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=998
OR IN-PERSON AT
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street
Winter Garden, Florida

REGULAR MEETING October 8, 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 – September 17, 2020

2. **PRESENTATION**
   A. **PROCLAMATION 20-07**: Proclaiming Outdoor Dining Month – **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 **(Staff requests POSTPONEMENT to a first reading and public hearing October 22, 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 October 22, 2020** – **Community Development Director Pash**

   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 - **Second reading and public hearing October 22, 2020** – **Assistant City Manager of Public Services Williams**

   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 - **Second reading and public hearing October 22, 2020** – **Community Development Director Pash**

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 - **Second reading and public hearing October 22, 2020** – **Community Development Director Pash**

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 - **Second reading and public hearing October 22, 2020** – **Community Development Director Pash**

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 – **Community Development Director Pash**

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 – **Community Development Director Pash**

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 – **Community Development Director Pash**

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**

B. Recommendation to approve authorization to dispose of Surplus Vehicles and Equipment – **Fleet and Facilities Division Manager Caines**

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**

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**

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

F. Recommendation to approve **SITE PLAN** for 14140 W. Colonial Drive (Dunkin), subject to conditions – **Community Development Director Pash**

G. Recommendation to approve **SITE PLAN** for 776 Business Park Boulevard (Lizzi Warehouse), subject to conditions – **Community Development Director Pash**

H. Recommendation to approve **SITE PLAN** for 14130 W. Colonial Drive (Vystar Credit Union), subject to conditions – **Community Development Director Pash**

I. Recommendation to approve **SITE PLAN** for 14580 W. Colonial Drive (Wash & Go), subject to conditions – **Community Development Director Pash**

J. Recommendation to approve Easement Agreement for Crazy Plant Holdings LLC – **Community Development Director Pash**

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

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

8. **MATTERS FROM CITY MANAGER** – Mike Bollhoefer

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to **Ethics Training (Part 1)** and **Regular Meeting** on Thursday, **October 22, 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

BUDGET HEARING AND
REGULAR MEETING MINUTES

September 17, 2020

BUDGET HEARINGS and **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 Dan Langley, 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, Deputy Fire Chief Jose P. Gainza, Jr., Information Technology Director Chad Morrill and Police Chief Stephen Graham

BUDGET HEARING

1. **SECOND READING AND PUBLIC HEARINGS TO ADOPT PROPOSED BUDGETS AND MILLAGE RATE FOR FISCAL YEAR 2020/2021**

   A. **Ordinance 20-33:** AN ORDINANCE LEVYING TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2020, AND ENDING ON SEPTEMBER 30, 2021

   City Attorney Langley read Ordinance 20-33 by title and stated that the City Commission of the City of Winter Garden hereby adopts, establishes and levies a millage rate for ad valorem taxation of real and tangible personal property within the City of Winter Garden for the Fiscal Year beginning October 1, 2020, and ending on September 30, 2021, at the rate of 4.5000 mills ($4.5000 for every $1,000 of assessed valuation) upon the assessed valuation of property within the corporate limits of the City of Winter Garden, Florida. This millage rate is greater than the rolled back rate of 4.3428 mills by 3.62 percent.

   Finance Director Zielonka stated that this ordinance keeps the millage rate flat at 4.5000. Staff recommends approval.

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

   Motion by Commissioner Buchanan to adopt Ordinance 20-33. Seconded by Commissioner Maciel and carried unanimously 5-0.

B. **Ordinance 20-34:** AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2020, AND ENDING ON SEPTEMBER 30, 2021

City Attorney Langley read Ordinance 20-34 by title and the following excerpt: It is anticipated that there will be available for use and disbursement from the general funds of said City, revenue in the following amounts:

Collection of Ad Valorem	$17,714,856
Revenue other than Ad Valorem	23,304,398
TOTAL REVENUES AVAILABLE FOR EXPENDITURES	$41,019,254

Finance Director Zielonka stated that this Ordinance allocates the projected revenue for the budgeted appropriations.

City Manager Bollhoefer noted that a ten percent increase for health insurance was budgeted and the actual is five percent; the difference was $150,000. He stated that Economic Development Director Gerhartz requests setting aside $100,000 to have available for assisting businesses during the Coronavirus pandemic. He stated that the City is not aware of the future impact of the virus and described some potential uses for the funds. He informed that at this point the City of Winter Garden has lost zero businesses and plan to keep it that way.

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

Motion by Commissioner Buchanan to adopt Ordinance 20-34. Seconded by Commissioner Sharman and carried unanimously 5-0.

C. **Ordinance 20-35:** AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2020, AND ENDING ON SEPTEMBER 30, 2021

City Attorney Langley read Ordinance 20-35 by title and an excerpt stating whereas it is anticipated that it will be available for use and disbursement from the CRA funds of the City, revenue in the following amounts:

Collection of Ad Valorem	$ 798,484
Revenue other than Ad Valorem	809,484
TOTAL REVENUES AVAILABLE FOR EXPENDITURES	$1,607,968

Finance Director Zielonka stated that this budget was reviewed and approved by the CRA Advisory Board, as well as staff. Staff also recommends approval.

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

Motion by Commissioner Maciel to adopt Ordinance 20-35. Seconded by Commissioner Bennett and carried unanimously 5-0.

D. **Ordinance 20-36:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, AUTHORIZING THE APPROPRIATIONS OF CITY FUNDS FOR FISCAL YEAR 2020-21 IN ACCORDANCE WITH ARTICLE 3 SECTION 30 (5) OF THE CITY CHARTER OF THE CITY OF WINTER GARDEN, FLORIDA, AND FLORIDA STATUTE 166.241 FOR THE PURPOSE OF FULFILLING THE FINANCIAL OBLIGATIONS OF THE CITY

City Attorney Langley read Ordinance 20-36 by title only. Finance Director Zielonka stated that this ordinance approves the appropriations as detailed in the proposed budget.

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

Motion by Commissioner Bennett to adopt Ordinance 20-36. Seconded by Commissioner Buchanan and carried unanimously 5-0.

REGULAR MEETING

2. APPROVAL OF MINUTES

Motion by Commissioner Bennett to approve regular meeting minutes of September 3, 2020 as submitted. Seconded by Commissioner Maciel and carried unanimously 5-0.

3. FIRST 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, FLORIDAAN 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 Langley 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 Maciel to approve Ordinances 20-39, 20-40 and 20-41 with the second reading and public hearing scheduled for October 8, 2020 at 6:30 p.m. Seconded by Commissioner Sharman 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 Langley read Ordinance 20-42 by title only. Community Development Director Pash described the location of the properties. He stated that the applicant is requesting future land use designation change from low density residential to residential neighborhood commercial. He noted that those changes are consistent with the existing and approved Planned Unit Development (PUD) ordinance and the plans for that intersection. Staff recommends approval of Ordinance 20-42.

Mayor Rees inquired of the adjacent lot owners being aware of these plans when they purchased their lots. Mr. Pash responded that there is nothing next to this and nothing has been sold yet. City Manager Bollhoefer noted that it was the intention from the onset of this project that this corner would always be commercial and everyone purchasing there was aware.

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 20-42 with the second reading and public hearing scheduled for October 8, 2020 at 6:30 p.m. 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 Langley 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. He stated that 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.

Commissioner Maciel inquired of the plans for this property. Mr. Pash replied that the owner is looking to place a contractor's office at 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 approve Ordinances 20-43, 20-44 and 20-45 with the second reading and public hearing scheduled for October 8, 2020 at 6:30 p.m. Seconded by Commissioner Buchanan and carried unanimously 5-0.

4. SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCE

A. **Ordinance 20-38:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE EASEMENT OVER LOT 139 OF WATERSIDE ON JOHNS LAKE - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 74 THROUGH 80 OF THE PUBLIC RECORDS OF ORANGE COUNTY (LOCATED AT 16725 RUSTY ANCHOR ROAD) OWNED BY CODY AND KRISTA MCCRACKEN AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING

City Attorney Langley read Ordinance 20-38 by title only. Community Development Director Pash stated that this is a request to vacate a portion of the platted drainage easement where a home was built over the easement. He noted that this also includes an easement agreement, dedicating a new easement on the opposite side of the property on the west side. Staff recommends approval of Ordinance 20-38 which vacates a portion of the easement and the new dedicated easement agreement.

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 Bennett to adopt Ordinance 20-38 and the new easement agreement. Seconded by Commissioner Maciel and carried unanimously 5-0.

5. REGULAR BUSINESS

A. Recommendation to approve and authorize Police Chief execute a Memorandum of Understanding with the Metropolitan Bureau of Investigation

Police Chief Graham stated that this request is for a renewal of a Memorandum of Understanding with the Metropolitan Bureau of Investigation also known as MBI. He noted that this is a cooperative effort with pooled resources to conduct criminal investigations throughout Orange and Osceola Counties. Staff recommends approval.

Commissioner Buchanan inquired as to the types of investigation that this would entail. Police Chief Graham replied that these are typically directed towards human trafficking, vice organized crime, narcotics and other criminal enterprises through the entire Ninth Judicial District.

Motion by Commissioner Buchanan to approve and authorize Police Chief execute a Memorandum of Understanding with the Metropolitan Bureau of Investigation. Seconded by Commissioner Sharman and carried unanimously 5-0.

B. Recommendation to approve SITE PLAN for 1441 Winter Garden Vineland Road (UCP Winter Garden), subject to conditions

Community Development Director Pash stated that this is the site plan for 1441 Winter Garden Vineland Road, which is the proposed development for the United Cerebral Palsy (UCP) Winter Garden Charter School. He named some of the improvements per the site plan. This has been reviewed and approved by the Development Review Committee (DRC) and staff; approval is recommended, subject to the conditions as stated in the DRC Report.

Mayor Rees inquired of the construction materials for the building and there was discussion that it was concrete and not wood.

Motion by Commissioner Maciel to approve SITE PLAN for 1441 Winter Garden Vineland Road (UCP Winter Garden), subject to conditions. Seconded by Commissioner Buchanan and carried unanimously 5-0.

C. Recommendation to approve 2020 – Fall Activities:

Shop & Save Local Sidewalk Sale	September 25-26, 2020
Harvest Sidewalk Sale & Stroll	October 23-24, 2020
Shop Local Small Business	November 28, 2020
Holiday Boutique Crawl (5:00 – 8:00 p.m.)	December 10, 2020
Winter Garden Halloween Experience	October 23 – November 1, 2020

Community Development Director Pash noted multiple activities on this year's application for fall activities and listed them with the dates and times, where applicable.

City Manager Bollhoefer spoke of some events and commended staff for their efforts. He noted that there would not be advertisements for these activities as the City's main focus is not to draw crowds but to keep people healthy and businesses going. Discussion ensued on Orange County mandates for mask wearing, exceptions when exercising, encouragement of education as opposed to mandating masks, and efforts for keeping people responsible and safe. There was some discussion on the term "Crawl" as noted in one of the activities. Mayor Rees acknowledged staff's fall activity efforts and noted that it is much appreciated.

Motion by Commissioner Bennett to approve 2020 fall activities. Seconded by Commissioner Buchanan and carried unanimously 5-0.

D. BOARD APPOINTMENT: General Employees' Pension Board

City Clerk Grimmage stated that last year, August 22, 2019, the City Commission appointed Ed McKinney to fill the unexpired seat of Mr. Theo Graham. At the end of this month that term will expire and Mr. McKinney has expressed his desire to be appointed to this board for a full term. She noted one additional interest as included in the agenda packet and stated that staff requests the City Commission's desire regarding this appointment.

Motion by Commissioner Buchanan to appoint Ed McKinney to the General Employees' Pension Board. Seconded by Commissioner Maciel and carried unanimously 5-0.

Commissioner Maciel spoke of the board applicants and requested that they be encouraged to remain as volunteers noting that it is much appreciated when vacancies occur to have the interests.

E. BOARD APPOINTMENT CONFIRMATION: General Employees' Pension Board for fifth trustee Mark Griffith for a two-year term through December 31, 2022

City Clerk Grimmage stated that this item is stated in our City Code as a ministerial duty of the City Commission. The fifth trustee is chosen by the General Employees' Pension Board and then confirmed by the City Commission. Staff recommends approval of the appointment confirmation of trustee Mark Griffith to the General Employees' Pension Board for a two-year term through December 31, 2022.

Motion by Commissioner Buchanan to confirm appointment of Mark Griffith (Fifth Trustee) to the General Employees' Pension Board for a two-year term through December 31, 2022. Seconded by Commissioner Bennett and carried unanimously 5-0.

6. MATTERS FROM PUBLIC

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida inquired of City Manager Bollhoefer regarding the status of a previously discussed landscape issue. Mr. Bollhoefer responded that an email had been sent, was not sure what happened to it , but would be resent the next day.

Mr. Richardson also requested an update on the use of force policy for the Winter Garden Police Department as well as collaborative efforts with other agencies. City Manager Bollhoefer noted that the police agencies have been meeting, formulating ideas, but nothing has been finalized. He noted that when this is finalized it would be brought back to the City Commission for review and believes it is in the near future.

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

8. **MATTERS FROM CITY MANAGER**

McMansions

City Manager Bollhoefer noted the distribution of a sample ordinance to the City Commission regarding what is deemed "McMansions". He stated that this focusses on homes near the historical area and described the area of which some have already been built. He described how they are extremely large and look out of place and out of context in light of the other homes. He informed that this would limit the size of the footprint of the home based on the total size of the lot. He explained that this would be for the City Commission's review and discussion. He noted that many communities have implemented this because the idea is to preserve the nature of certain neighborhoods.

Hybrid Meetings

City Manager Bollhoefer noted that starting in October the City of Winter Garden would go to a hybrid meeting. He noted that some communities already have started but there is the question of what the governor is going to do. He noted that if the City Commission feels comfortable doing this, we would go to the hybrid meetings, limit the amount of seating, and require masks except when speaking at the dais. Those who are still uncomfortable attending a meeting would have the virtual option. There was discussion on getting back to normalcy and this being a good compromise.

Commissioner Sharman noted his agreement on this as an option, that the City could always revert back should there be a spike in the Coronavirus cases during the cold and flu season. Mayor Rees noted that most of the attendees have only been staff. City Manager Bollhoefer noted that in order to provide more room for participants he would only allow the staff that are needed, such as those presenting items, to be in attendance while the others attend remotely.

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Sharman commended Information Technology (IT) Director Chad Morrill and Community Development Director Steve Pash for the great job they have been doing; noting their physical presence at the meeting while other staff had been remotely attending.

Commissioner Buchanan noted that he wished to give a big round of applause to City Manager Mike Bollhoefer and staff. He stated that not one of the City's businesses went out of business during this pandemic. He thinks this is phenomenal and unheard of in any other cities. He also noticed the opening of three new businesses during these times. He commented that the City itself has remained beautiful downtown and again he thanked the City and staff.

Mayor Rees spoke of honoring WWII Veteran Larry Cheever, who turns 100 years old and noted that a proclamation would be given.

Mayor Rees also announced that Governor Ron DeSantis has appointed a Winter Garden resident, Jamie Grosshans, to the Florida Supreme Court.

There were discussions on Duke Energy's tree trimming and issues with a local apartment complex being built.

The meeting adjourned at 7:19 p.m.

APPROVED:

_____
Mayor John Rees

ATTEST:

_____
City Clerk Angee Grimmage, CMC

WINTER GARDEN
FLORIDA

Proclamation
20-07

Whereas, the City of Winter Garden has launched a "Love Local" campaign with activities and programs from September through December 2020. Components of the "Love Local" campaign include monthly sidewalk sales, a partnership with a customer foot traffic and revenue generation platform company, the launch of a Downtown Winter Garden website and social media platforms, seasonal holiday experiences, and the promotion of October as Outdoor Dining Month; and

Whereas, "Love Local" builds awareness of the importance of shopping local and supporting the business community to help small businesses recover from financial losses due to the COVID-19 pandemic. This campaign bolsters the local economy since for every $100 spent at locally owned businesses, $68 will stay in the community, while only $43 remains in the community when shopping at a national chain, according to the Independent We Stand organization; and

Whereas, the City of Winter Garden is partnering with community organizations such as the Orange Observer Group, the West Orange Chamber of Commerce and the Winter Garden Village at Fowler Groves to assist the local business community; and

Whereas, with community support, we celebrate Outdoor Dining Month and support our restaurants who are providing a safe option for residents during the pandemic.

Therefore, it is my great pleasure and privilege as the Mayor of the City of Winter Garden to hereby proclaim the month of October, 2020, as:

OUTDOOR DINING MONTH

in the City of Winter Garden, and urge the residents of our community to support local restaurants in October and throughout the year.

CITY OF WINTER GARDEN
SEAL
ORANGE COUNTY, FL

In witness thereof, I have hereunto set my hand and caused the City Seal to be affixed this 8th day of October, 2020.

John Rees

Mayor John Rees

Attest:
Angela T. Grimmage
Angela Grimmage, City Clerk

CITY OF WINTER GARDEN
1903 100th ANNIVERSARY 2003
FLORIDA

STAFF REQUESTS POSTPONEMENT

Ordinance 20-19

Smith Street Luxury Studios

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 1, 2020 **Meeting Date:** October 8, 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, the development of a 25,000 square foot gymatorium and 10,000 square foot expansion of the existing Church. The project also includes associated site improvements such as recreation areas, open space, and stormwater ponds (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 of Ordinance 20-37, with the second reading and adoption anticipated to be on October 22, 2020.

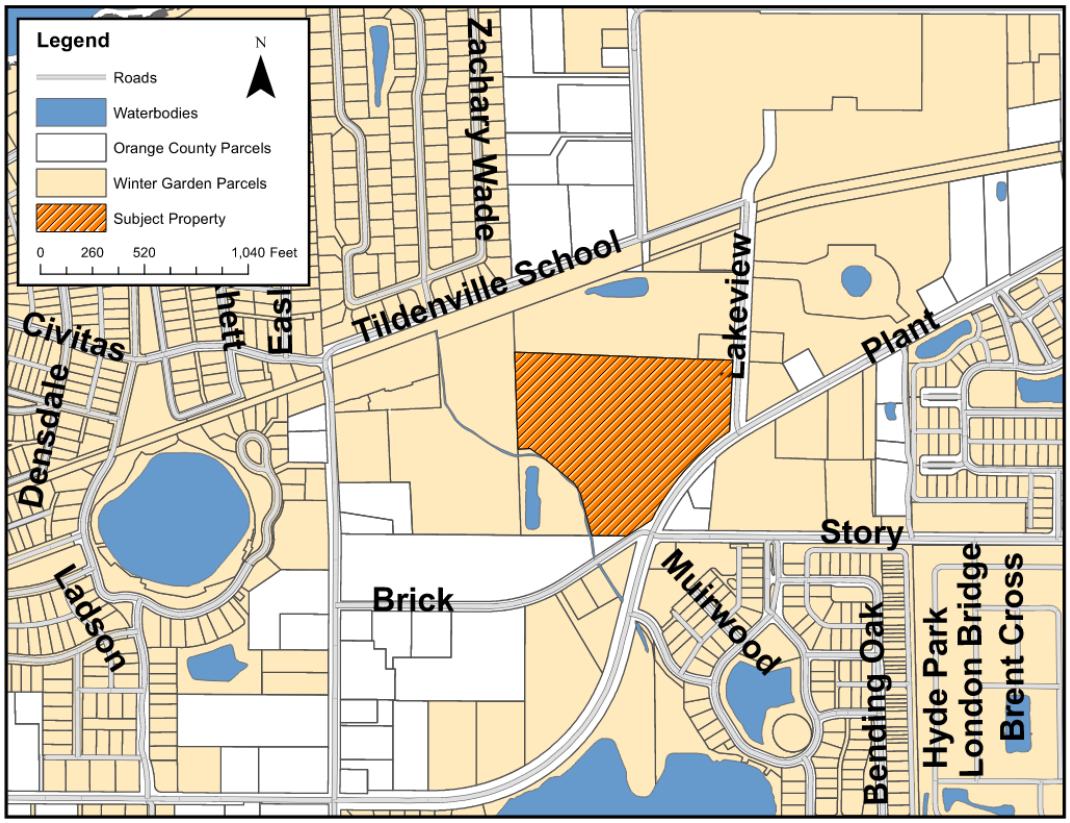
Attachment(s)/References:

Location Map
Staff Report
Ordinance 20-37

LOCATION MAP

1001 W Plant Street

<u>Rezoning</u>



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.

