 ORLANDO, FL 32804 PHONE: (407) 504-5374 PHONE: (407) 951-5915
GEOTECH ENGINEER:	UNIVERSAL ENGINEERING SCIENCES 3532 MAGGIE BOULEVARD ORLANDO, FLORIDA 32811 PHONE: (407) 423-0504
SURVEYOR:	ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS 16 EAST PLANT STREET WINTER GARDEN, FL 34787 PHONE: (407)654-5355
ARCHITECT:	CHARLES H. PARSONS ARCHITECT, P.A. 1135 S. DIVISION AVENUE ORLANDO, FL 32805 PHONE: (407)704-0497

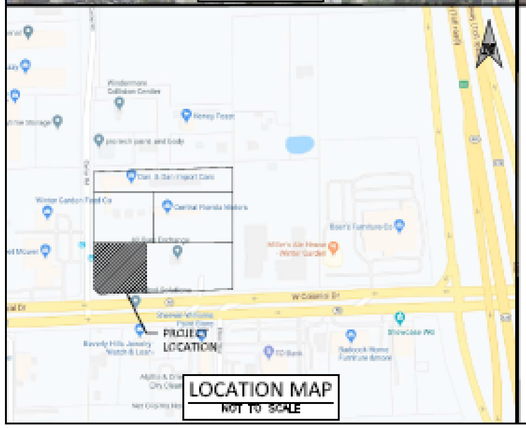
UTILITY PROVIDERS

WATER:	CITY OF WINTER GARDEN 300 W PLANT STREET WINTER GARDEN, FL 34787 PHONE:(407)656-4100
ELECTRIC:	DUKE ENERGY 452 E CROWN POINT ROAD WINTER GARDEN, FL 34787 PHONE:(407)629-1010
SEWER:	CITY OF WINTER GARDEN 300 W PLANT STREET WINTER GARDEN, FL 34787 PHONE:(407)656-4111
COMMUNICATIONS:	AT&T - SOUTHEAST 450 N. GOLDENROD ROAD ORLANDO, FL 32807 PHONE:(407)480-5604
GAS:	LAKE APOPKA NATURAL GAS 1320 WINTER GARDEN-VINELAND ROAD WINTER GARDEN, FL 34778 PHONE:(407)656-2734



AERIAL MAP
SCALE 1"=200'

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (LESS THE WEST 30 FEET, THE SOUTH 75 FEET, AND THE NORTH 30 FEET OF THE EAST 349.27 FEET), IN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT

THE NORTH 30 FEET OF THE WEST 320 FEET OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED:

COMMENCE AT SMALL P-K NAIL AND DISK SET IN POURED CONCRETE IN ASPHALT CUT-OUT MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 01°29'54" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION LINE OF SAID SECTION 24 A DISTANCE OF 1324.27 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 50 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75060, FINANCIAL PROJECT NO. 410693 1, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 22,742.96 FEET AND A CHORD BEARING AND OF NORTH 88°31'48" EAST; THENCE DEPARTING SAID NORTH-SOUTH LINE, FROM A TANGENT BEARING OF NORTH 89°57'45" EAST, RUN EASTERLY ALONG SAID CENTERLINE OF SURVEY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'53" A DISTANCE OF 494.11 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 24; THENCE DEPARTING SAID CURVE, RUN NORTH 89°09'52" EAST ALONG SAID CENTERLINE OF SURVEY AND ALONG SAID SOUTH LINE A DISTANCE OF 356.55 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF THE EAST RIGHT OF WAY LINE OF CARTER AVENUE; THENCE DEPARTING SAID CENTERLINE OF SURVEY AND SAID SOUTH LINE, RUN NORTH 00°50'08" WEST ALONG SAID SOUTHERLY PROJECTION A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF CARTER AVENUE WITH THE EXISTING NORTH RIGHT OF WAY LINE OF AFORESAID STATE ROAD 50 AS SHOWN ON THE AFORESAID RIGHT OF WAY MAP FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°50'08" WEST ALONG SAID EAST RIGHT OF WAY LINE OF CARTER AVENUE A DISTANCE OF 24.75 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF CARTER AVENUE, RUN SOUTH 46°41'39" EAST A DISTANCE OF 34.06 FEET TO THE AFORESAID POINT ON NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN SOUTH 89°09'52" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF STATE ROAD 50 A DISTANCE OF 25.36 FEET TO THE POINT OF BEGINNING.

GENERAL REVISION LOG

NO:	DATE:	REVISION/ISSUE:	SHEETS REVISED	BY:
1	04/14/2020	CITY OF WINTER GARDEN DRC	C1.0,C2.0,C2.1,C4.0,C5.0,C6.0,C6.1,D1.0,D1.1,D3.0,D3.1,D3.2	JRB
2	07/06/2020	CITY OF WINTER GARDEN DRC SECOND COMMENTS	C1.0,C4.0,C5.0,C6.0,C7.0,C7.1,D3.1,D3.2	KMB
3	08/26/2020	CITY OF WINTER GARDEN DRC THIRD COMMENTS	C4.0,D1.0	JRB

PLAN SHEET INDEX

C1.0	COVER SHEET
C2.0	GENERAL NOTES
C2.1	GENERAL NOTES
C3.0	DEMO PLAN
C4.0	SITE PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	LANDSCAPE PLAN
C7.1	IRRIGATION PLAN
C7.2	TREE DEMO PLAN
C8.0	PHOTOMETRIC PLAN
C8.1	PHOTOMETRIC DETAILS
C9.0	EROSION CONTROL PLAN
C9.1	EROSION CONTROL DETAILS
D1.0	DETAILS (SITE)
D1.1	DETAILS (SITE)
D2.0	DETAILS (GRADING)
D3.0	DETAILS (UTILITY - WATER)
D3.1	DETAILS (UTILITY - SEWER)
D3.2	DETAILS (UTILITY - NOTES)
SURVEY (2 SHEETS)	

LEGEND:

- (#) : NO. OF PARKING SPACES
- # / CX.X : DETAIL NO. / SHEET
- : HEAVY DUTY ASPHALT PAVEMENT
- : PROPOSED CONCRETE SURFACE
- W : WATER LINE
- UGE : ELECTRIC LINE
- SS : WASTEWATER LINE
- SFM : BURIED FORCE MAIN
- UGT : TELEPHONE LINE
- : FIRE HYDRANT
- : VALVE
- M : WATER METER
- : BACKFLOW PREVENTER WITH CONCRETE PAD
- 75.40 : SPOT ELEVATION (TO TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE)
- : FLOW ARROW
- # : REVISION NUMBER
- FDC : FIRE DEPARTMENT CONNECTION

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

COMMON OAK ENGINEERING
1309 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32804
(407) 504-5374
CERTIFICATE OF AUTHORIZATION #35344

7-ELEVEN AT
PEOPLE'S PLAZA
STORE # 41360
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

NO:	DATE:	REVISION/ISSUE:	BY:
1	4/14/20	CITY OF WINTER GARDEN DRC	JRB
2	07/06/20	CITY OF WINTER GARDEN DRC SECOND COMMENTS	KMB
3	08/26/20	CITY OF WINTER GARDEN DRC THIRD COMMENTS	JRB

ENGINEER'S NAME & PE#

PROJECT #: 219.058
DATE: 09/10/2020
SCALE: N.T.S.
SHEET: C1.0
COVER SHEET

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN AND THE CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS. THESE NOTES SHALL APPLY TO ALL WORK IN THIS SET OF CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK, PRIOR TO CONSTRUCTION AND PRIOR TO PROVIDING A COST FOR CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER AND OWNER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER AND OWNER WRITTEN NOTIFICATION OF SAME AND ENGINEER AND OWNER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
5. NO EXTRA PAYMENT WILL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT ON THE CONTRACT DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.
6. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/DISCREPANCIES WHICH MAY RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOP DRAWINGS SHALL ALSO BE REVIEWED AND APPROVED BY THE CITY OF WINTER GARDEN, AFTER REVIEW AND APPROVAL BY THE CONTRACTOR AND DESIGN ENGINEER.
7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF THERMOPLASTIC PIPE IS USED IT SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARDS & SPECIFICATIONS INCLUDING CLASS I BEDDING, HP POLYPROPYLENE PIPE LASER PROFILING, INSTALLATION PER ASTM D2321, ETC.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIEW, PRIOR TO ORDERING. FAILURE TO SUBMIT FOR REVIEW BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. THE ENGINEER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND COMMON OAK ENGINEERING HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. THE SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT COMMON OAK ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. COMMON OAK ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. COMMON OAK ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED. IF THERMOPLASTIC PIPE IS USED IT SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARDS & SPECIFICATIONS INCLUDING CLASS I BEDDING, HP POLYPROPYLENE PIPE LASER PROFILING, INSTALLATION PER ASTM D2321, ETC.
9. NEITHER THE PROFESSIONAL ACTIVITIES OF OWNER'S ENGINEER, NOR THE PRESENCE OF AND/OR ITS RELATED ENTITIES AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. THE OWNER'S ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
10. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
11. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED TO WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
12. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
13. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
14. FLORIDA STATUTES REQUIRE THAT THE COMPANY PERFORMING THE EXCAVATION WORK SHALL NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) & A MAXIMUM OF FIVE (5) WORKING DAYS PRIOR TO EXCAVATING. DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS (IF ANY ARE PRESENT), AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ONSITE INSPECTION BY GAS SYSTEM PERSONNEL. THEREFORE, THE COMPANY PERFORMING THE EXCAVATION WORK IS INSTRUCTED TO CALL SUNSHINE ONE CALL AT 1-800-432-4770 AT LEAST TWO (2) & A MAXIMUM OF FIVE (5) WORKING DAYS BEFORE OPENING THE CONSTRUCTION AREA. NO MACHINE EXCAVATION SHALL BE PERFORMED WITHIN FIVE 5 FEET OF A GAS MAIN WITHOUT THE UTILITY OWNER'S PRESENCE. WORKING DAYS EXCLUDE SATURDAYS, SUNDAYS & LEGAL HOLIDAYS.
15. THE ENGINEER OF RECORD, DESIGN ENGINEER OR OWNER'S ENGINEER HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE BELOW ARE SAFETY GUIDELINES AND ARE NOT ALL ENCOMPASSING:

   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THIS PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A RIGHT-OF-WAY UTILIZATION PERMIT "ROW PERMIT" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITY FACILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING/UTILITY CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS THAT ARE ISSUED BY THE ENGINEER WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
17. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
18. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS AND NOT BY SCALING FROM THESE PLANS.
19. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. COMMON OAK ENGINEERING, LLC IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
20. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
21. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
22. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ONSITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY. THE CONTRACTOR SHALL PLAN AND SCHEDULE THE SEQUENCE OF WORK IN ORDER TO PREVENT UNNECESSARY DELAYS OR COSTS ASSOCIATED WITH CRITICAL PATH ITEMS OF THE WORK. IT IS RECOMMENDED THAT A FINAL SCHEDULE SHALL BE GIVEN TO THE OWNER, THE OWNER'S ENGINEER AND ARCHITECT. THE CONTRACTOR AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DELAYS RELATED TO POOR SCHEDULE PLANNING.
23. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
24. ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, SHALL BE REPAIRED. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
25. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND ENGINEER.
26. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT THE ENGINEER INCURS.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND FURTHER, ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES.
28. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
29. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
30. ALL UTILITY EASEMENTS SHALL BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) OR IF ALLOWED PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.
31. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION. MINIMUM "AS-BUILT" SCOPE HEREIN, CERTIFIED BY A REGISTERED LAND SURVEYOR. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.
32. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED, IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED AS NECESSARY, BY SAME.
33. AFTER THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEAN UP OPERATION FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIAL & EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESENT THE SITE CLEAN & IN GOOD ORDER AT THE TIME OF FINAL ACCEPTANCE.
34. ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED & OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S WRITTEN INSTRUCTIONS.
35. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
36. CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT LOCAL CODE REQUIREMENTS, AS WELL AS STATE BUILDING CODE AND THE DEPARTMENT OF JUSTICE ADA STANDARDS AND REGULATIONS BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME.

HISTORICAL RESOURCES PRESERVATION NOTES:

1. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF THE STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES.
2. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.
3. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES OR THOSE LISTED AS THREATENED, ENDANGERED OR OF SPECIAL CONCERN IS DISCOVERED OR OBSERVED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE DEVELOPER, OWNER, OR AGENT THEREOF SHALL NOTIFY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FFWCC), THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND CITY/COUNTY AUTHORITIES WITHIN 24 HOURS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

DEMOLITION NOTES:

1. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR MUST REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
2. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH THE OWNER OR THE OWNER'S ENGINEER, IN WRITING, AND RESPONDED TO BY THE OWNER OR THE OWNER'S ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
3. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL DEVICES PER THE SWPPP CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS AND OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
4. SITE DEMOLITION SHALL BE CONDUCTED IN SUCH A MANNER THAT OPERATIONS WILL HAVE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREET, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OVER SAID PROPERTY.
5. ALL EXISTING ITEMS TO REMAIN MUST BE PROTECTED IN SUCH A MANNER AS TO PREVENT DAMAGE.
6. ALL DAMAGED IMPROVEMENTS MUST BE RESTORED TO THEIR ORIGINAL CONDITION, OR BETTER, AS ACCEPTABLE TO THE PARTIES HAVING JURISDICTION.
7. STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES MUST BE PROTECTED FROM DAMAGED CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY DEMOLITION OPERATIONS.
8. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE, REFUSE, COMBUSTIBLE DEBRIS, ETC.) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. ALL FENCES, MAILBOXES, AND SIGNAGE DISTURBED BY CONSTRUCTION SHALL BE RELOCATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
14. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER PRIOR TO REMOVAL AND/OR RELOCATION.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN THE CONSTRUCTION DOCUMENT FOR ADDITIONAL REQUIREMENTS.
2. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVELS ON SURROUNDING PROPERTIES WITHOUT WRITTEN PERMISSION FROM THE SURROUNDING OWNER. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALL COST RELATED TO REPAIRING/RECONSTRUCTION OF DAMAGED AREAS TO SURROUNDING PROPERTIES.
3. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINE AND REFERENCE POINTS FOR THE PROPOSED WORK AND VERIFY ALL DIMENSIONS RELATING TO THE INTERCONNECTIONS WITH EXISTING FEATURES. ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS SHALL BE REPORTED TO THE ENGINEER.
5. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SODDED WITH BAHIA SOD, UNLESS OTHERWISE NOTED ON PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION.
6. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
7. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ONSITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ONSITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
8. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
9. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
10. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS. A DUMPSTER OR OTHER CONTAINER SUITABLE IN SIZE TO CONTAIN ALL WASTE MATERIAL SHALL BE PROVIDED DURING THE CONSTRUCTION.
11. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
12. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT (UNIVERSAL ENGINEERING SCIENCES, INC), COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.
13. POSITIVE DRAINAGE FACILITIES SHALL BE ESTABLISHED PRIOR TO THE CONSTRUCTION OF ANY IMPERVIOUS SURFACES AND DRAINAGE SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS. THE DRAINAGE PATTERNS SHALL NOT BE ALTERED UNLESS DENOTED ON THE CONTRACT DOCUMENTS.
14. CONTRACTOR MUST ENSURE ALL SOILS SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 6" OVER 10 FEET. SOD OR GROUND COVER SHALL NOT BE PLACED EVENLY WITH THE FINISHED FLOOR ELEVATION.

TRENCHING, EXCAVATION, AND FILL:

1. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED. EXCESS FILL MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
3. DURING THE EXCAVATION/TRENCHING PROCESS IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL FOLLOW THE DEWATERING NOTES HEREIN.
4. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. SITE RUNOFF SHALL BE DIRECTED TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
5. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
6. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-5; ASTM D2487 CLASSIFICATION GW, GP, GM, SW, SP, SM; UNLESS OTHERWISE DISAPPROVED WITHIN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.
   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-6, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER.
7. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
8. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
9. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
10. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS OVER 20 FEET DEEP SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA. THIS WILL BE PROVIDED FOR AT THE CONTRACTOR'S EXPENSE AND THE FINAL DESIGN SHALL BE PROVIDED TO THE SITE ENGINEER FOR RECORD.
11. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
12. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
13. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
14. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
15. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
16. IF SOLVENT CONTAMINATION IS FOUND VIA AN EXCAVATION ACTIVITY OR IN GENERAL, THE CONTRACTOR SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE GOVERNING AGENCY, DUCTILE IRON PIPE, FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT DISCOVERED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATERPROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOILS HELD FOR PROPER DISPOSAL.

TESTING AND INSPECTION REQUIREMENTS (TRENCHING, EXCAVATION, AND FILL):

1. ALL SITE WORK CONSTRUCTION TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AND/OR THE TESTING PARAMETERS OF THE LOCAL MUNICIPALITY/AGENCY HAVING JURISDICTION OVER THE SITE WORK. THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
2. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.
3. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 3 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

DRAINAGE SYSTEM NOTES:

1. FDOT STANDARD INDEXES REFER TO THE 2019-2020 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
2. ALL STORM PIPING LOCATED ON PROPERTY AND NOT IN A DEDICATED EASEMENT SHALL BE INSTALLED PER THE FLORIDA BUILDING CODE - PLUMBING.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
4. MINIMUM COVER OVER THE DRAINAGE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL COMPLY WITH CURRENT FDOT STANDARDS. ANY DEVIATION FROM THE PIPE COVER CRITERIA SHOULD BE DISCUSSED WITH THE ENGINEER.
5. RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION DOCUMENTS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76, ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS SHALL COMPLY WITH ASTM C443 AND CURRENT FDOT SPECIFICATIONS, AND RUBBER GASKETS SHALL COMPLY WITH CURRENT FDOT SPECIFICATIONS.
6. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
7. CORRUGATED POLYETHYLENE PIPE AND FITTINGS 4 INCH THROUGH 10 INCH DIAMETER SHALL COMPLY WITH AASHTO M252, TYPE S. PIPE 12 INCH THROUGH 48 INCH DIAMETER SHALL COMPLY WITH AASHTO M294, TYPE S, AND ASTM F2306. PIPE 54 INCH THROUGH 60 INCH DIAMETER SHALL COMPLY WITH FDOT SPECIFICATION SECTION 948 (CLASS II PIPE) AND SHALL COMPLY WITH AASHTO M294. BELL JOINTS FOR 4 INCH THROUGH 10 INCH DIAMETER PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12 INCH THROUGH 60 INCH DIAMETER PIPE SHALL BE INTEGRALLY FORMED ON PIPE. PIPE JOINTS SHALL BE WATERTIGHT PER ASTM D3212. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM F477.
8. POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321. THE PIPE SHALL BE BACKFILLED AND COMPACTED EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE 36 INCHES OR ONE PIPE DIAMETER. WHERE THE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321 THEN THE MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
9. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH CURRENT FDOT INDEX SPECIFICATIONS.
10. UNDERDRAINS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440 AND CLEANOUTS SHALL BE INSTALLED AS SHOWN ON CONSTRUCTION DOCUMENTS.
11. RIP-RAP SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 530. GEOTEXTILE FABRIC AND TURF MAT SHALL MEET THE REQUIREMENTS OF CURRENT FDOT SPECIFICATIONS.
12. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
13. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH CURRENT FDOT SPECIFICATIONS, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH CURRENT FDOT SPECIFICATIONS, PROVIDE MINIMUM 12" OVERLAP.
14. ALL STORM STRUCTURES ARE TO BE PLACED ON A 12 INCH BED OF CRUSHED STONE OR EQUAL AS APPROVED BY THE GOVERNING JURISDICTION AND OR ENTITY AND BE FULLY ENVELOPED WITH FILTER FABRIC.
15. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CURRENT F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
16. ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING UNLESS SPECIFIED OTHERWISE.
17. ALL NEWLY CONSTRUCTED DRY STORMWATER FACILITIES (I.E. SWALES, PONDS, ETC.) SHOWN MUST HAVE THE TOP 6 INCHES SCARIFIED AFTER FINAL GRADING HAS TAKEN PLACE, BUT PRIOR TO SEEDING OR FINAL SODDING.
18. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, INITIATION OF INTENDED USE OF THE INFRASTRUCTURE, OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
19. ALL STORM WATER SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. SEEDED AREAS WILL NOT BE ACCEPTED BY ENGINEER FOR CLEARANCE UNLESS A 1 INCH STAND HAS BEEN ESTABLISHED. IF THE ACCEPTABLE STAND IS NOT MET THEN THE AREA DESIGNATED FOR SEED WILL BE SODDED AT NO ADDITIONAL COST TO THE OWNER.
20. PRIOR TO INSPECTIONS AND TESTING ALL INSTALLED LINES AND STRUCTURES MUST BE CLEANED.

TESTING AND INSPECTION REQUIREMENTS (DRAINAGE):

1. THE STORM DRAINAGE PIPING AND STORM WATER POND SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE ENGINEER RESERVES THE RIGHT TO HAVE ALL DRY STORM WATER FEATURES TESTED BY AN APPROVED SOILS ENGINEER TO ENSURE INFILTRATION RATES ARE WITHIN DESIGN PARAMETERS. REFER TO AS-BUILT REQUIREMENT HEREIN.
3. DENSITIES AT UTILITY AND STORM STRUCTURES (INLETS/MANHOLES WITHIN ROADWAY TO 3' IN BACK OF CURB) SHALL BE 98% WITHIN PAVEMENT AREAS, AND A DENSITY OF 95% FOR STRUCTURES OUTSIDE PAVED AREAS PER AASHTO-180 (MODIFIED) IS REQUIRED.
4. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.
5. AS REQUIRED BY THE OWNER ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUNDWATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUNDWATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING IT WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND FOR NO LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

GAS, ELECTRICAL, TELEPHONE, CABLE TV AND UTILITIES:

ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF GAS, ELECTRIC, TELEPHONE, FIBER OR CABLE TV UTILITIES, AND ANY INFORMATION PERTAINING TO THE DESIGN OR LOCATION OF THOSE UTILITIES IS SHOWN ON THE CIVIL DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.

6. MATERIALS INTERFERING WITH CONSTRUCTION AND ABANDONED UTILITY LINES, PIPES, STRUCTURES, AND OTHER SUBTERRANEAN OBJECTS SHALL BE REMOVED. ALL MATERIALS NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATING WITH THE APPROPRIATE UTILITY AUTHORITIES BEFORE CONSTRUCTION COMMENCES. CONTRACTOR MUST CALL SUNSHINE STATE ONE CALL (OR PRIVATE LOCATOR) FOR UTILITY LOCATES 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-432-4770. ANY UTILITY CONFLICTS SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
8. INSTALL ALL REQUIRED CONDUIT TO THE PROPERTY PER LINE FOR APPLICABLE UTILITY SERVICE. COORDINATE WITH UTILITY PROVIDER, ELECTRICAL ENGINEER AND ARCHITECTURAL PLANS ON FINAL SIZE AND LOCATION OF CONDUIT.

WATER SYSTEM NOTES:

GOVERNING JURISDICTIONAL PUBLIC WORKS AND/OR UTILITY STANDARDS ARE MINIMUM STANDARDS FOR PUBLIC POTABLE WATER, RECLAIMED WATER AND/OR SANITARY SEWER CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN THOSE REQUIREMENTS AND THOSE LISTED BELOW THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP. THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION:
   MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION:
   THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10 FT. HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.
2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS, WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (I.E. STAGGERED JOINTS).
3. ALL DIP PIPE SHALL BE AWWA CLASS 50 OR PRESSURE CLASS 350. REFER TO NOTE 9 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
4. ALL UTILITIES SHALL BE INSTALLED WITH COMPLIANCE TO GOVERNING JURISDICTION WATER DISTRICT STANDARD CONSTRUCTION DETAILS AND LAND DEVELOPMENT CODE.
5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER WHERE POSSIBLE. 48" MAXIMUM COVER UNLESS SPECIFIED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
6. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.
7. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGES, THREADED, OR WELDED JOINTS OR BURIED NON POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA LISTED HEREIN THE WATER TESTING SECTION.
8. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS, IN ACCORDANCE WITH APPLICABLE UTILITY DEPT. SPECIFICATIONS.
9. ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS. PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.
10. 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.
11. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH FDEP SUBPARAGRAPH 62-555.320(21) (B) 3, F.A.C., USING BLUE AS A PREDOMINATE COLOR.
12. ALL WATER AND REUSE MAINS SHALL BE ALLOWED TO DEFLECT PER MANUFACTURERS SPECIFICATIONS.
13. ALL ON-SITE FIRE HYDRANTS SHALL BE PAINTED WITH HIGH GRADE ENAMEL FEDERAL COLOR SHALL COMPLY WITH APPLICABLE UTILITY HAVING JURISDICTION, AND BE OSHA APPROVED, AND MUST BE LOCATED A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB. OTHERWISE, BOLLARDS WILL BE REQUIRED FOR PROTECTION. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA STANDARDS C502-85 THEREOF. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S) TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.
14. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY A GOVERNING JURISDICTIONAL WATER DISTRICT DEPARTMENT INSPECTOR.
15. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND GOVERNING JURISDICTIONAL WATER DISTRICT UTILITIES OPERATION MANUAL.
16. ALL PVC WATER MAIN, 4" TO 12" DIAMETER PIPING, SHALL CONFORM TO AWWA C900 (DR 18) STANDARD SPECIFICATIONS, PRESSURE CLASS 150 PSI. ALL PVC WATER MAIN PIPING LESS THAN 4" DIAMETER SHALL BE SCHEDULE 80, PRESSURE CLASS 200 PSI.
17. ALL PVC WATER MAINS LESS THAN 4 INCHES SHALL BE IN ACCORDANCE WITH ASTM (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR 21 (200 PSI). THREADED PIPE AND FITTINGS SHALL BE SCHEDULE 80 AND CONFORM TO ASTM D2464. UNTHREADED PIPE AND FITTINGS SHALL BE SCHEDULE 40 WITH SOLVENT-CEMENTED JOINTS. CEMENTED JOINTS AND FITTINGS SHALL COMPLY WITH ASTM D2466 AND D2855.
18. ALL PVC WATER MAINS 2" OR LESS SHALL BE SDR21 (200 PSI) UNLESS OTHERWISE NOTED.
19. POLYETHYLENE PIPE AND TUBING USED FOR SERVICE LINES 3/4" - 2" SHALL BE POLYETHYLENE IN ACCORDANCE WITH AWWA C901, STANDARD CODE DESIGNATION PE 4710, SDR 9 (OUTSIDE DIAMETER BASED DIMENSION RATIO), 250 PSI. PIPE SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR9 PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
20. ALL PVC WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, BURIED NO LESS THAN 18 INCHES ABOVE MAIN LINES. THE TAPE SHALL BE AT LEAST 5-10 MILS THICK, 2 INCH MINIMUM WIDTH, AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED, IN PERMANENT BLACK INK WITH ONE INCH TALL LETTERS, "CAUTION: WATER LINE BURIED BELOW", ON BLUE BACKGROUND. THE TAPE SHALL BE CONTINUOUS BETWEEN VALVES, AND SECURED TO EACH VALVE. WHERE OTHER LINES OR SERVICE LINES JOIN THE WATER MAIN THE TAPE USED FOR DETECTION OF THESE LINES SHALL BE SECURED TO THE MAIN LINE TAPE.
21. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, FAC.
22. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, AND HYDRANTS. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

COMMON OAK ENGINEERING
[illegible] DRIVE, SUITE 100
WINTER PARK, FL [illegible]
[illegible]
CERTIFICATE OF AUTHORIZATION [illegible]

7-ELEVEN AT
PEOPLE'S PLAZA
STORE # [illegible]
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

NO.	DATE	REVISION/ISSUE
1	4/14/20	CITY OF WINTER GARDEN DRC

ENGINEER'S NAME & PE#

[illegible] ANDERSON, P.E.
P.E. LICENSE NO. [illegible]

PROJECT # 219.058

DATE 09/10/2020

SCALE N.T.S.

SHEET C2.0

GENERAL NOTES

PEOPLE'S PLAZA

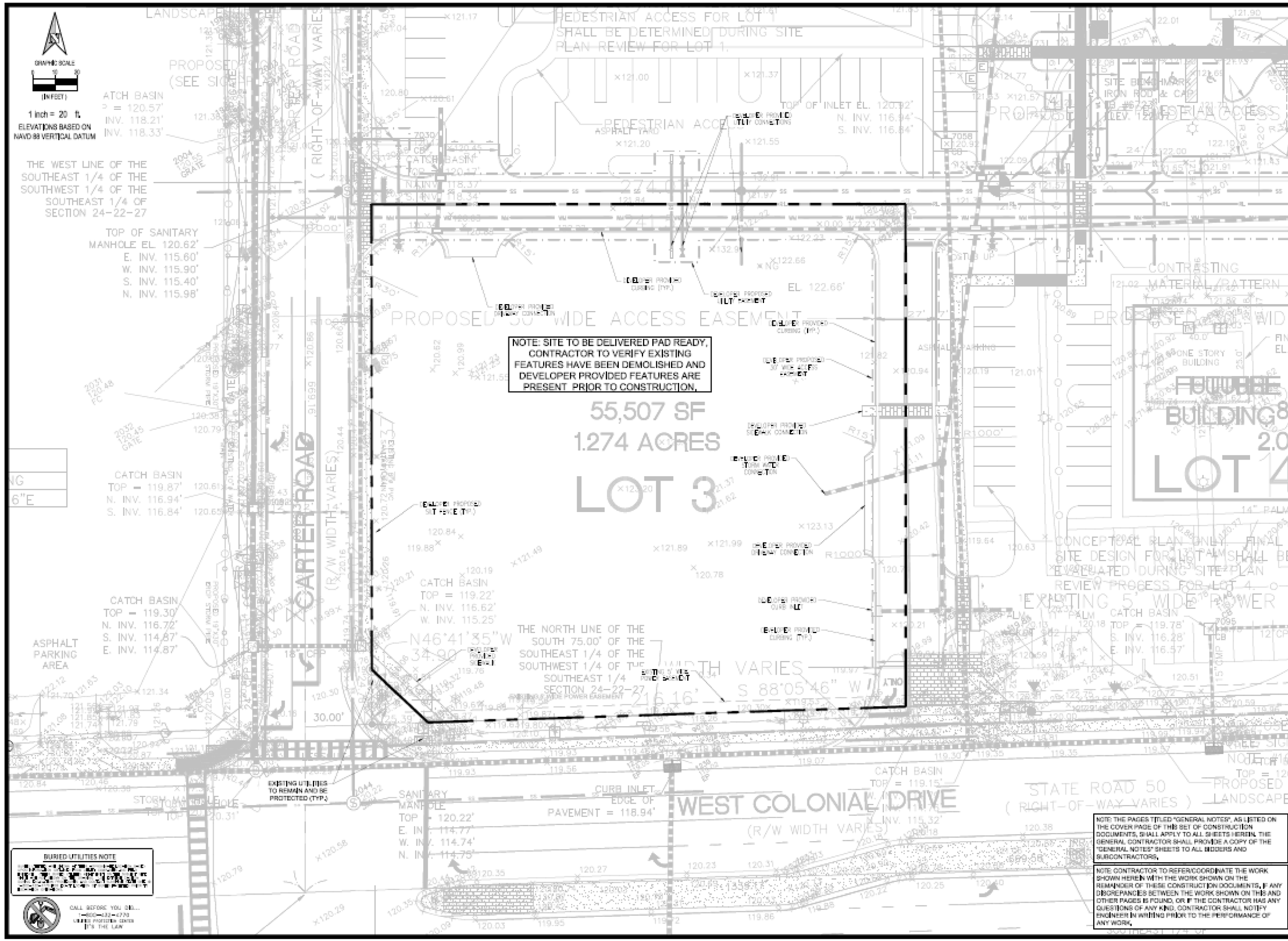
12381 WEST COLONIAL DRIVE

WINTER GARDEN, FL 34787

N.T.S.

C2.1

GENERAL NOTES



NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

COMMON OAK ENGINEERING
1200 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32804
(407) 601-6010
CERTIFICATE OF AUTHORIZATION: 12384

7-ELEVEN AT PEOPLE'S PLAZA
STORE # 41280
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

NO.	DATE	REVISION/ISSUE	BY

ENGINEER'S SEAL & FILE

PROJECT # 219.058
DATE 09/10/2020
SHEET C3.0
SCALE 1:20

DEMO PLAN

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM

LEGEND
CONCRETE
HEAVY DUTY ASPHALT PAVEMENT

NOTE: ANY SCREEN WALLS OR RETAINING WALLS SHALL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.

N 88°58'44" E 241.51'

CAR WASH
980 SF

7-ELEVEN
3,464 SF
FFE = 124.00

CURB CUT
WITH DETECTABLE YELLOW

S 00°11'16" E 221.21'

S 88°58'44" W 216.16'

CURB INLET
EDGE OF PAVEMENT = 118.94'

TOP = 120.22'

CATCH BASIN
P = 119.30'
INV. 116.72'
INV. 114.87'
INV. 114.87'

EXISTING OVERHEAD TRAFFIC SIGNAL BOOM

NOTE: ALL CONSTRUCTION SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS, SPECIFICATIONS AND ORDINANCES.

NOTE: THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR MEETING ALL PROVISIONS OF ADA AND FLORIDA ACCESSIBILITY CODE, INCLUDING ACCESSIBLE ROUTE SIDEWALKS THAT IN ALL CONNECT TO PUBLIC SIDEWALKS ON SURVEY.

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NOTE: PARKING BOLLARDS ARE TO BE PLACED FOR PARKING STALLS ADJACENT TO BUILDING, IF ANY PART OF THE STALL IS ADJACENT TO THE BUILDING BUT NOT THE ENTIRE WIDTH, EXTEND BOLLARDS TO COVER THE ENTIRE STALL. SEE DETAIL 1/D5.2 FOR BOLLARD SPACING IN AND ADJACENT TO HANDICAP PARKING AREA.

NOTE: IN THE EVENT THAT ANY HARDSCAPE FEATURES SUCH AS SIGNAGE, SOLUTION GANTRIES, CANOPIES, ETC. ARE DISCOVERED DURING CONSTRUCTION CONTRACTOR SHALL CONTACT SURVEYOR AND ENGINEER OF RECORD, REFER TO DETAIL 4/D1.2.

NOTE: INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL OR CIVIL.

NOTE: ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY, SURFACE MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

NOTE: ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB.

NOTE: ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.

NOTE: BUILDING SETBACKS ARE TO CMU CORNER OF BUILDING

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SHOWN.

NOTE: TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" WHITE THERMOPLASTIC STRIPING

NOTE: ALL PARKING SPACES, OTHER THAN HANDICAP SPACES SHALL BE 9' WIDE.

CONTRAST MARKINGS NOTE: ANY MARKINGS ON THE CONCRETE PORTION OF DRIVEWAYS (INCLUDING CROSSWALKS) SHALL BE HIGH CONTRAST MARKINGS WITH BLACK BORDER (CONTRAST, NO BORDER CONTRAST IS NEEDED ON ASPHALT.

NOTE: THE CITY OF WINTER GARDEN WILL INSPECT PRIVATE SITE IMPROVEMENTS ONLY TO THE EXTENT THAT THEY CONNECT TO CITY OWNED/MAINTAINED SYSTEMS (ROADWAYS, DRAINAGE, UTILITIES, ETC). IT IS THE RESPONSIBILITY OF THE OWNER AND DESIGN ENGINEER TO ENSURE THAT PRIVATELY OWNED AND MAINTAINED SYSTEMS ARE CONSTRUCTED TO THE INTENDED SPECIFICATIONS. THE CITY IS NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF PRIVATELY OWNED SYSTEMS, TO INCLUDE, BUT NOT BE LIMITED TO, ROADWAYS, PARKING LOTS, DRAINAGE, STORMWATER PONDS OR SWALES, UTILITIES.

NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

NOTE: ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY.

NOTE: AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS AVAILABLE ON-LINE.

GEOMETRY PLAN NOTES

1. 4" WHITE THERMOPLASTIC STRIPING
2. STOP SIGN & POST - DETAIL: 3/D1.2
3. TYPICAL THERMOPLASTIC PAVEMENT MARKINGS - DETAIL: 1 / D1.2 (FDOT INDEX 711-001)
4. PAVEMENT MARKING DIRECTIONAL ARROW (TYP.) - DETAIL: 1 / D1.2 (FDOT INDEX 711-001)
5. CROSSWALK - DETAIL: 1 / D1.2 (FDOT INDEX 711-001) NOT TO EXCEED 5% CROSS SLOPE OR 8% LONGITUDINAL SLOPE.
6. TYPE D CURB (TYP.) - DETAIL: 1 / D1.2
7. CONCRETE CHAMFER, DETAIL: 16 / D1.2
8. NOT USED
9. PROPOSED CURB/SIDEWALK/PAVEMENT TO TRANSITION SMOOTHLY TO EXISTING ADJACENT SURFACE - CONTRACTOR TO VERIFY CONNECTION, LOCATION AND ELEVATION OF EXISTING ADJACENT SURFACE.
10. MONOLITHIC CURB & SIDEWALK (TYP.) - DETAIL: 5 / D1.2
11. CONCRETE SIDEWALK (TYP.) - DETAIL: 2 / D1.2 (FDOT INDEX 522-002)
12. CONCRETE PAVEMENT (TYP.) - DETAIL: 5 / D1.2
13. HANDICAP ACCESSIBLE PARKING SIGNAGE & MARKINGS DETAIL: 10 / D1.2 & DETAIL: 1 / D1.2 (FDOT INDEX 711-001)
14. HANDICAP ACCESSIBLE RAMP (WITH RED DETECTABLE WARNING) DETAIL: 5 & 6 / D1.2 (FDOT INDEX 522-002)
15. 5' X 5' LANDING (MIN)
16. HEAVY DUTY ASPHALT PAVEMENT (TYP.) DETAIL: 10 / D1.2
17. LIGHT DUTY ASPHALT PAVEMENT (TYP.) DETAIL: 10 / D1.2
18. DUMPSTER APRON AND ENCLOSURE - DETAIL: 8 & 14 / D1.2
19. REFLECTIVE PAVEMENT MARKER (TYP.) (FDOT INDEX 706-001)
20. WATER CONNECTION/RPZ VALVE - SEE SHEET C4.2 UTILITY PLAN
21. NOT USED
22. STORM DRAINAGE STRUCTURE (TYP.) - SEE SHEET C4.2 GRADING PLAN
23. SANITARY SEWER CLEANOUT (TYP.) - SEE SHEET C4.2 UTILITY PLAN
24. EXISTING POLE (TYP.) - SEE SHEET C4.0 PHOTOMETRIC PLAN
25. PROPOSED SIGNAGE
26. FUELING STATION CANOPY (SEE RED LINE)
27. FUELING STATION (TYP)
28. UNDERGROUND FUEL STORAGE TANKS (3 X 30,000 GALLON CAPACITY)
29. FUELING VENT PIPES
30. AIR COMPRESSOR AND WATER STATION
31. EXISTING FIRE HYDRANT
32. BUILDING SETBACK LINE (TYP.)
33. LANDSCAPE SETBACK LINE (TYP.)
34. PEDESTRIAN LIGHT STANDARD (SEE SHEET C4.0) (TYP.)
35. TRASH RECEPTACLE (2 PLACES)
36. PROPANE STORAGE CAGE
37. 12" WIDE WHITE THERMOPLASTIC CROSSWALK STRIPING
38. GROUND MOUNTED TRANSFORMER
39. 6" PIPE BOLLARD WITH PLASTIC COVER (TYP.), DETAIL: 4 / D1.2
40. CONCRETE FLUME - SEE SHEET C3.2 GRADING PLAN
41. CAR WASH WATER SYSTEM ACCESS COVER.
42. AWNING (SEE ARCHITECTURAL PLANS)
43. NOT USED
44. WHEELSTOP (TYP.) - DETAIL: 10 / D1.2 (FDOT INDEX 536-001)
45. 6" WHITE THERMOPLASTIC STRIPING
46. ADD UP PIPE GUIDERAIL ALONG SIDEWALK (FDOT INDEX 515-070)
47. BENCH - DETAIL: 3/D1.2
48. INVERTED "U" BICYCLE RACK
49. 750 GALLON CONCRETE GREASE INTERCEPTOR, SEE SHEET C5.0

BURIED UTILITIES NOTE

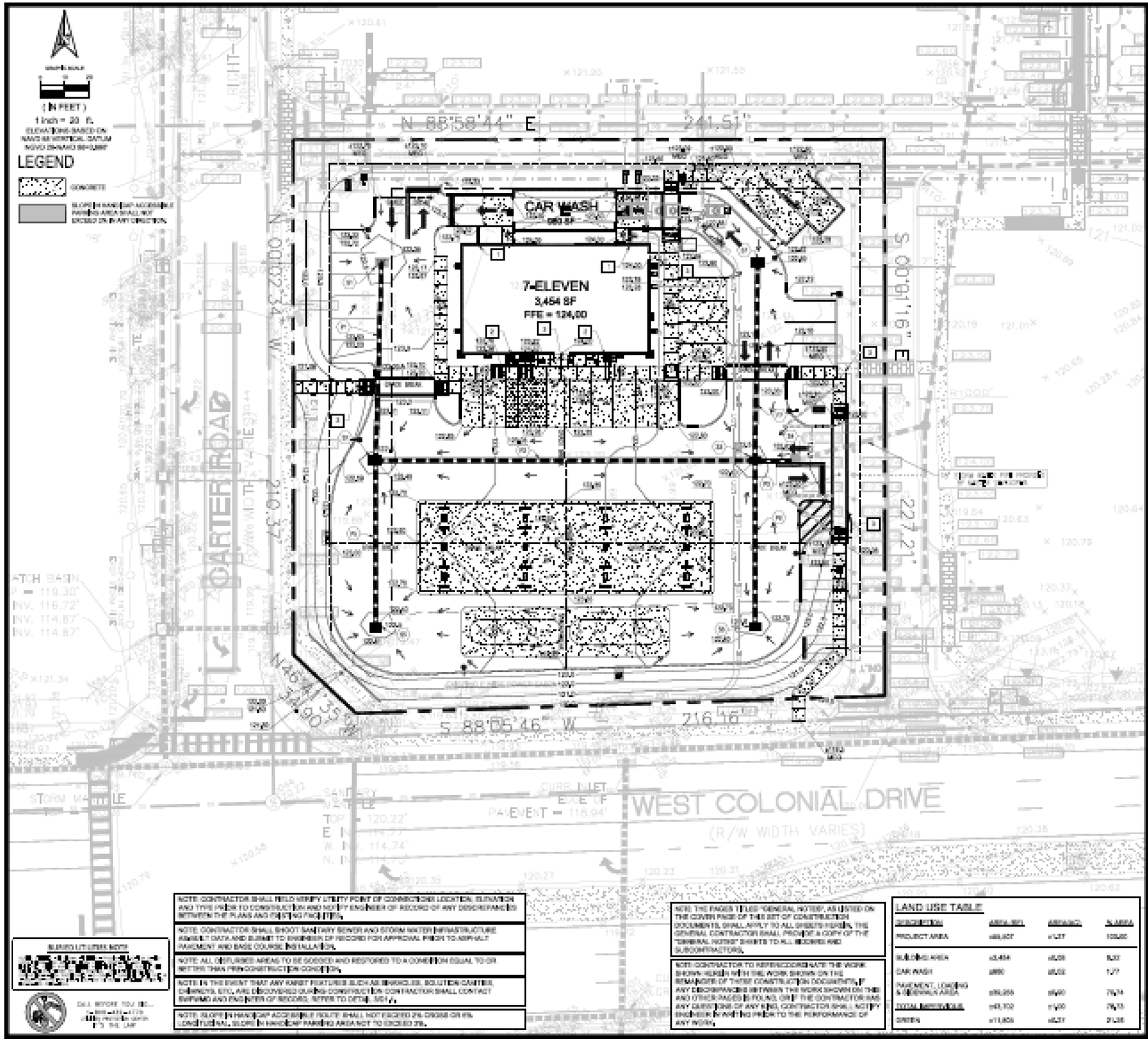
CALL SUNSHINE 811 OR 1-800-432-4770 TWO FULL BUSINESS DAYS BEFORE YOU DIG.

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

7-ELEVEN ST
PEOPLE'S PLAZA
12381 W COLONIAL DR
WINTER GARDEN, FL 34787

DRAWN BY: CHECKED BY:
DATE: 2/15/2022
SCALE: 1:20
C4.0

SITE PLAN



NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

NOTE: CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE ASBUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: IN THE EVENT THAT ANY KNOT FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CAVERNS, ETC. ARE DISCOVERED DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT ENGINEER AND FACILITIES OF RECORD. REFER TO DETAIL SD1/_.

NOTE: SLOPES IN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS OR 5% LONGITUDINAL SLOPE. IN HANDICAP PARKING AREA NOT TO EXCEED 2%.

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE GENERAL NOTES SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO REFERENCE/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

LAND USE TABLE

DESCRIPTION	AREA (SF)	AREA (AC)	% AREA
PROJECT AREA	±93,827	±2.27	100.00
BUILDING AREA	±3,464	±0.08	3.69
CAR WASH	±960	±0.02	1.27
PAVEMENT, CURBING & SIDEWALK AREA	±69,255	±1.60	73.74
TOTAL IMPERVIOUS	±73,702	±1.69	78.70
GREEN	±11,805	±0.27	21.30

GRADING PLAN NOTES

(E) STRUCTURE NO. 1
TYPE "S" INLET (FDOT INDEX 425-060)
TOG = 122.20'
S INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.20'
DETAIL 1/SD3.2

(F) SD TO SD
±50.0 LF OF 18" HP POLYPROPYLENE PIPE AT 0.5% SLOPE
DETAIL 4/SD3.2

(G) STRUCTURE NO. 2
TYPE "S" INLET (FDOT INDEX 425-060)
TOG = 122.40'
N INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.40'
E INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.60'
S INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.60'
DETAIL 1/SD3.2

(H) SD TO SD
±50.0 LF OF 18" HP POLYPROPYLENE PIPE AT 0.5% SLOPE
DETAIL 4/SD3.2

(I) STRUCTURE NO. 3
TYPE "S" INLET (FDOT INDEX 425-060)
TOG = 122.40'
N INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.60'
W INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.60'
S INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.60'
E INVERT (PROPOSED 36" HP POLYPROPYLENE) = 117.00'
DETAIL 1/SD3.2

(J) SD TO SD
±50.0 LF OF 18" HP POLYPROPYLENE PIPE AT 0.5% SLOPE
DETAIL 4/SD3.2

(K) STRUCTURE NO. 4
TYPE "S" STRUCTURE WITH SOLID TRAFFIC BEARING TOP (FDOT INDEX 425-060)
TOG = 122.0'
W INVERT (PROPOSED 18" HP POLYPROPYLENE) = 117.00'
E INVERT (DEVELOPER PROPOSED 18" HDPE) = 117.00'
DETAIL 1/SD3.2

(L) NOT USED

(M) STRUCTURE NO. 5
TYPE "S" INLET (FDOT INDEX 425-060)
TOG = 122.40'
N INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.20'
DETAIL 1/SD3.2

(N) SD TO SD
±50.0 LF OF 18" HP POLYPROPYLENE PIPE AT 0.5% SLOPE
DETAIL 4/SD3.2

(O) STRUCTURE NO. 6
TYPE "S" INLET (FDOT INDEX 425-060)
TOG = 122.40'
N INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.20'
DETAIL 1/SD3.2

(P) SD TO SD
±50.0 LF OF 18" HP POLYPROPYLENE PIPE AT 0.5% SLOPE
DETAIL 4/SD3.2

(Q) STRUCTURE NO. 7
TYPE "S" INLET (FDOT INDEX 425-060)
TOG = 122.50'
S INVERT (PROPOSED 18" HP POLYPROPYLENE) = 116.40'
DETAIL 1/SD3.2

(R) SD TO SD
±50.0 LF OF 18" HP POLYPROPYLENE PIPE AT 0.5% SLOPE
DETAIL 4/SD3.2

1. ROOF DRAINS DAYLIGHTED TO PLANE
DETAIL 3/SD3.2
2. DOWN SPOUT DETAIL 3/SD3.2
3. 6" x 6" LANDING, SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS, SPECIFICATIONS AND ORDINANCES.

NOTE: ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY.

NOTE: ASBUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS AVAILABLE ONLINE.

NOTE: ALL STORM (CIT) AND SANITARY (WG-CIP) SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.

NOTE: THE CITY OF WINTER GARDEN WILL INSPECT PRIVATE SITE IMPROVEMENTS ONLY TO THE EXTENT THAT THEY CONNECT TO CITY OWNED/MAINTAINED SYSTEMS (ROADWAYS, DRAINAGE, UTILITIES, ETC.). IT IS THE RESPONSIBILITY OF THE OWNER AND DESIGN ENGINEER TO ENSURE THAT PRIVATELY OWNED AND MAINTAINED SYSTEMS ARE CONSTRUCTED TO THE INTENDED SPECIFICATIONS. THE CITY IS NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF PRIVATELY OWNED SYSTEMS, TO INCLUDE, BUT NOT BE LIMITED TO, ROADWAYS, PARKING LOTS, DRAINAGE, STORMWATER PONDS OR ONSITE UTILITIES.

NOTE: NO FILL OR RUNOFF WILL BE ALLOWED TO DISCHARGE ONTO ADJACENT PROPERTIES. EXISTING DRAINAGE PATTERNS SHALL NOT BE ALTERED. THE APPLICANT SHOULD NOTE THAT IF APPROVAL IS GRANTED, THE CITY OF WINTER GARDEN IS NOT GRANTING RIGHTS OR EASEMENTS FOR DRAINAGE FROM, OR ONTO, PROPERTY OWNED BY OTHERS. OBTAINING PERMISSION, EASEMENTS OR OTHER APPROVALS THAT MAY BE REQUIRED TO DRAIN ONTO PRIVATE PROPERTY IS THE OWNER/DEVELOPER'S RESPONSIBILITY. SHOULD THE FLOW OF STORMWATER RUNOFF FROM, OR ONTO ADJACENT PROPERTIES BE UNREASONABLE OR CAUSE PROBLEMS, THE CITY WILL NOT BE RESPONSIBLE AND ANY CORRECTIVE MEASURES REQUIRED WILL BE THE RESPONSIBILITY OF THE OWNER. SITE CONSTRUCTION SHALL ADHERE TO THE CITY OF WINTER GARDEN EROSION AND SEDIMENT CONTROL REQUIREMENTS AS CONTAINED IN CHAPTER 105 - STORMWATER. IF APPROVAL IS GRANTED BY THE CITY OF WINTER GARDEN, IT DOES NOT WAIVE ANY PERMITS THAT MAY BE REQUIRED BY FEDERAL, STATE, REGIONAL, COUNTY, MUNICIPAL OR OTHER AGENCIES THAT MAY HAVE JURISDICTION.

BURIED UTILITIES NOTE

CALL BEFORE YOU DIG...
IT'S THE LAW

PEOPLE'S PLAZA
12381 WEST COLONIAL Drive
WINTER GARDEN, FL 34787

C5.0
GRADING PLAN

GRAPHIC SCALE

0 10 20

(IN FEET)

1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM

NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.

NOTE: IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING CONSTRUCTION CONTRACTOR SHALL CONTACT SWFWMD AND ENGINEER OF RECORD, REFER TO DETAIL 5/C1.1.

NOTE: THE PHASE 1 "GENERAL NOTES" AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO INCORPORATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE ARCHITECT OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

LEGEND

CONCRETE

NOTE: ALL GRADES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

NOTE: ALL SITE WORK SHALL COMPLY WITH THE CITY OF WINTER GARDEN REQUIREMENTS AND APPLICABLE CODES.

NOTE: ALL EXISTING UTILITIES AND SITE FEATURES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES AND SITE FEATURES AT NO ADDITIONAL COST TO THE OWNER.

NOTE: ALL STORM SEWER PIPE AND INLET TOPS SHALL BE INSPECTED BY ECFW PRIOR TO COMPLETION.

NOTE: THE CITY OF WINTER GARDEN'S APPROVAL HEREIN IS APPROVAL ONLY TO THE EXTENT THAT THEY CONFORM TO CITY ORDINANCES AND SITE PLAN APPROVAL. IT DOES NOT CONSTITUTE A CERTIFICATION BY THE CITY OF WINTER GARDEN OR ITS ENGINEER OF THE ENGINEERING DESIGN, NOR DOES IT ASSURE THAT PRIVATELY OWNED AND MAINTAINED SYSTEMS ARE CONSTRUCTED TO THE INTENDED SPECIFICATIONS. THE CITY IS NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF PRIVATELY OWNED SYSTEMS, INCLUDE, BUT NOT BE LIMITED TO, ROADWAYS, PARKING LOTS, DRAINAGE, STORMWATER PONDS OR WATER SYSTEMS.

NOTE: NO FILL OR IMPACT OF ANY KIND IS ALLOWED TO SEVERELY DAMAGE PROPERTY ADJACENT TO THE DRAINAGE FACILITIES SHALL NOT BE ALTERED. THE APPLICANT SHOULD NOTE THAT IF APPROVAL IS GRANTED, THE CITY OF WINTER GARDEN ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM DRAINAGE FROM OR INTO, OR ROUTED ACROSS OR WITHIN, ANY PROPERTY IN THE DRAINAGE BASIN. GRADING PLAN APPROVAL IS NOT ANY GUARANTEE OR ASSURANCE THAT ANY STRUCTURE BUILT ON THE PROPERTY IN THE DRAINAGE BASIN WILL NOT BE FLOODED. SHOULD THE FLOW OF STORMWATER RUNOFF FROM, OR ONTO, ADJACENT PROPERTIES BE UNREASONABLE OR CAUSE PROBLEMS, THE CITY WILL NOT BE RESPONSIBLE AND ANY CORRECTIVE MEASURES REQUIRED WILL BE THE RESPONSIBILITY OF THE OWNER(S). THE OWNER SHALL REMOVE, AT HIS EXPENSE, ANY OBSTRUCTIONS, VEGETATION AND BUILDING MATERIAL WHICH IMPEDE THE FLOW OF STORMWATER. PERMISSION AS CONTAINED IN CHAPTER 10A-1 STORMWATER, IF APPROVAL IS GRANTED BY THE CITY OF WINTER GARDEN IT DOES NOT RELIEVE ANY PERMITTEE THAT MAY BE REQUIRED BY FEDERAL, STATE, REGIONAL, COUNTY AND LOCAL AGENCIES FROM ANY APPLICABLE LAWS.

CAR WASH RECLAIM SYSTEM

CROSSING #1

CROSSING (TYP)

SURFACE - STYLE

TOP = 111.00

8" PVC SANITARY SEWER

BOTTOM = 110.67

SURFACE - STYLE

TOP = 111.00

BOTTOM = 110.67

SURFACE - STYLE

TOP = 111.00

BOTTOM = 110.67

SURFACE - STYLE

TOP = 111.00

BOTTOM = 110.67

BURIED UTILITIES NOTE

CALL BEFORE YOU DIG...

N 88°58'44" E 241.51'

S 00°01'16" E 221.21'

S 88°06'46" W 215.16'

CAR WASH

7-ELEVEN

3,464 SF

FFE = 124.00

LOT 3

CROSSING

CARTER

(R/W WIDTH VARIES)

WEST COLONIAL DR

(R/W WIDTH VARIES)

SANITARY MANHOLE

TOP = 120.22'

WATER SERVICE CONNECTION & IRRIGATION CONNECTION

CAR WASH

7-ELEVEN

NOTE: ALL CONSTRUCTION SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS, SPECIFICATIONS AND ORDINANCES.

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.

GREASE TRAP SEWER SERVICE

CONNECT TO STUB OUT FROM STORE WITH 6" CLEANOUT, INV. = 119.66', DETAIL: 6 / C5.1

*CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF PROPOSED SANITARY CONNECTION BEFORE START OF CONSTRUCTION.

REPORT TO ENGINEER IF ANY CONFLICTS EXISTS.

452.4 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN), DETAIL: DETAIL: 1 / C5.1

6" CLEANOUT, INV. = 119.66', DETAIL: 6 / C5.1

1500 GALLON CONCRETE GREASE INTERCEPTOR INVERTS: IN = 119.25', OUT = 119.06'

6" CLEANOUT, INV. = 119.66', DETAIL: 6 / C5.1

UTILITY PLAN NOTES

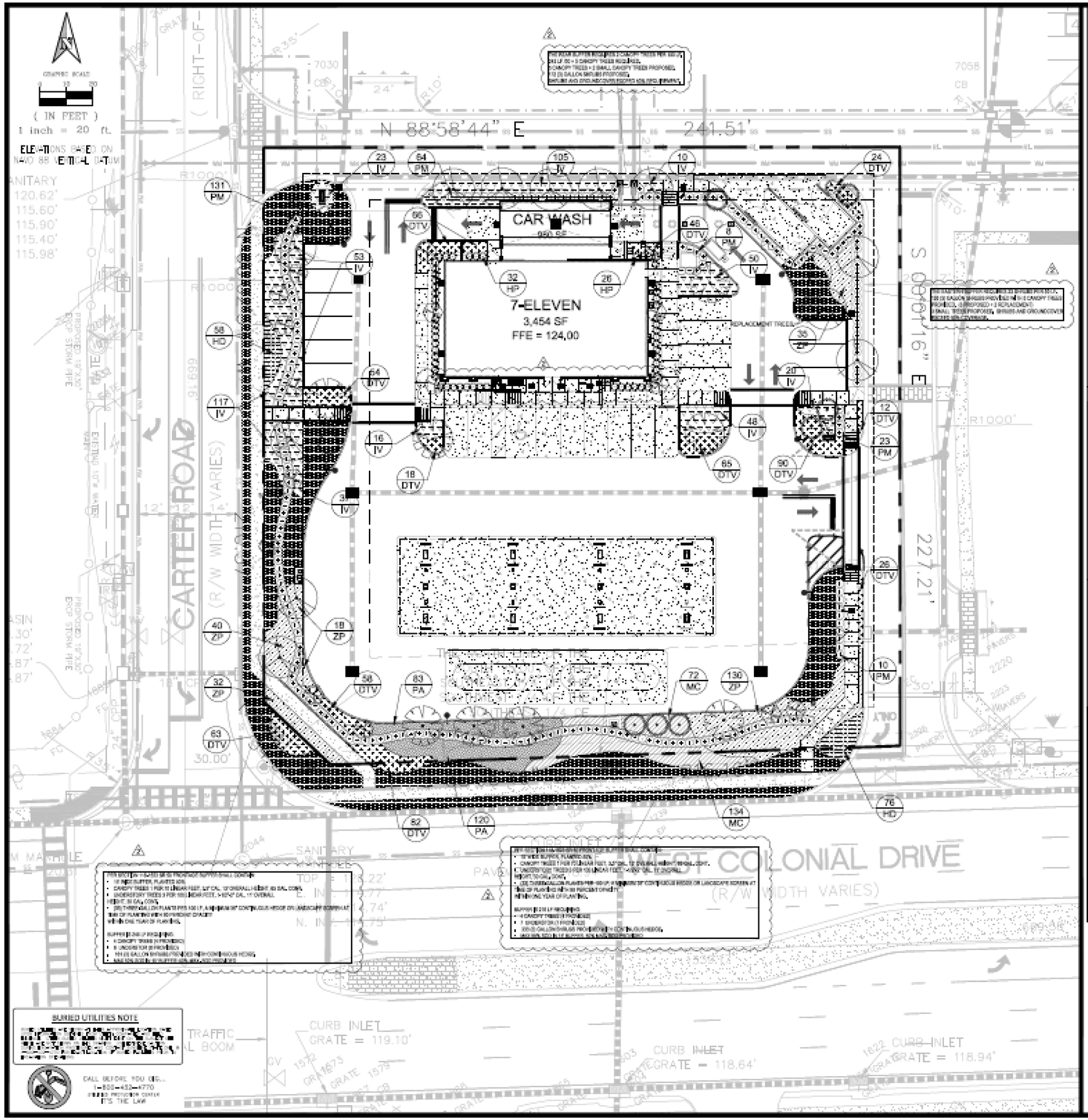
1. WATER SERVICE CONNECTION
CONNECT TO EXISTING 8" PW WATER LINE TO THE DIMENSIONS PROVIDED 2" WATER STUB OUT WITH AN APPROPRIATE GEOGLUE TO INSTALL A 2" METER AND VALVE AT NORTH PROPERTY LINE AS SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF PROPOSED CONNECTION BEFORE START OF CONSTRUCTION. CONTRACTOR MAY NEED TO SHORTEN THE PROVIDED PIPE AND RELOCATE THE PROVIDED 2" GATE VALVE TO POSITION THE METER METER AND RPZ WITH THE GREEN AREA AVAILABLE. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
2. 2" WATER METER AND RPZ ASSEMBLY, DETAIL: 8&12 / C5.0
3. 127 LF OF 2" BLUE PE WATER SERVICE LINE, DETAILS: 1 / C5.0
4. INSTALL 2"DOUBLE TEE, (1.5" OUTLET TO THE STORE)
5. 413 LF OF 2" BLUE PE WATER SERVICE LINE TO CAR WASH, DETAILS: 1 / C5.0
6. CONNECT WATER LINE TO 6"S AT LOCATION FROM CAR WASH, CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION, REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
7. 45 LF OF 1.5" BLUE PE WATER SERVICE LINE TO STORE, DETAILS: 1 / C5.0
8. CONNECT WATER LINE TO 6"S AT LOCATION FROM STORE, CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION, REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
9. 1.5" X 2.0" TEE WITH 4.01 LF OF 2.0" BLUE PE WATER LINE, DETAILS: 1 / C5.0
10. FDC/FDH CONNECTION
CONNECT TO PROPOSED 8" PW TO DIMENSIONS PROVIDED (IF REQUIRED) 8" X 6" METER AND 6" RPZ BACKFLOW PREVENTER.
*CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE PROPOSED RECLAIM WATER COMPONENTS BEFORE START OF CONSTRUCTION. CONTRACTOR MAY NEED TO SHORTEN THE PROVIDED PIPE AND RELOCATE THE PROVIDED 6" GATE VALVE TO POSITION THE METER AND BACKFLOW PREVENTER WITH THE GREEN AREA AVAILABLE. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
11. 6" METER AND 1.5" RPZ BACKFLOW PREVENTER, DETAILS: 8&12 / C5.0
12. SEE SHEET C5.1 FOR IRRIGATION SYSTEM.
13. SANITARY SEWER
CONNECT PROPOSED 6" S TO STUB OUT AS SHOWN AS NEEDED TO MEET FLOW LINE FROM BUILDING AS SHOWN ON PLANS. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SANITARY CONNECTION BEFORE START OF CONSTRUCTION. CONTRACTOR MAY NEED TO SHORTEN THE PROVIDED PIPE TO POSITION THE CONNECTION WITHIN THE GREEN AREA AVAILABLE. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
14. 171.2 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN), DETAIL: DETAIL: 1 / C5.1
15. 6" PVC SDR 26 JUNCTION, INV. = 116.01'
16. 459.6 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN), DETAIL: 4 / C5.1
17. CONNECT TO STUB OUT FROM STORE WITH 6" CLEANOUT, INV. = 119.66', DETAIL: 6 / C5.1
18. CONNECT TO STUB OUT FROM CAR WASH WITH 6" CLEANOUT, INV. = 120.00, DETAIL: 6 / C5.1
19. 47.2 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN), DETAIL: 4 / C5.1
20. 6" TWO-WAY CLEANOUT, INV. = 120.47', DETAIL: 6 / C5.1
21. 47.58 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN), DETAIL: 4 / C5.1
22. 6" PVC SDR 26 45° ELBOW, INV. = 120.29'
23. 114.7 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AS NOTED (1.0% MIN.) TO CONNECT TO 6" PVC BETWEEN TWO CLEANOUT AND WITH 750 GALLON OIL WATER SEPARATOR AS SHOWN, DETAIL: 4 / C5.1
24. SAND TRAP STRUCTURE, INV. = 121.20'
25. 207.7 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN) DETAIL: 4 / C5.1
26. 1,500 GAL. CONCRETE TANK 1
INV. IN = 125.70', E. INV. OUT = 125.52'
*ALSO REFER TO ARCHITECTURAL PLANS
27. 45.2 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0%
DETAIL: 4 / C5.1
28. 1,500 GAL. CONCRETE TANK 2
INV. IN = 125.70', E. INV. OUT = 125.52'
*ALSO REFER TO ARCHITECTURAL PLANS
29. 45.2 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN) DETAIL: 4 / C5.1
30. 6" TWO-WAY CLEANOUT, INV. = 125.70', DETAIL: 6 / C5.1
31. 45.2 LF OF 6" PVC SDR 26 SANITARY LINE SLOPED AT 1.0% (MIN) DETAIL: 4 / C5.1
32. 750 GALLON OIL WATER SEPARATOR TYPE
INV. IN = 125.87', E. INV. OUT = 125.41',
*ALSO REFER TO ARCHITECTURAL PLANS
33. 6" CLEANOUT, INV. = 126.41', DETAIL: 6 / C5.1
34. 113.3 LF OF 6" PVC SDR 26 SANITARY LINE WITH 45° ELBOWS AS NEEDED TO CONNECT TO THE DEVELOPER PROVIDED SANITARY STUB LOCATION AS SHOWN, SLOPED AT NEEDED TO CONNECT (1.0% MIN, APPROX. 1.4% CALCULATED), CONNECTION INV. = 116.71'
DETAIL: 4 / C5.1
ELECTRICAL AND COMMUNICATIONS
CONTACT FPL AT 1-800-226-3545 TO PROVIDE SERVICE CONNECTION WITH APPROVED SITE PLAN. IF PROVIDED, REFER TO ARCHITECTURAL DRAWINGS FOR SERVICE CONNECTION LOCATIONS AND REQUIREMENTS.
35. PROPOSED APPROXIMATE ELECTRICAL AND TELEPHONE SERVICE CONNECTION POINT TO UTILITY POLE.
36. 1255 LF OF UNDERGROUND ELECTRICAL SERVICE LINE TO GROUND MOUNTED TRANSFORMER.
37. PROPOSED GROUND MOUNTED TRANSFORMER.
38. 434 LF OF OF UNDERGROUND ELECTRICAL SERVICE LINE TO BUILDING.
39. 1272 LF OF UNDERGROUND TELEPHONE SERVICE LINE TO BUILDING.
40. APPROXIMATE ELECTRICAL AND TELEPHONE CONNECTION TO BUILDING, SEE ARCHITECTURAL PLANS.

PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

ENGINEER OF RECORD
PROFESSIONAL ENGINEER
STATE OF FLORIDA

C6.0

UTILITY PLAN

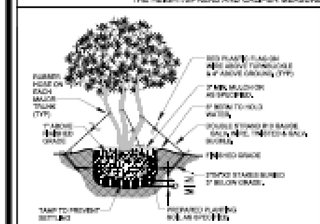


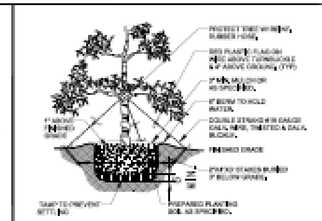
PLANT LIST

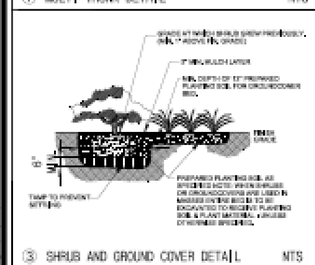
SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	12' HEIGHT, 3.5" CAL MIN, 6' SPREAD MIN CAL.	YES	YES	14
MG	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	12' HEIGHT, 3.5" CAL MIN, 6' SPREAD MIN CAL.	YES	YES	9
IA	ILEX X ATTENUATA 'EAGLESTON' (EAGLESTON HOLLY)	11' HEIGHT, 3" CAL MIN, 6' SPREAD MIN CAL.	YES	YES	9
LT	LAGERSTROEMIA X 'TUSCARORA' (CORAL PINK CRAPE MYRTLE)	11' MIN HT, 3" CALIPER SPREAD, 3 GAL MULTI TRUNK	YES	NO	17
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	36"H X 24"S, MIN 5 GAL, 36" O.C.	YES	NO	336
HP	HAMELIA PATENS (FIREBUSH)	24"MIN, HT, 3 GAL, 36" O.C.	YES	YES	58
PA	PLUMBAGO AURICULATA (BLUE PLUMBAGO)	18"H X 18"S, MIN 3 GAL, 24" O.C.	YES	NO	393
MC	MUHLENBERGIA CAPILLARIS (MUHLY GRASS)	30"H X 18"S, MIN 3 GAL, 24" O.C.	YES	YES	336
IV	ILEX VOMITORIA 'STOKES DWARF' (DWARF YAUPON)	12"OA, MIN 3 GAL,24" O.C.	YES	YES	479
DTV	DANELLIA TASMANICA VARIETAL (FLAX LILY)	18"H X 18"S, MIN 3 GAL,18" O.C.	YES	YES	884
ZP	ZAMIA PUMILA (COONTIE)	24" MIN HT, 3 GAL, 36" O.A.	YES	YES	286
HD	HELIANTHUS DEBILIS DEBILIS (PROSTRATE CUCUMBERLEAF SUNFLOWER)	12"H X 12"S, MIN, 1 GAL,18" O.C.	YES	YES	134
SOD	FLORITAM ST.AUGUSTINE	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	NO	5,290 SQ.FT.

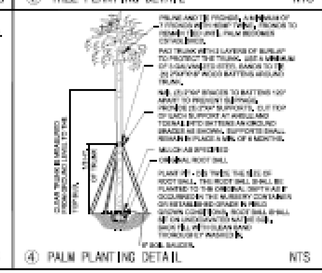
PLANT QUANTITY → XX
PLANT SYMBOL → XX

NOTE: WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.


① MULTI-TRUNK DETAIL NTS


② TREE PLANTING DETAIL NTS


③ SHRUB AND GROUND COVER DETAIL NTS


④ PALM PLANTING DETAIL NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO.1, OR BETTER AS PER LATEST GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1998 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE'S DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS" (OCTOBER, 1998).
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, ETC.) SHALL BE RESPONSIBLE FOR ALL UNITS INSTALLED. ALL ROOM IS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDING TO SPECIFICATIONS. (SEE DETAILS, SHEET L1.01 FOR DETAILS).
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ADEQUATE VERTICAL DRAINAGE IN ALL PLANTINGS AND PLANTERS, WHETHER DRILLING THROUGH ANY COMPACTED LAYERS OR NOT. THIS SHALL BE ACCOMPLISHED TO ACCOMMODATE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED ORGANIC MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE HOLD RESPONSIBLE FOR ESTABLISHMENT AND PLANT CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTALLATION OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO BE SOD (NOT SEED) AND FOLLOW TO DRIVEWAYS AND SWALES UNLESS OTHERWISE NOTED ON PLANS. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID DIRECT AND ROLLED. WHERE SOD MEETS EXISTING PAVING, THE SOD SHALL COME IN NEAT LINE WITH CROSS NOTCH APART OR TRIMMED WITH A KNIFE. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE MOISTENED AND ROLLED.
11. ALL LANDSCAPED AREAS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM WITH 100% COVERAGE, BACKFLOW PREVENTION, A RAIN SENSOR DEVICE, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT 12" ABOVE GROUND LEVEL.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING IN OR ON ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO SIDEWALK, PAVING, DRIVES, ETC., AND SHALL BE CAUSED BY PERFORMANCE OF WORK, AND ANY AND ALL PLANT MATERIAL.

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NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

PEOPLE'S PLAZA
12391 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

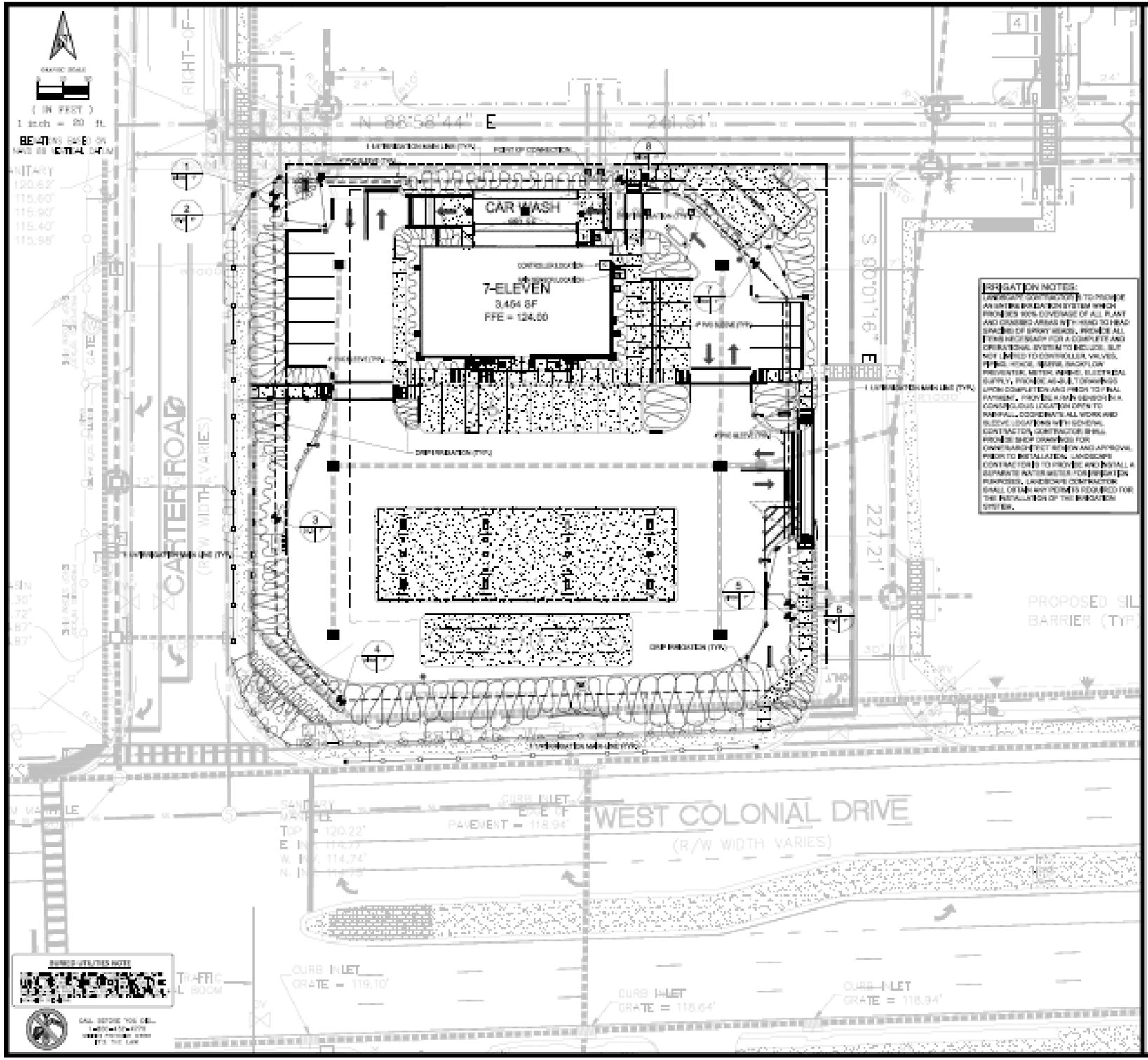
COMMON DESIGN GROUP
1239 ENCHANTER CIRCLE, SUITE 100
ORLANDO, FL 32804
(407)591-4610
CERT. DATE OF AUTHORIZATION: 33894

7-ELEVEN AT PEOPLE'S PLAZA
STORE # 41280
12391 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

NO.	DESCRIPTION	DATE
1	CITY OF WINTER GARDEN COMMENTS	05/10/2022

RICK ART
FLORIDA REG. #: 2331
PROJECT #: 219.058
DATE: 05/10/2022
SHEET: C7.0
SCALE: 1:20
LANDSCAPE PLAN

RICK ART
5249 HUGH HOWELL RD,
STONE MOUNTAIN, GA 30087
404-909-2739



IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPES, HEADS, WIRING, BACKFLOW PREVENTER, METER, ANDING, ELECTRICAL SUPPLY, PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. VERIFY ELECTRICAL SERVICE IN A CONVENIENT LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

IRRIGATION LEGEND

○	FULL 8" POP-UP SPRAY HEAD	STA-647
◢	1/4 8" POP-UP SPRAY HEAD	STA-640
◣	1/2 8" POP-UP SPRAY HEAD	STA-641
◔	1/3 8" POP-UP SPRAY HEAD	STA-647
◔	2/3 8" POP-UP SPRAY HEAD	STA-6477
◔	3/4 8" POP-UP SPRAY HEAD	STA-6473
▪	FULL 8" POP-UP SPRAY HEAD	STA-1547
◢	1/4 8" POP-UP SPRAY HEAD	STA-1540
◣	1/2 8" POP-UP SPRAY HEAD	STA-1541
◔	1/3 8" POP-UP SPRAY HEAD	STA-1547
◔	2/3 8" POP-UP SPRAY HEAD	STA-15477
◔	3/4 8" POP-UP SPRAY HEAD	STA-15473
▪	QUARTER STRIP SPRAY HEAD	STA-1507
▪	HALF STRIP SPRAY HEAD	STA-1527
▪	END STRIP SPRAY HEAD	STA-1537
✱	DESIGNATES VARIABLE 8" POP-UP SPRAY HEAD IN 90° PATTERN	STA-1540
✱	DESIGNATES 8" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER	
▲	POP-UP STREAM ROTOR	
▲	5000 SERIES STREAM BUBBLER	
✚	TORO PLASTIC VALVE	

CLASS 200 PVC MAIN LINE

CLASS 160 PVC LATERAL LINE

PVC SLEEVE UNDER PAVEMENT

PVC CROSSOVER

BACKFLOW PREVENTER

IRRIGATION METER

CONTROLLER LOCATION

TORO ECOSPIRE CONTROLLER

RAIN SENSOR LOCATION

VALVE SIZE

VALVE NO.

VALVE TYPE

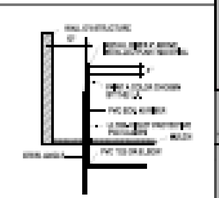
VALVE GPM

VALVES

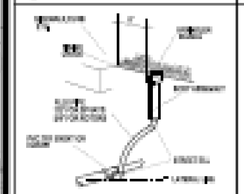
- 1" RAINBIRD DRIP VALVES
- 1" RAINBIRD 1" VALVES
- 1" RAINBIRD 1.5" VALVES

NOTE: MODEL NOS. SHOWN ARE LATEST TORO OR RAINBIRD ITEMS. ANY MAKES OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE. LATERAL LINES ARE SIZED TO MAINTAIN THE PERFORMANCE OF ALL HEADS.

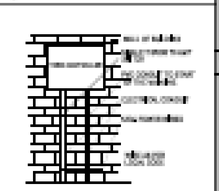
1 DRIP IRRIGATION DETAIL NTS



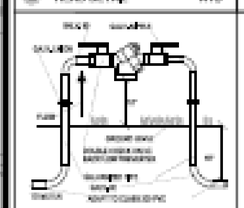
2 SHRUB RISER DETAIL NTS



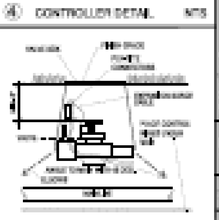
3 HEAD DETAIL NTS



4 CONTROLLER DETAIL NTS



5 BACKFLOW PREVENTER NTS



6 ELECTRIC VALVE DETAIL NTS

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THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE PRESERVED.