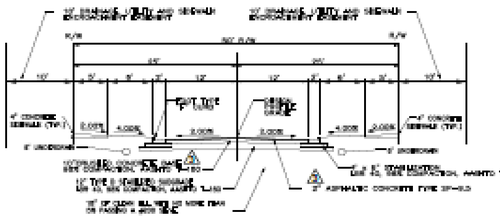
CONTAINING 15.83 ACRES, MORE OR LESS.

Exhibit "B"

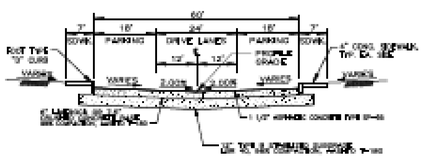
COVER PAGE

A Found Life PUD

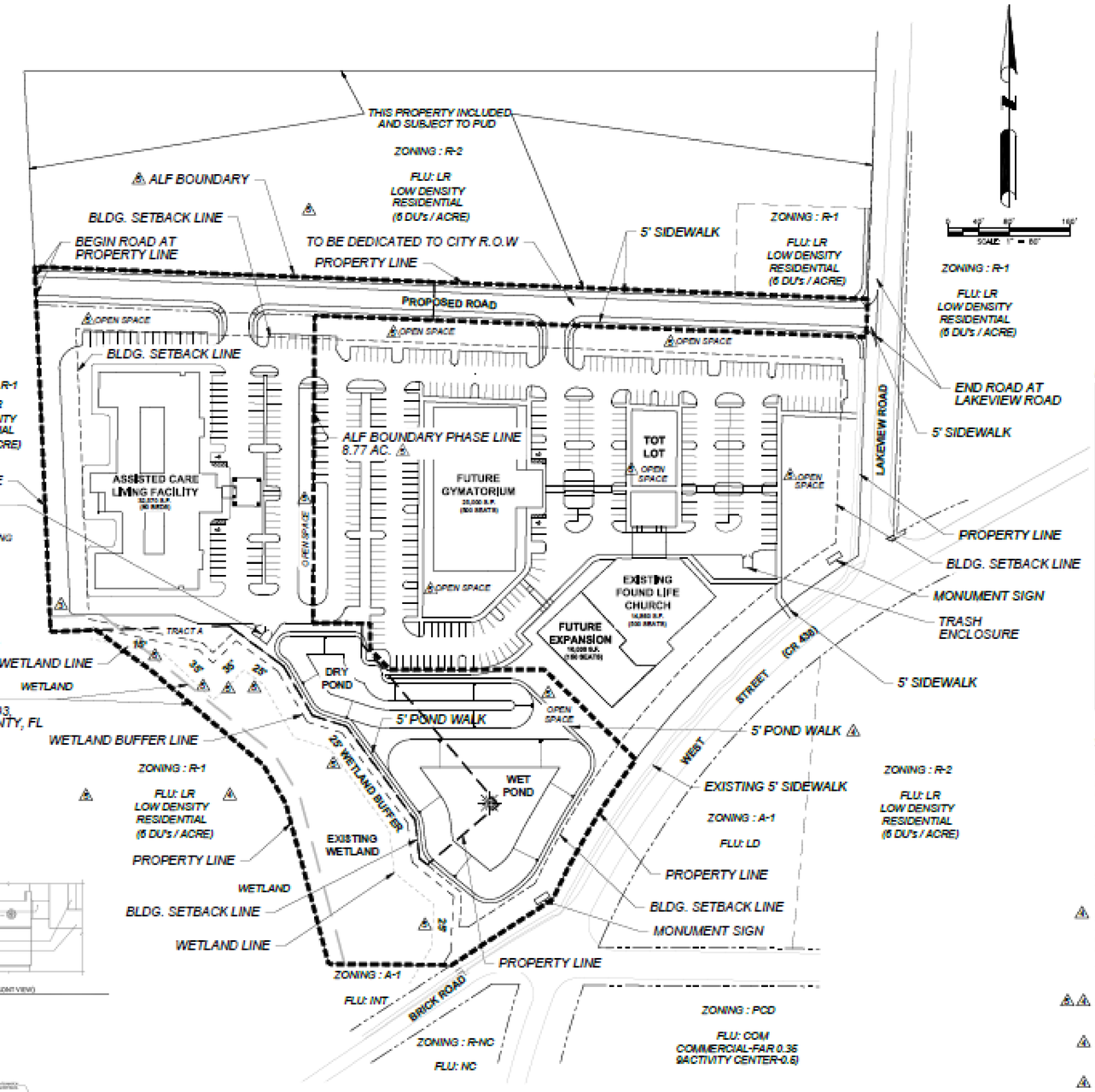
(10 PAGES - ATTACHED)

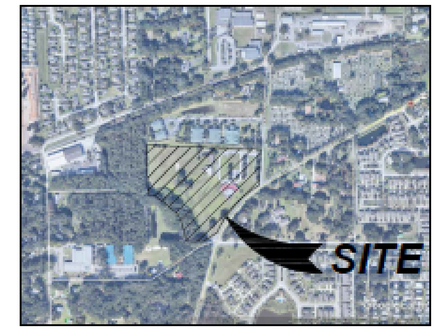


TYPICAL SECTION



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 56° 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/3 beds (90 beds)	= 30	PROVIDED = 85
GYMATORIUM:	REQUIRED 1 space/3 seats (300 seats)	= 107	PROVIDED = 300
FOUND LIFE CHURCH:	REQUIRED 1 space/3 seats (650 seats)	= 217	PROVIDED = 234
TOTAL PARKING SPACES		= 414	= 419

PROPOSED OPEN SPACE 6.54 AC.

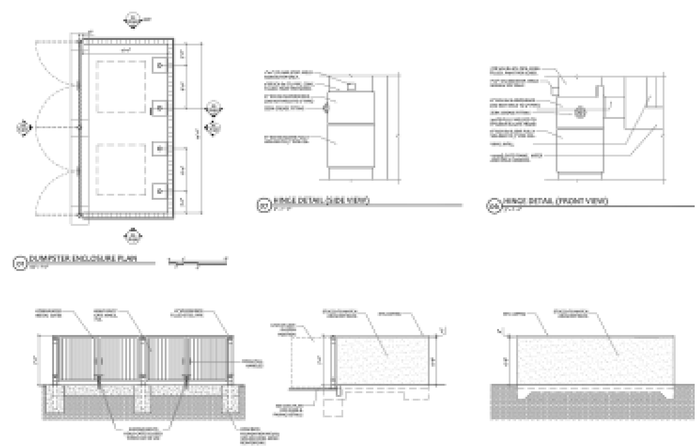
PROPOSED OPEN SPACE

TOTAL OPEN SPACE: REQUIRED 25% = 3.97 AC. PROVIDED = 6.54 AC. (41.19%)

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

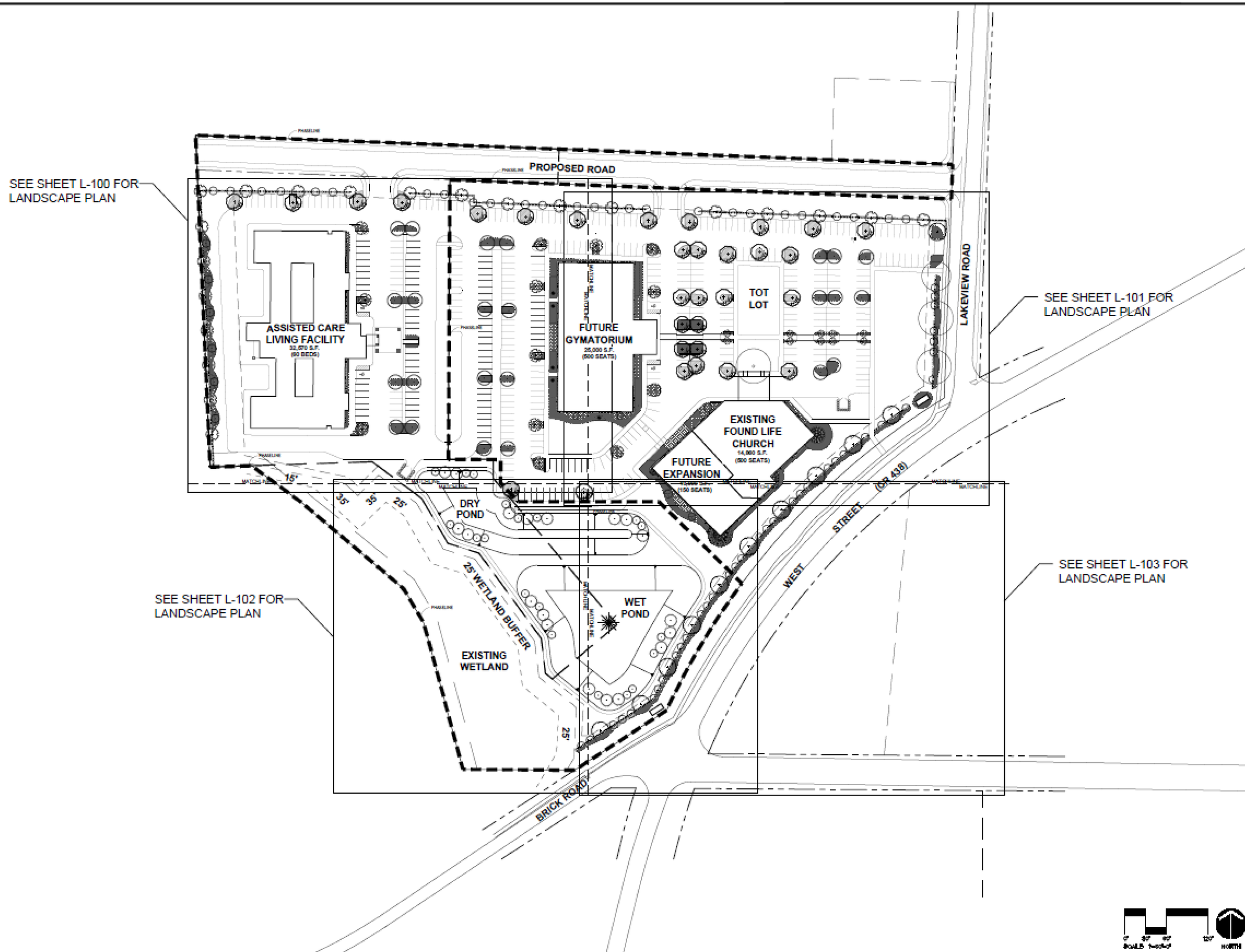
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-01-2020	BC	REV. PER CITY COMMENTS
			07-16-2020	MGM	REV. PER CITY COMMENTS
			05-14-2020	SAM	REV. PER CITY COMMENTS
			03-11-2020	SAM	REV. PER CITY COMMENTS
			02-07-2020	DLS	REV. PER CITY COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

1001 PLANT STREET
WINTER GARDEN, FLORIDA

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

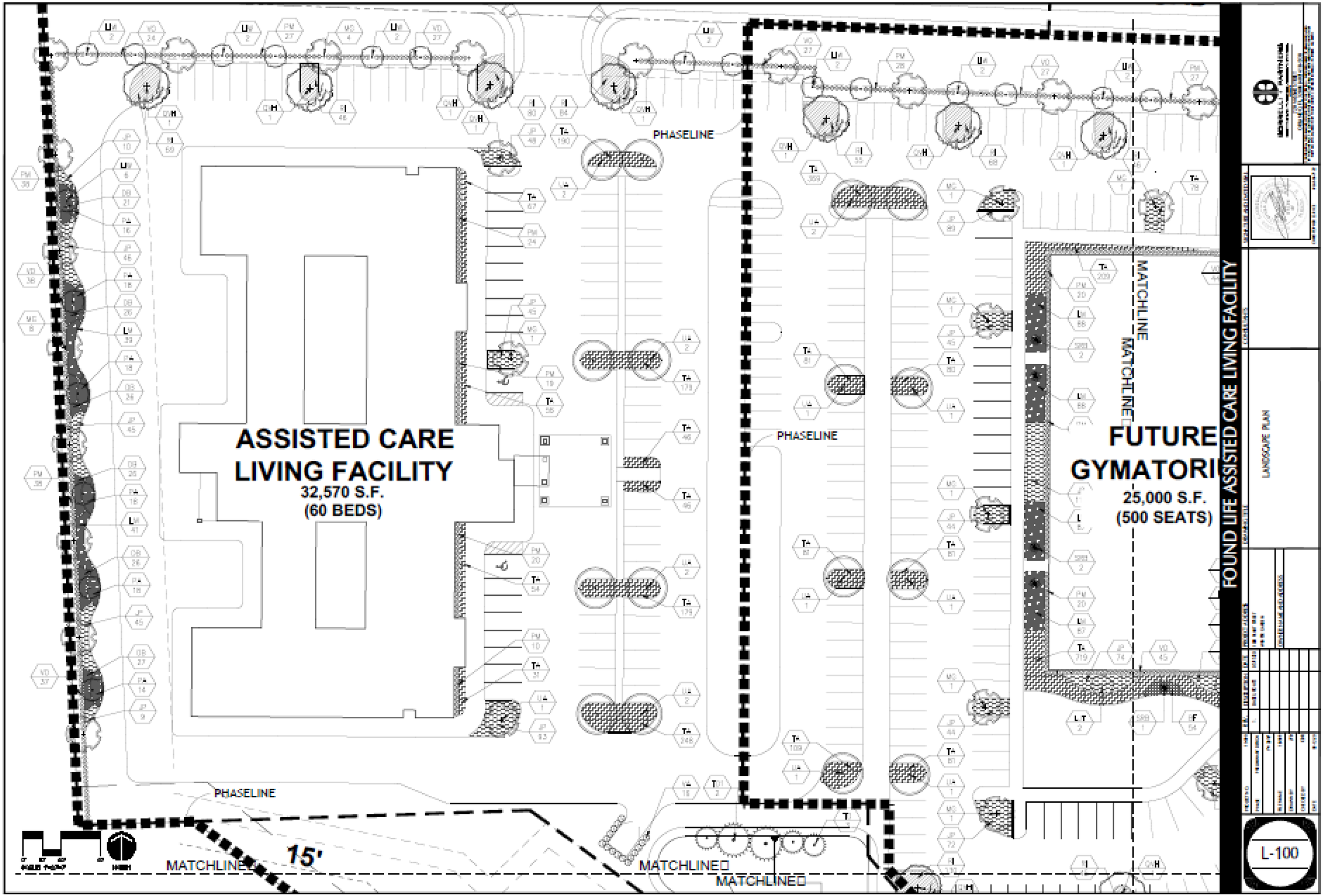
P:\WS2\CAD\Planet\PUD\WS-2_1_PD_EXHIBIT A.dwg,9/15/2020 11:01:47 AM

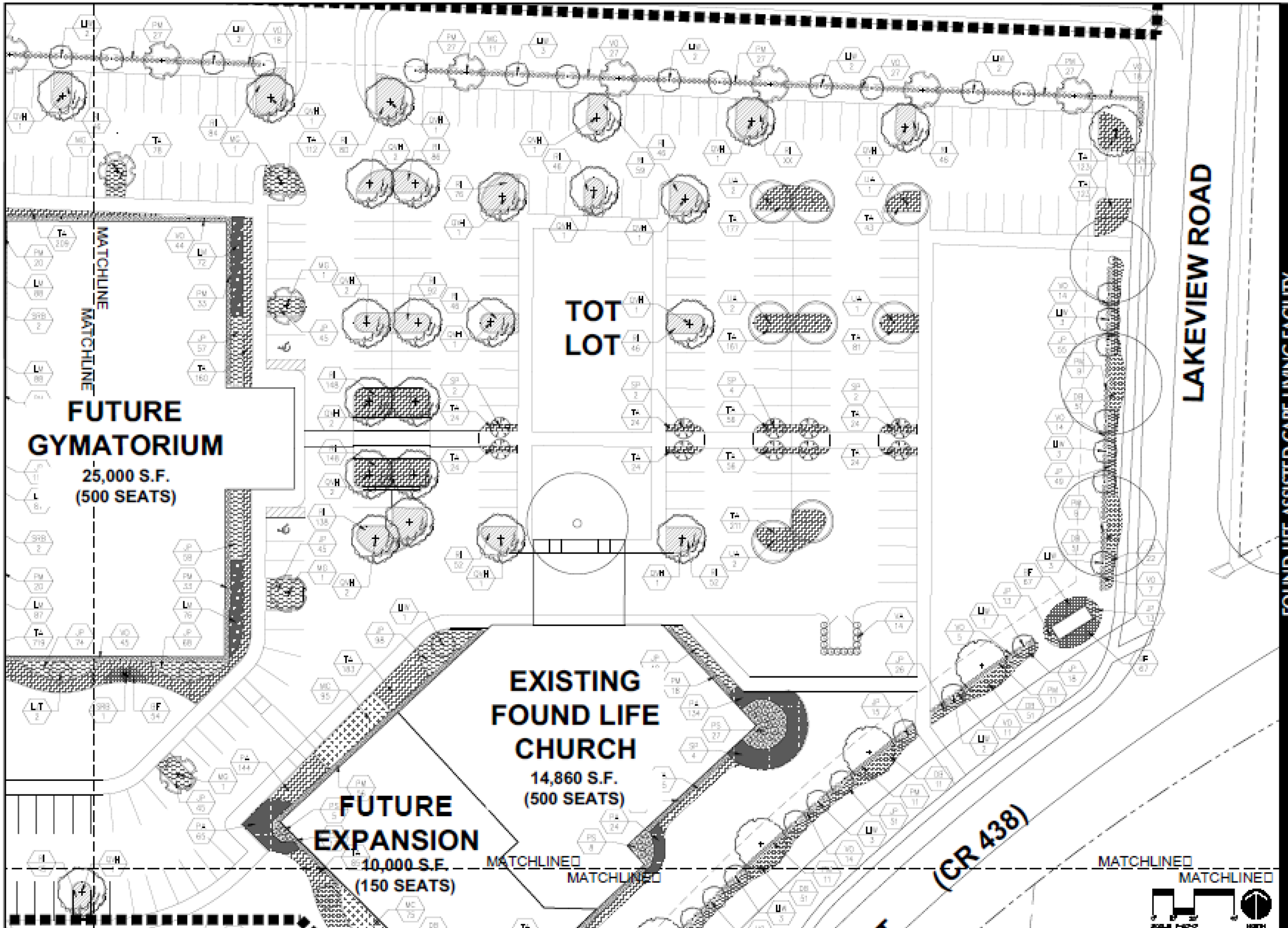


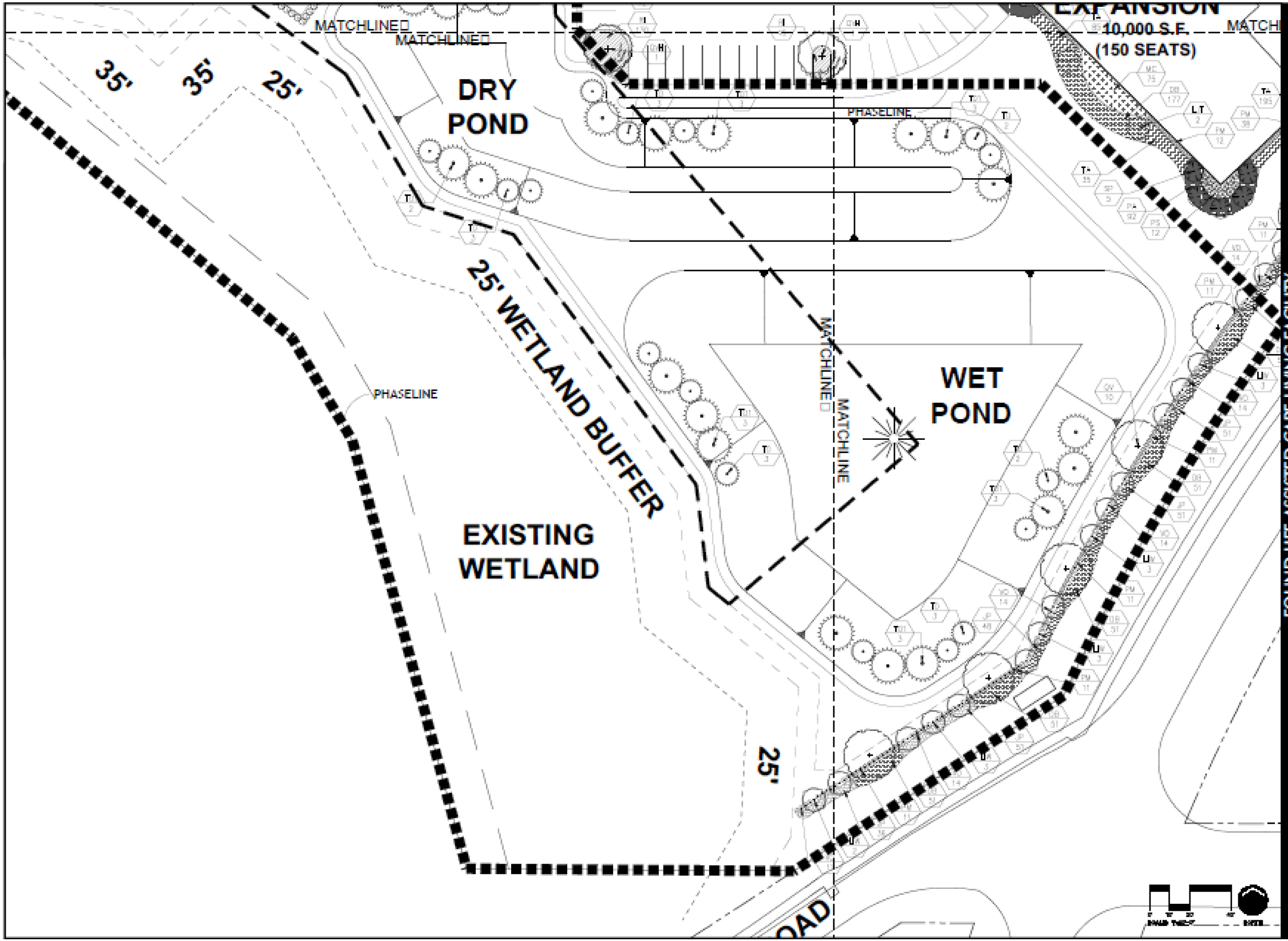
FOUND LIFE ASSISTED CARE LIVING FACILITY

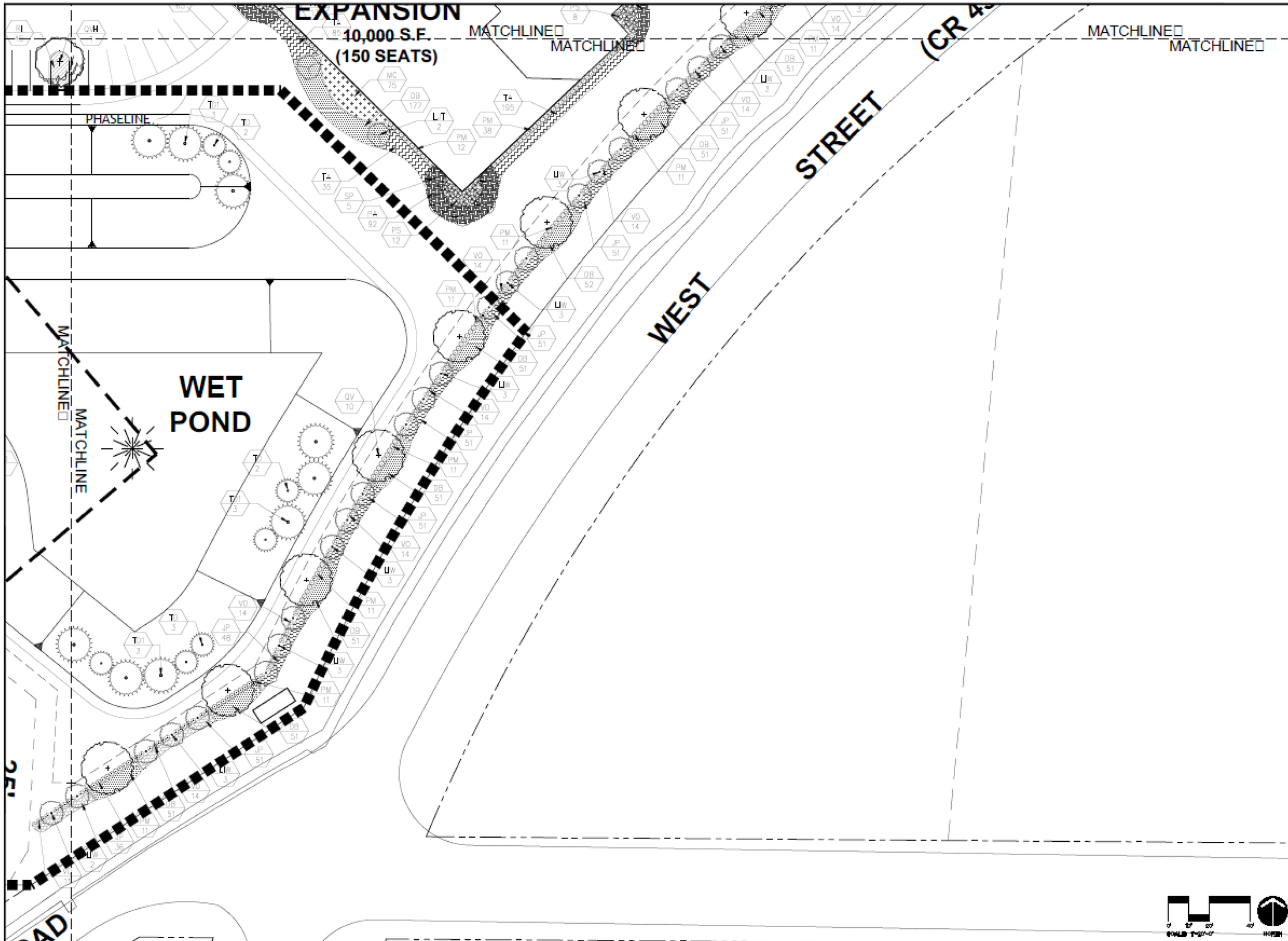
KEY SHEET

K-100


ASSISTED CARE
LIVING FACILITY
32,570 S.F.
(60 BEDS)
FUTURE
GYMATORIUM
25,000 S.F.
(500 SEATS)
PHASELINE
PHASELINE
PHASELINE
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
15'
FOUND LIFE ASSISTED CARE LIVING FACILITY
LANDSCAape 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

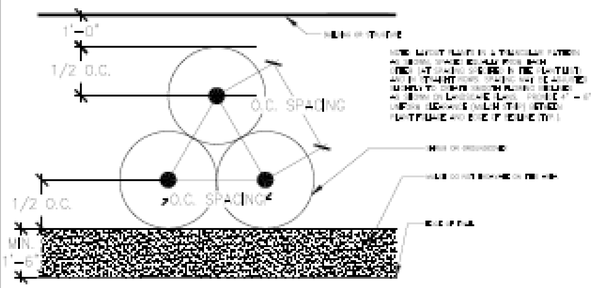

EXPANSION
10,000 S.F.
(150 SEATS)
MATCHLINE
MATCHLINE
35'
35'
25'
DRY
POND
PHASELINE
25' WETLAND BUFFER
PHASELINE
EXISTING
WETLAND
MATCHLINE
MATCHLINE
WET
POND
25'
ROAD
FOUND LIFE ASSISTED CARE LIVING FACILITY
LANDSCAPE PLAN
L-102



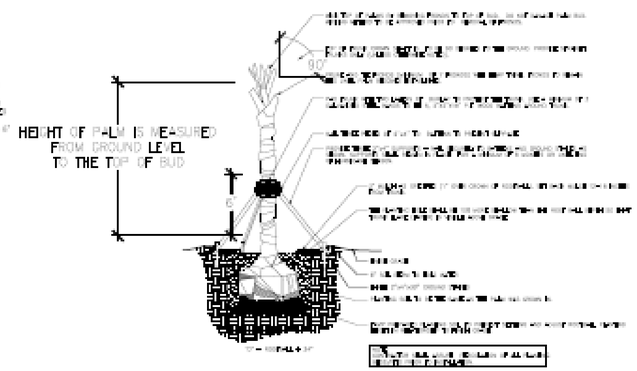
FOUND LIFE ASSISTED CARE LIVING FACILITY

LANDSCAPE PLAN

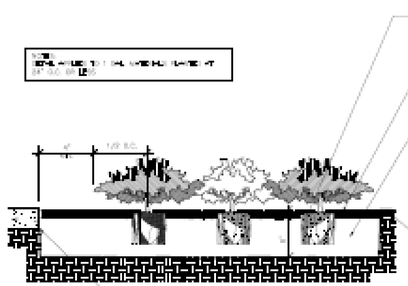
L-103



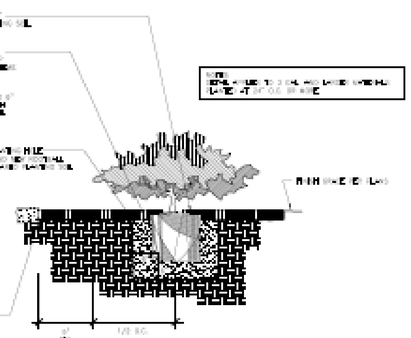
1 ON CENTER PLANTING DETAIL
N.T.S.



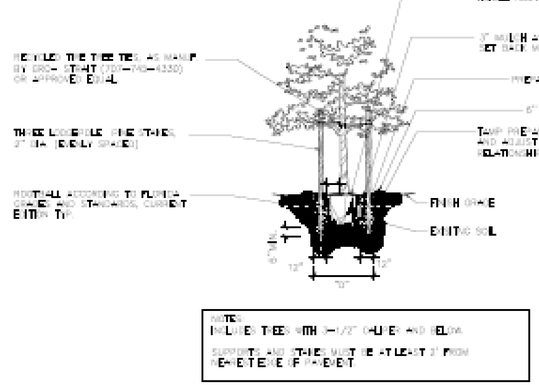
2 PALM PLANTING DETAIL
N.T.S.



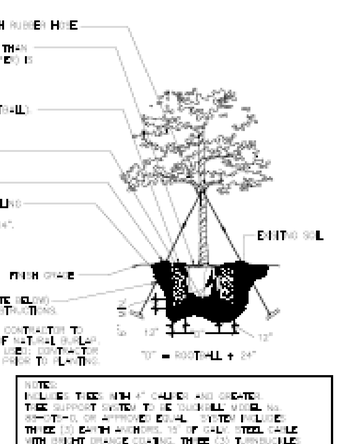
3 GROUNDCOVER PLANTING DETAIL
N.T.S.



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	ACROCOMIA HAPINE WRIGHTII	PALMATOS PALM	15' O.A. FULL SPECIMEN FORM	SPACE AS SHOWN GUY
LIT	4	LAGERSTROEMIA INDICA 'TUSCARORA'	RED CREPE MYRTLE	10'-12' HT. 4'-5' 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 'JULEE'	JULEE 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 SELLOAM	SPLIT-LEAF PHILODENDRON	36" HT. x 30" SPRD. FULL 3 GAL	48" O.C.
SRB	8	TRIBUTA REGINAE	BIRD-OF-PARADISE	30" O.A., MIN. 5 PRP. 3 GAL	AS SHOWN
TGF	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	8" O.A. / FULL / 4" POT	8" O.C.
BP	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 'PARSONI'	PARSON'S JUNIPER	12" HT. x 15" SPRD. FULL 3 GAL	24" O.C.
LM	723	OPHIOPOGON MUSCARI 'EMERALD GOODNESS'	BORDER GRASS	14" O.A. MIN 7 DIVS., FULL 1 GAL	24" O.C.
MC	184	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	30" O.A.; FULL 3 GAL	30" O.C.
RI	1,866	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 PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE PLANTED NO 1 OR BETTER AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
4. ALL MULTI-TRUNK TREES SHALL BE FULL HEIGHT TRUNKS 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 CRIB WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY OF THE BUILDING AND/OR SITE SAMPLES MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF PLANT MATERIAL IS USED, IT MAY BE TRANSPLANTED DOWN AFTER THE ROOTBALL.
10. TREES SHALL NOT BE PLACED WITHIN 10' OF ANY FIRE PROTECTION EQUIPMENT AND NOT WITHIN 15' OF ANY TRANSFORMER.
11. TREES SHALL NOT BE PLACED WHERE THEY WILL OBSCURE ANY VIEWS TO TRAFFIC CONTROL DEVICES OR SIGNAGE. CONTACTOR TO FIELD ADJUST TREE LOCATIONS TO AVOID CONFLICTS IF PLANTING IS DETERMINED CONTRARY TO CONTRACTOR'S OR ARCHITECT OR OWNER'S REPRESENTATIVE'S OPINION BEFORE INSTALLATION.
12. CONTRACTOR SHALL TAKE THE LOCATION OF ALL TREES AND LANDSCAPING MATERIAL WITHIN THE EXISTING BUILDING FOOTPRINT TO AVOID DAMAGE TO THE EXISTING UNITS. IF THE EXISTING LANDSCAPE TREES OR OTHER RELATED MATERIALS ARE LOCATED DURING LANDSCAPE INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, AS WELL AS ALL THE ASSOCIATED COSTS, IF REQUIRED, INCLUDING BUT NOT LIMITED TO TREES, HERBS, ORNAMENTALS, SOD, AND ANY OTHER MATERIALS RELATED TO CONSTRUCTION.
13. SOIL CONDITIONS MAY VARY THROUGHOUT THE SITE AND CONTRACTOR SHALL PROVIDE PROPER EQUIPMENT FOR PROPER EXCAVATION.
14. CONTRACTOR SHALL INCLUDE THE COST OF EXCAVATION, REMOVAL OF EXCESS MATERIAL, BACKFILL, SOIL AMENDMENTS, MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION AND SUPPLIES NECESSARY FOR PLANTING AND MAINTENANCE OF THE LANDSCAPE AREAS WITHIN THE NUMBER.
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 SOD IS ESTABLISHED IN FULL IN THE OPINION OF THE OWNER. THIS INCLUDES PEST CONTROL, MOWING, FERTILIZING AND REGETTING THE PLANTS THAT DIE.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF THE FINAL PLANTING COMPLETION. ANY AND ALL DEAD PLANT MATERIAL SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
18. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BEDS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
19. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL PROTECTIVE FENCING, ALL WRITTEN PLANT CONTAINERS PRIOR TO INSPECTION OF THE WORK BY THE OWNER. THE OWNER SHALL CONTACT THE PLANT LIST THE LANDSCAPE SHALL RULE.
20. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL WRITTEN AND ADJUST THE DRIPPING SITE CONDITIONS PRIOR TO INSPECTION OF THE WORK BY OWNER FROM THE ADJACENT WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, OTHER UTILITIES, PIPES, TELEPHONE AND ANY OTHER OBJECTS WHICH MIGHT BE CHANGED DURING THE WORK.
22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL REPAIRS TO DAMAGE TO THE LANDSCAPE AREAS AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND FOLLOW ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF THEIR WORK.

FOUND LIFE ASSISTED CARE LIVING FACILITY

CONSULTANTS

DRAWING TITLE: LANDSCAPE DETAILS AND PLANT LIST

PROJECT ADDRESS: 1411 PINE STREET, WINTER GARDEN

OWTERNAME AND ADDRESS

REV.	DESCRIPTION	DATE
1	ISSUE UPDATE	05/17/23

PROJECT NO. | SCALE | DRAWN BY | CHECKED BY | REVIEWED BY | DATE

SIGNATURE AND DATED SEAL

L-500

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:

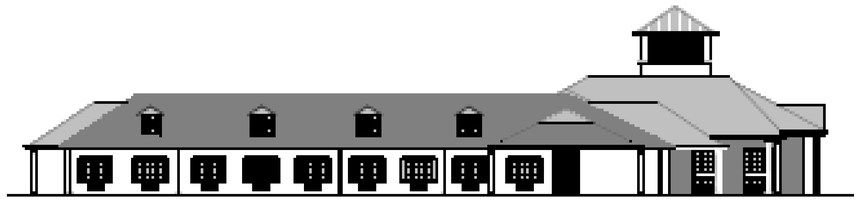
ELEVEN 18 PROJECT LEAD:
Name

PROJECT TEAM:
Name, Name, Name

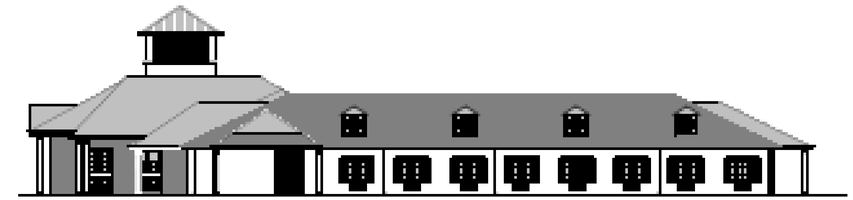
REVISIONS

#	DATE	DESC.
1	[illegible]	PERMIT SUBMITTAL

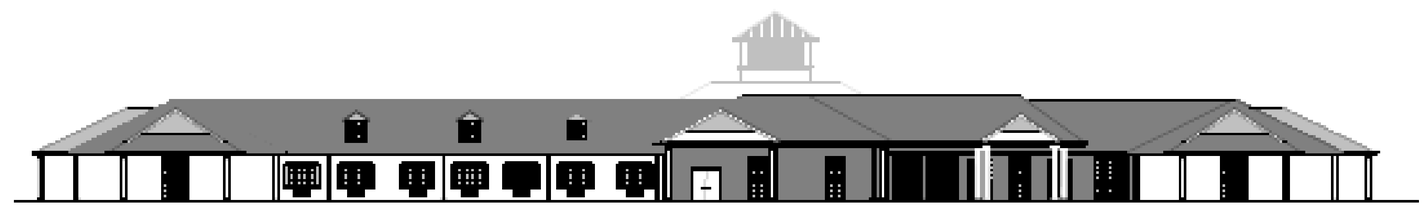
FRONT ELEVATION



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

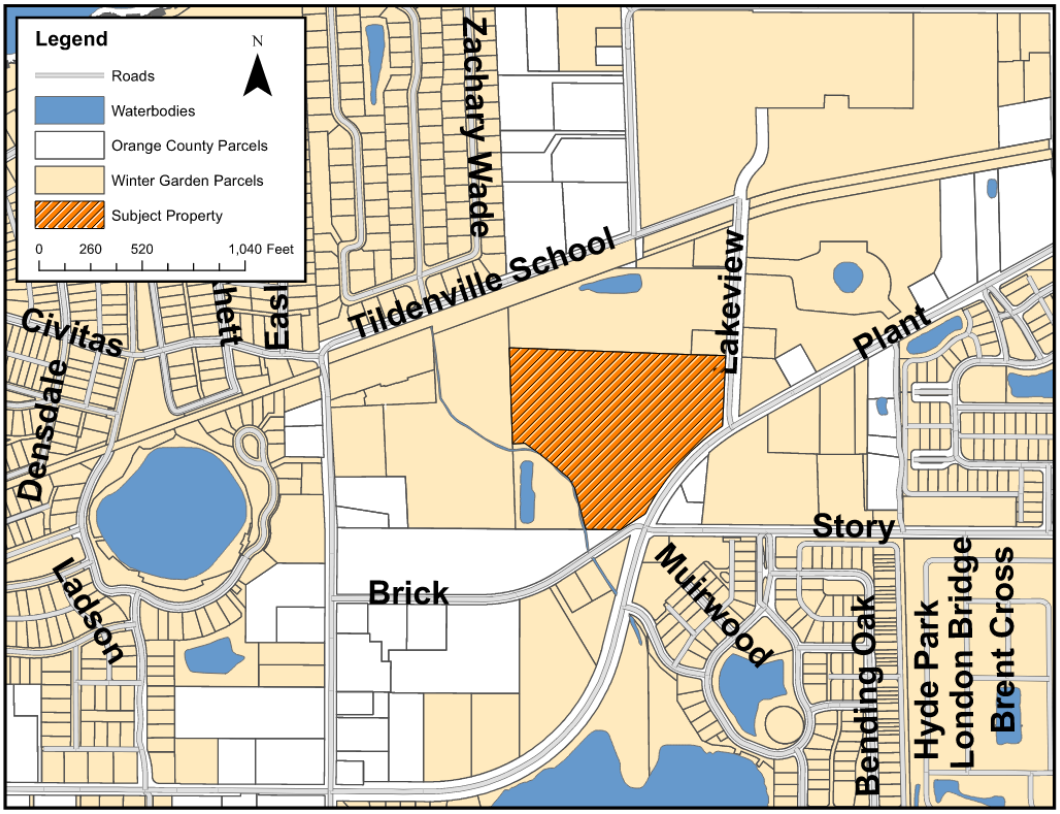
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, SENIOR PLANNER
DATE: September 25, 2020
SUBJECT: REZONING
1001 W Plant Street (15.83+/- ACRES)
PARCEL ID # 22-22-27-0000-00-009 & 22-22-27-0000-00-146

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.