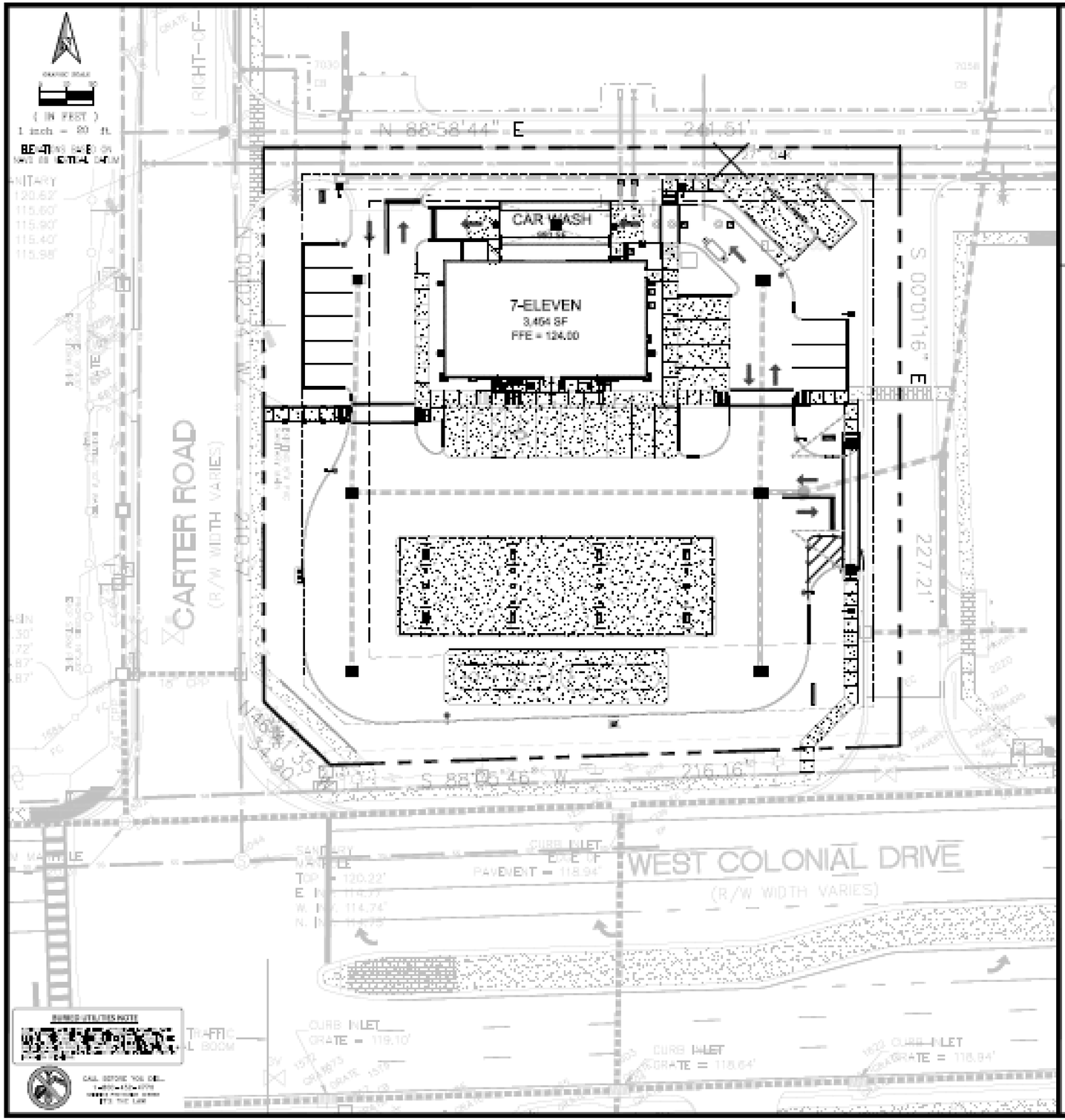
PREPARED BY:
EMERSON, POVEDA, LLC

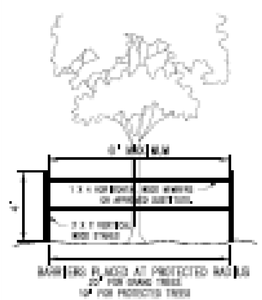
PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

7-ELEVEN ST
PEOPLE'S PLAZA
12381 W COLONIAL DRIVE
WINTER GARDEN, FL 34787

DRAWN BY: ET
CHECKED BY: JC
DATE: 8/7/2020
SCALE: 1:20
SHEET NO. C7.1

IRRIGATION PLAN





TREE PROTECTION NOTES

27" OAK REPLACED
TWO TO ONE
TOTAL: 2 OAK
TREES PROPOSED.

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THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED.

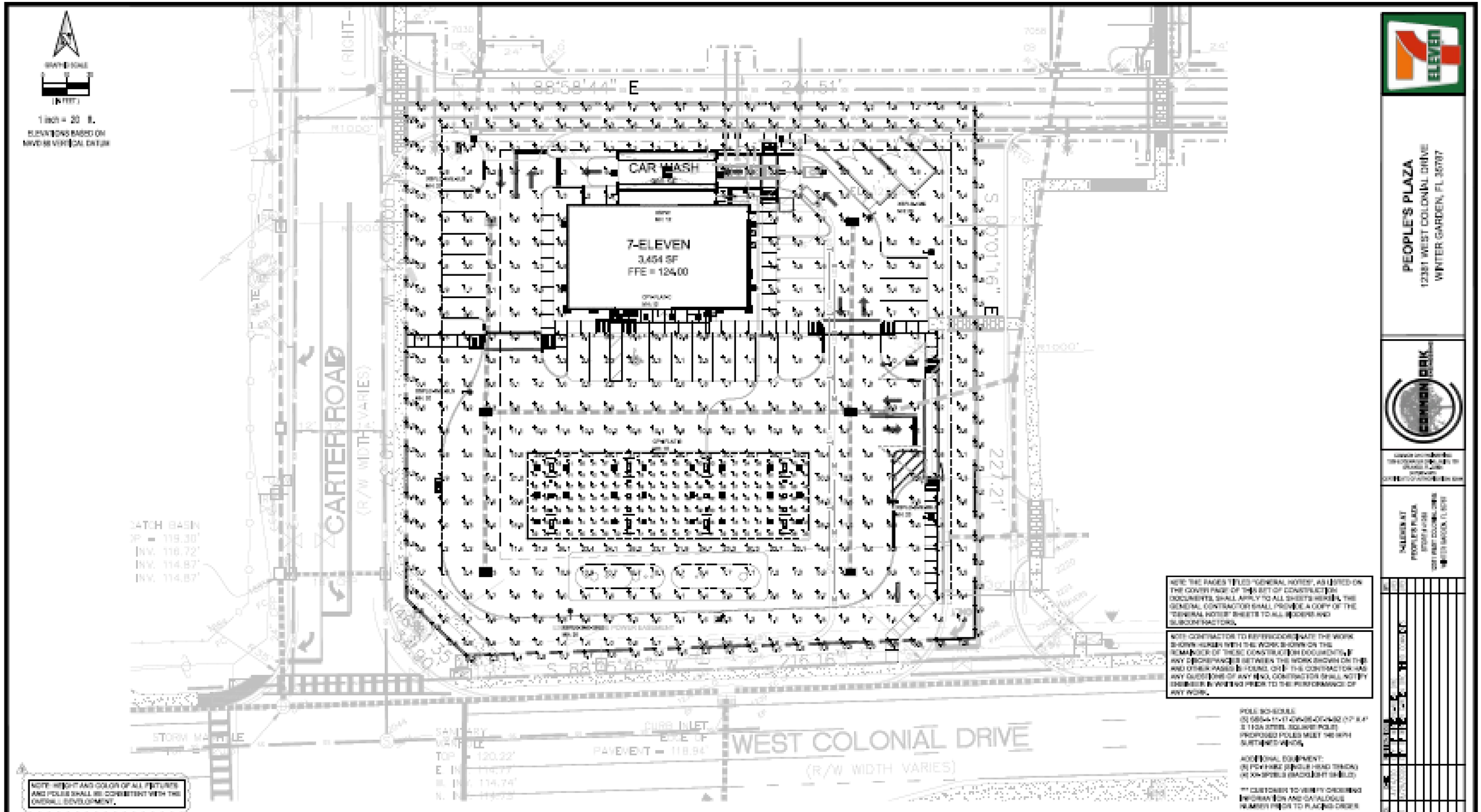
PREPARED BY:
RICK HART
5340 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30083
404.609.6700

PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

EDENSON GDK

7-ELEVEN AT PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

DRAWN BY: JZ
SCALE: 1:20
C7.2
TREE DEMO PLAN



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	Lum. Watts	Part Number
	24	CPY-FLAT-B	SINGLE	1.000	13193	89	CPY2SSHSDM*P40*U-SR1-SV1-SC1-HS
	4	CPY-FLAT-C	SINGLE	1.000	4809	31	CPY2SSHSDM*P40*U-SR2-SV1-SC1-HS
	3	XSPLG-SHF-DM-S	SINGLE	1.000	24003	154	XSPLG-SHF-SNF-DM-40K-SR4-SV1-U-SVAH w_XA-SPSB-S
	1	XSPLG-44E	SINGLE	1.000	20880	154	XSPLG-SHF-44E-40K-SR4-SV1-U-SVAH
	3	XSPLG-44E-BLS	SINGLE	1.000	11403	154	XSPLG-SHF-44E-40K-SR4-SV1-U-SVAH w_XA-SPSB-S
	6	XSPW	WALL MOUNT	1.000	4273	31	XSPWA-SWMA-SNF-xx-xx-T40-U-ST
	4	NA	SINGLE	1.000	14478	150	CONTROLLER LIGHT

Calculation Summary (Performance calculated using initial lumen values @ 25°C)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	5.88	24.0	0.2	29.38	175.00
GAS CANOPY	Fc	47.90	62	32	1.50	1.94
PROPERTY LINE	Fc	1.89	5.9	0.2	9.45	29.50
PAVED AREA	Fc	7.90	24.0	1.1	7.18	30.91

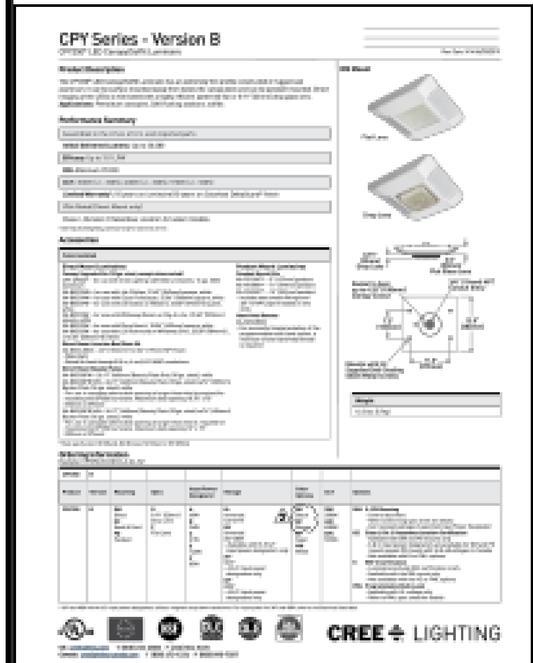
ISOM Complete Part Description

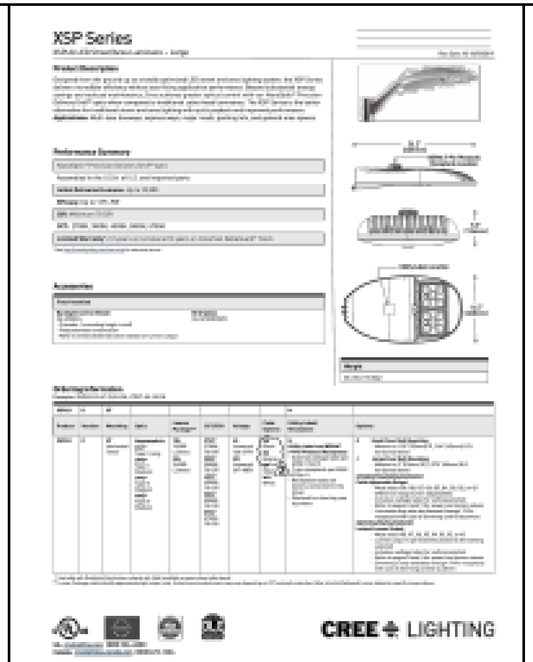
24	CPY2SSHSDM*P40*U-SR1-SV1-SC1-HS
04	CPY2SSHSDM*P40*U-SR2-SV1-SC1-HS
03	XSPLG-SHF-SNF-DM-40K-SR4-SV1-U-SVAH
03	XSPLG-SHF-SNF-DM-40K-SR4-SV1-U-SVAH w_XA-SPSB-S
01	XSPLG-SHF-44E-40K-SR4-SV1-U-SVAH
06	XSPWA-SWMA-SNF-xx-xx-T40-U-ST
01	PDY-FREE
04	XA-SPSB-S

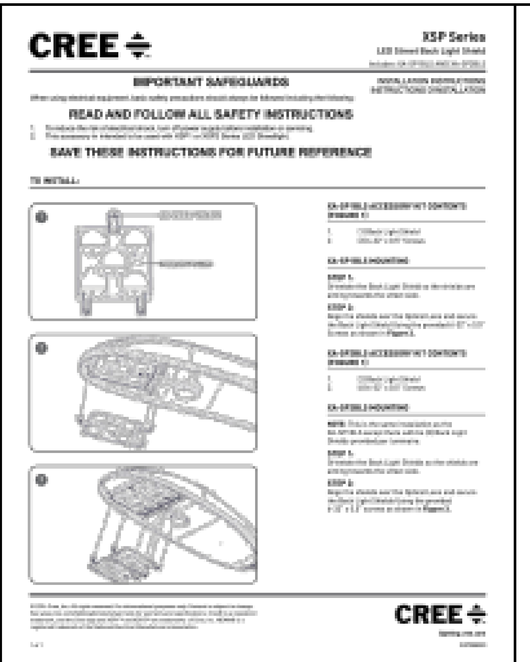
PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

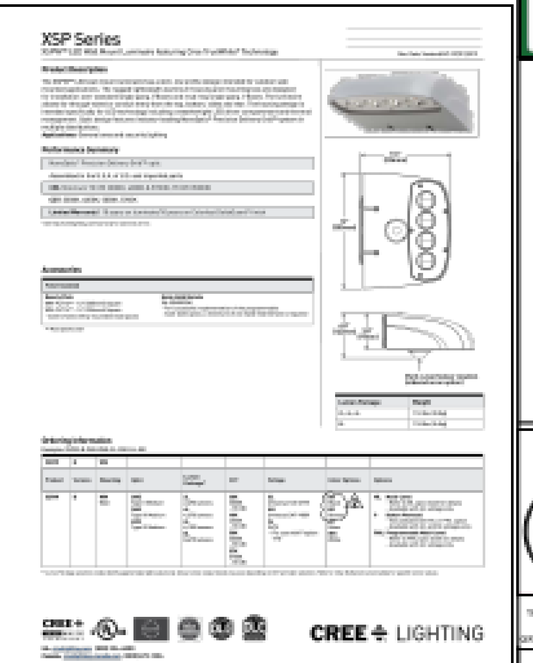
PHOTOMETRIC PLAN

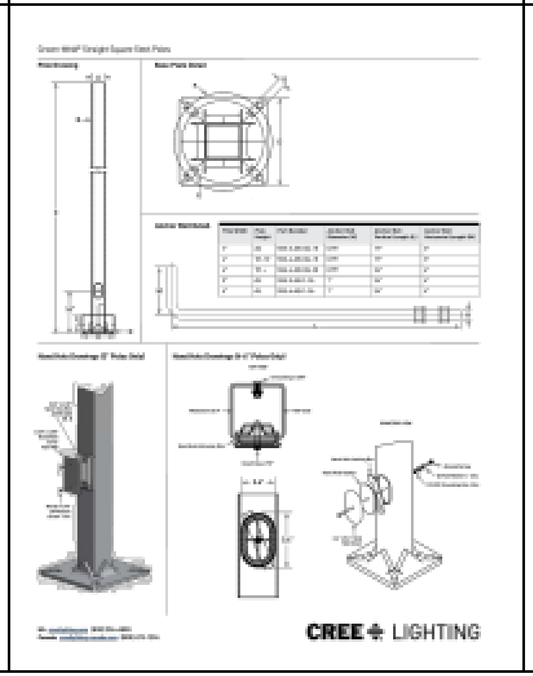
C8.0

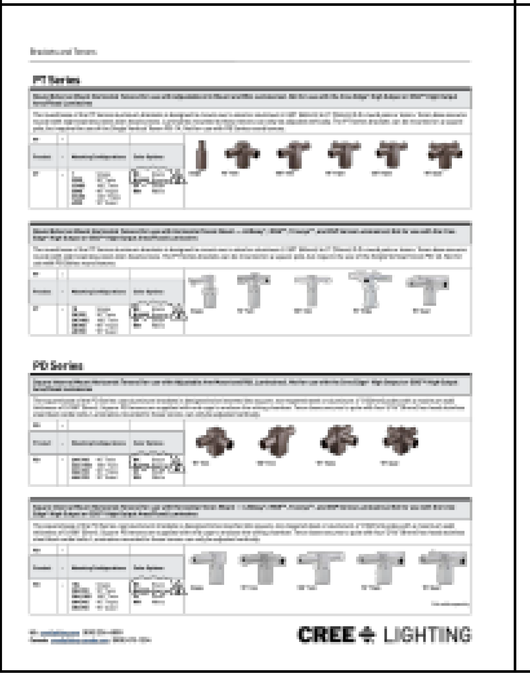


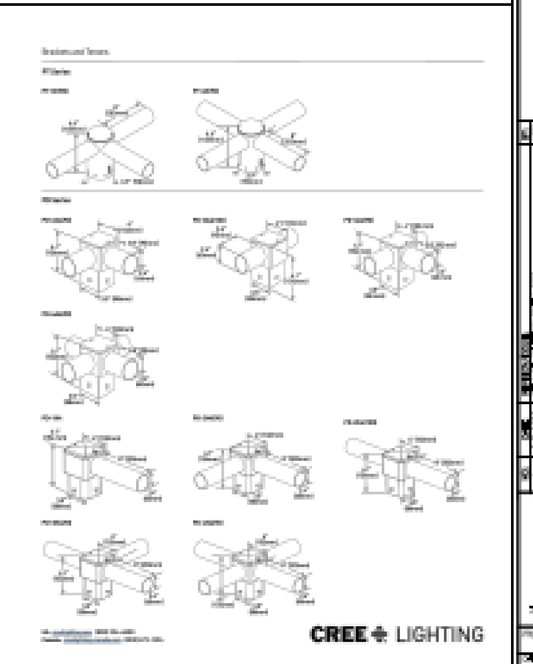












PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

C8.1

N.T.S.

PHOTOMETRIC DETAILS

LEGEND

→	:DRAINAGE FLOW PATH
■	:INLET SEDIMENT TRAP
▨	:CONSTRUCTION ENTRANCE
—·—	:SILT FENCE

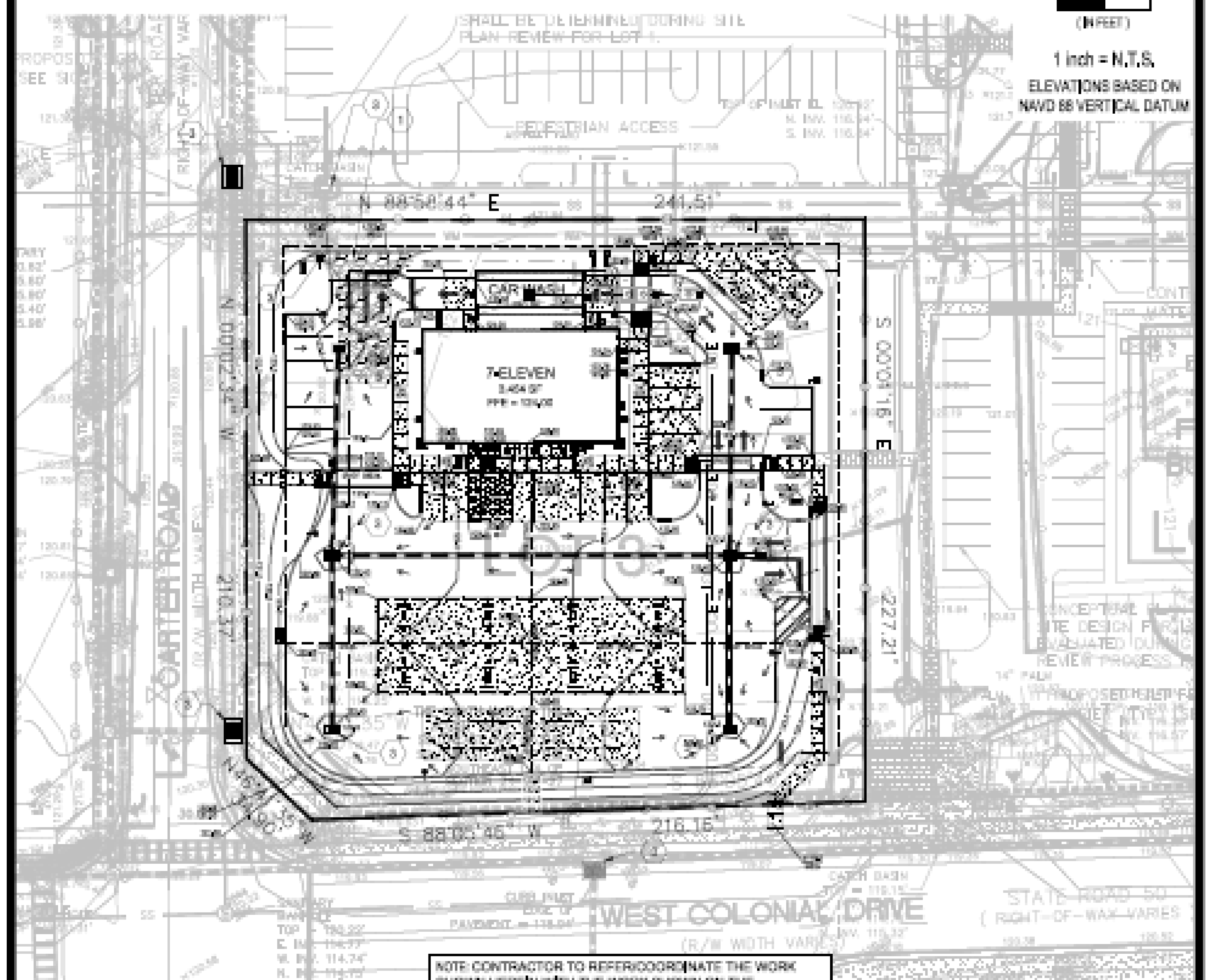
1. CONSTRUCTION ENTRANCE - SEE DETAIL: 1 & 2 / C9.1
2. SILT FENCE TO BE CONSTRUCTED AROUND LIMITS OF DISTURBANCE (TYP.) - SEE DETAIL: 4 & 5 / C9.1
3. INLET TO BE PROTECTED ONCE INSTALLED (TYP.) - SEE DETAIL: 1 / C9.0

GRAPHIC SCALE

(IN FEET)

1 inch = N.T.S.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM



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PROJECT NAME AND LOCATION

PROJECT NAME: 7- ELEVEN AT WINTER GARDEN
TAX PARCEL: 24-22-27-0000-00-015
LOCATION: 12201 W COLONIAL DR, WINTER GARDEN FL.
LAT: 28°33'05"N
LONG: 81°33'52"W

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS
CREIGHTON CONSTRUCTION & MANAGEMENT, LLC.
988 SW PINE ISLAND RD, SUITE 202
CAPE CORAL, FL 33991
PHONE: (239) 994-0082
FAX: (239) 673-7291

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF A CONVENIENCE STORE WITH CAR WASH, FUELING STATIONS AND ON SITE PARKING.

PROJECT AREA: 1.27 ACRES
CONTRIBUTING DRAINAGE AREA: 1.27 ACRES
TOTAL DISTURBED AREA: 1.27 ACRES

ULTIMATE RECEIVING WATERS: AQUIFER

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

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

SOIL PARAMETERS
SOIL TYPES: REFER TO GEOTECH REPORT

SEQUENCE OF MAJOR ACTIVITIES
HALT ALL ACTIVITIES AND CONTACT THE DESIGN CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. THE GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT A STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:
1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE. PREPARE TEMPORARY PARKING AND STORAGE AREA, UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN, IF REQUIRED
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE VIA SEEDING
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
11. INSTALL BASE TO ROAD AND PARKING AREA
12. FINISH GRADING ENTIRE SITE
13. CONSTRUCT FINAL PAVING
14. REMOVE ACCUMULATED SEDIMENT
15. REMOVE ANY ITEMS THAT ARE NOT REQUIRED (ONLY IF STABILIZED)

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

CONTROLS:
1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ONSITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES IF NEEDED SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT NOTED THAT THE MEASURES IDENTIFIED ON SHOULD BE THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS).
2. EROSION AND SEDIMENT CONTROL BMPS IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:
- ☐ ASPHALT
- ☐ CONCRETE
- ☐ FERTILIZERS
- ☐ METAL PIECES
- ☐ PETROLEUM BASED PRODUCTS
- ☐ TAR
- ☐ CLEANING SUPPLIES
- ☐ DETERGENTS
- ☐ MASONRY BLOCKS/BRICKS
- ☐ PAINT
- ☐ WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:
- UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

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

RESPONSIBLE STEWARDSHIP
- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS
- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PROJECT SPECIFIC PRACTICES
- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ONSITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING, THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

S.W.P.P.P. IMPLEMENTATION UPDATES AND AMENDMENTS

THE CONTRACTOR MUST UPDATE THE S.W.P.P.P. INCLUDING THE JOBSITE BINDER AND SITE MAPS TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO PROJECT SITE. UPDATES SHALL BE MADE ONLY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (I.E. PAVING, STORM SEWER, INSTALLATION, FOOTING INSTALLATION, ETC.) CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE DESIGN ENGINEER AND OBTAIN WRITTEN APPROVAL FROM THE DESIGN ENGINEER BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS.
3. MODIFYING THE S.W.P.P.P. IMPLEMENTATION SEQUENCE
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT CONTRARY TO THE S.W.P.P.P.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT THE DESIGN ENGINEER APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, THE GC MUST NOTIFY THE DESIGN ENGINEER AS SOON AS PRACTICAL AS THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE S.W.P.P.P. DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE DESIGN ENGINEER'S NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM THE DESIGN ENGINEER. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE EOR OF RECORD FOR THE PROJECT.

INSPECTION AND MAINTENANCE NOTES

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AS PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT (OR EQUIVALENT SNOWFALL EVENT) OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FOOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR REHANDLE THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY SIGNING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.
9. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
10. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.

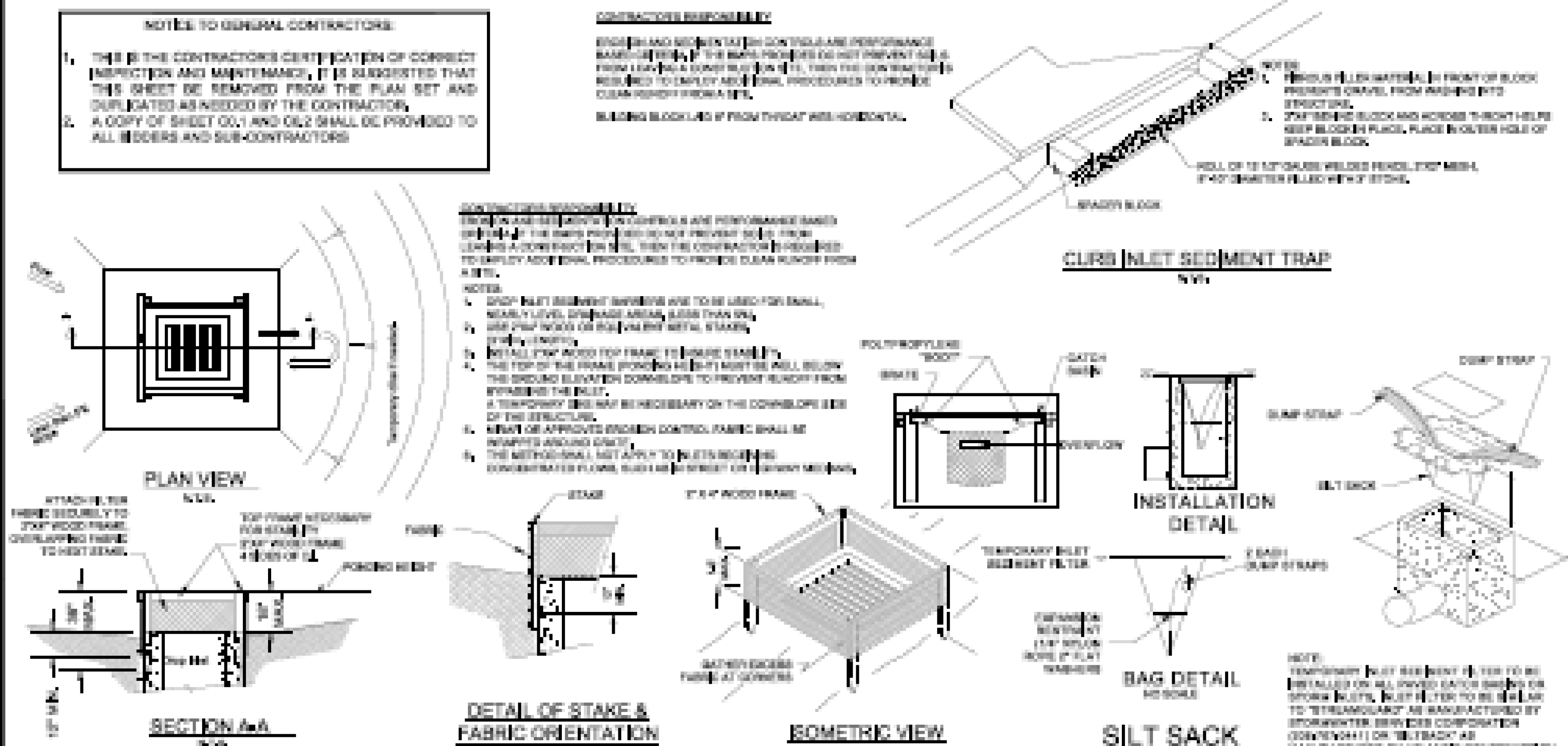
NOTICE TO GENERAL CONTRACTORS:

1. THIS IS THE CONTRACTOR'S CERTIFICATION OF CORRECT INSPECTION AND MAINTENANCE. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.
2. A COPY OF SHEET C9.1 AND C9.2 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

CONTRACTOR'S RESPONSIBILITY

EROSION AND SEDIMENTATION CONTROLS ARE PERFORMANCE BASED CRITERIA. IF THE BMPS PROVIDED DO NOT PREVENT SOIL FROM LEAVING A CONSTRUCTION SITE, THEN THE CONTRACTOR IS REQUIRED TO EMPLOY ADDITIONAL PROCEDURES TO PROVIDE CLEAN RUNOFF FROM A SITE.

BUILDING BLOCK LAID IF FROM THROAT WITH HORIZONTAL.



1 INLET PROTECTION NTS

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

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

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

JEREMY R. ANDERSON, P.E. #71838 — DATE
COMMON OAK ENGINEERING, LLC.

OWNER/AGENT'S CERTIFICATION:
THE OWNER/AGENT IS AWARE OF, AND MUST ASSURE MAINTENANCE OF, THE EROSION PROTECTION THAT IS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION.

OWNER, OWNER/AGENT — DATE

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.

PROJECT NAME: ____________
FDEP NPDES IDENTIFICATION NUMBER: ______

NOTE: THIS IS AN EXAMPLE OF AN INSPECTION LOG AND IS GIVEN FOR REFERENCE PURPOSES ONLY. THIS OR A SIMILAR FORM IS REQUIRED.

LOCATION	RAIN DATA	TYPE OF CONTROL (SEE BELOW)	DATE INSTALLED/ MODIFIED	CURRENT CONDITION (SEE BELOW)	CORRECTIVE ACTION/ OTHER REMARKS

CONDITION CODE:
G=GOOD
C=NEEDS TO BE CLEANED
M=MARGINAL, NEEDS MAINTENANCE OR REPLACEMENT SOON
O=OTHER
P=POOR, NEEDS IMMEDIATE

CONTROL TYPE CODES

1. SILT FENCE	3. RETENTION POND	25. HAY BALES
2. EARTH DIKES	4. CONSTRUCTION ENTRANCE STABILIZATION	26. GEOTEXTILE
3. STRUCTURAL DIVERSION	5. PERIMETER DITCH	27. RIPRAP
4. SWALE	6. CURB AND GUTTER	28. TREE PROTECTION
5. SEDIMENT TRAP	7. PAVED ROAD SURFACE	29. DETENTION POND
6. CHECK DAM	8. ROCK OUTLET PROTECTION	30. RETENTION POND
7. SUBSURFACE DRAIN	9. REINFORCED SOIL RETAINING SYSTEM	31. WASTE DISPOSAL/ HOUSE KEEPING
8. PIPE SLOPE DRAIN	10. GABION	32. DAM
9. LEVEL SPREADERS	11. SEDIMENT BASIN	33. SAND BAG
10. STORM DRAIN INLET PROTECTION	12. TEMPORARY SEED/SOD	34. OTHER
11. VEGETATIVE BUFFER STRIP	13. PERMANENT SEED/SOD	
12. VEGETATIVE PRESERVATION AREA	14. MULCH	

INSPECTOR INFORMATION:

NAME: ____________ QUALIFICATION: ____________ DATE: ____________

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

NAME (RESPONSIBLE AUTHORITY) DATE

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32804
(407)951-6513
CERTIFICATE OF AUTHORIZATION: 32844

7-ELEVEN AT
PEOPLE'S PLAZA
STORE # 41280
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

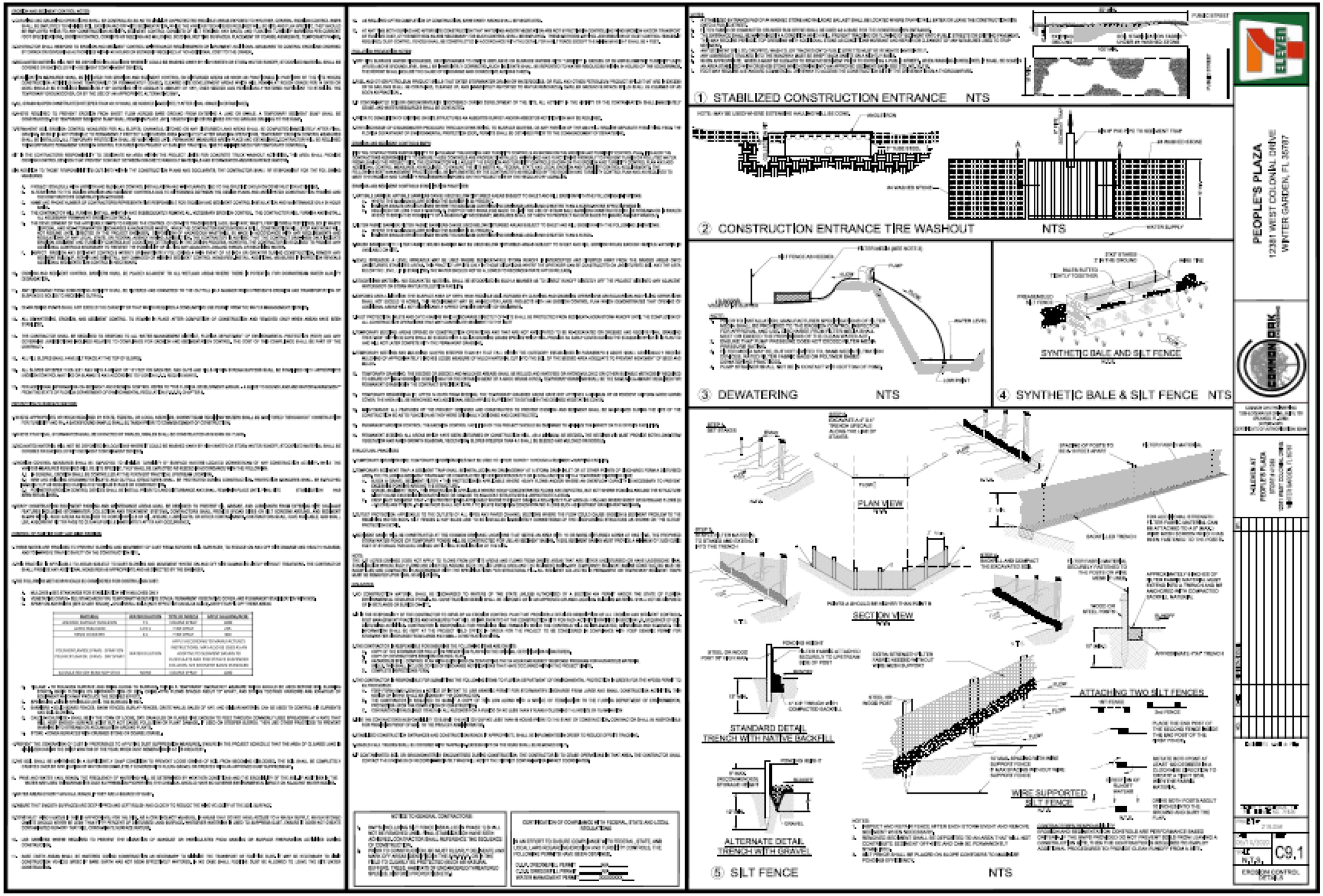
NO.	DATE	REVISION/ISSUE	BY

ENGINEER'S NAME & P.E.#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71838

PROJECT #: 219.058
DATE: 09/10/2020
SCALE: N.T.S.
SHEET: C9.0

EROSION CONTROL PLAN



1 STABILIZED CONSTRUCTION ENTRANCE NTS
2 CONSTRUCTION ENTRANCE TIRE WASHOUT NTS
3 DEWATERING NTS
4 SYNTHETIC BALE & SILT FENCE NTS
SYNTHETIC BALE AND SILT FENCE
PLAN VIEW
SECTION VIEW
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL
ALTERNATE DETAIL
TRENCH WITH GRAVEL
ATTACHING TWO SILT FENCES
WIRE SUPPORTED
SILT FENCE
5 SILT FENCE NTS
PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787
C9.1
EROSION CONTROL DETAILS

NOTE:
1. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

REFERENCE FDOT INDEX 520-001 FOR ADDITIONAL INFORMATION.

1 TYPE 'D' CURB NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

CONCRETE WALK NOTES:
EXPANSION JOINTS SHALL BE PROVIDED AT ALL CONCRETE WALK INTERSECTIONS, AT DOOR OPENINGS, AND AT 18' ON-CENTER (MAX.)

2 CONCRETE WALK NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

REFERENCE FDOT INDEX 700-010 & 700-102 FOR ADDITIONAL INFORMATION.

3 SITE SIGNAGE/POST NTS

NOTE: PIPE TO BE FILLED WITH CONCRETE TO TOP OF CAISSON, RECOMMENDED WET SET FOR PIPE INSTALL.

NOTE:
1. CONCRETE MUST BE A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
2. PROVIDE PLASTIC BOLLARD COVER, COVER TO BE [illegible] (OR APPROVED EQUAL) 1/8" THICK, BROWN [illegible], 6" PIPE FIT, DOME TOP, 48" TALL.
3. DESIGN PARAMETERS:
-20 MPH
-5,000 LB VEHICLE
4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, PRIOR TO INSTALLATION.

4 DEEP MOUNT BOLLARD (MODIFIED) NTS

MINIMUM CONCRETE PAVEMENT THICKNESS*

CONCRETE SECTION	PARKING & CANOPY AREA	TANK MAT AREA
MIN THICKNESS (A)	6"	7"
STABILIZED SUBGRADE (B)	12" FOOT TYPE B, LBR MINIMUM=40	
MAXIMUM CONTROL JOINT SPACING	12' X 12'	14' X 14'
RECOMMENDED SAW CUT DEPTH (MIN)	2.00"	2.33"

*REFER TO GEOTECHNICAL REPORT

5 CONCRETE PAVING SECTION NTS

DETECTABLE WARNINGS SHALL BE RED IN COLOR

REFERENCE FDOT INDEX 522-002 FOR ADDITIONAL INFORMATION.

NOTES:
1. RAMP RUNNING SLOPES SHALL NOT EXCEED A 1:12 SLOPE AND A 1:50 CROSS SLOPE.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2.
3. WHERE ADJACENT SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS 1 PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK ON LIGHT OR LIGHT ON DARK. (SAFETY YELLOW OR BRICK RED)
4. SIDEWALK SHALL BE CONSTRUCTED PER CURRENT FDOT DESIGN SPECIFICATIONS. DETECTABLE WARNING STRIPS, A.D.A./TRUNCATED DOMES, FOR DISTRICT SEVEN CONSTRUCTION AND MAINTENANCE SHOULD BE EITHER INSET CERAMIC TILES OR THERMOPLASTIC DETECTABLE WARNING STRIPS. THESE WARNING SURFACES SHALL ONLY BE PROVIDED BY THE FOLLOWING VENDORS/MANUFACTURERS.
A) INLINE TRUNCATED DOME EZ TILE SUPPLIED BY PROFESSIONAL PAVEMENT PRODUCTS.
B) TOPMARK SUPPLIED BY FLINT TRADING.
C) VANGUARD TRUNCATED DOME SUPPLIED BY VANGUARD.

6 TRUNCATED DOME NTS

7 NOT USED

8 MONOLITHIC CURB & SIDEWALK NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

NOTES:
A. CONTRACTOR SHALL REFER TO THE GEOMETRY AND GRADING PLANS FOR SPECIFICATIONS ON PAVEMENT SLOPE, LINEAR DIMENSIONS, AND CURB TEXT.
B. ALL PAVEMENT SECTION (i.e. ASPHALT, BASE AND SUB BASE) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ON RECORD (i.e. PSI ENGINEERING CONSULTING AND TESTING, INC) AND ALL PAVEMENT REQUIREMENTS FROM THE LOCAL JURISDICTION.

9 DUMPSTER APRON NTS

CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)

HOLE FOR 5/8 Ø DOWEL, 1 FT. FROM EACH END. (TYPICAL OF 2 HOLES) DRILL HOLE THRU PAVEMENT. DRIVE 24" LONG STEEL PIN THROUGH WHEEL STOP AND PAVEMENT INTO SUBGRADE.

REFERENCE FDOT INDEX 520-001 FOR ADDITIONAL INFORMATION.

10 CONCRETE WHEEL STOP NTS

REFERENCE FDOT INDEX 711-001 FOR ADDITIONAL INFORMATION.

11 TYPICAL PAVEMENT MARKINGS NTS

PAVEMENT THICKNESS (MINIMUM)

	LAYER COMPONENT		
	SURFACE COURSE	BASE COURSE	STABILIZED SUBGRADE
LIGHT DUTY ASPHALT	1.5"	6.0"	12.0"
HEAVY DUTY ASPHALT	2.5"	8.0"	12.0"

12 ASPHALT PAVING SECTION NTS

REFERENCE FDOT INDEX 711-001 & 700-102 FOR ADDITIONAL INFORMATION.

HANDICAP NOTES:
HANDICAP ZONE FINISHED GRADES OF PAVEMENT WITHIN HANDICAP AREA AND ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
HANDICAP STRIPING SHALL SHALL CONFORM TO THE LATEST FDOT SPECIFICATIONS.
ALL HANDICAPPED RAMP AND ACCESS AISLES SHALL MEET ALL CODES AND ADA REGULATIONS.

13 HANDICAP STRIPING NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

DIMENSIONS SHOWN ARE CMU TO CMU

*THE DUMPSTER ENCLOSURE MUST MATCH THE EXTERIOR COLOR OF THE BUILDING.

* STRUCTURAL DESIGN BY OTHERS.

NOTE: ANY SCREEN WALLS OR RETAINING WALLS SHALL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.

14 DUMPSTER ENCLOSURE NTS

CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

15 TYPICAL CHAMFER NTS

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

COMMON OAK ENGINEERING

7-ELEVEN AT PEOPLE'S PLAZA
STORE # 41080
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

ENGINEER'S NAME & PE#

PROJECT # 219.058

DATE 06/10/2020

SCALE N.T.S.

SHEET D1.0

SITE PLAN DETAILS

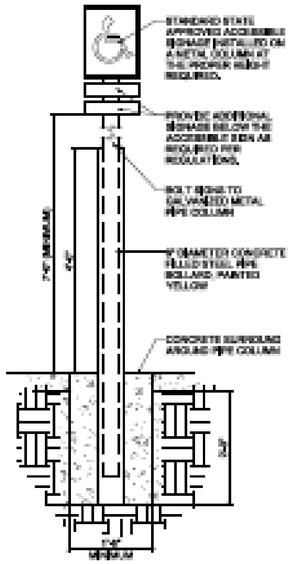
HANDICAP SIGN NOTES:

ALL LETTERS ARE 1" SERIES "C" PER MUTCD.

ONE SIGN REQUIRED FOR EACH PARKING SPACE.

INSTALLED SIGN HEIGHT SHALL BE CONFORMANCE WITH SECTION 2A.03 OF MUTCD.

SIGN MAY BE MOUNTED ON BUILDING OR WALL AT PROPER HEIGHT, IF NECESSARY, AND ADJACENT WITHIN 10' OF CENTER OF HANDICAP PARKING SPACE.

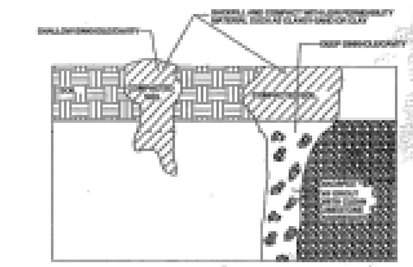


1 HANDICAP PARKING SIGN NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

"BENCH" SHALL BE MADE OF METAL WITH A CURVED BACK SIMILAR EMBELLISHED DESIGN AS SHOWN. THE BENCH BACK AND SEAT SHALL BE CONNECTED WITH GOOSENECK ARMRESTS.

2 BENCH NTS



NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHANNELS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

SHALLOW REPAIR (SEE DETAIL):

IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOID IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.

DEEP REPAIR (SEE DETAIL):

IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN CONCRETE. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE SINKHOLE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

NOTIFICATION:

THE ST. JOHN RIVER WATER MANAGEMENT DISTRICT (SJRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

N.T.S.

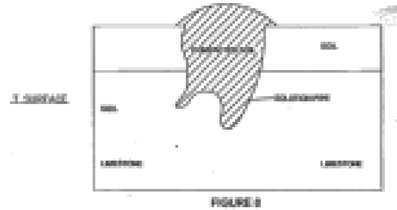
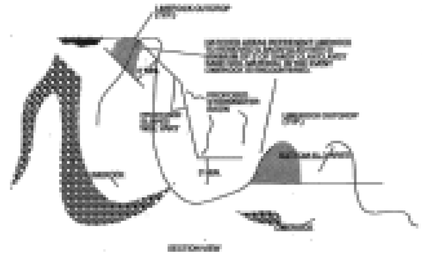


FIGURE 8

RECOMMENDED REPAIR FOR SMALL SOLUTION PIPE SINKHOLES

N.T.S.



LIMEROCK OUTCROP REMOVAL DETAIL

N.T.S.

RECOMMENDATIONS FOR KARST SENSITIVE AREAS

SOLUTION PIPE REPAIR:

IF A SOLUTION PIPE SINKHOLE DOES FORM IN A STORM WATER BASIN, IT SHOULD BE REPAIRED QUICKLY AND IN A MANNER THAT WILL ENSURE THAT THE FLORIDAN AQUIFER WILL BE PROTECTED FROM CONTAMINATION AND ALSO BE DONE IN A MANNER THAT PRECLUDES ANY FURTHER SUBSIDENCE OF UNPLUGGING OF THE SOLUTION PIPE.

THERE ARE TWO WAYS TO REPAIR A SOLUTION PIPE SINKHOLE BUT IN ALL CASES, THE REPAIR MUST BE PREPARED BY A LICENSED GEOTECHNICAL ENGINEER WHO MUST CERTIFY IN WRITING THAT THE GEOLOGY OF THE SINKHOLE BEFORE REPAIR, ANY TRASH AND ORGANIC BOARD SHOULD BE REMOVED FROM THE SINKHOLE. TWO RECOMMENDED REPAIR METHODS ARE LISTED BELOW:

REPAIR METHOD 1 (FIGURE 8):

IF THE COLLAPSE OCCURS IN A SHALLOW BASIN (<5' DEEP) AND THE VOID(S) IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH MATERIAL THAT IS SIMILAR TO THE MATERIAL IN WHICH THE BASIN WAS CONSTRUCTED. A LOWER- PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY IS RECOMMENDED. THE MATERIAL SHOULD THEN BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

THIS REPAIR METHOD WILL NOT ASSURE THAT FUTURE SINKHOLES WILL BE PREVENTED. THE SINKHOLE MAY NEED TO BE REPAIRED AGAIN AT A LATER TIME. IF A SINKHOLE HAS BEEN REPAIRED USING METHOD #1, AND CONTINUES TO SUBSIDE, IT MUST BE REPAIRED USING METHOD #2.

REPAIR METHOD 2 (FIGURE 9):

IF THE COLLAPSE OCCURS IN A DEEPER BASIN (>5' DEEP), A BASIN WITH LARGE VOIDS, OR IN A BASIN THAT IS RECEIVING STORMWATER WHICH CONTAINS A HIGHER LEVEL OF CONTAMINATES, THEN THE REPAIR SHOULD BE MORE PERMANENT. THE COLLAPSE SHOULD BE EXCAVATED TO LIMESTONE BEDROCK. THE VOIDS IN THE BEDROCK SHOULD BE PLUGGED WITH CLEAN CONCRETE. GROUT (CLEAN LIMESTONE AGGREGATE, 1/2 TO 1/2 THE SIZE OF THE VOID DIAMETER MAY BE INCLUDED IN THE GROUT. MATERIAL CONSISTENT WITH THE BASIN BOTTOM SHOULD BE PLACED OVER TO NORMAL.

THE DISTRICT SHALL BE NOTIFIED TO ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHOULD BE SUBMITTED TO THE DISTRICT FOR APPROVAL WITHIN 30 DAYS OF FINDING A SOLUTION PIPE SINKHOLE WITHIN A STORMWATER BASIN. THE DISTRICT WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

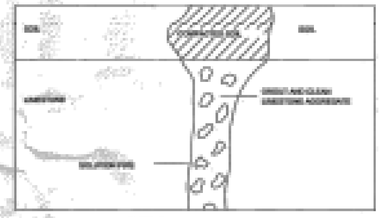


FIGURE 9

RECOMMEND REPAIR FOR LARGER SOLUTION PIPE SINKHOLES

N.T.S.

BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

1. IN THE EVENT THAT LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE DETENTION BASINS, THE FOLLOWING TREATMENT SHALL BE PERFORMED. THE LIMEROCK OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF THREE (3) FEET BELOW THE PERMIT BASIN BOTTOM. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN BASIN BOTTOM ELEVATION WITH CLAYEY-SAND/CLAYEY-SILT (AASHTO SOIL GROUP—A-2) SOILS. A MINIMUM OF TWO (2) SOIL SAMPLES SHALL BE PLACED IN SIX INCH LIFTS AND PACKED WITH HEAVY COMPACTION EQUIPMENT. PRIOR TO ST. JOHN RIVER WATER MANAGEMENT DISTRICT AND THE MARION COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.
2. IN THE EVENT THAT ANY KARST FEATURES, SUCH AS SOLUTION CAVITIES, CHANNELS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED:
   A. THE ENGINEER OF RECORD, THE ST. JOHN RIVER WATER MANAGEMENT DISTRICT, AND THE MARION COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTIONS.
   B. A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY.
   C. THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO THE ENGINEER OF RECORD, THE ST. JOHN RIVER WATER MANAGEMENT DISTRICT, AND THE MARION COUNTY PUBLIC WORKS DEPARTMENT.

3 KARST DETAILS NTS

NOTE: THE PAGES TITLED "GENERAL NOTES" ARE ATTACHED ON THE COVER PAGE OF THE SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL SUBCONTRACTORS.

NOTE: CONTRACTOR TO REVIEW/COORDINATE THIS WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

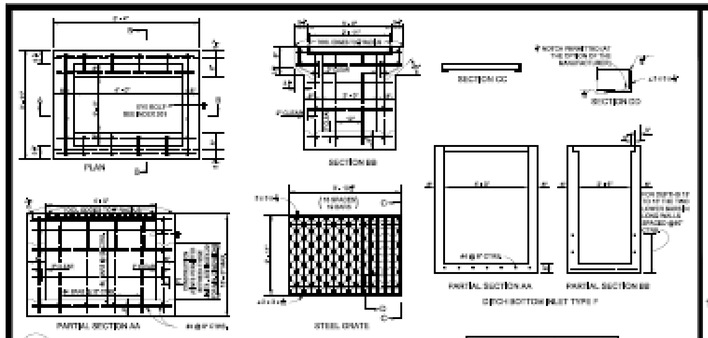
EDWARD BIK

7-ELEVEN, INC
PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

NO.	DATE	BY
1	11/20/2020	

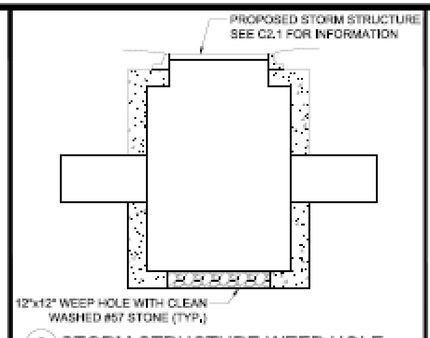
DRAWN BY: CT
DATE: 2/18/2020
SCALE: N.T.S.
JOB NO.: D1,1

SITE PLAN DETAILS

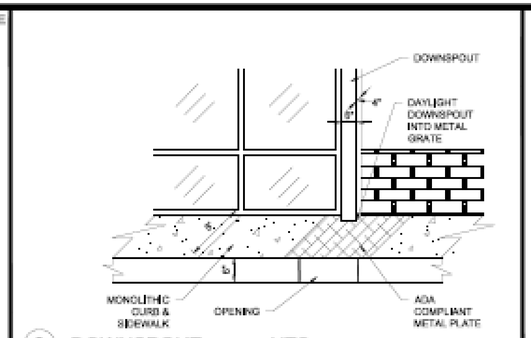


1 TYPE "F" INLET NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

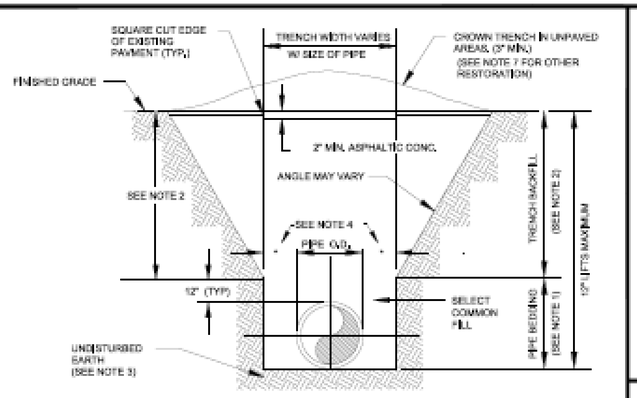


2 STORM STRUCTURE WEEP HOLE NTS



3 DOWNSPOUT NTS

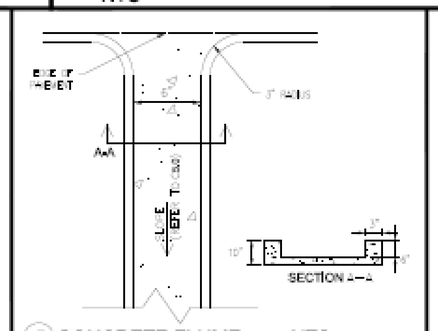
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

4 TRENCH NTS



5 CONCRETE FLUME NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

COMMON DRK ENGINEERING

COMMON DRK ENGINEERING
12000 SEWARTON DRIVE, SUITE 100
ORLANDO, FL 32804
(407)894-6616
CERTIFICATE OF AUTHORIZATION: 32804

7-ELEVEN AT PEOPLE'S PLAZA
STORE # 41280
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

NO.	DATE	REVISION/ISSUE	BY

ENGINEER'S NAME & PSN

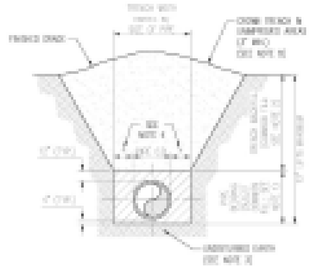
PROJECT # 219.058

DATE 09/10/2020

SCALE N.T.S.

SHEET D2.0

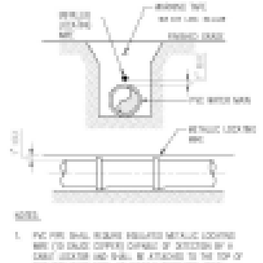
GRADING DETAILS



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 10% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 10% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE II BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 12" MIN. FOR PIPE DIAMETER LESS THAN 24", AND 24" MIN. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 3(C) OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR TRENCHING AND BEDDING IN ROCK AREAS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

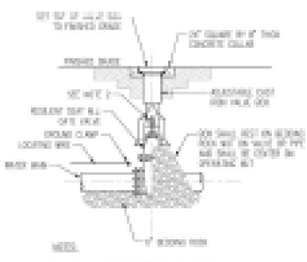
1 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A DIRECT LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 3 TIMES PER JOINT.
2. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDED ABOVE TOP OF BOX 2" DIA. AS MAY TO ANTERIOR WITH VALVE OPERATION.

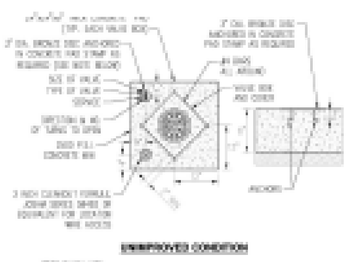
7 PVC PIPE LOCATING WIRE DETAIL
N.T.S.



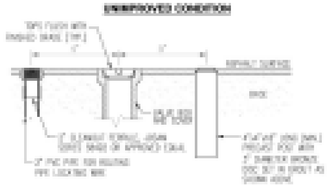
NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACCEPTABLE BOX FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FEET (DEPTH BELOW FINISHED GRADE).

1 GATE VALVE & BOX DETAIL
N.T.S.



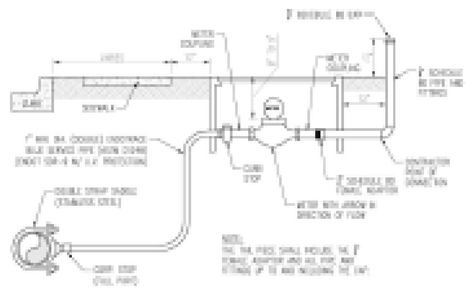
UNIMPROVED CONDITION



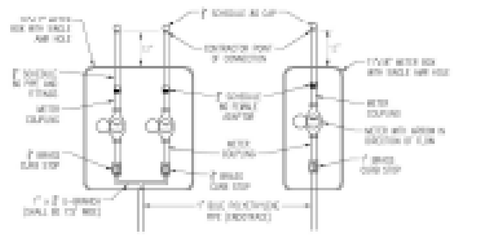
IMPROVED CONDITION

NOTE:
BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

7 VALVE BOX COLLAR
N.T.S.



SERVICE SECTION
N.T.S.



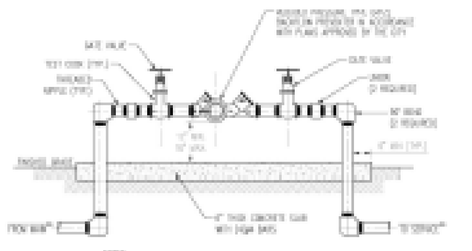
DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/FLARE JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO GRADE INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF PLUMBING OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENCRYPTACE PIPE AND SHALL BE BLUE IN COLOR ALWAYS.
6. THE POINT OF CONNECTION IS LOCATED ONE FOOT BEHIND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN GERMOLA OR OTHER PAVED AREAS.

8 WATER SERVICE DETAIL
N.T.S.



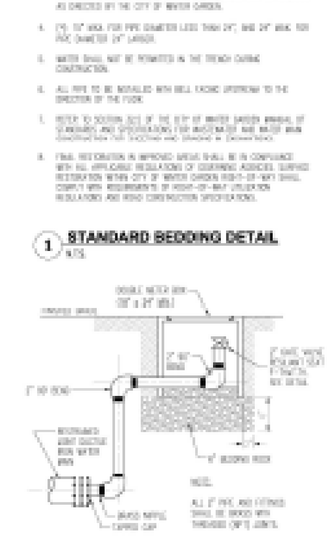
NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED GALVANIZED PVC. NO GALVANIZED PIPE WILL BE APPROVED.
2. ALL PIPE LARGER THAN 2" SHALL BE FLANGED DUCTILE IRON PIPE.
3. NO GALVANIZED PIPE ALLOWED.

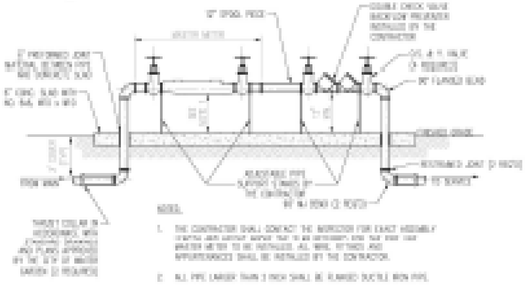
12 BACKFLOW PREVENTER ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS INCORPORATE WITH DESIGN ENGINEERS DOCUMENTS.

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET INCORPORATE THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY IMPROVEMENTS. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.



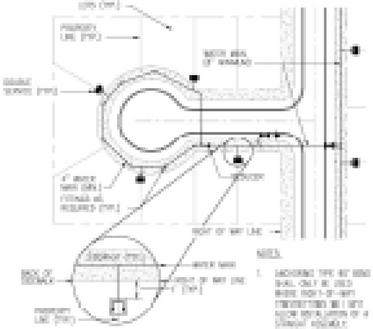
4 BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

1. THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY DEPTH AND METER SETTING PRIOR TO AND DETERMINE THE SIZE AND WATER METER TO BE INSTALLED. ALL VALVES, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. SERVICE METER IS BRONZE.
4. 2" METER & METER SHALL BE CONSTRUCTED BY ALL MASTER METER ASSEMBLIES THREE MONTHS MAY LARGER.

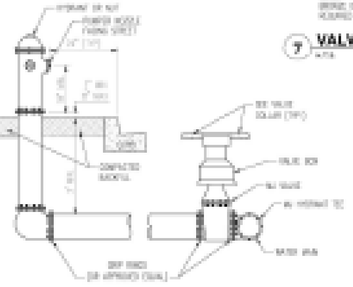
9 MASTER METER ASSEMBLY
N.T.S.



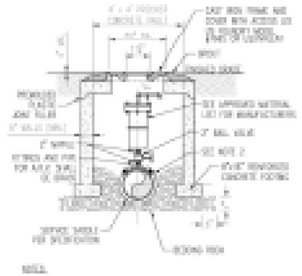
NOTES:

1. ANCHORING TYPE MJ SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW NORMAL EASEMENT OF A CURVILINEAR ROADWAY.
2. METER BOX TO BE INSTALLED BY THE CONTRACTOR.

CUL-DE-SAC LOOPING AND METER BOX PLACEMENT DETAIL
N.T.S.



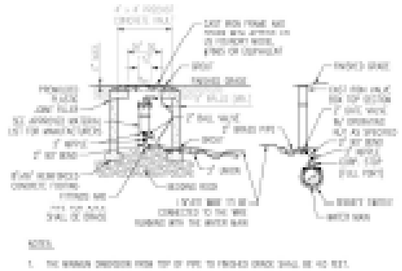
6 FIRE HYDRANT ASSEMBLY
N.T.S.



NOTES:

1. THE MINIMUM SUBMERGENCE FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4'0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF MIL PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR WATER VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "POTABLE WATER".
7. NO GALVANIZED PIPE ALLOWED.

10 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

1. THE MINIMUM SUBMERGENCE FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4'0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF MIL PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR WATER VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE ALLOWED.
8. ACCESS AREA IN THE ARV VAULT SHALL BE OFFSET TO THE SIDE RUNNING WITH THE WATER MAIN AND STEPS ARE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER TIGHT CONNECTOR.

11 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO REPRODUCE/INCORPORATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE SPANISH OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JUNE 2018
SHEET
2
2 OF 11

WINTER GARDEN

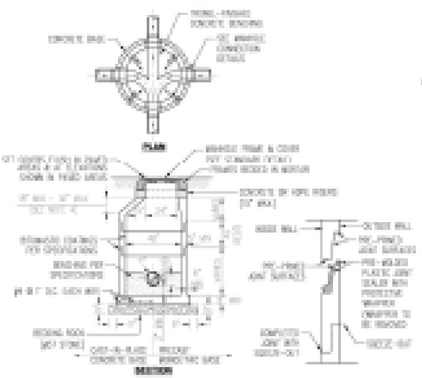
PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

CONTACT INFORMATION
CIVIL ENGINEER
ADDRESS
PHONE
EMAIL

ENGINEER OF RECORD
SEAL AND SIGNATURE
DATE

DRAWN BY
CHECKED BY
DATE
SCALE
D3.0

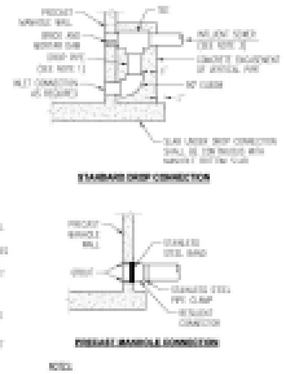
UTILITY DETAILS



NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. 1-1 RAPP EXTERIOR ALL JOINTS
3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
4. [illegible]
5. ALL PRECAST CONCRETE SHALL BE SEALED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MIL DRY.

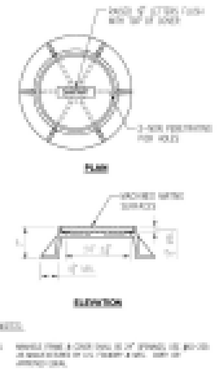
1 PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF CLASS 150 AND MATERIAL AS PER APPROVED SHEET.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT SEWER LINES 24" DIAMETER AND LARGER WHERE THE [illegible]

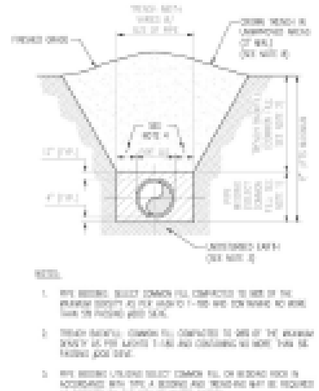
2 MANHOLE CONNECTION DETAIL
N.T.S.



NOTES:

1. MANHOLE FRAME & COVER SHALL BE 24" DIAMETER, CEL #24-1220 OR APPROVED EQUAL BY CITY ENGINEER & DEPT. HEAD OF APPROVED EQUAL.
2. [illegible]

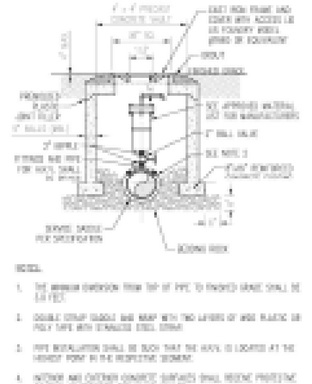
3 MANHOLE FRAME AND COVER
N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCH BACKFILL MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. 75' CAP MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 33.1 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR ADDITIONAL PIPE BEDDING AND TRENCH BACKFILL CONSTRUCTION REQUIREMENTS AND LIMITATIONS.
8. FINAL RESTORATION IS APPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN R/W OF WINTER GARDEN RIGHT-OF-WAY SHALL CONSIST OF [illegible] OF WINTER GARDEN PUBLIC WORKS DEPARTMENT REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

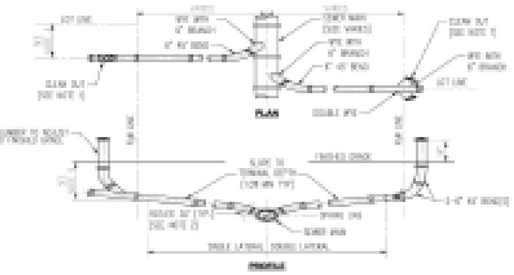
4 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

1. THE MINIMUM EMERSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.5 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF MDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE AVR IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR WET WELL WALLS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO SALVAGED PIPE/VALVES.
8. LOCATE WIRE IN THE AIR VALVE VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE MAIN AND SPLICED WIRE TO BE PLACED IN ANY VALVE. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

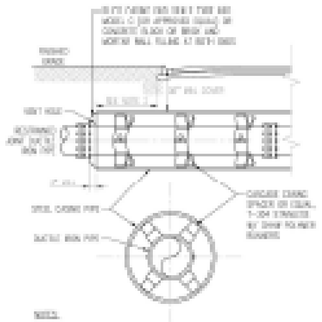
5 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

1. ALL [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

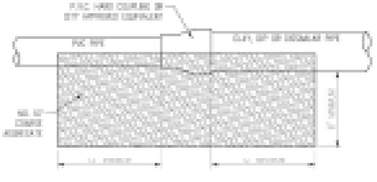
7 SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



NOTES:

1. WHERE PRACTICAL, CASING SHALL EXTEND 6' BEYOND EDGE OF PAVEMENT [illegible]
2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DESIGN ENGINEER TO DETERMINE NEED FOR CATHODIC PROTECTION, PASSIVE OR FOR CORROSION CONTROL.

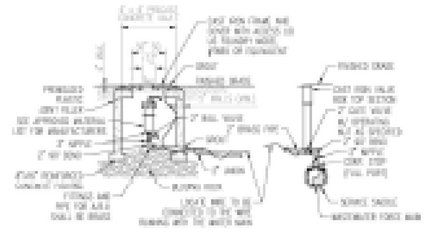
8 SEWER MAIN STEEL CASING DETAIL
N.T.S.



NOTES:

1. [illegible]
2. [illegible]

9 SEWER MAIN CONNECTION DETAIL
N.T.S.



NOTES:

1. THE MINIMUM EMERSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.5 FEET.
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3. PIPE INSTALLATION SHALL BE SUCH THAT THE AVR IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR WET WELL WALLS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO SALVAGED PIPE/VALVES.
8. LOCATE WIRE IN THE AIR VALVE VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE MAIN AND SPLICED WIRE TO BE PLACED IN ANY VALVE. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

10 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

WATER GARDEN STANDARDS INCORPORATES WITH DESIGN ENGINEERS DOCUMENTS.

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WATER AND UTILITY IMPROVEMENTS. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS CONSIDERED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR NOTED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

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CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

STANDARD DETAILS
FOR
WASTEWATER SYSTEMS

WINTER GARDEN

DATE
JUNE 2018
SHEET
3
3 OF 11

PEOPLE'S PLAZA
12351 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

D3.1

UTILITY DETAILS

CITY OF WINTER GARDEN - GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL "SUNSHINE ONE CALL", 1-800-432-4770 A MINIMUM OF 72 HOURS IN ADVANCE.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MESSAGE) PHONE # 407-656-4100.
6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.
4. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETECTABLE, SIZE 2" WITH "WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES. NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
5. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MSS/CWG SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.
6. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.
7. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A UNIFORM DISTANCE APART, LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE SEPARATELY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.
8. THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB, LOCATED INSIDE OF A PAINTED BLUE SQUARE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL.
9. THE CONTRACTOR SHALL INSTALL CURB STOP, IN METER BOX, CURB STOP SHALL BE SET 8" BELOW FINISHED GRADE.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL IN-LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEE'S AND CROSSES. WATER MAINS SHALL BE PLACED UNDER SIDEWALKS WHERE POSSIBLE.
11. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
12. THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATION WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.
13. ALL NEW SUBDIVISION CONSTRUCTION SHALL INSTALL DOUBLE POTABLE WATER SERVICES AT THE PROPERTY LINES.

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CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). FITTINGS SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT. (30" TO 48" DEEP AT LOT LINE)
3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECEIVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HDPE AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A-LOK, Z-LOK OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 3 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL. CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.
14. GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.
15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE WET WELL.
16. ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-DRILLED.
17. WARRANTY - ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PART, PARTS, OR MATERIALS SHALL BE PROMPTLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
4. WARNING TAPE, NON-DETECTABLE, SIZE 2" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES. NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATE WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MSS/CWG. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
6. REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 36" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.
7. SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED WATERMAIN.
8. CUSTOMER SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
9. THE CONTRACTOR SHALL CUT CURB A "RW" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.
10. THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 8" BELOW FINISHED GRADE.
11. THE CONTRACTOR SHALL INSTALL VALVE(S) IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.
12. RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE MINIMIZED.
13. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
14. RECLAIMED WATERMAIN MAINS SHALL BE 8 INCH DIAMETER MINIMUM, 4 INCH IS ALLOWED ON DEAD END RUNS SERVING LESS THAN 20 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK IRRIGATION RATE SHALL BE SIX(6) TIMES GREATER THAN THE AVERAGE IRRIGATION RATE OF FLOW.
15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

NOTE: CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED, INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX G OF THE RECOMMENDED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING:

1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COMMENCE. A DEFINITE TIME AND DATE WILL BE AGREED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.
2. NO INSPECTION SHALL COMMENCE WITHOUT THE PRESENCE OF THE INSPECTOR, EXCEPT WHEN PRIOR ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL CCTV INSPECTIONS SHALL COMMENCE UP STREAM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM ENTERING A SECTION PREVIOUSLY TELEVISED. THE CAMERA SHALL BE STARTED FROM THE DOWNSTREAM MANHOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSING THE NORMAL FLOW IN THE LINE. THIS PROCEDURE WILL ALLOW FOR THE VIEWING OF THE SERVICE LATERALS.
4. BEFORE THE CAMERA IS PLACED IN THE SEWER LINE, WATER WITH YELLOW OR ORANGE DYE SHALL BE PUT INTO THE UPSTREAM MANHOLE OF THE SECTION BEING TELEVISED. CAMERA WILL HAVE A GAUGE SHOWING 1/2" MARKS FROM 1/2" TO 2-1/2". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CCTV AND DVD RECORDER SHALL BE TURNED ON BEFORE THE CAMERA IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CAMERA IS REMOVED FROM THE MANHOLE. THE CAMERA SHALL BE MOVED THROUGH THE LINE UNDER THE CONTROL OF THE CCTV CAMERA OPERATOR. THE CAMERA SHALL BE DRAWN THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY (30) FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND PIPE JOINTS IN THE PIPELINE.
6. A DVD RECORDING SHALL BE MADE OF THE ENTIRE SYSTEM BEING TELEVISED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE TAPE(S) SHALL BE LABELED IN SUCH A MANNER THAT STATES THE PROJECT NAME, DATE OF INSPECTION AND LINE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

CITY OF WINTER GARDEN - TRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	30	34	44	52	60	70	80
45° BEND	8	10	12	14	18	21	25	30	34
22-1/2° BEND	4	5	6	7	9	10	12	14	16
11-1/4° BEND	2	3	4	5	5	7	8	9	10
PLUG, DEAD END OR BRANCH OF TEE	40	52	63	72	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	116	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	29	37	44	51	65	77	89	105	120
45° BEND	12	15	18	21	27	32	37	44	50
22-1/2° BEND	6	7	9	10	13	15	18	21	24
11-1/4° BEND	3	4	5	6	7	8	9	10	12
PLUG, DEAD END OR BRANCH OF TEE	59	77	93	108	138	166	194	231	265
VALVE	59	77	93	108	138	166	194	231	265

THRUST RESTRAINT NOTES:

1. THE TABLES INDICATE MINIMUM LENGTHS OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION. WHERE PRACTICAL, FULL LENGTHS OF RESTRAINED PIPE SHALL BE LAID TO ACHIEVE THE REQUIRED MINIMUM RESTRAINT.
2. WHERE COMBINATIONS OF FITTINGS ARE USED, THE PIPING BETWEEN THE FITTINGS SHALL BE RESTRAINED. THE MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED UPSTREAM AND DOWNSTREAM OF THE COMBINATION OF FITTINGS SHALL BE DETERMINED ON THE BASIS OF ONE EQUIVALENT FITTING (I.E. 2-45 DEGREE BENDS WILL BE CONSIDERED AS THOUGH A 90° BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45° BENDS).
3. FOR PIPE THAT IS ENCASED IN POLYETHYLENE, RESTRAINED JOINTS MINIMUM LENGTHS SHALL BE INCREASED BY 50 PERCENT.
4. FOR FITTINGS OTHER THAN THOSE PRESENTED IN THE ABOVE TABLES, RESTRAINED JOINT LENGTHS SHALL BE DETERMINED IN ACCORDANCE WITH "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION. RESTRAINED JOINT LENGTHS FOR A GIVEN PRESSURE RANGE SHALL BE BASED ON THE MAXIMUM PRESSURE. FOR THE TEST PRESSURE RANGE, SM (SAND SILT) SOIL, 3-FEET DEPTH, LAYING CONDITION NO. 3 AND FACTOR OF SAFETY OF 1.5.
5. IN-LINE VALVES: PROVIDE MECHANICAL RESTRAINT ON EACH SIDE OF THE VALVE.
6. ALL RECLAIMED WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 150 PSI. ALL WASTEWATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 100 PSI.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER#		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ACCEPTABLE VARIANCES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A 12" B	SEE GENERAL NOTES NO. 4 & 5
RECLAIMED WATER#	3'	12"	–	–	3'	6" A 12" B	3'	12"	–	–	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" A 12" B	–	–	–	–	–	–	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	–	–	–	–	–	–	

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

#2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 62-610, CHAPTER III. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.
   - A. DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.
   - B. DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.
4. UTILITY SEPARATION - VERTICAL CLEARANCE MITIGATION
   - A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:
     - A.1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
     - A.2. CONCRETE ENCASED VITRIFIED CLAY, OR;
     - A.3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.
   - B. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
   - C. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
5. UTILITY SEPARATION - HORIZONTAL SEPARATION MITIGATION
   - A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.
     - A.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR;
     - A.2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
     - A.3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.
   - B. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
6. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

No.	ITEM	DATE
1	Revised General Notes	4/4/14
2	Revised Water & Reuse Notes	4/4/14

REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
UTILITIES SYSTEMS

DATE
JUNE 2018
SHEET
1
1 OF 11

PEOPLE'S PLAZA
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

COMMON OAK ENGINEERING
CERTIFICATE OF AUTHORIZATION: 32844

7-ELEVEN AT
PEOPLE'S PLAZA
STORE # 41080
12381 WEST COLONIAL DRIVE
WINTER GARDEN, FL 35787

NO.	DATE	REVISION/ISSUE
2	07/08/20	CITY OF WINTER GARDEN DRC SECOND COMMENTS

ENGINEER'S NAME & PE#

P.E. LICENSE NO.

PROJECT # 219.058
DATE 08/10/2020
SCALE N.T.S.
SHEET D3.2
UTILITY DETAILS

LEGAL DESCRIPTION (as provided by client):

The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 (less the West 33 feet, the South 75 feet, and the North 33 feet of the East 348.37 feet), in Section 24, Township 22 South, Range 27 East, Orange County, Florida.

LESS AND EXCEPT

The North 33 feet of the West 330 feet of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 24, Township 22 South, Range 27 East.

AND LESS and Except the following described:

Commence at spindle P-6 nail and disk set in asphalt marking the Northeast corner of the Northwest 1/4 of Section 24, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00°00'56" East along the North-South center-of-section line of said Section 24 a distance of 5339.27 feet to a point on the Centerline of Survey of State Road 50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No. 410883 1, said point also being a point on a non-tangent curve concave Northerly having a radius of 22,780.49 feet and a chord bearing of North 88°31' 48" East; thence departing said North-South line, from a tangent bearing of North 86°37'48" East, run Easterly along said Centerline of Survey and along the arc of said curve through a central angle of 03°53' 33" a distance of 1854.11 feet to the point of tangency, said point also being a point on the South line of the Northwest 1/4 of aforesaid Section 24; thence departing said curve, run North 89°29'52" East along said Centerline of Survey and along said South line a distance of 302.33 feet to a point on the Northerly projection of the East right of way line of Carter Avenue; thence departing said Centerline of Survey and said South line, run North 00°02' 46" West along said Northerly projection a distance of 75.08 feet to the intersection of the East right of way line of Carter Avenue with the existing North right of way line of aforesaid State Road 50 as shown on the aforesaid Right of Way Map for a Point of Beginning; thence continue North 00°02' 46" West along said East right of way line of Carter Avenue a distance of 24.78 feet; thence departing said East right of way line of Carter Avenue, run South 46°41 '33" East a distance of 34.92 feet to the aforesaid existing North right of way line of State Road 50; thence run South 89°29'52" West along said existing North right of way line of State Road 50 a distance of 33.39 feet to the Point of Beginning.

LEGEND

- Denotes chain link fence
- Denotes wall
- FIRE — Denotes fire hydrant
- Denotes water valve
- Denotes pump box
- Denotes well
- Denotes concrete
- Denotes dirt road
- Denotes edge of pavement with concrete curb
- Denotes edge of pavement
- Denotes sanitary manhole
- Denotes storm manhole
- Denotes underground drainage pipe
- Denotes catch basin
- Denotes inlaid end section
- Denotes curbline
- Denotes right-of-way
- Denotes sign
- Denotes traffic signal / control box
- Denotes concrete power pole
- Denotes wood power pole
- Denotes guy pole
- Denotes overhead power
- Denotes guy wire
- Denotes electric box and / riser
- Denotes light pole
- Denotes gas marker
- Denotes gas valve
- Denotes telephone riser
- Denotes mail box
- Denotes gas meter
- Denotes reinforced concrete pipe
- Denotes corrugated metal pipe
- Denotes irrigation valve
- Denotes electric pull box
- Denotes vault
- Denotes traffic signal control
- Denotes bench
- Denotes electric meter
- Denotes brick pavers
- Denotes television riser
- Denotes gas valve
- Denotes back flow preventer
- Denotes corrugated plastic pipe
- Denotes bollard
- Denotes contour elevation
- Denotes spot elevation

VICINITY
(not to scale)

SURVEYOR'S NOTES:

Bearings shown hereon are based on the South line of the SE 1/4 of Section 24-22-27 as being N 89°29'46" E (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to the surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed without the benefit of an insurance title commitment.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Orange County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Underground utilities shown hereon were located and marked by the individual utility companies. This surveyor only shows those above ground buildings as field located and is not responsible for inaccurate and/or possible utilities not shown.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The definition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flood hazard, according to Flood Insurance Rate Map panel number 12095C0231F (12095), map revised September 25, 2009. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Subject property as described hereon contains: 359,437 square feet or 8.25 acres more or less.