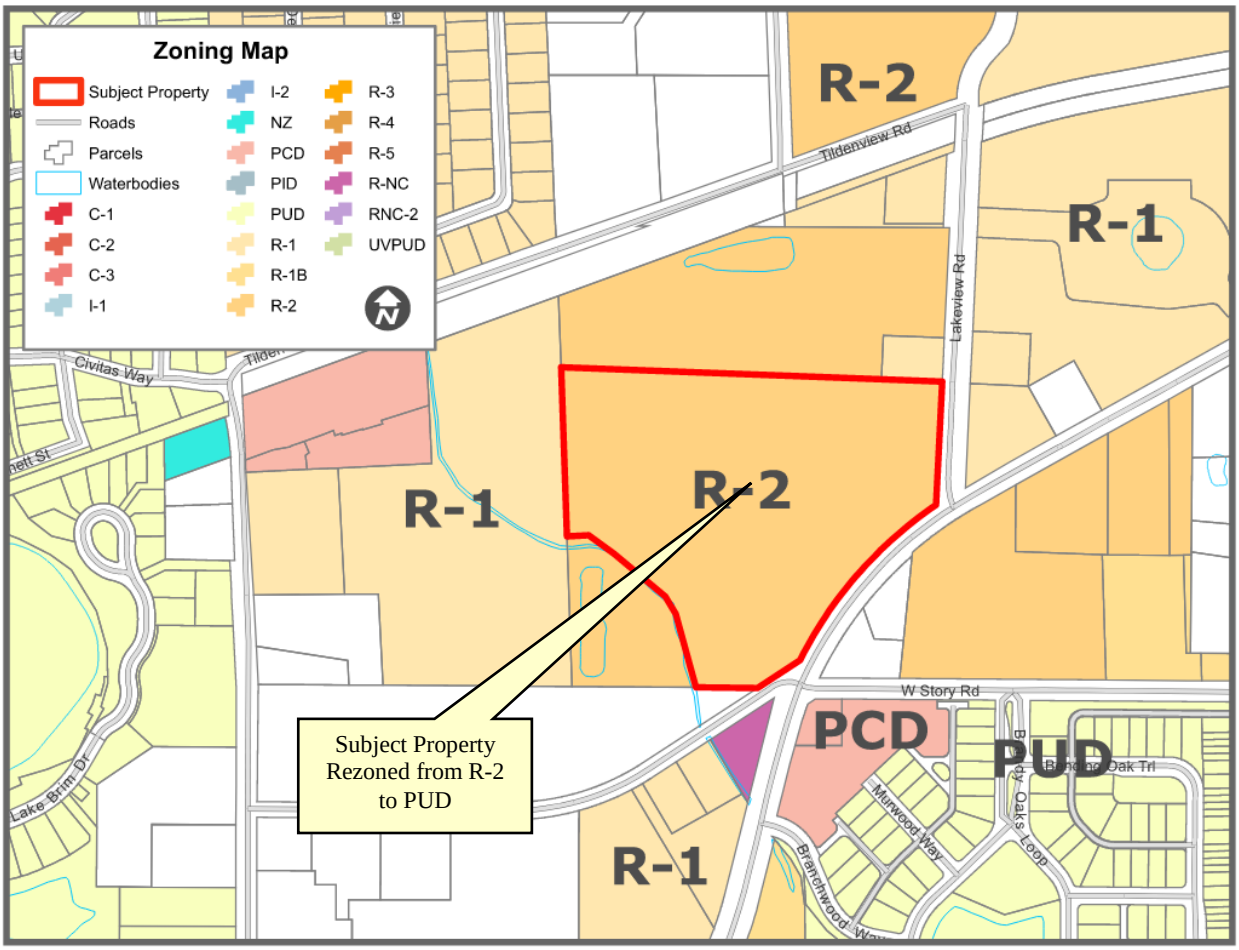
A virtual Community Meeting was held on August 24, 2020 at which time the applicant presented the proposal to develop a 32,570 square foot Assisted Living Facility on the 15.83 ± acre property. The comments generated from the Community Meeting primarily focused on the allowed heights of the buildings. 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.

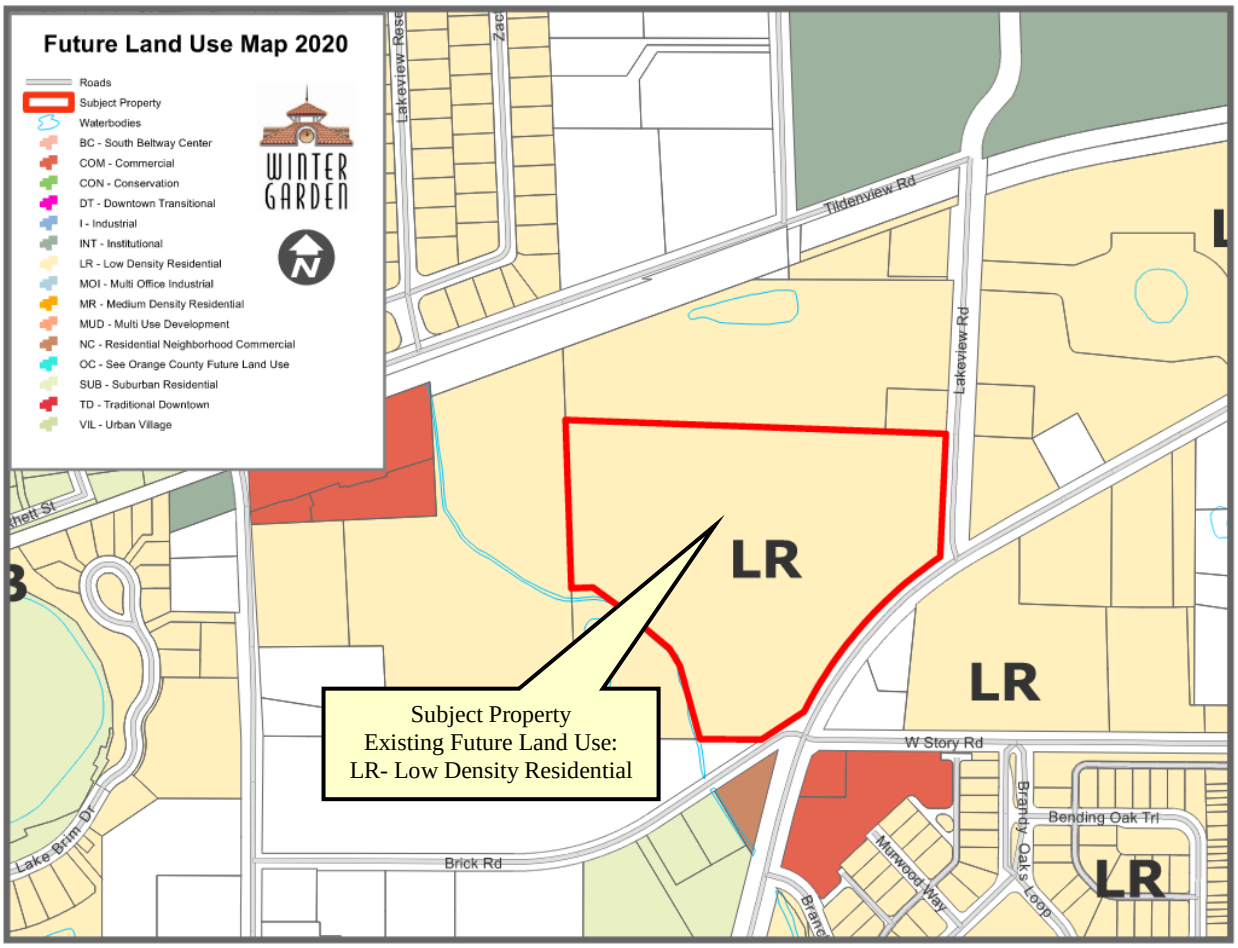
AERIAL PHOTO
1001 W Plant Street

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 1, 2020 **Meeting Date:** October 8, 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 of Ordinance 20-46 with the second reading and adoption scheduled for the October 22, 2020 City Commission meeting.

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.

(4~~5~~) 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.

(~~5~~6) 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

S:\AKA\CLIENTS\Winter Garden\General W500-20501\Stormwater Management\Ordinance updating code re. stormwater utility 2020.docx

CITY OF

WINTER GARDEN

Stormwater Rate Study

Final Report / August 2020

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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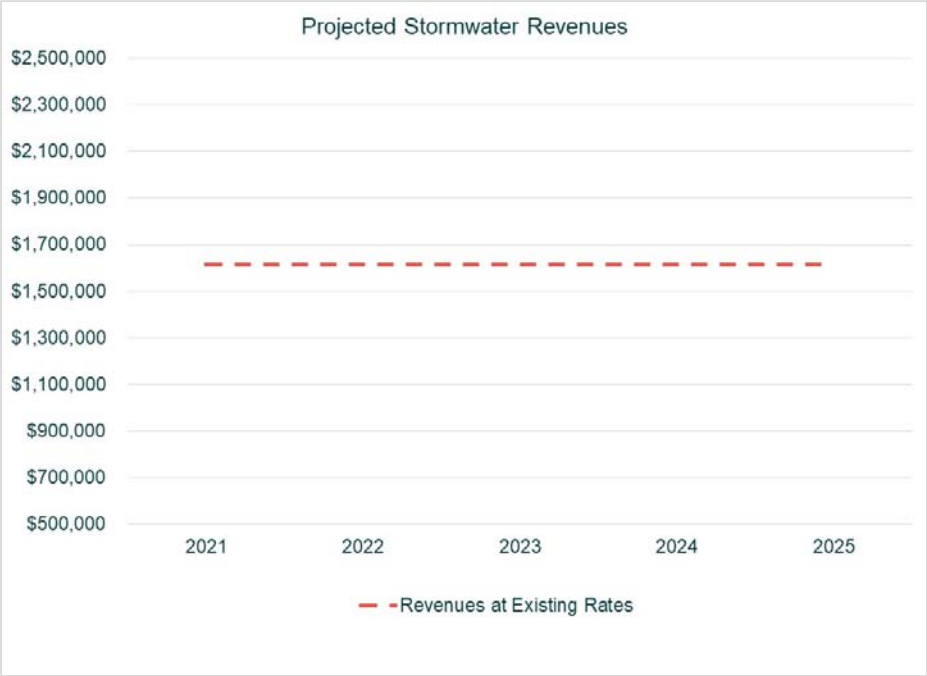

Revenue Requirements

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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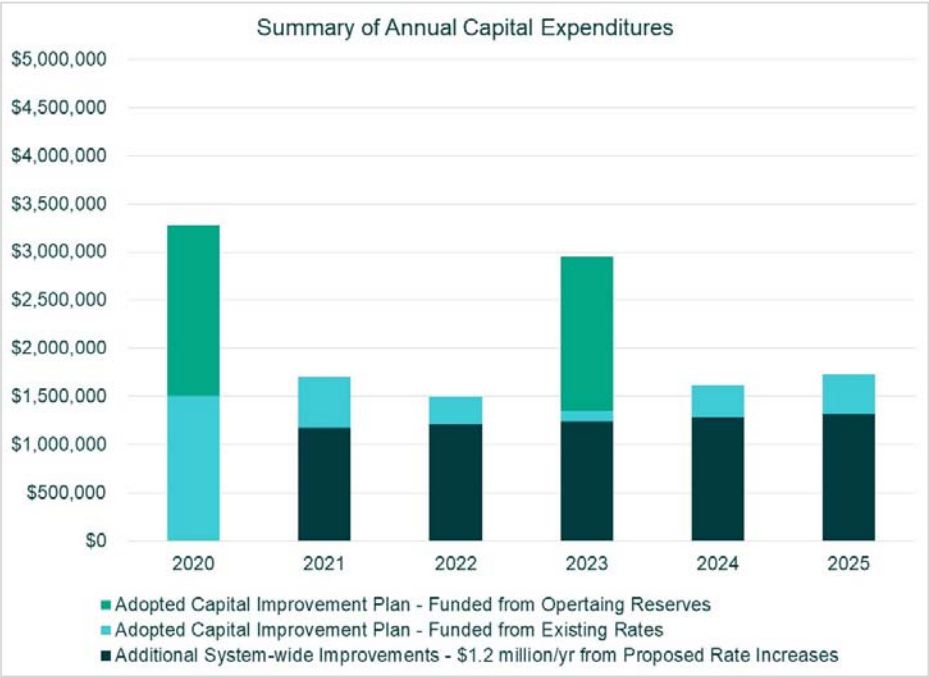
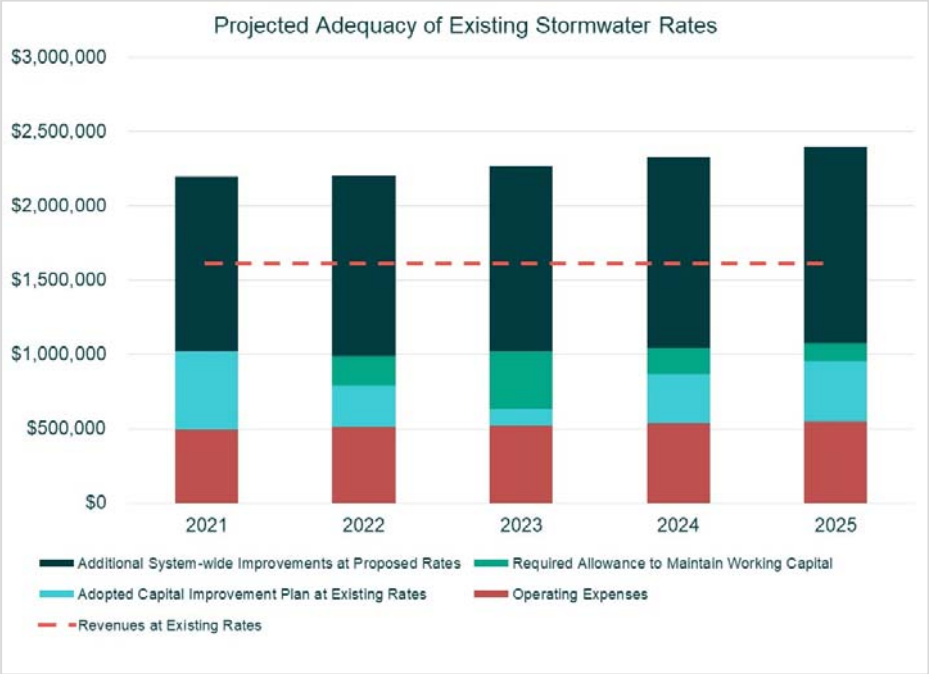


Projected Adequacy of Existing Stormwater Rates

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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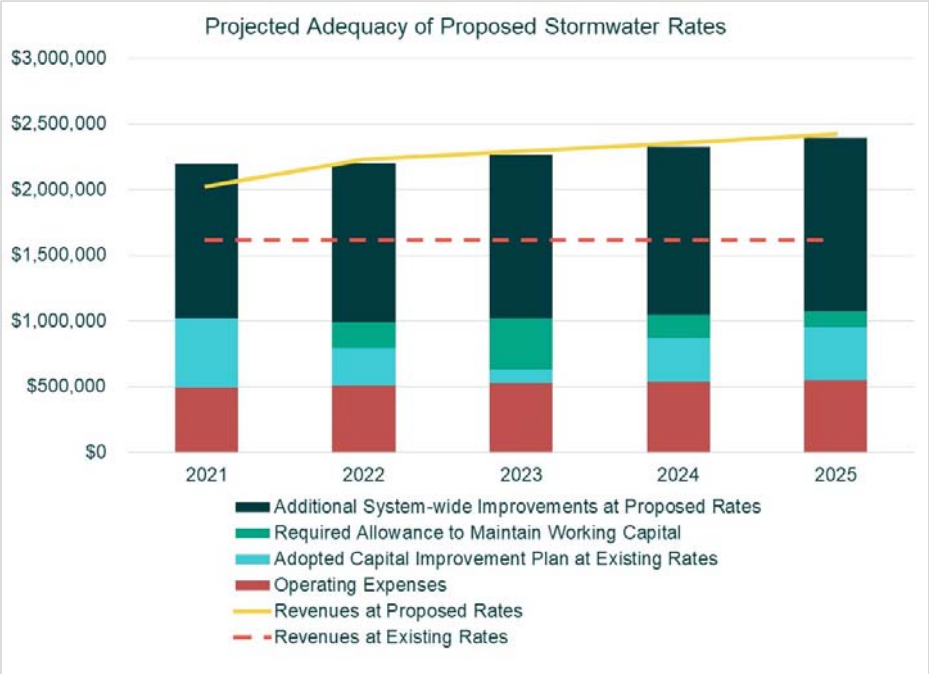

Maintenance of Operating Reserve Fund Balance

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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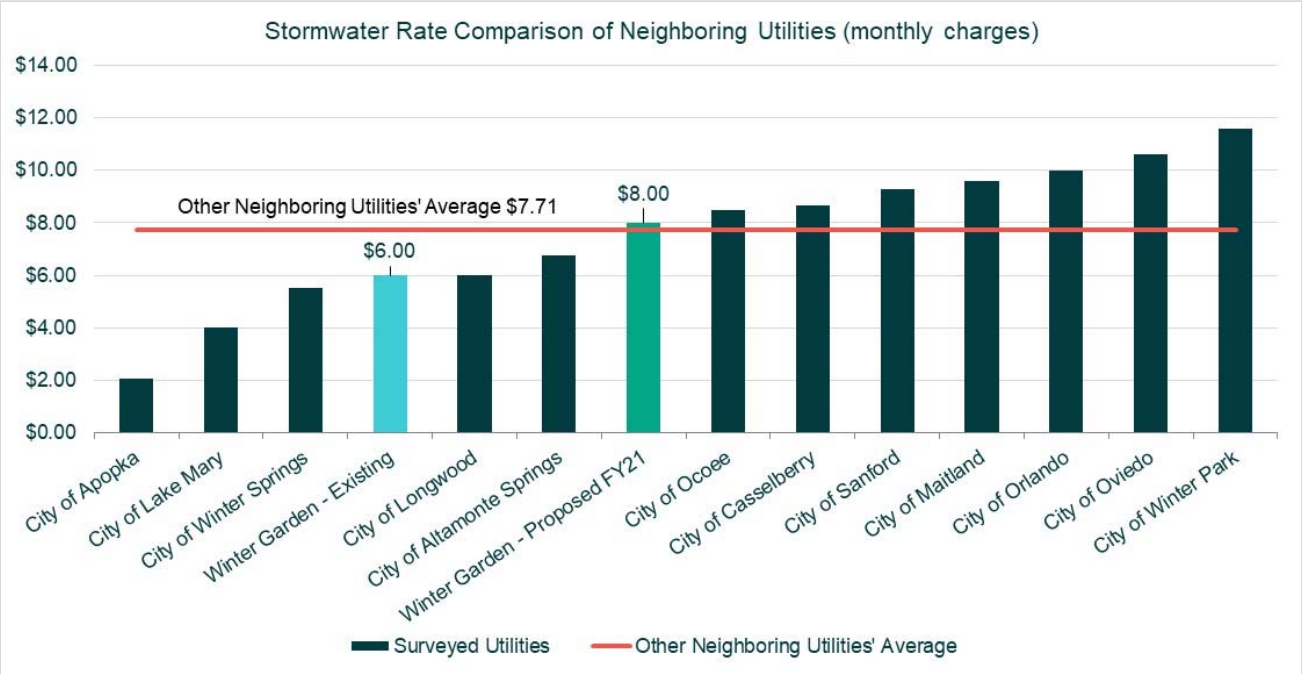

Conclusions and Recommendations

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%

		Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025
	Available Cash Balances - Year End Balance						
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

		Fiscal Year Ending September 30, 2020	2021	2022	2023	2024	2025
	Existing and Proposed Fees						
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	Fiscal Year Ending September 30, Budget 2021	Adjustments	Adjusted 2021	Allocation Basis	Stormwater Allocation	Total Allocated to Stormwater
		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: September 30, 2020 **Meeting Date:** October 8, 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 of Ordinances 20-47, the second reading and adoption anticipated to be on October 22, 2020.