Subject property has no identifiable striped parking spaces.

Subject property is zoned as: 1100-Retail Multi-Tenant.
Zoning information was obtained from the Orange County Property Appraiser's website

Elevations shown hereon are based on National Geodetic Survey Benchmark number L-853-1336, elevation being 118.72 feet. (National Adjusted Vertical Datum of 1988)

Last date in field: 10/15/2018.

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving work, building construction, or additions within recent months other than recent building demolition as shown hereon.

There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Certified to:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 15, 16 and 17 of Table A thereof.

The fieldwork was completed on October 15, 2018.

SIGNATURE _____

JAMES L. RICHARD, FLORIDA LICENSED SURVEYOR AND MAPPER #6533
FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723

ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

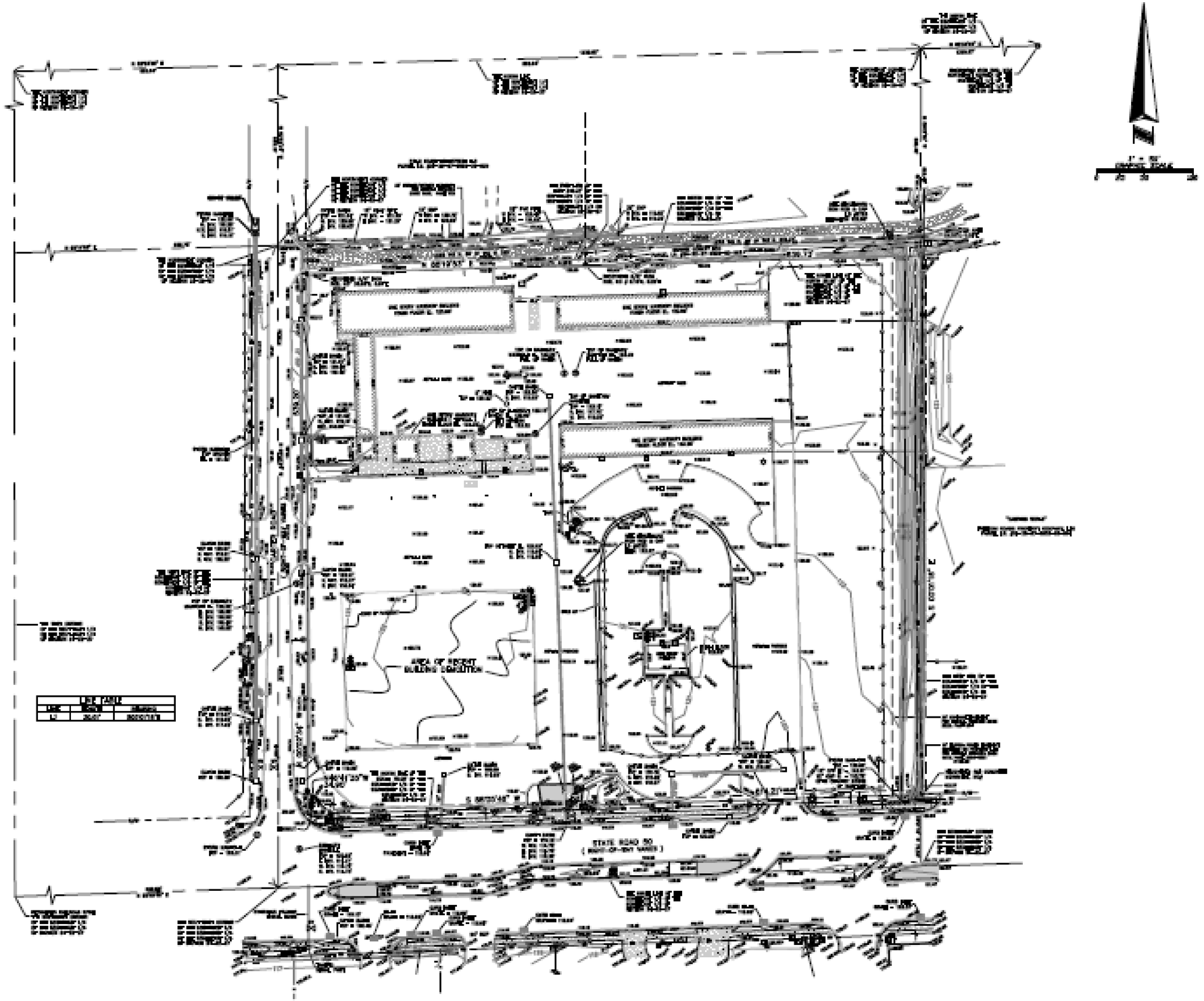
ALTA/NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY OF
S.R. 50 AND CARTER ROAD SITE
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR: DALE PARSONS

DATE	REVISIONS

JOB #: 2018-0000
DATE: 10/17/18
SCALE: 1" = 50'
CALC BY: MRC
FIELD BY: TP/AH
DRAWN BY: PJR/BET/CDR
CHECKED BY: JLR/ETT

SHEET 1 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]

AREA OF PROPOSED BUILDING CONSTRUCTION

STATE ROAD 50
(RIGHT-OF-WAY VARIES)

ALLEN & COMPANY

[illegible] EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

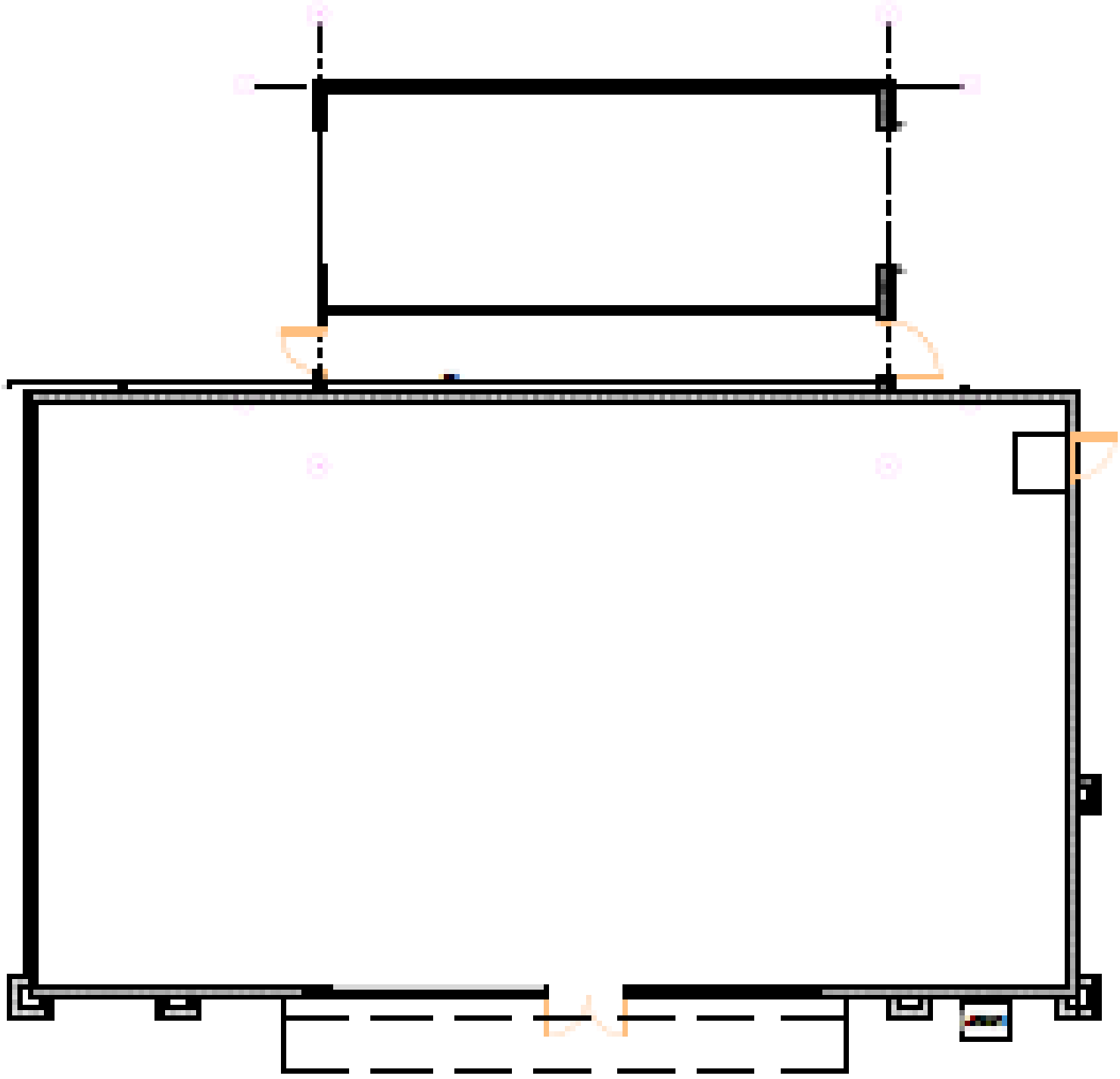
ALTA/NSPS LAND TITLE
BOUNDARY & TOPOGRAPHIC SURVEY
OF
S.R. 50 AND CARTER ROAD SITE
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
DALE PARSONS

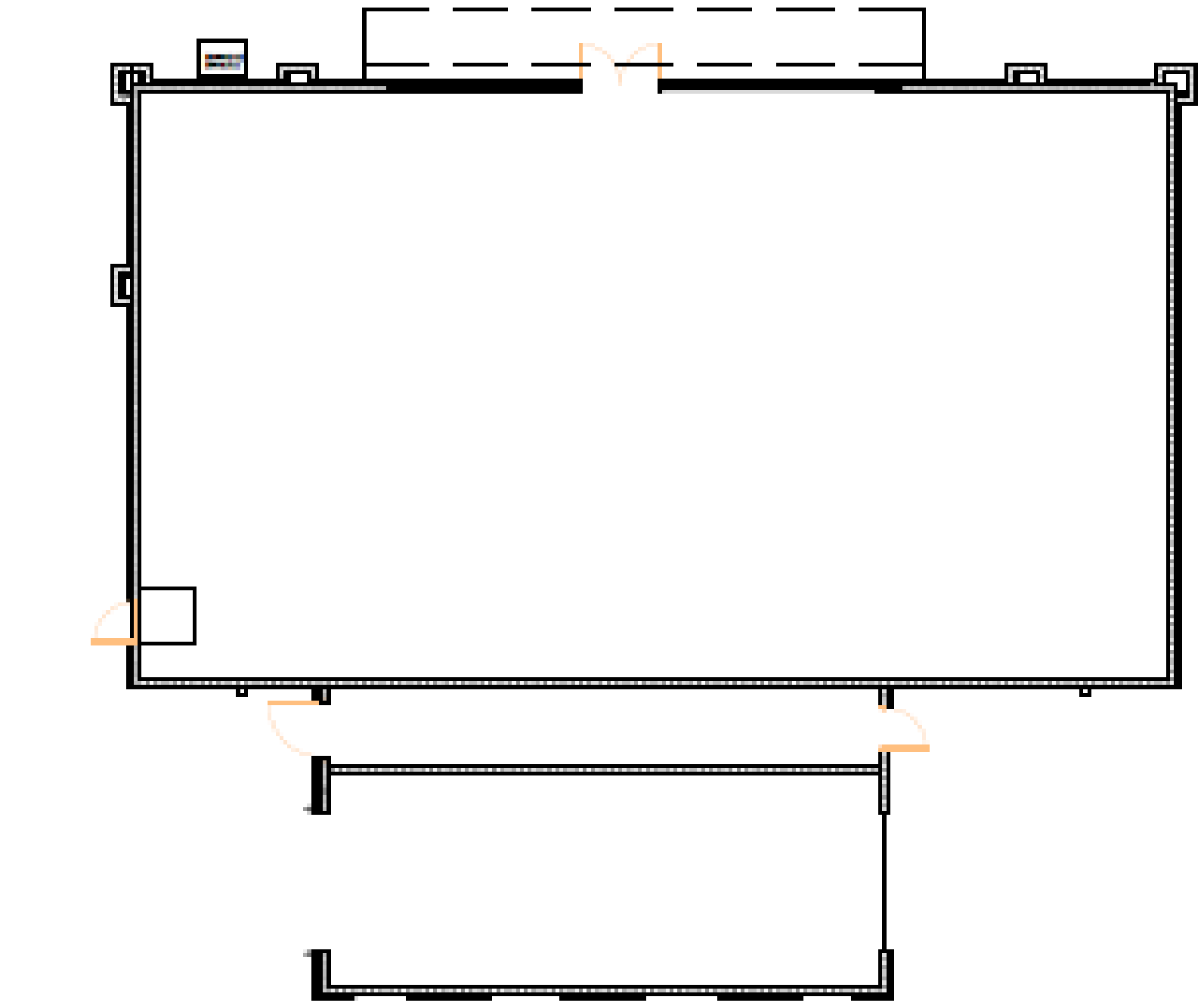
DATE	REVISIONS

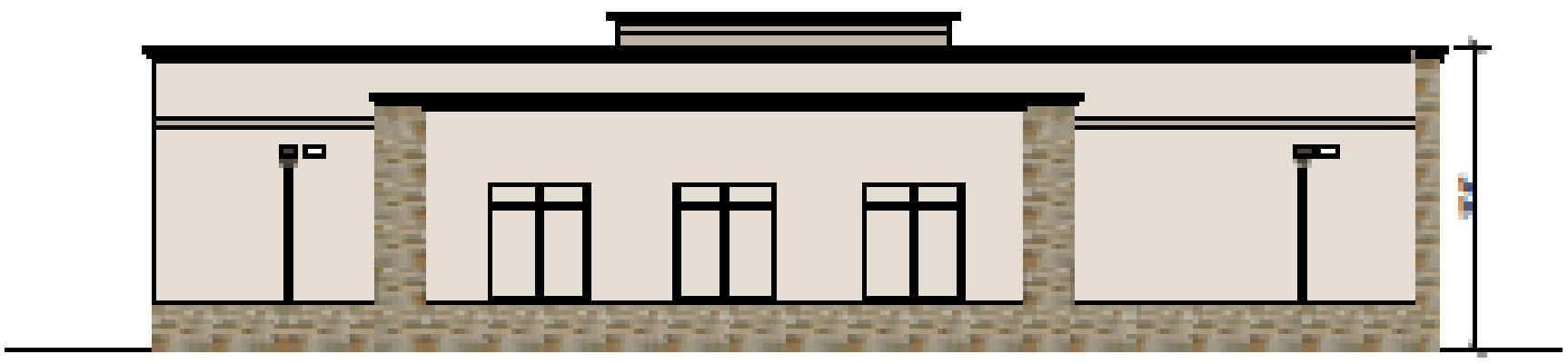
JOB #: [illegible]
DATE: [illegible]
SCALE: 1" = 50'
CALC BY: [illegible]
FIELD BY: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]

SHEET 2 OF 2



SOUTH ELEVATION



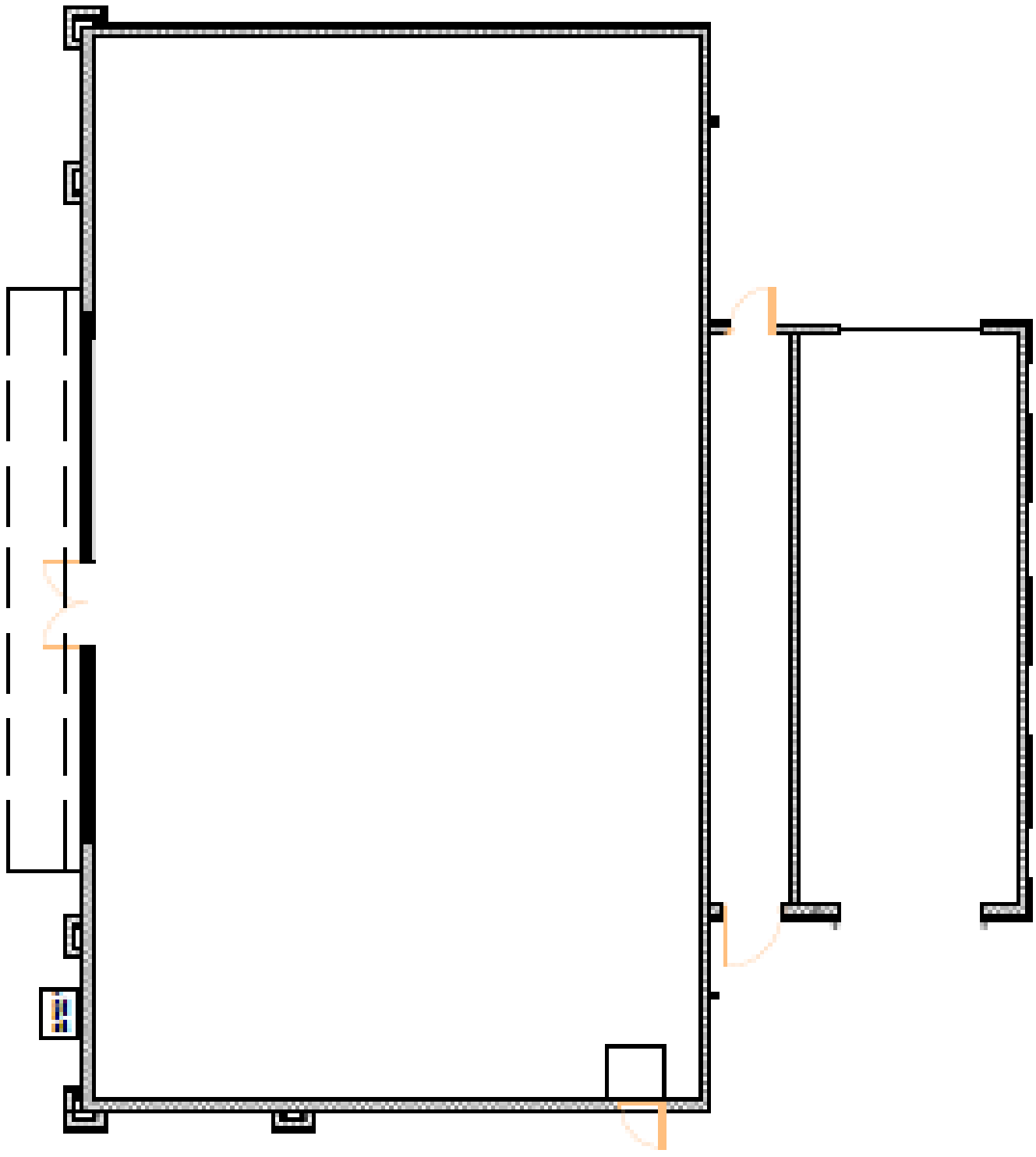


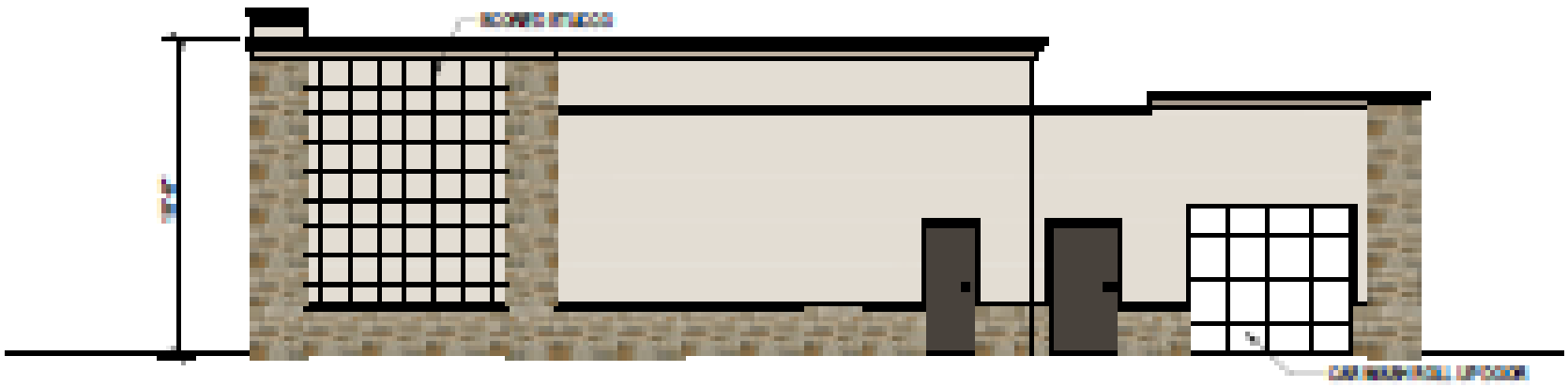
NORTH ELEVATION

Scale: 3/32"=1'-0"

P-1	P-2	P-3	ST-1	C-1	S-1

EXTERIOR MATERIAL SCHEDULE		
No.	MATERIAL	MANF. / COLOR

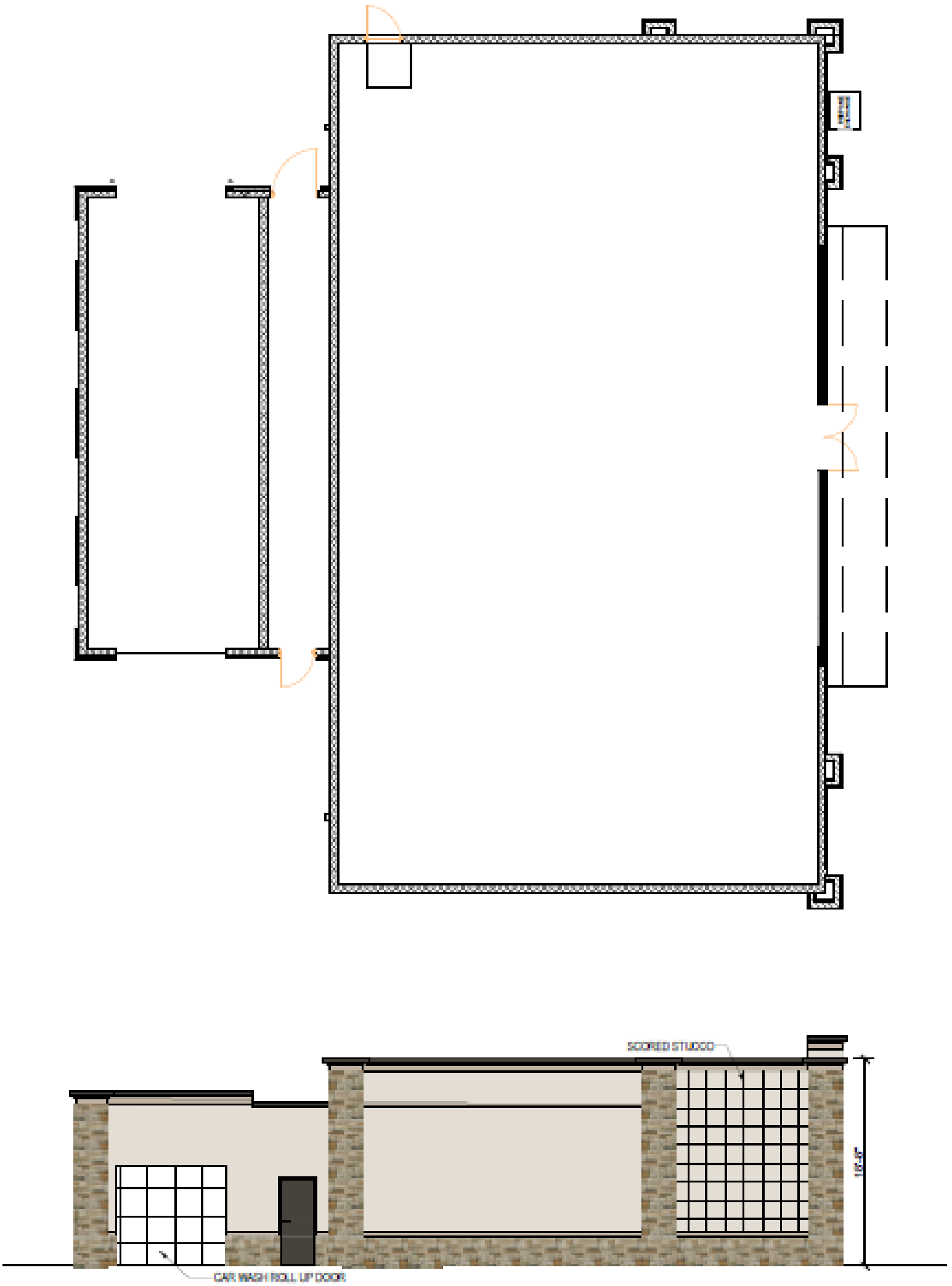




EAST ELEVATION

Scale: 3/32"=1'-0"

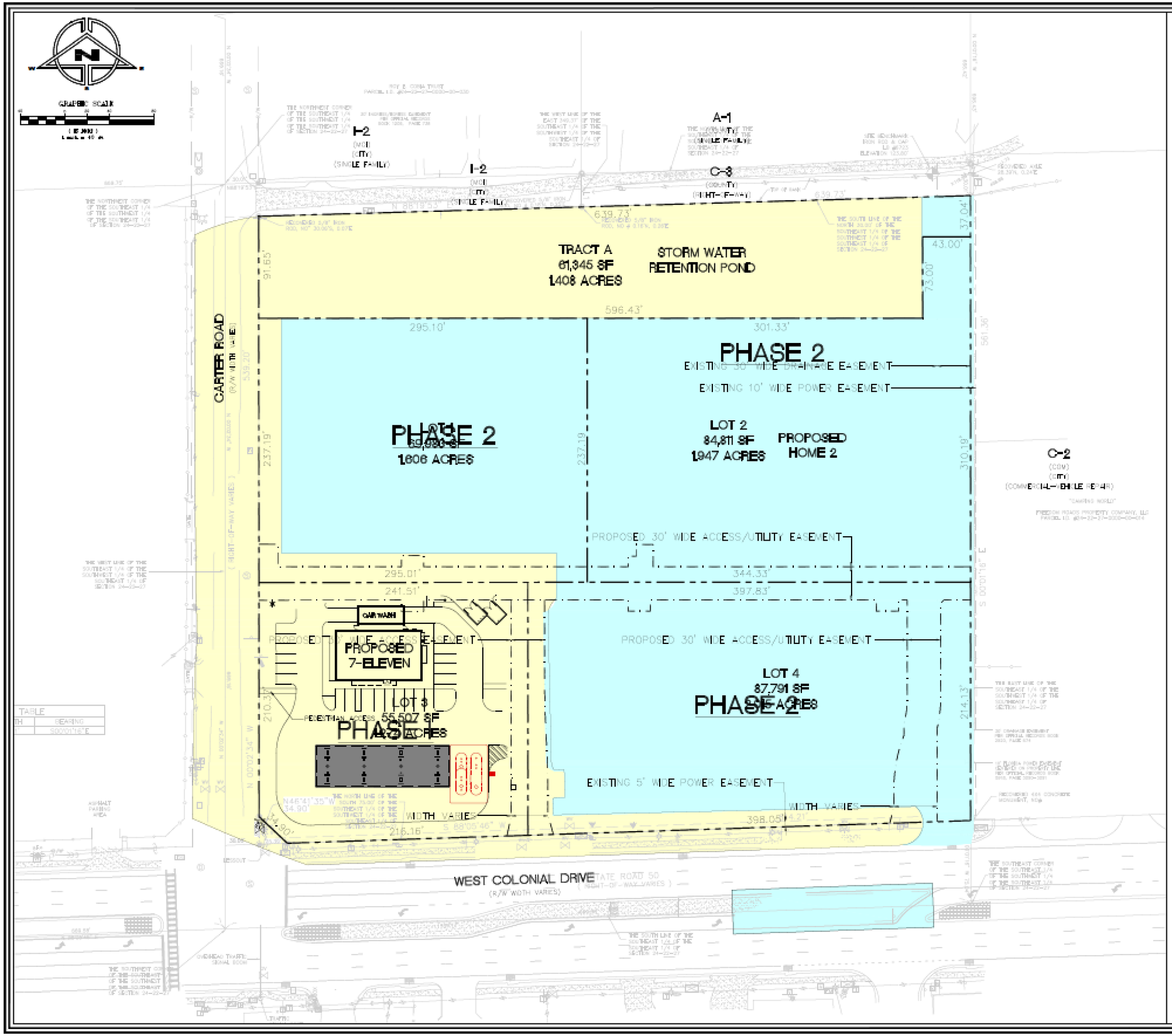
EXTERIOR MATERIAL SCHEDULE		



WEST ELEVATION

Scale: 3/32"=1'-0"

EXTERIOR MATERIAL SCHEDULE		
NO.	MATERIAL	MANUF. - COLOR



PHASE I

PHASE II

NOTE
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE

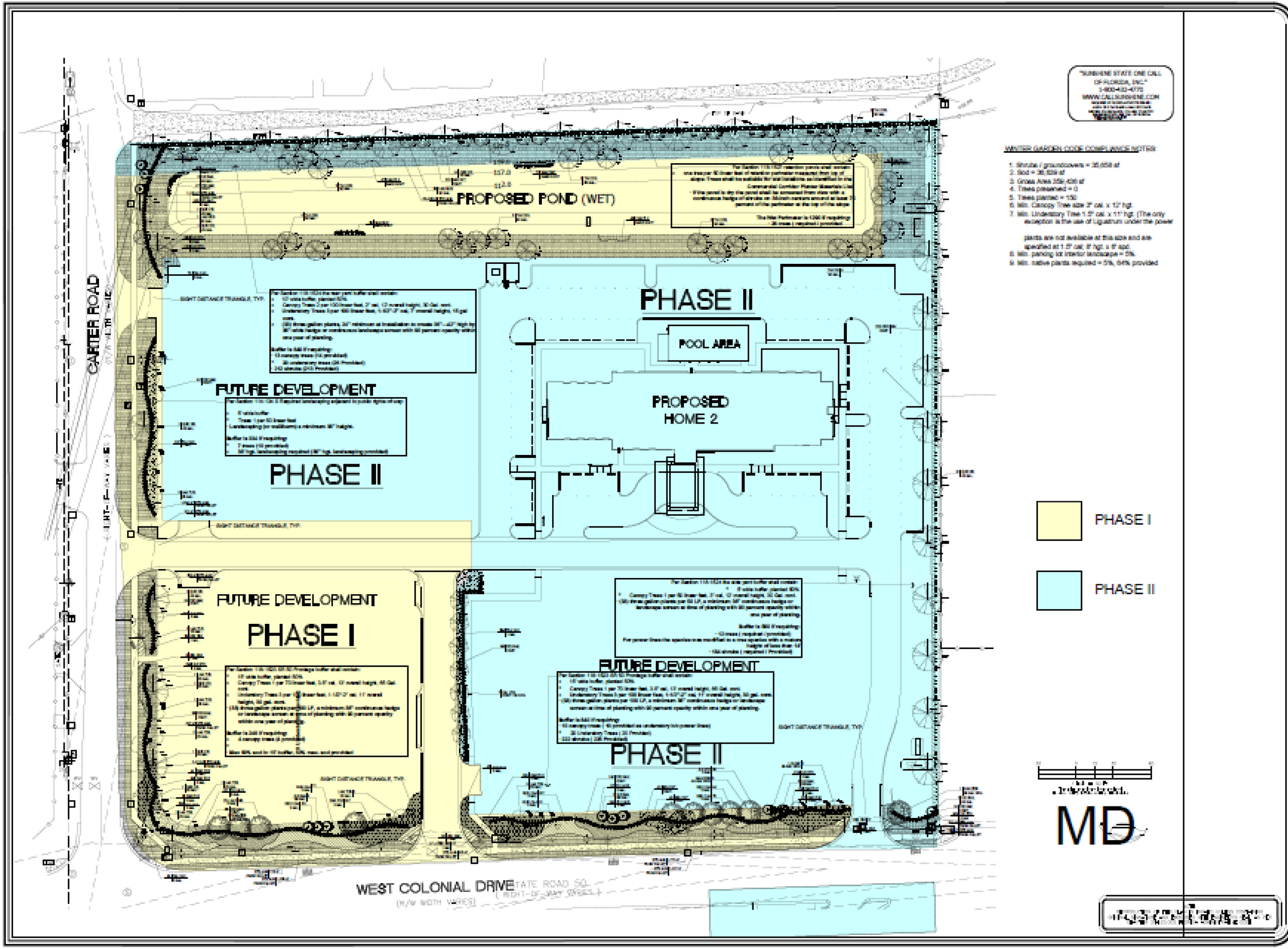
REV/DATE	BY
INITIAL	M.O.
	M.O.
	—
	—
	—

PRELIMINARY SUBDIVISION PLAN
FOR
HOME2 SUITES AT PEOPLE'S PLAZA

12301 WEST COLONIAL DRIVE

WINTER GARDEN, FLORIDA

DESIGN BY:	M.C.
CHECKED BY:	M.O.
DATE:	6-17-19
SCALE:	1" = 40'
JOB NO.:	219-002
SHEET NO.:	C-1B



"SUNSHINE STATE ONE CALL OF FLORIDA, INC."
1-800-432-4770
WWW.CALLSUNSHINE.COM

WINTER GARDEN CODE COMPLIANCE NOTES:

1. Shrubs / groundcovers = 35,658 sf
2. Sod = 36,639 sf
3. Gross Area 359,436 sf
4. Trees preserved = 0
5. Trees planted = 150
6. Min. Canopy Tree size 3" cal. x 12' hgt.
7. Min. Understory Tree 1.5" cal. x 11' hgt. (The only exception is the use of Ligustrum under the power plants are not available at this size and are specified at 1.5" cal; 8' hgt. x 6' spd.
8. Min. parking lot interior landscape = 5%.
9. Min. native plants required = 5%, 64% provided

REV/DATE	BY

LANDSCAPE PHASING PLAN AT PEOPLE PLAZA

WINTER GARDEN, FLORIDA

SOUTHWEST COLONIAL DRIVE

	C-1C

CITY OF WINTER GARDEN

Development Review Committee

(407) 656-4111 - FAX (407) 877-2363

M E M O R A N D U M

TO: STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: OCTOBER 13, 2020
SUBJECT: SITE PLAN APPROVAL - 7-ELEVEN AT PEOPLE'S PLAZA
12301 W. COLONIAL DRIVE

We recommend approval subject to the following conditions and comments:

ENGINEERING COMMENTS

Any underlined comments shall be addressed prior to pre-con:

1. The "Master" Developer agreed at the 11/29/06 DRC Meeting to pay his one-half share of the improvements to Carter Road along the project's frontage, including, but not limited to, the following (which has now been reduced since FDOT installed the traffic signal):
   - Carter Road shall be improved to a modified urban section from S.R. 50 to the north property line of the project to include southbound left and right turn lanes, curbing, drainage, etc.
   - Pavement thickness shall be a minimum of 2" asphaltic concrete (can include existing pavement remaining after milling and friction course). Any new base course shall consist of 10" thick soil cement compacted to 98% density, 12" thick subbase compacted to 98% and 18" of clean fill with no more than 5% passing the #200 sieve under the subbase.
   - The existing drainage system on Carter Road will need to be inspected by the City. The condition of the existing CMP's may warrant their replacement with these improvements.
   - **A developer's agreement, drafted by the City Attorney, shall be prepared to allocate the Carter Road improvements' cost share, as well as further defining other commitments of the development including, but not limited to, easement requirements, etc.**
   - The developer's agreement stated above shall be approved by the City Commission prior to issuance of any building permits for the project.
   - Platting will be required providing easements for cross access, drainage and utilities, as well as providing an entity for maintenance of shared facilities. Plat shall be recorded prior to issuance of a certificate of occupancy of any building.
2. General Requirements (as noted):
   a. All gravity sanitary pipe and fittings shall be SDR 26.
   b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
   c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on final construction plans).
   d. All Storm ($\geq$12") and Sanitary lines ($\geq$6") shall be inspected by CCTV prior to completion.
   e. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (**not HDPE or N-12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
3. Sheet C5.0, Grading Plan:
   a. Thermoplastic pipe is shown on the plan. It shall meet all City material and installation

requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (**not HDPE; N12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).

b. Drainage and permit modification from SJRWMD is acknowledged. Correspondence from FDOT that drainage permit is exempt is acknowledged.

4. Sheet C6.0 – Utility Plan:

   a. The plans show a 2" potable water meter and 1" irrigation meter. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City (if not paid previously by the Master Developer).

   b. Based on the above, the utility impact fees are as follows:

1" Irrigation meter	1 ea. @ $2,715.00	=	$2,715.00
2" Potable water meter	1 ea. @ $8,688.00	=	$8,688.00
Wastewater for 2" meter	1 ea. @ $14,136.00	=	$14,136.00

TOTAL = $25,539.00

(does not include connection/installation fee; **check with Utility Billing to verify any pre-payments**)

   c. Grease trap for building sanitary connection to be reviewed and approved by the Building Department.

5. City Standard Detail Sheets shall be used as shown.

6. Minimum 5' wide concrete sidewalks are required along all project frontages to include S.R. 50 and Carter Road (as shown). Existing sidewalks will be checked at completion and any damaged sections shall be replaced. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA (as shown)

7. Tree removal shall adhere to the City's Tree Protection Ordinance – separate review, approval and permit is required. Coordinate with the Building Department (Steve Pash) on any tree removal and protection. Additional landscaping and tree replacement may be required with final plan. Pursuant to Code (Chapter 114-70), a tree survey will be required with the preliminary plat submittal showing size and type of trees, trees that will be removed/saved, etc. meeting all Code provisions.

8. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. It should also be noted that the buildings may require fire sprinklers subject to review by the Building and Fire Departments.

9. Fire protection shall be reviewed and approved by the Fire and Building Departments.

10. Permit modification from SJRWMD for stormwater is acknowledged. Permits or exemptions from FDOT are acknowledged (driveway, utilities, and drainage); permits or exemptions from FDEP for water and sewer are acknowledged; FDEP NPDES NOI required.

11. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.

12. Streetlighting both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required. A photometric plan has been provided for review by Planning Department.

13. Certificates of Occupancy for any building will not be issued until the Certificate of Completion has been issued by the City Engineer for the overall development and the final plat has been approved and recorded.

14. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards), and access by solid waste vehicles. Coordinate additional requirements (compactors, locations, etc.) with Public Services Department, Solid Waste Division.

PLANNING COMMENTS

15. The project shall be developed in accordance with the approved Phasing Plan as exhibited with the Site Plan Approval City Commission item.
16. Note: A separate Sign Permit is required. Signage will be reviewed in detail during permitting. All signage must adhere to the requirements of Ordinance 20-04 and City Code Chapter 102.

STANDARD GENERAL CONDITIONS

17. All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
18. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
19. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
20. The Owner and Contractor are responsible for meeting all provisions of ADA and Florida Accessibility Code, including accessible route sidewalks that will connect to public sidewalks on S.R. 50.
21. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
22. Approval by the Planning & Zoning Board (for preliminary plat) and City Commission (site plan) will be required prior to issuance of site or building permit(s).
23. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of 2.25% of the cost of all site improvements shall be paid prior to issuance of the site or building permit.
24. Additional comments may be generated at subsequent reviews.

Please review this information and contact our office with any questions. Thank you.

END OF MEMORANDUM

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 15, 2020 **Meeting Date:** October 22, 2020

Subject: 15304 Tilden Road
Foundation Academy Ph 2 - Site Plan Approval
PARCEL ID# 09-23-27-0000-00-009

Issue: The applicant is requesting Site Plan approval for the development of Phase 2 of the Foundation Academy and associated site improvements for the property located at 15304 Tilden Road.

Discussion:

The property is approximately 67.48 ± acres and currently consists of three educational buildings, four modular buildings, and several athletic fields. The applicant is requesting to develop an additional 105,107 square feet as Phase 2 of the School's buildout plan. This will consist of education buildings, a maintenance building, a field house, a cafeteria, and some additions to already existing buildings. Further improvements to the property will consist of parking, stormwater, an athletic track & field area, and landscaping.

Recommended Action:

Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated October 13, 2020. Development of the property is consistent with the City's Comprehensive Plan & with the property's PUD zoning requirements.

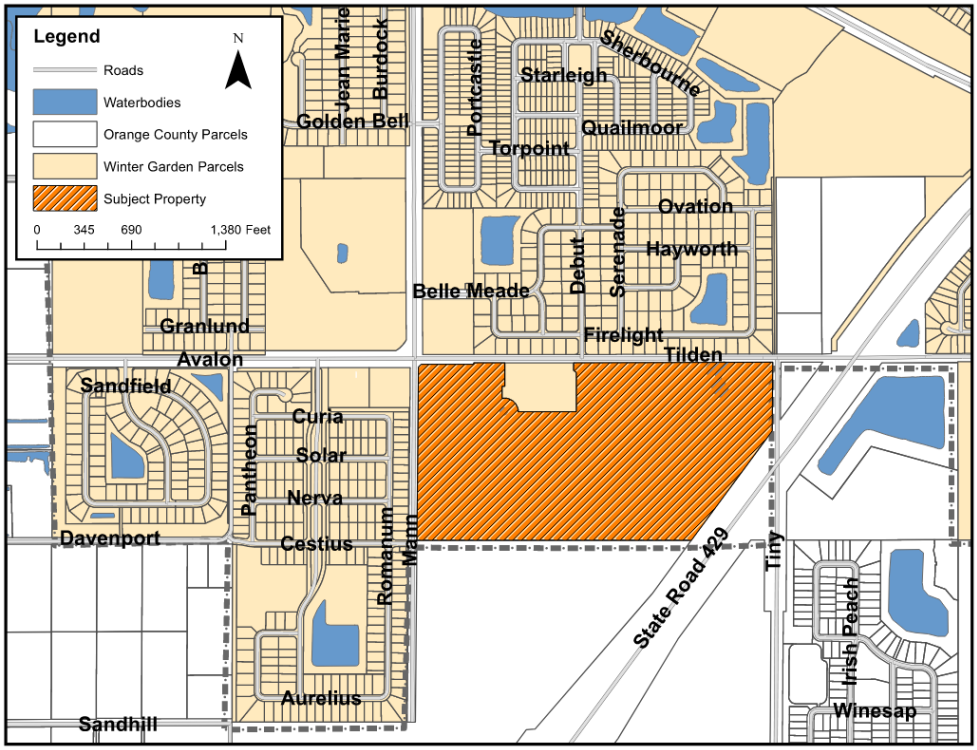
Attachment(s)/References:

Location Map
DRC Staff Report
Site Plan Set
Building Elevations

Location Map

Foundation Academy

15304 Tilden Road



Foundation Academy

Phase 2

Winter Garden, FL

Construction Plans

for

Foundation Academy

by

Denham Engineering, LLC

Call Sunshine Before You Dig (1-800-432-4770)

Project Team

Owner / Developer
Foundation Academy
[illegible]

Civil Engineer
Denham Engineering, LLC
[illegible]

Surveyor
[illegible]

Geotechnical Engineer
[illegible]

Environmentalist
[illegible]

Utilities

Drinking Water
City of Winter Garden
[illegible]

Electric
[illegible]

Sanitary Sewer
City of Winter Garden
[illegible]

Phone
[illegible]

Garbage Disposal
[illegible]

Cable
[illegible]

Vicinity Map

STR: 09,23S,27E 1" = 1000'

Drawing Index

No.	Title	Revised
1	Cover	[illegible]
[illegible]	[illegible]	[illegible]

Denham Engineering, LLC
[illegible]

Foundation Academy
[illegible]

Foundation Academy
Phase 2
Winter Garden, FL

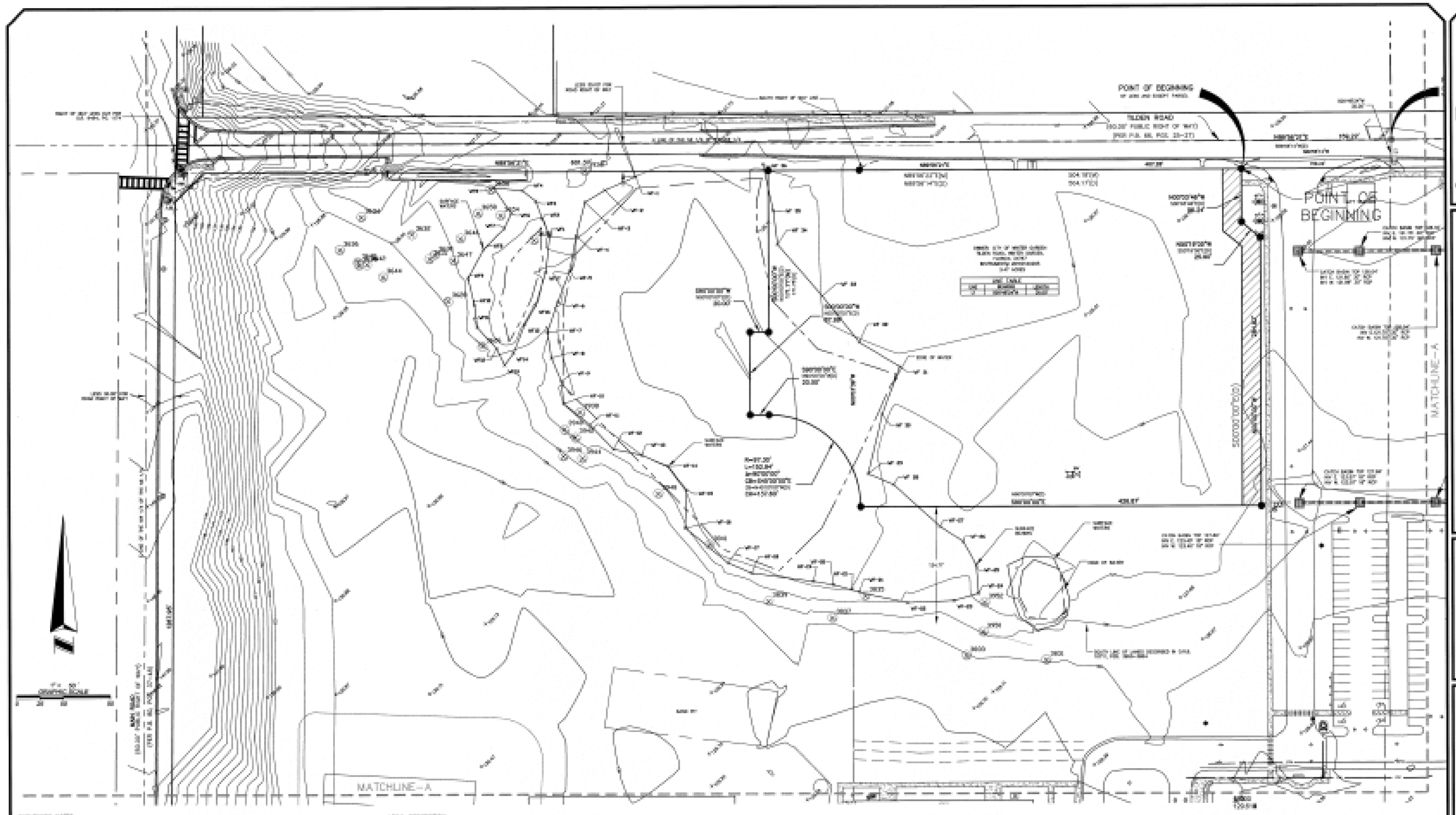
Construction Plans

Cover Sheet

Revisions
[illegible]

GRAPHIC SCALE
1 inch = 600 ft.

Sheet Number
1 of 61



SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. SPECIFIC AREAS WERE REQUESTED BY CLIENT AND SURVEYED ACCORDING TO CLIENT'S REQUEST.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
5. REVISIONS DO NOT CONSTITUTE A REDESIGNATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 AS BEING N89°59'28"E (ASSUMED). STATE PLANE COORDINATES BASED ON FL-83ET.
7. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
8. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS MAY NOT BEEN LOCATED.
9. THE LANDS SHOWN HEREON ARE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12095C0459F AND COMMUNITY NO. 120179 DATED F, DATED SEPTEMBER 25, 2009.
10. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY 3.5" ALUMINUM ORANGE COUNTY CONTROL DISC, ELEVATION 128.051 (88 DATUM)
11. THE PROPERTY AS DESCRIBED HEREON CONTAINS 2,888,500 SQUARE FEET OR 67.73 ACRES, MORE OR LESS.
12. SURFACE WATER DESIGNATION DETERMINED BY (WATER CONSULTANTS).
13. LAST DATE OF FIELD SURVEY: JANUARY 15, 2015.

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 9; LESS THE NORTH AND EAST 30 FEET FOR ROAD RIGHT OF WAY AND LESS THAT PART TAKEN FOR RIGHT OF WAY ON THE EAST AS RECORDED IN OFFICIAL RECORDS BOOK 6088, PAGE 2803, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

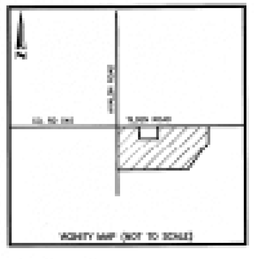
AND

THE NE 1/4 OF THE NW 1/4; LESS THE NORTH AND WEST 30 FEET FOR ROAD RIGHT OF WAY AND LESS THAT PART TAKEN FOR ROAD RIGHT OF WAY PER OFFICIAL RECORDS BOOK 9484, PAGE 1119 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

LESS

A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°18'24" WEST, A DISTANCE OF 50.00 FEET, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 9 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TILDEN ROAD AS SHOWN ON THE PLAT OF BELLE MEADE — PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGES 23 THROUGH 27, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°59'14" WEST, A DISTANCE OF 1319.33 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°07'46" EAST, A DISTANCE OF 56.34 FEET; THENCE SOUTH 89°59'28" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 89°59'28" EAST, A DISTANCE OF 284.83 FEET TO A POINT ON A LINE THAT IS 75.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5871, PAGES 3604 THROUGH 3604, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 425.87 FEET, ALONG SAID PARALLEL LINE, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.30 FEET, A CENTRAL ANGLE OF 83°50'00" AND A CHORD BEARING OF NORTH 45°00'00" WEST, SAID POINT BEING ON THE WEST LINE OF SAID LANDS; THENCE FROM A TANGENT BEARING NORTH 00°00'00" WEST, NORTHWESTERLY, A DISTANCE OF 110.00 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST LINE TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 80.66 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS; THENCE NORTH 89°59'28" EAST, A DISTANCE OF 25.00 FEET, ALONG SAID NORTH LINE; THENCE DEPARTING SAID NORTH LINE NORTH 00°00'00" EAST, A DISTANCE OF 171.76 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°59'14" EAST, A DISTANCE OF 1041.77 FEET, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.



ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

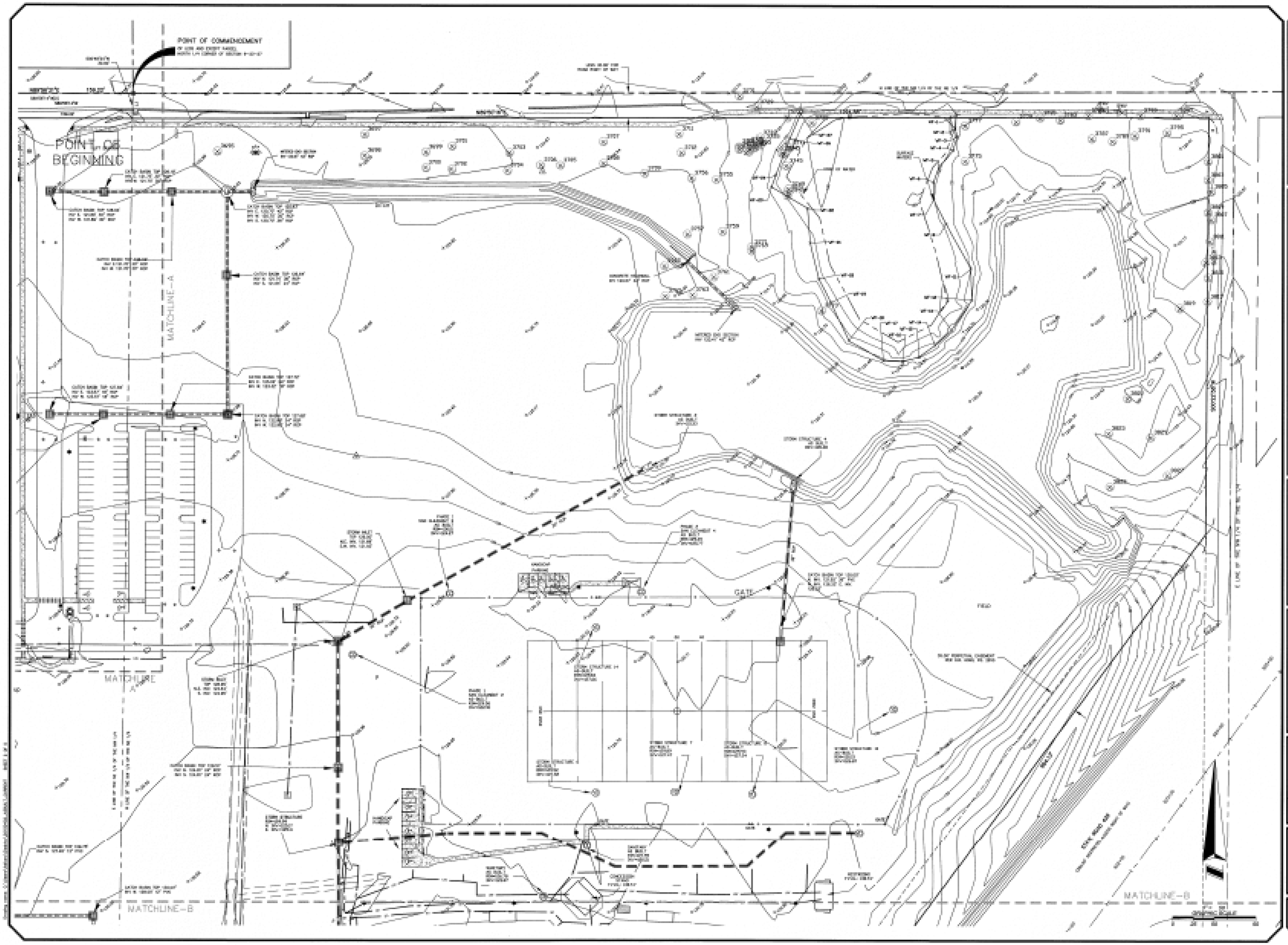
AS-BUILT SURVEY
OF
FOUNDATION ACADEMY
SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
FOUNDATION ACADEMY
FIRST AMERICAN TITLE INSURANCE COMPANY
SYNOVUS BANK, FA, ISAOA
HILL WARD HENDERSON
NELSON MULLINS

REVISIONS	DATE
ADDED BOUNDARY DESCRIPTION	2/2/15
ADDED SURVEYOR'S CERTIFICATION	2/3/15
ADDED VICINITY MAP	2/4/15

JOB #: 2015004.00
DATE: 1/27/15
SCALE: 1" = 30'
CALC BY: JPC
FIELD BY: DM
DRAWN BY: JPC/ST/TL/DL/DS
CHECKED BY: DM

SHEET 1 OF 5



ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

AS-BUILT SURVEY OF FOUNDATION ACADEMY

SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
FOUNDATION ACADEMY
FIRST AMERICAN TITLE
INSURANCE COMPANY
SYNOVUS BANK, MA, ISOA
HILL WARD HENDERSON
NELSON MULLINS

REVISIONS	DATE

JOB # 20158402
DATE: 2/27/18
SCALE: 1" = 50'
CALC BY: JPC
FIELD BY: GAJ
DRAWN BY: JPC/EST/TS/MH
CHECKED BY: GAJ

SHEET 2 OF 5

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

AS-BUILT SURVEY
OF
FOUNDATION ACADEMY

SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
FOUNDATION ACADEMY
FIRST AMERICAN TITLE INSURANCE COMPANY
SYNOVUS BANK, NA, ISOA
HILL WARD HENDERSON
NELSON MULLINS

FOR THE LICENSED BUSINESS #6723 BY:
GERALD M. JOHNSTON, P.S.M #6570

DATE	REVISIONS
09/05/20	NEW BOUNDARY/EASEMENT

JOB # 20150402
DATE: 2/27/19
SCALE: 1" = 50'
CALC BY: JPC
FIELD BY: GMJ
DRAWN BY: JPC/EGT/FS/MV
CHECKED BY: GMJ

SHEET 3 OF 5

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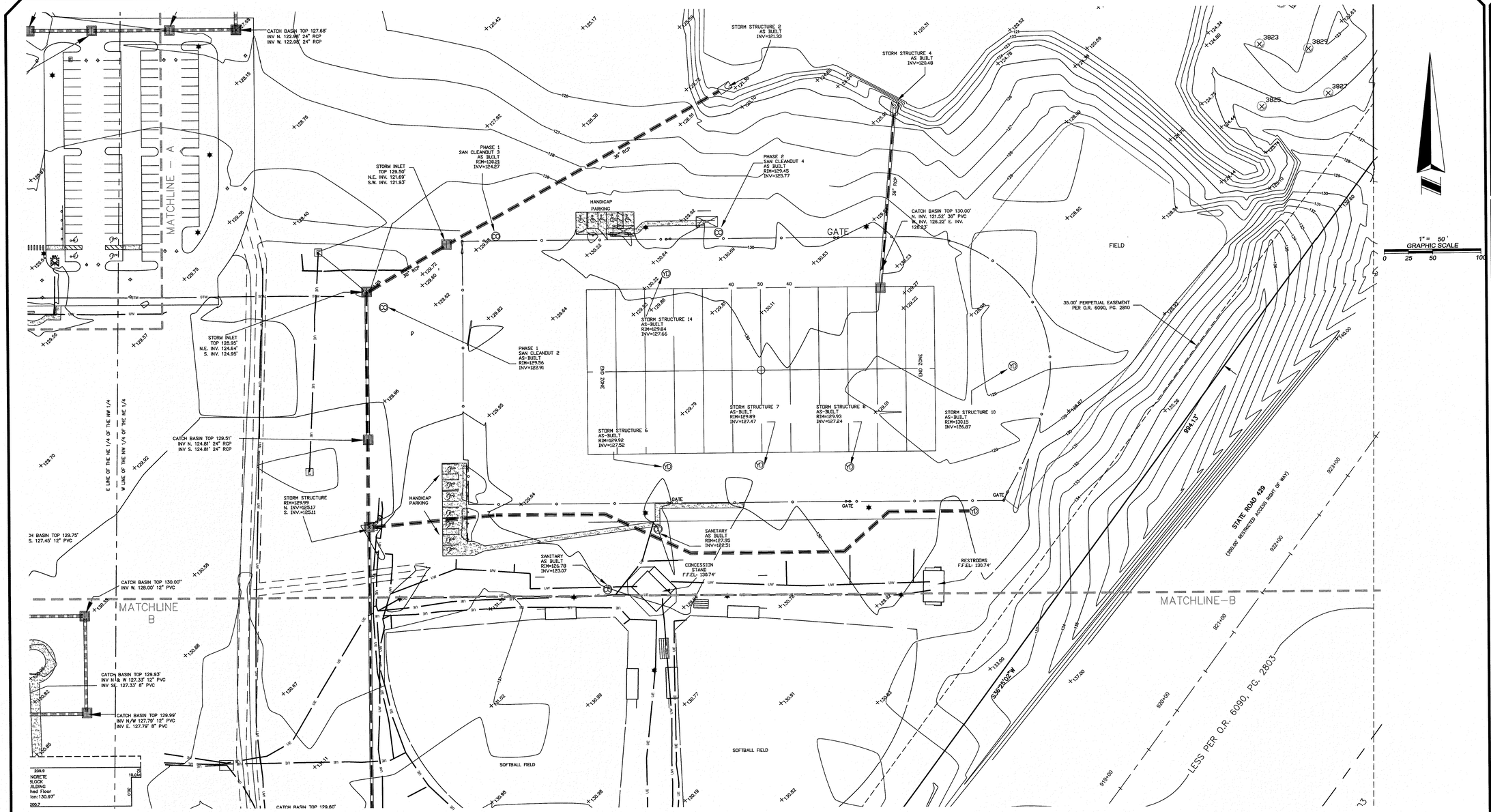


LEGEND:

- Denotes pipe
- Denotes centerline
- Denotes gate
- Denotes fence line (barbed)
- Denotes fence line (chainlink)
- Denotes fence line (iron or pvc)
- Denotes fence line (wood)
- Denotes guard rail
- Denotes bottom bank
- Denotes top of bank
- Denotes wetland
- Denotes swale
- Denotes creek
- Denotes edge of water
- Denotes underground water
- Denotes underground television
- Denotes underground telephone
- Denotes underground steam
- Denotes underground reclaimed water
- Denotes underground gas
- Denotes underground fiber optic cable
- Denotes underground electric
- Denotes overhead utility
- Denotes fire hydrant
- Denotes fire department connection
- Denotes irrigation valve
- Denotes sprinkler head
- Denotes reclaimed water valve
- Denotes water valve
- Denotes water meter
- Denotes gas valve
- Denotes gas meter
- Denotes catch basin
- Denotes grate
- Denotes yard drain
- Denotes storm manhole
- Denotes sanitary valve
- Denotes sanitary manhole
- Denotes back flow preventer
- Denotes grease trap manhole
- Denotes monitoring well
- Denotes mailbox
- Denotes well
- Denotes sign
- Denotes parking meter
- Denotes left turn arrow
- Denotes right turn arrow
- Denotes broken stripe
- Denotes straight arrow
- Denotes guy pole
- Denotes electric manhole
- Denotes electric meter
- Denotes guy wire
- Denotes electric box
- Denotes cable television riser
- Denotes concrete signal pole
- Denotes ground light
- Denotes metal or concrete power pole
- Denotes wood power/utility pole
- Denotes light pole
- Denotes electric pull box
- Denotes electric outlet
- Denotes wood signal pole
- Denotes vault
- Denotes traffic signal box
- Denotes phone manhole
- Denotes phone riser
- Denotes mitered end section
- Denotes oak
- ■ Denotes set 4"x 4" Concrete Monument w/disc #LB6723
- Denotes found 4"x 4" Concrete Monument numbered as shown
- ◉ Denotes set 1/2" Iron Rod w/cap or nail with disc stamped LB#6723
- ○ Denotes found Iron Rod or Iron Pipe as shown
- ● Denotes rail road spike
- × Denotes x-cut
- LB Denotes Licensed Business
- FND. Denotes found
- PSM Denotes Professional Surveyor & Mapper
- LS Denotes Licensed Surveyor
- INV. Denotes invert
- RCP Denotes reinforced concrete pipe
- CMP Denotes corrugated metal pipe
- R/W Denotes right of way
- DIP Denotes ductile iron pipe
- OU Denotes overhead utility line
- PVC Denotes polyvinyl chloride pipe
- △ Denotes central angle
- R Denotes radius
- L Denotes length
- CB Denotes chord bearing
- ABS Denotes black plastic pipe

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

AS-BUILT SURVEY
OF
FOUNDATION ACADEMY
SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
FOUNDATION ACADEMY
FIRST AMERICAN TITLE
INSURANCE COMPANY
SYNOVUS BANK, NA, ISOA
HILL WARD HENDERSON
NELSON MULLINS

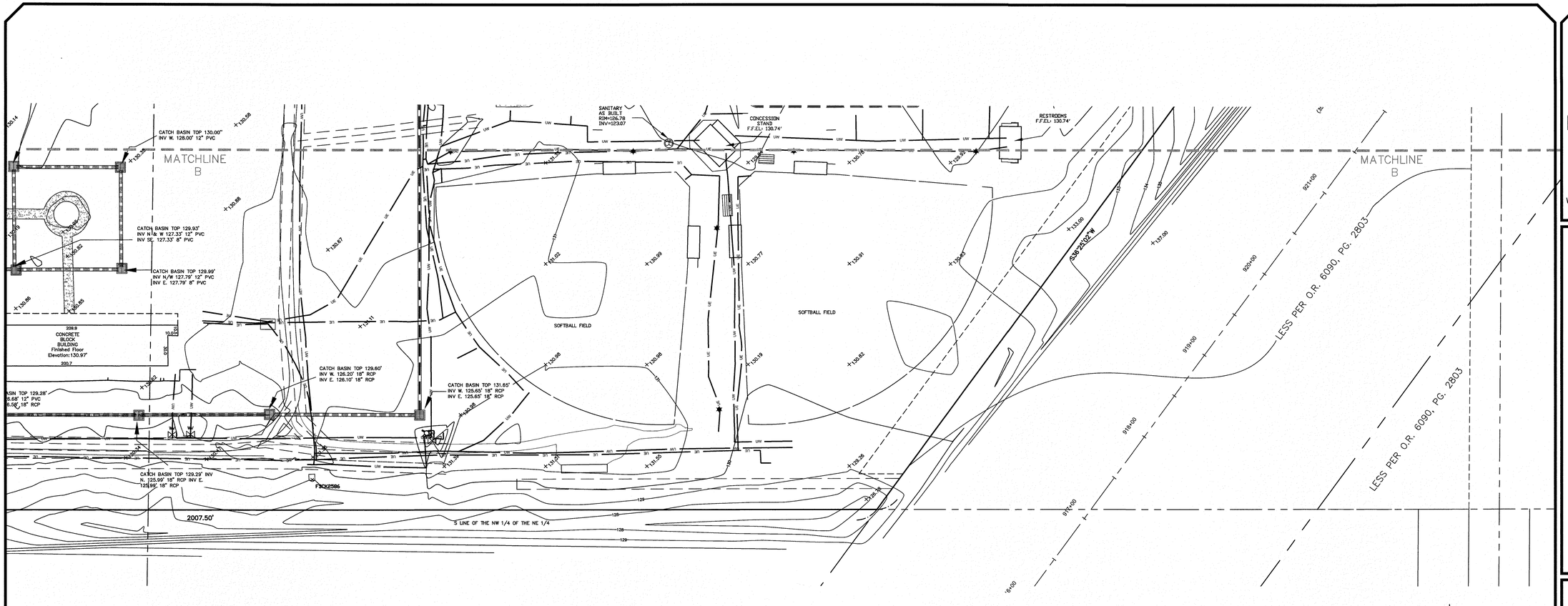
FOR THE LICENSED BUSINESS #6723 BY:
GERALD M. JOHNSTON, P.S.M. #5570

DATE	REVISIONS
03/02/20	NEW BOUNDARY/EASEMENT

JOB # 20150402
DATE: 2/27/19
SCALE: 1" = 50'
CALC BY: JPC
FIELD BY: GMJ
DRAWN BY: JPC/EGT/FS/MV
CHECKED BY: GMJ

SHEET 4 OF 5

Drawing name: S:\Data\Projects\2015\20150402_ABSBUILT-CURRENT\ SHEET 4 OF 5



TREE TABLE:

POINT NUMBER	NORTING	EASTING	ELEVATION	TREE TYPE
3626	1517451.735	457365.8265	127.071	OAK 12"
3628	1517499.828	457329.5758	127.586	OAK 22-24-29
3630	1517549.243	457315.528	117.523	OAK19.5
3632	1517570.995	457291.0347	127.585	OAK12
3634	1517589.466	457237.1011	127.266	OAK24
3636	1517554.684	457214.1185	129.818	OAK16
3638	1517538.128	457234.3428	128.71	OAK22
3640	1517541.72	457233.5569	128.648	OAK19
3642	1517539.111	457244.229	128.897	OAK22-25
3644	1517525.634	457260.1235	128.881	OAK15-22-19-12.5
3646	1517566.201	457342.795	126.293	OAK27
3652	1517564.258	457420.8571	125.776	OAK25-28
3654	1517590.943	457385.5982	126.235	OAK16
3656	1517618.107	457375.1944	126.153	OAK17
3658	1517593.338	457361.4224	126.671	OAK16
3695	1517598.753	458436.3668	125.606	OAK 12"
3697	1517619.543	458613.4818	125.11	OAK 12"
3699	1517598.743	458886.7833	124.592	OAK 12"
3701	1517605.646	458718.6059	124.839	OAK 16"+23"
3703	1517597.901	458787.6736	124.62	OAK 12"
3705	1517582.635	458848.7522	124.923	OAK 12"
3707	1517611.047	458900.4097	124.897	OAK 26"
3709	1517572.947	458950.2967	124.724	OAK 16"+26"
3711	1517620.438	458891.5601	124.354	OAK 12"
3713	1517605.555	459064.0585	124.25	OAK 22"
3715	1517602.092	459064.2119	124.125	OAK 16"
3717	1517605.343	459069.1533	124.305	OAK 24"
3719	1517607.65	459074.7441	123.705	OAK 16"
3721	1517601.795	459075.7161	123.656	OAK 16"
3723	1517603.791	459082.6654	123.361	OAK 24"
3725	1517597.565	459072.0331	124.213	OAK 15"
3727	1517601.808	459077.5658	124.066	OAK 12"
3729	1517652.447	459085.3073	123.709	OAK 13"
3731	1517665.835	459064.329	123.259	OAK 20"
3733	1517615.898	459089.1433	123.249	OAK 24"
3735	1517611.283	459092.7583	123.295	OAK 35"
3737	1517640.687	459121.6816	122.587	OAK 12"
3739	1517633.821	459151.4047	122.168	OAK 20"
3741	1517603.787	459124.6447	121.452	OAK 13"
3743	1517596.783	459117.9496	122.272	OAK 17"
3745	1517582.223	459120.5747	121.452	OAK 16"
3747	1517597.413	459115.3437	121.662	OAK 13"
3749	1517554.123	459123.3183	122.282	OAK 15"
3751	1517549.985	459122.717	122.443	OAK 18"
3753	1517546.109	459123.1868	122.226	OAK 12"
3755	1517565.501	459036.4647	124.42	OAK 13"
3757	1517499.768	459001.9086	124.997	OAK 15"
3759	1517502.957	459044.086	124.876	OAK 17"
3761	1517448.022	459083.8078	125.273	OAK 15"
3763	1517426.601	459008.0042	125.539	OAK 15"

POINT NUMBER	NORTING	EASTING	ELEVATION	TREE TYPE
3765	1517425.155	458975.0784	125.397	OAK 14"
3767	1517461.342	458974.0126	125.456	OAK 13"
3769	1517479.682	459079.0535	128.085	OAK 22"
3771	1517484.148	459079.0539	128.63	OAK 33"
3773	1517408.044	459163.2433	124.596	OAK 13"
3775	1517588.411	459335.6382	122.308	OAK 24"
3777	1517630.683	459335.7262	122.837	OAK 18"
3779	1517635.338	459397.1971	122.584	OAK 23"
3781	1517640.243	459426.0833	122.726	OAK 13"
3783	1517637.481	459450.4448	121.837	OAK 20"
3785	1517643.11	459484.2501	121.572	OAK 22"
3787	1517615.198	459488.5188	121.854	OAK 29"
3789	1517612.421	459513.2886	122.294	OAK 27"
3791	1517619.163	459540.0464	122.245	OAK 24"
3793	1517643.454	459546.8215	122.052	OAK 58"+11"+10"
3795	1517622.796	459578.696	120.999	OAK 19"+17"+9"
3797	1517643.105	459590.2027	120.855	OAK 54"
3801	1517588.079	459628.2345	120.57	OAK 28"
3803	1517565.861	459627.9615	120.439	OAK 13"+14"
3805	1517551.876	459632.2099	120.481	OAK 12"+17"
3807	1517517.797	459632.0904	120.478	OAK 15"
3809	1517527.094	459628.0532	120.531	OAK 29"
3811	1517491.698	459630.3925	120.747	OAK 14"
3813	1517466.454	459625.3634	121.154	OAK 28"+9"
3815	1517447.943	459628.2614	121.889	OAK 24"
3817	1517419.353	459627.6404	121.955	OAK 22"
3819	1517411.044	459594.3329	121.951	OAK 11"+9"+10"+12"
3821	1517303.586	459531.7481	124.664	OAK 17"
3823	1517261.549	459508.9524	122.439	OAK 32"
3825	1517197.438	459510.7668	124.706	OAK 15"+15"+25"+12"
3827	1517211.098	459579.4534	123.03	OAK 40"+19"
3829	1517256.844	459559.5767	123.063	OAK 35"
3831	1517116.909	457965.2668	128.609	OAK 12"
3833	1517121.77	457879.9891	129.129	OAK 15"
3835	1517185.573	457772.7838	128.051	OAK 16"+18"+22"+20"
3837	1517162.135	457737.3816	128.488	OAK 24"+11"
3839	1517180.163	457669.5422	128.867	OAK 19"+10"
3841	1517240.289	457606.8709	127.905	OAK 16"
3936	1517637.846	457475.4038	127.648	OAK 12"
3938	1517381.331	457469.3239	126.159	OAK 33"
3940	1517363.151	457452.9763	127.487	OAK 22"
3942	1517354.713	457464.4729	127.074	OAK 20"+19"
3944	1517332.349	457471.8539	128.751	OAK 16"
3946	1517334.546	457451.5971	129.511	OAK 12"
3948	1517294.568	457552.4835	127.505	OAK 14"
3950	1517147.034	457897.5637	128.249	OAK 14"
3952	1517178.281	457899.6764	126.001	OAK 15"
TOTAL				97

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

AS-BUILT SURVEY
OF
FOUNDATION ACADEMY

SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
FOUNDATION ACADEMY
FIRST AMERICAN TITLE
INSURANCE COMPANY
SYNOVUS BANK, NA, ISOA
HILL WARD HENDERSON
NELSON MULLINS

FOR THE LICENSED BUSINESS #6723 BY:
GERALD W. JOHNSTON, P.S.M #5570
STATE OF FLORIDA

DATE	REVISIONS
09/02/20	NEW BOUNDARY/EASEMENT

JOB # 20150402
DATE: 2/27/19
SCALE: 1" = 50'
CALC BY: JPC
FIELD BY: GMJ
DRAWN BY: JPC/EGT/FS/MV
CHECKED BY: GMJ

SHEET 5 OF 5

SHEET 5 OF 5

Drawing name: C:\Users\Volcions\Desktop\20150402_ASBUILT_CURRENT

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
EMB	EMBANKMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LAT'L	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDH	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURNBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC

&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

SYMBOLS MAY VARY DEPENDING UPON SURVEYOR'S STANDARD SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- 81 / 80 — CONTOURS
- RAILROAD TRACKS
- GAS — GAS MAIN
- UE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CTV — UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- 6"WM — WATER MAIN 6" PVC PIPE
- RM — REUSE WATER MAIN
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- 000 — COUNTY ROADS
- 000 — INTERSTATE ROADS
- 000 — STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- 16 15 21 22 — SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- × ELEV — SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- 81 / 80 — CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- P/L — PROPERTY LINE
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- WM — WATER MAIN
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- M — METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT
- UNDERDRAIN CEANOUT
- RM — RECLAIMED WATER MAIN
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- FDOT INLET TYPE 9
- MANHOLE
- MITERED END SECTION
- ENERGY DISSIPATOR
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 100.00 — SPOT ELEVATION
- FDOT INLET TYPE "C" OR "E"

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 570 — COUNTY ROADS
- 901 / 24 — DETAIL REFERENCE
- DUMPSTER PAD
- FF=98.75 TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 15 21 22 — SECTION CORNER
- 50 — STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901 / 24 — CROSS SECTION DETAIL

Ephesians 6:11-17

CIVIL DESIGN

Denham Engineering, LLC

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Clermont: 352-989-1915
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www.DenhamENG.com

Foundation Academy
15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Symbols & Abbreviations

Revisions

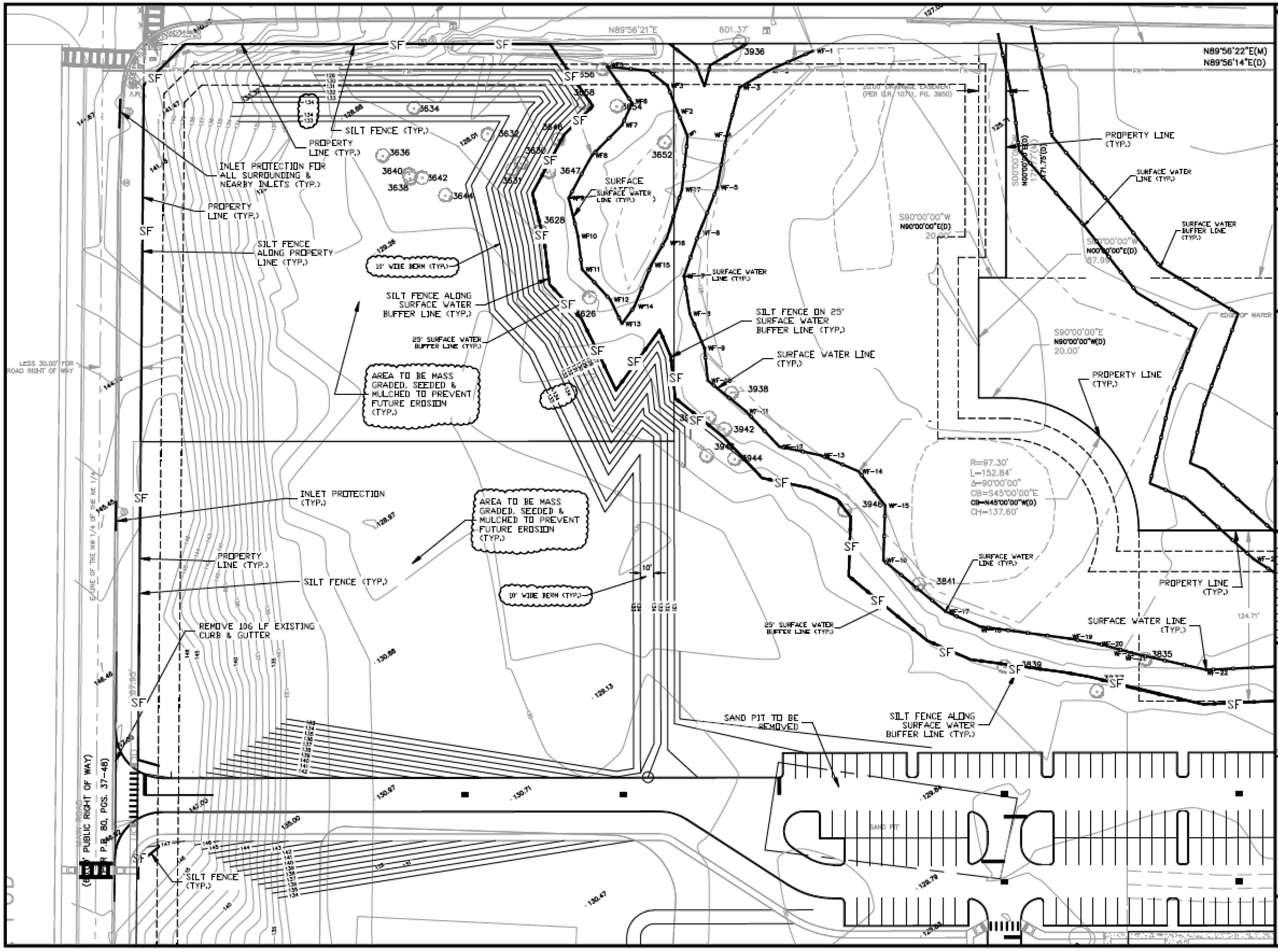
NO.	DATE	DESCRIPTION
	[illegible]	[illegible]
1		
2		
3		
4		
5		
6		
7		
8		
9		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: [illegible]
FL Registration #[illegible]
Certificate of Authorization #[illegible]

N W E S

GRAPHIC SCALE
0 0 0
N.T.S.



Ephemera 6:11-17

CIVIL DESIGN

Denham Engineering, LLC

Orlando: 407-217-5487
Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy

15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Erosion Control & Demolition Plan 1-NW

Revisions

NO.	DATE	DESCRIPTION
1	10-07-19	Initial Issue
2	11-20-19	SWF Drawings
3	01-09-20	Submittal Set
4	02-28-20	Updated Topo Survey
5	09-11-20	Per Winter Garden & SJRWMD
6	10-22-20	Per SJRWMD
7	10-28-20	Per SJRWMD
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

Date: 10-28-20

FL Registration 68206

Certificate of Authorization 32946

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

Sheet Number

4A of 61

SILT FENCE (TYP.)

PROPERTY LINE (TYP.)

SILT FENCE (TYP.)

EXISTING DITCH TO BE REMOVED VIA FILLING & COMPACTING

REMOVE EXISTING 42" H.E.S. FOR STORM PIPE EXTENSION

EXISTING DITCH TO BE REMOVED DURING POND EXCAVATION

PROPERTY LINE (TYP.)

20'X20' CONSTRUCTION ENTRANCE WITH WASH DOWN AREA FOR SOIL TRACKING PREVENTION

CONSTRUCTION ENTRANCE

CITY-OWNED POND TRACT (TYP.)

SILT FENCE (TYP.)

SILT FENCE (TYP.)

CITY-OWNED POND TRACT (TYP.)