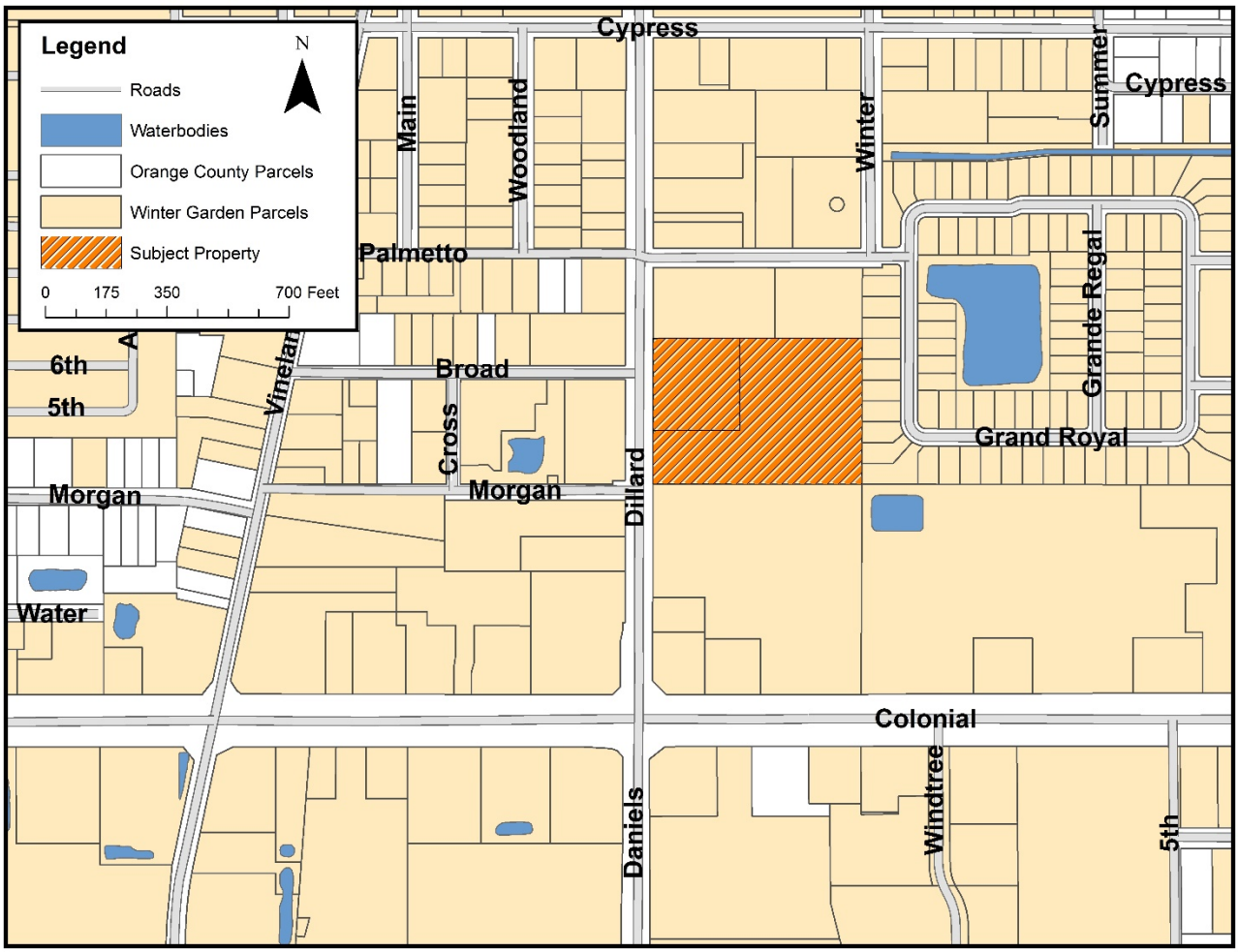
Attachment(s)/References:

Location Map
Staff Report
Ordinance 20-47

LOCATION MAP

855 & 955 S Dillard St

<u>PCD Rezoning</u>



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 Sunshine 811 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

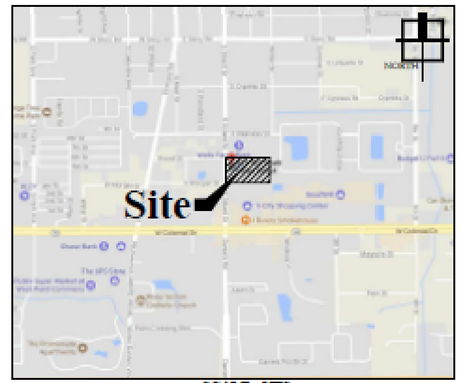
ELECTRIC:
DUKE ENERGY
(407) 629-1010

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:

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.

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

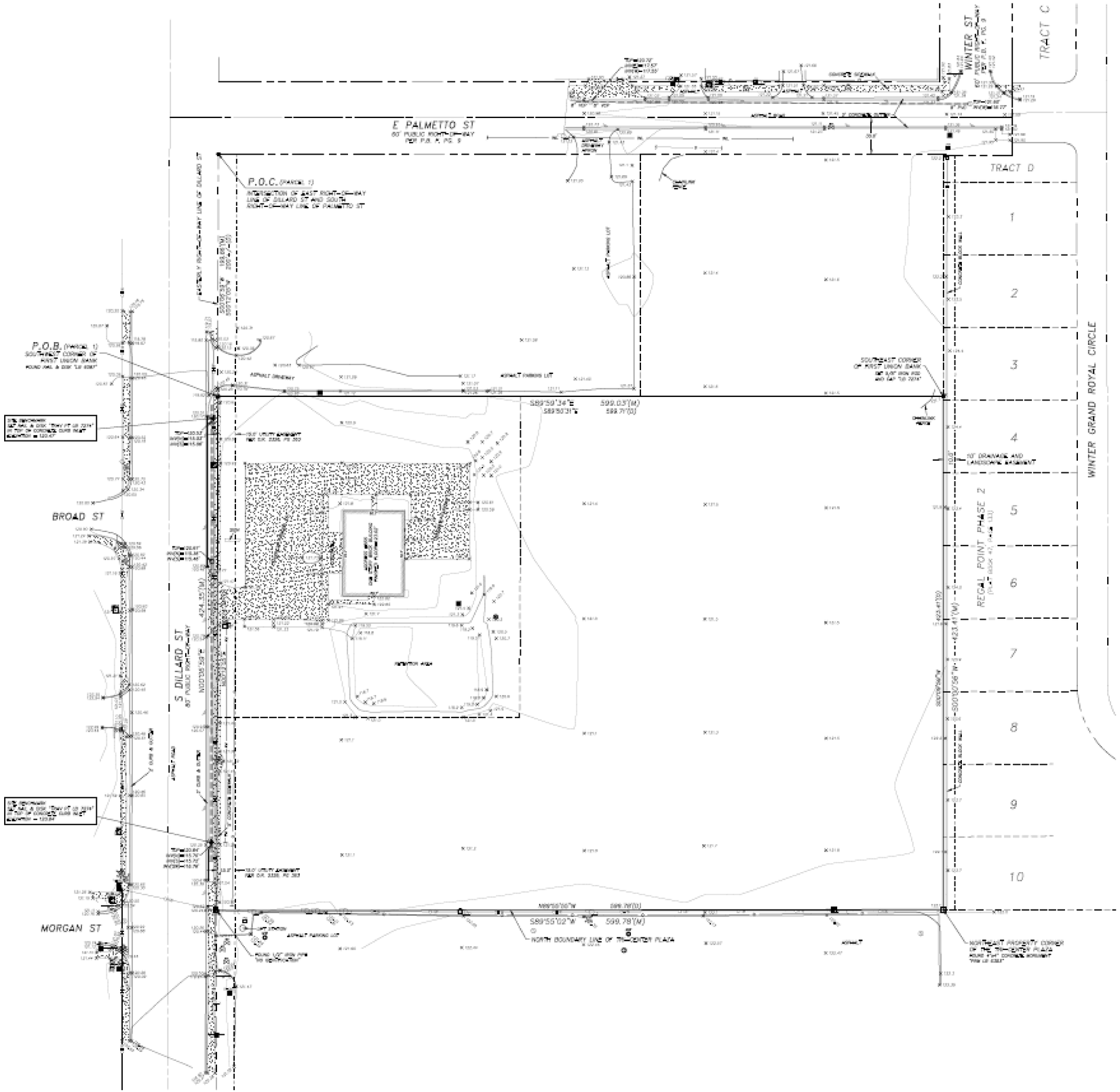
BRAVO ENGINEERING, LLC
7221 ALOMA AVE, STE 300
WINTER PARK, FLORIDA 32792
Telephone: 407-252-1671

NO.	DATE	DESCRIPTION
0	10/24/17	CONCEPT PLAN
1	05/24/18	REVISED CONCEPT PLAN
2	11/13/18	PSDRP - DEPARTMENT INITIAL PCD SUBMIT TO CITY
3	01/17/19	REVISED PER CITY COMMENTS
4	04/11/19	REVISED PER OWNER
5	11/22/19	REVISED PER OWNER
6	3/12/20	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

C0.0

BOUNDARY AND TOPOGRAPHIC SURVEY



DESCRIPTION:

A PARCEL OF LAND SITUATED IN WINTER GARDEN, FLORIDA AND KNOWN AS A PORTION OF BLOCK 7, OVERSTREET CRATE COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, 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°12'03" 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 CORNER OF THE FIRST UNION BANK AND BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 89°59'34" EAST ALONG THE SOUTHERLY BOUNDARY OF THE FIRST UNION BANK A DISTANCE OF 599.03 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHEAST PROPERTY CORNER OF THE FIRST UNION BANK; THENCE SOUTH 00°00'26" WEST A DISTANCE OF 423.41 FEET TO A 1 INCH IRON PIPE FOUND ON THE NORTHEAST PROPERTY CORNER OF THE TRI-CENTER PLAZA; THENCE NORTH 89°55'02" 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 CORNER OF THE TRI-CENTER PLAZA; THENCE NORTH 00°12'03" 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 CORNER OF THE FIRST UNION BANK AND BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 5.032 ACRES MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.

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 RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SOUTH DILLARD STREET AS BEING N00°00'26"E (ASSUMED).

5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.

6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0210K, COMMUNITY NO. 120179, DATED SEPTEMBER 25, 2009.

9. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) DATUM PER ORANGE COUNTY BENCH MARK NUMBER "L0320025", ELEVATION = 118.734'.

10. SITE BENCHMARKS ARE SHOWN HEREON.

11. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

LEGEND/ABBREVIATIONS:

SHOWN ONLY IF APPLICABLE AND APPLICABLE ONLY IF SHOWN

A	ANGLE
AB	ANCHOR BOLT
AC	ACRES
ACP	ASBESTOS CEMENT PIPE
AD	AREA DRAIN
AE	ACCESS EASEMENT
AL	ALUMINUM
ANT	ANTENNA
APP	APPROACH
ARC	ARCHITECTURAL
ASPH	ASPHALT
B	BEARING
BF	BACK FACE
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BOL	BOLLARD
BOW	BOTTOM OF WALL
BRL	BUILDING RESTRICTION LINE
C	CHORD
CB	CHORD BEARING
CBS	CONCRETE BLOCK STUCCO
CC	CONCRETE
CH	CHORD
CHL	CHAIN LINK FENCE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLR	CLEAR
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CP	CONCRETE PAVER
CPP	CORRUGATED PLASTIC PIPE
CR	CURB
CRP	CURB & RUNNER
D	DELTA
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DEL	DELTA
DH	DRILL HOLE
DI	DRAINAGE INLET
DIP	DUCTILE IRON PIPE
DR	DRIVE
E	EAST
EB	EAST BOUND
EC	END CURVE
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
ER	EROSION
ERC	EROSION CONTROL
ERD	EROSION DRAIN
ERM	EROSION MONUMENT
ESMT	EASEMENT
EX	EXISTING
FA	FIRE ALARM
FB	FIELD BOOK
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FND	FOUND
FNP	FIBERGLASS NAIL & PLUG
FO	FIBER OPTIC
FOM	FIBER OPTIC MARKER
FP	FIBERGLASS PIPE
FPC	FIBERGLASS PIPE CAP
FPL	FIBERGLASS PLUG
FPP	FIBERGLASS PIPE PLUG
FR	FIRE RISER
FS	FIRE SERVICE
FT	FEET
GB	GRADE BREAK
GC	GRAVEL CONTROL
GM	GAS METER
GR	GRATE
GRD	GROUND
GV	GAS VALVE
HC	HANDICAP
HCP	HANDICAP PARKING
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HR	HOSE RACK
HW	HEADWALL
IP	IRON PIPE
IPC	IRON PIPE CAP
IPP	IRON PIPE & PLUG
IR	IRON ROD
IRC	IRON ROD & CAP
IRP	IRON ROD & PLUG
JB	JUNCTION BOX
L	LENGTH
LA	LANDSCAPE
LB	LICENSED BUSINESS
LC	LOCATION
LD	LOT DIMENSION
LF	LINEAR FEET
LP	LIGHT POLE
LS	LIGHT STANDARD
LT	LIGHT
LW	LOW WATER
M	MEASURED
MB	MAIL BOX
MH	MANHOLE
MHW	MEAN HIGH WATER
MLW	MEAN LOW WATER
MON	MONUMENT
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NB	NORTH BOUND
NGS	NATIONAL GEODETIC SURVEY
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NL	NAIL
NLP	NAIL & PLUG
NT	NOT TO SCALE
OB	OBSERVED
OC	OVER CURB
OH	OVERHEAD
OHW	OVERHEAD WIRE
OP	OPEN
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG	PAGE
PGA	PARKING GARAGE
PI	POINT OF INTERSECTION
PK	PARKER KALON
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PM	PARKING METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
R	RADIUS
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	RIM ELEVATION
RED	REDUCER
REF	REFERENCE
RGE	RANGE
RGS	RIGHT GUY STRUT
RGW	RIGHT GUY WIRE
RL	RAILROAD
RLS	REGISTERED LAND SURVEYOR
RP	REFLECTOR PAVEMENT
RR	RAILROAD
RT	RETAINING WALL
S	SOUTH
SB	SOUTH BOUND
SC	SOUTH CORNER
SCR	SCREW
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SOUTHEAST
SEC	SECTION
SF	SQUARE FEET
SIG	SIGNAL
SL	SOLAR
SLP	SLOPE
SP	SPOT ELEVATION
SPK	SPIKE
SPL	SPLICE
SPT	SPOT
SQ	SQUARE
SR	SOUTHERN RAILWAY
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSF	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
SW	SOUTHWEST
SWL	SOUTHWESTERN LINE
T	TANGENT
TB	TELEPHONE BOX
TC	TOP OF CURB
TEL	TELEPHONE
TELE	TELEVISION
TF	TOP OF FOUNDATION
TH	THRESHOLD
TM	TRAFFIC METER
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTER
TOP	TOP OF PIPE
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TR	TRAVERSE
TRANS	TRANSFORMER
TRF	TRAFFIC
TRL	TRAILER
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TV	TELEVISION
TVB	TELEVISION BOX
TVM	TELEVISION MARKER
TW	TOP OF WALL
TWL	TOP WALL
U	UNDERGROUND
UB	UTILITY BOX
UE	UTILITY EASEMENT
UEL	UTILITY EASEMENT LINE
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UP	UTILITY POLE
UPL	UTILITY POLE LINE
UTL	UTILITY
V	VOLUME
VB	VITRIFIED BRICK
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WEST
WB	WEST BOUND
WC	WEST CORNER
WCL	WEST CORNER LINE
WF	WOOD FENCE
WL	WATER LINE
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
WW	WOOD WALL
WWL	WOOD WALL LINE
X	CROSS
XFMR	TRANSFORMER
XP	CROSS PIPE
YB	YARD BOX
YD	YARD DRAIN
YH	YARD HYDRANT
YP	YARD POST

SHEET 1 OF 1

SECTION 23 TOWNSHIP 22 SOUTH RANGE 27 EAST

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

REVISIONS:

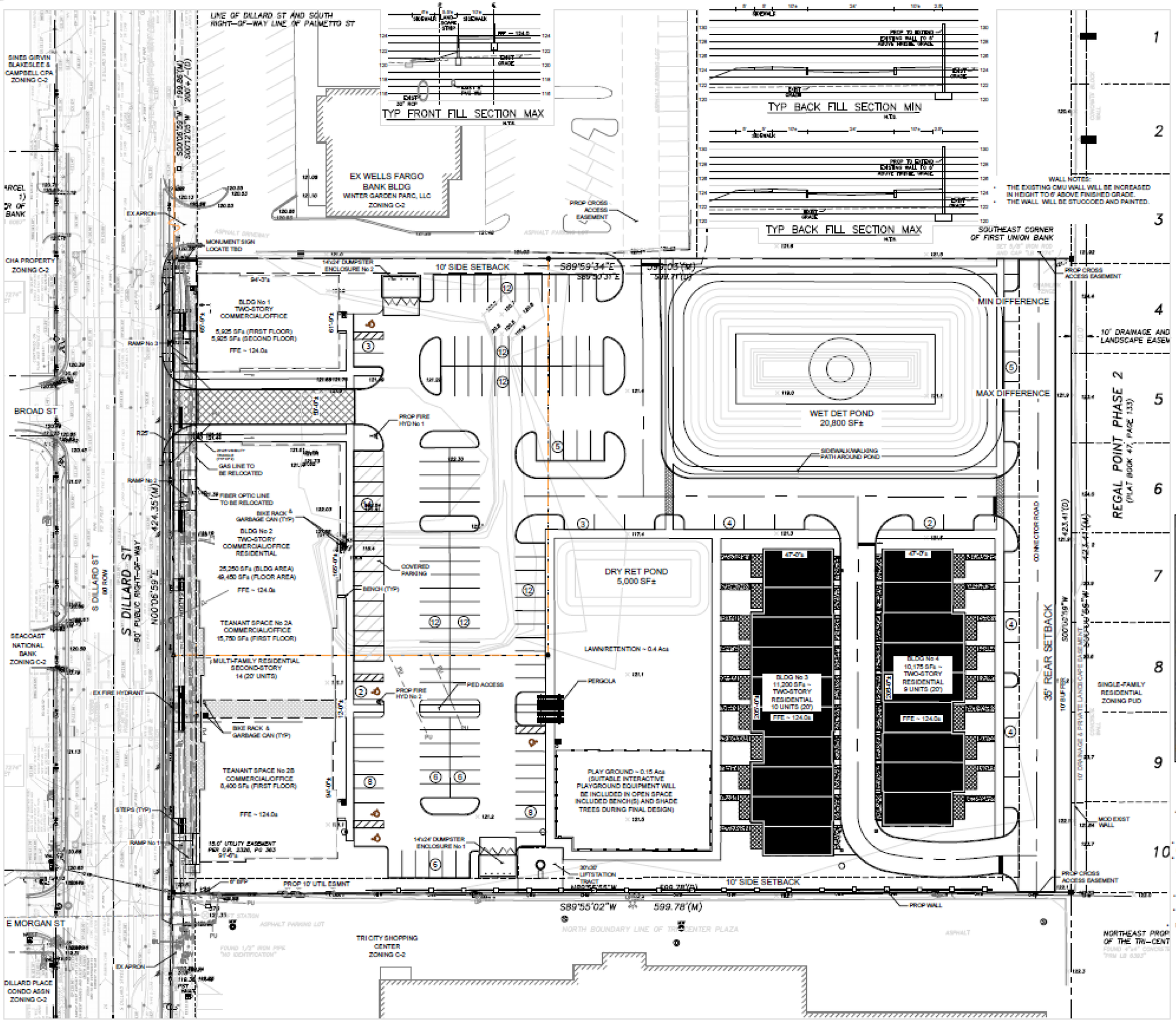
01/07/2020	ADDED UTILITY EASEMENT
02/04/2020	ADDITIONAL SPOT ELEVATIONS

JOB NUMBER: 19012.000

SURVEY DATE	11/06/19
FIELD BY:	T.SCHWARZ
FIELD BOOK	1902 / 1806
PAGES:	10-12 / 59
FIELD FILE	19012FIELD.DAT
DRAWING FILE	19012-2.DWG

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 :	0.97 AC± (FOOTPRINT)
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 AC± (40.5%)

PARKING

REQ'D

COMMERCIAL/MIXED USE
3 SPACES PER 1,000 SF BUILDING FLOOR AREA
36,000 SF± @ 3SF/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 rental)
- 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 ALONA AVE, STE 300
WINTER PARK, FLORIDA 32792
Telephone: 407-252-1671

NO.	REV. #	DESCRIPTION
1	09/04/18	CONCEPT PLAN
2	01/17/19	REVISED PER CITY COMMENTS
3	01/17/19	PRELIM. EQUIPMENT PLAN, INITIAL PDP SUBMIT TO CITY
4	04/17/19	REVISED PER CITY COMMENTS
5	11/22/19	REVISED PER OWNER
6	3/12/20	REVISED PER CITY COMMENTS
7	7/20/20	REVISED PER CITY COMMENTS

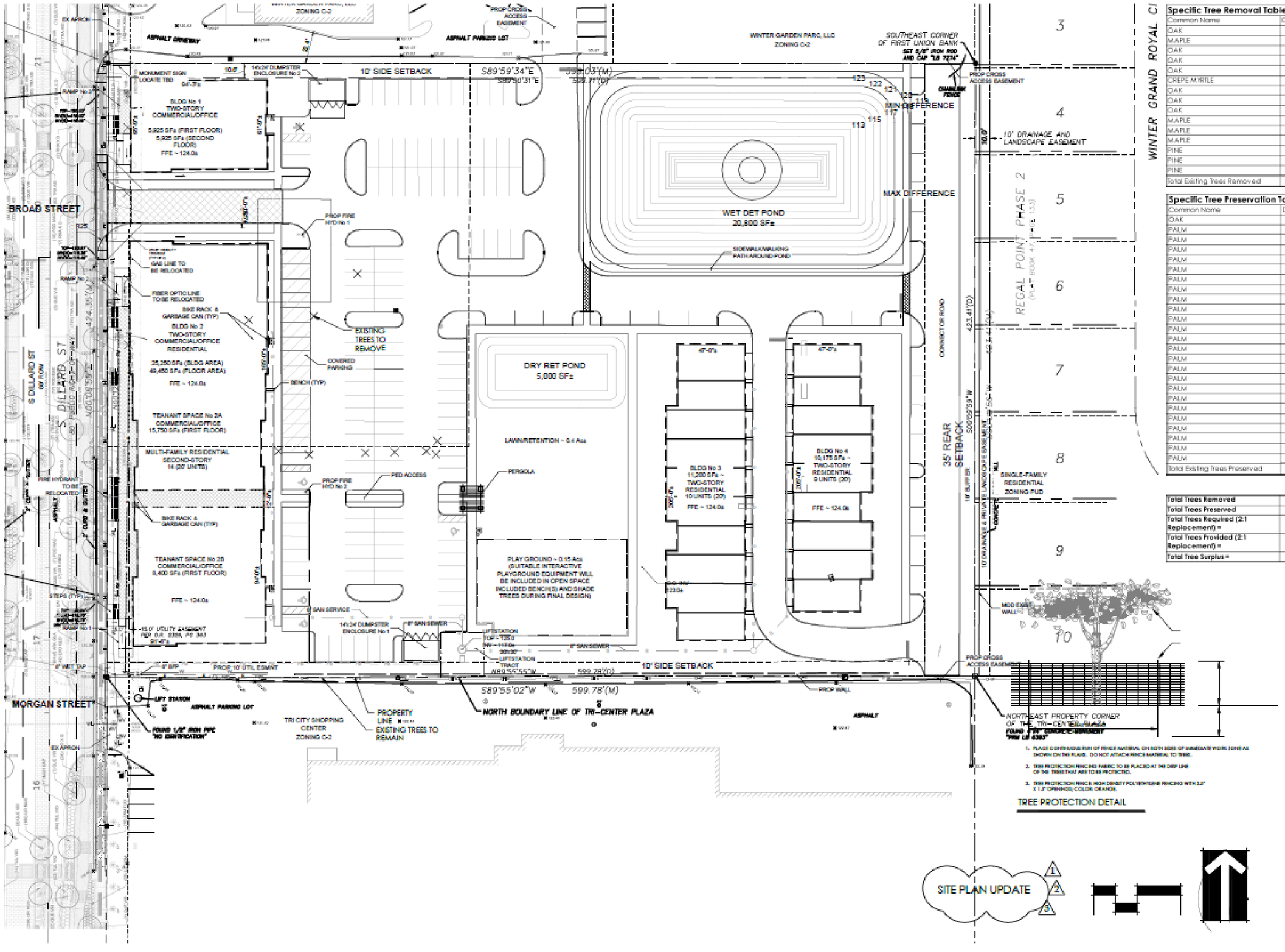
DRAWN BY: CTB

CHECK BY: CTB

PROJECT NO.: 2017-15

PROJECT DATE: 10/12/17

C1.0



1. PLACE CONTINUOUS RUN OF FENCE MATERIAL ON BOTH SIDE OF IMMEDIATE WORK ZONE AS SHOWN ON THE PLANS. DO NOT ATTACH FENCE MATERIAL TO TREES.
2. TREE PROTECTION FENCING FABRIC TO BE PLACED AT THE DRIP LINE OF THE TREES THAT ARE TO BE PROTECTED.
3. TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.0" X 1.0" OPENINGS COLOR: ORANGE.

TREE PROTECTION DETAIL

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
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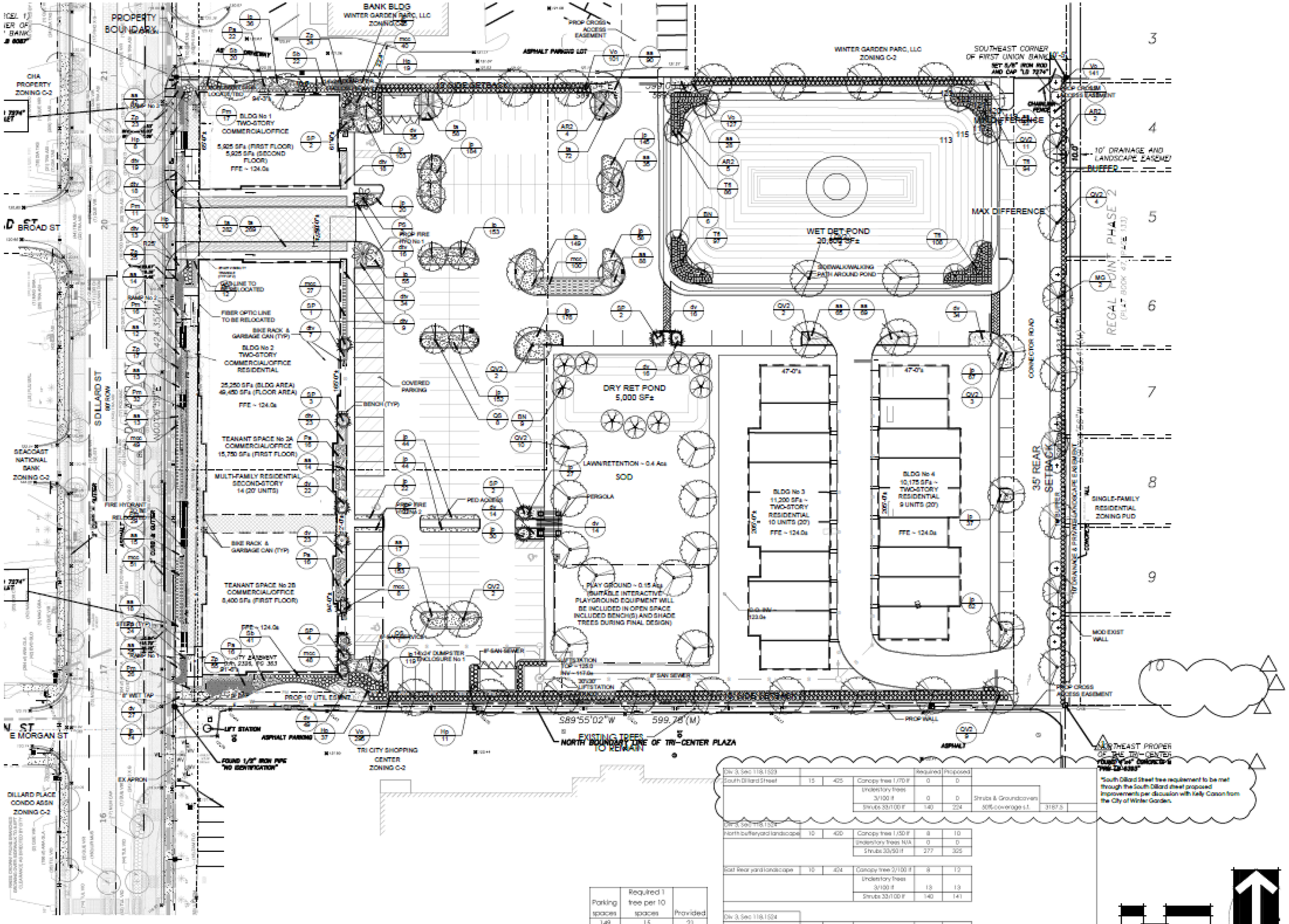
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
PALM	18
Total Existing Trees Preserved	144

	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



Div 3, Sec 118.1523				Required	Proposed		
South Dillard Street	15	425	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

*South Dillard Street tree requirement to be met through the South Dillard street proposed improvements per discussion with Kelly Carson from the City of Winter Garden.

Div 3, Sec 118.1524					
North bufferyard landscape	10	420	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

Div 3, Sec 118.1524					
South bufferyard landscape	10	420	Canopy tree 1/50 lf	8	9
			Understory trees N/A	0	0
			Shrubs 33/50 lf	277	307

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

100% of parking islands are shrubs and groundcovers.

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, 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	1/2 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 2:1:2:1.

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.

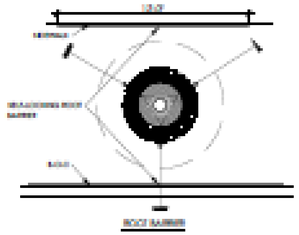
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

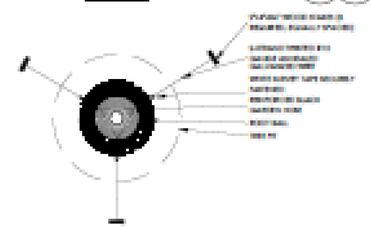
All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

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
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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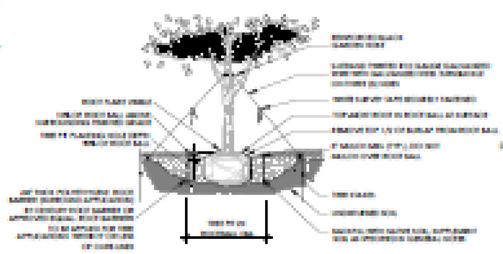

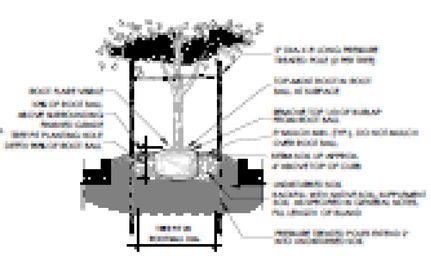

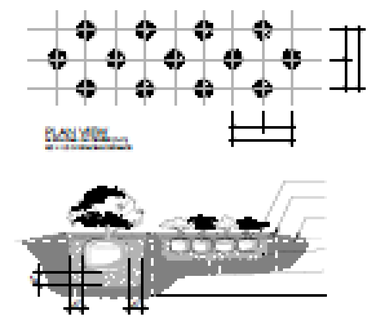

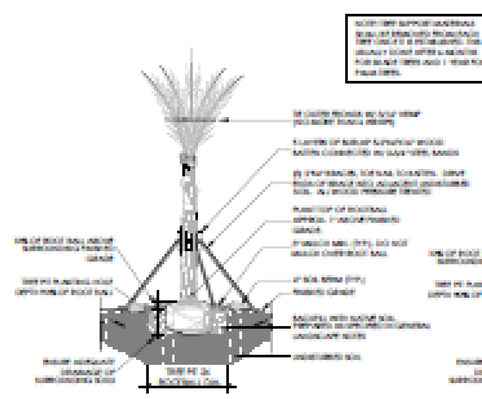

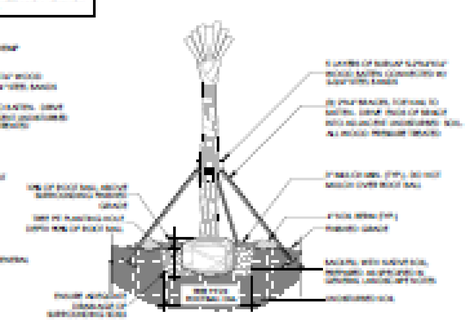

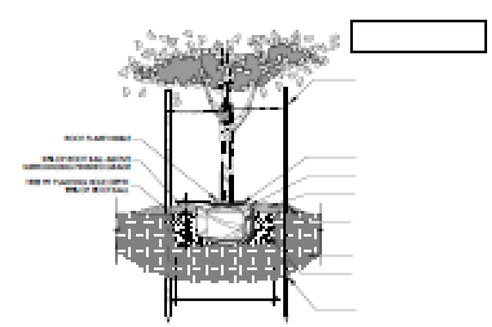

Exhibit "C"

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

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• Contact: Stoa Studios • 52 Riley Road Suite 374 Celebration, Florida 34747 • (407) 749-0789 • Info@StoaStudios.com • StoaStudios.com • Registration: FL#AR94064

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

STOA Studios

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Drawing:
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SCALE: UNSCALED

Project:
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Date & Issue:
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SCALE: UNSCALED

Project:
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Date & Issue:
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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
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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

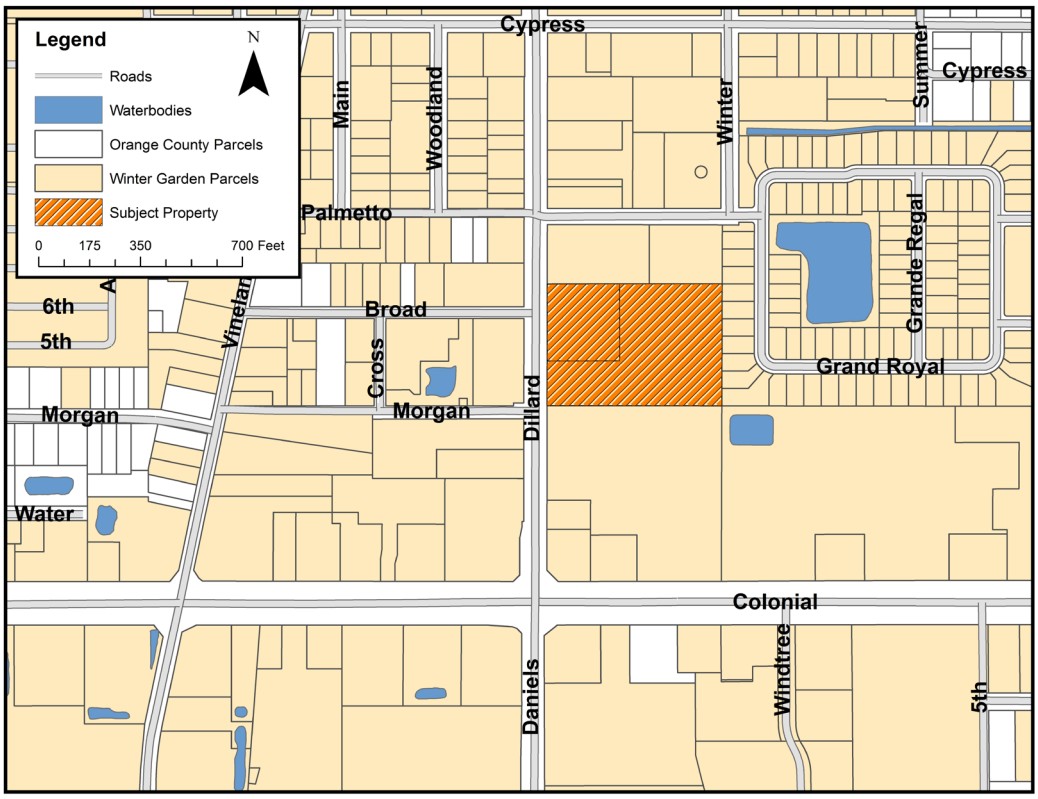
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: SEPTEMBER 24, 2020
SUBJECT: PCD AMENDMENT / REZONING
855 & 955 S Dillard Street (5.83 +/- ACRES)
PARCEL ID # 12-22-27-6496-21-013; 12-22-27-6496-21-008

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

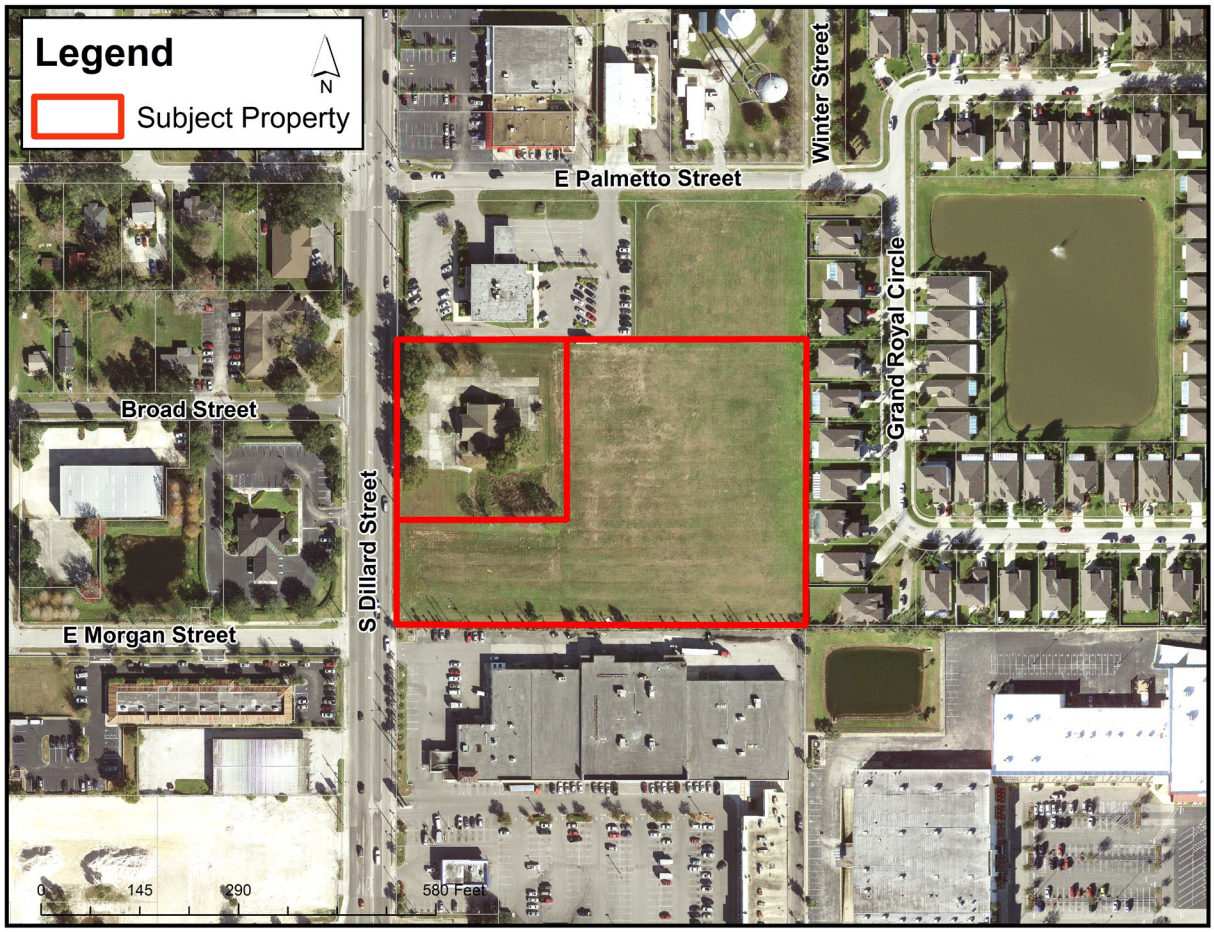
Downtown Historic District.