SILT FENCE (TYP.)

REMOVE 54 LF EXISTING CURB & GUTTER; 40 LF SIDEWALK

SILT FENCE (TYP.)

SURFACE WATER LINE (TYP.)

SILT FENCE ON 25' SURFACE WATER BUFFER LINE (TYP.)

REMOVE 60 LF EXISTING CURB & GUTTER

APPLY & EXISTING LOCA DIAMETER EXISTING TRE BE PRESERVED (TYP.)

SILT FENCE (TYP.)

Elevation Notes:

1. As-built record drawings shall comply with City of Winter Garden requirements available on-line.

GRAPHIC SCALE

1 inch = 30 ft.

Sheet Number

4B of 61

Denham Engineering, LLC

Foundation Academy

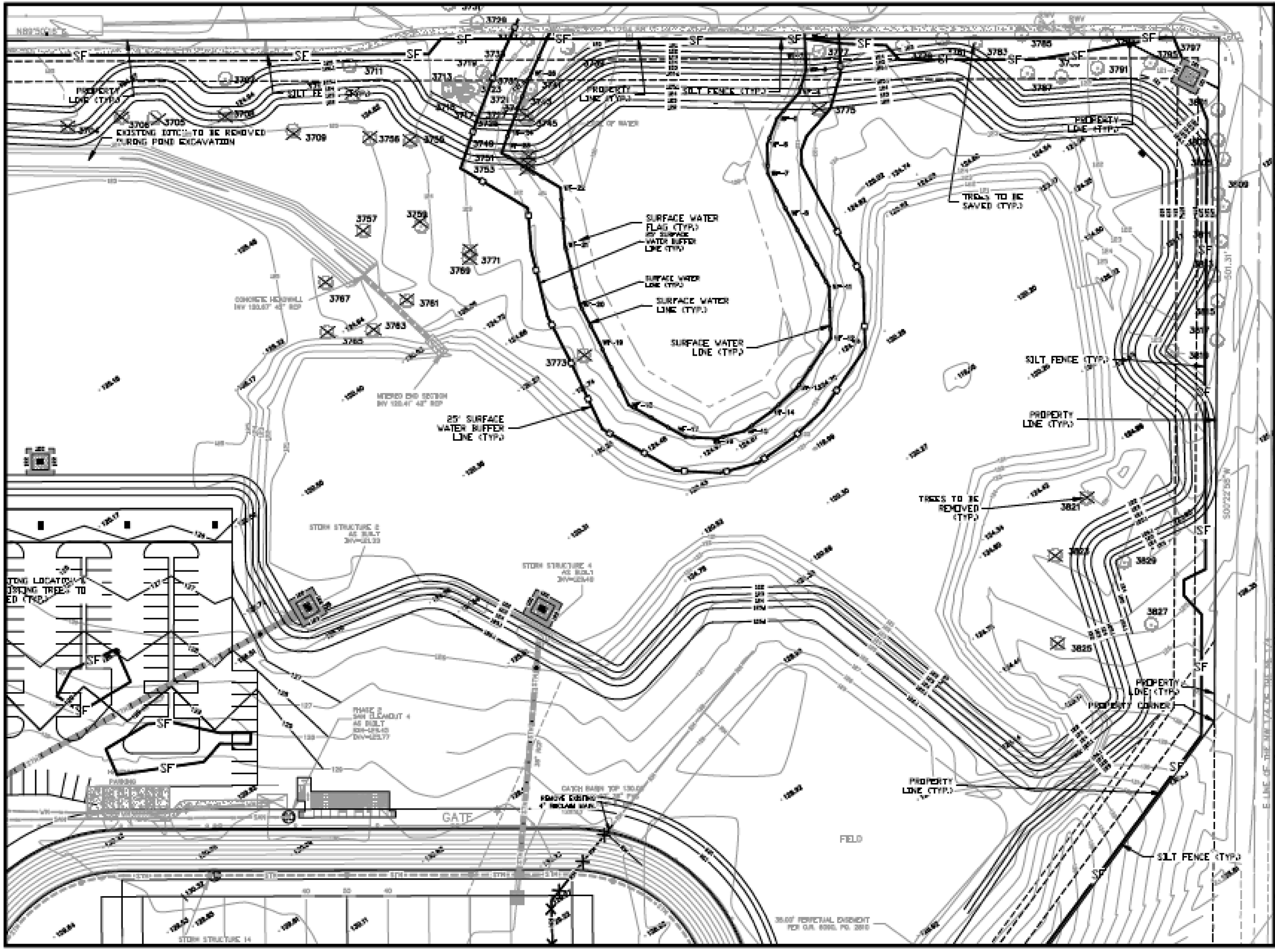
12004 Tilden Road
Winter Garden, FL 34787

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Erosion Control & Demolition Plan 2-N

Revisions



Sphericon 8-11-17

CIVIL DESIGN

Denham Engineering, LLC

Orlando: 407-217-5487
Clermont: 352-989-1916
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www.DenhamENG.com

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Winter Garden, FL 34787
Ph: 407-250-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Erosion Control & Demolition Plan 3-NE

Revisions

Plans are valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

Date: 08-24-17

Certificate of Authorization 0000

Sheet Number

4C of 61

PROPERTY LINE (TYP.)

FOOTBALL FIELD

SF

SILT FENCE (TYP.)

EXISTING BASEBALL FIELD FENCE TO REMAIN

BASEBALL FIELD

CONCRETE BLOCK BUILDING

PORTABLE BUILDINGS

Sheetnotes Notes:

1. As-built record drawings shall comply with City of Winter Garden requirements available on-line.

SILT FENCE NOT NEEDED WHERE EXISTING HILL PREVENTS EROSION (TYP.)

S LINE OF THE NW 1/4 OF THE NE 1/4

S89°57'10"W

GRAPHIC SCALE

1 inch = 30 ft.

Denham Engineering, LLC

Foundation Academy

Foundation Academy Phase 2

Winter Garden, FL

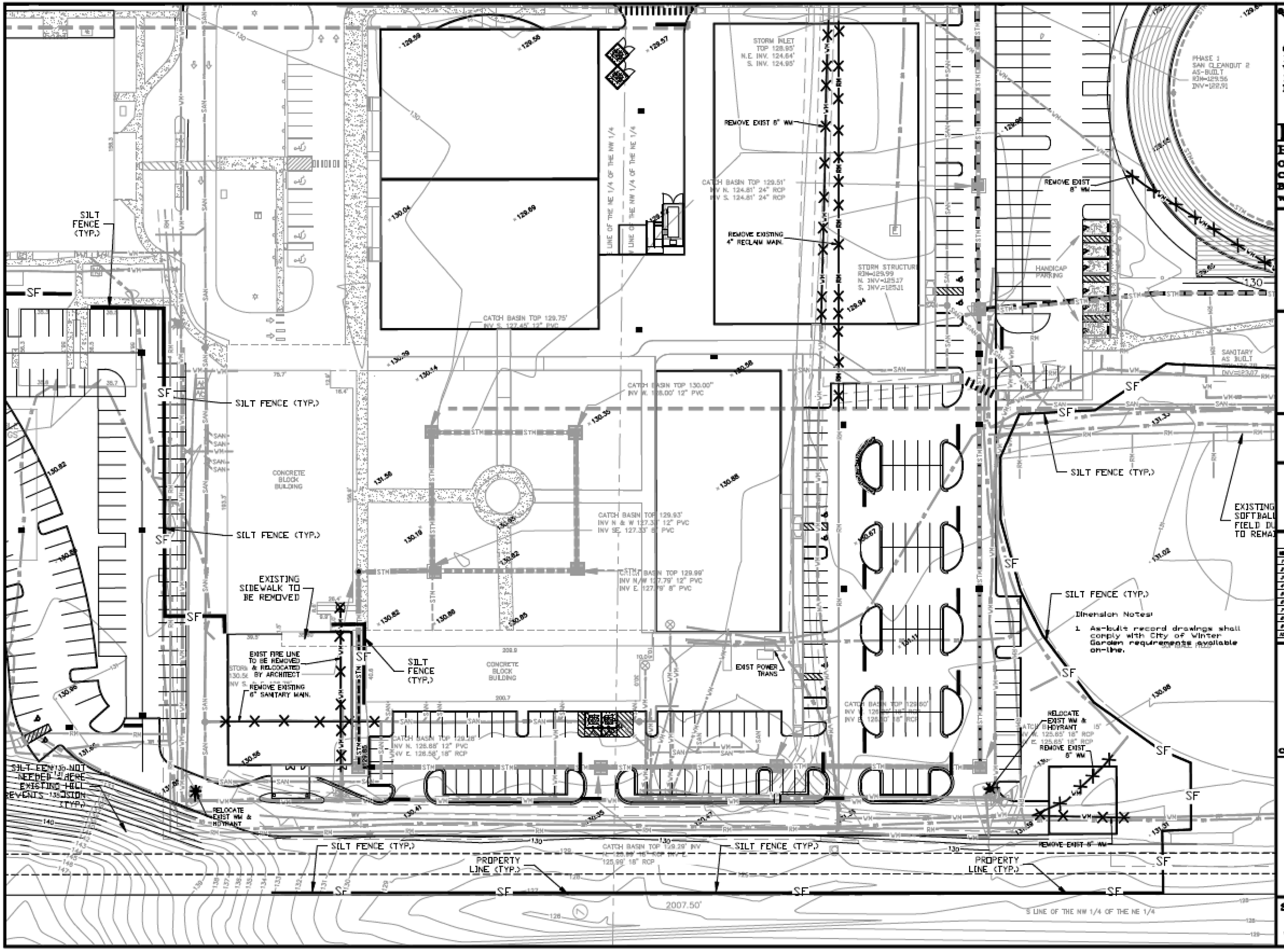
Construction Plans

Erosion Control & Demolition Plan 4-SW

Revisions

Sheet Number

4D of 61



Ephesians 6:11-17

CIVIL DESIGN

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www.DenhamENG.com

Foundation Academy

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Winter Garden, FL 34787
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Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Erosion Control & Demolition Plan 5-S

Revisions

No.	Date	Description
1	10-01-18	Initial Issue
2	11-30-18	GOC Drawings
3	01-09-19	Submittal Set
4	05-20-19	Updated Topo Survey
5	09-11-19	Per Winter Garden & SJRWMD
6	05-25-20	Per SJRWMD
7	09-09-20	Per SJRWMD
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

Date: 09-09-20

FL Registration 68808
Certificate of Authorization 9289666

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
4E of 61

REMOVE EXISTING 4" RECLAIM MAIN.

STORM STRUCTURE 14
AS-BUILT
RIM=129.84
INV=127.66

PHASE 1
SAN CLEANOUT 2
AS-BUILT
RIM=129.56
INV=122.91

STORM STRUCTURE 6
AS-BUILT
RIM=129.92
INV=127.52

STORM STRUCTURE 7
AS-BUILT
RIM=129.89
INV=127.47

STORM STRUCTURE 8
AS-BUILT
RIM=129.93
INV=127.24

STORM STRUCTURE 10
AS-BUILT
RIM=130.15
INV=126.87

35.00' PERPETUAL EASEMENT
PER O.R. 6090, PG. 2810

PROPERTY
LINE (TYP.)

SILT FENCE (TYP.)

REMOVE EXIST
6" WM

REMOVE EXISTING
4" RECLAIM MAIN.

GATE

SANITARY
AS BUILT
RIM=129.66
INV=122.51

SANITARY
AS BUILT
RIM=129.78
INV=123.67

EXISTING
RESTROOMS TO
REMAIN

Exist
Restrooms

Exist
Concessions

WELL
#2

SILT FENCE (TYP.)

STATE ROAD 429
(300.00' RESTRICTED ACCESS RIGHT-OF-WAY)

EXISTING
SOFTBALL
FIELD DUGOUT
TO REMAIN

EXISTING
CONCESSIONS
TO REMAIN

EXIST ELEC
SERVICE (TYP.)

EXISTING
SOFTBALL
FIELD DUGOUT
TO REMAIN

SOFTBALL FIELD

EXIST ELEC
SERVICE

PROPERTY
LINE (TYP.)

EXIST ELEC
SERVICE

PROPERTY
LINE (TYP.)

PROPERTY CORNER

S36°25'02"W

LESS PER O.R. 6090, PG. 2803

LESS PER O.R. 6090, PG. 2803

Dimension Notes:

1. As-built record drawings shall comply with City of Winter Garden requirements available on-line.

Ephesians 6:11-17

CIVIL DESIGN

Denham
Engineering, LLC
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Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

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Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Erosion Control & Demolition Plan 6-SE

Revisions

No.	Date	Revision
1	10-21-19	Initial Issue
2	11-18-19	SJRWMD Drawings
3	12-18-19	Submittal Set
4	12-26-19	Updated Topo Survey
5	09-11-20	Per Winter Garden & SJRWMD
6	12-23-20	Per SJRWMD
7	09-28-21	Per SJRWMD
8		
9		
10		

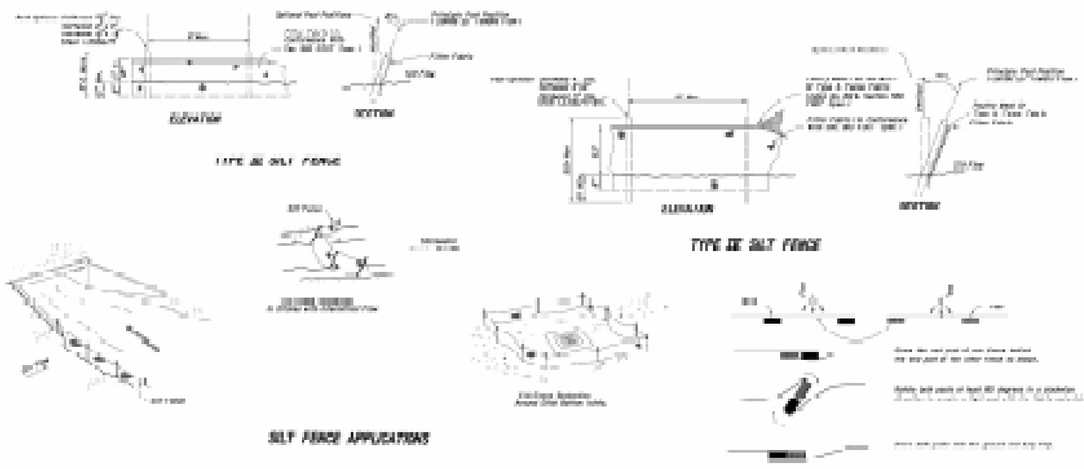
Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 04-28-22
FL Registration #68906
Certificate of Authorization #28466

N
W E
S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
4F of 61



Erosion Control Notes

1. Erosion control measures are to be taken to ensure protection of surrounding properties, roads, wetlands and any other objects that are not under control of the owner as well as existing developments & wetlands under control of owner.

2. The contractor shall protect all existing & proposed stormwater collection systems from damage by sediment or other construction related causes.

3. Name, location and invert elevations of existing plans to be verified by the contractor prior to construction. Existing underground utilities have been shown based on the best information available. The contractor is responsible for verifying location of all utilities prior to beginning any excavation.

4. Silt fence shall be in place around the entire perimeter of the site or as shown on the drawings prior to construction. Additional measures are shown required. Additional controls are to be utilized as needed, dependent upon actual site conditions and construction operations. See detail sheets and specifications for additional information on erosion control.

5. Erosion control shall be maintained when construction areas by rapidly stabilizing disturbed areas to prevent the release of sediment. This shall be accomplished using sod, hydromulch, mulches, SWPPP logs, and other means acceptable to local municipality, water management district, DEP, owner, engineer and other regulatory agencies.

6. This Storm Water Pollution Prevention Plan (SWPPP) is for permitting only. Contractor to submit a separate SWPPP & Notice of Intent (NOI) signed by the owner, to the Florida Department of Environmental Protection (FDEP) consistent with the contractor's anticipated means and methods of construction prior to commencement of construction.

7. Dewatering and erosion control during construction shall be implemented in accordance with the technical specification and the NPDES permit. Contractor to prepare a site specific Storm Water Pollution Prevention Plan (SWPPP) specific to his proposed means & methods and obtain NPDES NOI and dewatering permit from regulatory agencies. Contractor to have project performed and certified by certified inspection company for compliance with NPDES permit & DEP regulations.

8. Excess excavated material shall be disposed of off-site by the contractor. Excess material is not to be placed in pond unless specifically authorized by geotechnical engineer. Sediment buildup in sediment traps/swale is not to be placed in ponds. Contractor to obtain a permit to haul off or excess material off-site if necessary.

9. Stormwater infrastructure (wet inlets, storm pipes, MES's, ponds & outfall structures) to be in place and operating prior to construction of impervious areas (eg. roadway base, building pads, PAC)

10. Provide double SWT hay bales in front of all drainage curb inlets and provide filter fabric under the grate of all ditch bottom inlets after initial completion of the drainage structures to protect all storm drainage inlets and pipes from silt, sand and debris during construction. Any accumulation within the storm drainage inlet system shall be removed without washing or flushing into the ponds or wetlands. Hand bottoms, and sides as necessary, shall be scraped & scarified to remove any buildup of silt, clay or other sediment that may prevent percolation of water into the soils as determined by Denham Engineering, LLC. Refresh these measures daily.

11. All storm drainage inlets and pipes shall be protected from silt, sand and debris during construction. Any accumulation within the storm drainage system shall be removed without pumping or flushing into ponds.

12. Sediment buildup in pipes and at joint bottoms to be removed prior to final grading, stabilization and sodding of pond.

13. Sediment buildup at all barriers to be removed as a constraint basis, determined by contractor, to avoid potential barrier failure. Repairs to barriers to be repaired promptly.

14. Contractor must implement additional best management practices as necessary, in accordance with the specification in Section 6 of the Florida Land Development Manual: A Guide to Land and Water Management Orlando Department of Environmental Regulation, latest edition.

15. For permanent erosion control, slopes greater than 4H shall be sodded. Slopes of 4H or less may be seeded & mulched. All sand slopes to be sodded. Contractor to confirm acceptability of sod material type with local municipality.

16. Contractor to sweep all finished paved streets and existing paved streets adjacent to site construction site entrances as necessary to prevent excess mud, dirt or rock from leaving the construction site. All construction vehicles shall clean tracked fragile material so and from the construction site all be covered with a tarp. Temporary graveled or rock construction entrances, as well as wheel wash areas, may be required to remove excess dirt and mud from tires before construction vehicles enter adjacent paved streets.

17. Erosion control to be maintained by contractor until accepted by owner.

18. The City has specific requirements for demolition activities through the Building permit process. See the City's Land Development Code for these requirements. Coordinate with Waste Company regarding removal of demolition materials

Sphinx 811-37

CIVIL DESIGN

Denham Engineering, LLC

Orlando: 407-317-8487
Clermont: 352-989-1918
brian@Denham2010.com
www.Denham2010.com

Foundation Academy
12304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-0033

Foundation Academy Phase 2
Winter Garden, FL

Construction Plans

Erosion Control & Demolition Plan 7

Revisions

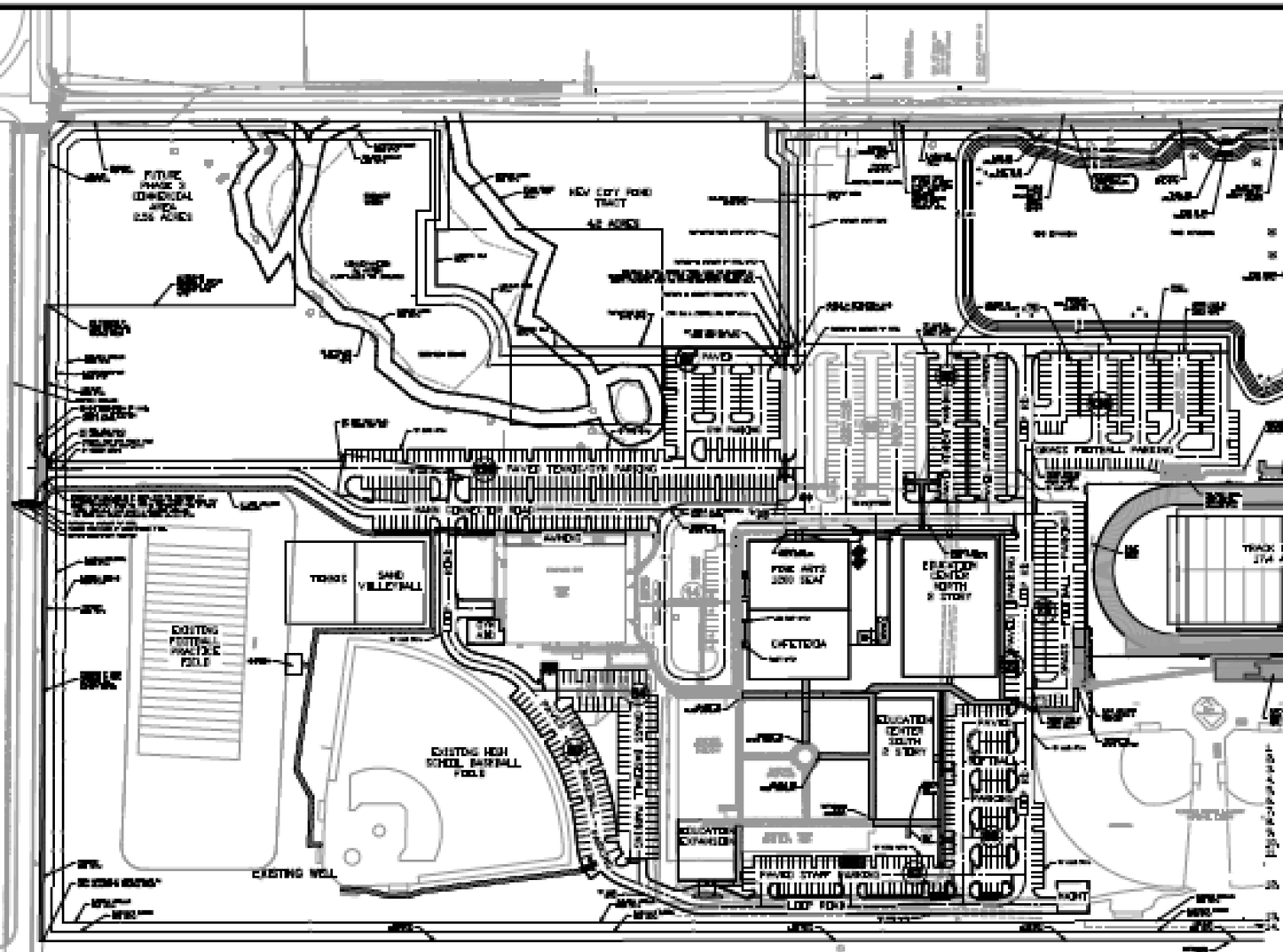
No.	Date	Description
1	10-31-19	SJRWMD Permit
2	11-22-19	Submittal #2
3	12-17-19	Per Water Master & SJRWMD
4	01-23-20	Per SJRWMD
5	02-27-20	Per SJRWMD
6		
7		
8		
9		
10		

Plans provided unless Signed, Dated and Sealed below.

Z. Brian Denham, P.E.
Date: 01-31-19
FL Registration #68000
Certificate of Authorization #29000

N
W E
S
GRAPHIC SCALE
0 40 80
1 inch = 40 ft.

Sheet Number
4G of 61



1. Parcel Identification Number: 09-23-27-0000-00-029
2. Site is located in Section 9, Township 23 South, Range 27 East, Orange County, FL
3. Address: 13004 Tilden Road, Winter Garden, FL 34787
4. Site Area: 2,950,500 SF (67.73 AC)
5. Current Future Land Use (City of Winter Garden): SUB
6. Proposed Future Land Use (City of Winter Garden): SUB
7. Current Zoning (City of Winter Garden): PUD w/ Spec. Excepts
8. Proposed Zoning (City of Winter Garden):
9. Use Existing = School; Proposed = School
10. Lot Coverage: Max = 35%; Proposed = 8%
11. Landscape Buffers: Front yard: 25'
Side yard: 25' (Corner); 5' (Interior)
Rear yard: 25' (N/A - No Rear Yard)
12. Building Setbacks: Front yard: 30'
Side yard: 30' (Corner); 10' (Interior)
Rear yard: 50' (N/A - No Rear Yard)
13. Proposed Use: School
14. Buildings
a. Phase 1 (Existing)
b. Tech = 8,000 sf
c. Education = 17,000 sf
d. Softball Restrooms = 787 sf
e. Softball Concessions = 1,000 sf
f. Gym = 25,765 sf
g. Phase 2 (Proposed)
h. Field House = 6,000 sf
i. Fine Arts = 17,600 sf
j. Cafeteria = 17,600 sf
k. Education Center North = 30,000 sf
l. Education Center South = 17,000 sf
m. Maintenance Building = 5,000 sf
n. Education Expansion = 8,000 sf
o. Gym Addition = 2,000 sf
p. Total Area = 147,752 sf
15. Height: Allowed = 50 Ft; Proposed = 50 FT.
16. Stories: Proposed: 2
17. Parking:
a. Spaces provided = 598 paved + 273 grass = 871 Total
b. Students Provided = 339 Paved for 1200 students = 1 space / 3.5 students
c. Staff Provided = 75 Paved for 92 staff = 1 space / 0.89 Staff
d. Handicap Spaces: Required = 5% of Total = 18; Provided = 18
18. Impervious Area: 30%
19. Open Space = 70%
20. Construction above 100 yr. Flood plain is not proposed.
21. Storm water treatment via dry detention system.
22. The Finished Floor Elevation shall exceed the 100 year flood plain for the adjacent water body or the projects storm water management system by a min. of two feet.
23. Wetlands - on site at NE corner.
24. Utilities:
a. Water, Sanitary Sewer & Reclaim Provider = City of Winter Garden.
b. All On-Site utilities shall be privately owned & maintained.
c. Solid Waste by private contract.
25. Pre-construction meetings with the City are required prior to commencement of construction.
26. Project to comply with 2010 FL Accessibility Code.
27. All signs to be bonded.
28. All signage shall comply with city land development code & require a separate building permit.
29. All dumpster enclosures and site lighting shall require a separate building permit.
30. Site furnishings (benches, receptacles, and bike racks) should be decorative in nature, heavy-duty and durable for the outside environment.
31. Phasing: 2 Phase
32. Students: Students allowed per FSU Modeling shapiro report = 425
33. Any building over 5,000 SF shall be provided with a fire sprinkler System and a monitored fire Alarm System. Lock Box shall be no higher than 7' from finished floor and shall be monitored by the fire Alarm System or Burglar Alarm System.

Sphinx 611-17

CIVIL DESIGN

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www.Denham2010.com

Foundation Academy

13004 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-0033

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Master Plan

Revisions

No	Date	Description
1	01-25-18	Added Area
2	11-27-18	SJRWMD Revision
3	12-20-18	Submittal Set
4	02-25-19	Updated Spec Excepts
5	03-11-19	Per Winter Garden & SJRWMD
6	04-25-19	Per SJRWMD
7	06-25-19	Per SJRWMD
8		
9		
10		

Plans are valid unless Signed, Dated and Sealed Below.

T. Brian Denham, P.E.

Date: 06-25-19

FL Reg. License #66000

Certificate of Authorization #30000

N

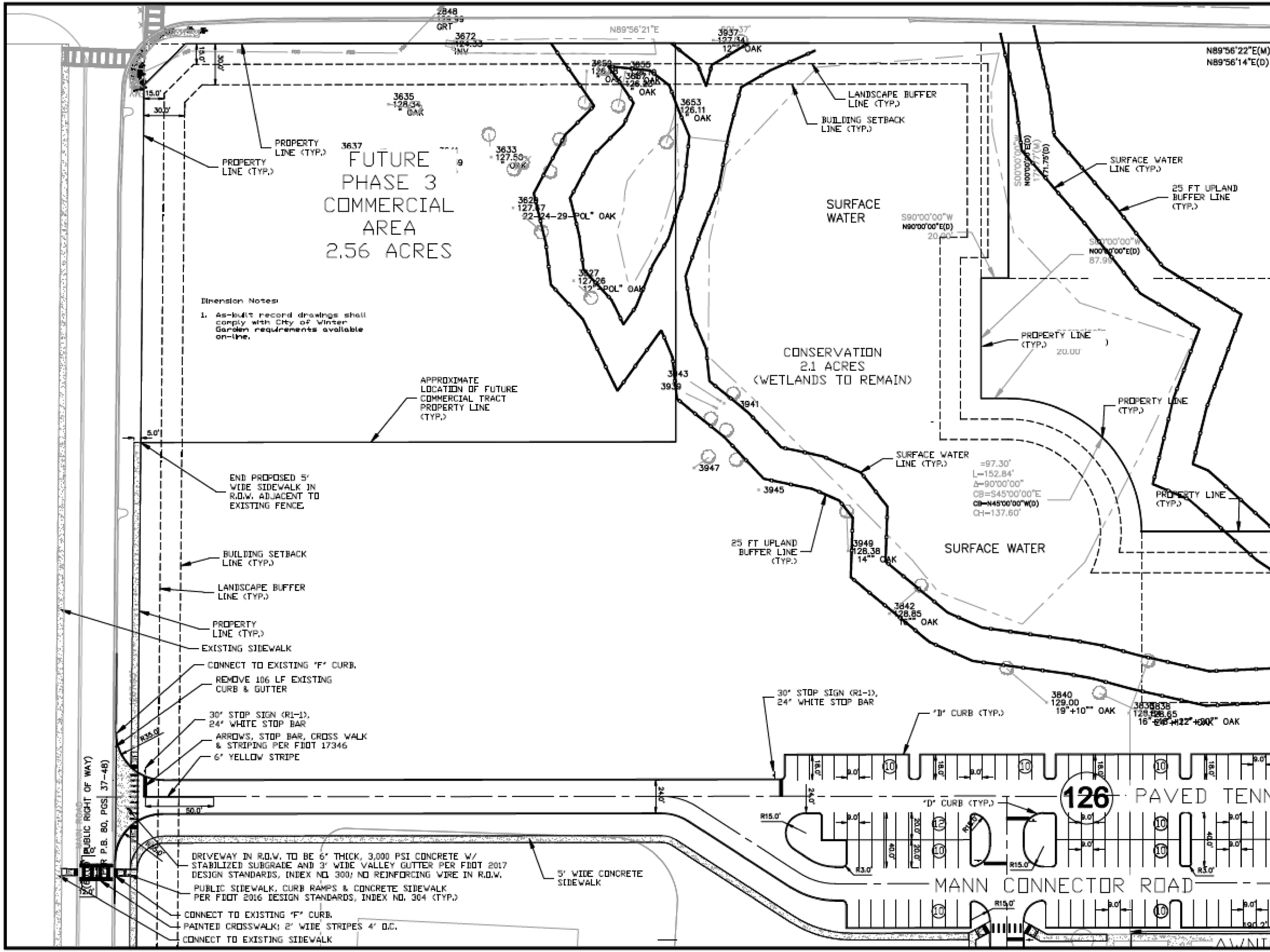
GRAPHIC SCALE

0 100' 200'

1 inch = 100 ft.

Sheet Number

5 of 61



Dimension Notes:

1. As-built record drawings shall comply with City of Winter Garden requirements available on-line.

Ephesians 6:11-17

CIVIL DESIGN

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www.DenhamENG.com

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Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Dimension Plan 1-NW

Revisions

NO.	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

Date: [illegible]
FL Registration [illegible]
Certificate of Authorization [illegible]

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
6A of 61

E(M) 504.18'(M)
E(D) 504.17'(D)

Dimension Notes:

1. As-built record drawings shall comply with City of Winter Garden requirements available on-line.

NEW CITY POND TRACT

4.2 ACRES

N00°03'46"W
S00°03'46"E(D)
56.24'

N50°19'05"W
S50°19'05"E(D)
25.90'

BUILDING SETBACK LINE (TYP.)

CITY-OWNED POND TRACT (TYP.)

CONNECT TO EXISTING 'F' CURB (TYP.)

DRIVEWAY IN R.O.W. TO BE 6" THICK, 3,000 PSI CONCRETE W/ STABILIZED SUBGRADE AND 3' WIDE VALLEY GUTTER PER FDOT 2017 DESIGN STANDARDS, INDEX NO. 300; NO REINFORCING WIRE IN R.O.W.

CONNECT TO EXISTING SIDEWALK (TYP.)

CITY-OWNED POND TRACT (TYP.)

STOP BAR & STRIPING PER FDOT 17346

30" STOP SIGN (R1-1), 24" WHITE STOP BAR (TYP.)

S90°00'00"E

426.87'

284.82'

N00°00'00"W

200005
126.04
CB

EXISTING LIFT STATION

PROPERTY LINE (TYP.)

EXISTING ENTRY ROAD

REMOVE 54 LF EXISTING CURB & GUTTER, 40 LF SIDEWALK

CONNECT TO EXISTING 'F' CURB

REMOVE 60 LF EXISTING CURB & GUTTER

CONNECT TO EXIST PAVEMENT

'D' CURB (TYP.)

71.0'

BUILDING SETBACK LINE (TYP.)

PROPERTY LINE (TYP.)

LANDSCAPE BUFFER LINE (TYP.)

EXISTING SIGN 6' TALL; 10' DEEP; 2'-6"X6' CONCRETE BASE. BASE 7' FROM LIFT STATION FENCE; SIGN 10' OFF PROPERTY LINE.

TREES TO REMAIN (TYP.)

TREE TO BE REMOVED (TYP.)

TILDEN ROAD FUTURE EXPANSION BY OTHERS (ORANGE COUNTY)

EXISTING 5' WIDE SIDEWALK IN R.O.W.

2667
120.66
INV

POND EXPANSION

CONNECT TO EXIST PAVEMENT

GRASS PARKING

FOOTBALL FIELD PARKING ACCESS RD

'D' CURB IN PAVED PARKING AREAS (TYP.)

2000?? 127.66 R16"RT

2177
127.87
GRT

67 PAVED

GYM PARKING

3953
126.20
5" OAK

3951
128.41
14" OAK

3832
12" OAK

NNIS/GYM PARKING

88 EXISTING PAVED STUDENT PARKING

EXISTING PAVED STUDENT PARKING

90 PAVED STUDENT PARKING

PAVED STUDENT PARKING

LOOP RD

136

GRASS FOOTBALL PAR

RIBBON CURB IN GRASS PARKING AREAS (TYP.)

'D' CURB (TYP.)

'D' CURB (TYP.)

R10.0'

R15.0'

R20.0'

30.0'

24.0'

36.0'

9.0'

18.0'

Ephesians 6:11-17

CIVIL DESIGN

Denham Engineering, LLC
Orlando: 407-217-5487
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15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Dimension Plan 2-N

Revisions

no.	date	revision
1	10-01-19	Initial Issue
2	11-25-19	DRB Drawings
3	12-20-19	Submittal Set
4	02-26-20	Updated Topo Survey
5	09-11-20	Per Winter Garden & SJRWMD
6	01-22-21	Per SJRWMD
7	02-25-21	Per SJRWMD
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 04-26-21
FL Registration 68526
Certificate of Authorization #29466

N
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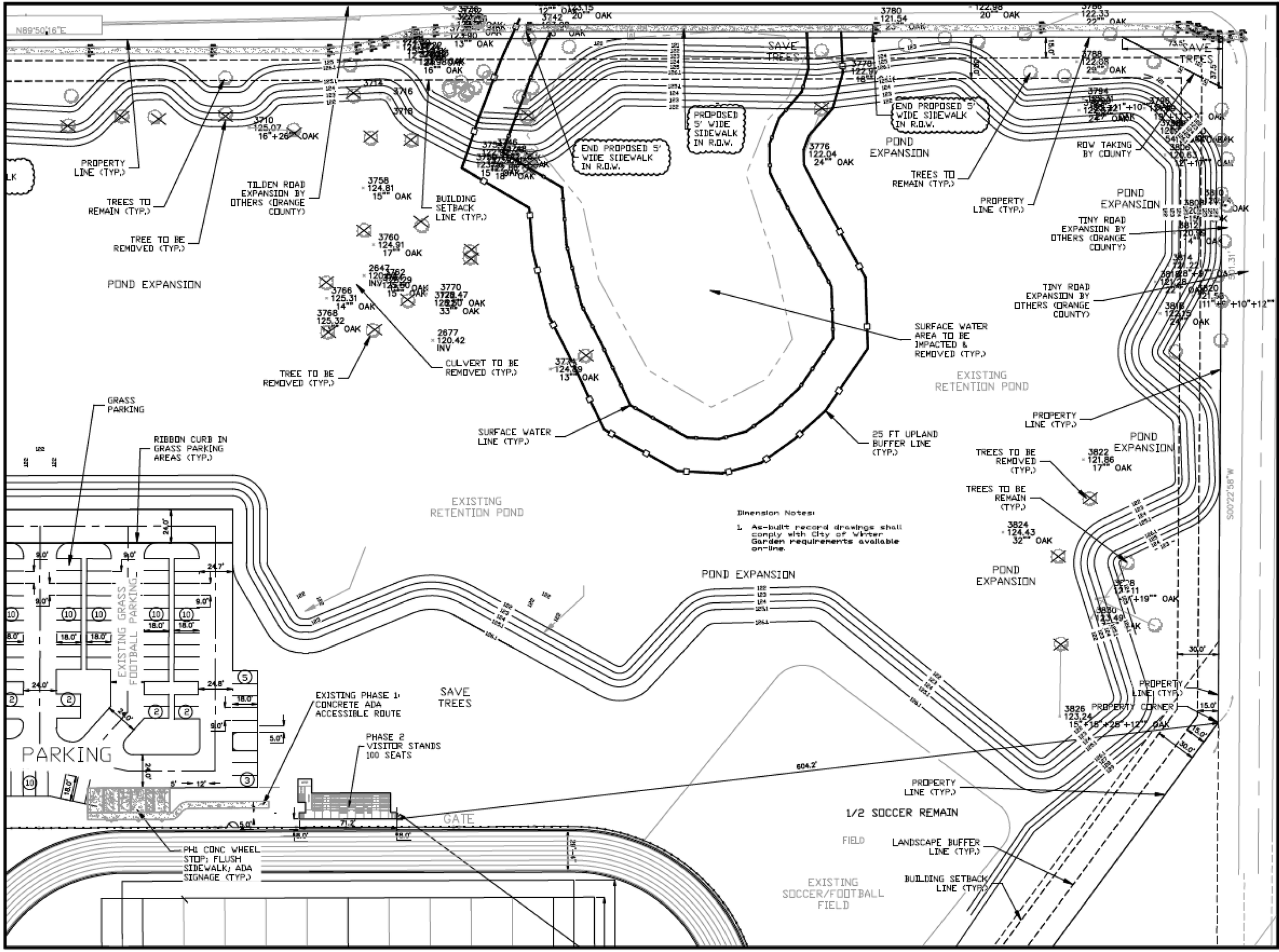
S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
6B of 61



Ephesians 6:11-17

CIVIL DESIGN

Denham Engineering, LLC
Orlando: 407-217-5487
Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy
15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Dimension Plan 3-NE

Revisions

NO.	DATE	DESCRIPTION
1	10-01-18	Initial Issue
2	11-30-18	SDR Drawings
3	01-09-19	Submittal Set
4	03-28-19	Updated Topo Survey
5	04-11-19	Survey Added East Wetland Line
6	05-11-19	For Winter Garden & SJRWMD
7	07-03-20	For SJRWMD
8	08-28-20	For SJRWMD
9		
10		

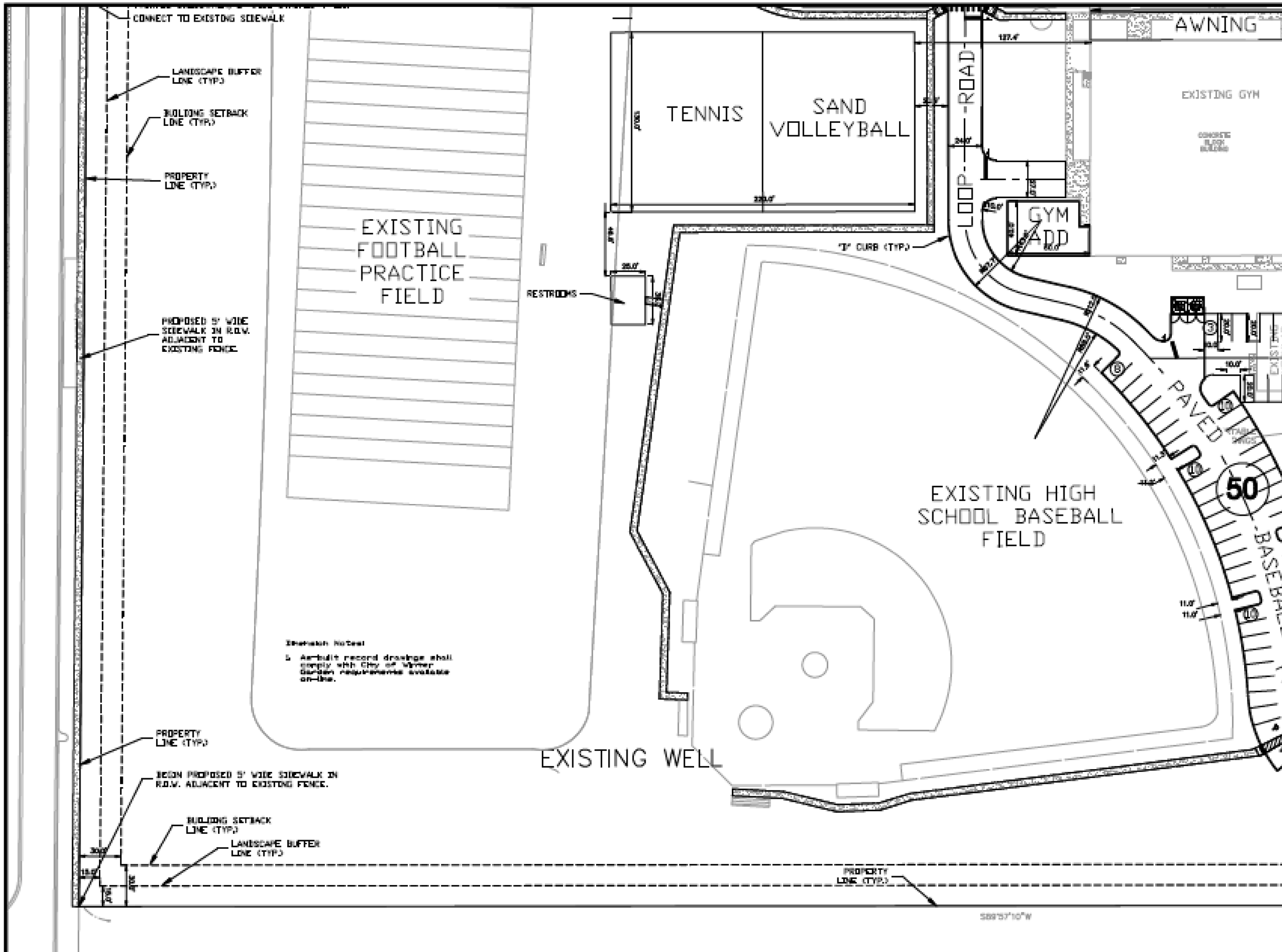
Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 08-28-20
FL Registration 058008
Certificate of Authorization 029666

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
6C of 61



Denham Engineering, LLC

Foundation Academy

Foundation Academy Phase 2

Construction Plans

Dimension Plan 4-SW

Revisions

GRAPHIC SCALE

1 inch = 30 ft.

Sheet Number

6D of 61

FINE ARTS
1200 SEAT

CAFETERIA

EDUCATION
CENTER
NORTH
2 STORY

EDUCATION
CENTER
SOUTH
2 STORY

EDUCATION
EXPANSION

EXISTING
EDUCATION
BUILDING

EXISTING
COURTYARD

EXISTING
TECH BLDG.

PAVED STAFF PARKING

PAVED
SOFTBALL
PARKING

PAVED
PARKING

GRASS BASEBALL PARKING

GRASS FOOTBALL PARK

EXISTING
PARKING

EXISTING
DROP-OFF

EXISTING
MODULAR

EXISTING
MODULAR

MAINT

LOOP ROAD

LOOP RD

CONNECT TO
EXIST SIDEWALK

CONNECT TO
EXIST PAVEMENT

ADA RAMP (TYP.)

STEPS (TYP.)

"D" CURB (TYP.)

BUILDING SETBACK
LINE (TYP.)

LANDSCAPE BUFFER
LINE (TYP.)

PROPERTY
LINE (TYP.)

RIBBON CURB ON
GRASS PARKING
AREAS (TYP.)

EXIST CONCRETE
ADA PARKING &
SIDEWALK

EXIST
SCORE
BOARD

SOFTBALL FIELD

Dimension Notes:

1. Asbuilt record drawings shall comply with City of Winter Garden requirements available on-line.

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Denham
Engineering, LLC
Orlando: 407-317-8487
Clermont: 352-989-1918
Brian@DenhamENG.com
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Foundation Academy
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Winter Garden, FL 34787
Ph: 407-290-5932

Foundation Academy
Phase 2
Winter Garden, FL.

Construction Plans

Dimension Plan 5-S

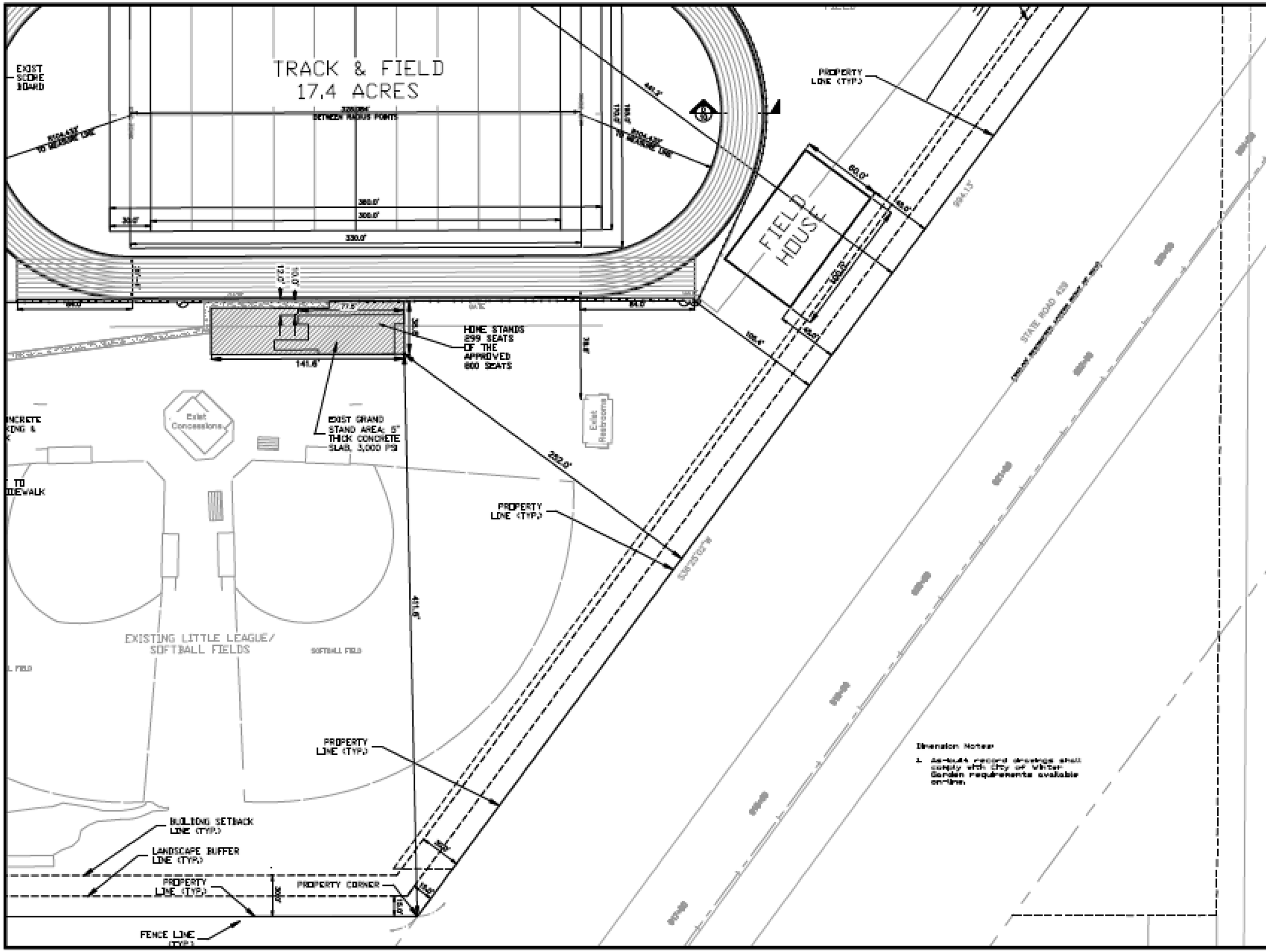
Revisions

No.	Date	Description
1	09-01-17	Add Area
2	11-01-17	Add Parking
3	11-01-17	Relocate Air
4	12-01-17	Update Site Data
5	12-11-17	Per Site Meet 12-8-2017
6	01-01-18	Per Comm
7	02-01-18	Per Comm
8		
9		
10		

Plans provided under Signed, Sealed and Dated Cover.

J. Brian Denham, P.E.
Date: 01-01-18
FL Reg. License #70000
Certificate of Authorization #00000

Sheet Number
6E of 61



Denham Engineering, LLC

Foundation Academy

Foundation Academy Phase 2

Construction Plans

Dimension Plan 6-SE

Revisions

GRAPHIC SCALE

1 inch = 30 ft.

Sheet Number

6F of 61

Grading & Drainage Notes:

1. All storm lines (36" and above) and Sanitary lines (8" and above) shall be inspected by CCTV prior to completion.
2. Any screen or retaining walls shall require separate permit.
3. All storm structures to have pedestrian grates.
4. As-built record drawings shall comply with City of Winter Garden requirements available online.

N89°56'22"E(M)
N89°56'14"E(D)

S90°00'00"W
N00°03'46"E(D)
20.00'

S90°00'00"E
N00°03'46"W(D)
20.00'

R=97.30'
L=152.84'
Δ=90°00'00"
CB=S45°00'00"E
CB=N45°03'46"W(D)
CH=137.60'

AREA TO BE PULLED FROM VCT FIELD EXCAVATION TO ELEVATION 107.

SURFACE WATER LINE (TYP.)

BY SURFACE WATER SLOTTED LOOK (TYP.)

AREA TO BE PULLED FROM VCT FIELD EXCAVATION TO ELEVATION 107.

STS STR C-03 TYPE 'C' INLET RIM=108.99' INV=103.07'(SE-36") INV=103.27'(W-18")

STS STR C-02 TYPE 'C' INLET RIM=107.63' INV=103.31'(E-36")

STS STR C-01 TYPE 'C' INLET RIM=108.29' INV=103.51'(N-36") INV=103.71'(E-36") INV= 103.71'(S-18")

STS STR C-05 TYPE 'C' INLET RIM=108.36' INV=104.22'(W-36") INV=104.28' (S-18")

STS STR C-04 TYPE 'C' INLET RIM=107.96' INV=103.91'(W-36")

STS STR C-06 TYPE 'C' INLET RIM=107.63' INV=103.31'(E-36")

97 LF 36" STORM @ 0.5%

276 LF 36" STORM @ 0.5%

265 LF 36" STORM @ 0.5%

113 LF 36" STORM @ 0.5%

70 LF 24" STORM @ 0.5%

70 LF 18" STORM @ 0.5%

CITY-OWNED AREA FOR FUTURE POND

PROPERTY LINE

(80' PUBLIC RIGHT OF WAY)
(R.P.B. 80, PGS. 37-48)

Sheet 611-17

CIVIL DESIGN

Denham Engineering, LLC
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Foundation Academy
13204 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-2652

Foundation Academy Phase 2
Winter Garden, FL

Construction Plans

Drainage Plan 1-NW

Revisions

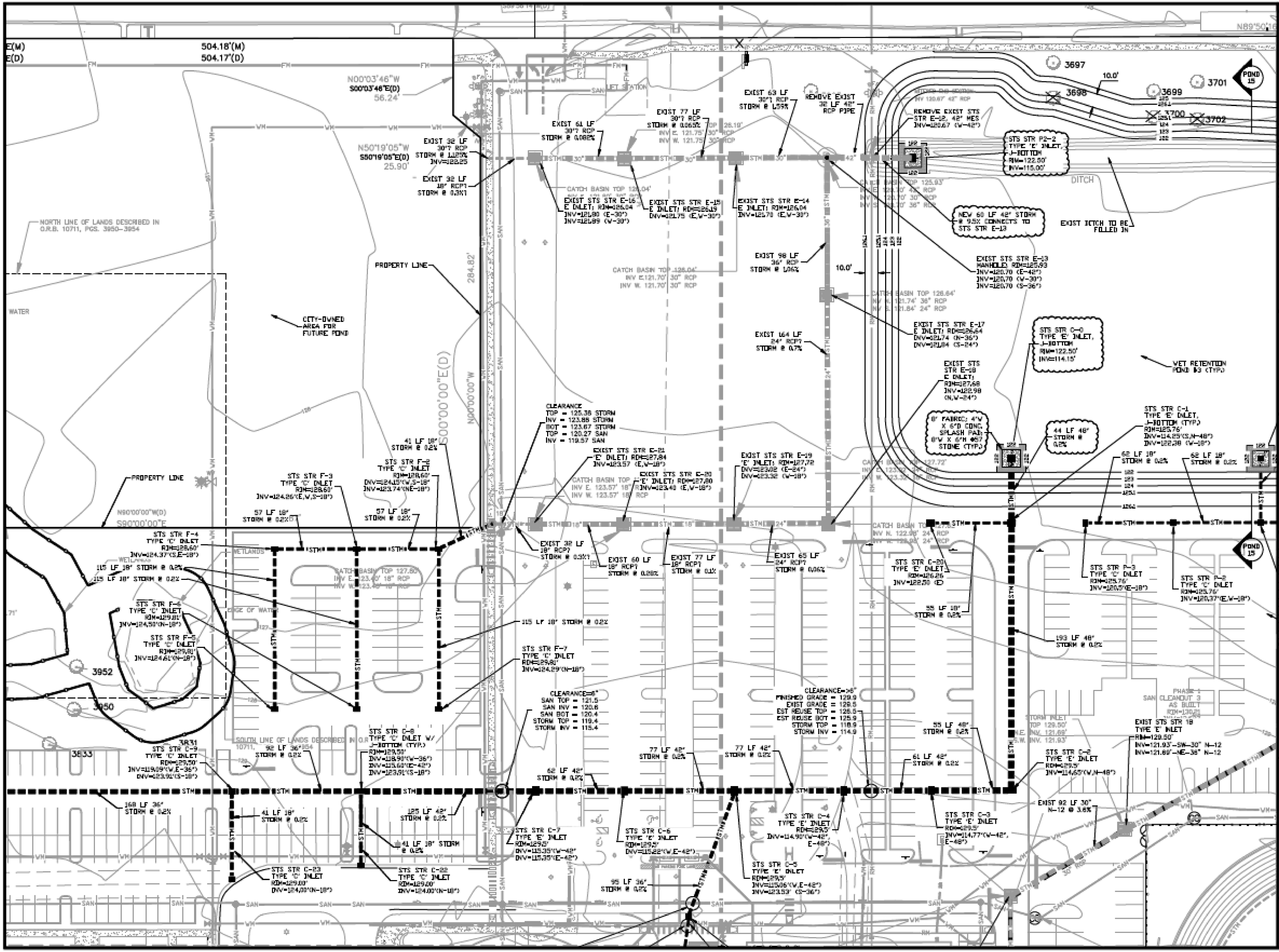
#	DATE	DESCRIPTION
1	10-21-19	CITY Review
2	11-20-19	CITY Review
3	12-20-19	Submittal Set
4	01-24-20	Updated Plan Review
5	02-11-20	Per Water Meter & SJRWMD
6	03-20-20	Per SJRWMD
7	04-10-20	Per SJRWMD
8		
9		
10		

Plans are valid when Signed, Dated and Sealed below.

Z. Brian Denham, P.E.
Date: 05-22-20
FL Registration #70000
Certificate of Authorization #29000

N
W E
GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
7A of 61



Revision 6-11-17

CIVIL DESIGN

Denham Engineering, LLC
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www.DenhamENG.com

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Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Drainage Plan 2-N

Revisions

No.	Date	Description
1	10-07-16	ARM Issue
2	11-30-16	SDP Drainage
3	01-20-17	Submittal Set
4	03-20-17	Updated Topo Survey
5	04-17-17	Per Winter Garden & SJRWMD
6	05-22-17	Per SJRWMD
7	07-03-17	Per SJRWMD
8	08-15-17	Per SJRWMD
9	09-20-17	Per SJRWMD
10		

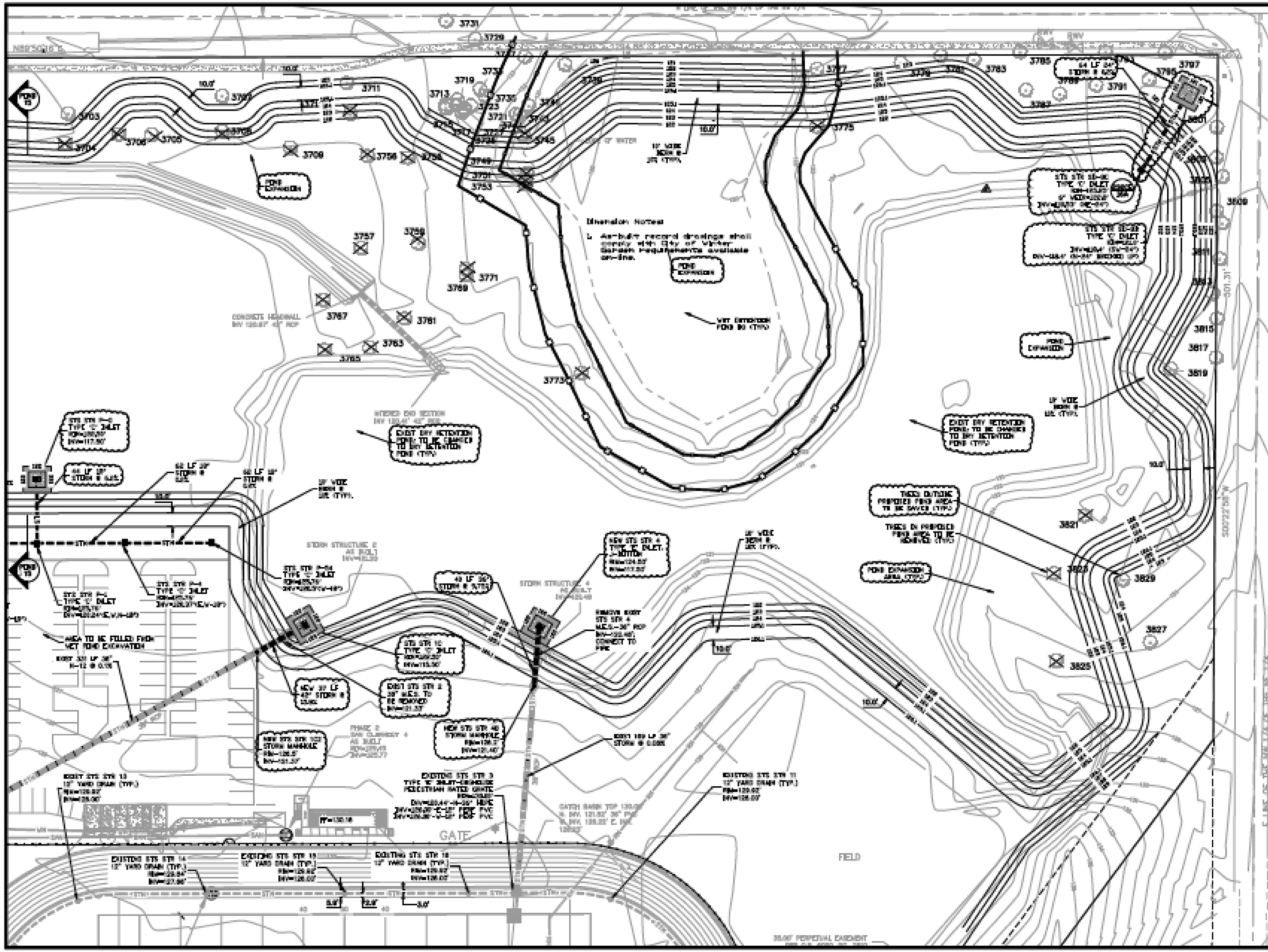
Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 09-20-17
FL Registration #68306
Certificate of Authorization #29466

N
W E
S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft

Sheet Number
7B of 61



Denham Engineering, LLC

Foundation Academy

Foundation Academy Phase 2

Construction Plans

Drainage Plan 3-NE

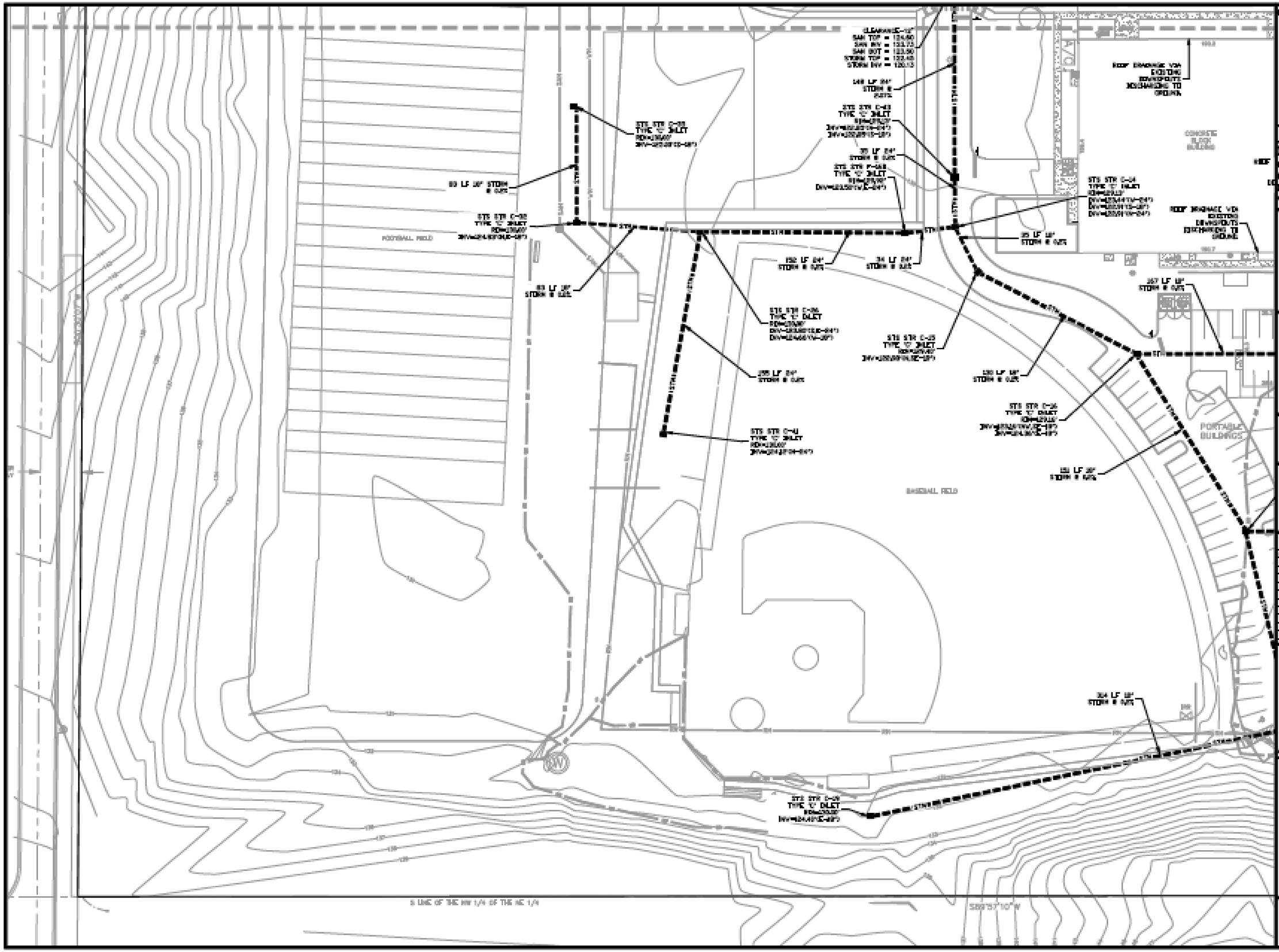
Revisions

GRAPHIC SCALE

1 inch = 30 ft.

Sheet Number

7C of 61



Sphere: 8-11-17

CIVIL DESIGN

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www.DenhamENG.com

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Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Drainage Plan 4-SW

Revisions

Plans are valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

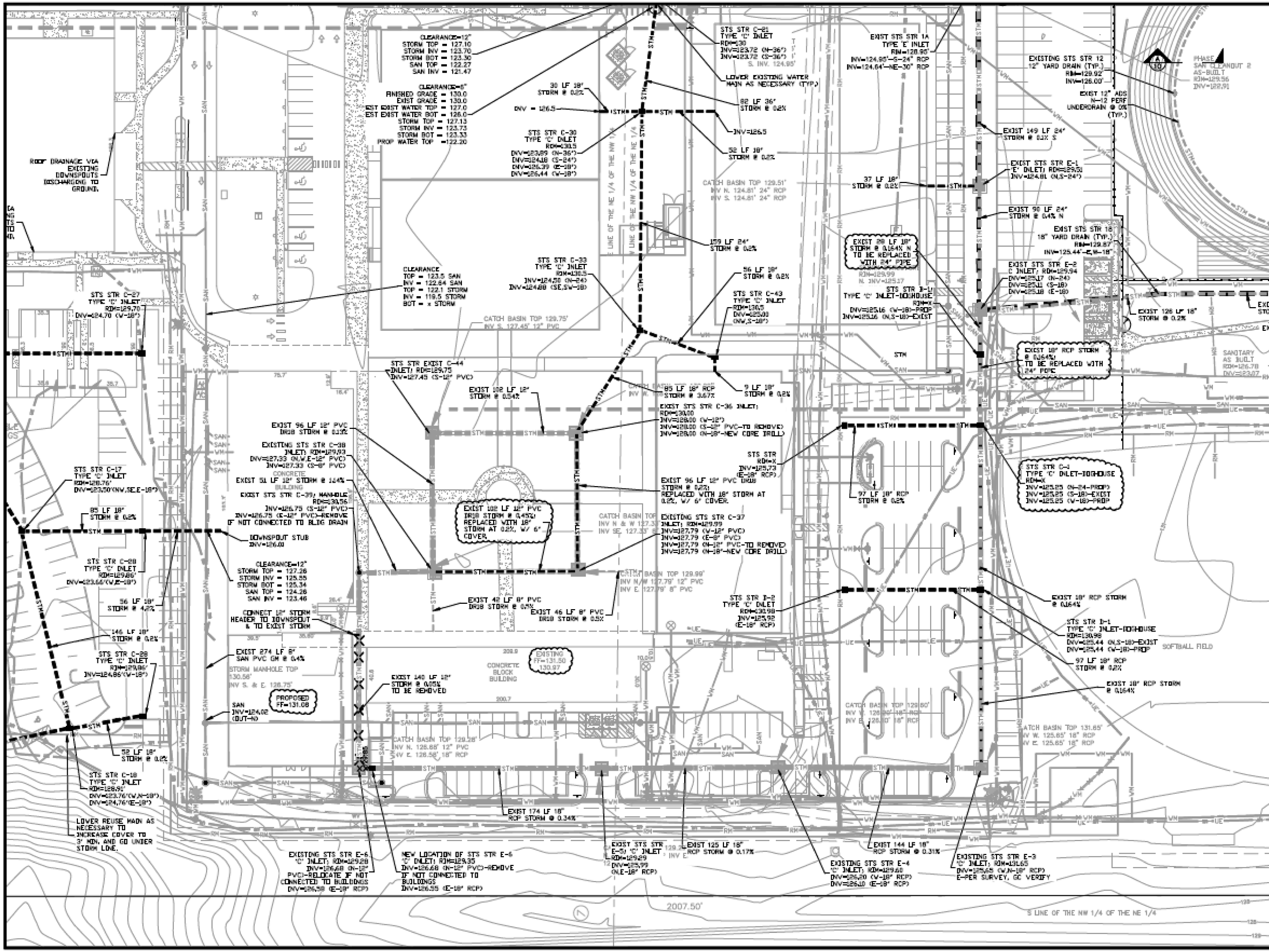
Date:

Certificate of Authorization

N
W E
S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
7D of 61



Ephesians 6:11-17

CIVIL DESIGN

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www.DenhamENG.com

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Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Drainage Plan 5-S

Revisions

NO.	DATE	DESCRIPTION
1	10-01-18	Initial Issue
2	11-30-18	BOR Drawings
3	11-28-18	Submittal Set
4	10-28-19	Updated Topo Survey
5	10-11-19	Per Winter Garden & SJRWMD
6	10-28-19	Per SJRWMD
7	11-22-20	Per SJRWMD
8	10-28-20	Per SJRWMD
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

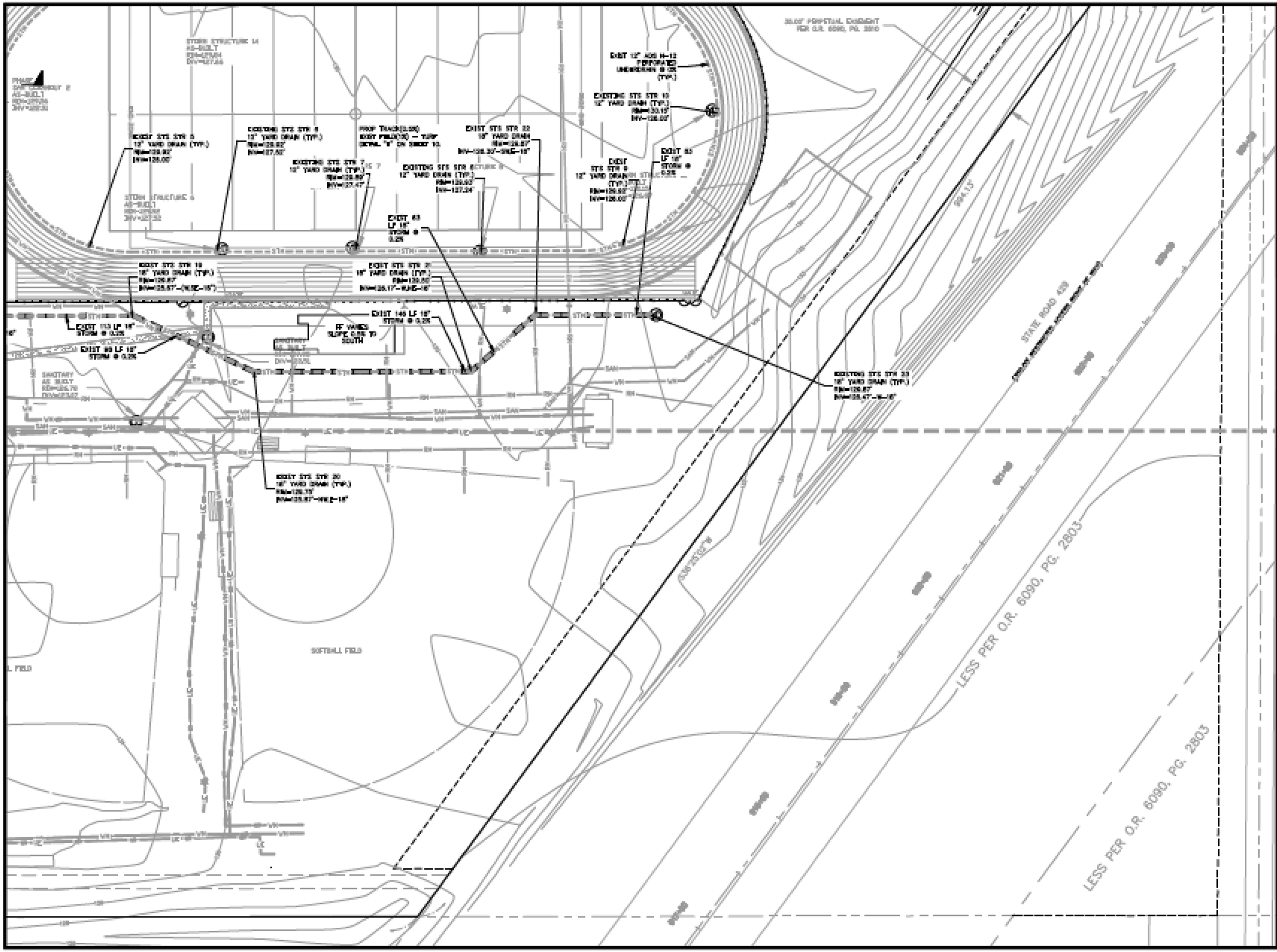
J. Brian Denham, P.E.

Date: 09-30-20
FL Registration 058008
Certificate of Authorization 029666

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
7E of 61



Submitted 6/11/19

CIVIL DESIGN

Denham Engineering, LLC

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www.DenhamENG.com

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Winter Garden, FL 34787
Ph: 407-230-5933

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Drainage Plan 6-SE

Revisions

No.	MM/DD/YY	Description
1	08/07/19	Addr Ann
2	11/08/19	SW Revision
3	12/09/19	Submittal Set
4	01/07/20	Addr Ann Revs
5	02/11/20	Per Utility Letter 2-10-20
6	04/08/20	Per Comm
7	05/07/20	Per Comm
8	06/08/20	Per Comm
9		
10		

Plans are valid when Signed, Dated and Embossed

J. Brian Denham, P.E.

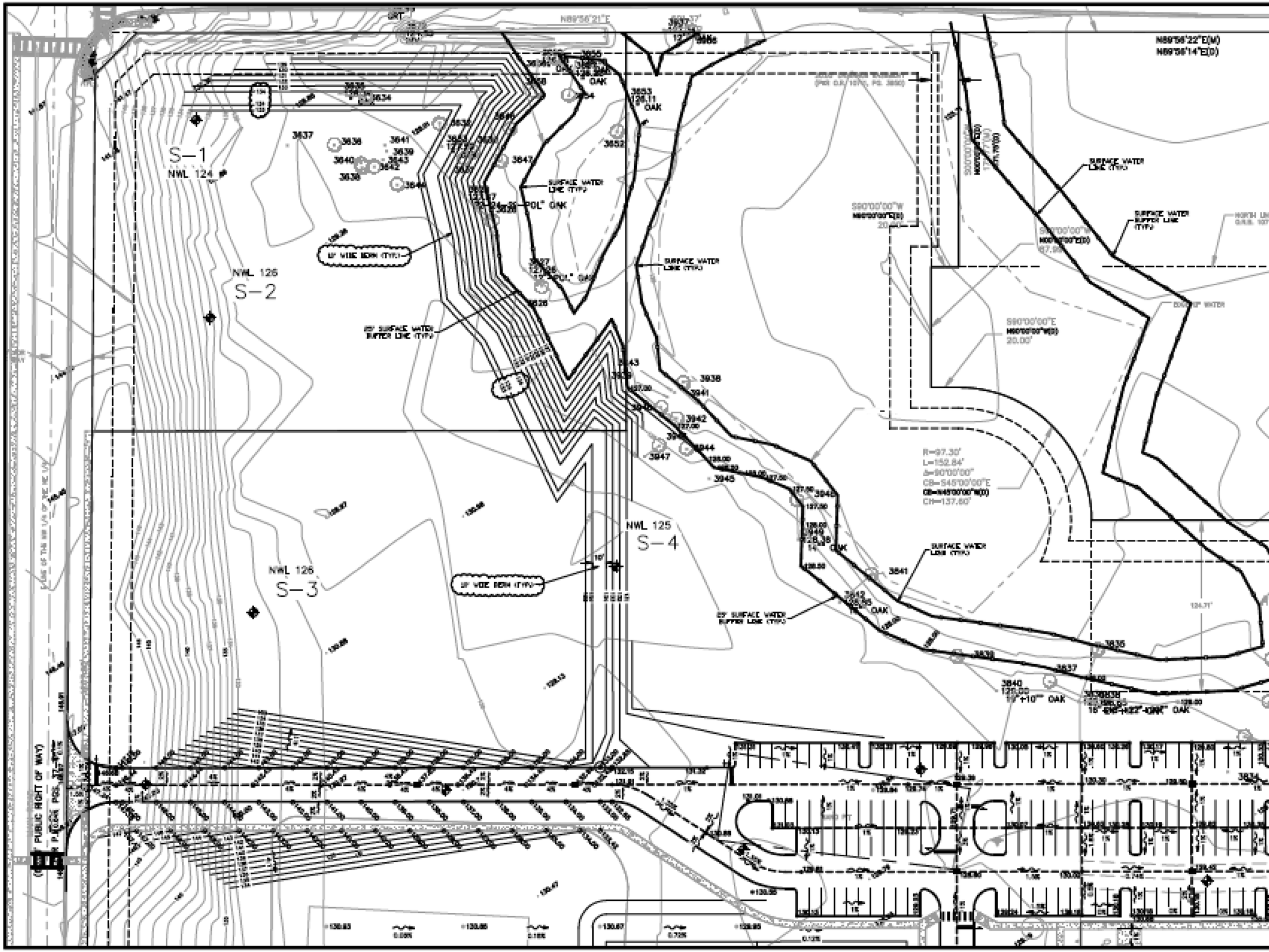
Date: 06/08/20

FL License No. 73000

Certificate of Authorization

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
7F of 61



Denham Engineering, LLC

Foundation Academy

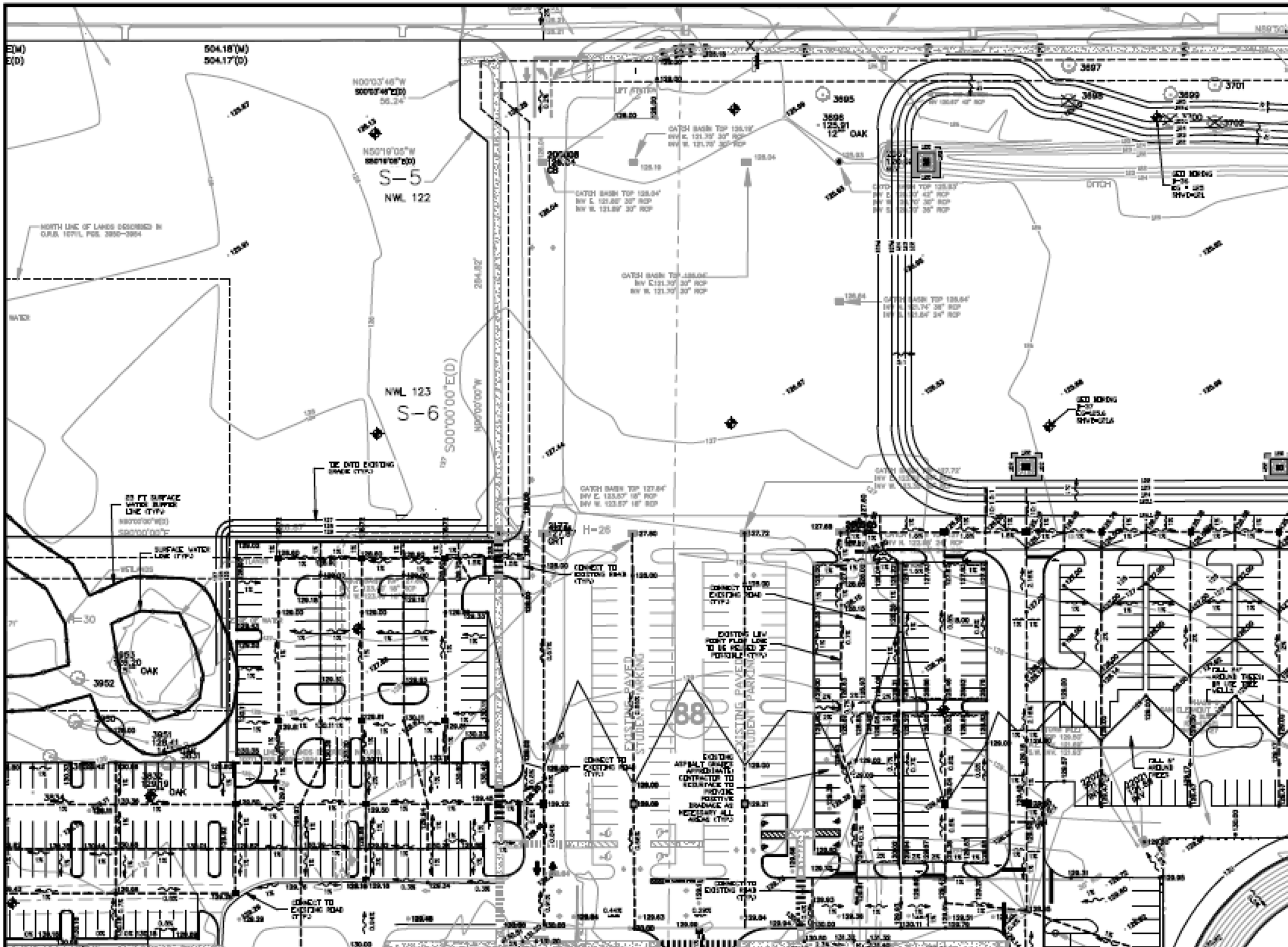
Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Grading Plan 1-NW

Revisions

Sheet Number
8A of 61



Denham Engineering, LLC

Foundation Academy

Foundation Academy
Phase 2
Winter Garden, FL

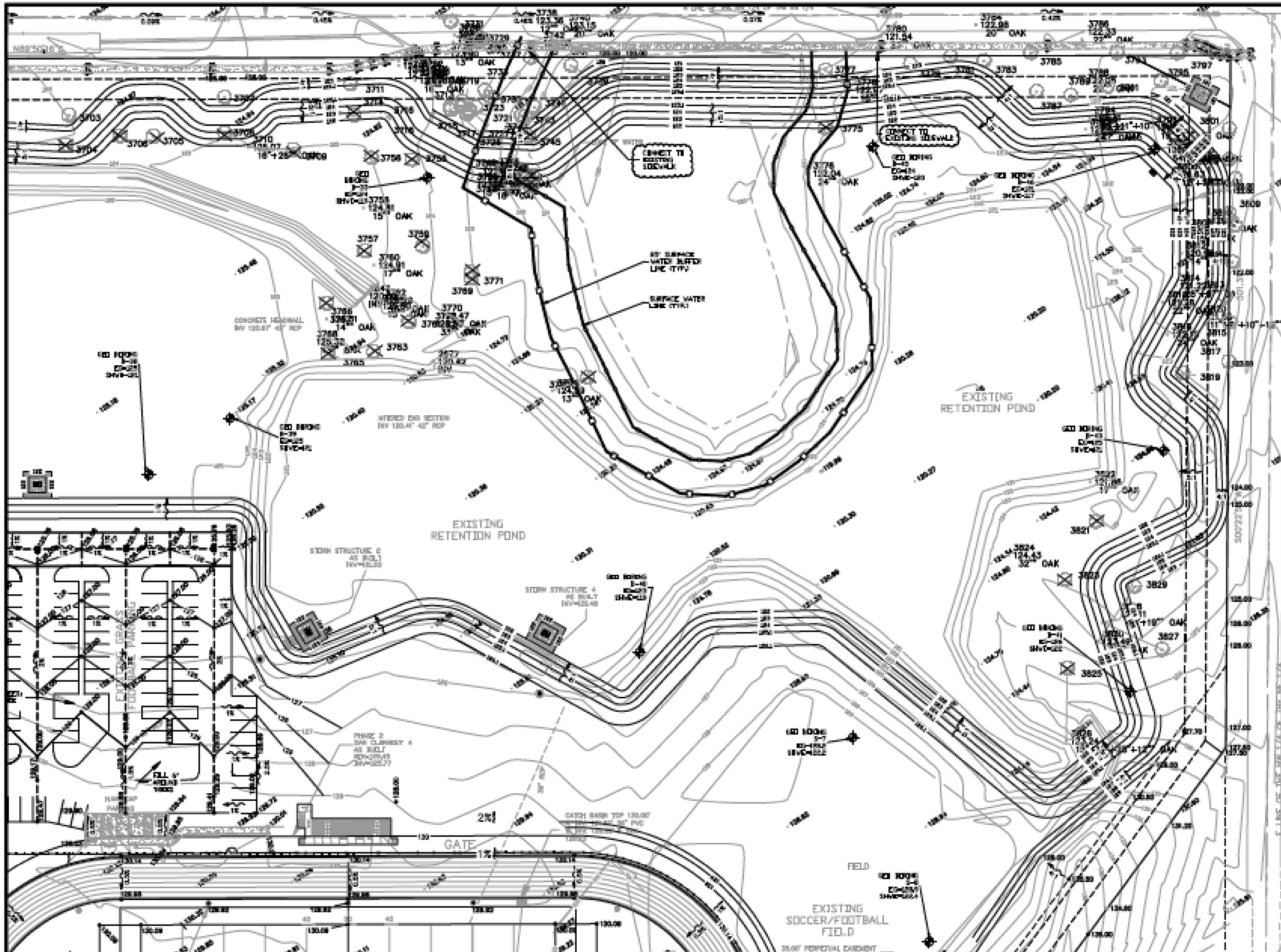
Construction Plans

Grading Plan 2-N

Revisions

GRAPHIC SCALE
1 inch = 30 ft.