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.

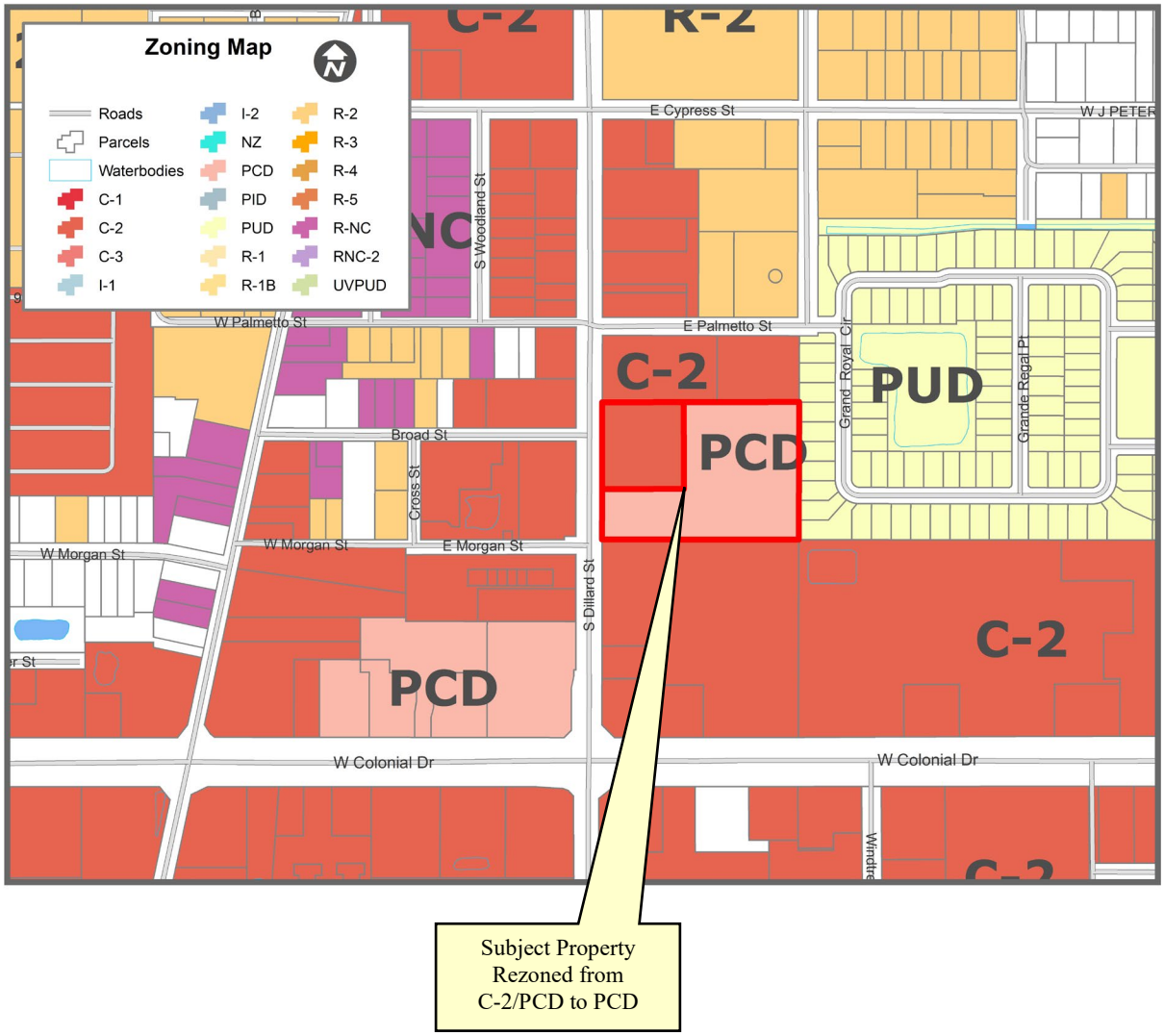
Including residential uses in addition to commercial uses will have the added benefit of promoting more pedestrian and bike activity on Dillard Street, not only during business hours, but also in the evening as residents walk or bike to nearby restaurants and shops. Including the mix of uses also has 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

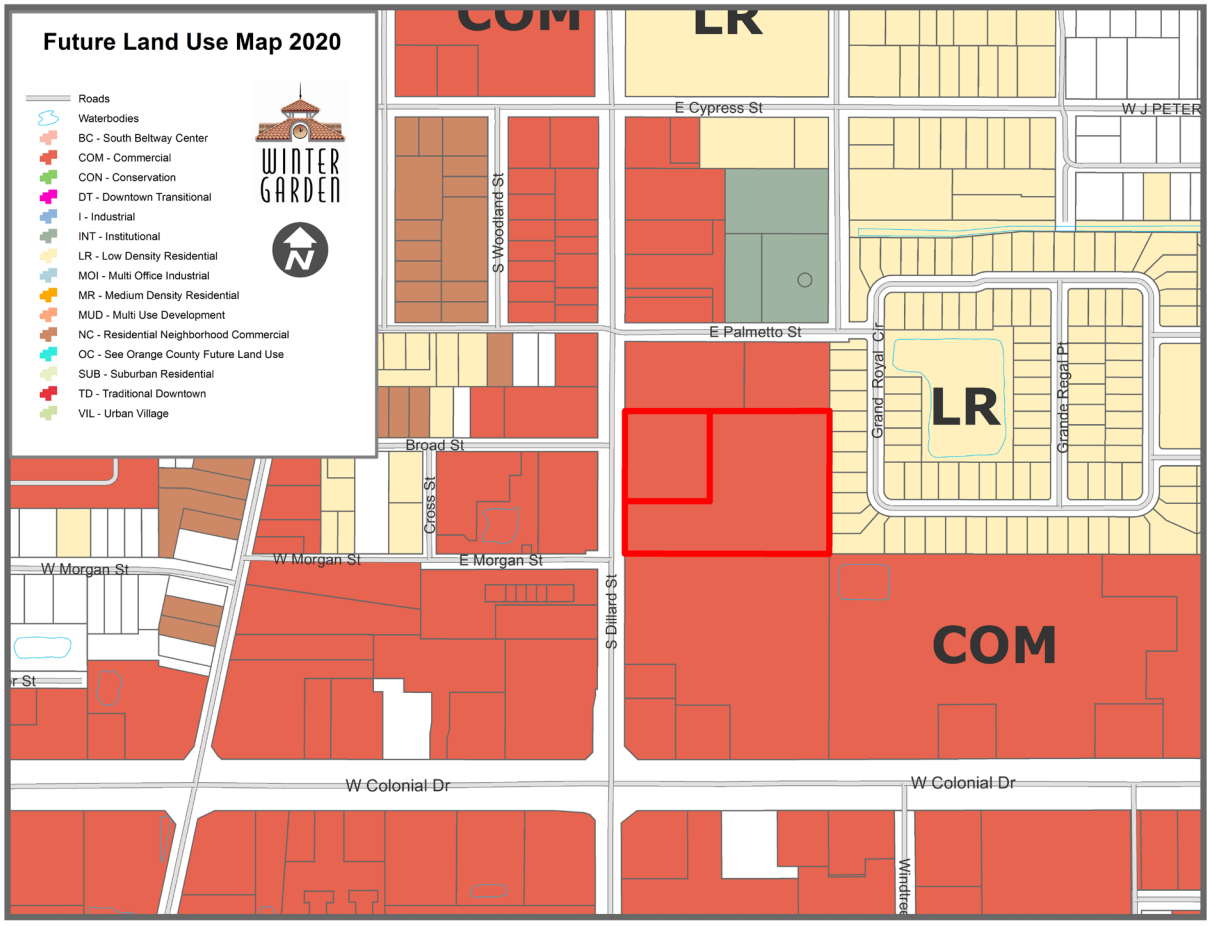


ZONING MAP
855 & 955 S Dillard Street



Subject Property
Rezoned from
C-2/PCD to PCD

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: September 29, 2020 **Meeting Date:** October 8, 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:

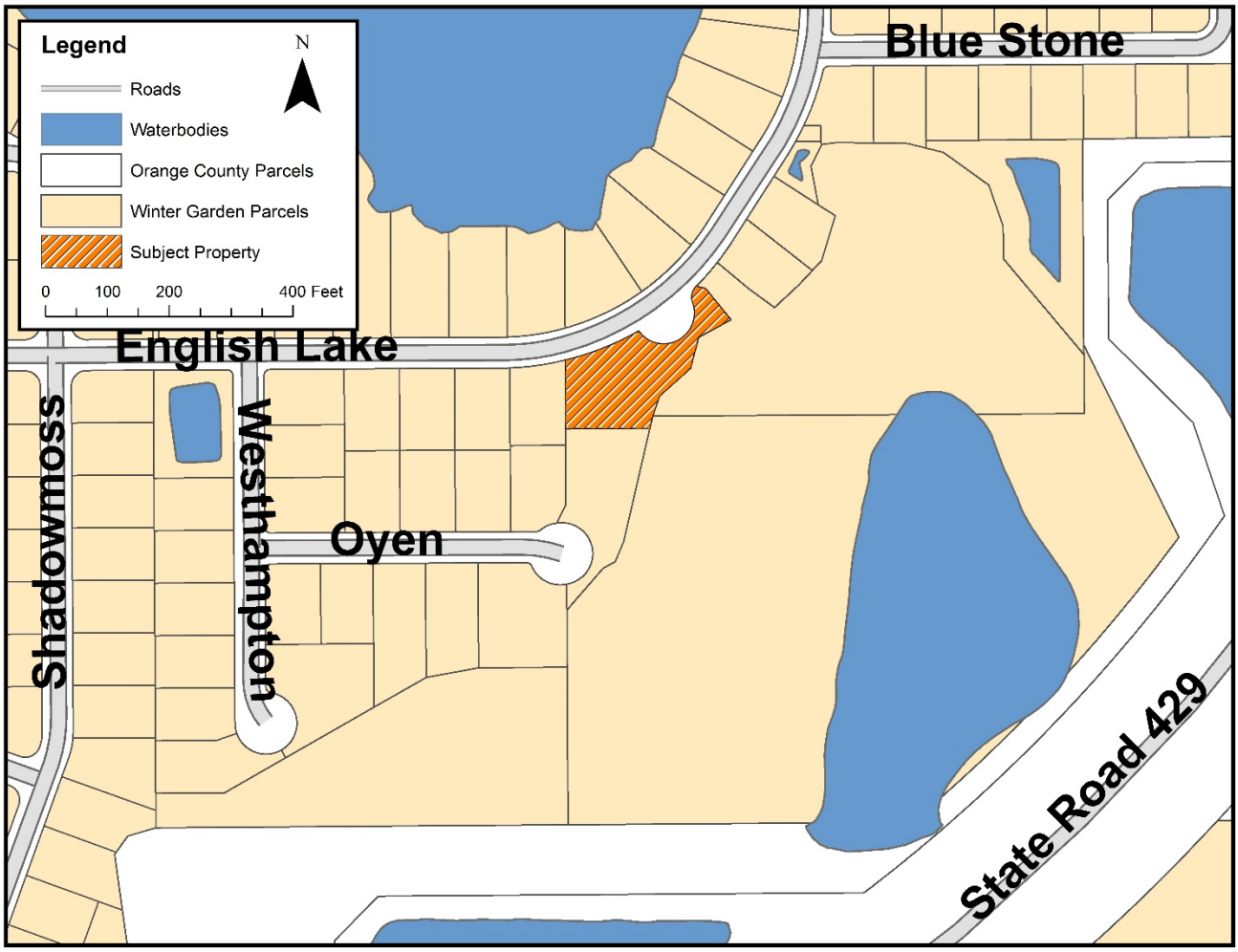
Staff recommends approval of Ordinance 20-48, with the second reading and adoption Ordinance 20-48 anticipated to be on October 22, 2020.

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

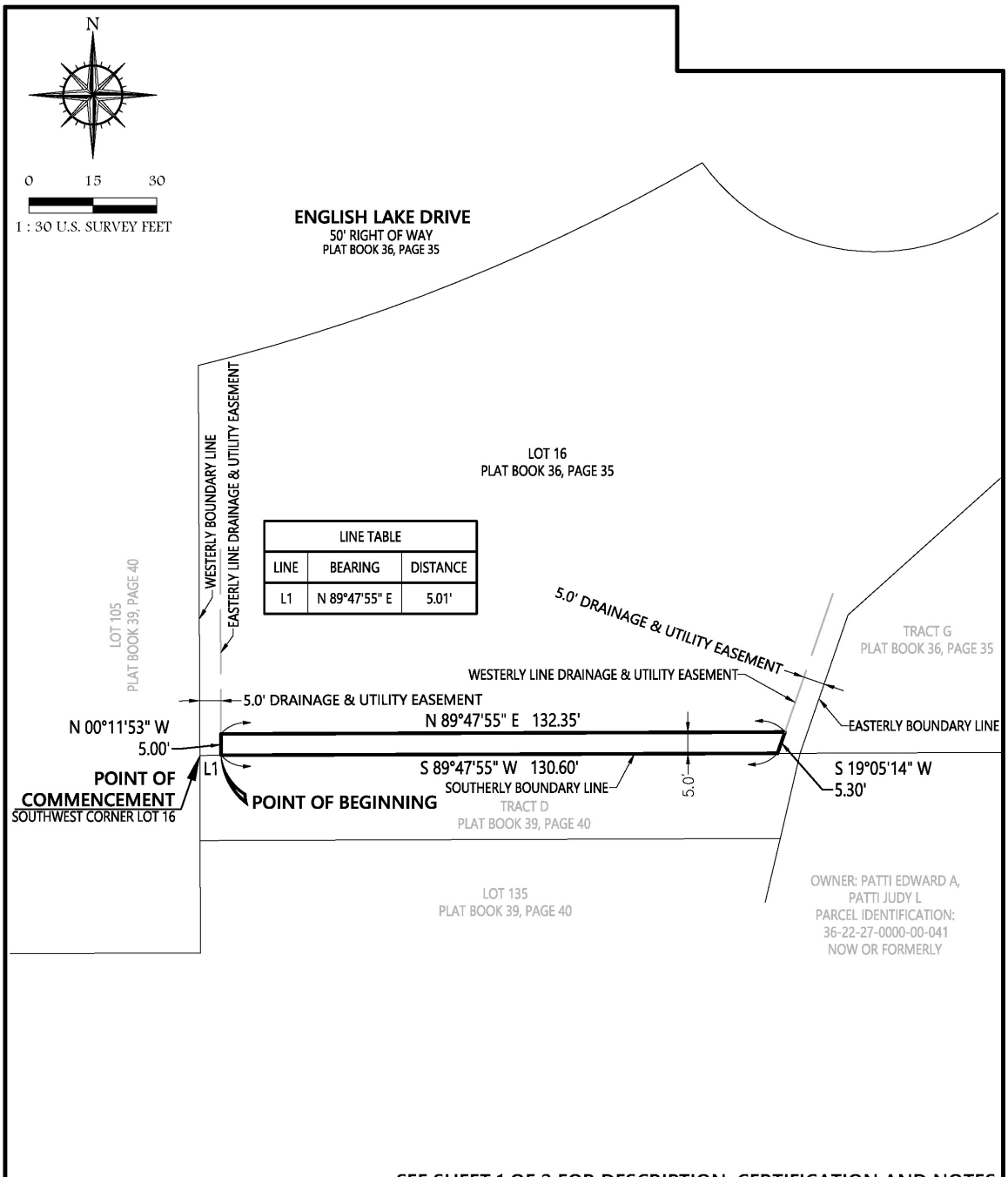
SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

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

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°47'55" E	5.01'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

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

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

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 1, 2020 **Meeting Date:** October 8, 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:

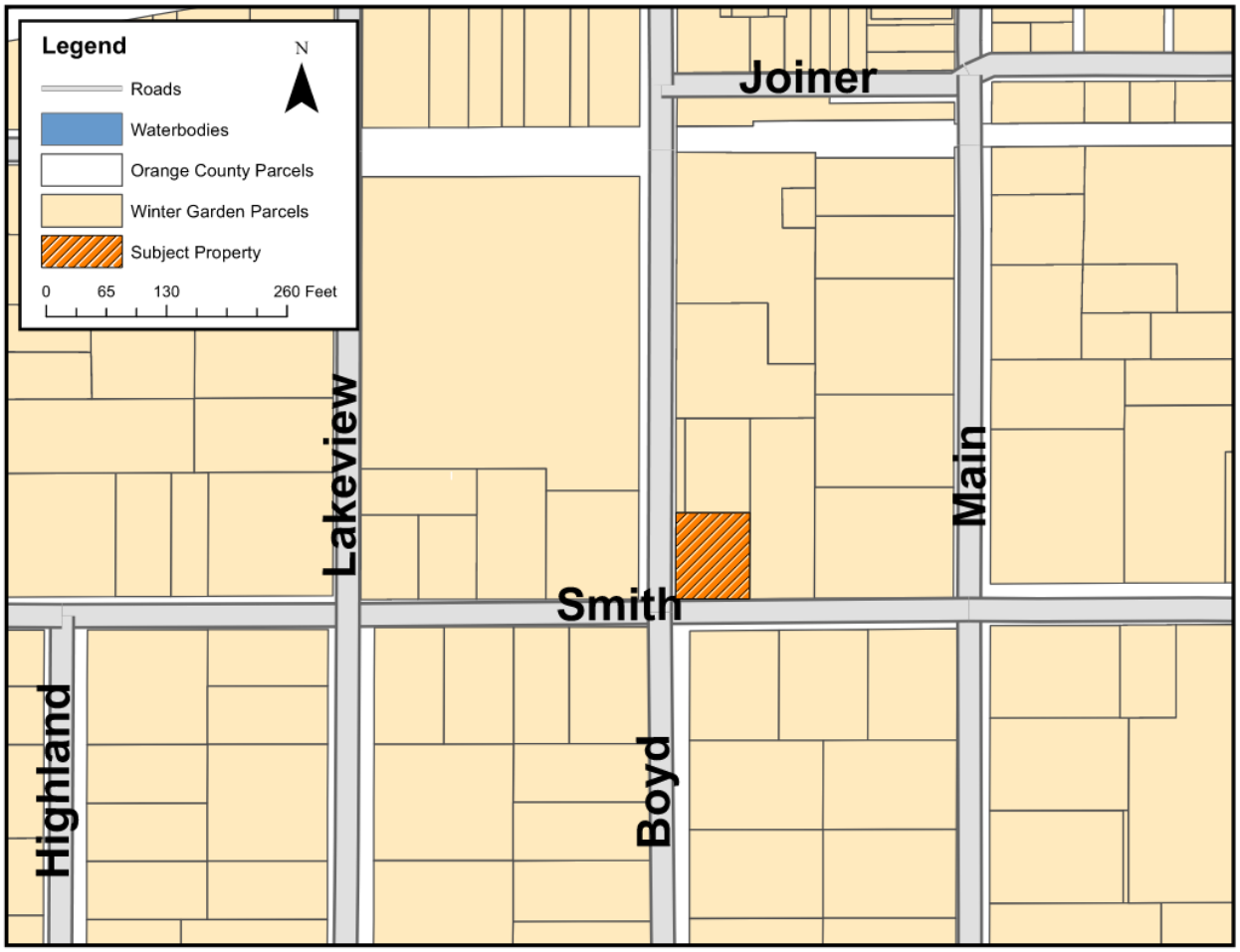
Staff recommends postponing this hearing until October 22, 2020.