Sheet Number
8B of 61



Denham Engineering, LLC

Foundation Academy

Foundation Academy Phase 2

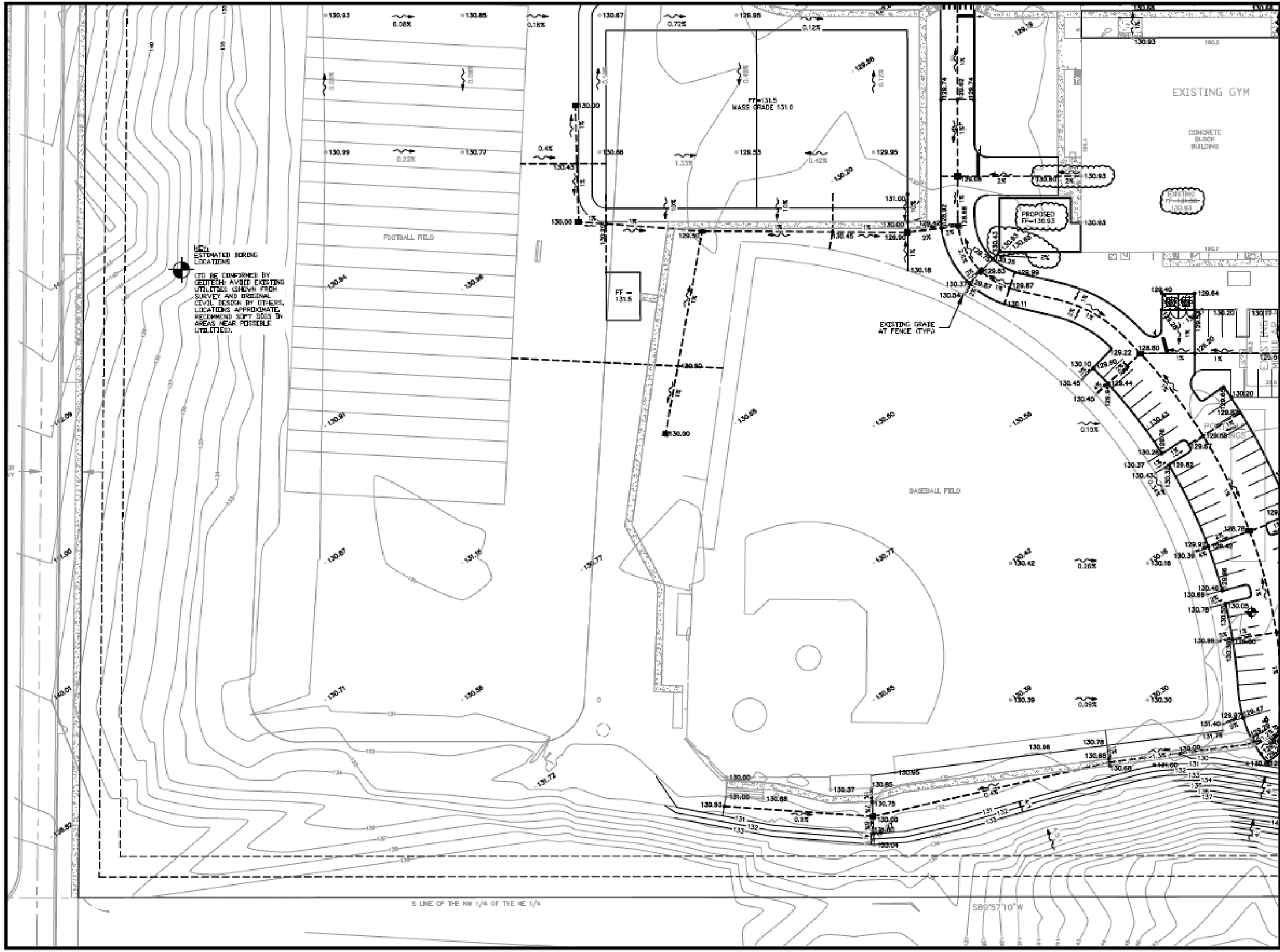
Construction Plans

Grading Plan 3-NE

Revisions

Sheet Number

8C of 61



Ephesians 6:11-17

CIVIL DESIGN

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Winter Garden, FL 34787
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Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Grading Plan 4-SW

Revisions

NO.	DATE	DESCRIPTION
1	10-01-19	Initial Issue
2	11-30-19	GOE Drawings
3	01-08-19	Submittal Set
4	02-20-19	Updated Topo Survey
5	09-11-19	For Winter Garden & SJRWMD
6	09-09-19	For SJRWMD
7	07-22-20	For SJRWMD
8	09-09-20	For SJRWMD
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

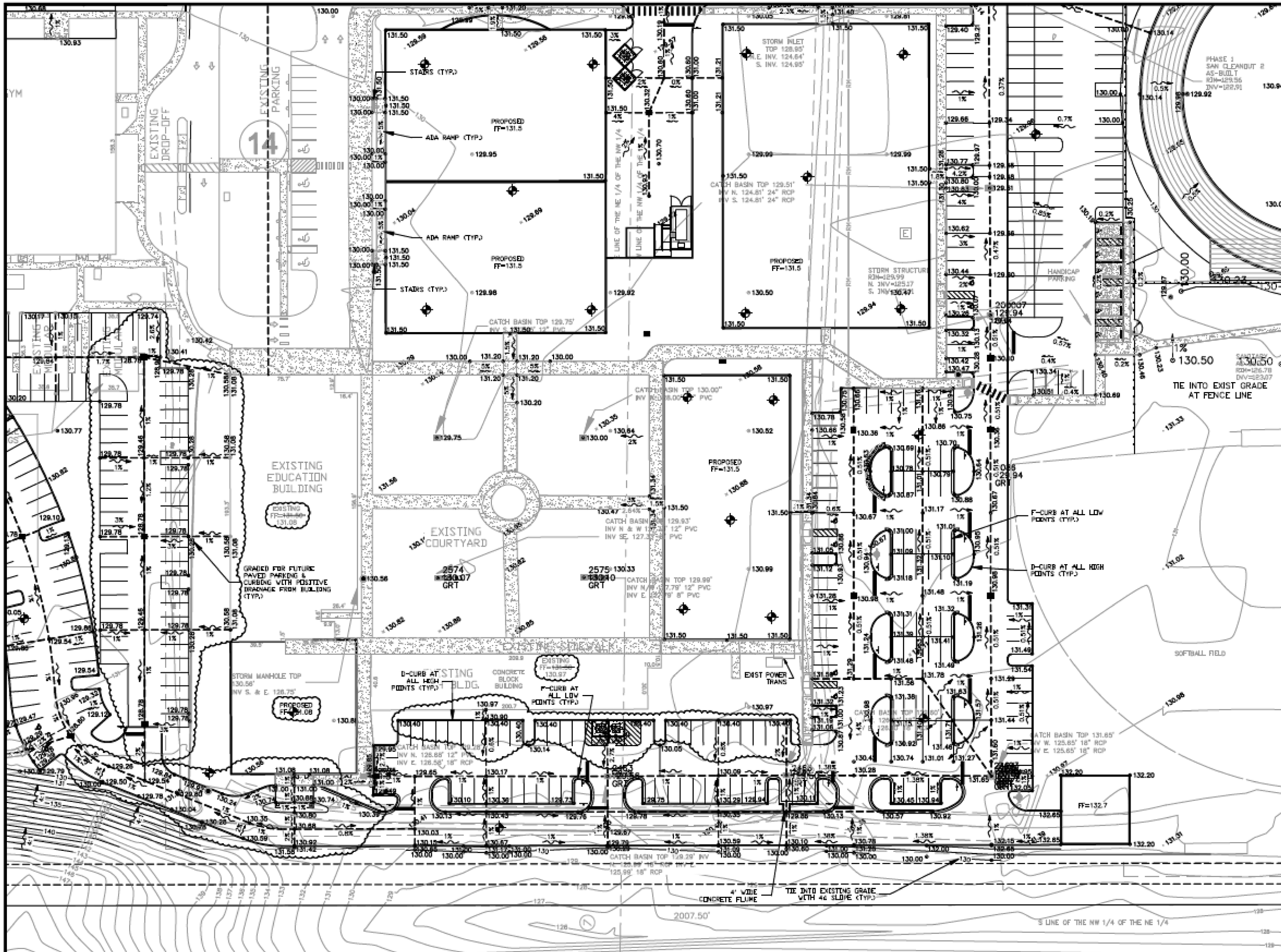
J. Brian Denham, P.E.

Date: 09-09-20
FL Registration 058008
Certificate of Authorization 029666

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
8D of 61



Ephesians 6:11-17

CIVIL DESIGN

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Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy

15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Grading Plan 5-S

Revisions

No.	Date	Description
1	12-21-16	Initial Issue
2	11-30-18	GOS Drawings
3	11-20-19	Submittal Set
4	10-28-19	Updated Topo Survey
5	10-11-19	For Winter Garden & SJRWMD
6	10-28-19	For SJRWMD
7	10-28-20	For SJRWMD
8	10-28-20	For SJRWMD
9		
10		

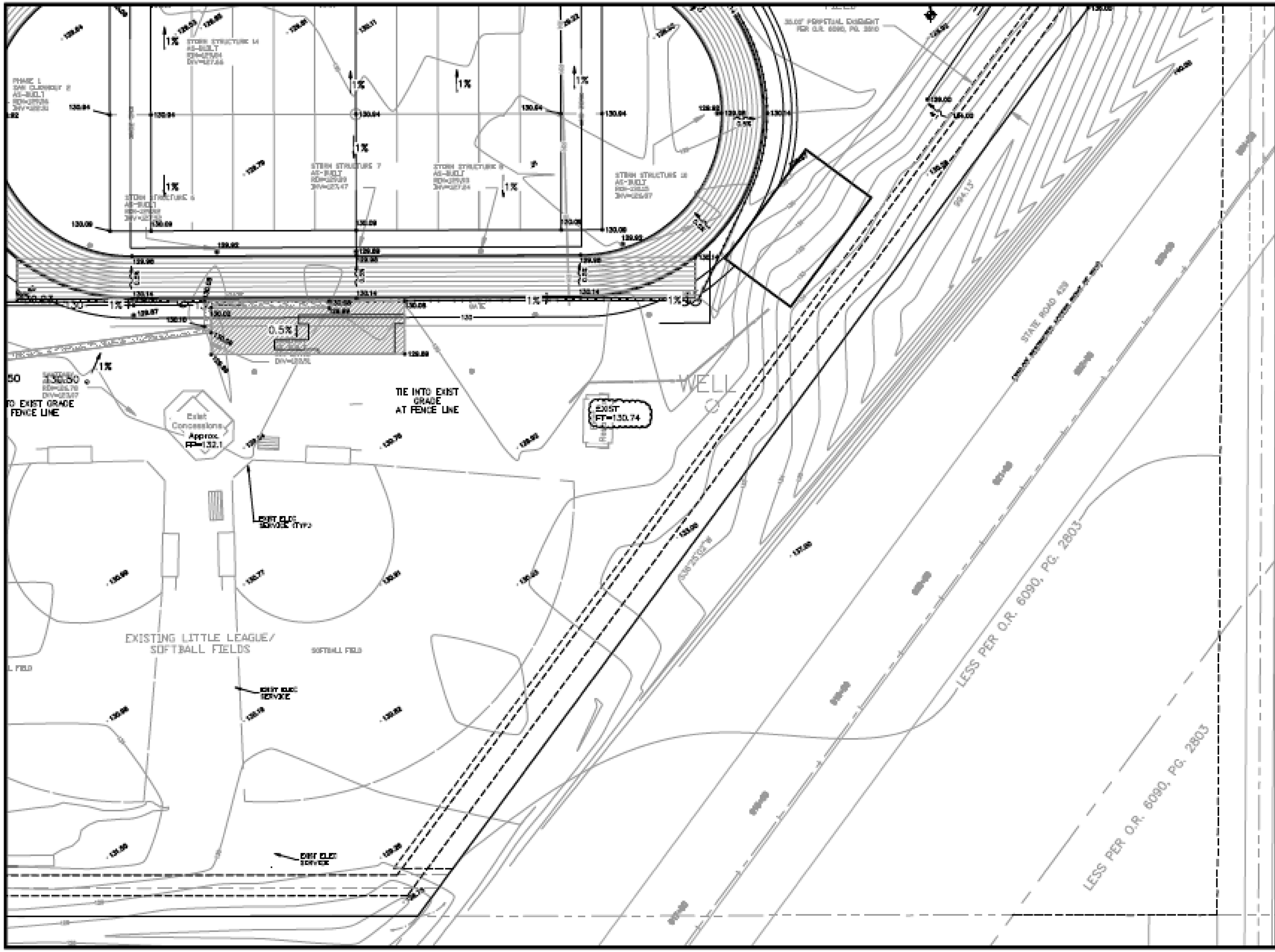
Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 09-30-20
FL Registration 058008
Certificate of Authorization 029666

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
8E of 61



Denham Engineering, LLC

Foundation Academy

Foundation Academy Phase 2

Construction Plans

Grading Plan 6-SE

Revisions

GRAPHIC SCALE

1 inch = 30 ft.

Sheet Number

8F of 61

N89°56'21"E 601.37'

N89°56'22"E(M)
N89°56'14"E(D)

20.00' DRAINAGE EASEMENT
(PER O.R. 10711, PG. 3950)

S90°00'00"W
N90°00'00"E(D)
20.00'

S00°00'00"W
N00°00'00"E(D)
171.77'(M)
171.75'(D)

S00°00'0
N00°00'00
87.99'

S90°00'00"E
N90°00'00"W(D)
20.00'

R=97.30'
L=152.84'
Δ=90°00'00"
CB=S45°00'00"E
CB=N45°00'00"W(D)
CH=137.60'

124.71'

Utility Notes:

1. All gravity sanitary pipe and fittings shall be SDR 26.
2. All storm lines (12" and above) and Sanitary lines (6" and above) shall be inspected by CCTV prior to completion.
3. All irrigation on the site shall be designed to be supplied by existing on-site reclaimed water. Any irrigation lines within City R/W shall be purple in color. All points of connection existing reclaim water mains to utilize existing on-site reclaimed water mains meters, backflow preventors, etc. if sufficiently sized (by others). All irrigation mains within the City's R/W under the pavement shall be encased within a sleeve.
4. Contractor to verify location of existing reuse main.
5. As-built record drawings shall comply with City of Winter Garden requirements available online.

40 LF 8" SAN
GM @ 0.5%

SAN STUB
INV=125.59'

8" WM STUB; 8"
G.V.; 2" B.O.

SAN MH
RIM = 132.39
INV = 125.39 (IN-N-8")
INV = 125.39 (IN-S-8")
INV = 125.29 (OUT-SE-8")

185 LF 8" SAN
GM @ 0.5%

8" WM

SAN MH
RIM = X
INV = 124.37 (IN-NW)
INV = 124.27 (OUT-E)

118 LF 8" SAN
GM @ 0.5%

SAN MH
RIM = X
INV = 123.69 (IN-W)
INV = 123.59 (OUT-E)

FIRE HYD

8" WM

337 LF 8" SAN
GM @ 0.5%

(60.00' PUBLIC RIGHT OF WAY)
(PER P.B. 80, PGS. 37-48)

E LINE OF THE NW 1/4 OF THE NE 1/4

1267.95'

20' DR WAY

Revisions 4:11-17

No.	Date	Revision
1	10-27-16	Addr Issue
2	11-30-16	ECO Drawings
3	01-09-17	Submittal Set
4	03-17-17	For Winter Garden & SJRWMD
5	07-03-17	For SJRWMD
6	09-26-17	For SJRWMD
7		
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 09-26-17
FL Registration 68806
Certificate of Authorization #29466

GRAPHIC SCALE
0 30 60
1 inch = 30 ft

Sheet Number
9A of 61

CIVIL DESIGN
Denham
Engineering, LLC
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Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

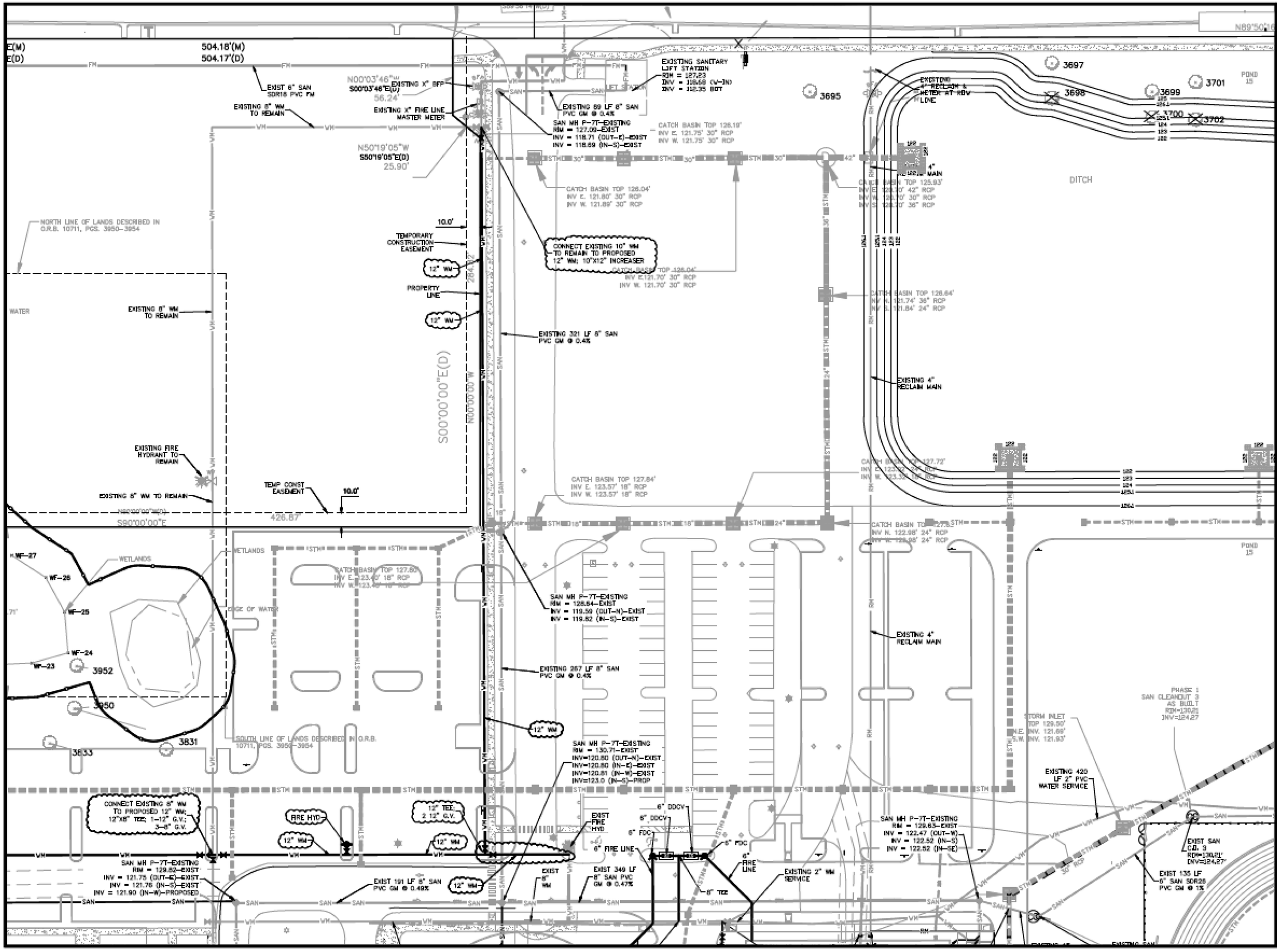
Foundation Academy

15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Utility Plan 1-NW



Ephesians 6:11-17

CIVIL DESIGN

Denham Engineering, LLC

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Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy

15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Utility Plan 2-N

Revisions

NO.	DATE	DESCRIPTION
1	[illegible]	Initial Issue
2	[illegible]	[illegible] Drawings
3	[illegible]	Submittal Set
4	[illegible]	Per Winter Garden & SJRWMD
5	[illegible]	Per SJRWMD
6	[illegible]	Per SJRWMD
7		
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

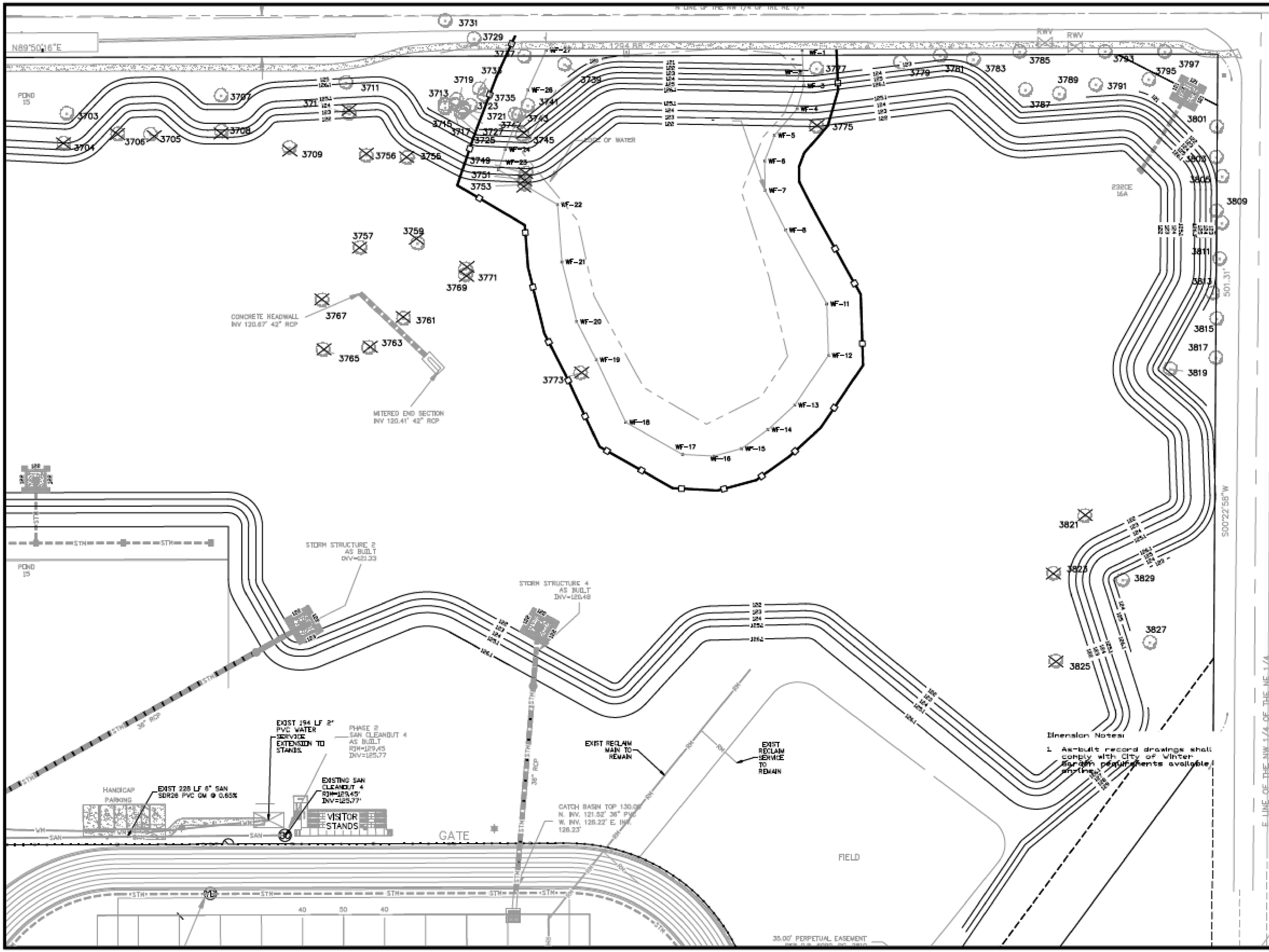
J. Brian Denham, P.E.

Date: [illegible]
FL Registration [illegible]
Certificate of Authorization [illegible]

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
9B of 61



Dimension Notes:

1. As-built record drawings shall comply with City of Winter Garden requirements available on-line.

Ephesians 6:11-17

CIVIL DESIGN

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Foundation Academy

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Foundation Academy
Phase 2

Winter Garden, FL

Construction Plans

Utility Plan 3-NE

Revisions

No.	Date	Description
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7		
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

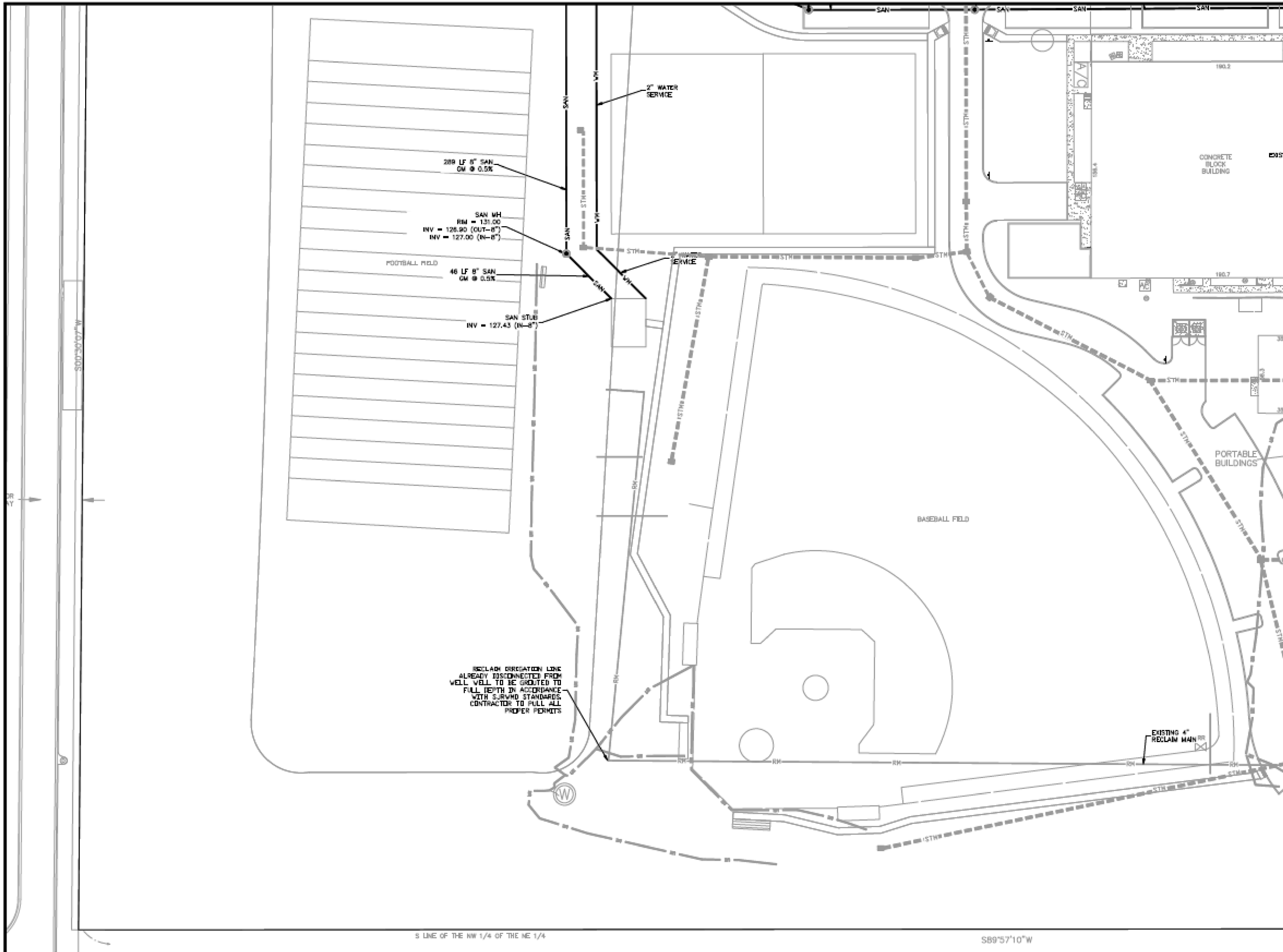
Date: [illegible]

FL Registration [illegible]
Certificate of Authorization [illegible]

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
9C of 61



Ephesians 6:11-17

CIVIL DESIGN

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Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy

15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy

Phase 2
Winter Garden, FL

Construction Plans

Utility Plan 4-SW

Revisions

NO.	DATE	DESCRIPTION
1	[illegible]	Initial Issue
2	[illegible]	SDR Drawings
3	[illegible]	Submittal Set
4	[illegible]	For Winter Garden & SJRWMD
5	[illegible]	For SJRWMD
6	[illegible]	For SJRWMD
7		
8		
9		
10		

Plans not valid unless Signed, Dated and Sealed below.

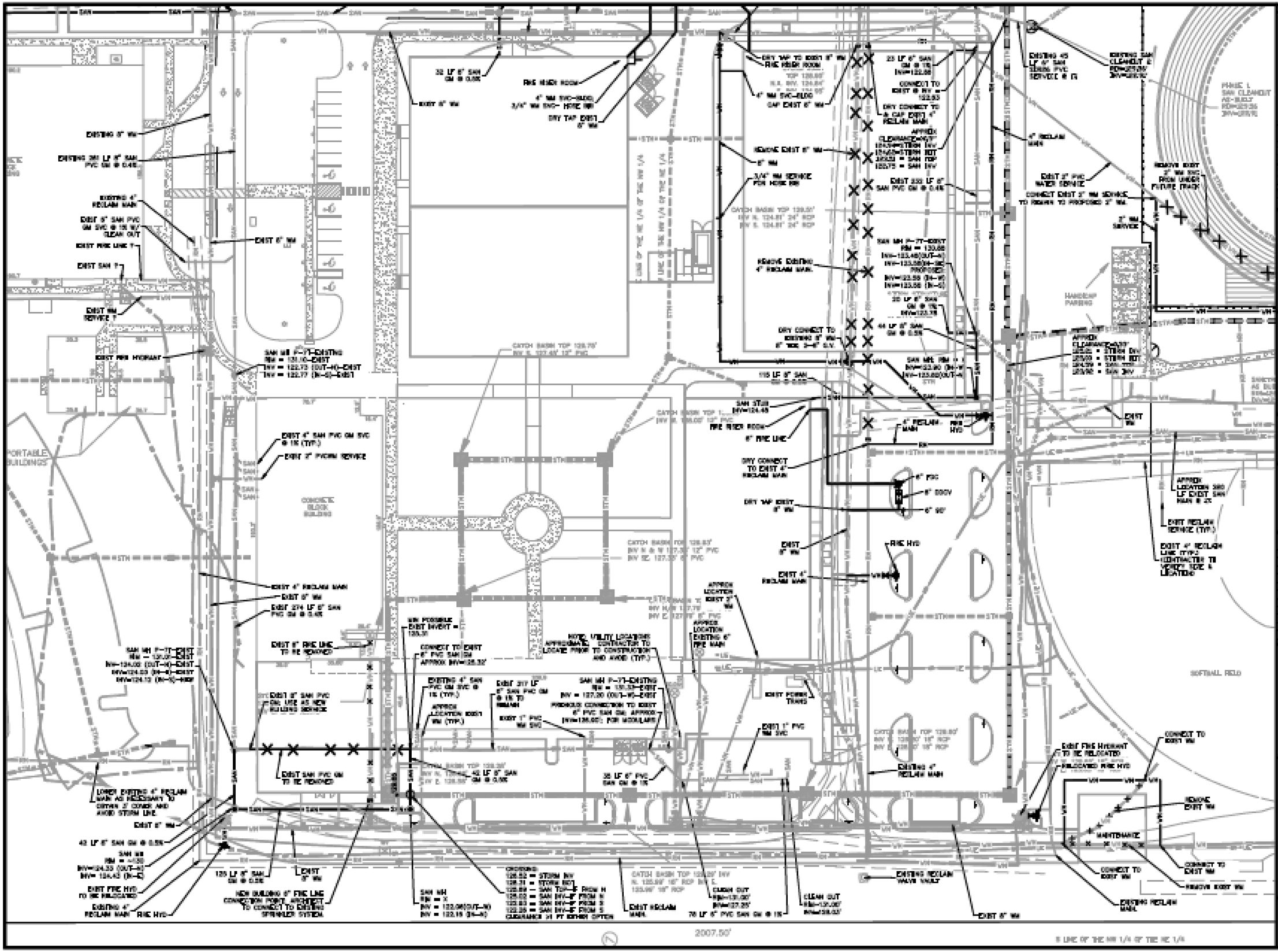
J. Brian Denham, P.E.

Date: [illegible]
FL Registration [illegible]
Certificate of Authorization [illegible]

N W E S

GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

Sheet Number
9D of 61



Telephone 611-37

CIVIL DESIGN

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Clermont: 352-989-1916

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www.DenhamENG.com

Foundation Academy

12004 Tilden Road

Winter Garden, FL 34787

Ph: 407-250-5052

Foundation Academy

Phase 2

Winter Garden, FL

Construction Plans

Utility Plan 5-8

Revisions

No.	Date	Description
1	10-08-07	Add Area
2	11-08-07	DRC Review
3	12-06-07	Submittal Set
4	03-11-08	Per Water Review & Comments
5	04-02-08	Per Comments
6	04-09-08	Per Comments
7		
8		
9		
10		

Plans provided unless Signed, Sealed and Dated in Blue.

Z. Brian Denham, P.E.

Date: 05-09-08

FL Registration #66000

Certificate of Authorization #30000

N

W E

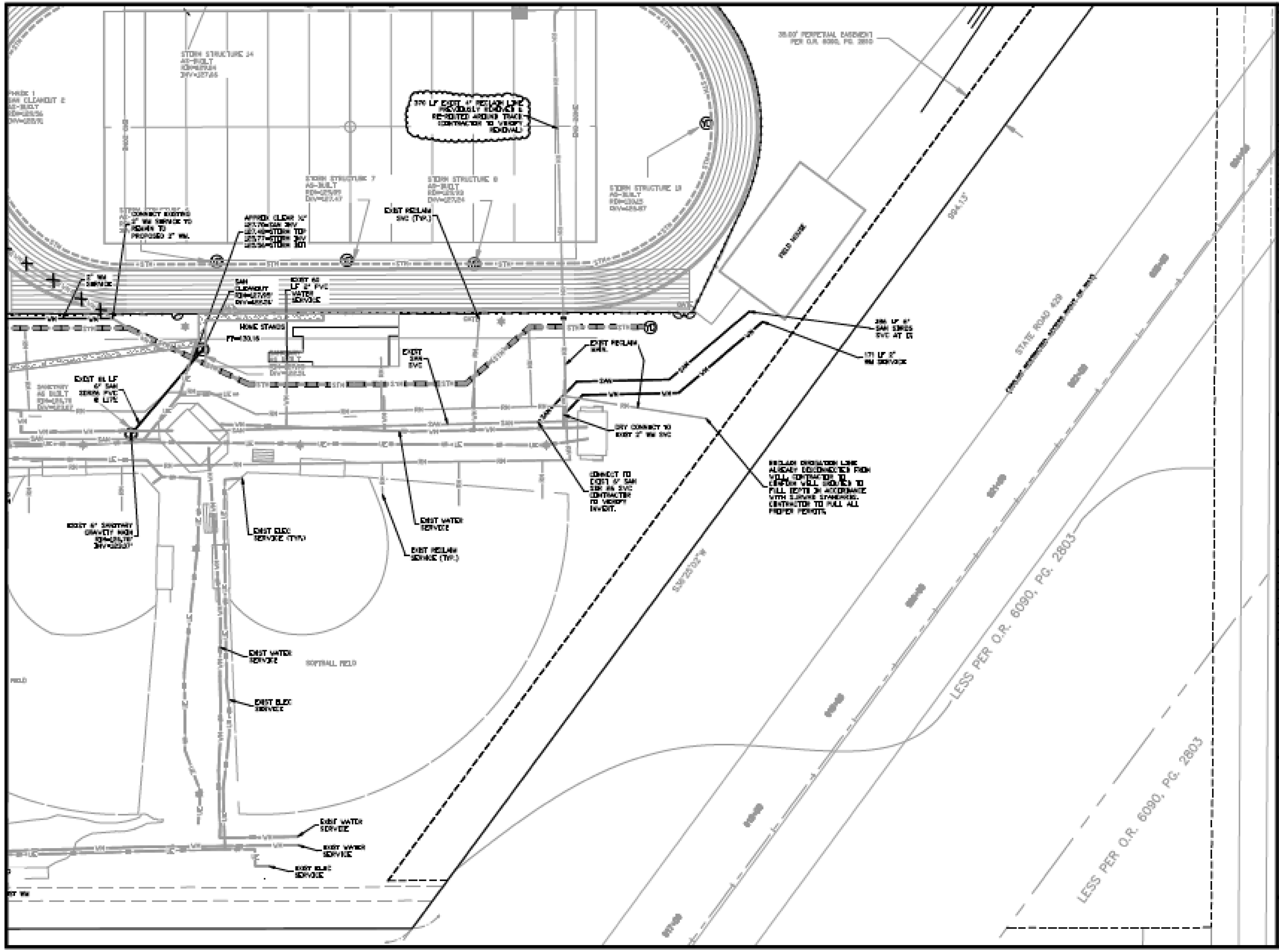
GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

Sheet Number

9E of 61



Submitted 11-17

CIVIL DESIGN

Denham Engineering, LLC
Orlando: 407-317-9487
Clermont: 352-989-1918
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy

12304 Tilden Road
Winter Garden, FL 34787
Ph: 407-250-8031

Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Utility Plan 6-SE

Revisions

No.	Date	Description
1	11-21-17	Addr Jones
2	11-28-17	SJRWMD Revisions
3	12-08-17	Submittal Set
4	02-14-18	Per Water Comm. # 2180000
5	07-02-18	Per 2180000
6	08-08-18	Per 2180000
7		
8		
9		
10		

Plans are valid when Signed, Dated and Embossed.

J. Brian Denham, P.E.

Date: 08.08.18

FL Registration #66825

Certificate of Authorization #30013

N

W E

S

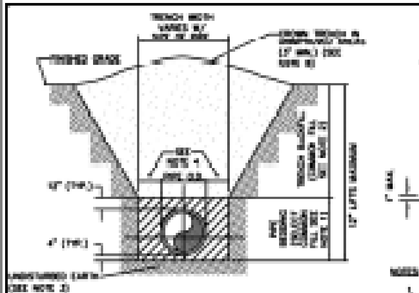
GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

Sheet Number

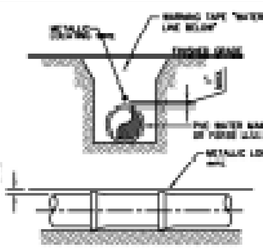
9F of 61



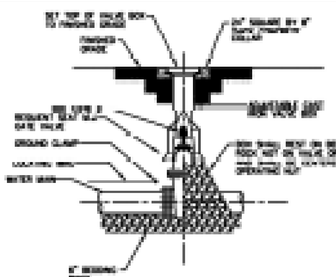
NOTES:

1. PIPE BEDDING SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 12% PASSING #200 SIEVE.
2. PROVIDE CLEARFILL BEDDED FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 12% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING SAND IN ACCORDANCE WITH TYPE A DETAIL AND TECHNIQUES MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. C.O. 12" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 333 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND REUSE MAIN CONSTRUCTION FOR GRADING AND BACKFILL IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF ROADWAY AUTHORITY. CLEARFILL RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF ROAD-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.



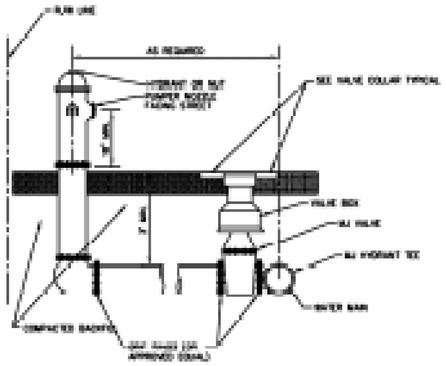
PVC PIPE LOCATING WIRE DETAIL
N.T.S.



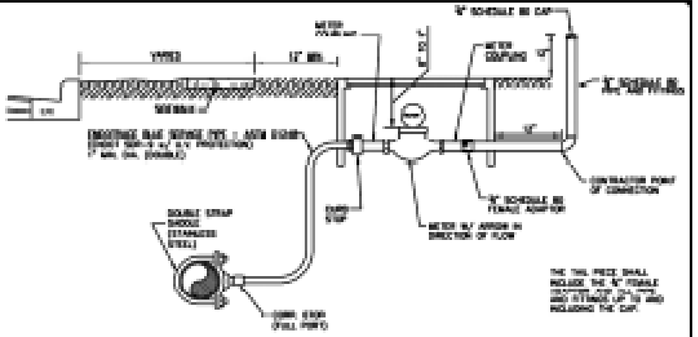
GENERAL NOTES:

1. VALVE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATIONS.
2. FOR REPLACING OLD FOR EXISTING VALVES WHICH DO EXTENDED TO DEPTHS UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

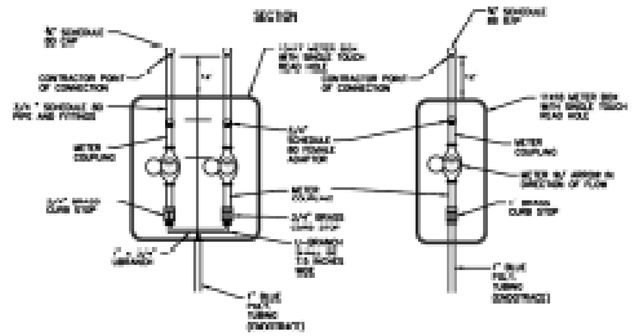
GATE VALVE AND VALVE BOX DETAIL
N.T.S.



FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.



DOUBLE SERVICE (TOP VIEW)
N.T.S.

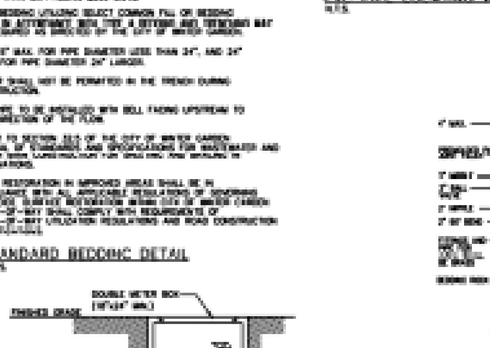


SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/FLARE JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. [illegible] SHALL TERMINATE IN A METER BOX LOCATED [illegible] PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRUCTION TO AND INCLUDING THE METER BOX AT[illegible] INCLUDING THE METER BOX AND THE LINE PIECE. THE CONTRACTOR SHALL ADJUST THE METER BOX AS NECESSARY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE BLUE IN COLOR W/MARK.
6. THE POINT OF CONNECTION IS LOCATED JUST RIGHT BEHIND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

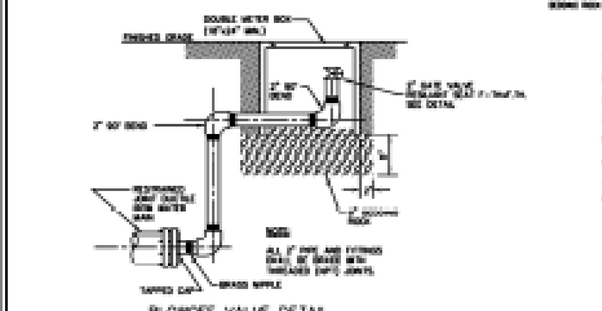
POTABLE WATER SINGLE AND DOUBLE SERVICE DETAIL
N.T.S.



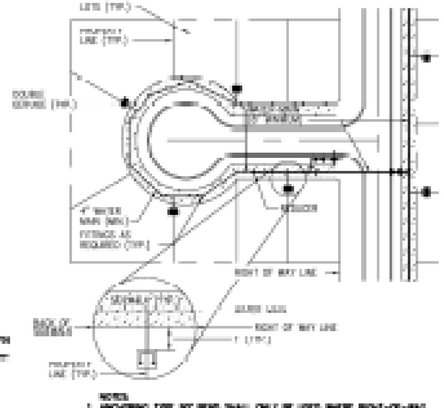
NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES AND APPURTENANCES PRIOR TO INSTALLATION OF ALL FITTINGS AND APPURTENANCES SHALL BE INSTALLED AT THE CONTRACTOR
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. BRONZE METER REQUIRED.
4. 3" STRAINER METER SHALL BE [illegible] ON ALL MASTER METER [illegible] THREE INCHES AND LARGER.

MASTER METER ASSEMBLY
N.T.S.



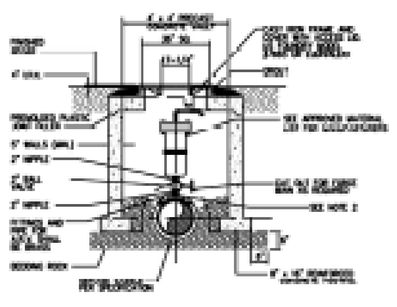
BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

1. [illegible] SHALL BE 3.0 FEET.
2. METER BOX TO BE INSTALLED BY THE CONTRACTOR.

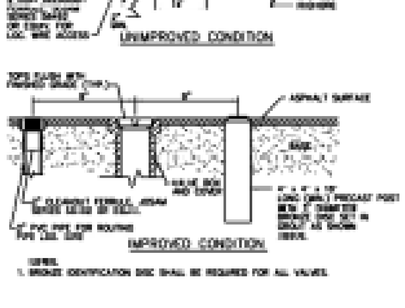
[illegible] AND METER BOX PLACEMENT DETAIL



NOTES:

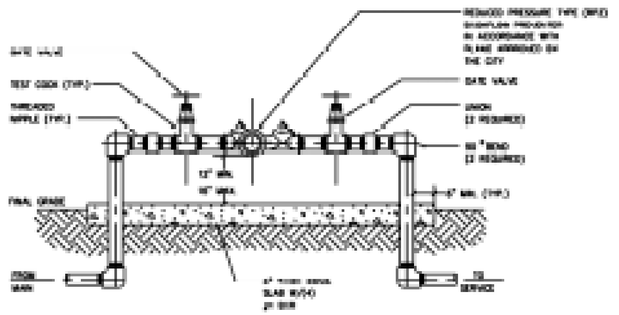
1. [illegible] SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND BRASS WITH TWO LAYERS OF MDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. [illegible] AT THE HIGHEST POINT IN THE [illegible].
4. [illegible] SHALL BE [illegible] PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.

POTABLE WATER SYSTEM
AIR RELEASE VALVE AND VAULT
N.T.S.



IMPROVED CONDITION

VALVE BOX COLLAR
N.T.S.



NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE WILL BE APPROVED.
2. ALL PIPE LARGER THAN 2" SHALL BE FLANGED DUCTILE IRON PIPE.
3. NO GALVANIZED PIPE ALLOWED.

BACKFLOW PREVENTER DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED [illegible]

Denham Engineering, LLC
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Foundation Academy
18304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-2021

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Details City Water

Revisions

No.	Date	Description
1	[illegible]	Added Sheet
2		
3		
4		
5		
6		
7		
8		
9		

[illegible]

GRAPHIC SCALE
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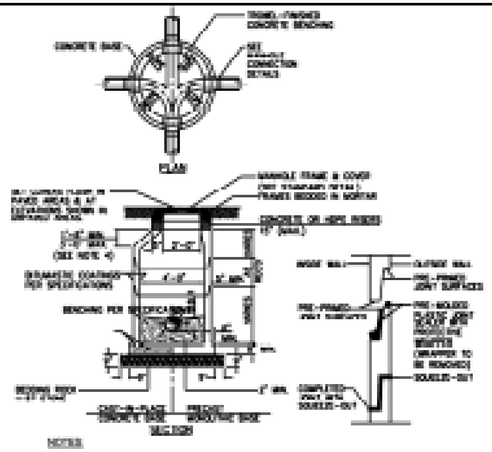
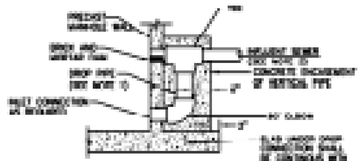
Sheet Number
10 of 15

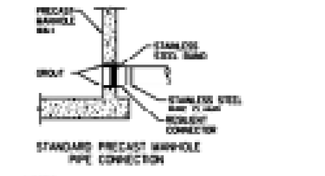


NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWERS OF THE SEWER ABOVE THE INVERT OF THE LARGEST OF THESE SEWERS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. [illegible]
3. GROUT INSIDE JOINTS.
4. NO CONE OVER 3FT. TALL.
5. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MILS DFT.

PRECAST CONCRETE SANITARY MANHOLE
N.T.S.

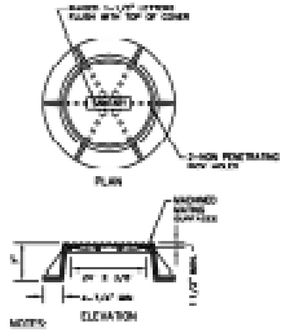




NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL EXISTING MANHOLES AS SHOWN ON PLANS ABOVE THEIN MANHOLE INVERT.

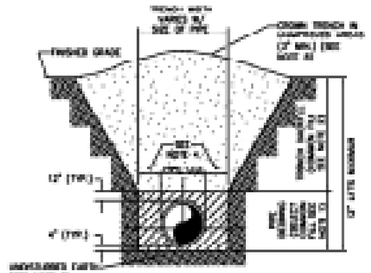
SANITARY MANHOLE CONNECTION DETAIL
N.T.S.



NOTES:

1. MANHOLE FRAME & COVER SHALL BE 24" OPENINGS, USE #SS-125 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUAL.
2. RAIN STOPPER LOG OR RAIN GUARD MAY BE REQUIRED.

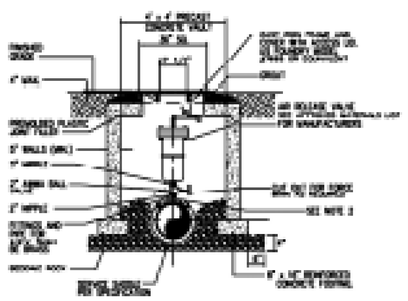
STANDARD MANHOLE FRAME AND COVER
N.T.S.



NOTES:

1. PIPE BEDDING SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER ASHSTO T-180 AND CONTAINING NO MORE THAN 12% PASSING #200 SIEVE.
2. [illegible]
3. PIPE BEDDING UNLESS SELECT COMMON FILL OR BEDDING ROCK IS ACCEPTABLE WITH TYPE 2 BEDDING AND BEDDING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. [illegible] FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. [illegible]
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 33.5 OF THE ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN ROW'S-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF MOISTURE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. [illegible]
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND [illegible]
7. NO GALVANIZED PIPE/VALVES.

SEWAGE COMBINATION AIR VALVE (SCAV) AND VALVE VAULT
N.T.S.

CLEAN OUT DETAIL
FINISHED BUILDOUT
(IN PAVED AREA)
N.T.S.

CLEAN OUT DETAIL
FINISHED BUILDOUT
(IN UNPAVED AREA)
N.T.S.

NOTES:

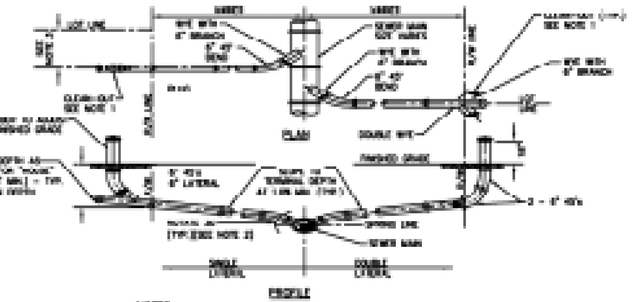
1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTOR.
2. HARDCO COUPLING OR APPROVED EQUIVALENT FOR ALL PIPE MATERIALS, UNLESS APPROVED IN WRITING BY [illegible]

SEWER MAIN CONNECTION DETAIL
N.T.S.

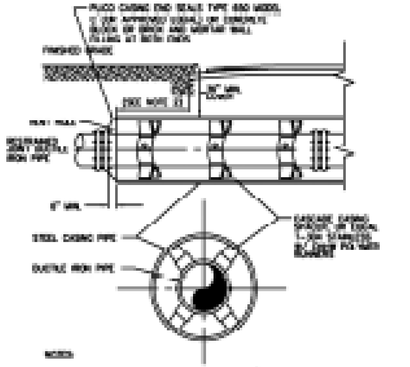
NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF MOISTURE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND FUSTICK WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

OFFSET TYPE
AIR RELEASE VALVE ASSEMBLY



SANITARY SEWER
SERVICE LATERAL DETAIL
N.T.S.



NOTES:

1. WHERE PRACTICAL CASING SHALL EXTEND 5' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 5' BEYOND EDGE OF PAVEMENT IN ANY CASE.
2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. [illegible]

BORE AND JACK DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DENHAM ENGINEERS DOCUMENTS

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

Revision 2-11-17

CIVIL DESIGN

Denham Engineering, LLC
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Clermont: 352-242-1918
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy
12804 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-0933

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Details City Sanitary

Revisions

No.	Date	Comments
1	2-11-17	added items
2		
3		
4		
5		
6		
7		
8		
9		

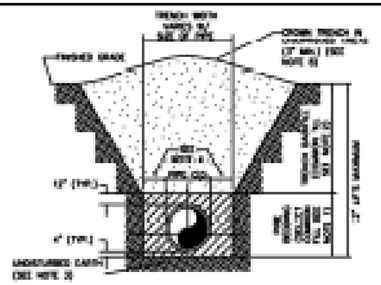
Plans and Specifications Signed, Sealed and Dated as Shown

[illegible]

Date: 2-11-17

GRAPHIC SCALE
0 3 6
Not to Scale

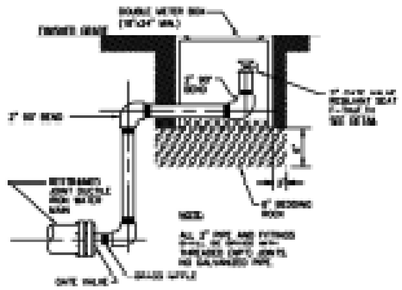
Sheet Number
11 of 15



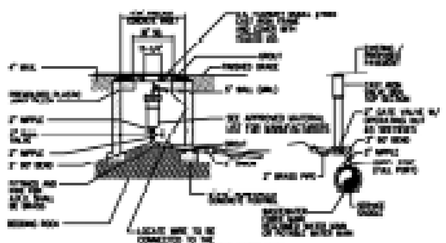
NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 15% PASSING #200 SIEVE.
4. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 15% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. 12" MIN. FOR PIPE DIAMETER LESS THAN 24", AND 24" MIN. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 33.5 OF THE WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITIES CONSTRUCTION FOR [illegible] AND BEDDING IN EASEMENTS.
8. FINAL RESTORATION IN APPROVED AREAS SHALL BE IN COMPLIANCE WITH THE APPROPRIATE REGULATIONS OF APPROVED AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF SECTION 110-1 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.



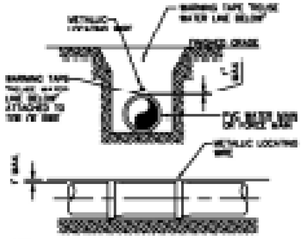
BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE SERVICE SADDLE AND WRAP WITH TWO LAYERS OF MIL PLASTIC OR POLY TUBE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE AXIS IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CORROSION PROTECTION SHALL RECEIVE PROTECTIVE COATINGS AS SPECIFIED FOR DUCTILE IRON PIPE.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "RECLAIMED" WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND ENDING WIRE TO BE PLACED IN ANY VAULT. THE POINT OF CONNECTION OF THE LOCATING WIRE TO THE STAINLESS STEEL SHALL BE MADE WITH A SPLICE KIT.

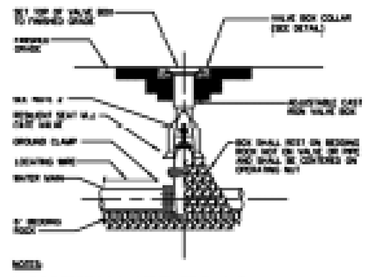
OFFSET TYPE
AIR RELEASE VALVE ASSEMBLY
N.T.S.



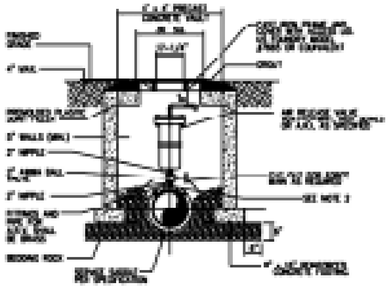
NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (#8 SOLID COPPER) CAPABLE OF DETECTION BY A RADIO LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE AT LEAST 3 TIMES PER JOINT.
2. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP BOX 2" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

PVC PIPE LOCATING WIRE DETAIL
N.T.S.



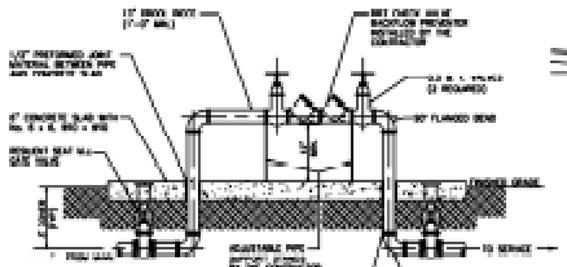
GATE VALVE AND
VALVE BOX DETAIL
N.T.S.



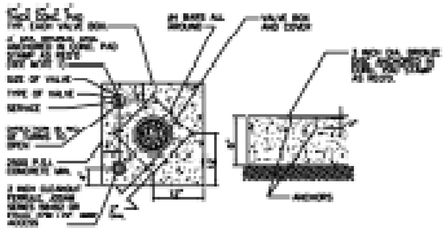
NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE SERVICE SADDLE AND WRAP WITH TWO LAYERS OF MIL PLASTIC OR POLY TUBE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE AXIS IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CORROSION PROTECTION SHALL RECEIVE PROTECTIVE COATINGS AS SPECIFIED FOR DUCTILE IRON PIPE.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "RECLAIMED WATER".
7. NO GALVANIZED PIPE/VALVES.

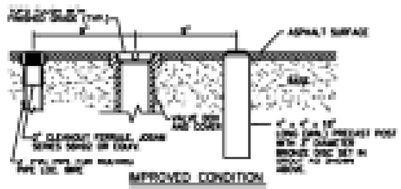
RECLAIMED WATER
AIR RELEASE VALVE AND VAULT
N.T.S.



RECLAIMED WATER JUMPER CONNECTION



UNIMPROVED CONDITION



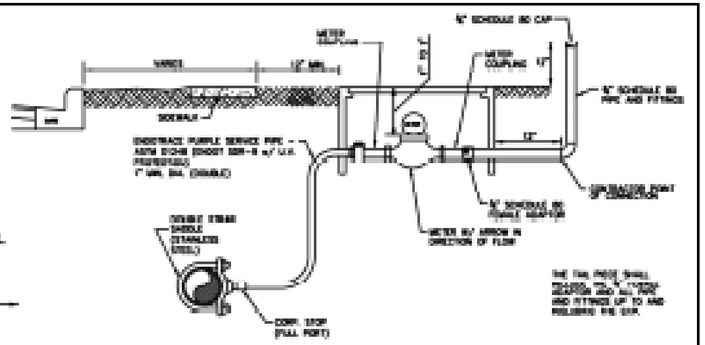
IMPROVED CONDITION

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

VALVE BOX PILLAR
N.T.S.

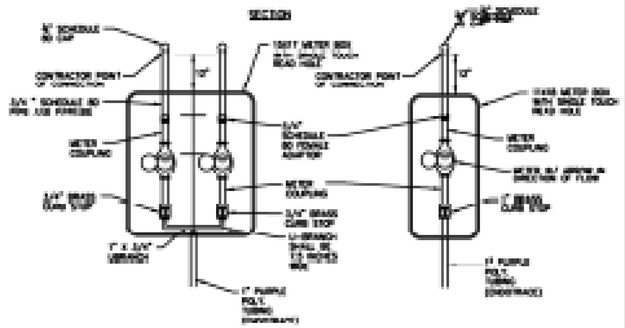
NOTES:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES. PROVIDE [illegible] SHALL BE 3" MINIMUM.



NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE ALLOWED.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. RECLAIMED WATER JUMPER SHALL BE TAN OR TAN.



DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. [illegible] SHALL BE MADE WITH COMPRESSION-TYPE JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION TO AND INCLUDING THE METER BOX ASSEMBLY, OR LOCAL SMALL SERVICE, TO METER, AND TO THE FIRST [illegible] GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REQUIRED OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENCOMPASS PIPE AND SHALL BE PURPLE IN COLOR N/WARE.
6. THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX. [illegible] POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

RECLAIMED WATER SINGLE
AND DOUBLE SERVICE DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN OR THIS SHEET REPRESENT THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

Revision 2-11-17

Denham Engineering, LLC
Orlando: 407-317-9487
Clermont: 352-989-1918
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy
18304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-2021

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Reuse Details

Revisions

No.	Date	Comments
1	2-11-17	Added Notes
2		
3		
4		
5		
6		
7		
8		
9		

[illegible]

[illegible]
Date: 2-11-17
[illegible]

GRAPHIC SCALE
0 3 6
Not to Scale

Sheet Number
12 of 15

GENERAL NOTES:

1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.

2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.

4. ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.

5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TV'D.

6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRICT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.

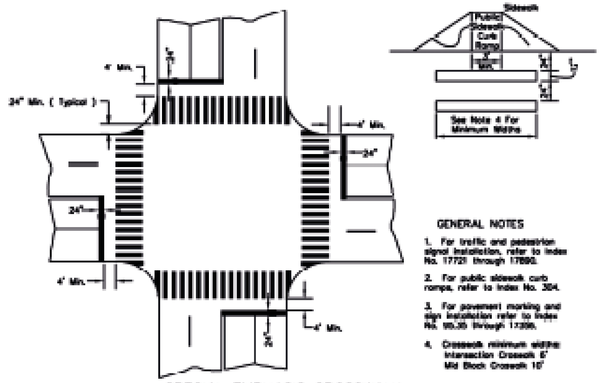
7. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 229.

8. CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.

9. ONLY CONCENTRIC INVERT PRECAST WILL BE ALLOWED TO BE IN ACTIVE CITY STORM MANHOLES. ALL INVERT PRECAST SHALL BE SEALED TO THE STRUCTURE USING WRAPID SEAL. NO MORE THAN 15° WILL BE ALLOWED.

10. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.

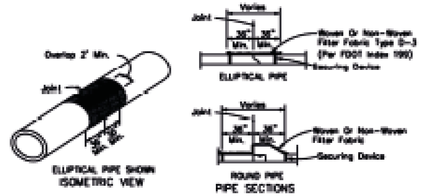
11. ALL STORM SEWER STRUCTURE SECTIONS SHALL BE SEALED WITH WRAPID SEAL.



GENERAL NOTES

1. For traffic and pedestrian signal installation, refer to Index No. 17721 through 17999.
2. For public sidewalk curb ramps, refer to Index No. 304.
3. For pavement marking and sign installation refer to Index No. 17355 through 17359.
4. Crosswalk minimum widths: Intersection Crosswalk 6' Mid Block Crosswalk 10'

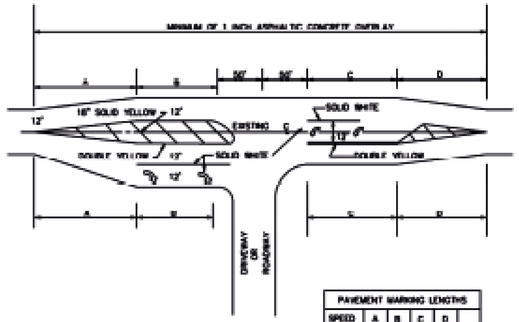
SPECIAL EMPHASIS CROSSWALK
SIGNALIZED OR STOP SIGN
CONTROLED INTERSECTION
N.T.S.



Cost of filter fabric jacket to be included in cost of pipe culverts.

FOR ALL PIPE TYPES – CONCRETE PIPE SHOWN

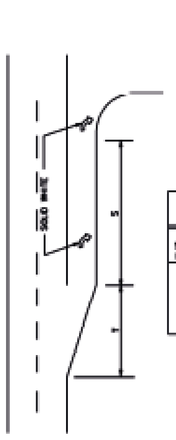
FILTER FABRIC JACKET
N.T.S.



PAVEMENT MARKING LENGTHS					
SPEED	A	B	C	D	
40 MPH	190'	110'	135'	190'	
45 MPH	210'	140'	165'	210'	
50 MPH	230'	170'	195'	230'	
55 MPH	250'	200'	210'	250'	

NOTES:
1) STRIPING ACCORDING TO F.D.O.T. STANDARD INDEX #17346.
2) LANE WIDTHS TO MATCH EXISTING LANE WIDTHS.
3) MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)
4) ALL ROADWAY PAVEMENT MARKING SHALL BE THERMAPLASTIC.

TYPICAL INTERSECTION
N.T.S.



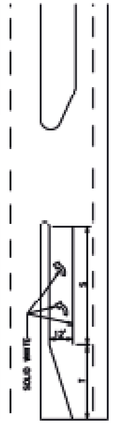
NOTE:
MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)

TURNING ROADWAY		STOP CONDITION	FREE RIGHT
POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)	
30	N/A	-	-
35	170	105	110
40	190	135	140
45	210	165	165
50	230	195	200
55	250	210	250
60	270	230	330

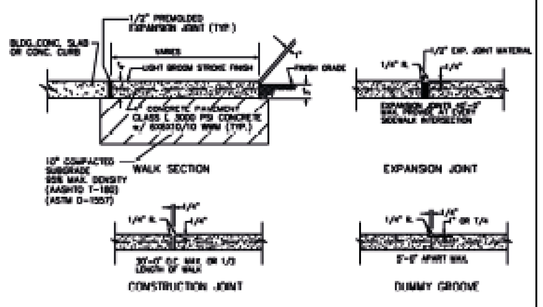
RIGHT TURN
DECELERATION LANE
N.T.S.

POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	150	100
35	170	100
40	190	165
45	210	165
50	230	250
55	250	250
60	270	250

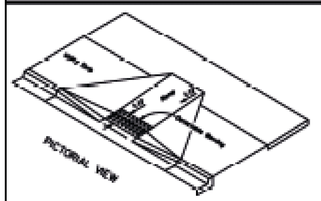
NOTE:
ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

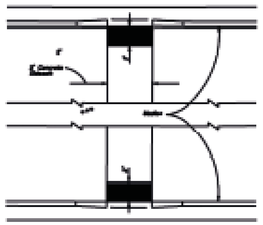


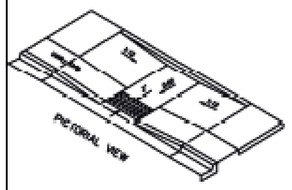
LEFT TURN
STORAGE LANE
(DIVIDED HIGHWAY)
N.T.S.

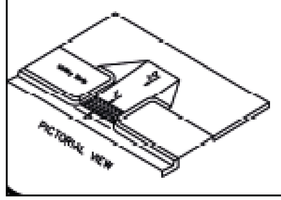


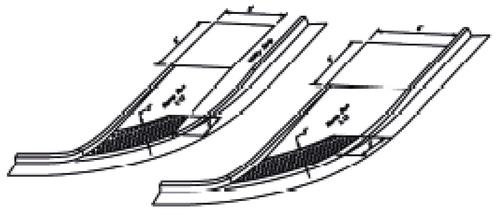
SIDEWALK DETAILS
N.T.S.

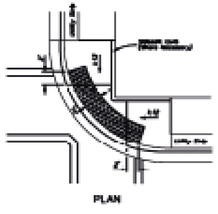






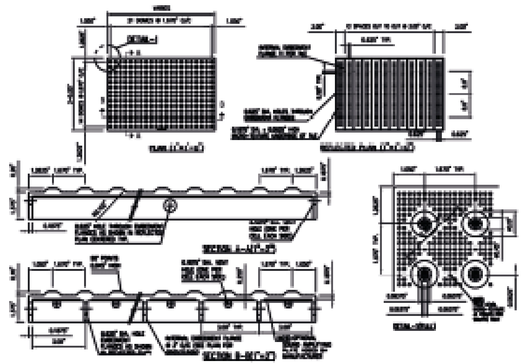






TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS
N.T.S.

ARMOR TILE OR APPROVED EQUAL



NOTE:
1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.

CURB RAMP DETECTABLE WARNING DETAIL
N.T.S.

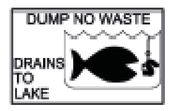


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

CIVIL DESIGN
Denham Engineering, LLC
Orlando: 407-217-3487
Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy

15304 Tilden Road
Winter Garden, FL 34787
Fx: 407-230-5052

Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Roadway Details - 1

Revisions

no.	date	comments
	11-20-18	Initial Issue
1		
2		
3		
4		
5		
6		
7		
8		
9		

Plans are valid when Signed, Dated and Sealed below.

J. Brian Denham, P.E.
Date: 11-20-18
FL Registration #69826
Certificate of Authorization #28585

N
W
E
GRAPHIC SCALE
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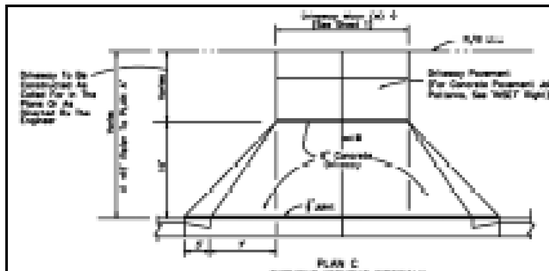
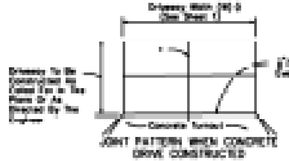
Not to Scale

Sheet Number
13A of 15

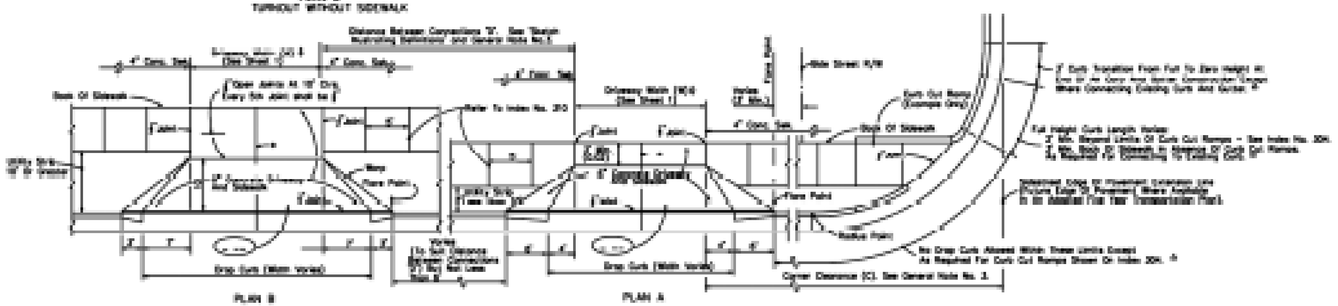


PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED

INSET



PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (W/ UP GRADE)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10%)

SPECIAL NOTES FOR URBAN FLARED TURNOUTS

1. Driveway 6" concrete pavement and drop curb shall meet the material and construction requirements of Sections 522 and 520 respectively of the FDOT Standard Specifications. The driveway connection shall meet the requirement of Subsection 522-1.

2. For details of drop curb and curb cut ramps refer to Indexes [illegible].

3. Where turnouts are constructed within existing curb and gutter, the existing curb and gutter shall be removed to the nearest joint beyond the limit shown or to the extent that no remaining [illegible] the curb constructed.

4. Cost for preformed joint filler shall be included in the cost for the concrete pavement (concrete sidewalk, 6" thick).

5. For turnouts with radial returns see the requirements under the "Summary Of Geometric Requirements for Turnouts", the "General Notes", the details of "Rural Turnout Construction" and the detail of "Limits Of Grading & Grassing, Stabilization And Sod At Intersections".

6. Department maintenance of pavement shall extend out to the right of way or 2' from back of sidewalk, whichever distance is less.

7. The maintenance and operation of highway lighting, traffic signals, pavement markings, and other necessary devices [illegible].

8. All pavement markings on the State highway, including [illegible] and modifications of the existing markings shall be installed for the operation of the State Highway shall be maintained by the Department.

9. All signing and marking installed for the operation of the connection (such as stop bars and stop signs for the connection) shall be the responsibility of the permittee.

10. Turnouts will be paid for under the contract unit price for Sidewalk Concrete (6" Thick), SY.

DESIGN NOTES FOR URBAN FLARED TURNOUTS

1. Driveways indicated as "Minimum Applications" are those with slopes that can cause overhang drag for [illegible] passenger vehicles under fully loaded conditions or, those with slopes that can cause drivers who are leaving the roadway to slow or pause by the gutter, that traffic demand volumes will be [illegible].

Driveways indicated as "Marginal Applications" are those with slopes that can cause [illegible] drag or [illegible] passenger vehicles under fully loaded conditions, but can [illegible] based on the low side of fully superelevated roadways.

Driveways indicated as "General Applications" are those with slopes that can readily accommodate [illegible] passenger vehicles and those and those that can accommodate [illegible] single unit trucks, vans, buses and recreational vehicles operating under normal crown and superelevation conditions.

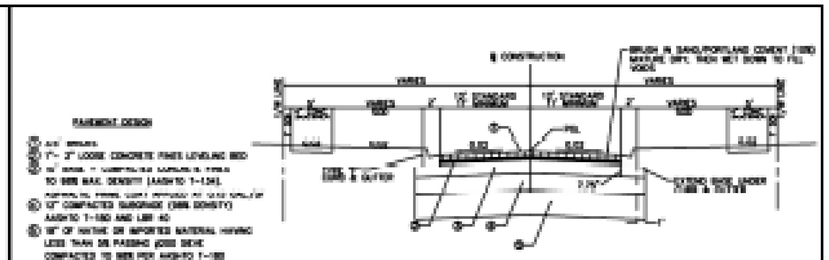
2. The standard flared driveways on this index may not accommodate vehicles with low beds, low undercarriage or low approach features. Where such vehicles are design vehicles driveways are to have site specific flare designs or [illegible] designs.

3. When specific flare type driveways are to be constructed, the type shall be designated in the [illegible] designation.

Note: See sheet 1 for "GENERAL NOTES"

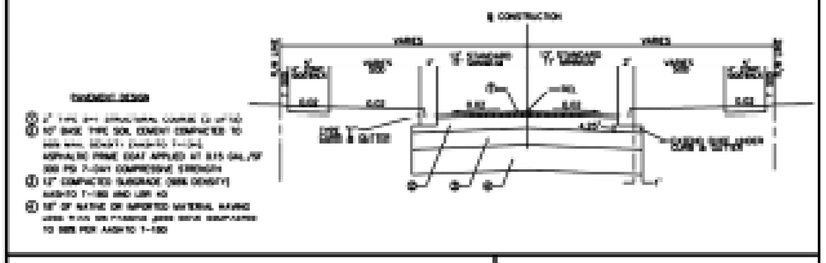
URBAN FLARED TURNOUTS
N.T.S.

SEE INDEX No. 520 OF THE F.D.O.T. STANDARD AND SHOP DRAWING STANDARDS



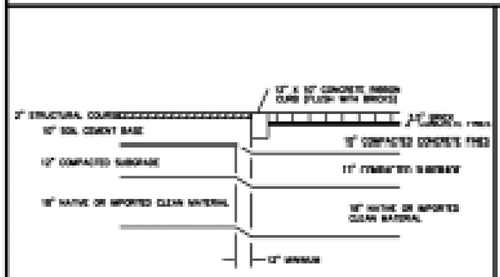
PAVEMENT DESIGN

(A) [illegible]
(B) 1"- 2" LOOSE CONCRETE FINES LEVELING BED
(C) [illegible]
TO MEET BASE DENSITY (AASHTO T-134).
[illegible]
(D) 12" COMPACTED SUBGRADE (SBR DENSITY)
AASHTO T-180 AND LBR 40
(E) 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 35 PASSING #200 SIEVE COMPACTED TO SBR PER AASHTO T-180

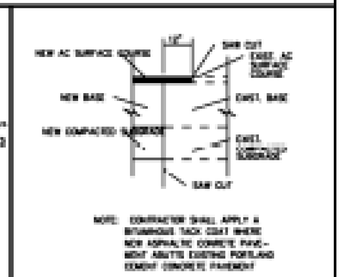


PAVEMENT DESIGN

(A) 2" [illegible]
(B) 10" BASE TYPE SOIL CEMENT COMPACTED TO [illegible] DENSITY (AASHTO T-134).
ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL/SY
300 PSI 7-DAY COMPRESSIVE STRENGTH
(D) 12" COMPACTED SUBGRADE (SBR DENSITY)
AASHTO T-180 AND LBR 40
(E) 18" OF NATIVE OR IMPORTED MATERIAL HAVING [illegible] PASSING #200 SIEVE COMPACTED TO SBR PER AASHTO T-180

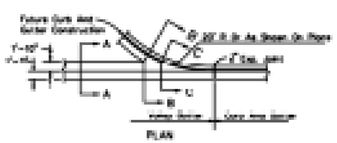


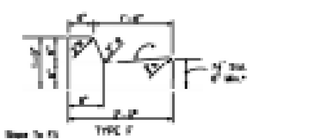
RIBBON CURB AT BRICK PAVERS DETAIL
N.T.S.



NOTE: CONTRACTOR SHALL APPLY A BITUMINOUS TACK COAT WHERE NEW ASPHALTIC CONCRETE PAVE-MENT ABUTS EXISTING PORTLAND CEMENT CONCRETE PAVEMENT

CONNECTION BETWEEN NEW AND EXISTING PAVEMENT
N.T.S.





CONCRETE CURB AND GUTTER

NOTE: For use adjacent to concrete or flexible pavement, concrete shown. For details depicting usage adjacent to flexible pavement, see diagram right. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see diagram right.

CURB AND GUTTER TYPES E & F

CURB AND GUTTER LEGEND

NOTE: VERTICAL DIMENSION SHALL BE FROM GRADE OR FLUSH CURB APPLICATIONS.

ASPHALTIC CONCRETE CURB

GENERAL NOTES

1. For curb, gutter and curb and gutter providing 6" - 7" construction joints at 10' centers (max.). Construction joints adjacent to concrete pavement, on tangents and [illegible] curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Section 520 of the standard specifications.

2. Ends of Curbs Types B and D shall transition from full to zero heights in 2 feet.

Revision 6-11-17

CIVIL DESIGN

Denham Engineering, LLC
Orlando: 407-617-9487
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Foundation Academy
15304 Tilden Road
Winter Garden, FL 34787
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Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Roadway Details - 2

Revisions

No.	Date	Description
1	2-20-18	Added Notes
2		
3		
4		
5		
6		
7		
8		
9		
10		

[illegible]

[illegible]

GRAPHIC SCALE
0 0 0
Not to Scale

Sheet Number
13B of 15

CITY OF WINTER GARDEN – GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.

2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.

3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.

4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL "SUNSHINE ONE CALL". 1-800-432-4770 A MINIMUM OF 72 HOURS IN ADVANCE.

5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MASSAGE) PHONE # 407-656-4100.

6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.

7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.

8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.

9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.

10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE. ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.

11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.

12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.

13. ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CoWG WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.

2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.

3. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.

4. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETECTABLE, SIZE 2" WITH "WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES. NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.

5. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MSS/CWG SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.

6. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.

7. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A UNIFORM DISTANCE APART, LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE SEPARATELY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.

8. THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB, LOCATED INSIDE OF A PAINTED BLUE SQUARE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL.

9. THE CONTRACTOR SHALL INSTALL CURB STOP, IN METER BOX, CURB STOP SHALL BE SET 8" BELOW FINISHED GRADE.

10. THE CONTRACTOR SHALL PROVIDE AND INSTALL IN-LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEE'S AND CROSSES. WATER MAINS SHALL BE PLACED UNDER SIDEWALKS WHERE POSSIBLE.

11. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.

12. THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATION WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.

13. ALL NEW SUBDIVISION CONSTRUCTION SHALL INSTALL DOUBLE POTABLE WATER SERVICES AT THE PROPERTY LINES.

CoWG – WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). FITTINGS SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.

2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT. (36" TO 48" DEEP AT LOT LINE)

3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.

4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECEIVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HDPE AT THE PRECASTERS FACILITY.

5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE FORM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A-LOK, Z-LOK OR EQUAL.

6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.

7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.

8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL. CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.

9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALL/CENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.

10. THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.

11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.

12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.

13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.

14. GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.

15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE WET WELL.

16. ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-DRILLED.

17. WARRANTY – ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PART, PARTS, OR MATERIALS SHALL BE PROMPLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED, INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.

2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.

3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.

4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.

2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.

3. THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.

4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.

5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING

1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COMMENCE. A DEFINITE TIME AND DATE WILL BE AGREED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.

2. NO INSPECTION SHALL COMMENCE WITHOUT THE PRESENCE OF THE INSPECTOR, EXCEPT WHEN PRIOR ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.

3. ALL CCTV INSPECTIONS SHALL COMMENCE UP STREAM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM ENTERING A SECTION PREVIOUSLY TELEVISED. THE CAMERA SHALL BE STARTED FROM THE DOWNSTREAM MANHOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSING THE NORMAL FLOW IN THE LINE. THIS PROCEDURE WILL ALLOW FOR THE VIEWING OF THE SERVICE LATERALS.

4. BEFORE THE CAMERA IS PLACED IN THE SEWER LINE, WATER WITH YELLOW OR ORANGE DYE SHALL BE PUT INTO THE UPSTREAM MANHOLE OF THE SECTION BEING TELEVISED. CAMERA WILL HAVE A GAUGE SHOWING 1/2" MARKS FROM 1/2" TO 2-1/2". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.

5. THE CCTV AND DVD RECORDER SHALL BE TURNED ON BEFORE THE CAMERA IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CAMERA IS REMOVED FROM THE MANHOLE. THE CAMERA SHALL BE MOVED THROUGH THE LINE UNDER THE CONTROL OF THE CCTV CAMERA OPERATOR. THE CAMERA SHALL BE DRAWN THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY (30) FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND PIPE JOINTS IN THE PIPELINE.

6. A DVD RECORDING SHALL BE MADE OF THE ENTIRE SYSTEM BEING TELEVISED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE TAPE(S) SHALL BE LABELED IN SUCH A MANNER THAT STATES THE PROJECT NAME, DATE OF INSPECTION AND LINE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

CoWG RECLAIMED WATER SYSTEM GENERAL NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.

2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.

3. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.

4. WARNING TAPE, NON-DETECTABLE, SIZE 2" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES. NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATE WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.

5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MSS/CWG. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.

6. REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 30" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.

7. SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED WATERMAIN.

8. CUSTOMER SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.

9. THE CONTRACTOR SHALL CUT CURB A "RW" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.

10. THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 8" BELOW FINISHED GRADE.

11. THE CONTRACTOR SHALL INSTALL VALVE(S) IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.

12. RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE MINIMIZED.

13. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.

14. RECLAIMED WATERMAIN MAINS SHALL BE 8 INCH DIAMETER MINIMUM, 4 INCH IS ALLOWED ON DEAD END RUNS SERVING LESS THAN 20 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK IRRIGATION RATE SHALL BE SIX(6) TIMES GREATER THAN THE AVERAGE IRRIGATION RATE OF FLOW.

15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CoWG – THRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	30	34	44	52	60	70	80
45° BEND	8	10	12	14	18	21	25	30	34
22-1/2° BEND	4	5	6	7	9	10	12	14	16
11-1/4° BEND	2	3	4	5	6	7	8	9	10
PLUG, DEAD END OR BRANCH OF TEE	40	52	63	72	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	115	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	29	37	44	51	65	77	89	105	120
45° BEND	13	16	18	21	27	33	37	44	50
22-1/2° BEND	6	7	9	10	13	15	18	21	24
11-1/4° BEND	3	4	5	6	7	8	9	10	12
PLUG, DEAD END OR BRANCH OF TEE	59	77	93	108	138	166	194	231	265
VALVE	59	77	93	108	138	166	194	231	265

CoWG THRUST RESTRAINT NOTES:

1. THE TABLES INDICATE MINIMUM LENGTHS OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION. WHERE PRACTICAL, FULL LENGTHS OF RESTRAINED PIPE SHALL BE LAID TO ACHIEVE THE REQUIRED MINIMUM RESTRAINT.

2. WHERE COMBINATIONS OF FITTINGS ARE USED, THE PIPING BETWEEN THE FITTINGS SHALL BE RESTRAINED. THE MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED UPSTREAM AND DOWNSTREAM OF THE COMBINATION OF FITTINGS SHALL BE DETERMINED ON THE BASIS OF ONE EQUIVALENT FITTING (I.E., 2-45 DEGREE BENDS WILL BE CONSIDERED AS THOUGH A 90° BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45° BENDS).

3. FOR PIPE THAT IS ENCASED IN POLYETHYLENE, RESTRAINED JOINTS MINIMUM LENGTHS SHALL BE INCREASED BY 50 PERCENT.

4. FOR FITTINGS OTHER THAN THOSE PRESENTED IN THE ABOVE TABLES, RESTRAINED JOINT LENGTHS SHALL BE DETERMINED IN ACCORDANCE WITH "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION. RESTRAINED JOINT LENGTHS FOR A GIVEN PRESSURE RANGE SHALL BE BASED ON THE MAXIMUM PRESSURE FOR THE TEST PRESSURE RANGE, SM (SAND SILT) SOIL, 3-FEET DEPTH, LAYING CONDITION NO. 3 AND FACTOR OF SAFETY OF 1.5.

5. IN-LINE VALVES: PROVIDE MECHANICAL RESTRAINT ON EACH SIDE OF THE VALVE.

6. ALL RECLAIMED WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 150 PSI. ALL WASTEWATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 100 PSI.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ACCEPTABLE VARIANCES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A / 12" B	SEE GENERAL NOTES: NO. 4 & 5
RECLAIMED WATER*	3'	12"	–	–	3'	6" A / 12" B	3'	12"	–	–	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" A / 12" B	–	–	–	–	–	–	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	–	–	–	–	–	–	

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

2. * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162-610, CHAPTER III. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

A – DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.

B – DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.

4. UTILITY SEPARATION – VERTICAL CLEARANCE MITIGATION

A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:

1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;

2. CONCRETE ENCASED VITRIFIED CLAY, OR;

3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

B. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.

C. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

5. UTILITY SEPARATION – HORIZONTAL SEPARATION MITIGATION

A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.

1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR;

2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.

3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

B. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

6. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

Ephesians 6:11-17

CIVIL DESIGN

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Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Details Notes 1 City

Revisions

No.	DATE	DESCRIPTION
	11-30-18	Initial Issue
1		
2		
3		
4		
5		
6		
7		
8		
9		

Plans are valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

Date: 11-30-18

FL Registration #[illegible]
Certificate of Authorization #[illegible]

GRAPHIC SCALE

Not to Scale

Sheet Number

General Notes

1. Contractor shall immediately notify the owner's representative of any discrepancies found between these plans, municipality specifications, the architectural plans, and/or field conditions prior to construction.

2. All work shall be accomplished in accordance with the plans and specifications contained herein as well as separate municipality specifications book and/or otherwise required by applicable federal, state and local codes, ordinances, and regulations. It is the contractor's responsibility to obtain a copy of the municipality specifications book prior to any bidding, material orders or construction. In the event of a conflict between the requirements, the most stringent shall apply as determined by the owner's representative.

3. Topographic information, boundary information and vertical control provided within these construction plans is taken from a survey by surveyor listed on the plans and can be obtained from the owner.

4. Geotechnical investigation report can be obtained from the owner and/or geotechnical engineer as listed on the plans.

5. Contractor shall comply with all permit conditions during construction. Dimensions shown are measured to/from the face of curb, property line, property corner, or face of building.

6. Contractor shall stake all improvements using the dimension baseline and offsets provided on this sheet. It is the contractor's sole responsibility to completely stake and check all improvements to insure adequate positioning both horizontal and vertical, including minimum building setbacks, prior to the installation of any improvements.

7. Locations of the proposed building shown on this plan are meant as a reference for constructing site improvements. the actual locations and dimensions of proposed building improvements shall be determined from the architectural plans and field located by a surveyor retained by the contractor.

8. All parking striping & traffic arrows to be painted, unless in ROW, which will be thermoplastic. Cross walks to be of a material that contracts the asphalt pavement such as stamped, painted asphalt or concrete. Stop bars to be thermoplastic. Material certification shall be required for all paint and thermoplastic stating said materials do not contain lead.

9. Baseline through parking areas to be established beginning at the BENCHMARK set by surveyor.

10. All pavement markings to comply with the FDOT 2015 roadway and 2016 traffic design standards, 2009 manual of uniform control devices (MUTCD) and the municipality land development code.

11. All disturbed areas within ROW shall be sodded to match existing. Coordinate with Landscape Plan.

12. All areas disturbed during construction shall be stabilized with ground cover.

13. The contractor shall be responsible for the restoration of any traffic equipment including but not limited to fiber, loop sensors, pull boxes, conduit, traffic signals, and cabinets. Any items damaged by the contractor will be restored to their original conditions unless otherwise agreed upon by the municipality engineer.

14. Site lighting to be provided for by contractor per owner's and utility company's specifications as well as any applicable architectural drawings.

15. Contractor to install the minimum requirements for vertical separation where ever existing or proposed utilities are to cross existing or proposed water mains.

16. The contractor shall notify the city & county office 48 hours prior to any work within their respective ROW's.

17. M.O.T. setup shall be supervised by a certified M.O.T. individual.

18. All light poles and structures to be located in field by surveyor retained by contractor.

19. Shop drawings to be provided by contractor to respective governing agencies and civil engineer for review prior to purchases and field installation.

20. As-builts to be provided by contractor in autocad & PDF format on disc as well as on full size plans to respective governing agencies and Denham Engineering, LLC for review.

21. Contractor to construct sidewalks along each lot in accordance with municipality standards. Location of sidewalk will vary as required by builder to maintain protection of existing trees.

22. Sidewalk to be constructed by contractor in front of all tracts and at ADA ramp locations; by home builder in front of all homes at the time of individual lot development.

23. The AHJ (Agency Having Jurisdiction) Standard Construction Details shall supercede in the event of conflicts with notes & details in these plans.

24. Refer to the City Engineering Standards Manual, Land Development Code, and City Details. Note that the most stringent standards between the City standards and the standards set forth in the General Notes (as determined by the engineer of record or the City) should be followed.

25. As-Built record drawings shall comply with City requirements available online. As-Builts need to be submitted to the City signed and sealed in accordance with Section 3.01.05 of the Engineering Standards Manual in the following formats:
   a. 1 Hard Copy
   b. 1 PDF Copy
   c. CAD Copy drawn in State Plane Coordinates

26. Any screen and retaining walls will need a separate permit from the Building Department.

27. All work shall conform to the City of Winter Garden standards and specifications.

28. Fencing shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.

29. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Contractor to have Denham Engineering and the geotechnical engineer inspect and ensure that the privately owned & maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.

Erosion Control Notes:

1. Erosion control measures are to be taken to ensure protection of surrounding properties, roads, wetlands and any other objects that are not under control of the owner as well as existing developments & wetlands under control of owner.

2. The contractor shall protect all existing & proposed stormwater collection systems from damage by sediment or other construction related causes.

3. Sizes, location and invert elevations of existing pipes to be verified by the contractor prior to construction. Existing underground utilities have been shown based on the best information available. The contractor is responsible for verifying location of all utilities prior to beginning any excavation.

4. Silt fence shall be in-place (around the entire perimeter of the site or as shown on the drawing) prior to construction. Delineated measures are minimum required. Additional controls are to be utilized as needed, dependent upon actual site conditions and construction operations. See detail sheets and specifications for additional information on erosion control.

5. Erosion control shall be maintained within construction areas by quickly stabilizing disturbed areas to prevent the release of sediment. This shall be accomplished using sod, turbidity fences, (NOT hay bales), and other means acceptable to local municipality, water management district, DEP, owner, engineer and other regulatory agencies.

6. This Storm Water Pollution Prevention Plan (SWPPP) is for permitting only. Contractor to submit a separate SWPPP & Notice of Intent (NOI), signed by the owner, to the Florida Department of Environmental Protection (FDEP) consistent with the contractor's anticipated means and methods of construction prior to commencement of construction.

7. Dewatering and erosion control during construction shall be implemented in accordance with the technical specification and the NPDES permit. Contractor to prepare a site specific Storm Water Pollution Prevention Plan (SWPPP) specific to his proposed means & methods and obtain NPDES NOI and dewatering permit from regulatory agencies. Contractor to have project monitored and maintained by certified inspection company for compliance with NPDES permit & DEP regulations.

8. Excess excavated material shall be disposed of off-site by the contractor. Excess material is not to be placed in pond unless specifically authorized by geotechnical engineer. Sediment buildup in sediment traps/sumps is not to be placed in ponds. Contractor to obtain a permit to move fill or excess material off-site if necessary.

9. Stormwater infrastructure (e.g. inlets, storm pipes, MES's, ponds & outfall structures) to be in place and operating prior to construction of impervious areas (e.g. roadway base, building pads, etc.)

10. Provide socks (NOT hay bales) in front of all drainage curb inlets and provide filter fabric under the grate of all ditch bottom inlets after initial completion of the drainage structures to protect all storm drainage inlets and pipes from silt, sand and debris during construction. Any accumulation within the storm drainage pipe system shall be removed without pumping or flushing into the ponds or wetlands. Pond bottoms, and sides as necessary, shall be scraped & scarified to remove any buildup of silt, clay or other sediment that may prevent percolation of water into the soils as determined by Denham Engineering, LLC. Maintain these measures daily.

11. All storm drainage inlets and pipes shall be protected from silt, sand and debris during construction. Any accumulation within the storm drainage system shall be removed without pumping or flushing into ponds.

12. Sediment buildup in pipes and at pond bottoms to be removed prior to final grading, stabilization and sodding of pond.

13. Sediment buildup at all barriers to be removed on a consistent basis, determined by contractor, to avoid potential barrier failure. Repairs to barriers to be repaired promptly.

14. Contractor must implement additional best management practices as necessary, in accordance with the specification in Section 6 of the Florida Land Development Manual: A Guide to Land and Water Management (Florida Department of Environmental Regulation, latest edition).

15. For permanent erosion control, slopes greater than 6:1 shall be sodded. Slopes of 6:1 or less may be seeded & mulched. All pond slopes to be sodded. Contractor to confirm acceptability of sod material type with local municipality.

16. Contractor to sweep all finished paved streets and existing paved streets adjacent to the construction site entrances as necessary to prevent excess mud, dirt or rock from leaving the construction site. All construction vehicles (e.g. dump trucks) hauling material to and from the construction site will be covered with a tarp. Temporary stabilized or rock construction entrance, as well as wheel wash area, may be required to remove excess dirt and mud from tires before construction vehicles enter adjacent paved streets.

17. Erosion control to be maintained by contractor until accepted by owner.

18. The City has specific requirements for demolition activities through the Building permit process. Section 2501018 of the City's Land Development Code outlines these requirements and will be provided to help facilitate this action. Coordinate with Waste Pro regarding removal of demolition materials.

19. The Code also requires commercial entities to use one of the licensed recovered materials haulers. Recovered materials are defined as metal, paper, plastic, glass, textiles and rubber. The business must select a hauler from the approved list. This list can be found at the City of Ocoee website.

Grading Notes:

1. The contractor is responsible for meeting all provisions of the ADA and Florida Accessibility Code.

Dimension Notes:

1. Contractor shall immediately notify the owner's representative of any discrepancies found between these plans, municipality specifications, the architectural plans and/or field conditions prior to construction.

2. All work shall be accomplished in accordance with the plans and specifications contained herein as well as separate municipality specifications book and/or otherwise required by applicable federal, state and local codes ordinances, and regulations. It is the contractor's responsibility to obtain a copy of the municipality specifications book prior to any bidding, material orders or construction. In the event of a conflict between the requirements, the most stringent shall apply as determined by the owner's representative.

3. Topographic information, boundary information and vertical control provided within these construction plans is taken from a survey by surveyor listed on the plans and can be obtained from the owner.

4. Geotechnical investigation report can be obtained from the owner and/or geotechnical engineer as listed on the plans.

5. Contractor shall comply with all permit conditions during construction. Dimensions shown are measured to/from the face of curb, property line, property corner, or face of building.

6. Contractor shall stake all improvements using the dimension baseline and offsets provided on this sheet. It is the contractor's sole responsibility to completely stake and check all improvements to insure adequate positioning both horizontal and vertical, including minimum building setbacks, prior to the installation of any improvements.

7. Locations of the proposed building shown on this plan are meant as a reference for constructing site improvements. the actual locations and dimensions a of proposed building improvements shall be determined from the architectural plans and field located by a surveyor retained by the contractor.

8. All parking striping, traffic arrows, cross walks and stop bars to be thermoplastic. Material certification shall be required for all paint and thermoplastic stating said materials do not contain lead.

9. Baseline through parking areas to be established beginning at the southeast property corner.

10. All pavement markings to comply with the FDOT roadway and traffic design standards, manual of uniform control devices and the municipality land development code.

11. All disturbed areas within ROW shall be sodded to match existing.

12. All areas disturbed during construction shall be stabilized with ground cover.

13. The contractor shall be responsible for the restoration of any traffic equipment including but not limited to fiber, loop sensors, pull boxes, conduit, traffic signals and cabinets. Any items damaged by the contractor will be restored to their original conditions unless otherwise agreed upon by the municipality engineer.

14. Site lighting to be provided for by contractor per owner's and utility company's specifications as well as any applicable architectural drawings.

15. Contractor to install the minimum requirements for vertical separation wherever proposed sewer mains and force main are to cross under proposed water mains.

16. The contractor shall notify the city, county or FDOT office 48 hours prior to any work within their respective ROW's.

17. Refer to FDOT roadway and traffic design standards index no. 602 for Maintenance of traffic (M.O.T.).

18. M.O.T. setup shall be supervised by a certified M.O.T. individual.

19. All light poles and structures to be located in field by surveyor retained by contractor.

20. Shop drawings to be provided by contractor to respective governing agencies and civil engineer for review prior to purchases and field installation.

21. As-builts to be provided by contractor in autocad format on disc as well as on full size plans to respective governing agencies and civil engineer for review.

22. Contractor to construct sidewalks along each lot in accordance with municipality standards. Location of sidewalk will vary as required by builder to maintain protection of existing trees.

23. 4' sidewalk to be constructed by contractor in front of all tracts and at ADA ramp locations; by home builder in front of all homes at the time of individual lot development.

FDOT General Notes:

1. All Striping in the FDOT right-of-way shall be Thermoplastic per 2016 FDOT Design Standards 17346 and Section 711 of the 2015 Standards Specification for Road and Bridge Construction.

2. All work performed within the FDOT right-of-way shall be in accordance with the 2016 edition of the FDOT Design Standards, 2015 Specifications for Road and Bridge Construction, and the 2010 Utility Accommodation Manual.

3. FDOT project description: proposed work within FDOT ROW includes modification of an existing driveway and sidewalk ramps, shifting the existing directional left turn lanes, and connection to existing City Of Melbourne water main.

4. All pavement markings to comply with the FDOT 2015 Roadway and 2016 traffic design standards, 2009 manual of uniform control devices (MUTCD) and the municipality land development code.

5. All areas disturbed by construction within the FDOT Right-of-Way (ROW) shall be sodded with Common Bermuda. Coordinate with Landscape Plan.

6. The contractor shall be responsible for the restoration of any traffic equipment including but not limited to fiber, loop sensors, pull boxes, conduit, traffic signals, and cabinets. Any items damaged by the contractor will be restored to their original conditions unless otherwise agreed upon by the municipality engineer.

7. The contractor shall notify the FDOT office 48 hours prior to any work within their respective ROW's.

8. Maintenance of Traffic Control (MOT) within the FDOT Right-of-Way shall be per FDOT 2016 Design Standard, Index No.612 and 613

9. M.O.T. setup shall be supervised by a certified M.O.T. individual.

10. The FDOT Standard Construction Details shall supercede in the event of conflicts with notes & details in these plans.

11. Sidewalk Maintenance of Traffic Control within the FDOT Right-of-Way shall be per FDOT 2016 Design Standard, Index No.660.

12. All Raised Pavement Markers (RPM's) installed within the FDOT Right-of-Way and on Proposed Driveway Connection shall be in accordance with the 2016 FDOT Design Standards, Index No. 17352 and 2015 FDOT Standard Specification for Road and Bridge Construction Section 706.a. Raised Pavements Markers shall be placed at 20 feet on Center on both sides of the Double 6" Yellow lines.

13. All Excavations within ten (1 0) feet of the Travel lanes and Greater Than three (3) inches deep must be filled in or have a Shoulder Treatment placed at the Drop-off per Index No. 600 of FDOT 2016 Design Standards at the end of the Work Day.

Drainage Notes

1. Contractor shall verify all existing grades on site before beginning work. Sizes, location and invert elevations of existing pipe to be verified by the contractor prior to construction. The owner's representative shall be notified immediately of any major differences between contractor's data and drawings.

2. Existing ground and import fill to be compacted per the most stringent of the plans and geotechnical report. For use of on site soils refer to geotechnical report provided by geotechnical engineer indicated on cover sheet.

3. All structures, pipes and other construction in the right of way shall be performed according to the applicable roadway design standards of the governing local or state agency or the Florida Department of Transportation roadway design standards and specifications, whichever is more stringent.

4. All structures and grates shown within paved areas shall be traffic rated to support H-20 loads. All structures and grates subject to delivery truck traffic to be H-25 rated. All structures subject to pedestrian traffic to have steel grates.

5. Grading shown on these plans is provided to the contractor to express the general grading intent of the project. The contractor shall be expected to grade the entire site to provide positive drainage in all areas throughout the site. Smooth transitions shall be provided between contours or spot elevations as shown on the plans. All slopes shall be stabilized immediately after final grading has been completed. Contractor shall notify owner and engineer prior to demobilization of grading equipment to determine that the grading intent has been achieved.

6. Spot elevations are shown at the edge of pavement except when called out as top of curb (TC), or when the spot grade is placed on the top of the sidewalk. Typically a 6" raised curb or sidewalk is used, and the proposed spot grade shown is the edge of pavement 6" below the top of curb or sidewalk. Contractor to notify engineer of any discrepancies or for any clarification needed.

7. Contractor to construct pavement to the spot grades shown. In addition, all grade lines, high point (H.P.) and low point (L.P.) lines shall be constructed as shown on the plan. Final elevations must fall within 0.25" of the proposed spot grades and lines. All pavement shall be constructed in accordance with FDOT specifications.

8. Contractor to saw cut the existing asphalt paving where proposed parking islands are located and at parking area perimeters. Parking areas and travel ways shall be overlaid with a surface course. For positive drainage additional asphalt may be required.

9. At all building entrances or drive-thru's match existing elevations with the surface course.

10. Fences or guard rails shall be provided along the boundary of terraces & retaining walls to secure public safety and welfare. Fall protection to be provided at all retaining walls that are at or above 30" high. Per latest FDOT requirements, hand rails shall be placed along sidewalks where grades drop off quickly. Per latest federal ADA requirements, hand rails shall be placed along sidewalks that exceed allowable slopes and or are determined to be ramps.

11. Tack coats shall be applied between all layers of asphaltic concrete courses.

12. Contractor responsible for removing all existing pavement markings which are in conflict with this proposed plan.

13. All turn arrows shall be spaced at 100' spacing unless otherwise noted.

14. Contractor to refer to latest architectural plans issued by architect for building specific information (e.g. layout, roof downspout locations, utility service locations, etc.)

15. Contractor to provide structural design for retaining walls and screen walls, provide shop drawings & permit through the building department.

16. Trees to be planted at time of construction of common areas prior to Certificate of Completion (C.C.) and at individual parcel development for non-common areas.

17. All disturbed areas to be sodded. Dry pond bottoms to be seeded & mulched. All pond side slopes to be sodded. Wet pond side slopes to be sodded to 2' below the bleeder invert elevation. No muck to be added.

18. ~~Sidewalk to be constructed by contractor in front of all tracts and at ADA ramp locations; & by home builder in front of all homes at the time of individual lot development.~~

19. Slopes and transitions of concrete sidewalk, ramp tapers and vehicular use areas shall not be any steeper than 20:1 (5%) unless otherwise noted on plans. ADA areas to be 2% max.

20. Shop drawings to be provided by contractor to respective governing agencies and Denham Engineering, LLC for review prior to purchases and field installation.

21. As-builts to be provided by contractor to respective governing agencies and Denham Engineering, LLC for review.

22. Slopes and transitions of concrete sidewalk and ramp tapers, shall not be steeper than 12:1 unless otherwise noted on plans.

23. Finish floor elevations (FF) are minimums. Contractor to grade lot per specific floor plan requirements with minimum 1 % positive slope away from building. Actual finish floor elevations may be higher if necessary, but only as reviewed & approved in writing by both Denham Engineering, LLC and the local AHJ.

24. All station and offsets refer to centerline road construction unless otherwise noted in the plans.

25. The contractor is responsible for obtaining all necessary permits prior to commencement of construction.

26. All site work shall be coordinated through FDOT project engineer and City/County inspector at least 48 hours before beginning construction.

27. Retention areas to be undercut by 1.5' as required to remove unsuitable material, which is to be replaced by suitable material (e.g. clean fine sand that is free of organic matter and deleterious materials) as recommended by geotechnical engineer.

28. The AHJ's Standard Construction Details shall supercede in the event of conflicts with notes & details in these plans.

29. HDPE pipe shall meet all City material and installation requirements as specified in the City's Standards and Specifications including Class 1 bedding, HP polypropylene pipe (NOT HDPE N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on City website). The City does not approve ADS N-12 pipe, only HP polypropylene thermoplastic pipe is approved.

30. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 — Stormwater.

31. Contractor is responsible for meeting all provisions of the ADA and Florida Accessibility Code.

Ephesians 6:11-17

CIVIL DESIGN

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Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Details Notes 2

Revisions

No.	Date	Description
	[illegible]	Initial Issue
1	[illegible]	Initial Issue
2	[illegible]	For Winter Garden & SJRWMD
3	[illegible]	For Winter Garden
4	[illegible]	For Winter Garden
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Plans not valid unless Signed, Dated and Sealed below.

J. Brian Denham, P.E.

Date: [illegible]

FL Registration [illegible]

Certificate of Authorization [illegible]

Sheet Number

14B of 61

UTILITY NOTES

A. SEPARATION OF WATER MAINS, SANITARY SEWERS, AND CLEARED WATER & STORM SEWERS:

CLASS	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	10' MIN.	18" MIN.	18" MIN.	
STORM SEWER	10' MIN.	18" MIN.	18" MIN.	
RECLAIMED WATER MAIN	10' MIN.	18" MIN.	18" MIN.	
RECLAIMED SERVICE	10' MIN. OTHER	18" MIN.	18" MIN.	
FORCE MAIN (NOT SEWER)	10' MIN. OTHER	18" MIN.	18" MIN.	
SEWER FORCE MAIN	10' MIN. OTHER	18" MIN.	18" MIN.	
SANITARY SEWER MANHOLE	10' MIN. OTHER	18" MIN.	18" MIN.	

1. ENDS SHALL BE: NO WATER PIPE SHALL RUN THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

B. WATER MAIN MATERIALS:

A. PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) INCHES SHALL BE CBLEU (AWWA STANDARD C900, CLASS 150, DR 18, AND SHALL BEAR THE NSF LOGO FOR POTABLE WATER USE AND MUST MEET THE REQUIREMENTS OF ANSI/NSF-61.

B. DUCTILE IRON PIPE FOR WATER MAIN FOR PIPE SIZES OF FOUR (4) THROUGH FIFTY (50) INCHES SHALL CONFORM TO ANSI/AWWA A21.51/C151 OR LESS, A MINIMUM OF CLASS 50 UNLESS OTHERWISE NOTED.

C. STEARNS TAPER PIPE MUST BE USED WHEN IT IS NECESSARY TO TAPER THE DIAMETER OF PVC PIPE TO MATCH DIAMETER OF DUCTILE IRON PIPE.

D. WATER SERVICE PIPE:

1. PVC (PIPE 64 BONAL SANITATION FOUNDATION SEAL):
   A. AWWA C900 (4INCH THRU 12INCHES) WITH CAST IRON FITTINGS
   B. AWWA C905 (14 INCHES TO 48 INCHES).
   C. ASTM D1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 120 OR AWWA C900 (DR 25 THROUGH DR 14).
   D. POLYETHYLENE PIPE - AWWA C901 WITH POLYETHYLENE FITTINGS (AWWA C906) 4INCH
   E. POLYBUTYLENE PIPE - AWWA C902.

E. VALVES AND ACCESSORIES FOR WATER MAINS:

1. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GREY IRON CONFORMING TO ANSI/AWWA A21.10/C110, OR PUSH ON JOINT OR RESTRAINED JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.11/C111. WHERE CALLED FOR ON THE PLANS, RESTRAINED OR FLANGED JOINTS SHALL BE PROVIDED.

F. PVC AND DUCTILE IRON PIPE TO BE MADE WITH FITTINGS:

1. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GREY IRON CONFORMING TO ANSI/AWWA A21.10/C110, OR PUSH ON JOINT OR RESTRAINED JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.11/C111. WHERE CALLED FOR ON THE PLANS, RESTRAINED OR FLANGED JOINTS SHALL BE PROVIDED.

G. SERVICE PIPE, ICORS AND FITTINGS:

1. **SERVICE PIPE:**
   ALL SERVICE LINES SHALL BE 1", 1-1/2 OR 2" POLYETHYLENE TUBING WITH SIDEWALL FOR POTABLE WATER USE, AND MEET CURRENT NSF SPECIFICATIONS AWWA C901 AND ASTM D2737.

2. **ICORS:**
   CORPORATION STOPS SHALL BE 1", 1-1/2" OR 2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH THE POLYETHYLENE TUBING AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901. CURB STOPS SHALL BE NEED TO MATCH THE METER SIZE AND CONFORM TO THE SPECIFICATIONS IN AWWA C800 AND AWWA C900.

3. **FITTINGS:**
   FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901 WITH COMPATIBLE FOR POLYETHYLENE TUBING CONNECTIONS.

4. **SERVICE SADDLES:**
   A SERVICE SADDLE SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ENGINEERED FOR A MINIMUM WORK (2) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. SERVICE SADDLES FOR PVC PIPE SHALL HAVE THE BODY CONTOURED TO FIT EXACTLY TO THE PIPE OUTSIDE DIAMETER. SADDLES SHALL INCLUDE A BRASS OR STAINLESS STEEL NUT AND STAINLESS STEEL STRAPS.

   THE CITY OF COCONUT MAY REQUIRE A STAINLESS STEEL STRAP AND STAINLESS STEEL OR NYLON COATED DUCTILE IRON BODY WITH STAINLESS STEEL NAMEPLATE CLAMPS WHERE HIGHLY CORROSIVE.

H. MISCELLANEOUS MATERIALS:

   ALL WATERMAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION ALL PVC WATERMAINS SHALL BE A SOLID BLUE COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM OF 3 INCHES IN WIDTH AND SHALL BE APPLIED IN FIELD. MARKING SHALL NOT BE PAINT FOR IT IS APPLIED AND SHALL BE SUITABLE FOR USE WITH POTABLE WATER. THERE MAY BE NO EXCEPTIONS TO THIS REQUIREMENT.

I. VALVES:

   BUTTERFLY VALVES ARE REQUIRED ON LINES BEING 42" OR GREATER.

J. VALVES AT AND SMALLER:

   VALVES SHALL BE BRONZE, RESILIENT, NON-RISING STEM TYPE, TO BE FURNISHED WORKING PRESSURE RATINGS EQUIVALENT TO THE PIPE WITH WHICH THEY ARE USED. VALVES SHALL BE EQUIPPED WITH MECHANICAL JOINT ENDS AND SHALL BE OPENED BY TURNING COUNTER-CLOCKWISE. VALVES SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 200 PSI. THE PIPE AND FITTINGS SHALL BE RATED FOR THE SAME OR HIGHER PRESSURE. VALVES SHALL BE SUITABLE FOR USE WITH POTABLE WATER.

K. VALVE BOXES:

   EVERY VALVE SHALL BE PROVIDED WITH A VALVE BOX. ALL VALVE BOXES SHALL BE CAST IRON, TWO PIECE TYPE, SUITABLE FOR INSTALLATION IN PAVED AREAS AND SHALL BE ADJUSTABLE TO GRADE. THE BOX SHALL BE OF SUCH SIZE AS TO FIT OVER THE VALVE AND NOT TRANSMIT SHOCK OR STRESS TO THE VALVE. THE WORD "WATER" SHALL BE CAST IN THE COVER. THE BOX SHALL BE PROVIDED WITH A CAST IRON EXTENSION SLEEVE AND SHALL BE SUITABLE FOR THE DEPTH OF BURY REQUIRED FOR THE VALVE.

L. AIR RELEASE VALVES:

   AIR RELEASE VALVES SHALL BE INSTALLED AT THE HIGH POINTS OF THE SYSTEM AND AT OTHER LOCATIONS AS SHOWN ON THE PLANS. THE AIR RELEASE VALVE SHALL BE OF THE DOUBLE ORIFICE TYPE, CONSTRUCTED OF CAST IRON WITH STAINLESS STEEL FLOAT AND TRIM. THE VALVE SHALL BE SUITABLE FOR A WORKING PRESSURE OF 150 PSI. THE VALVE SHALL BE EQUIPPED WITH A 2" INLET CONNECTION AND A 1/4" ORIFICE OUTLET. THE VALVE SHALL BE DESIGNED TO EXHAUST AIR AUTOMATICALLY AT HIGH PRESSURES AND ADMIT AIR AUTOMATICALLY AT LOW PRESSURES. THE VALVE SHALL BE AS MANUFACTURED BY APCO, CRISPIN, OR APPROVED EQUAL.

M. AIR RELEASE VALVE MANHOLE:

   AIR RELEASE VALVES SHALL BE INSTALLED IN MANHOLES AS SHOWN ON THE PLANS. THE MANHOLE SHALL BE A MINIMUM OF 4 FEET IN DIAMETER AND SHALL BE CONSTRUCTED OF CONCRETE BLOCK OR PRECAST CONCRETE RINGS. THE MANHOLE SHALL BE EQUIPPED WITH A FRAME AND COVER WITH THE WORDS "AIR RELEASE" CAST IN THE COVER. THE MANHOLE SHALL BE LARGE ENOUGH TO ACCOMMODATE THE AIR RELEASE VALVE AND ASSOCIATED PIPING AND VALVES.

N. BLOW-OFF VALVE:

   BLOW-OFF VALVES SHALL BE INSTALLED AT THE LOW POINTS OF THE SYSTEM AND AT OTHER LOCATIONS AS SHOWN ON THE PLANS. THE BLOW-OFF VALVE SHALL BE OF THE GATE VALVE TYPE, CONSTRUCTED OF CAST IRON WITH BRONZE TRIM. THE VALVE SHALL BE SUITABLE FOR A WORKING PRESSURE OF 150 PSI. THE VALVE SHALL BE EQUIPPED WITH A 2" OUTLET CONNECTION. THE VALVE SHALL BE DESIGNED TO BE OPERATED BY TURNING COUNTER-CLOCKWISE. VALVES SHALL BE AS MANUFACTURED BY CLOW, KENNEDY, OR APPROVED EQUAL.

O. PRESSURE REGULATING VALVE:

   PRESSURE REGULATING VALVES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE VALVE SHALL BE OF THE DIAPHRAGM TYPE, CONSTRUCTED OF CAST IRON WITH BRONZE TRIM. THE VALVE SHALL BE SUITABLE FOR A WORKING PRESSURE OF 150 PSI. THE VALVE SHALL BE EQUIPPED WITH A PRESSURE GAUGE. THE VALVE SHALL BE AS MANUFACTURED BY CLA-VAL, OCV, OR APPROVED EQUAL.

P. WATER METER:

   WATER METERS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE METER SHALL BE OF THE POSITIVE DISPLACEMENT TYPE, CONSTRUCTED OF BRONZE. THE METER SHALL BE SUITABLE FOR A WORKING PRESSURE OF 150 PSI. THE METER SHALL BE EQUIPPED WITH A PULSE OUTPUT FOR REMOTE READING. THE METER SHALL BE AS MANUFACTURED BY BADGER METER, NEPTUNE, OR APPROVED EQUAL.

Q. WATER METER BOX:

   WATER METER BOXES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE BOX SHALL BE OF THE PRECAST CONCRETE TYPE, WITH A MINIMUM INTERNAL DIMENSION OF 24 INCHES. THE BOX SHALL BE EQUIPPED WITH A CAST IRON LID WITH THE WORD "WATER" CAST IN THE LID. THE BOX SHALL BE AS MANUFACTURED BY CARSON, CHRISTY, OR APPROVED EQUAL.

R. BACKFLOW PREVENTER:

   BACKFLOW PREVENTERS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE BACKFLOW PREVENTER SHALL BE OF THE REDUCED PRESSURE PRINCIPLE TYPE, CONSTRUCTED OF BRONZE. THE BACKFLOW PREVENTER SHALL BE SUITABLE FOR A WORKING PRESSURE OF 150 PSI. THE BACKFLOW PREVENTER SHALL BE EQUIPPED WITH A PRESSURE GAUGE. THE BACKFLOW PREVENTER SHALL BE AS MANUFACTURED BY WILKINS, FEBCO, OR APPROVED EQUAL.

S. FIRE HYDRANT:

   FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE HYDRANT SHALL BE OF THE DRY BARREL TYPE, CONSTRUCTED OF CAST IRON WITH BRONZE TRIM. THE HYDRANT SHALL BE EQUIPPED WITH A 6" MECHANICAL JOINT CONNECTION, A 4-1/2" STEAMER NOZZLE, AND TWO 2-1/2" HOSE NOZZLES. THE HYDRANT SHALL BE AS MANUFACTURED BY MUELLER, KENNEDY, OR APPROVED EQUAL.

T. VALVE BOX:

   VALVE BOXES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE BOX SHALL BE OF THE PRECAST CONCRETE TYPE, WITH A MINIMUM INTERNAL DIMENSION OF 24 INCHES. THE BOX SHALL BE EQUIPPED WITH A CAST IRON LID WITH THE WORD "VALVE" CAST IN THE LID. THE BOX SHALL BE AS MANUFACTURED BY CARSON, CHRISTY, OR APPROVED EQUAL.

U. VALVE MARKER:

   VALVE MARKERS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE MARKER SHALL BE OF THE POST TYPE, CONSTRUCTED OF CAST IRON WITH BRONZE TRIM. THE MARKER SHALL BE EQUIPPED WITH A REFLECTIVE PLATE. THE MARKER SHALL BE AS MANUFACTURED BY CARSON, CHRISTY, OR APPROVED EQUAL.

V. VALVE OPERATOR:

   VALVE OPERATORS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE OPERATOR SHALL BE OF THE WORM GEAR TYPE, CONSTRUCTED OF CAST IRON WITH BRONZE TRIM. THE OPERATOR SHALL BE EQUIPPED WITH A HANDWHEEL. THE OPERATOR SHALL BE AS MANUFACTURED BY CLOW, KENNEDY, OR APPROVED EQUAL.

W. VALVE EXTENSION:

   VALVE EXTENSIONS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS. THE EXTENSION SHALL BE OF THE SQUARE NUT TYPE, CONSTRUCTED OF CAST IRON WITH BRONZE TRIM. THE EXTENSION SHALL BE EQUIPPED WITH A SQUARE NUT. THE EXTENSION SHALL BE AS MANUFACTURED BY CLOW, KENNEDY, OR APPROVED EQUAL.

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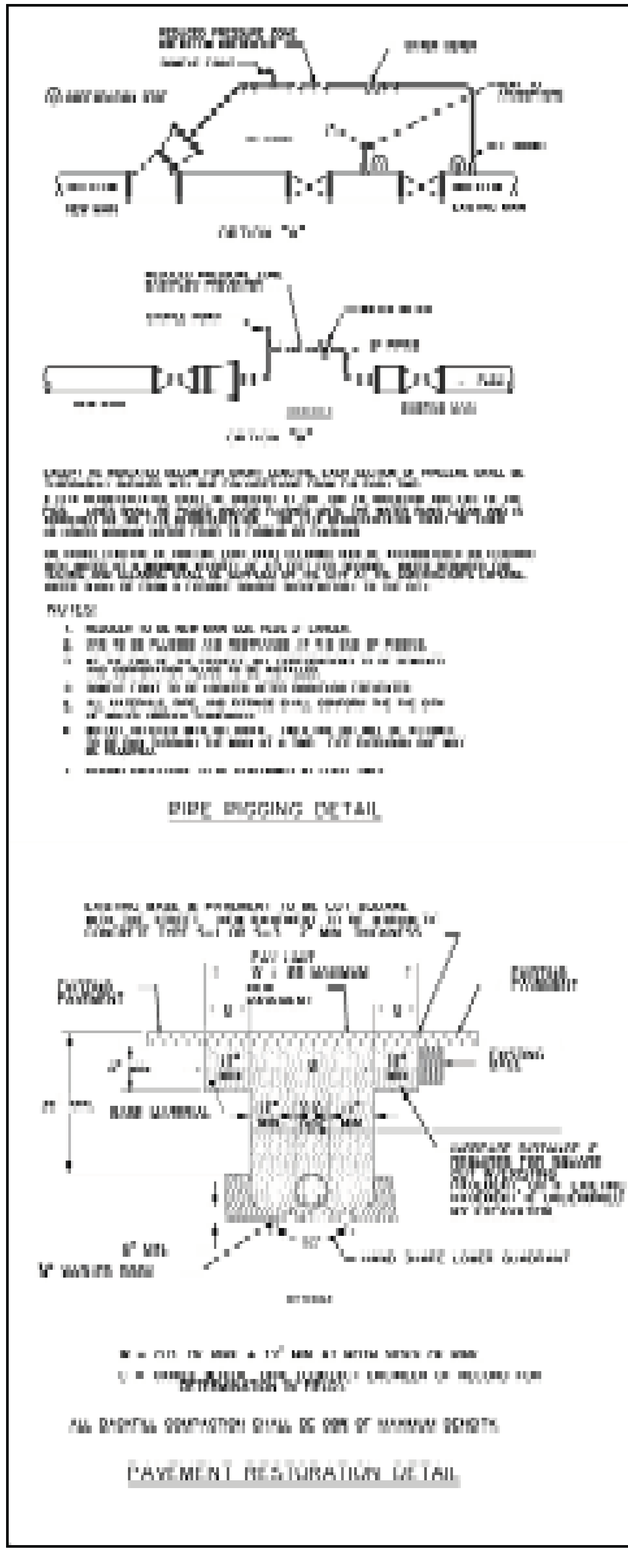
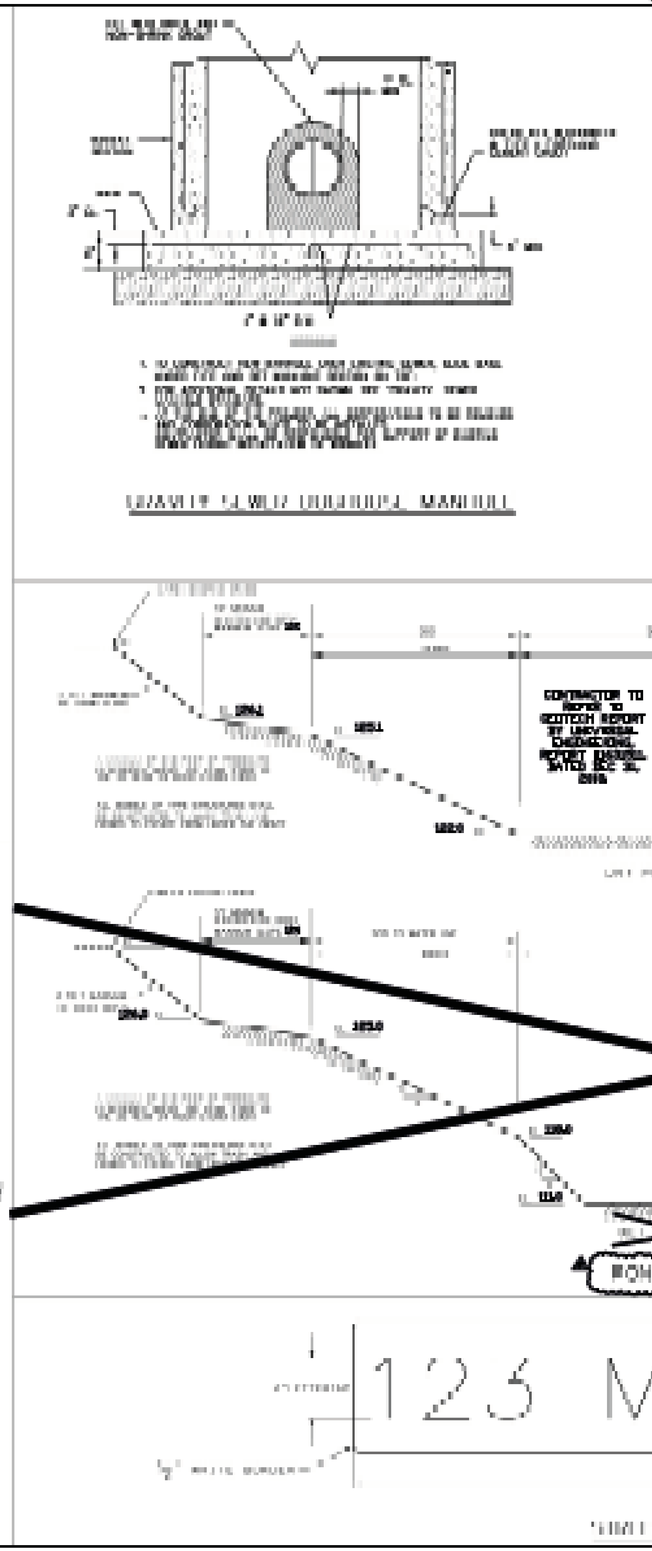
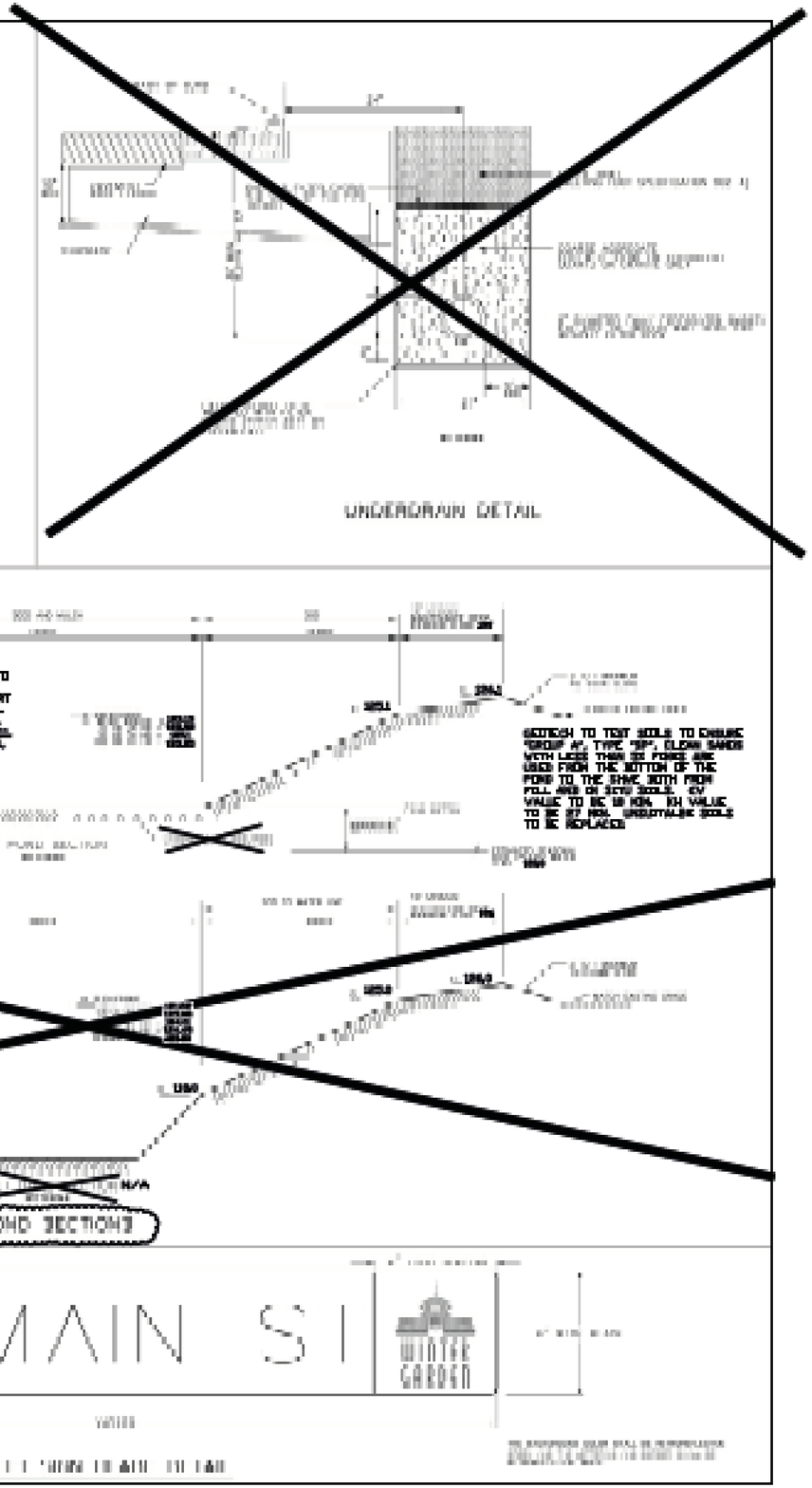






Denham Engineering, LLC

Foundation Academy

Foundation Academy Phase 2

Winter Garden, FL

Construction Plans

Details Miscellaneous City

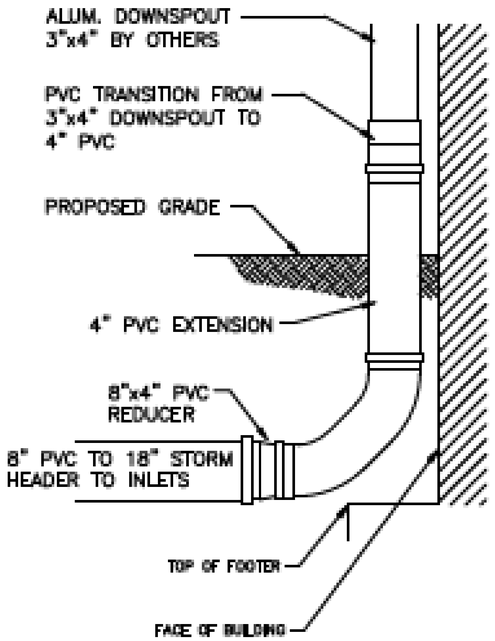
Revisions

GRAPHIC SCALE

Not to Scale

Sheet Number

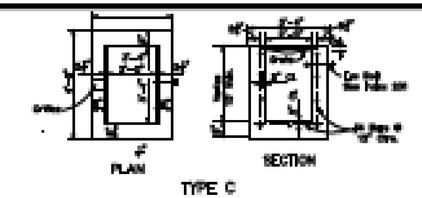
15 of 61

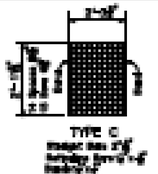


NOTE: ALL CONNECTIONS TO BE WATER TIGHT

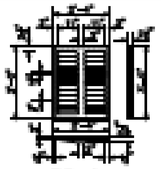
DOWN SPOUT CONNECTION

N.T.S.



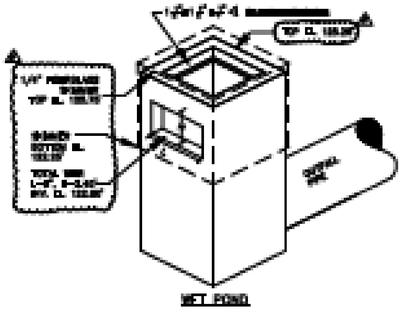


STEEL GRATE

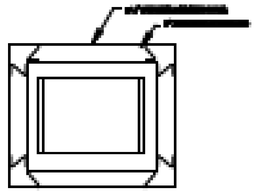


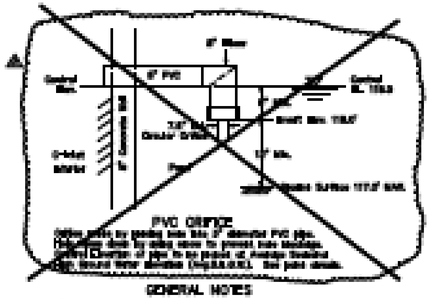
CAST IRON GRATE

HALF SECTION CAST IRON GRATES



WET POND





PVC ORIFICE

GENERAL NOTES

1. These notes are suitable for bicycle and pedestrian areas and are to be used in drainage structures and other areas subject to infrequent traffic loadings and are not to be used in areas subject to any heavy wheel loads.

2. Inlets subject to vehicular loads should be constructed without slots. Where inlets in a pedestrian inlets should be constructed with slots. Slotted inlets located within roadway shoulder areas and in areas susceptible to pedestrians and bicycle traffic. The removable slot grate/plate in slot adjustable to meet Type H. Inlets may be constructed as either or both curb or shown on plans.

3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with removable slots. Other cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Other cast iron or steel grates may be used on all inlets with non-removable slots. Subject to the exception identified above, slot standards if grates in addition to the grates, either the steel grate, cast iron approved alternate subdivision, or the cast iron grate may be used, unless the plans stipulate the particular type.

4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.

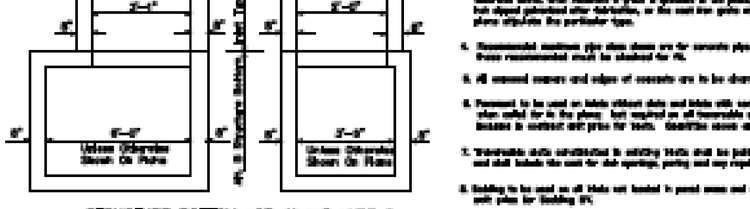
5. All exposed corners and edges of concrete are to be chamfered 3/4".

6. Paramount to be used on inlets without slots and inlets with non-removable slots only when called for on the plans. Inlet required on all removable slot inlets. Unit to be included in contract unit price for inlets. Quantities shown are for information only.

7. Transferable slots established in existing inlets shall be paid for as inlets (within, and shall include the cost for slot openings, paving and any required replacement grates.

8. Welding to be used on all inlets not located in paved areas and paid for under contract unit price for Welding EA.

9. For supplementary details see Detail No. 200.



STRUCTURE BOTTOM FOR INLETS TYPE C

232CE WET POND OUTFALL STRUCTURE
MODIFIED TYPE "C" INLET

Denham Engineering, LLC
Orlando: 407-317-8487
Clermont: 352-988-1942
Brian@Denham2010.com
www.Denham2010.com

Foundation Academy
13004 Tilden Road
Winter Garden, FL 34787
Ph: 407-320-0052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Details Drainage 1

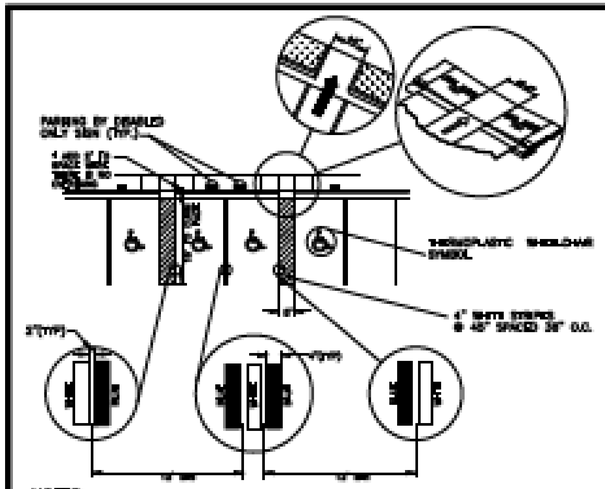
No.	Date	Revisions
	07-17-18	Per Utility Review of 6/29/18
1	08-08-18	Per 8/8/2018
2	09-05-18	Per 9/5/2018
3	09-19-18	Per 9/19/2018
4	09-25-18	Per 9/25/2018
5	09-27-18	Per 9/27/2018
6	10-01-18	Per 10/1/2018
7	10-04-18	Per 10/4/2018
8	10-10-18	Per 10/10/2018
9		
10		
11		

GRAPHIC SCALE

Not to Scale

Sheet Number

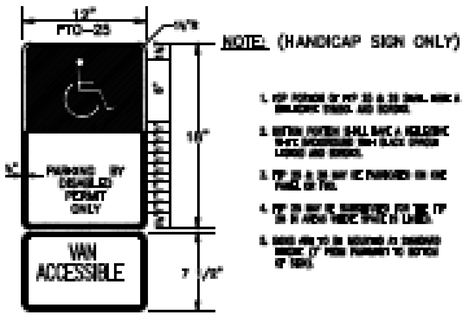
16A of 61



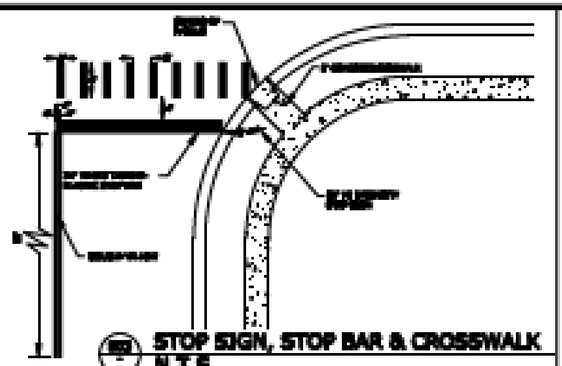
NOTES:

1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY DEFINED BY PAINT AND SHALL BE POSTED AND MARKED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BOTH. SUCH SIGN SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE STRIPED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. FL DOT RECOMMENDS REVERSING PARKING SPACE WITH VAN (CENTER) TO (CENTER) BETWEEN VAN AND NEXT SPACE.

HANDICAP PARKING DETAILS
N.T.S.

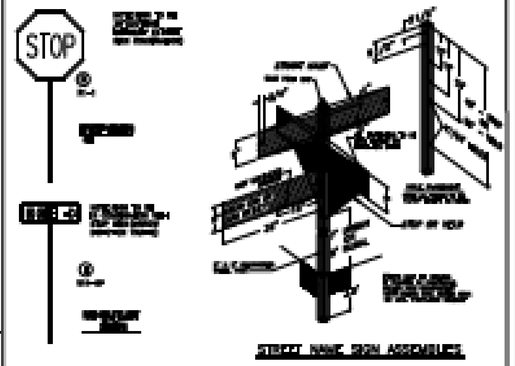


HANDICAP SIGN DETAILS
N.T.S.

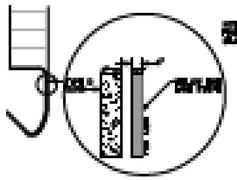


STOP SIGN, STOP BAR & CROSSWALK
N.T.S.

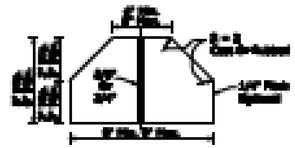
CONC WALK & CURB
N.T.S.

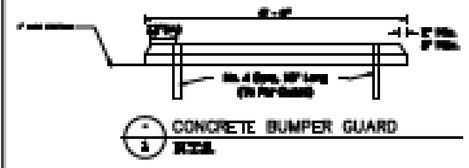


STREET NAME SIGN ASSEMBLY



FIRE LANE STRIPING DETAIL
N.T.S.





CONCRETE BUMPER GUARD
N.T.S.

Splendor 631-37
Civil Design
Denham Engineering, LLC
Orlando: 407-317-8487
Clermont: 352-989-1918
Denham2010.com
www.Denham2010.com

Foundation Academy
12004 Tilden Road
Winter Garden, FL 34787
Ph: 407-250-5651

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Details Site 1

Revisions

No	Date	Description
1	06-20-17	Addr chng
2		
3		
4		
5		
6		
7		
8		
9		
10		

Plans are valid when Signed, Dated and Embossed.

J. Denham Denham, P.E.

Date: 06-20-17

FL Reg. Certificate #65000

Certificate of Authorization #30000

N

W E

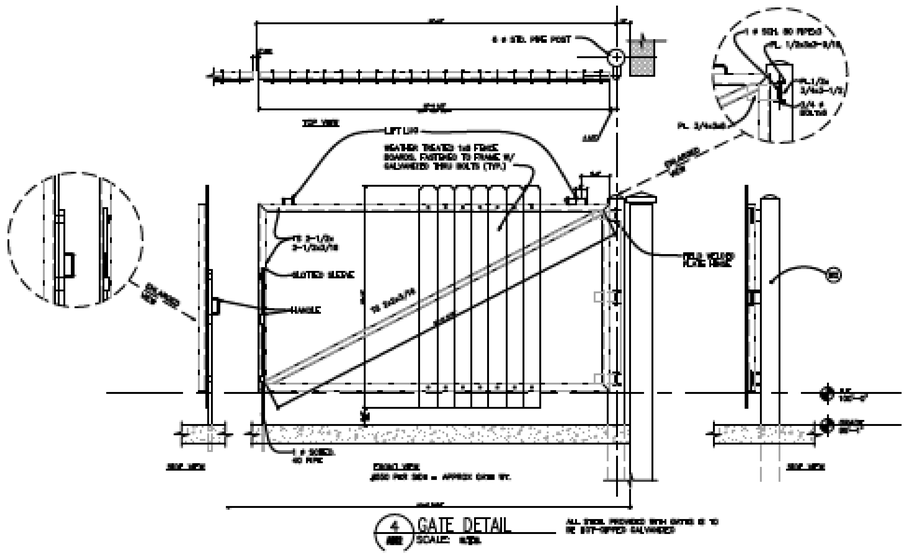
S

GRAPHIC SCALE

0 40 80

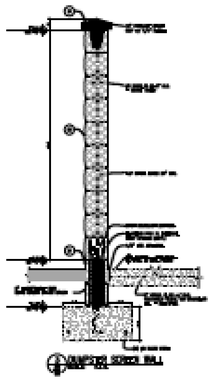
1 inch = 40 ft.

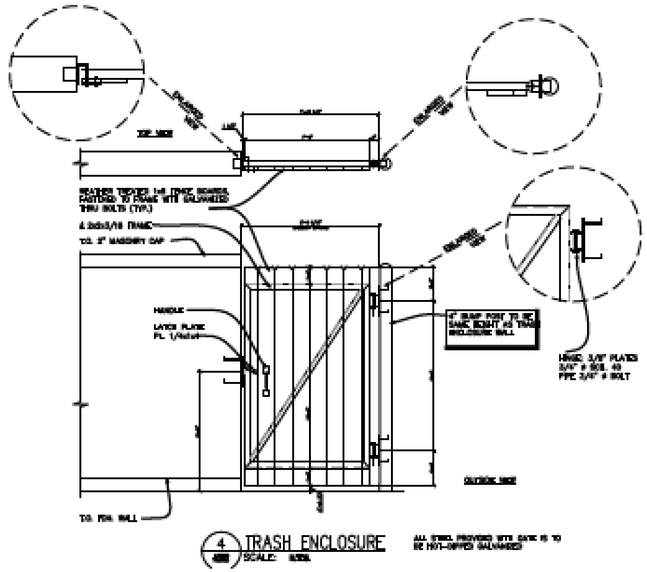
Sheet Number
16B of 61



4 GATE DETAIL
SCALE: N.T.S.

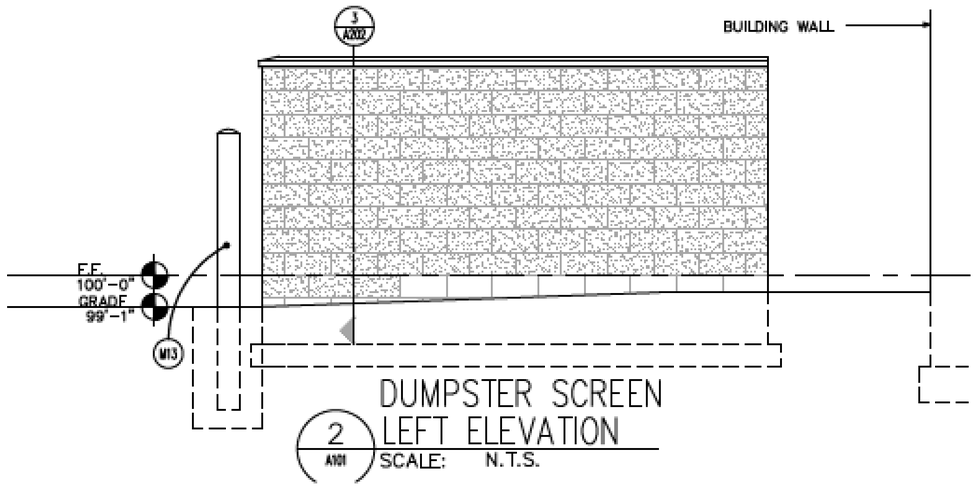
ALL STEEL PROVIDED WITH GATES IS TO BE HOT-DIPPED GALVANIZED



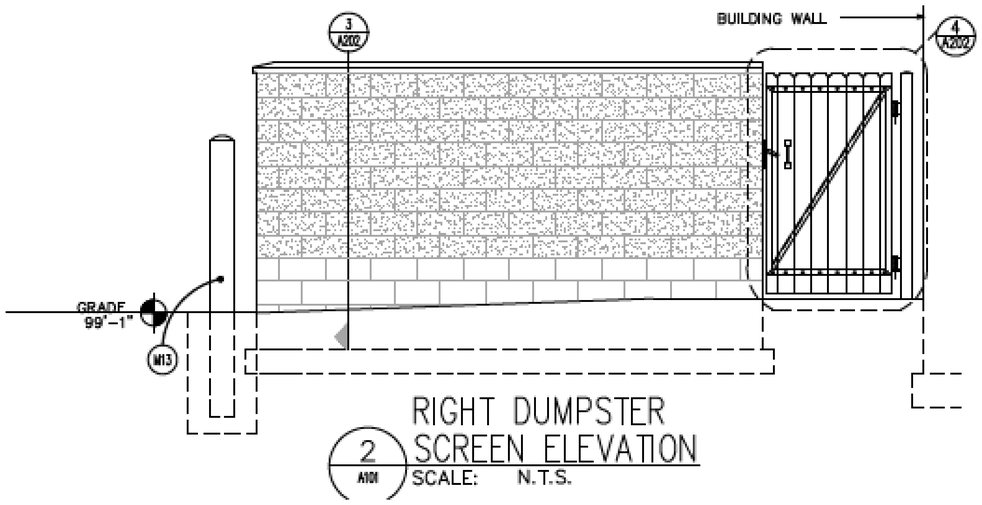


4 TRASH ENCLOSURE
SCALE: N.T.S.

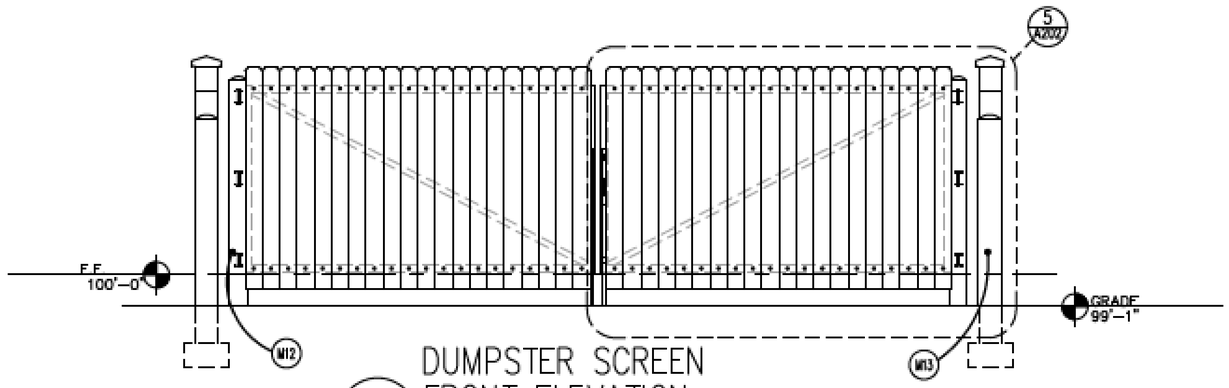
ALL STEEL PROVIDED WITH GATES IS TO BE HOT-DIPPED GALVANIZED



2 DUMPSTER SCREEN LEFT ELEVATION
A101 SCALE: N.T.S.

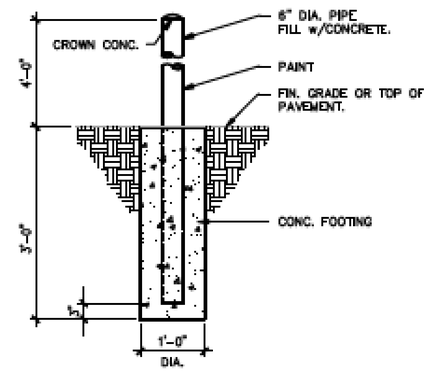


2 RIGHT DUMPSTER SCREEN ELEVATION
A101 SCALE: N.T.S.



1 DUMPSTER SCREEN FRONT ELEVATION
A101 SCALE: N.T.S.

NOTES:
1. BUILDING PERMIT REQUIRED.
2. TO BE DESIGNED BY OTHERS.



BOLLARD DETAIL
NTS

Ephesians 6:11-17

CIVIL DESIGN

Denham Engineering, LLC
Orlando: 407-217-5487
Clermont: 352-989-1915
Brian@DenhamENG.com
www.DenhamENG.com

Foundation Academy
15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Details Site 2

Revisions

No.	Date	Description
1	09-09-19	Architect Review
2		
3		
4		
5		
6		
7		
8		
9		
10		

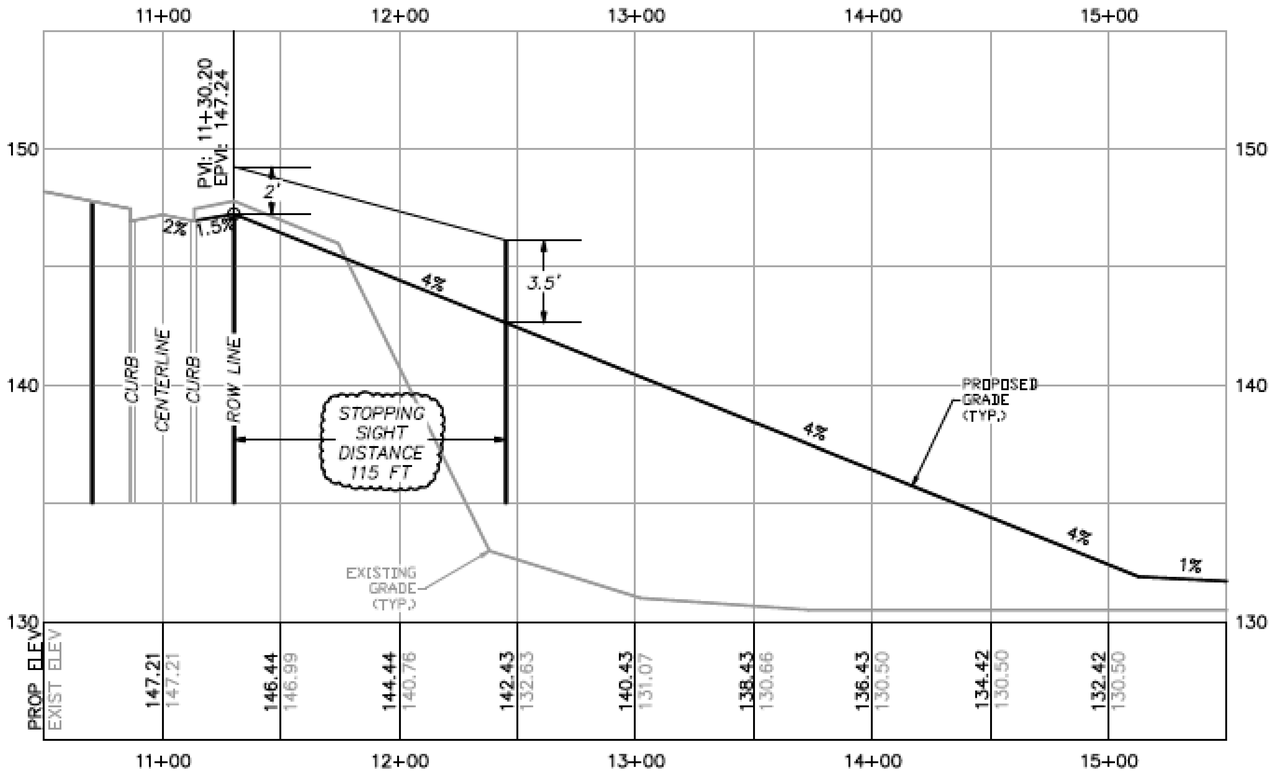
Plans not valid unless Signed, Dated and Sealed below.

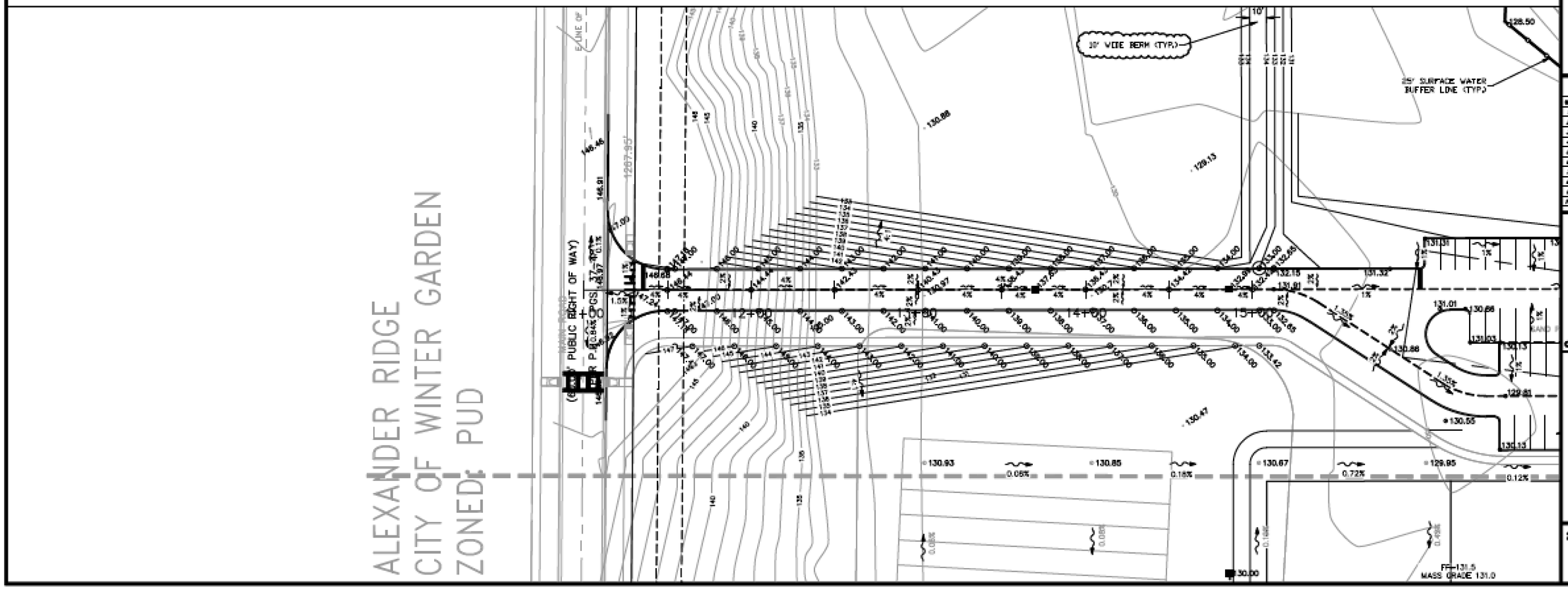
J. Brian Denham, P.E.
Date: 09-09-19
FL Registration 68806
Certificate of Authorization #29466

N
W E
S

GRAPHIC SCALE
0 40 80
1 inch = 40 ft.

Sheet Number
16C of 61





Ephesians 6:11-17

CIVIL DESIGN

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Clermont: 352-989-1915
Brian@DenhamENG.com
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15304 Tilden Road
Winter Garden, FL 34787
Ph: 407-230-5052

Foundation Academy
Phase 2
Winter Garden, FL

Construction Plans

Plan & Profile

Revisions

NO.	DATE	DESCRIPTION
1	09-11-19	Per Winter Garden
2	11-04-19	Per Winter Garden
3	09-17-20	Per Winter Garden
4		
5		
6		
7		
8		
9		
10		

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J. Brian Denham, P.E.
Date: 09-17-20
FL Registration 058008
Certificate of Authorization 029666

N
W E
S

GRAPHIC SCALE
0 30 60
1"=30'(Horiz); 3'(Vert.)

Sheet Number
17 of 61

DAGE & COMPANY
651 North Mills Avenue Orlando, Florida 32803 telephone 407.894.1317
Landscape Architecture ◦ Analysis ◦ Planning

KEY SHEET
FOR
FOUNDATION ACADEMY
15304 Tilden Rd. Winter Garden, Florida

Designed by:	RCD
Drawn by:	DAS
Checked by:	RCD
Date:	07/12/10

Revisions	Date:

L-002 OF 16

TILDEN ROAD

FM

TO REMAIN AS IS (NATURAL)

NORTH

0 15 30 60

1"=30'-0"

Call before you dig

It's not just another catchy slogan. It's the law.

Okay, Okay, it's not that catchy, but it's still the law.

FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

Sunshine State One Call
www.callsunshine.com
1-800-432-4770

PLANT LEGEND

LIVE OAK
RED MAPLE
SABAL PALM
SOUTHERN MAGNOLIA
MEDJOOL DATE PALM
RED BAY
NUTTALL OAK
PINK TABEBUIA
SOUTHERN RED CEDAR
EXISTING TREE
STRAWBERRY GUAVA TREE
PURPLE LEAF PLUM TREE
WEEPING YAUPON HOLLY TREE
BALD CYPRESS
EUROPEAN OLIVE
RIBBON PALM

MATCHLINE: SEE SHEET L-102

PLANT LIST AND SPECIFICATIONS

KEY	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE, HIGHT, WIDTH	WATER USE	NATIVE
CANOPY TREES						
AR	20	ACER RUBRUM	RED MAPLE	3" CAL. / 10'-12' HT.	MEDIUM	YES
JS	18	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	2.5" CAL. / 8'-12' HT.	MEDIUM	NO
MG	26	MAGNOLIA VIRGINIANA 'BRAKEN'	SOUTHERN MAGNOLIA	3" CAL. / 10'-12' HT.	MEDIUM	YES
QV	52	QUERCUS VIRGINIANA	LIVE OAK	3" CAL. / 10'-12' HT.	LOW	YES
GL	2	PERSEA BORBONIA	RED BAY	3" CAL		
PALM TREES						
PCSL	26	PRUNUS CERASIFERA 'ST.LUKES'	PURPLE LEAF PALM	8'-10' HT.		
PD	10	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	16' CW.	LOW	NO
SP	52	SABAL PALMETTO	SABAL PALM	14'-16' CT.		
UNDERSTORY TREES						
OE	58	OLEA EUROPAEA	EUROPEAN OLIVE	2.5'' CAL.	MEDIUM	NO
ED	8	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	3" CAL.	LOW	NO
SHRUBS						
ICBN	862	ILEX CORNUTA 'BURFORDII NANA'	DWARF BUFORD HOLLY	3 GAL.	LOW	YES
VOWC	743	VIBURNUM O. 'WHORLED CLASS'	WHORLED CLASS VIBURUNUM	3 GAL.	LOW	YES
GROUNDCOVER						
LEG	1500	LINOPE MUSCARI	EVERGREEN GIANT	1 GAL.		
TAM	5750	TRACHELOSPERMUM JAS. 'MINIMA'	DWARF CONFEDERATE JASMINE	6" POT	LOW	NO
SOD						
SOD	AS REQ.	PAPSALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA GRASS	SOD		

ALL DISTURBED AREAS SHALL BE SEEDED OR SODED

MAIN ROAD

ENTRANCE

15 MG

SEED
SOD

12 QV

138 VOWC

995 TAM

2 PD

4 PCSL

3 OE

16 SP

15 ICBN

STM

WM

SAN

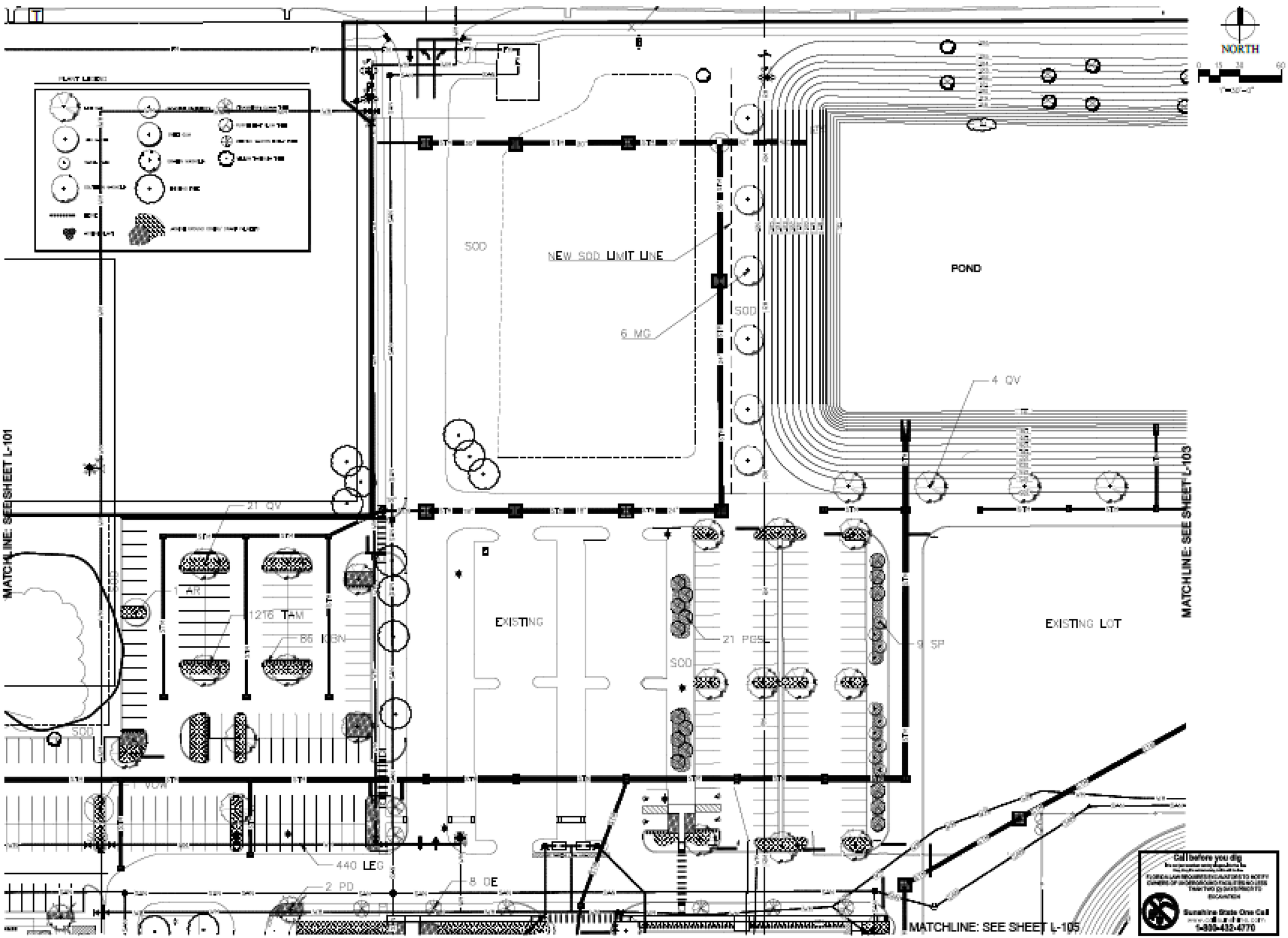
MATCHLINE: SEE SHEET L-104

DALE & COMPANY
651 North Mills Avenue Orlando, Florida 32803 telephone 407.894.1317
Landscape Architecture ◦ Analysis ◦ Planning

LANDSCAPE SITE PLAN
FOR
FOUNDATION ACADEMY
15304 Tilden Rd. Winter Garden, Florida

Designed by:	RCD
Drawn by:	DHS
Checked by:	RCD
Date:	07/11/19

Revision:	Date:



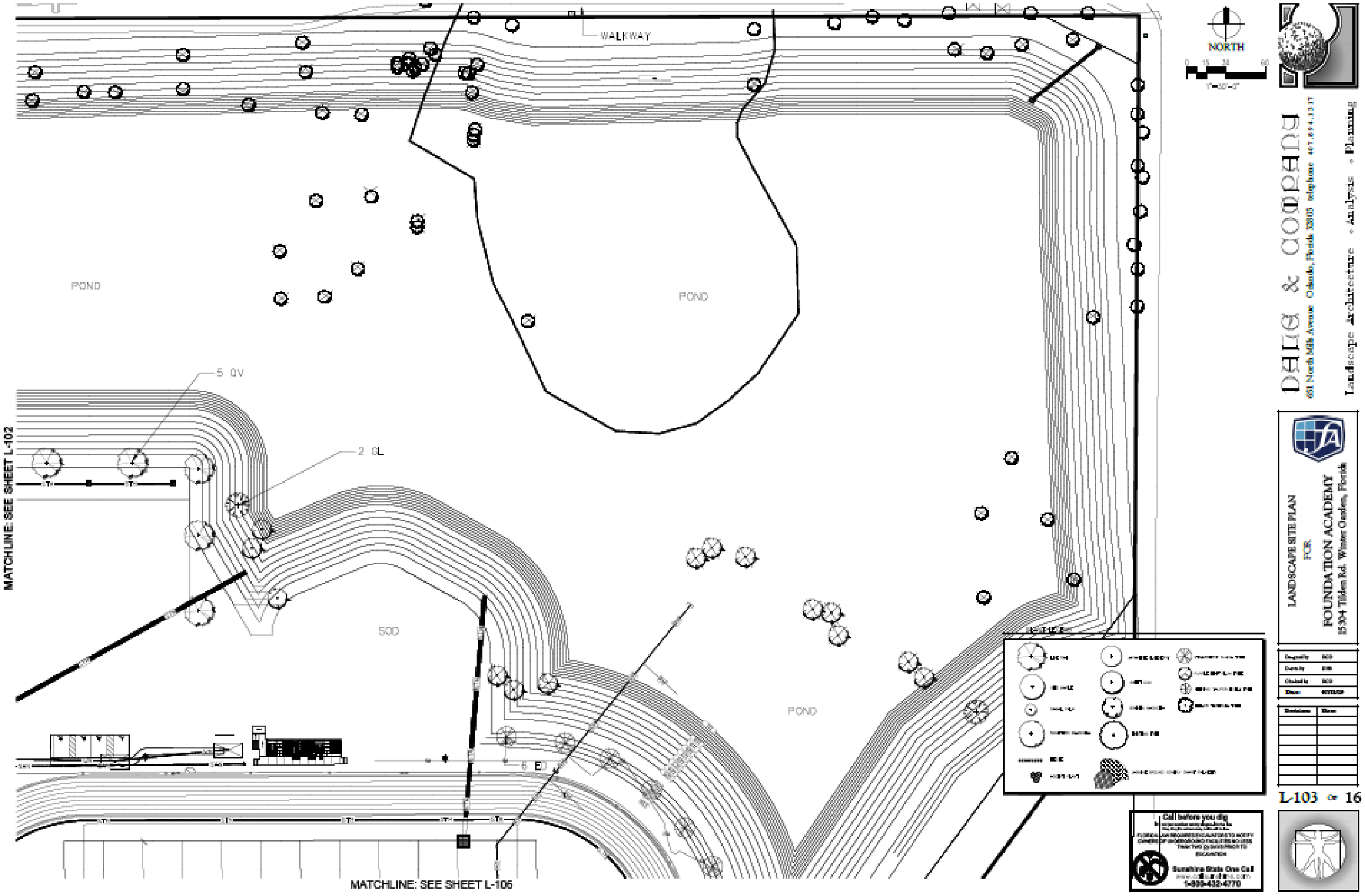
DAILY & COMPANY
651 North Mills Avenue Orlando, Florida 32803 telephone 407.894.1317
Landscape Architecture • Analysis • Planning

LANDSCAPE SITE PLAN
FOR
FOUNDATION ACADEMY
15304 Tilden Rd. Winter Garden, Florida

Designed by	SCD
Drawn by	DHB
Checked by	SCD
Date	07/15/09

Revisions	Date

L-102 of 16


WALKWAY
POND
POND
POND
5 QV
2 GL
SOD
6 ED
MATCHLINE: SEE SHEET L-102
MATCHLINE: SEE SHEET L-106
NORTH
0 15 30 60
1"=30'-0"
DALIS & COMPANY
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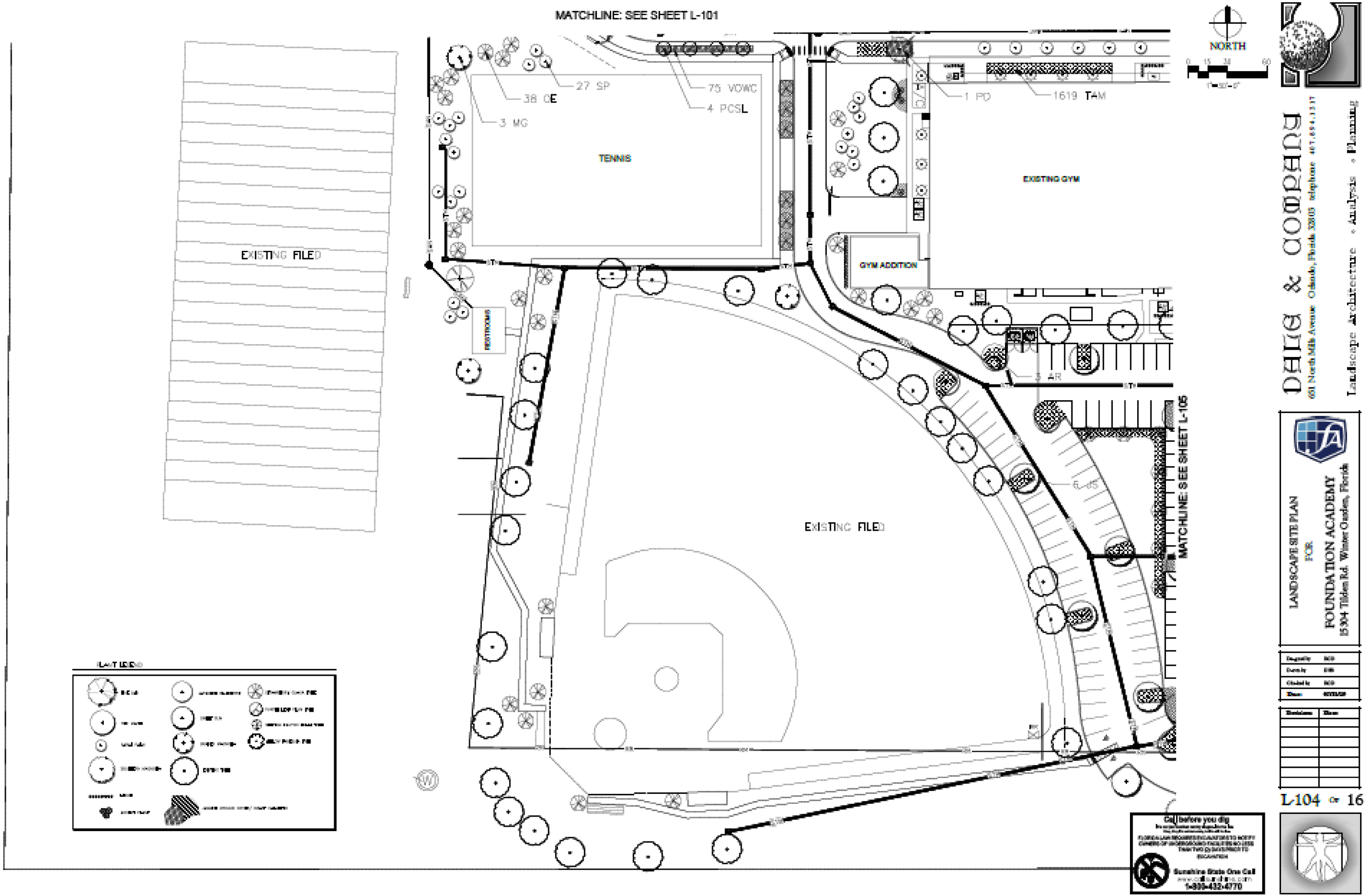
LANDSCAPE SITE PLAN
FOR
FOUNDATION ACADEMY
15304 Tilden Rd. Winter Garden, Florida
Call before you dig
Sunshine State One Call
1-800-432-4770
L-103 of 16


MATCHLINE: SEE SHEET L-101
NORTH
0 15 30 60
1"=30'-0"
27 SP
38 OE
3 MG
75 VOWC
4 PCSL
TENNIS
1 PD
1619 TAM
EXISTING GYM
GYM ADDITION
EXISTING FILED
RESTROOMS
3 AR
EXISTING FILED
MATCHLINE: SEE SHEET L-105
PLANT LEGEND
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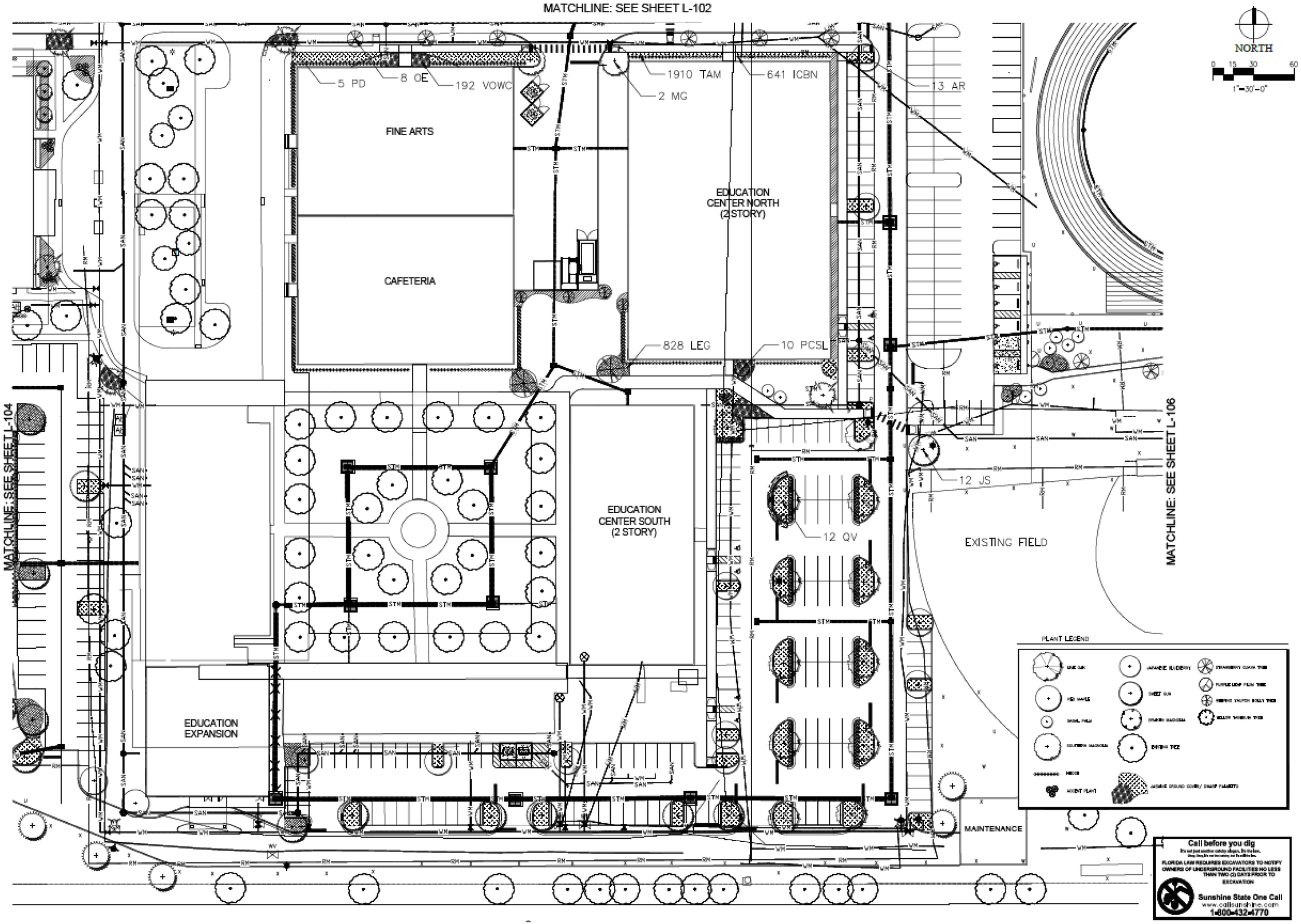
L-104 of 16



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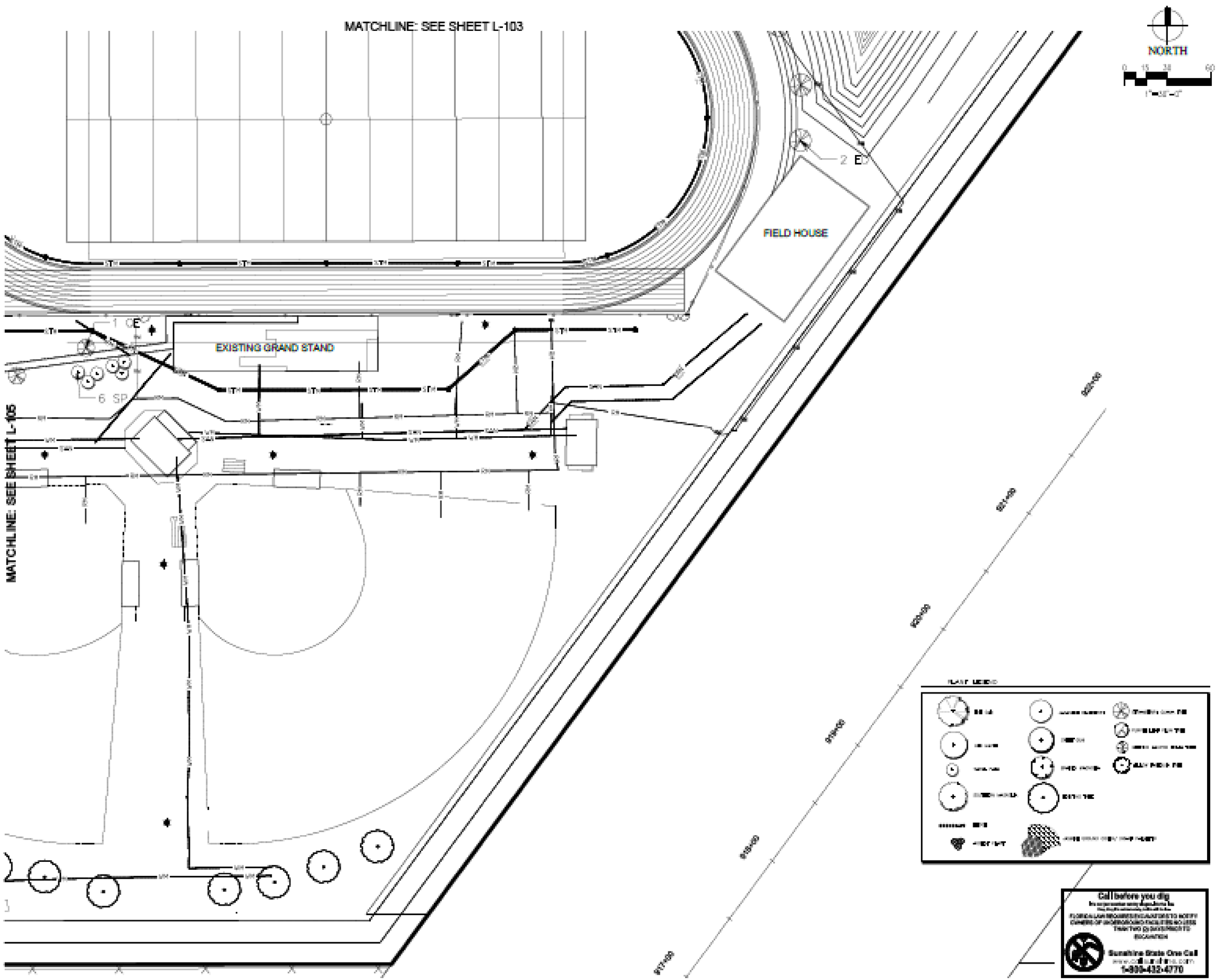
LANDSCAPE SITE PLAN
FOR
FOUNDATION ACADEMY
15304 Tilden Rd. Winter Garden, Florida

Designed by:	RCD
Drawn by:	DHS
Checked by:	RCD
Date:	[illegible]

Revision:	Date:

L-105 OF 16



DALIS & COMPANY
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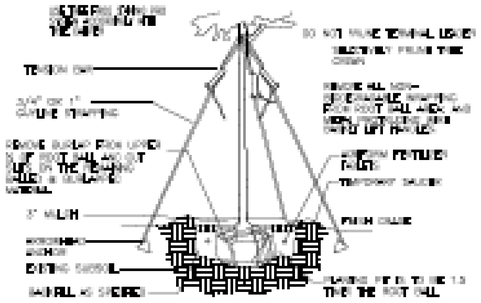
Landscape Architecture • Analysis • Planning

LANDSCAPE SITE PLAN
FOR
FOUNDATION ACADEMY
15304 Tilden Rd. Winter Garden, Florida

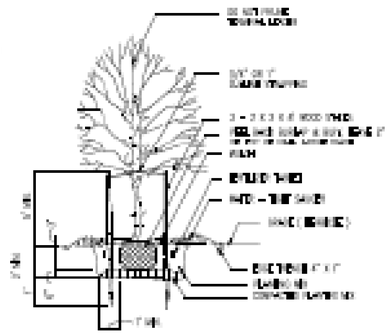
Designed by	[illegible]
Drawn by	[illegible]
Checked by	[illegible]
Date	[illegible]

Revisions	Date

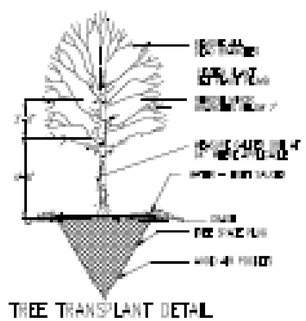
L-106 Of 16



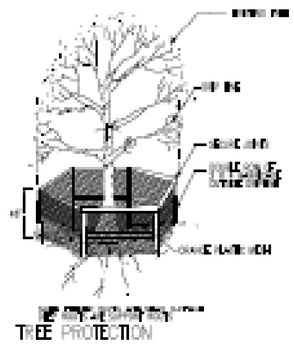
TREE STAKING DETAIL



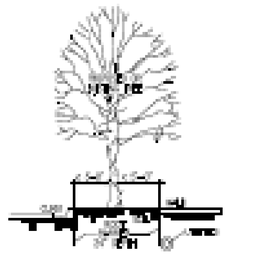
TREE DETAIL



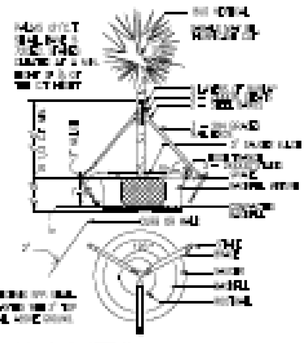
TREE TRANSPLANT DETAIL



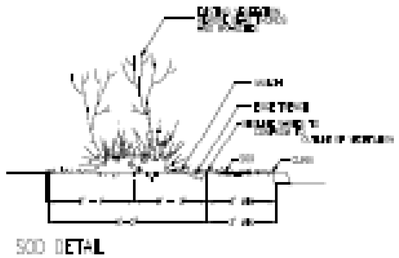
TREE PROTECTION



ROOT BARRIER DETAIL



PALM BRACING DETAIL



SOD DETAIL

SECTION 02810 LANDSCAPE
PART 01 - GENERAL

1.1 SCOPE
A. All portions of Division 1 - General Requirements are included with this section.
B. Furnish all transportation, materials, labor, equipment, tools, and services to complete all work as shown on the drawings and as specified herein.
C. Plant materials shall not cause hazards. Root caps or barriers as required.
D. Provide adequate access for pedestrian area, keeping sidewalks clean, planting, lawn areas or roads, etc. Repair as replaced and damaged.
E. Plant beds are to the maintenance of the Contractor and are considered "Work Overdue". Warranty is required as indicated on drawings.
F. Caught work all refused, rocks and hard rock/stones.
G. Coordinate with other L.A. or sub-contractors and maintenance, or other plans 30, last, using water or pre-damage and our conditions shown to planting.
H. Consider trimming, pruning or plant placed under their bid to be included.

1.2 RELATED SECTIONS. SECTION 02810 INCLUDES

1.3 REFERENCES
A. Standard Plant Names, 1942 unless proposed by the American Joint Committee on Horticultural Nomenclature.
B. Grades and Standards for Nursery Plants, Florida Department of Agriculture, Part II 1998.
C. American Standard for Nursery Stock proposed by the American Association of Nurserymen, Inc. (ANSI Z60.1-1996)
D. Florida Plant Identification Guide Reference, 1990.
E. Florida Grades and Standards for Nursery Plants, 1998.

1.4 SUBMITTALS
Furnish to Owner's representative for review:
A. Manufacturer's:
   1. Test Reports on all materials, including mixtures to be furnished or used to be applied or worked.
   2. Material Certificates or statements as specified (this applies to Soil Analysis Evidence and Fertilizer Determination).
B. Contractor's:
   1. Plant sources certificates and shipping invoices or receipts.
   2. All purchase bills and delivered forms of materials and their specifications.
C. Maintenance Instructions:
   1. Two sets of written instructions (one-time prior).

1.5 QUALITY ASSURANCE
A. All work shall be performed under the supervision of a licensed Nursery or Landscape Contractor.
B. Contractor is required to participate in a pre-construction conference with Owner and Landscape Architect to coordinate schedule, review questions, and discuss acceptable performance for personnel.
C. Contractor is required to participate in a project close-out conference with Owner and Landscape Architect to verify completion of the work and to establish a Date of Substantial Completion.

1.6 MAINTENANCE
A. Contractor shall be fully responsible for all maintenance, pruning, and replacement work from date of Substantial Completion. Clear grass, plants or trees. Immediately damage to the work caused by other trade. Immediately keep to Owner's attention, and guarantee work of Owner employed as directed.
B. Maintenance includes to prevent, eliminate, eliminate and weeds, weather, weather, chewing pest, mowing plants to prevent pests or spread problem, keep trimming as required, restoration of planting areas, and insecticide and spray work spots as necessary to keep the planting and area looking as shown.
C. The Contractor shall keep the premises and area adjacent of work partially a limited manner by the employees of work or all times.

1.7 REPLACEMENTS
A. During the guarantee period any plant rejected under the contract that is dead or not in satisfactory growth condition, as determined by the Landscape Architect, shall be removed from the site immediately. Replacement shall be as specified to the original planting and at no cost to the Owner.
B. Replacement plant quantities or lots of individual Conditions and variance as follows:
   a. Trees - one (1) year
   b. Shrubs - twenty (20) days
   c. Sod - seventy (90) days
   d. Other Materials - one (1) year
Upon these work is completed to normal conditions to accept at questionable level or end of guarantee period.
C. Plant losses to dust, vandalism, poor weather, weak weather conditions, acts of God, or unreasonable planting are change when the guarantee periods.

1.8 EXAMINATION
A. Inspect
   Upon delivery, all plants shall be inspected for size, quality, and condition. Reject unacceptable plants at once from the premises.
B. Soil Testing
   1. Obtain soil samples to within 1 inch of sod grade. Consult under sod areas. Fill in spots. Remove gravel, debris, or foreign material. Spread 4 inch layer of soil compatible (Topsoil).
   2. Where grade meets base buildings or a maximum slope of 1/2 inch per foot or a distance of 10 feet.
   3. Submit soil test results to Landscape Architect for review.
C. Sod Testing
   1. Remove all non-conforming matter from site, such as under sod, rocks, debris, rubble, etc., or over.
   2. Do not work in the rain.
   3. Fill in and compaction work as base, and, as approved & submitted by Sod supplier, but not less than specified by Landscape Architect. Submit samples.

PART TWO - PRODUCTS

2.1 MATERIALS
A. Topsoil shall be sandy, surround, and typical of the locality. It shall be reddish natural, or clay soil shall be free of stones, lumps, plants or plant parts, roots, or other deleterious matter that is not conducive to the production of plant life, or would contribute toward unsightliness.
B. Sod may have no visible broadleaf weeds when turned over a minimum portion and the root shall be fully consistent with an intense portion of foreign grasses. Sod may be visibly weak or diseased or insect eaten. It may not have had the total amount of damage caused by weeds cannot be in the total number. Do not sod to be used as plug.
   Sod shall be cut to a uniform thickness of 3/4 inch, plus or minus 1/4 inch, at the time of cutting. Measurement for thickness shall exclude any top growth and thatch. Sod shall be strong enough to support its own weight and retain its shape and size during normal handling. Sod shall be free of insects, weeds, and diseases.
C. Sod shall meet the tolerances for germination and growth as established with the U.S. Department of Agriculture Seed and Regulations under the Federal Seed Act. Sod certified seed shall be used for the grass and shall be delivered to the site in sound condition. Sod shall meet the State's requirement weather. Sod warrant and verified with shall be in accordance to the damage.
D. Fertilizer
   1. "All-Purpose" or "Balanced" 12 gram ratio of 20-10-5 composition.
   2. Granular fertilizer shall be a balanced compound, uniform in composition, free flowing and delivered in new or unopened bags.
E. Peat
   Sphagnum Peat Moss shall meet acid planting mix when specified in place and in the following ratio:
   1 gallon plant - 1/3 cubic foot
   2-3 gallon plant - 1 cubic foot
   5 gallon - 1/2 cubic foot per box or bigger
F. Mulch
   "Shredded" or "Fine" pre-emergent
G. Untreated Soil Amendments
   1. Apply as needed to keep sod and optimum growth rates to specified plant.
   2. Sand is better to 3% appropriate rounded hard-rock base to keep water 3/4 to 1.0 pH range.
H. Plants
   1. Nursery stock: as noted type of the use, selected as "plus for" and shall "Meet" to 1" minus allowable adjust.
   2. Non-standard plants to meet ANSI standards. Some plants shall be selected a dense stem and bark.
   3. All plants shall be normal healthy and dense, meet parts and ugly, and have normal healthy root system.
   4. Plant shall be representative or typical as species and variety.
   5. Any plant must be rejected by Landscape Architect if not in accordance with local, quality, or characters.
   6. Trees having rootballs wrapped with materials shall be labeled.
I. Plant shall be true to name or species bark & true trees, shape, leaves or other color.

2.2 ACCESSORIES
The maintenance garden rakes of 30 mph minimum width to ensure acceptance a dull grade plus to ability of workmen and to remove a dirt material.

2.3 WATER
A. Irrigation Water:
   1. Use the best normal and existing on site, combined with moisture.

PART THREE - EXECUTION

3.1 PREPARATION
A. Examine surfaces to which work will be applied and unsatisfactory under buildings existing or remove if not in an proper condition the Contractor to perform the tasks under the terms of the contract.
B. Remove subsurface drainage for additional information.
C. Coordinate with trees, shrubs and other planted items.
D. Maintain existing plant material as directed by Landscape Architect, and corrective to damage.

3.2 PROTECTION
Erect, maintain and guard all fences, rubbish as area of the work. Use reasonable care to avoid damage of Contract.

3.3 PREPARATION
Prepare area for planting work, work, remove shrubs and unsatisfactory items as necessary to accomplish work to the site. Obtain replacement topsoiling material of permissible material. Clean up of debris areas and construction (by other trades) is not included in this contract.

A. Planting Mix
   Amended to dimensions shown on plan.
B. Plant Installation
   1. Do not remove or break out other plant soil.
   2. Coordinate set plant plant, keep soil damage, dry, or the water and keep to 2 inches, as permanent grade.
   3. Ensure 4 inch, keep, and not less to dust at least 12". Break soil, mulch and "mud" to backfill soil. Add Sod.
   4. Plant shall be set, or each plant. Adjust grade to 1 1/2 inch above permanent. All plant soil to be set, remove trees with, water and ensure.
   5. Plant shall have a minimum portion, with remove the portion to 1/2 plant during backfill grade plug.
C. Mulching
   1. Mulch as shown indicated on plan and cover disturbed for width of other areas.
   2. Mix peanut, mulch together. Dig down needle with mulch. Water thoroughly.
   3. Stake and Guy
      Stake and guy as on plan.
D. Watering
   Provide water at 240 mls later
   1. Water Requirement
      1 gallon plant - 1 tablet
      2 gallon plant - 1 to 2 tablets
      3 gallon plant - 2 to 3 tablets
      Trees - 1 tablet per foot of height
   2. Granular Fertilizer
      Work into the top 2 " of soil at the rate of 20 pounds per 1000 square feet for lawn areas.
   3. Pruning
      Prune as little as necessary to remove damaged twigs. In any case, terminal buds shall not be trapped under before or after installation.
   4. Herbicide
      Apply pre-emergent herbicide to all beds according to manufacturer's recommendations.
   5. Mulch
      Spread to a maximum depth of 3" min.
      Mulch shall not be placed

3.4 FINAL QUALITY CONTROL

A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of the contract are fulfilled.
B. Contractor will be expected to participate with Owner or Landscape Architect to review project for conformance to the contract. Areas to be reviewed include type, quantities, sizes, varieties, characteristics, and quality of materials and workmanship. Final payment to work and original specification conditions of project on Date of Substantial Completion.

END OF SECTION

DANA & COMPANY
651 North Mills Avenue Orlando, Florida 32803 telephone 407.894.1317
Landscape Architects • Planners

LANDSCAPE DETAILS AND SPECIFICATIONS
FOR:
FOUNDATION ACADEMY
8304 Tilden Rd. Winter Garden, Florida

Designed by	DCD
Drawn by	DCD
Checked by	DCD
Date	07/11/08

Revisions	Date

L501 of 16

Call before you dig
It's not just the law, it's the right thing to do.
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) BUT NO MORE THAN TEN (10) DAYS PRIOR TO EXCAVATION
Sunshine State One Call
www.callsunshine.com
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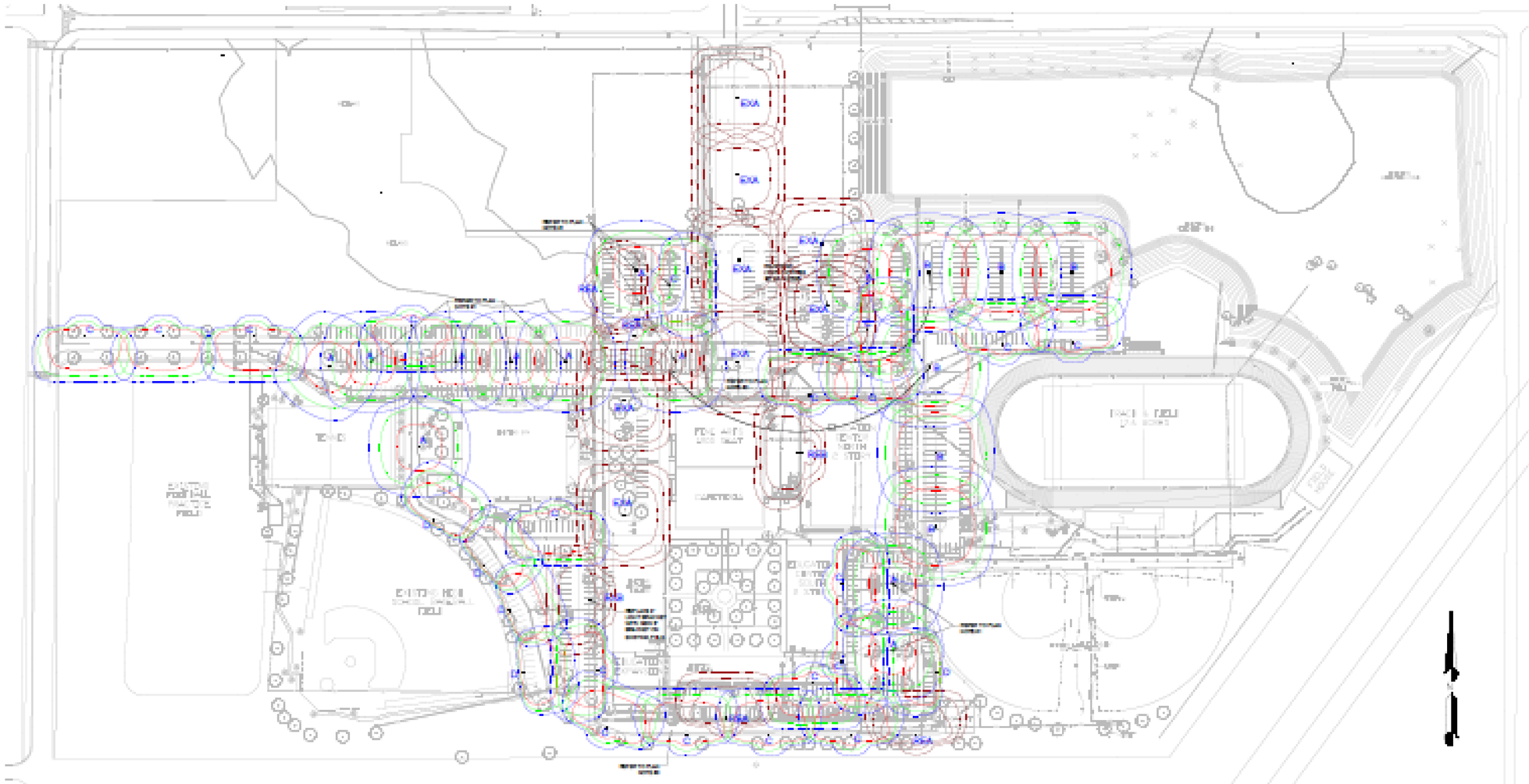


Photometric Template Coverage and Notes

Scale : 1" = 100'

Luminaire Schedule

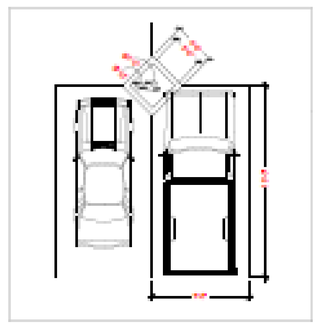
Symbol	Label	Qty	Description	LLF	Wattage	Catalog Number	Lamp	Mounting Height (AFG)	Fixture Color	Pole Type
	A	11	210W TYPE IV LED SHOEBOX	0.950	213	GAN-AF-04-LED-U-SWQ	LED LIGHT ENGINE	30'	BLACK	NEW TENON TOP, GRAY
	B	6	210W TYPE IV LED SHOEBOX (QTY. 2)	0.950	426	GAN-AF-04-LED-U-SWQ	LED LIGHT ENGINE	30'	BLACK	NEW TENON TOP UNLESS NOTED OTHERWISE, GRAY
	C	19	210W TYPE IV LED SHOEBOX	0.950	213	GAN-AF-04-LED-U-T4W	LED LIGHT ENGINE	30'	BLACK	NEW TENON TOP, GRAY
	D	5	210W TYPE IV LED SHOEBOX WITH HOUSE SIDE SHIELD	0.950	213	GAN-AF-04-LED-U-SL4-HSS	LED LIGHT ENGINE	30'	BLACK	NEW TENON TOP, GRAY
	EXA	8	EXISTING 210W TYPE IV LED SHOEBOX (QTY. 2)	0.950	426	GAN-AE-04-LED-U-T4W	LED LIGHT ENGINE	30'	BLACK	EXISTING TENON TOP, GRAY
	EXB	1	EXISTING 216W TYPE III LED ROADWAY	0.950	216	ATB2 60BLED#11 XXXXX R3 4K/5K	LED LIGHT ENGINE	30'	GRAY	EXISTING STATIC CAST, GRAY
	REA	4	RELOCATED 210W TYPE IV LED SHOEBOX	0.950	213	GAN-AE-04-LED-U-T4W	LED LIGHT ENGINE	30'	BLACK	NEW TENON TOP, GRAY
	REB	1	RELOCATED 216W TYPE III LED ROADWAY	0.950	284	ATB2 60BLED#14 XXXXX R3 4K/5K	LED LIGHT ENGINE	30'	GRAY	EXISTING STATIC CAST, GRAY

General Notes:

1. Site lighting is engineered, installed, and connected per NESC for Utility work and is owned and maintained by Duke Energy under a FPSC regulated leased lighting program.
2. Lighting is fed directly from Utility secondary distribution system via closest transformer and is not connected to any metered building or service point. All conductors are direct buried at 36" BFG minimum per NESC for Utility work.
3. All new Poles are Concrete 35' OAL and direct buried concrete tenon top with a mounting height of 30' AFG.
4. Existing poles are Concrete 35' OAL, direct buried concrete tenon top and static cast with a mounting height of 30' AFG. Refer to luminaire schedule and lighting plans for more information.

Plan Notes:

1. Diamond Shaped Parking Stop: Coordinate diamond shaped parking stop and it's specifications / requirements with civil engineer. Refer to "Typical Diamond Shaped Parking Stop Detail" on this sheet for reference only. Outermost front of curbing should be no less than 4'-0" on any side. Curbing by others.
2. Relocate existing light pole and shoebox bracket to the light location labeled "B" as shown on this sheet's lighting plan. Relocate existing Type IV LED Shoebox light fixtures to light locations labeled "REA" on this sheet's lighting plan.
3. Relocate existing light pole, bracket and fixture to light location labeled "REB" on this sheet's lighting plan.



Typical Diamond Shaped Parking Stop Detail

Scale : N.T.S.

Foundation Academy - Site Lighting Plan

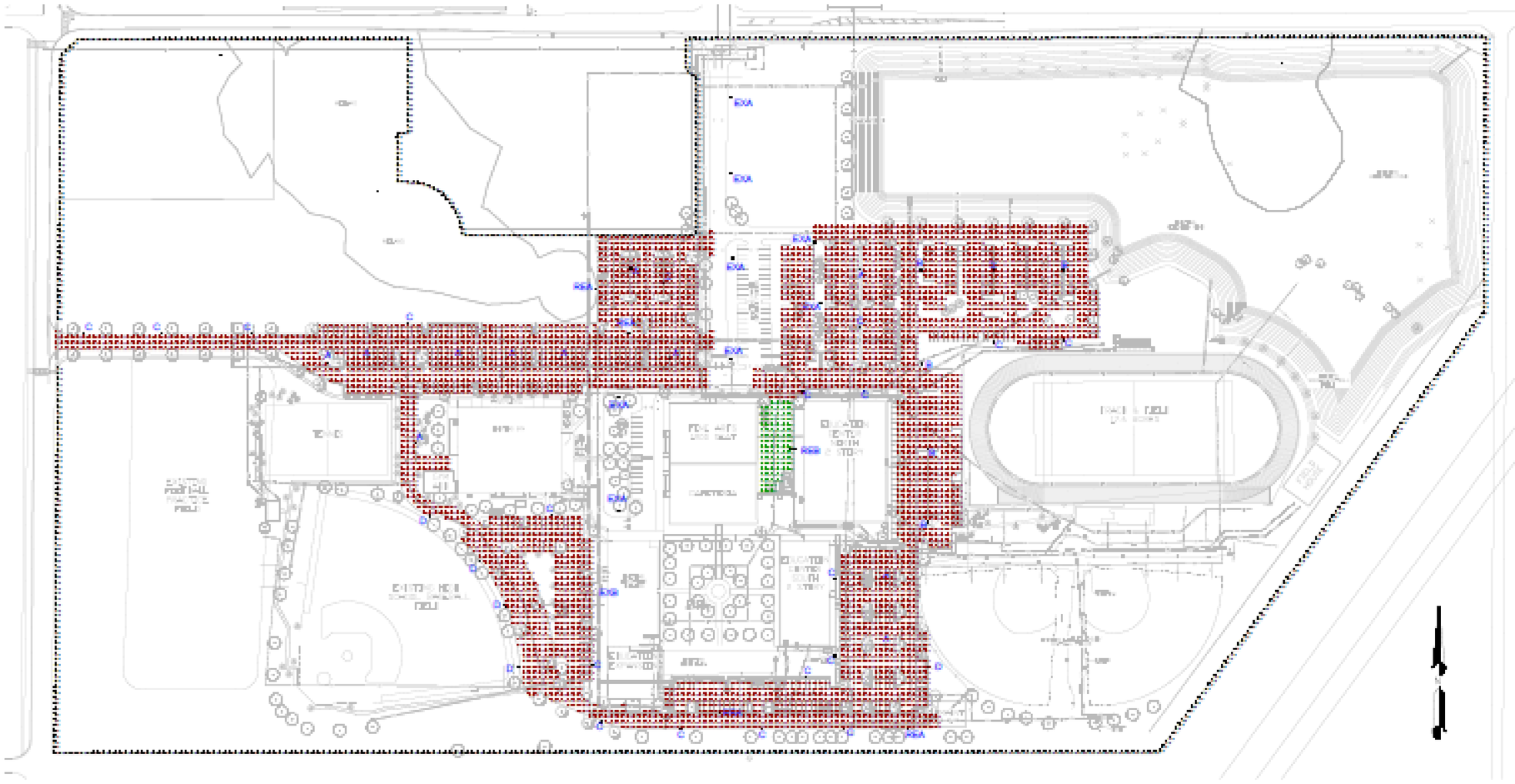
City of Wintergarden, Florida

Designer: Christopher Cordell

Date: September 28, 2020

Scale: 1" = 100'

Drawing No. SLC-01



Overall Site Photometry
Scale : 1" = 100'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Others	+	2.05 fc	5.8 fc	0.6 fc	9.67	3.42
Dumpster / Compactor Area	+	2.05 fc	6.4 fc	0.6 fc	10.67	3.42
Property Line	+	0.07 fc	1.0 fc	0.0 fc	N/A	N/A

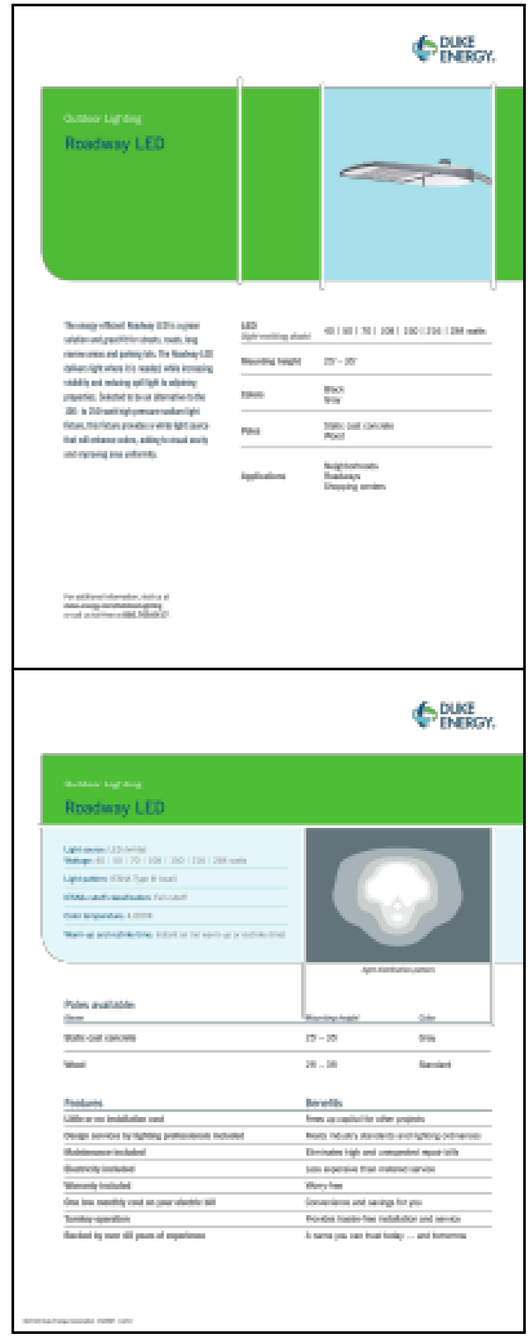
General Notes:

1. The footcandle values shown in this photometric study consider both existing and proposed Duke Energy light fixtures. Photometric footcandle values and site calculations shown represent footcandle values where new work is being proposed.

Foundation Academy - Site Lighting Plan
City of Wintergarden, Florida

Designer: Christopher Cordell
Date: September 28, 2020
Scale: 1" = 100'
Drawing No.: SLC-02

New and Existing Light Fixture Information



Existing Light Fixture Information

Foundation Academy - Site Lighting Plan

City of Wintergarden, Florida

Designer
Christopher Cordell

Date
September 28, 2020

Scale
NIA

Drawing No.
SLC-03

3 of 3

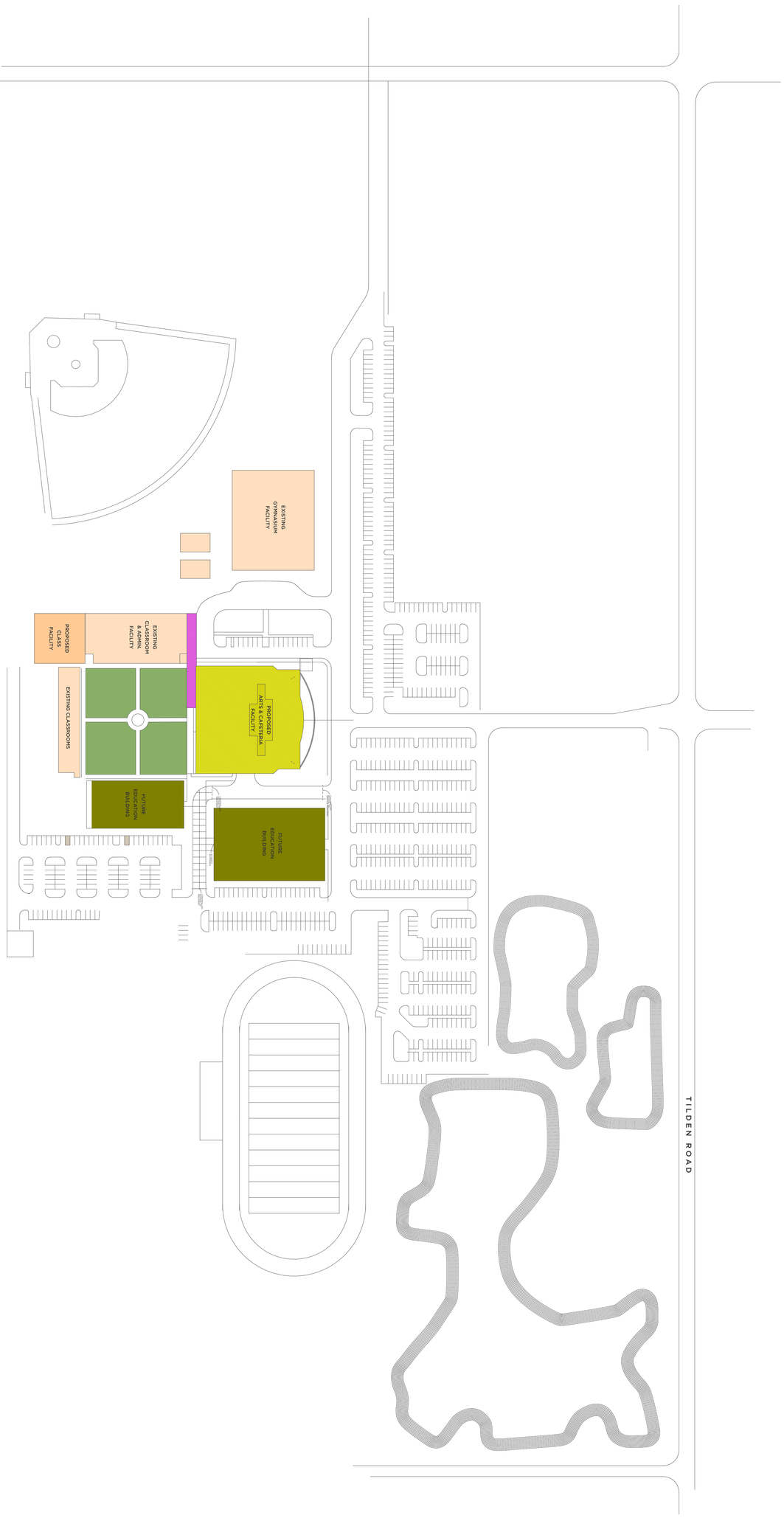
BGW

PRELIMINARY ARCHITECTURAL DESIGN

BGW

DRAWING INDEX

MASTER PLAN	1
FLOOR PLAN - PHASE 1	2
FLOOR PLAN - PHASE 2	3
3D RENDERING	4
EXTERIOR VIEWS - PHASE 1	5
EXTERIOR VIEWS - PHASE 2	6
ELEVATIONS - PHASE 1	7
ELEVATIONS - PHASE 2	8



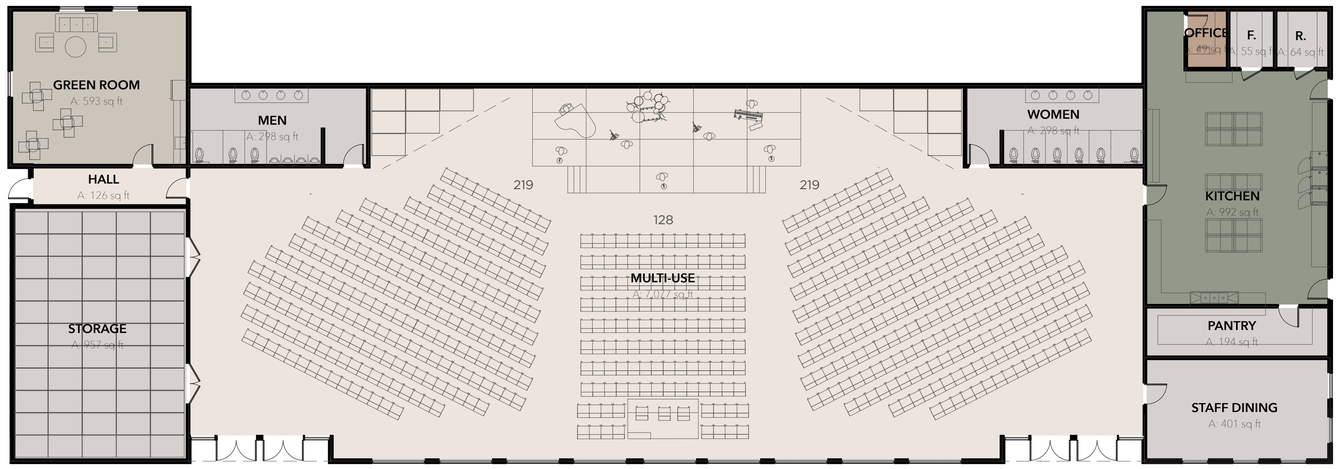
Master Plan

1/10/19

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

COLLAGE
CONSTRUCTION • INTEGRATED SERVICES

BGW
BUILDING GOD'S WAY



PHASE 1 - FIRST FLOOR PLAN: 11,799 sq ft

0' 25' 50'

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

COLLAGE
CONSTRUCTION • INTEGRATED SERVICES

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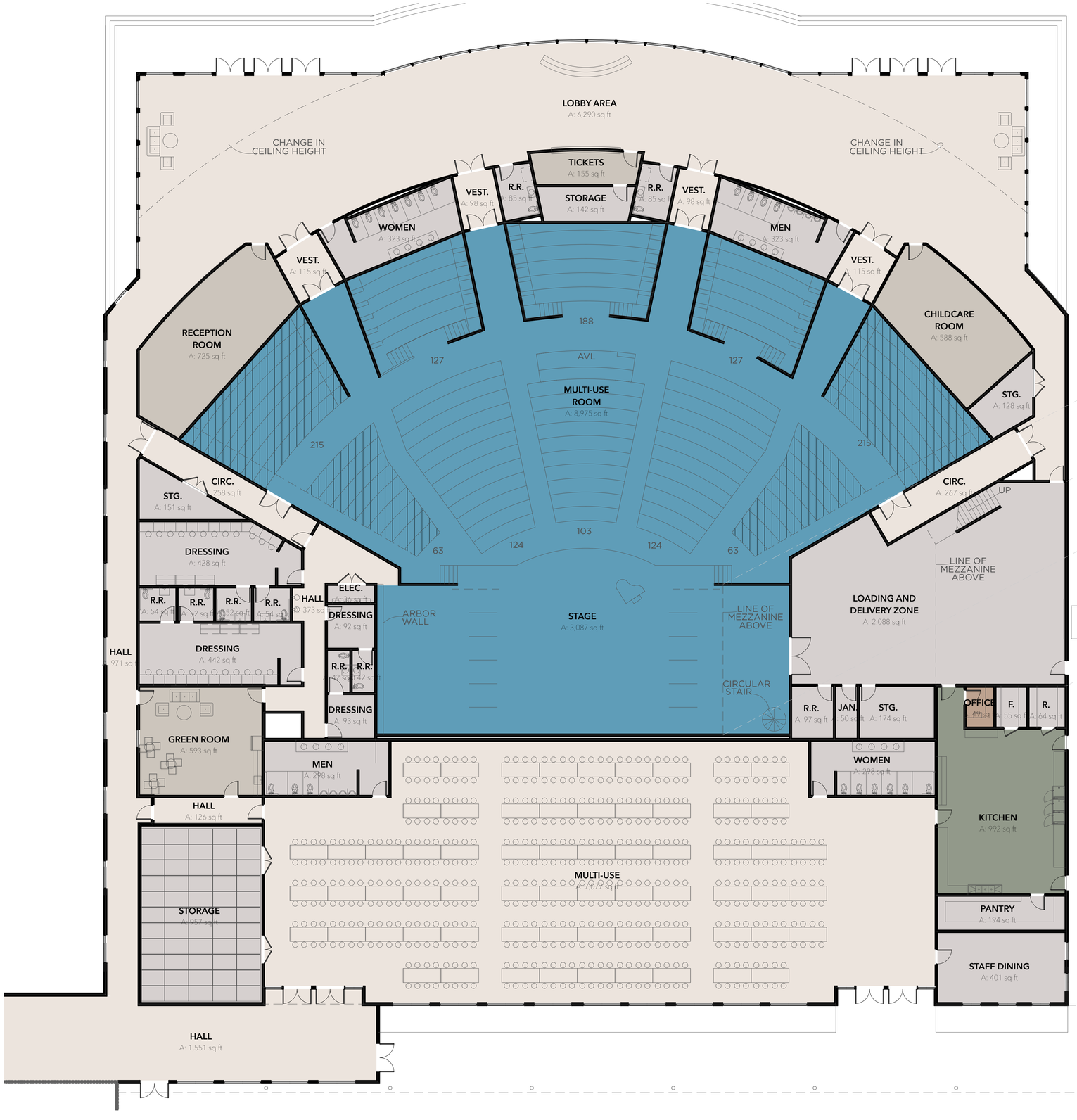
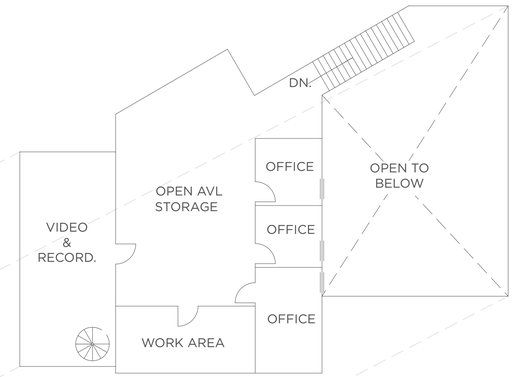
1/10/19

Floor Plan - Phase 1





LEVEL TWO PLAN: 1,808 sq ft

FLOOR PLAN AREA

PHASE 1: 11,799 SQ FT
PHASE 2: 29,291 SQ FT
LEVEL 2: 1,808 SQ FT
TOTAL: **42,898 SQ FT**

0' 25' 50'

BGW BUILDING GOD'S WAY

COLLAGE CONSTRUCTION • INTEGRATED SERVICES

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

1/10/19

Floor Plan - Phase 2

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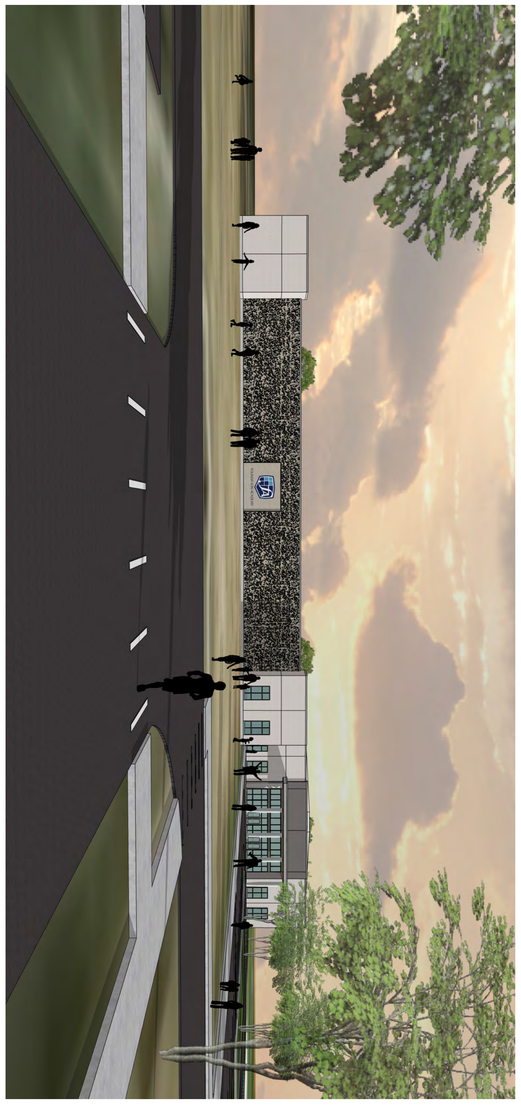
COLLAGE
CONSTRUCTION • INTEGRATED SERVICES

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

1/10/19

3D Rendering



Exterior Views - Phase 1

1/10/19

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

COLLAGE
CONSTRUCTION • INTEGRATED SERVICES

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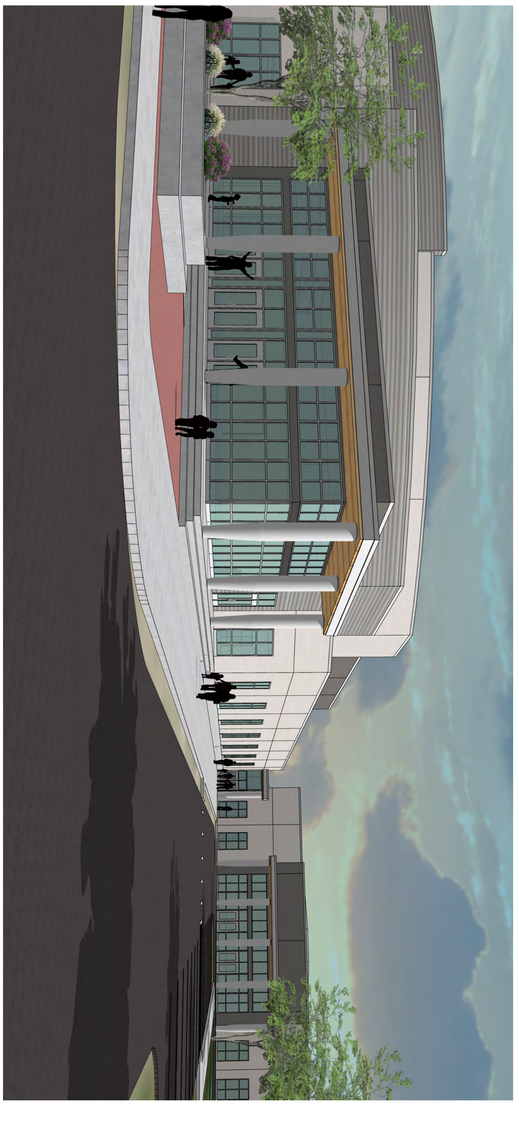
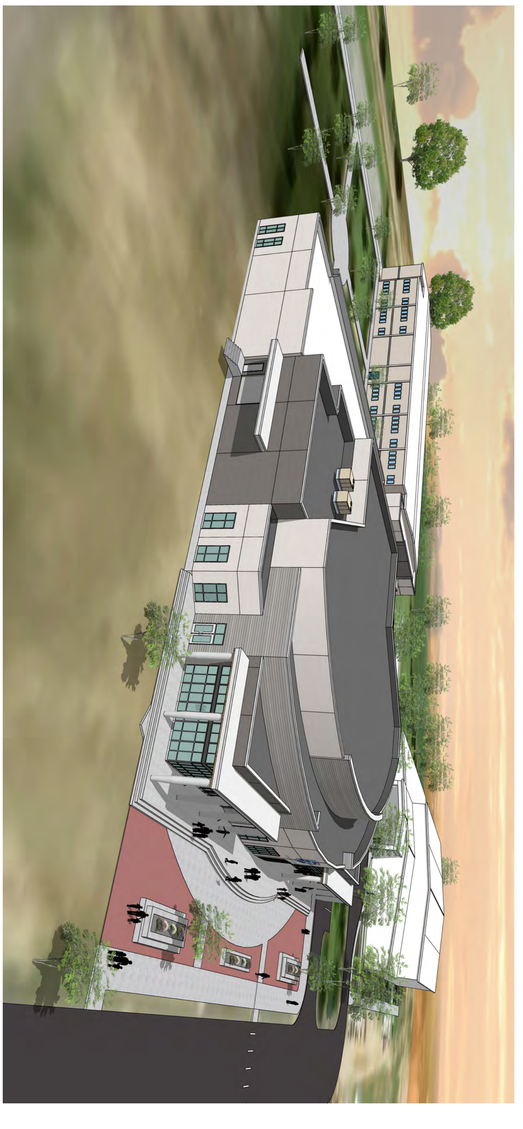
BUILDING GOD'S WAY





Exterior Views - Phase 2

1/10/19

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

COLLAGE
CONSTRUCTION • INTEGRATED SERVICES

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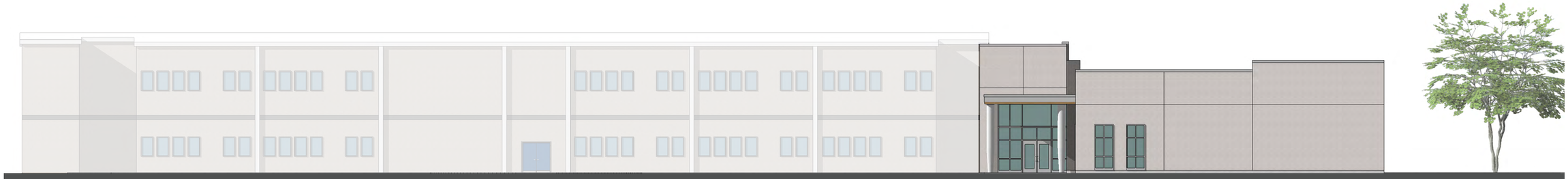
BUILDING GOD'S WAY

NORTH ELEVATION



EAST ELEVATION

0' 25' 50'

BGW BUILDING GOD'S WAY

COLLAGE CONSTRUCTION • INTEGRATED SERVICES

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

1/10/19

Elevations - Phase 1

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

BUILDING GOD'S WAY

CONSTRUCTION • INTEGRATED SERVICES

FOUNDATION ACADEMY
125 E. PLANT ST.
WINTER GARDEN, FL 34787

1/10/19

Elevations - Phase 2

CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street - Winter Garden, Florida 34787-3011
(407) 656-4111

M E M O R A N D U M

TO: STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: October 16, 2020
SUBJECT: 15304 Tilden Road (Foundation Academy Phase 2)
SITE PLAN REVIEW – 4th Review

Pursuant to your request, we have reviewed the revised site plan last dated 9/28/20 for compliance with the City's storm water and site requirements. This plan proposes 5 new buildings, athletic track, additions to existing buildings, additional paved and grass parking, and stormwater and utility improvements. This was submitted in response to our comments of 8/15/20 and DRC meeting of 8/19/20 where it was referred to staff review only.

ENGINEERING COMMENTS

We recommend approval subject to approval by all other departments, and the following conditions and comments (any underlined comments shall be addressed prior to pre-con):

1. **The County project is not anticipated to begin construction until 2022-23**. Previous reviews of this site indicated it was in a closed basin and required total retention of the 100 year, 24 hour storm event. Orange County approval will be required for any work, including drainage connection, in the Tilden Road Right-of-way.

   Based on the response, Orange County has approved the discharge into their (future) system and will make that connection.

2. Storm pipe type material is not specified. If Thermoplastic pipe is used, the Engineer shall provide the City with a signed/sealed letter stating that he consents to this substitution and has made the necessary adjustments to the plans and specs to accommodate Thermoplastic pipe (including bedding details, etc.). If Thermoplastic pipe is being specified it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (**not HDPE; N-12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website). The City does not approve ADS N-12 pipe, only HP polypropylene thermoplastic pipe is approved.

3. Design Engineer has certified that the stopping sight distance requirements at the Mann Road intersection are being met per FDOT & Florida Greenbook.

4. Sheet 9B (utility plan) shows removal of the existing 8" water main currently shown on the City's future pond property and replacing it with a 10" water main along the east side of the City's property. Will this require a permanent utility easement or temporary construction easement as it's very close to the property line and sidewalk? Other than the removal of the 8" water main, no other work is shown on the City's property and no other work is authorized.

   Per the response, the temporary construction easement (TCE) has been provided for City review and approval. This shall be approved by the City and recorded prior to final plan stamping and pre-construction meeting.

5. General Requirements (all as noted):
    a. All gravity sanitary pipe and fittings shall be SDR 26.
    b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
    c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
    d. All Storm (≥12") and Sanitary lines (≥6") shall be inspected by CCTV prior to completion.

6. Any signs, screen and retaining walls will need a separate permit from Building Department.

7. All on-site utilities shall be privately owned and maintained. 100% of all required water and sewer impact fees shall be paid prior to City execution of FDEP permits or issuance of site or building permits. Meter sizes shall be provided for review by the Utilities Department for verification of impact fees at time of Building Permit application. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits or exemptions have been issued. Response states that no new meters are proposed.

8. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. Any irrigation lines within City R/W shall be purple in color. All points of connection to reclaimed water mains shall have appropriate meters, backflow preventers, etc. All irrigation mains within the City's R/W under the pavement shall be encased within a sleeve.

9. Streetlighting, both internally and on all street frontages (Tilden Road), is required pursuant to City Code – dark skies lighting is required. A revised photometric plan, showing Duke Energy's streetlight plan, has been submitted for review by the Planning Department.

10. Permits or exemptions shall be provided from SJRWMD for storm water, Orange County (Tilden Road), and FDEP for water, wastewater and NPDES NOI.

PUBLIC SERVICES COMMENTS

11. Please have the applicant provide a dumpster enclosure detail to ensure that: All single dumpster enclosures shall be enclosed and shall provide a 12' minimum inside clearance (each way inclusive of the bollards), and all double dumpster enclosures shall be enclosed and provide a 24' width x 12' deep inside clearance (each way inclusive of bollards).

STANDARD GENERAL CONDITIONS

12. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.

13. All work shall conform to City of Winter Garden standards and specifications.

14. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.

15. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.

16. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

17. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

18. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

Additional comments may be generated at subsequent reviews
Please review this information and contact our office if you have any questions. Thank you.

END OF MEMORANDUM

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 15, 2020 **Meeting Date:** October 22, 2020

Subject: 15304 Tilden Road
Foundation Academy Ph 2 - Temporary Construction License Agreement
PARCEL ID# 09-23-27-0000-00-009

Issue: Approval of a Temporary Construction License Agreement with The Foundation Academy.

Discussion:

The Foundation Academy, which has a proposed Site Plan Approval for the Phase 2 of the Foundation Academy campus project, requires a temporary construction access on City property in order to remove and replace a water main that services the property.

Recommended Action:

Staff recommends approval of the proposed Temporary Construction License Agreement with The Foundation Academy.

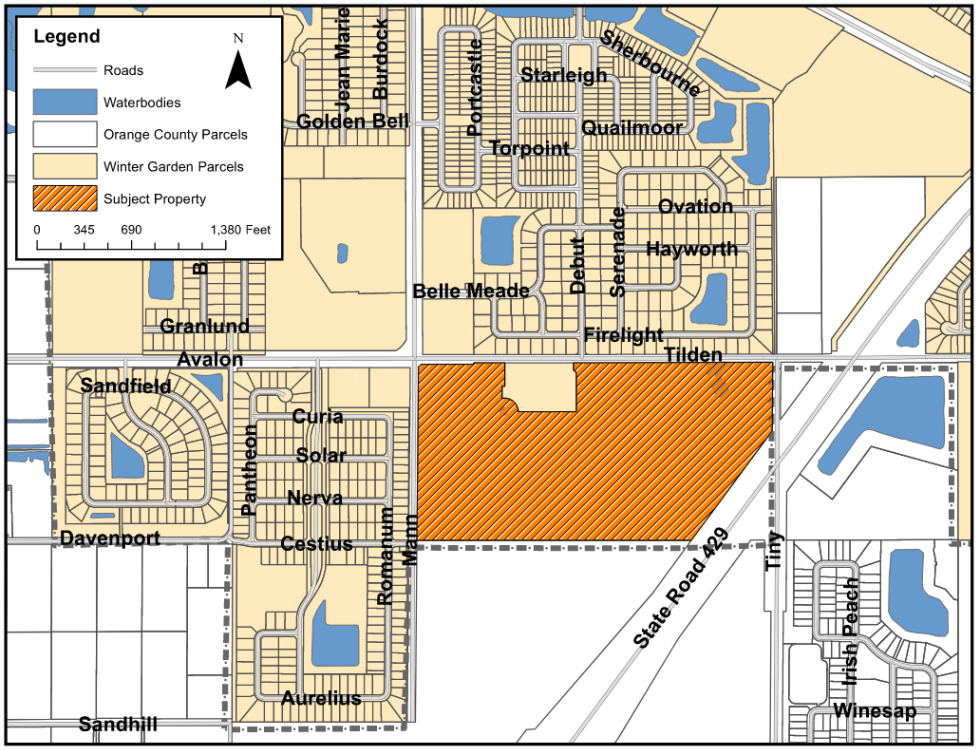
Attachment(s)/References:

Location Map
Temporary Construction License Agreement

Location Map

Foundation Academy

15304 Tilden Road



TEMPORARY CONSTRUCTION LICENSE AGREEMENT

This Temporary Construction License Agreement ("Agreement") is made and entered into this _____ day of _____, 2020, by and between **Foundation Academy of Winter Garden, Inc.**, whose address is 15304 Tilden Road, Winter Garden, FL 34787 (hereinafter referred to as "Licensee"), and **City of Winter Garden**, a Florida municipal corporation, whose address is Attn: City Manager, 300 West Plant Street, Winter Garden, Florida 34787 (hereinafter referred to as "City").

RECITALS:

WHEREAS, City owns that certain approximately 4.14 +/- acre real property located on Tilden Road in City of Winter Garden, County of Orange, State of Florida, having Orange County Tax Parcel Identification Number 09-23-27-0000-00-022 (the "City Property"); and

WHEREAS, Licensee is the owner and developer of that certain property located on Tilden Road adjacent to the City Property, in Winter Garden, Florida, having Orange County Tax Identification Number 09-23-27-0000-00-009 ("FA Property"); and

WHEREAS, the License is currently seeking site plan approval for Phase 2 of the Foundation Academy Project to be constructed upon the FA Property ("Project"); and

WHEREAS, Licensee desires to temporarily use a portion of the City Property described in the sketch and legal description attached hereto as **Exhibit "A"** ("Temporary Construction Area") for construction access to facilitate the installation of Project utility improvements upon the FA Property to be installed proximate to the FA Property's boundary with the City Property; and

NOW THEREFORE, in consideration of the premises and mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The above referenced recitals are true and correct and hereby incorporated into this Agreement.

2. Term. The Term of this Agreement shall commence on the issuance of the first permit for the Project site improvements and end upon the earlier of (i) fifteen (15) months thereafter, and (ii) upon the receipt of a certificate of completion for the Project site improvements (the "Term"). Upon the mutual agreement of Licensee and City's City Manager, the Term of this Agreement may be extended for up to an additional six (6) months. Upon expiration of the Term or termination of this Agreement, Licensee shall deliver the Temporary Construction Area to City free of all materials, debris, garbage and personal property, and Licensee shall repair and restore the Temporary Construction Area to its previous condition. Further, Licensee shall repair and restore any damage Licensee's Project construction activities cause to improvements within public rights-of-way. If the first permit for the Project is not obtained by March 30, 2021, the City shall have the right to terminate this Agreement.

3. Use. During the Term of this Agreement, Licensee shall have the right of use

and possession of the Temporary Construction Area for a construction yard and construction access for the operation and storage of vehicles, equipment and materials to facilitate the construction of the Project. Licensee shall be responsible for the security and risk protection of vehicles, equipment and materials stored on the Temporary Construction Area and for the safety of persons and property. Licensee shall comply with all laws, ordinances, regulations and rules in the use of the Temporary Construction Area. Licensee shall not cause environmental contamination of the Temporary Construction Area. The Licensee shall not store fuel or petroleum tanks on the Temporary Construction Area. Licensee agrees that the City and its employees shall have the right to access and inspect the Temporary Construction Area at any time.

4. No Charge. Licensee's use of the Temporary Construction Area during the Term shall be free of charge, except for the cost, if any, to restore the Temporary Construction Area to its previous condition prior to termination of the Term. If Licensee fails to timely vacate the Temporary Construction Area upon expiration of the Term, the Licensee shall compensate the City for $200.00 per each day that Licensee's unlawful holdover occurs.

5. No Property Interest. The license granted herein is solely a license for the express purposes set forth in this Agreement and does not grant any leasehold, easement, property or equitable interest in the Temporary Construction Area to Licensee. The license granted herein is personal to Licensee and it does not run with the land and title to the FA Property or the Temporary Construction Area. City reserves all rights of ownership of the Temporary Construction Area. The Licensee shall ensure that no contractor, subcontractor, materialmen, vendor, supplier or any other entity or person performing work for the Licensee or for the Project claims or files a lien against the Temporary Construction Area or any other City property. The City is exempt from construction liens and mechanics liens.

6. Insurance. During the Term, Licensee and each of its contractors shall procure and maintain general commercial liability insurance in the amount of at least $2,000,000.00 per occurrence covering the Temporary Construction Area and their construction operations. Evidence of such insurance shall be provided to the City prior to use of the Temporary Construction Area and exercise of the license herein. Further, Licensee and each of its contractors shall procure and maintain workers' compensation insurance in sufficient coverage limits as required by the State of Florida.

7. Indemnification. Licensee accepts the full risk of its and its employees', contractors' and agents' use and possession of the Temporary Construction Area and for the security and protection of persons and personal property upon the Temporary Construction Area. City will not be deemed to have or to have created a bailment of, custody of, care of or control over any equipment, vehicles or materials stored upon the Temporary Construction Area. Licensee shall at all times, assume all risk of and indemnify and hold harmless the City and the City's elected and appointed officials, officers, employees and agents from and against any and all losses, damages, costs and expense (including the City's reasonable attorney's fees and costs through any and all administrative, trial, post judgment and appellate proceedings), by reason of liability imposed by law, except in the case of the City's sole gross negligence, arising out of or resulting from: (i) the Licensee's and its contractors', agents', employees' and invitees' exercise or attempted exercise of its rights and privileges granted to Licensee herein, including but not limited to, property damage, personal injury and/or death resulting from operation, use and maintenance of the Temporary Construction Area or Licensee's Project construction activities;

(ii) the negligence, gross negligence, recklessness, or intentional wrongful misconduct of the Licensee or Licensee's contractors', agents', employees' and invitees' or any person employed or utilized by the Licensee in the use and operation of the Temporary Construction Area, access to the Temporary Construction Area or Project construction activities; (iii) any other act or omission by Licensee arising from or concerning this Agreement, including without limitation, Licensee's breach of its responsibilities and duties hereunder; (iv) any lien or claims that may be made upon the City or the Temporary Construction Area due to improvements made or alleged to be made or authorized by Licensee to the Temporary Construction Area; (v) environmental contamination caused by Licensee or its employees, contractors or agents; and (vi) any risk assumed by Licensee under this Agreement; or (vi) any combination thereof. Licensee shall be responsible for the acts and omissions of its contractors, agents, employees, guests, and invitees and this provision is intended to protect the City from such. It is further understood and agreed that Licensee shall, at the option of the City, defend the City (with attorneys' selected by the City) and Licensee shall further bear all attorneys' fees and other costs and expenses in the defense of any suit arising hereunder, except to the extent due to a default of the City hereunder. This paragraph shall survive termination and expiration of this Agreement.

8. Assignment. Licensee shall not, in whole or part, assign, transfer, pledge as security, mortgage, or otherwise transfer or encumber all or any part of the Temporary Construction Area, this Agreement, or Licensee's interest in this Agreement.

9. Insolvency. The following occurrences or events shall constitute a material default of this Agreement by Licensee: (i) the filing by or against Licensee in any court, pursuant to any statute, either of the United States or any state, of a petition in bankruptcy alleging insolvency or seeking reorganization, the appointment of a receiver or trustee, an arrangement under the Bankruptcy Acts, or any similar type of proceeding and the failure of Licensee to cause any such filing to be dismissed within a period of 20 days after the date of such filing; or (ii) Licensee's making or proposed making of an assignment for the benefit of creditors.

10. Default. If Licensee shall default and breach any other covenant or provision of this Agreement, then the City, after giving Licensee thirty (30) days prior written notice of such default and an opportunity to cure, may terminate this Agreement and remove Licensee and any personal property and any and all persons therefrom in the manner allowed by law. In the event of the City's default of this Agreement, Licensee shall give the City thirty (30) days prior written notice and an opportunity to cure the default. If the City fails to timely cure the default after such notice and opportunity to cure the Licensee may proceed to terminate this Agreement, or seek specific performance against the City, as Licensee's only remedies. Except as expressly provided in Section 11 below, in no event shall the City have any monetary liability pursuant to this Agreement, and Licensee hereby waives and releases the City from the same.

11. Attorneys' Fees. If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party shall be entitled to have and recover from the non-prevailing party reasonable attorneys' fees and costs of litigation, including through all appeals.

12. Notices. Any notice or demand to be given or that may be given hereunder shall be in writing and shall be (i) delivered by hand, or (ii) delivered through United States mail, postage prepaid, certified, return receipt requested and addressed to the parties at the address shown on Page 1 of this Agreement. Any notice or demand that may be given hereunder shall be

deemed complete (i) one (1) day after mailing of such notice or demand in the United States mail with proper postage affixed thereto, certified, return receipt requested, or (ii) upon hand-delivery to the appropriate address as herein provided. Any party hereto may change said address by notice in writing to the other parties in the manner herein provided.

13. Applicable Law. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. The parties to this Agreement further agree that any and all litigation arising from the terms of this Agreement and the subject matter contained herein shall be filed and heard in a court of competent jurisdiction located in Orange County, Florida. The invalidity or unenforceability of any provision of this Agreement shall not affect or impair any other provision. Nothing in this Agreement shall constitute a waiver of the City's sovereign immunity protections and defenses, or any other privileges, immunities, protections and defenses afforded to City or any of its officials, employees and agents by law.

IN WITNESS WHEREOF, the Licensee and City have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of:

City:

_____
Witness

_____
Print

_____
Witness

_____
Print

_____
Michael Bollhoefer, City Manager

Date:_____

Licensee:

Foundation Academy of Winter Garden, Inc.

_____
Witness

_____
Print

_____
By:_____
Its:_____

_____
Witness

_____
Print

Date:_____

SKETCH AND DESCRIPTION

EXHIBIT "A"

TEMPORARY CONSTRUCTION AREA

LEGAL DESCRIPTION:

A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°48'24" WEST, A DISTANCE OF 30.00 FEET, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 9 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TILDEN ROAD AS SHOWN ON THE PLAT OF BELLE MEADE – PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGES 25 THROUGH 27, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°56'14" WEST, A DISTANCE OF 159.22 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE DEPORTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°03'46" EAST, A DISTANCE OF 56.24 FEET; THENCE SOUTH 50°19'05" EAST, A DISTANCE OF 25.90 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 284.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET, THENCE NORTH 00°00'00" WEST, A DISTANCE OF 275.43 FEET; THENCE NORTH 50°19'05" WEST, A DISTANCE OF 25.89 FEET; THENCE NORTH 00°03'46" WEST, A DISTANCE OF 65.62 FEET TO A POINT ON THE SAID SOUTH RIGHT OF WAY LINE OF TILDEN ROAD; THENCE NORTH 89°56'21" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 7339 SQUARE FEET OF LAND, MORE OR LESS.

SEE SHEET 2 FOR SKETCH

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF TILDEN ROAD HAVING A BEARING OF NORTH 89°56'21" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20150402
DATE: 8-21-2020

CALCULATED BY: SCS
DRAWN BY: SCS
CHECKED BY: GMJ

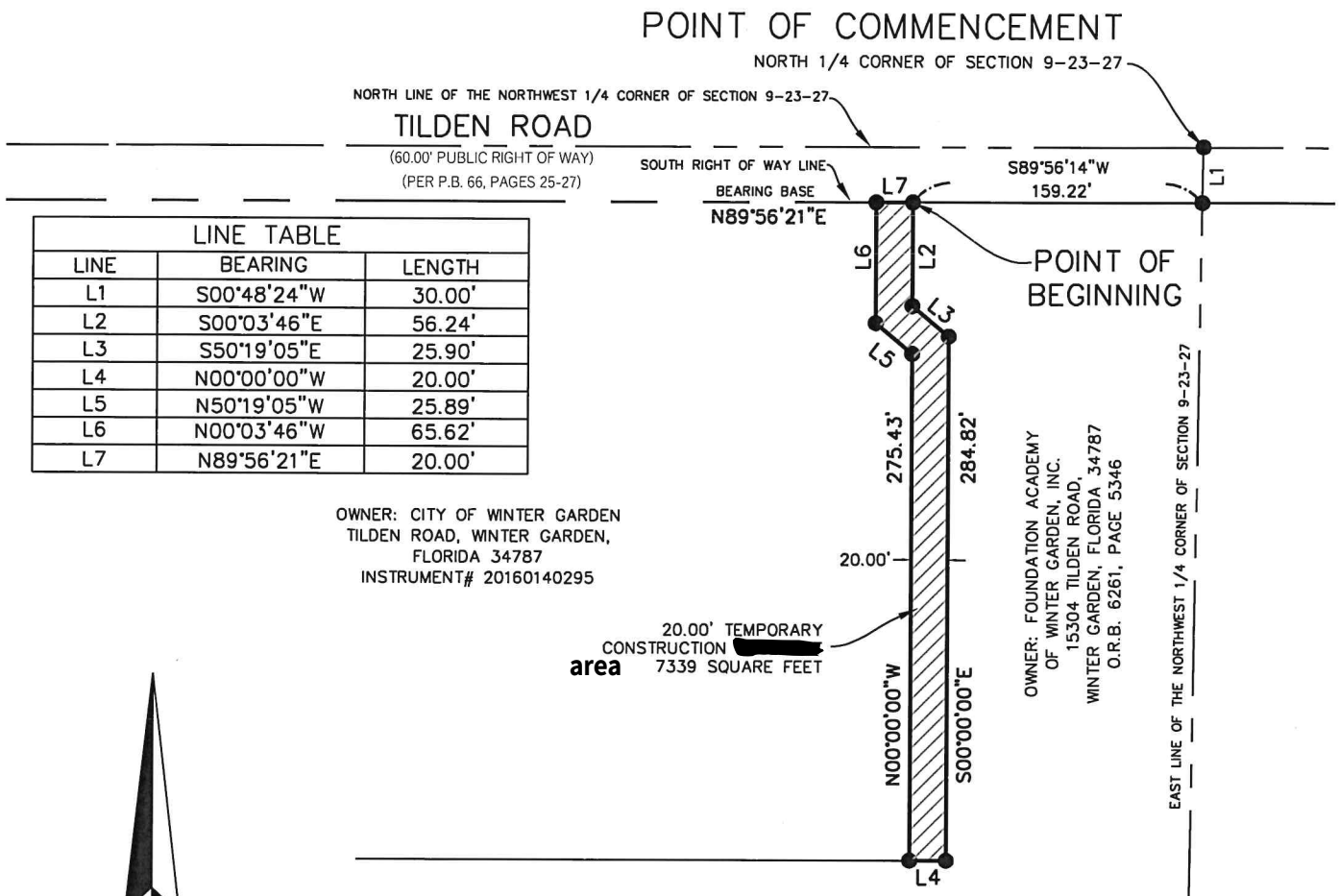
FOR THE LICENSED BUSINESS #6723 BY:

8-21-2020

GERALD M. JOHNSTON, P.S.M. #5570

SKETCH AND DESCRIPTION

Exhibit "A"
Temporary Construction Area



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°48'24"W	30.00'
L2	S00°03'46"E	56.24'
L3	S50°19'05"E	25.90'
L4	N00°00'00"W	20.00'
L5	N50°19'05"W	25.89'
L6	N00°03'46"W	65.62'
L7	N89°56'21"E	20.00'

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

SEE SHEET 1 FOR LEGAL DESCRIPTION

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
● CHANGE IN DIRECTION

JOB NO. 20150402
DATE: 8-21-2020
CALCULATED BY: SCS
DRAWN BY: SCS
CHECKED BY: GMJ

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 13, 2020 **Meeting Date:** October 22, 2020

Subject: Approval of Agreement for Consultant Services with PaleoWest

Issue: The City of Winter Garden, in partnership with the Winter Garden Heritage Foundation, recently advertised a Request for Qualifications from firms qualified to prepare an architectural survey of structures within the City's historic downtown district. The City received six responses to the RFQ advertisement. After negotiations with the highest ranked submitter fell through, Staff negotiated an Agreement for Consulting Services contract with the second highest ranking submitter, PaleoWest.

The contract is attached, which includes the consulting fees required to conduct a historical resources survey update for Historic Downtown in the amount of $65,000, which includes a $20,000 grant award from the Florida Division of Historical Resources.

Recommended Action:

Staff recommends approving the Agreement for Consulting Services contract with PaleoWest.

Attachment(s)/References:

Agreement for Consulting Services contract

AGREEMENT FOR CONSULTING SERVICES

This Agreement is made and entered into by and between the City of Winter Garden ("City"), a Florida municipal corporation, with its principal office located at 300 West Plant Street, Winter Garden, Florida 34787, and PaleoWest, LLC ("Consultant"), a Florida Limited Liability Company, with its principal office located at 916 East Park Avenue, Tallahassee, Florida 32301.

RECITALS

WHEREAS, the City of Winter Garden entered into a grant agreement with the State of Florida, Department of State, (the "Grant Contract") under which the state agreed to provide a small matching grant to the City for the Project known as the "Downtown Winter Garden Historic Survey Update;"

WHEREAS, having secured the Grant Contract with the state, the City of Winter Garden issued a Request for Qualifications for the Survey of the Downtown Historic District of the City of Winter Garden, Florida, to solicit a qualified Consultant to conduct a survey of the City's downtown historic district;

WHEREAS, the Consultant was selected on the basis of its expertise and experience in the subject matter of this Agreement; and

WHEREAS, the parties desire to enter into this Agreement to provide the requisite survey of the City's downtown historic district.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and other specific consideration set forth in this Agreement, the receipt and sufficiency of which is acknowledged by the City and the Consultant, the parties hereto agree and stipulate as follows:

1. **COMPENSATION.** The City agrees to pay the Consultant an amount not to exceed $65,000, payable as on a fixed-fee basis upon submittal of the draft report, as identified in the Scope of Work and Cost Estimate, which is attached hereto and incorporated herein as **Exhibit A**.

2. **TERM.** The term of this Agreement shall be from the date this Agreement becomes fully executed through June 30, 2021, unless otherwise earlier terminated.

3. **SERVICES.** The Consultant shall provide the Work and Deliverables as set forth generally in **Exhibit A,** and as requested in the City's Request for Qualifications, which is incorporated herein by reference. All such services shall comply with the requirements set forth in the Grant Contract, which is attached hereto and incorporated herein as **Exhibit B**, so as to ensure that the Work and Deliverables provided by the Consultant are eligible for grant funding. The Work and Deliverables identified herein shall be completed in accordance with the following timeline and milestones:

(i) The Consultant shall complete the first 5 Florida Master Site File ("FMSF") forms by Monday, February 21, 2021;
(ii) The Consultant shall complete the draft survey report by Monday, March 21, 2021; and
(iii) The Consultant shall have completed a minimum of 200 FMSF forms and the Final Survey Report by Monday, May 31, 2020.

4. **INVOICING**. Regardless of anything set forth in this Agreement or any Exhibit or addendum to the contrary, all invoicing, payment terms, payment applications, and disputes will be governed by the applicable terms and conditions of Part VII of Chapter 218, Florida Statutes (the Local Government Prompt Payment Act).

5. **TERMINATION**. This Agreement may be terminated by the City for convenience upon 30 days written notice at no consequence or penalty to the City.

6. **CONFLICTS OF INTEREST.** Both parties agree that the Consultant may not contract for or accept employment for the performance of any work or service with any individual, business corporation, or governmental unit that would create a conflict of interest in the performance of its obligations under this Agreement, unless any such conflict is expressly waved by the City and such waiver is permitted by applicable law. Consultant is obligated to disclose to the City in writing any potential conflicts that may arise with regard to other projects or subject matter assigned to the Consultant by the City. Consultant shall neither take any action nor engage in any conduct that would cause any violations of the applicable provisions of Chapter 112, Florida Statutes, relating to ethics in government.

7. **INDEMNIFICATION.** Consultant shall, at its own expense, indemnify, defend, and hold harmless the City, including its elected and non-elected officers, employees, agents, attorneys, and volunteers from and against all claims of every kind and nature (including losses incurred or suffered as a result of bodily injury to a person or damage to property and attorney's fees and costs), to the extent arising out of or resulting from the acts or omissions of the Consultant, including the Consultant's officers, members, employees, agents, volunteers, contractors, subcontractors, or anyone for whose acts the Consultant may be liable, in connection with this Agreement.

8. **INSURANCE.** Consistent with the Consultant's indemnification obligations herein and throughout the term of this Agreement, including any extensions thereof, Consultant agrees to obtain and maintain, at its own expense, those insurance policies and coverages as set forth below and further agrees to include the City as an additional insured on all liability policies required hereunder (excluding professional liability insurance policies a/k/a errors & omissions).

All policies (excluding professional liability insurance policies a/k/a errors & omissions) must be occurrence based. Furthermore, all insurance policies provided

pursuant to this Agreement must include one or more endorsements (i) making the policies primary and non-contributory with any valid and collectible insurance available to the City and (ii) waiving subrogation in favor of the City. Consultant shall acquire and maintain the following types and amounts of insurance with limits no less than those shown below, subject to such conditions as identified below, and in the form and from companies satisfactory to the City. Such limits are minimum insurance limits and may not be construed or otherwise interpreted to limit or restrict the Consultant's indemnification obligations pursuant to paragraph 7. INDEMNIFICATION or preclude the Consultant from carrying insurance policies with amounts in excess of those minimum limits identified herein. Failure to maintain the minimum insurance coverages and limits under the terms and conditions of this Agreement constitutes a material breach of this Agreement authorizing the City to terminate this Agreement immediately at no consequence or penalty to the City.

SCHEDULE	**LIMITS**
Workers' Compensation	Florida Statutory Coverage
Commercial General Liability*	$1,000,000 Each Occurrence $1,000,000 General Aggregate $1,000,000 Products/Comp. Ops Agg. $1,000,000 Personal/Adv Injury
Automobile Liability (Any Auto)*±	$1,000,000 Combined Single Limit
Professional Liability^ (Errors & Omissions)	$1,000,000 Each Occurrence $2,000,000 General Aggregate $1,000,000 Bodily Injury $1,000,000 Personal/Adv Injury
Owner's Protective Liability Insurance#	$1,000,000 Each Occurrence $2,000,000 General Aggregate

* Consultant must add the City as an additional insured to the policy.

± If the Automobile Liability Policy is not endorsed for "any auto," Consultant shall, as a condition of being authorized to perform services pursuant to this Agreement, carry an appropriate policy for the vehicles that will be used and shall be prohibited from using any types of vehicles (*e.g.*, owned autos, scheduled autos, hired autos, and/or non-owned autos, etc.) that are not covered by such policy. The Automobile Liability Policy must protect the Consultant from claims for damage for personal injury, including accidental death, as well as claims for property damages that may arise from activities carried out in connection with this Agreement, whether such activities be by

the Consultant or by anyone directly or indirectly employed by the Consultant.

^ All Professional Liability (Errors & Omissions) policies written on a Claims Made basis must maintain a retroactive date prior to or equal to the effective date of the Agreement. The Consultant shall purchase a Supplemental Extended Reporting Period ("SERP") with a minimum reporting period of not less than three (3) years if the policy is canceled, not renewed, switched to occurrence form, or any other event that requires the purchase of a SERP to cover a gap in insurance for claims that may arise under or related to this Agreement. The Consultant's purchase of the SERP may not relieve the Consultant of the obligation to provide replacement coverage. Consultant shall require the carrier to immediately or as soon as feasible to inform the City of any contractual obligations that may alter the Consultant's professional liability coverage under this Agreement. The obligation to maintain the SERP for the minimum reporting period required herein shall survive termination of this Agreement.

The Consultant must name the City of Winter Garden as a named insured under the Owner's Protective Liability Insurance Policy.

In addition to the foregoing, the Consultant must furnish a Certificate of Insurance Form showing the foregoing coverages in the amounts specified and meeting the conditions imposed by this Agreement. This form(s) must be completed by the authorized resident agent of the Consultant and returned to the office of the buyer. The certificate(s) must be dated and show: (i) the name of the insured Consultant, the specific job by name and job number, the name of the insurer, the number of the policy, its effective date, and its termination date; and (ii) a statement that the insurer shall mail notice to the City at least thirty (30) days prior to any material changes in provisions or cancellation of the policy.

9. **SOVEREIGN IMMUNITY.** The City expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Regardless of anything set forth in any section of this Agreement, Exhibits, or addenda to the contrary, nothing in this Agreement may be deemed as a waiver of immunity or limits of liability of the City beyond any statutory limited waiver of immunity or limits of liability which may have been or may be adopted by the Florida Legislature, and the cap on the amount and liability of the City for damages, regardless of the number or nature of claims in tort, equity, contract, or other theory of recovery, may not exceed the dollar amount set by the legislature for tort. Nothing in this Agreement may inure to the benefit of any third party for the purpose of allowing any claim against the City, which claim would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

10. **PUBLIC RECORDS LAW**. Pursuant to section 119.0701(2)(a), Florida Statutes, the City is required to provide the Consultant with this statement and establish

the following requirements as contractual obligations pursuant to the Agreement:

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-656-4111, EXT. 2297, agrimmage@cwgdn.com, OR BY MAIL, CITY CLERK, ATTN: ANGELA GRIMMAGE, 300 WEST PLANT STREET, WINTER GARDEN, FLORIDA 34787.

By entering into the Agreement, Consultant acknowledges and agrees that any records maintained, generated, received, or kept in connection with, or related to the performance of services provided under, this Agreement are public records subject to the public records disclosure requirements of § 119.07(1), Florida Statutes, and Article I, section 24 of the Florida Constitution. Pursuant to § 119.0701, Florida Statutes, any Consultant entering into a contract for services with the City is required to:

A. Keep and maintain public records required by the City to perform the services and work provided pursuant to this Agreement.

B. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion or termination of the Agreement if the Agreement does not transfer the records to the City.

D. Upon completion or termination of the Agreement, transfer, at no cost, to the City all public records in the possession of the Consultant or keep and maintain public records required by the City to perform the service. If the Consultant transfers all public records to the City upon completion or termination of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Consultant keeps and maintains public records upon completion or termination of the Agreement, the Consultant shall meet all applicable requirements for retaining public records as set forth in the applicable retention schedule for State and Local Government Agencies, which schedule is published and maintained by the Florida Department of State, Division of Library and Information Services. All public records stored electronically must be provided to the City, upon request from the

City's custodian of public records, in a format that is compatible with the information technology systems of the City.

Requests to inspect or copy public records relating to the Agreement must be made directly to the City. If Consultant receives any such request, Consultant shall instruct the requestor to contact the City. If the City does not possess the public records requested, the City shall immediately notify the Consultant of such request, and the Consultant, if in possession of such records, must provide the records to the City or otherwise allow the records to be inspected or copied within a reasonable time.

Consultant acknowledges that failure to provide the public records to the City within a reasonable time may be subject to penalties under § 119.10, Florida Statutes. Consultant further agrees not to release any records that are statutorily confidential or otherwise exempt from disclosure without first receiving prior written authorization from the City. Consultant shall indemnify, defend, and hold the City harmless from and against any and all claims, damage awards, penalties, sanctions, and causes of action arising from the Consultant's failure to comply with the public records disclosure requirements of section 119.07(1), Florida Statutes, or by the Consultant's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorney's fees and costs arising therefrom. Consultant authorizes the City to seek declaratory, injunctive, or other appropriate relief against the Consultant from a Circuit Court in Orange County on an expedited basis to enforce the requirements of this section.

11. **AMERICANS WITH DISABILITIES ACT / NON-DISCRIMINATION.** Consultant shall not unlawfully discriminate against any person in the provision of deliverables or services pursuant to this Agreement. Consultant agrees it shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act (ADA) in the course of providing all services and deliverables pursuant to the ADA, including Titles I, II and III of the ADA (regarding nondiscrimination on the basis of disability) as applicable, and all applicable regulations, guidelines, and standards promulgated by the federal government and its various departments and agencies pursuant to the ADA. If the City, in its sole discretion, determines that the Consultant has violated or otherwise failed to comply with the ADA in the Consultant's provision of services, programs, or deliverables pursuant to this Agreement, the City shall provide written notice of such non-compliance to the Consultant, and the Consultant shall immediately remedy such violation and bring itself or its services, programs, or deliverables, as applicable, into compliance with the ADA at no additional cost or expense to the City. For the purposes of determining ADA compliance with regard to any web-based, digital, or internet services or deliverables provided to the City, Consultant agrees that any such services and deliverables must comply with the Web Content Accessibility Guidelines (WCAG) 2.0 AA, as published by the Web Accessibility Initiative of the World Wide Web Consortium. Consultant further agrees to indemnify, defend, and hold harmless the City from and against any claims, sanctions, or penalties, including attorney's fees and costs, assessed against the City as a result of the Consultant's failure to comply with the ADA or the requirements of this paragraph with regard to services and

deliverables. In performing under this Agreement, Consultant agrees that it will not commit an unfair employment practice in violation of any state or federal law and that it shall not discriminate against any member of the public, employee or applicant for employment for work under this Agreement because of race, color, religion, gender, sexual orientation, age, national origin, political affiliation, or disability and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, gender, sexual orientation, age, national origin, political affiliation, or disability.

12. **GOVERNING LAW, VENUE, AND ATTORNEYS' FEES AND COSTS.** This Agreement is governed by the laws of the State of Florida. Venue for and jurisdiction over any litigation between the parties arising from this Agreement will, if in state court, be in Orange County, Florida, or, if in federal court, the Middle District of Florida, Orlando Division. Regardless of anything set forth in the Agreement to the contrary, each party agrees to bear its own costs and attorneys' fees relating to any dispute arising under this Agreement, except that the City does not waive any statutory right that it has to attorney's fees for Consultant's failure to provide access to public records as required by Section 9 of this Agreement and Chapter 119, Florida Statutes, or any rights the City may have to recover attorneys' fees and costs pursuant to the Consultant's indemnification obligations set forth in sections 7 and 10 of this Agreement.

13. **SURVIVAL.** This paragraph and any portions of this Agreement contemplating the continuing relationship of the parties after expiration or termination of this Agreement, including, but not limited to, Consultant's obligations pursuant to paragraphs 7. INDEMNIFICATION, 9. SOVEREIGN IMMUNITY, 10. PUBLIC RECORDS LAW, and 12. GOVERNING LAW, VENUE, AND ATTORNEY'S FEES AND COSTS, survive termination or expiration of this Agreement.

14. **SEVERABILITY.** If this Agreement or a portion thereof is found by a court of competent jurisdiction to be invalid, the remaining provisions will continue to remain in effect.

15. **ENTIRE AGREEMENT / CONFLICT.** This Agreement, including **Exhibit A** attached hereto, contain the entirety of the agreement between the parties and supersedes all prior oral and written agreements. Consultant acknowledges that it has not relied upon any statement, representation, prior or contemporaneous written or oral promises, agreements, or warranties, except such as expressed herein. If a conflict arises between this Agreement and **Exhibit A**, this Agreement controls to the extent any such conflict exists.

IN WITNESS WHEREOF, the parties have executed this Agreement for Consulting Services simultaneously with the terms and conditions of the Agreement as of the date written below.

ATTEST: By:_____ ANGEE GRIMMAGE, CITY CLERK _____ Print Name:_____ Witness #1 _____ Print Name:_____ Witness #2	**CITY** **(CITY OF WINTER GARDEN, FLORIDA)** By:_____ JOHN REES, MAYOR **CONSULTANT** **(PALEOWEST, LLC)** By:_____ Print:_____ Title:_____

EXHIBIT 'A'

M: 678.360.6243
T: 850.296.3669
info@paleowest.com

TALLAHASSEE, FLORIDA
916 East Park Avenue
Tallahassee, FL 32301

September 24, 2020

Scope of Work and Cost Estimate

Prepared for:
Kelly Carson
Planning and Zoning Division
Winter Garden
kcarson@wintergarden-fl.gov

PaleoWest Archaeology (PaleoWest) is pleased to submit a revised scope of work and cost estimate for the Survey of the Downtown Historic District of Winter Garden.

Scope

The scope of work proposed herein by PaleoWest Archaeology is for completing the following:

(1) FMSF forms for between 200 and 209 structures in the Historic Downtown District with maps and photographs conforming to Chapter 1A-46 Florida Administrative Code;

(2) A survey report that conforms to Chapter 1A-46 Florida Administrative Code;

(3) Attend two public meetings, help with grant administration, and conduct any research required to complete the above tasks.

Cost

The professional fee for completing the tasks described above is **$65,000**, payable on a fixed-fee basis upon submittal of the draft report. The deliverables will exceed deadlines for the Florida Division of Historical Resources grant requirements.

Kevin Gidusko | Project Manager
PaleoWest
kgidusko@paleowest.com
321.501.7671
www.paleowest.com

Tallahassee Office
916 E. Park Ave.
Tallahassee, Florida 32301

EXHIBIT 'B'

City of Winter Garden

21.h.sm.200.056

This Amendment is between the State of Florida, Department of State, Division Historical Resources hereinafter referred to as the "Division" and City of Winter Garden, hereinafter referred to as the "Grantee".

The parties entered into a grant agreement for the implementation of a Small Matching grant, for Downtown Winter Garden Historic Survey Update. The parties now mutually desire to amend certain terms and conditions of the grant agreement.

In consideration of the covenants contained herein, it is agreed:

All section of the original grant agreement not specifically amended by this or a prior written amendment and all prior written amendments are hereby reaffirmed.

The following sections are hereby revised as follows:

Original Scope Of Work

Grant funds will be used to hire a professional historic preservation consultant to conduct a historical resources survey of Winter Garden, including preparing a survey report conforming to Chapter 1A-46, Florida Administrative Code; and a minimum of three hundred (300) new/updated Florida Master Site File (FMSF) forms. Grant funds will also be used for project and grant administration.

Amended Scope Of Work

Grant funds will be used to hire a professional historic preservation consultant to conduct a historical resources survey of Winter Garden, including preparing a survey report conforming to Chapter 1A-46, Florida Administrative Code; and a minimum of two hundred (200) new/updated Florida Master Site File (FMSF) forms. Grant funds will also be used for project and grant administration.

Original Deliverables

#	Payment Type	Deliverable Description	Documentation	Payment Amount
1	Fixed Price	Submit a copy of the professional historic preservation consultant's credentials and the survey timeline to the Division for review and approval.	One (1) copy of the professional historic preservation consultant's credentials; One (1) copy of the survey timeline	$5,000
2	Fixed Price	Complete and submit five (5) FMSF forms, including maps and photographs, to the Division for review and approval.	Five (5) completed FMSF forms, including maps and photographs	$5,000
3	Fixed Price	Complete and submit a draft survey report conforming to Chapter 1A-46, Florida Administrative Code, to the Division for review and approval.	One (1) electronic copy of the draft survey report conforming to Chapter 1A-46, Florida Administrative Code	$5,000

4	Fixed Price	Complete and submit a minimum of three hundred (300) FMSF forms, including photographs and maps, and a final survey report, conforming to Chapter 1A-46, Florida Administrative Code, to the Division for review and approval. In addition, a Single Audit Form shall be completed by the Grantee and submitted along with the Final Progress Report prior to final payment.	One (1) electronic and one (1) hard copy of the minimum of three hundred (300) FMSF forms, including photographs and maps; One (1) electronic and one (1) hard copy of the final survey report, conforming to Chapter 1A-46, Florida Administrative Code; Single Audit Form; Final Progress Report	$5,000
Totals				**$20,000**

Amended Deliverables

#	Payment Type	Deliverable Description	Documentation	Payment Amount
1	Fixed Price	Submit a copy of the professional historic preservation consultant's credentials and the survey timeline to the Division for review and approval.	One (1) copy of the professional historic preservation consultant's credentials; One (1) copy of the survey timeline	$5,000
2	Fixed Price	Complete and submit five (5) FMSF forms, including maps and photographs, to the Division for review and approval.	Five (5) completed FMSF forms, including maps and photographs	$5,000
3	Fixed Price	Complete and submit a draft survey report conforming to Chapter 1A-46, Florida Administrative Code, to the Division for review and approval.	One (1) electronic copy of the draft survey report conforming to Chapter 1A-46, Florida Administrative Code	$5,000
4	Fixed Price	Complete and submit a minimum of two hundred (200) FMSF forms, including photographs and maps, and a final survey report, conforming to Chapter 1A-46, Florida Administrative Code, to the Division for review and approval. In addition, a Single Audit Form shall be completed by the Grantee and submitted along with the Final Progress Report prior to final payment.	One (1) electronic and one (1) hard copy of the minimum of two hundred (200) FMSF forms, including photographs and maps; One (1) electronic and one (1) hard copy of the final survey report, conforming to Chapter 1A-46, Florida Administrative Code; Single Audit Form; Final Progress Report	$5,000
Totals				**$20,000**

AUTHORIZATION

MICHAEL BOLLHOEFER
Authorized official for the Grantee

9-23-20

Timothy A. Parsons
Authorized official for the Division

Authorized official Signature Date

Division Authorized official Signature 9.25.2020
Date

AGREEMENT BETWEEN
THE STATE OF FLORIDA, DEPARTMENT OF STATE
AND
City of Winter Garden
21.h.sm.200.056

This Agreement is by and between the State of Florida, Department of State, Division of Historical Resources hereinafter referred to as the "Division," and the City of Winter Garden hereinafter referred to as the "Grantee."

The Grantee has been awarded a Small Matching Grant by the Division, grant number 21.h.sm.200.056 for the Project "Downtown Winter Garden Historic Survey Update," in the amount of $20,000 ("Grant Award Amount"). The Division enters into this Agreement pursuant to Line Item 3148, contained in the 2021 General Appropriations Act, HB 5001, Laws of Florida. The Division has the authority to administer this grant in accordance with Section 267.0617, *Florida Statutes.*

In consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **Grant Purpose.** This grant shall be used exclusively for the "Downtown Winter Garden Historic Survey Update," the public purpose for which these funds were appropriated.

   a) The Grantee shall perform the following **Scope of Work**:

   Grant funds will be used to hire a professional historic preservation consultant to conduct a historical resources survey of Winter Garden, including preparing a survey report conforming to Chapter 1A-46, Florida Administrative Code; and a minimum of three hundred (300) new/updated Florida Master Site File (FMSF) forms. Grant funds will also be used for project and grant administration.

   All tasks associated with the Project shall meet the requirements set forth in this agreement.

   b) The Grantee agrees to provide the following **Deliverables** and **Performance Measures** related to the Scope of Work for payments to be awarded.

#	Payment Type	Deliverable Description	Documentation	Payment Amount
1	Fixed Price	Submit a copy of the professional historic preservation consultant's credentials and the survey timeline to the Division for review and approval.	One (1) copy of the professional historic preservation consultant's credentials; One (1) copy of the survey timeline	$5,000
2	Fixed Price	Complete and submit five (5) FMSF forms, including maps and photographs, to the Division for review and approval.	Five (5) completed FMSF forms, including maps and photographs	$5,000

3	Fixed Price	Complete and submit a draft survey report conforming to Chapter 1A-46, Florida Administrative Code, to the Division for review and approval.	One (1) electronic copy of the draft survey report conforming to Chapter 1A-46, Florida Administrative Code	$5,000
4	Fixed Price	Complete and submit a minimum of three hundred (300) FMSF forms, including photographs and maps, and a final survey report, conforming to Chapter 1A-46, Florida Administrative Code, to the Division for review and approval. In addition, a Single Audit Form shall be completed by the Grantee and submitted along with the Final Progress Report prior to final payment.	One (1) electronic and one (1) hard copy of the minimum of three hundred (300) FMSF forms, including photographs and maps; One (1) electronic and one (1) hard copy of the final survey report, conforming to Chapter 1A-46, Florida Administrative Code; Single Audit Form; Final Progress Report	$5,000
Totals				**$20,000**

c) The Grantee has provided an Estimated Project Budget based upon reasonable expenditures projected to accomplish the Grantee's Scope of Work and Deliverables outlined in the Agreement. The Budget provides details of how grant and match funds will be spent. All expenditures shall be in accordance with this budget (which is incorporated as part of this Agreement and entitled Attachment A) and must be incurred during the term of this Agreement, as stated in Section 2 of this Agreement.

2. **Length of Agreement.** This Agreement shall begin on 07/01/20, and shall end 06/30/21, unless terminated in accordance with the provisions of Section 33 of this Agreement. Contract extensions will not be granted unless Grantee is able to provide substantial written justification and the Division approves such extension. The Grantee's written request for such extension must be submitted to the Division no later than thirty (30) days prior to the termination date of this Agreement and no amendment will be valid until a written amendment is signed by both parties as required in Section 7 and Section 15 of this Agreement.

3. **Contract Administration.** The parties are legally bound by the requirements of this Agreement. Each party's contract manager, named below, will be responsible for monitoring its performance under this Agreement, and will be the official contact for each party. Any notice(s) or other communications in regard to this agreement shall be directed to or delivered to the other party's contract manager by utilizing the information below. Any change in the contact information below shall be submitted in writing to the contract manager within 10 days of the change.

For the Division of Historical Resources:
Laura Bright Houston
Florida Department of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

Phone: 850.245.6355
Email: laura.brighthouston@dos.myflorida.com

For the Grantee:
Contact: Tanja Gerhartz
Address: 300 West Plant Street Winter Garden Florida 34787
Phone: 407.947.1720
Email:tgerhartz@cwgdn.com

4. **Grant Payments.** All grant payments are requested online via www.dosgrants.com by submitting a payment request with documentation that the deliverable has been completed and documentation evidencing all expenses incurred in achieving the completion of the deliverable. The total grant award shall not exceed the Grant Award Amount, which shall be paid by the Division in consideration for the Grantee's minimum performance as set forth by the terms and conditions of this Agreement. The grant payment schedule is outlined below:

   a) All payments will be made in the amounts identified with the Deliverables in Section 1 of this agreement.

   b) All payments will be made in accordance with the completion of those Deliverables.

5. **Electronic Payments.** The Grantee can choose to use electronic funds transfer (EFT) to receive grant payments. All grantees wishing to receive their award through electronic funds transfer must submit a Direct Deposit Authorization form to the Florida Department of Financial Services. If EFT has already been set up for the organization, the Grantee does not need to submit another authorization form unless the organization has changed bank accounts. The authorization form is accessible at http://www.myfloridacfo.com/Division/AA/Forms/DFS-A1-26E.pdf where information pertaining to payment status is also available.

6. **Florida Substitute Form W-9.** A completed Substitute Form W-9 is required from any entity that receives a payment from the State of Florida that may be subject to 1099 reporting. The Department of Financial Services (DFS) must have the correct Taxpayer Identification Number (TIN) and other related information in order to report accurate tax information to the Internal Revenue Service (IRS). To register or access a Florida Substitute Form W-9 visit https://flvendor.myfloridacfo.com/ . **A copy of the Grantee's Florida Substitute Form W-9 must be submitted to the Division, as required, in advance of or with the executed Agreement.**

7. **Amendment to Agreement.** Either party may request modification of the provisions of this Agreement by contacting the Division to request an Amendment to the Contract. **Changes which are agreed upon shall be valid only when in writing, signed by each of the parties, and attached to the original of this Agreement**. If changes are implemented without the Division's written approval, the organization is subject to noncompliance, and the grant award is subject to reduction, partial, or complete refund to the State of Florida and termination of this agreement.

8. **Financial Consequences.** The Department shall apply the following financial consequences for failure to perform the minimum level of services required by this Agreement in accordance with Sections 215.971 and 287.058, *Florida Statutes*.

   a) Any advanced funds will be returned to the State of Florida if unexpended within the first 3 months of

disbursement.

b) Payments will be withheld for failure to complete services as identified in the Scope of Work and Deliverables, provide documentation that the deliverable has been completed, or demonstrate the appropriate use of state funds.

c) If the grantee has spent less than the Grant Award Amount in state funds to complete the Scope of Work, the final payment will be reduced by an amount equal to the difference between spent state dollars and the Grant Award Amount.

d) The Division may reduce individual payments by 10% if the completed Deliverable does not meet the Secretary of the Interior's Standards and Guidelines or other industry standards applicable to the project.

The Division shall reduce total grant funding for the Project in direct proportion to match contributions not met by the end of the grant period. This reduction shall be calculated by dividing the actual match amount by the required match amount indicated in the Agreement and multiplying the product by the Grant Award Amount indicated in the Agreement. Pursuant to Section 17, Grantee shall refund to the Division any excess funds paid out prior to a reduction of total grant funding.

9. Additional Special Conditions.

Survey Projects.

a) The Grantee shall submit survey project contracts to the Division for review and approval prior to execution.

b) A 1A-32 permit must be obtained from the Bureau of Archaeological Research prior to the beginning of fieldwork conducted in state lands and a copy submitted to the Division, if applicable.

c) For historical structure and archaeological survey projects, the Grantee shall follow the historic structure and archaeological survey standards and guidelines as outlined in Chapter 1A-46, Florida Administrative Code, available online at https://dos.myflorida.com/historical/grants/small-matching-grants/. The survey report shall conform to Chapter 1A-46, Florida Administrative Code.

d) Copyright and Royalties: When publications, brochures, films, or similar materials are developed, directly or indirectly, from a program, project or activity supported by grant funds, any copyright resulting therefrom shall be held by the Florida Department of State, Division of Historical Resources. The author may arrange for copyright of such materials only after approval from the Department. Any copyright arranged for by the author shall include acknowledgment of grant assistance. As a condition of grant assistance, the grantee agrees to, and awards to the Department and, if applicable, to the Federal Government, and to its officers, agents, and employees acting within their official duties, a royalty-free, nonexclusive, and irrevocable license throughout the world for official purposes, to publish, translate, reproduce, and use all subject data or copyrightable material based on such data covered by the copyright.

10. Credit Line(s) to Acknowledge Grant Funding. Pursuant to Section 286.25, *Florida Statutes*, in publicizing, advertising, or describing the sponsorship of the program the Grantee shall include the following

statement:

a) "This project is sponsored in part by the Department of State, Division of Historical Resources and the State of Florida." Any variation in this language must receive prior approval in writing by the Division.

b) All site-specific projects must include a Project identification sign, with the aforementioned language, that must be placed on site. The cost of preparation and erection of the Project identification sign are allowable project costs. Routine maintenance costs of Project signs are not allowable project costs. A photograph of the aforementioned sign must be submitted to the Division as soon as it is erected.

11. **Encumbrance of Funds.** The Grantee shall execute a binding contract for at least a part of the Scope of Work by September 30, except as allowed below.

a) Extension of Encumbrance Deadline: The encumbrance deadline indicated above may be extended by written approval of the Division. To be eligible for this extension, the Grantee must demonstrate to the Division that encumbrance of grant funding and the required match by binding contract(s) is achievable by the end of the requested extended encumbrance period. The Grantee's written request for extension of the encumbrance deadline must be submitted to the Department no later than fifteen (15) days prior to the encumbrance deadline indicated above.

b) Encumbrance Deadline Exception: For projects not involving contract services the Grantee and the Department shall consult on a case-by-case basis to develop an acceptable encumbrance schedule.

12. **Grant Reporting Requirements.** The Grantee must submit the following reports to the Division. All reports shall document the completion of any deliverables/tasks, expenses and activities that occurred during that reporting period. All reports on grant progress will be submitted online via www.dosgrants.com.

a) **First Project Progress Report** is due by October 31, for the period ending September 30.

b) **Second Project Progress Report** is due by January 31, for the period ending December 31.

c) **Third Project Progress Report** is due by April 30, for the period ending March 31.

d) **Final Report.** The Grantee must submit a Final Report to the Division within one month of the Grant Period End Date set forth in Section 2 above.

13. **Matching Funds.** The Grantee is required to provide a 100% match of the Grant Award Amount. Of the required match, a minimum of 25% must be cash on hand. The remaining match may include in-kind services, volunteer labor, donated materials, and additional cash. For projects located in Rural Economic Development Initiative (REDI) counties or communities that have been designated in accordance with Sections 288.0656 and 288.06561, *Florida Statutes*, Grantees may request a waiver of the match amount. Grantees that are Certified Local Government (CLG) organizations and Main Street Program organizations are not required to provide a match. The Grantee must submit documentation that the minimum match requirements have been met and provide to the Division documentation evidencing expenses incurred to comply with this requirement.

14. **Grant Completion Deadline.** The grant completion deadline is the end date of this Agreement set forth in Section 2 above. The Grant Completion Deadline is the date when all grant and matching funds have been paid

out or incurred in accordance with the work described in the Scope of Work, detailed in the Estimated Project Budget. If the Grantee finds it necessary to request an extension of the Grant Completion Deadline, an Amendment to the Agreement must be executed as per Section 7, and the stipulations in Section 15 must be met.

15. **Extension of the Grant Completion Deadline.** An extension of the completion date must be requested at least thirty (30) days prior to the end of the Grant Period and may not exceed 30 days, unless the Grantee can clearly demonstrate extenuating circumstances. An extenuating circumstance is one that is beyond the control of the Grantee, and one that prevents timely completion of the Project such as a natural disaster, death or serious illness of the individual responsible for the completion of the Project, litigation related to the Project, or failure of the contractor or architect to provide the services for which they were contracted to provide. An extenuating circumstance does not include failure to read or understand the administrative requirements of a grant or failure to raise sufficient matching funds. Changes to the original completion deadline shall be valid only when requested in writing, approved by the Division, and an Amendment to the Agreement has been executed by both parties and attached to the original of this Agreement. The Grantee must provide documentation that a portion of the grant funds and match contributions are encumbered and demonstrate to the satisfaction of the Division that project work is progressing at a rate such that completion is achievable within the extended Grant Period.

16. **Non-allowable Grant Expenditures.** The Grantee agrees to expend all grant funds received under this agreement solely for the purposes for which they were authorized and appropriated. Expenditures shall be in compliance with the state guidelines for allowable Project costs as outlined in the Department of Financial Services' Reference Guide for State Expenditures (revised 11/1/2019), which are incorporated by reference and are available online at https://www.myfloridacfo.com/Division/AA/Manuals/documents/ReferenceGuideforStateExpenditures.pdf. The following categories of expenditures are non-allowable for expenditure of grant funds and as contributions to required match:

a) Expenditures for work not included in the Scope of Work of the executed Grant Award Agreement;

b) Costs of goods and services not procured in accordance with procurement procedures set forth in the Grant Award Agreement and Chapter 287 of the *Florida Statutes*;

c) Expenses incurred or obligated prior to or after the Grant Period, as indicated in the Grant Award Agreement;

d) Expenses associated with lobbying or attempting to influence Federal, State, or local legislation, the judicial branch, or any state agency;

e) Expenditures for work not consistent with the applicable historic preservation standards as outlined in the Secretary of the Interior's Guidelines available at www.nps.gov/tps/standards/treatment-guidelines-2017.pdf, standards available at http://www.nps.gov/tps/standards.htm and nps.gov/history/local-law/arch_stnds_0.htm or applicable industry standards;

f) Costs for projects having as their primary purpose the fulfillment of Federal or State historic preservation regulatory requirements, specifically, costs of consultation and mitigation measures required under Section 106 of the *National Historic Preservation Act of 1966*, as amended, or under Section 267.031,

F.S.;

g) Projects directed at activities or Historic Properties that are restricted to private or exclusive participation or access, which shall include restricting access on the basis of sex, race, color, religion, national origin, disability, age, pregnancy, handicap, or marital status;

h) Entertainment, food, beverages, plaques, awards, or gifts;

i) Costs or value of donations or In-kind Contributions not documented in accordance with the provisions of the Grant Award Agreement;

j) Indirect costs including Grantee overhead, management expenses, general operating costs and other costs that are not readily identifiable as expenditures for the materials and services required to complete the work identified in the Scope of Work in the Grant Award Agreement. Examples of indirect costs include: rent/mortgage, utilities, janitorial services, insurance, accounting, internet service, monthly expenses associated to security systems, non-grant related administrative and clerical staffing, marketing, and fundraising activities;

k) Administrative expenditures such as expenditures that are directly attributable to management of the grant-assisted Project and meeting the reporting and associated requirements of the Grant Award Agreement, whether grant expenditures or match contributions, which in aggregate exceed 5% of the grant award amount;

l) Grantee operational support (i.e., organization salaries not directly related to grant activities; travel expenditures; per diem; or supplies);

m) Insurance costs;

n) Capital improvements to property;

o) Furniture and Equipment. (a) Expenditures for furniture and equipment including but not limited to: desks, tables, seating, rugs and mats, artwork and decorations, window treatments, computers, cameras, printers, scanners, appliances, case goods (including cabinets, countertops, or bookshelves), new or replacement casework, systems' furniture, portable lighting fixtures, portable sound or projection systems, specialty fixtures and equipment, visual display units, total stations, movable partitions, and acoustical treatments and components, unless specific prior approval has been granted by the Division. (b) If special equipment is required for completion of the Project, it shall be rented for the grant term unless it can be shown that acquiring the equipment is cheaper than renting the equipment and approval has been provided by the Division as part of the documentation presented at the time of application. If the value of special equipment is to be used as a match contribution, the value of the match contribution shall be limited to the cost of rental for the Grant Period at the market rate for such rental in the region;

p) Costs associated with attending or hosting conferences, summits, workshops, or presentations; and

q) Travel expenditures, including those of personnel responsible for items of work approved by the Division, administrative personnel, contracted or subcontracted employees, either for purposes of work on-site or research off-site.

17. **Unobligated and Unearned Funds and Allowable Costs.** In accordance with Section 215.971, *Florida Statutes*, the Grantee shall refund to the State of Florida any balance of unobligated funds which has been advanced or paid to the Grantee. In addition, funds paid in excess of the amount to which the recipient is entitled under the terms and conditions of the agreement must be refunded to the state agency. Further, the recipient may expend funds only for allowable costs resulting from obligations incurred during the specified agreement period. Expenditures of state financial assistance must be in compliance with the laws, rules, and regulations applicable to expenditures of State funds, including, but not limited to, the *Reference Guide for State Expenditures.*

18. **Repayment.** All refunds or repayments to be made to the Department under this Agreement are to be made payable to the order of the "Department of State" and mailed directly to the following address: Florida Department of State, Attention: Grants Program Supervisor, Division of Historical Resources, 500 South Bronough Street Tallahassee, FL 32399. In accordance with Section 215.34(2), *Florida Statutes*, if a check or other draft is returned to the Department for collection, Grantee shall pay to the Department a service fee of $15.00 or five percent (5%) of the face amount of the returned check or draft, whichever is greater.

19. **Single Audit Act.** Each Grantee, other than a Grantee that is a State agency, shall submit to an audit pursuant to Section 215.97, *Florida Statutes*. See Attachment B for additional information regarding this requirement.

20. **Retention of Accounting Records.** Financial records, supporting documents, statistical records, and all other records including electronic storage media pertinent to the Project shall be retained for a period of five (5) years after the close out of the grant. If any litigation or audit is initiated, or claim made, before the expiration of the five-year period, the records shall be retained until the litigation, audit, or claim has been resolved.

21. **Obligation to Provide State Access to Grant Records.** The Grantee must make all grant records of expenditures, copies of reports, books, and related documentation available to the Division or a duly authorized representative of the State of Florida for inspection at reasonable times for the purpose of making audits, examinations, excerpts, and transcripts.

22. **Obligation to Provide Public Access to Grant Records.** The Division reserves the right to unilaterally cancel this Agreement in the event that the Grantee refuses public access to all documents or other materials made or received by the Grantee that are subject to the provisions of Chapter 119, *Florida Statutes*, known as the *Florida Public Records Act.* The Grantee must immediately contact the Division's Contract Manager for assistance if it receives a public records request related to this Agreement.

23. **Investment of Funds Received But Not Paid Out.** The Grantee may temporarily invest any or all grant funds received but not expended, in an interest bearing account pursuant to Section 216.181(16)(b), *Florida Statutes*. Interest earned on such investments should be returned to the Division quarterly, except that interest accrued less than $100 within any quarter may be held until the next quarter when the accrued interest totals more than $100. All interest accrued and not paid to the Division, regardless of amount, must be submitted with the Grantee's final Progress Report at the end of the Grant Period.

24. **Noncompliance with Grant Requirements.** Any Grantee that has not submitted required reports or satisfied other administrative requirements for this grant or other Division of Historical Resources grants or grants from

any other Florida Department of State (DOS) Division will be in noncompliance status and subject to the DOS Grants Compliance Procedure. Grant compliance issues must be resolved before a grant award agreement may be executed, and before grant payments for any DOS grant may be released.

25. **Accounting Requirements.** The Grantee must maintain an accounting system that provides a complete record of the use of all grant funds as follows:

a) The accounting system must be able to specifically identify and provide audit trails that trace the receipt, maintenance, and expenditure of state funds;

b) Accounting records must adequately identify the sources and application of funds for all grant activities and must classify and identify grant funds by using the same budget categories that were approved in the grant application. If Grantee's accounting system accumulates data in a different format than the one in the grant application, subsidiary records must document and reconcile the amounts shown in the Grantee's accounting records to those amounts reported to the Division.

c) An interest-bearing checking account or accounts in a state or federally chartered institution may be used for revenues and expenses described in the Scope of Work and detailed in the Estimated Project Budget.

d) The name of the account(s) must include the grant award number;

e) The Grantee's accounting records must have effective control over and accountability for all funds, property, and other assets; and

f) Accounting records must be supported by source documentation and be in sufficient detail to allow for a proper pre-audit and post-audit (such as invoices, bills, and canceled checks).

26. **Availability of State Funds.** The State of Florida's performance and obligation to pay under this Agreement are contingent upon an annual appropriation by the Florida Legislature, or the United States Congress in the case of a federally funded grant. In the event that the state or federal funds upon which this Agreement is dependent are withdrawn, this Agreement will be automatically terminated and the Division shall have no further liability to the Grantee, beyond those amounts already released prior to the termination date. Such termination will not affect the responsibility of the Grantee under this Agreement as to those funds previously distributed. In the event of a state revenue shortfall, the total grant may be reduced accordingly.

27. **Independent Contractor Status of Grantee.** The Grantee, if not a state agency, agrees that its officers, agents and employees, in performance of this Agreement, shall act in the capacity of independent contractors and not as officers, agents, or employees of the state. The Grantee is not entitled to accrue any benefits of state employment, including retirement benefits and any other rights or privileges connected with employment by the State of Florida.

28. **Grantee's Subcontractors.** The Grantee shall be responsible for all work performed and all expenses incurred in connection with this Agreement. The Grantee may subcontract, as necessary, to perform the services and to provide commodities required by this Agreement. The Division shall not be liable to any subcontractor(s) for any expenses or liabilities incurred under the Grantee's subcontract(s), and the Grantee shall be solely liable to its subcontractor(s) for all expenses and liabilities incurred under its subcontract(s). The

Grantee must take the necessary steps to ensure that each of its subcontractors will be deemed to be "independent contractors" and will not be considered or permitted to be agents, servants, joint ventures, or partners of the Division.

29. **Liability.** The Division will not assume any liability for the acts, omissions to act, or negligence of, the Grantee, its agents, servants, or employees; nor may the Grantee exclude liability for its own acts, omissions to act, or negligence, to the Division.

    a) The Grantee shall be responsible for claims of any nature, including but not limited to injury, death, and property damage arising out of activities related to this Agreement by the Grantee, its agents, servants, employees, and subcontractors. The Grantee, other than a Grantee which is the State or the State's agencies or subdivisions, as defined in Section 768.28, *Florida Statutes*, shall indemnify and hold the Division harmless from any and all claims of any nature and shall investigate all such claims at its own expense. If the Grantee is governed by Section 768.28, *Florida Statutes*, it shall only be obligated in accordance with that Section.

    b) Neither the state nor any agency or subdivision of the state waives any defense of sovereign immunity, or increases the limits of its liability, by entering into this Agreement.

    c) The Division shall not be liable for attorney fees, interest, late charges or service fees, or cost of collection related to this Agreement.

    d) The Grantee shall be responsible for all work performed and all expenses incurred in connection with the Project. The Grantee may subcontract as necessary to perform the services set forth in this Agreement, including entering into subcontracts with vendors for services and commodities; and provided that it is understood by the Grantee that the Division shall not be liable to the subcontractor for any expenses or liabilities incurred under the subcontract and that the Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under the subcontract.

30. **Strict Compliance with Laws.** The Grantee shall perform all acts required by this Agreement in strict conformity with all applicable laws and regulations of the local, state and federal law.

31. **No Discrimination.** The Grantee may not discriminate against any employee employed under this Agreement, or against any applicant for employment because of race, color, religion, gender, national origin, age, pregnancy, handicap or marital status. The Grantee shall insert a similar provision in all of its subcontracts for services under this Agreement.

32. **Breach of Agreement.** The Division will demand the return of grant funds already received, will withhold subsequent payments, and/or will terminate this agreement if the Grantee improperly expends and manages grant funds, fails to prepare, preserve or surrender records required by this Agreement, or otherwise violates this Agreement.

33. **Termination of Agreement.**

    a) Termination by the Division. The Division will terminate or end this Agreement if the Grantee fails to fulfill its obligations herein. In such event, the Division will provide the Grantee a notice of its violation

by letter, and shall give the Grantee fifteen (15) calendar days from the date of receipt to cure its violation. If the violation is not cured within the stated period, the Division will terminate this Agreement. The notice of violation letter shall be delivered to the Grantee's Contract Manager, personally, or mailed to his/her specified address by a method that provides proof of receipt. In the event that the Division terminates this Agreement, the Grantee will be compensated for any work completed in accordance with this Agreement, prior to the notification of termination, if the Division deems this reasonable under the circumstances. Grant funds previously advanced and not expended on work completed in accordance with this Agreement shall be returned to the Division, with interest, within thirty (30) days after termination of this Agreement. The Division does not waive any of its rights to additional damages, if grant funds are returned under this Section.

b) Termination for convenience. The Division or the Grantee may terminate the grant in whole or in part when both parties agree that the continuation of the Project would not produce beneficial results commensurate with the further expenditure of funds. The two parties will agree upon the termination conditions, including the effective date, and in the case of partial terminations, the portion to be terminated.

c) Termination by Grantee. The Grantee may unilaterally cancel the grant at any time prior to the first payment on the grant although the Department must be notified in writing prior to cancellation. After the initial payment, the Project may be terminated, modified, or amended by the Grantee only by mutual agreement of the Grantee and the Division. Request for termination prior to completion must fully detail the reasons for the action and the proposed disposition of the uncompleted work.

34. **Preservation of Remedies.** No delay or omission to exercise any right, power, or remedy accruing to either party upon breach or violation by either party under this Agreement, shall impair any such right, power or remedy of either party; nor shall such delay or omission be construed as a waiver of any such breach or default, or any similar breach or default.

35. **Non-Assignment of Agreement.** The Grantee may not assign, sublicense nor otherwise transfer its rights, duties or obligations under this Agreement without the prior written consent of the Division, which consent shall not unreasonably be withheld. The agreement transferee must demonstrate compliance with the requirements of the Project. If the Division approves a transfer of the Grantee's obligations, the Grantee shall remain liable for all work performed and all expenses incurred in connection with this Agreement. In the event the Legislature transfers the rights, duties, and obligations of the Division to another governmental entity pursuant to Section 20.06, *Florida Statutes*, or otherwise, the rights, duties, and obligations under this Agreement shall be transferred to the successor governmental agency as if it was the original party to this Agreement.

36. **Required Procurement Procedures for Obtaining Goods and Services.** The Grantee shall provide maximum open competition when procuring goods and services related to the grant-assisted project in accordance with Section 287.057, *Florida Statutes*.

37. **Conflicts of Interest.** The Grantee hereby certifies that it is cognizant of the prohibition of conflicts of interest described in Sections 112.311 through 112.326, *Florida Statutes*, and affirms that it will not enter into or maintain a business or other relationship with any employee of the Department of State that would violate those provisions. In addition, no Grantee official, employee, or consultant who is authorized in his or her official capacity to negotiate, make, accept, approve, or take part in decisions regarding a contract, subcontract, or

other agreement in connection with a grant assisted project shall take part in any decision relating to such contract, subcontract or other agreement in which he or she has any financial or other interest, or in which his or her spouse, child, parent, or partner, or any organization in which he or she is serving as an officer, director, trustee, partner, or employee of which he or she has or is negotiating any arrangement concerning employment has such interest. Grantees shall avoid circumstances presenting the appearance of such conflict. Furthermore, the spouse, child, parent, or partner of an officer, director, trustee, partner, or employee of the grantee shall not receive grant funds, unless specifically authorized in writing by the General Counsel for the Department of State to avoid a potential violation of those statutes.

38. **Binding of Successors.** This Agreement shall bind the successors, assigns and legal representatives of the Grantee and of any legal entity that succeeds to the obligations of the Division of Historical Resources.

39. **No Employment of Unauthorized Aliens.** The employment of unauthorized aliens by the Grantee is considered a violation of Section 274A (a) of the Immigration and Nationality Act. If the Grantee knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement.

40. **Severability.** If any term or provision of the Agreement is found to be illegal and unenforceable, the remainder will remain in full force and effect, and such term or provision shall be deemed stricken.

41. **Americans with Disabilities Act.** All programs and facilities related to this Agreement must meet the standards of Sections 553.501-553.513, *Florida Statutes*, and the Americans with Disabilities Act of 1990 as amended (42 U.S.C. 12101, *et seq.*), which is incorporated herein by reference.

42. **Governing Law.** This Agreement shall be construed, performed, and enforced in all respects in accordance with the laws and rules of Florida. Venue or location for any legal action arising under this Agreement will be in Leon County, Florida.

43. **Entire Agreement.** The entire Agreement of the parties consists of the following documents:

    a) This Agreement

    b) Estimated Project Budget (Attachment A)

    c) Single Audit Act Requirements and Exhibit I (Attachment B)

In acknowledgment of this grant, provided from funds appropriated in the 2021 General Appropriation Act, I hereby certify that I have read this entire Agreement, and will comply with all of its requirements.

Department of State:

By: _____

Dr. Timothy Parsons, Division Director

7.29.2020

Date

Grantee:

By: _____

Authorizing Official for the Grantee

Michael Bollhofer

Typed name and title City Manager

7-28-20

Date

ATTACHMENT A
Estimated Project Budget

Description	Grant Funds	Cash Match	In Kind Match
Project and Grant Administration	$500	$500	$0
Historic Resources Survey	$3,875	$3,875	$0
FMSF Forms	$10,125	$10,125	$0
Survey Report	$5,500	$5,500	$0
Totals	**$20,000**	**$20,000**	**$0**

ATTACHMENT B
FLORIDA SINGLE AUDIT ACT REQUIREMENTS

AUDIT REQUIREMENTS

The administration of resources awarded by the Department of State to the Grantee may be subject to audits and/or monitoring by the Department of State as described in this Addendum to the Grant Award Agreement.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and section 215.97, Florida Statutes (F.S.), as revised (see AUDITS below), monitoring procedures may include, but not be limited to, on-site visits by Department of State staff, limited scope audits as defined by 2 CFR §200.425, or other procedures. By entering into this agreement, the recipient agrees to comply and cooperate with any monitoring procedures or processes deemed appropriate by the Department of State. In the event the Department of State determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by Department of State staff to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

Part I: Federally Funded

This part is applicable if the recipient is a state or local government or a nonprofit organization as defined in 2 CFR §200.90, §200.64, and §200.70.

1. A recipient that expends $750,000 or more in federal awards in its fiscal year must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. EXHIBIT 1 to this agreement lists the federal resources awarded through the Department of State by this agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of State. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR §§200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR §200.514 will meet the requirements of this Part.

2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR §§200.508-512.

3. A recipient that expends less than $750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. If the recipient expends less than $750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained

from other than federal entities).

The Internet web addresses listed below will assist recipients in locating documents referenced in the text of this agreement and the interpretation of compliance issues.

U.S. Government Printing Office www.ecfr.gov

Part II: State Funded

This part is applicable if the recipient is a nonstate entity as defined by section 215.97(2), F.S.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of $750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a state single or project-specific audit for such fiscal year in accordance with section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this agreement lists the state financial assistance awarded through the Department of State by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of State, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for federal program matching requirements.

2. For the audit requirements addressed in Part II, paragraph 1, the recipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting package as defined by section 215.97(2), F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the recipient expends less than $750,000 in state financial assistance in its fiscal year (for fiscal years ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. If the recipient expends less than $750,000 in state financial assistance in its fiscal and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than state entities).

The Internet web addresses listed below will assist recipients in locating documents referenced in the text of this agreement and the interpretation of compliance issues.

State of Florida Department Financial Services (Chief Financial Officer)
http://www.myfloridacfo.com/

State of Florida Legislature (Statutes, Legislation relating to the Florida Single Audit Act)
http://www.leg.state.fl.us/

Part III: Report Submission

1. Copies of reporting packages for audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and required by Part I of this agreement shall be submitted, when required by 2 CFR §200.512, by or on behalf of the recipient directly to each of the following:

1. The Department of State at each of the following addresses:

   Office of Inspector General
   Florida Department of State
   R. A. Gray Building
   500 South Bronough St.
   Tallahassee, FL 32399-0250

2. The Federal Audit Clearinghouse (FAC) as provided in 2 CFR §200.36 and §200.512.

   The FAC's website provides a data entry system and required forms for submitting the single audit reporting package. Updates to the location of the FAC and data entry system may be found at the OMB website.

2. Copies of financial reporting packages required by Part II of this agreement shall be submitted by or on behalf of the recipient directly to each of the following:

   1. The Department of State at each of the following addresses:

      Office of Inspector General
      Florida Department of State
      R. A. Gray Building
      500 South Bronough St.
      Tallahassee, FL 32399-0250

   2. The Auditor General's Office at the following address:

      Auditor General
      Local Government Audits/342
      Claude Pepper Building, Room 401
      111 West Madison Street
      Tallahassee, Florida 32399-1450

      The Auditor General's website (https://flauditor.gov/) provides instructions for filing an electronic copy of a financial reporting package.

3. Any reports, management letters, or other information required to be submitted to the Department of State pursuant to this agreement shall be submitted timely in accordance with 2 CFR §200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

4. Recipients, when submitting financial reporting packages to the Department of State for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

Part IV: Record Retention

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award(s) and this

agreement for a period of five years from the date the audit report is issued, and shall allow the Department of State, or its designee, the CFO, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of State, or its designee, the CFO, or Auditor General upon request for a period of at least three years from the date the audit report is issued, unless extended in writing by the Department of State.

EXHIBIT 1

FEDERAL RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Not applicable.

COMPLIANCE REQUIREMENTS APPLICABLE TO THE FEDERAL RESOURCESAWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

Not applicable.

STATE RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

MATCHING RESOURCESFOR FEDERAL PROGRAMS:

Not applicable.

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:

Florida Department of State Historic Preservation Grants; CSFA Number 45.031. Award Amount: $20,000

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

The compliance requirements of this state project may be found in Part Four (State Project Compliance Requirements) of the State Projects Compliance Supplement located at https://apps.fldfs.com/fsaa/.

State of Florida

Chief Financial Officer
Department of Financial Services
Bureau of Accounting
200 East Gaines Street
Tallahassee, FL 32399-0354
Telephone: (850) 413-5519 Fax:(850) 413-5550

Substitute Form W-9

In order to comply with Internal Revenue Service (IRS) regulations, we require Taxpayer Identification information that will be used to determine whether you will receive a Form 1099 for payment(s) made to you by an agency of the State of Florida, and whether payments are subject to Federal withholding. The information provided below must match the information that you provide to the IRS for income tax reporting. Federal law requires the State of Florida to take backup withholding from certain future payments if you fail to provide the information requested.

Taxpayer Identification Number (FEIN): 59-6000452
IRS Name: CITY OF WINTER GARDEN

Address: 300 W. PLANT ST.
WINTER GARDEN, FL
34787-3009

Business Designation: Government Entity

Certification Statement:

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer information **AND**

2. **I am not** subject to backup withholding because:
   (a) I am exempt from backup withholding **or**
   (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of failure to report all interest or dividends, **or**
   (c) the IRS has notified me that I am no longer subject to backup withholding **AND**

3. I am a U.S. citizen or other U.S. person (including U.S. resident alien)

Preparer's Name: VIKI TAYLOR
Preparer's Title: CONTROLLER
Phone: 407-656-4111 Ext: 2282
Email: vtaylor@cwgdn.com

Date Submitted: 05/31/2019

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Graham, Police Chief

Via: City Manager Mike Bollhoefer

Date: October 15, 2020 **Meeting Date:** October 22, 2020

Subject: Memorandum of Understanding with the Orange County Sheriff's Office for Cross Swearing of law enforcement officers assigned to the West Orange Narcotics Task Force.

Issue: The Orange County Sheriff's Office is requesting a Memorandum of Understanding to Cross Swear Winter Garden Police Officers assigned to the West Orange Narcotics Task Force. This will provide these officers with jurisdiction in the unincorporated areas.

Recommended action: Authorize the Mayor and the Police Chief to execute the Memorandum of Understanding with the Orange County Sheriff's Office.

Attachment: Copy of MOU to be executed.

WEST ORANGE NARCOTICS TASK FORCE AGREEMENT

This West Orange Narcotics Task Force Agreement (hereinafter "AGREEMENT") is entered into by and between the City of Winter Garden (hereinafter "WINTER GARDEN"), City of Apopka (hereinafter "APOPKA") and John W. Mina, as Sheriff of Orange County, Florida (hereinafter "SHERIFF")(hereinafter collectively the "PARTIES").

WHEREAS, the PARTIES desire to implement and operate a joint task force (West Orange Narcotics Task Force (hereinafter "WONTF")) to combat illegal narcotics and related criminal activity in or near WINTER GARDEN, APOPKA, and the unincorporated areas of Orange County;

WHEREAS, WINTER GARDEN and APOPKA wish to provide sworn law enforcement officers to staff WONTF and the PARTIES will benefit from joint efforts to combat illegal narcotics and related criminal activities, which often cross jurisdictional lines; and

WHEREAS, participation in WONTF may require assigned WINTER GARDEN and APOPKA law enforcement officers to take law enforcement action outside their jurisdictional limits; and

WHEREAS, WINTER GARDEN and APOPKA each have an Operational Assistance and Voluntary Cooperation Agreement with the SHERIFF, which requires requests for Mutual Aid to be in writing for specific events unless certain circumstances present themselves; and

WHEREAS, the parties wish to allow for broader authority when WINTER GARDEN and APOPKA law enforcement task force officers are conducting approved WONTF operations; and

NOW THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter contained, the PARTIES agree as follows:

Task Force Resources:

1. WINTER GARDEN shall designate two (2) full time sworn law enforcement officers from the Winter Garden Police Department to participate in WONTF.

2. APOPKA shall designate up to two (2) full time sworn law enforcement officers from the Apopka Police Department to participate in WONTF.

3. SHERIFF shall designate two (2) full time deputy sheriffs, comprised of one (1) sergeant and one (1) corporal, to assist and supervise the day-to-day operations of WONTF.

4. WONTF shall be housed within SHERIFF'S facilities.

Task Force Responsibilities:

5. WONTF operations shall be primarily focused on the section of Orange County that encompasses APOPKA, WINTER GARDEN, and the unincorporated area west of North Apopka Vineland Road that is bounded on the north and south by the Orange County line.

6. SHERIFF'S supervisory personnel assigned to WONTF shall generate monthly reports on WONTF activities for SHERIFF and the Chiefs of Police for WINTER GARDEN and APOPKA.

Cross Swearing:

7. Pursuant to §30.07, Fla.Stat., SHERIFF will swear in as Deputy Sheriffs those officers assigned by WINTER GARDEN and APOPKA to WONTF with the following limitations:

    a. The time limits of the deputization shall be from the time the officer is officially sworn in as a Deputy Sheriff of Orange County until revoked or rescinded.

    b. The powers given to the officer shall be solely to aid SHERIFF in the performance of his duties as the elected Sheriff of Orange County.

    c. SHERIFF expressly reserves the right to revoke the officer's authority as an Orange County Deputy Sheriff at any time with or without cause.

    d. This deputization shall automatically rescind upon the officer's termination, suspension, retirement or resignation from the employing agency, or having their credentials suspended or revoked by the Criminal Justice Standards and Training Commission.

    e. This deputization shall automatically rescind upon the officer's reassignment of duties from WONTF.

    f. This deputization does not create any employment or contractual rights for the assigned officer(s).

8. Assigned officers from WINTER GARDEN and APOPKA shall comply with their respective agency's policies and procedures as well as SHERIFF'S policies and procedures. In case of a conflict between SHERIFF'S policy or direction from a SHERIFF'S supervisor and the assigned officer's agency policy, the assigned officer shall immediately refer the issue to the appropriate manager at his or her

agency for resolution. During the pendency of such a conflict referral, the SHERIFF'S order(s) at issue shall be suspended.

9. Before an assigned officer may exercise any power, other than those related to WONTF investigations, in the name of SHERIFF, except in case of an emergency where his/her action is needed to prevent the loss of life or great damage to property, the officer must receive the specific authority to do so from SHERIFF or his designee. Any arrests made in the name of SHERIFF by the officer shall be immediately reported on whatever forms are required by the Orange County Sheriff's Office.

10. Under no circumstances will the officer exercise his/her powers as a Deputy Sheriff of Orange County to initiate or further an investigation, not related to WONTF investigations, beyond authorization of SHERIFF or his designee.

11. The powers given to the officer as a Deputy Sheriff of Orange County are strictly limited to the time he/she is working (actual hours) in WONTF. The officer will not have Deputy Sheriff power outside the actual time assigned to WONTF, except as otherwise provided.

12. The officer shall not use his/her powers as a Deputy Sheriff of Orange County to work off-duty employment.

13. The officer shall actively participate in WONTF operations. Failure to comply with this requirement may result in the revocation of his/her deputization.

14. WINTER GARDEN and APOPKA shall bear any liability arising from acts undertaken or omissions by their assigned officer(s) while assigned to WONTF. WINTER GARDEN and APOPKA shall also bear the risk of loss or damage to any equipment provided to their assigned officer(s). WINTER GARDEN and APOPKA are responsible for providing compensation and benefits to their respective officers and employees assigned to WONTF, including, but not limited to, salary, overtime, health insurance, disability insurance, life insurance, liability insurance, workers compensation, pension/retirement, vacation time, sick leave, and any amounts due for personal injury or death. Notwithstanding anything in this AGREEMENT to the contrary, the PARTIES do not waive their respective sovereign immunity protections, and each entity expressly reserves such rights.

Forfeitures:

15. The proposed seizure of any vessel, motor vehicle, aircraft, or other property pursuant to the Florida Contraband Forfeiture Act during the performance of this AGREEMENT shall be referred to SHERIFF'S Legal Services Section. The referring officer shall specifically identify it from the start as a WONTF case. An attorney with SHERIFF'S Legal Services Section shall determine if a forfeiture action is appropriate in accordance with applicable law and SHERIFF'S policy.

SHERIFF'S Legal Services Section shall have the exclusive right to control, and responsibility to maintain, the proceedings in accordance with the Florida Contraband Forfeiture Act, including but not limited to complete discretion to bring a lawsuit, dismiss the case, or settle the case. Upon the conclusion of a WONTF forfeiture action, SHERIFF shall equitably share the net proceeds of any forfeiture(s) initiated by WONTF based upon the percentage of total officers assigned and working in WONTF by the participating agency. The net proceeds is the value of the seized asset less any liens, filing fees, and litigation costs incurred by SHERIFF in perfecting title to the seized asset.

16. If SHERIFF'S Legal Section declines to pursue a forfeiture of any property presented as a WONTF case which could be lawfully seized in accordance with the Florida Contraband Forfeiture Act, WINTER GARDEN or APOPKA may pursue a forfeiture action on its own or jointly with the other. The city bringing the forfeiture action hereunder shall be solely responsible for all costs and liabilities associated with it. Any proceeds of such forfeiture action will be divided between the parties who sought such action. SHERIFF, his deputies, employees, and agents, shall not be held accountable for any costs or liabilities associated with said action, including but not limited to storage fees, filing fees, court reporter fees, attorney's fees, or judgments.

Term, Termination, and Venue:

17. The term of this AGREEMENT is from the last day of all signatories below to December 31, 2022. This AGREEMENT may be extended by written agreement of all the PARTIES.

18. Any one of the PARTIES may terminate this AGREEMENT upon delivery of written notice to the other PARTIES. If any one of the PARTIES terminates, the AGREEMENT ends; it will have no force and effect as to the other PARTIES. In the event of a termination, any and all property or equipment provided to WONTF shall be immediately returned to the providing agency. The provisions of paragraphs 14 and 15 of this AGREEMENT shall survive any termination or expiration of the AGREEMENT.

19. This AGREEMENT contains the entire understanding between the parties and shall not be modified or renewed except in writing. This AGREEMENT shall supersede all previous such agreements.

20. Nothing in this AGREEMENT shall be construed as transfer of, or contracting away, the powers or functions of one party hereto to another.

21. This AGREEMENT shall in no event confer upon any person, corporation, partnership, or other entity, including the parties hereto, the right to damages or any other form of relief against any party to this AGREEMENT for operations or omissions hereunder.

22. This AGREEMENT shall be construed in accordance with Florida law. The venue of any litigation arising hereunder shall be Orange County, Florida.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the undersigned persons as duly authorized.

Remainder of page intentionally left blank

SHERIFF OF ORANGE COUNTY

_____ Date: _____
John W. Mina
as Sheriff of Orange County, Florida

FOR USE AND RELIANCE ONLY BY THE
SHERIFF OF ORANGE COUNTY, FLORIDA.
APPROVED AS TO FORM AND LEGALITY
THIS ___ DAY OF _____, 2020.

_____
Assistant General Counsel

CITY OF WINTER GARDEN

_____ Date: _____

Steve Graham
Chief of Police, Winter Garden

APPROVED:
CITY OF WINTER GARDEN, FLORIDA

ATTEST: _____

_____ _____

City Clerk

John Rees
Mayor

APPROVED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AT A MEETING HELD ON

_____

UNDER AGENDA NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF WINTER GARDEN, FLORIDA. APPROVED AS TO FORM AND LEGALITY THIS _____ DAY OF _____,

_____

City Attorney

CITY OF APOPKA

_____ Date: _____

Michael L. McKinley
Chief of Police, Apopka

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Angee Grimmage, City Clerk

Via: City Manager Mike Bollhoefer

Date: October 5, 2020 **Meeting Date:** October 22, 2020

Subject: Board Appointment – Winter Garden Police & Firefighters' Pension Board

Issue: **(2) Expiring 2-year Terms of Board Trustees**
Erik Halluska and **Bruce D. Schobel**

Discussion: (2) board appointments are required to fill expiring 2-year terms ending November 30, 2020 for Winter Garden Police & Firefighters' Pension Board. These seats are currently held by trustees Erik Halluska and Bruce D. Schobel. As noted in letters provided by the plan's administrator, Mr. Halluska and Mr. Schobel have expressed interest in remaining on this board for an additional 2-year term.

Recommended Action:

Motion to appoint (2) board member for the Winter Garden Police & Firefighters' Pension Board for a 2-year term.

Attachments/References:

City of Winter Garden
Police Officers' & Firefighters'
Pension Board of Trustees

Susy Pita, Plan Administrator
22233 Drawbridge Dr. ♦ Leesburg, FL 34748
Office: 352-787-9795 ♦ Fax: 352-787-2699

VIA EMAIL
October 5, 2020

Ms. Angela Grimmage
City Clerk – City of Winter Garden

Re: City Commission Trustee Appointment – Erik Halluska

Dear Angela:

The Commission Appointed trustee position currently held by Mr. Erik Halluska will expire at the end of November. Mr. Halluska has expressed his desire to serve another two-year term which, if successfully re-appointed, will not expire until November 30, 2022.

We respectfully request that this matter be placed on an upcoming agenda for the City Commission's re-appointment and approval.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
/Susy Pita/
Susy Pita
Plan Administrator

cc:
Pension Board of Trustees
Scott Christensen, Plan Counsel
File

City of Winter Garden
Police Officers' & Firefighters'
Pension Board of Trustees

Susy Pita, Plan Administrator
22233 Drawbridge Dr. ♦ Leesburg, FL 34748
Office: 352-787-9795 ♦ Fax: 352-787-2699

VIA EMAIL
October 5, 2020

Ms. Angela Grimmage
City Clerk – City of Winter Garden

Re: City Commission Trustee Appointment – Bruce Schobel

Dear Angela:

The Commission Appointed trustee position currently held by Mr. Bruce Schobel will expire at the end of November. Mr. Schobel has expressed his desire to serve a full two-year term which, if successfully re-appointed, will not expire until November 30, 2022.

We respectfully request that this matter be placed on an upcoming agenda for the City Commission's re-appointment and approval.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
/Susy Pita/
Susy Pita
Plan Administrator

cc:
Pension Board of Trustees
Scott Christensen, Plan Counsel
File