Attachment(s)/References:
Location Map
Ordinance 20-52
Staff Report

LOCATION MAP

21 W Smith Street

<u>Rezoning</u>



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

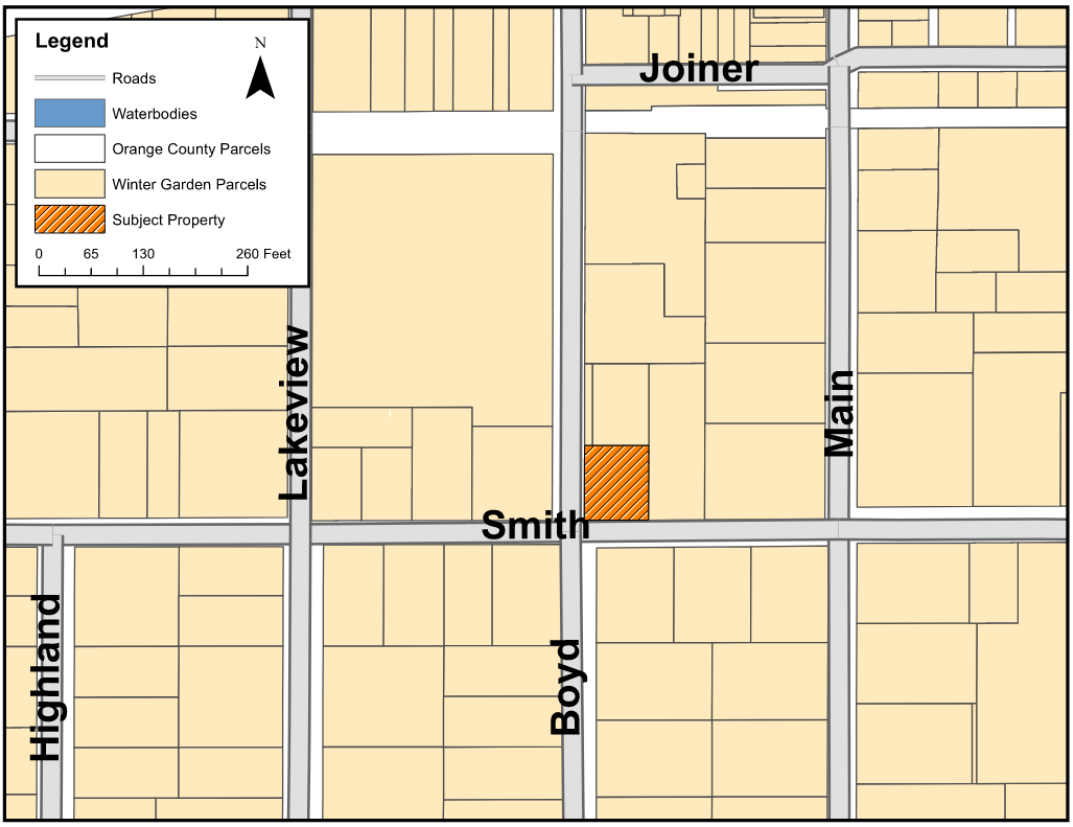
TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Senior Planner
DATE: September 24, 2020
SUBJECT: REZONING
21 West Smith St (0.17 +/- ACRES)
PARCEL ID # 23-22-27-2888-08-071

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

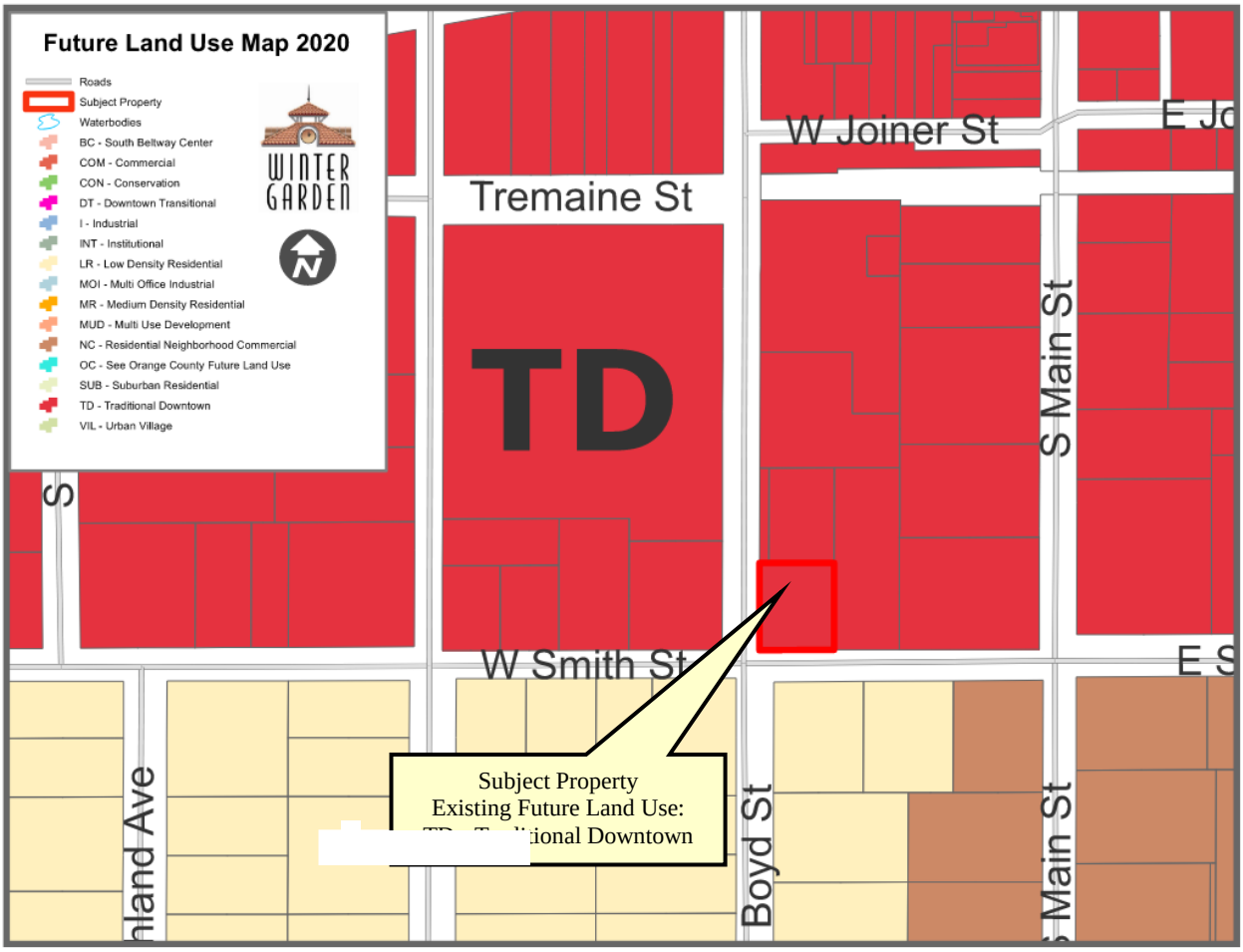
The applicant is planning on developing the property into a single-story commercial office building similar to the building north of the subject property.

SUMMARY

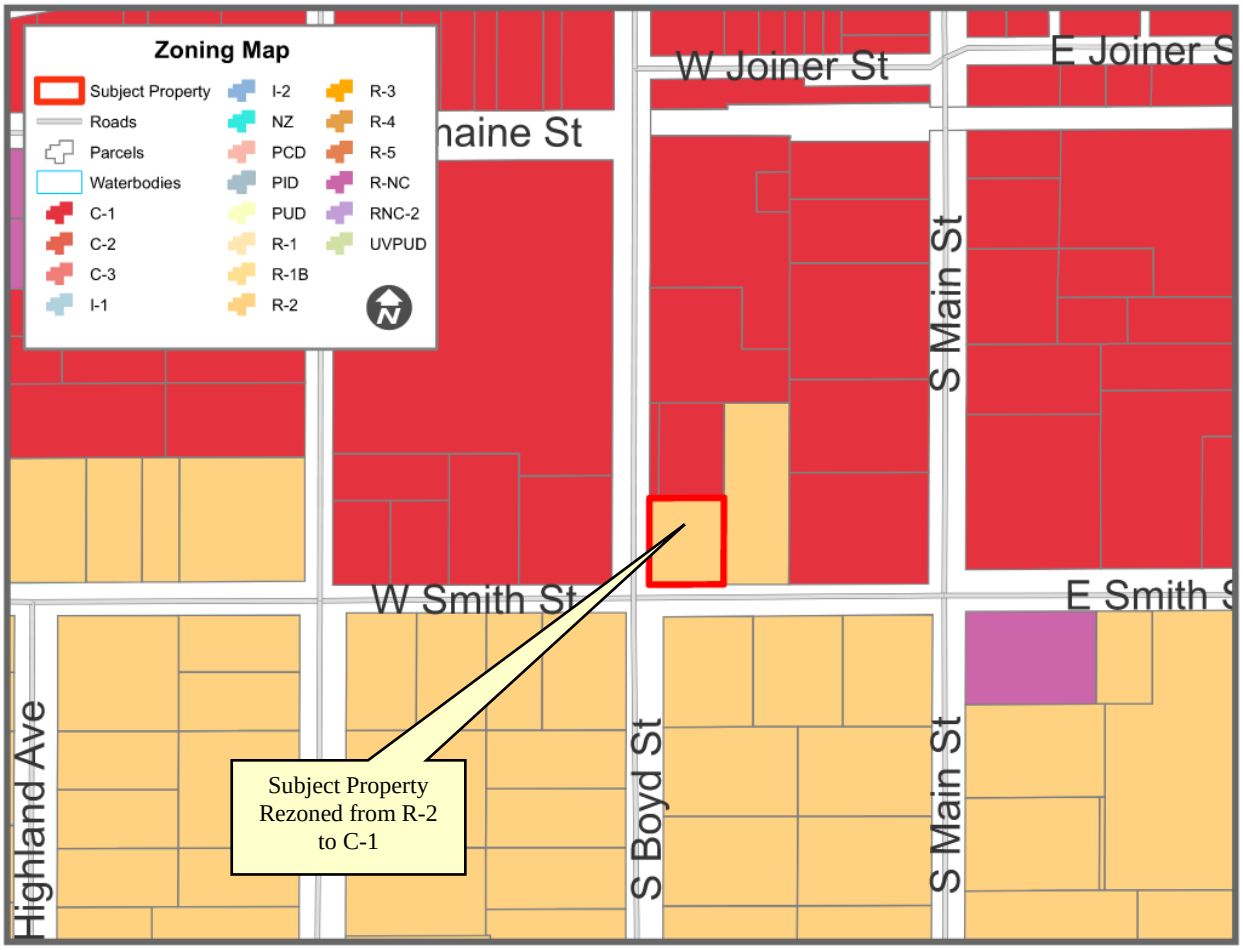
The applicant's proposal to rezone the subject property from R-2 to C-1 is consistent with the property's Future Land Use designation of TD Traditional Downtown as well as the policies contained within the City's Comprehensive Plan. City Staff recommends approval of Rezoning Ordinance 20-52.

AERIAL PHOTO
<u>21 W Smith Street</u>

Future Land Use Map
<u>21 W Smith Street</u>



Zoning Map
<u>21 W Smith Street</u>



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: September 18, 2020 **Meeting Date:** October 8, 2020

Subject: 465 Palm Street
Ordinances 20-39, 20-40, and 20-41
PARCEL ID # 26-22-27-8110-01-150

Issue: The applicant is requesting annexation into the City of Winter Garden for the property located at 465 Palm Street.

Discuss The applicant has requested annexation into the City and an amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential and to rezone to R-1 Single-Family Residential. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan to eliminate enclaves (See Staff Report).

Recommended Action:

Staff recommends approval and adoption of Ordinance 20-39, Ordinance 20-40, and Ordinance 20-41.

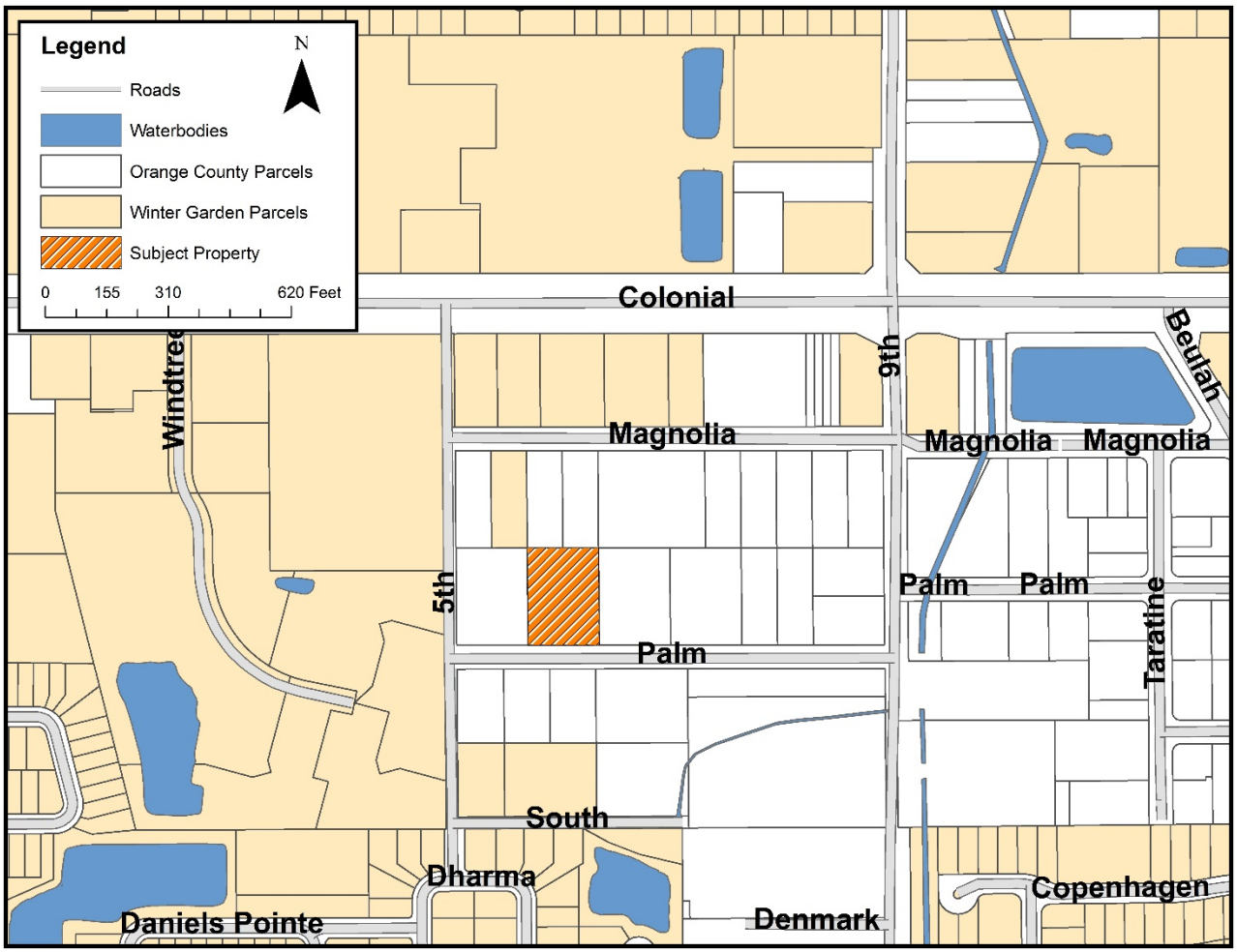
Attachment(s)/References:

Location Map
Ordinance 20-39, 20-40, and 20-41
Staff Report

LOCATION MAP

465 Palm Street

<u>Annexation-FLU-Rezoning</u>



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.

WHEREAS, the owner of the land, 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, and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

WHEREAS, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

WHEREAS, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

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

SECTION 1: *Annexation.* That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

SECTION 2: *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT "A" and graphically shown in ATTACHMENT "B" shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall

apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

SECTION 4: *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

SECTION 5: *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 6: *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

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

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 26-22-27-8110-01-150

DESCRIPTION:

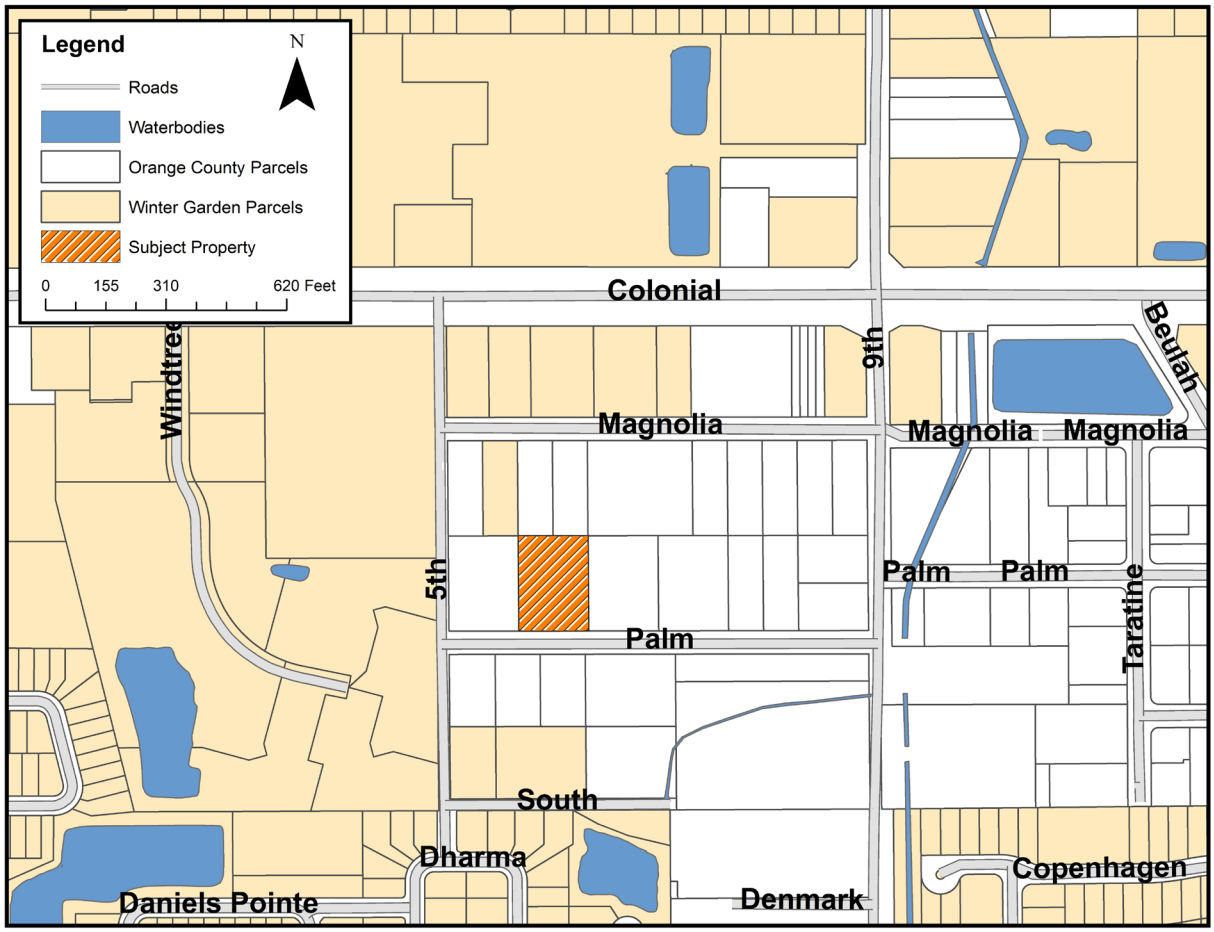
Lots 15 and 16, Block A, G.T. SMITH SUBDIVISION NO. 7, according to the Plat thereof, as recorded in Plat Book Q, Page 129, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Southwest corner of Lot 13, Block A of said G.T. SMITH SUBDIVISION NO. 7; thence run South 89°34'00" East 180.00 feet to the Southwest corner of said Lot 15 and the POINT OF BEGINNING; thence North 00°00'00" East 245.00 feet to the Northwest corner of said Lot 15; thence South 89°34'00" East 180.00 feet to the Northeast corner of said Lot 16; thence South 00°00'00" East 245.00 feet to the Southeast corner of said Lot 16; thence North 89°34'00" West 180.00 feet to the POINT OF BEGINNING.

Containing 1.012 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

465 Palm Street



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.

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

WHEREAS, the owner of that certain 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, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Density Residential to City Low Density Residential; and

WHEREAS, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

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

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Low Density Residential as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 20-39, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

SECTION III. *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

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#: 26-22-27-8110-01-150

DESCRIPTION:

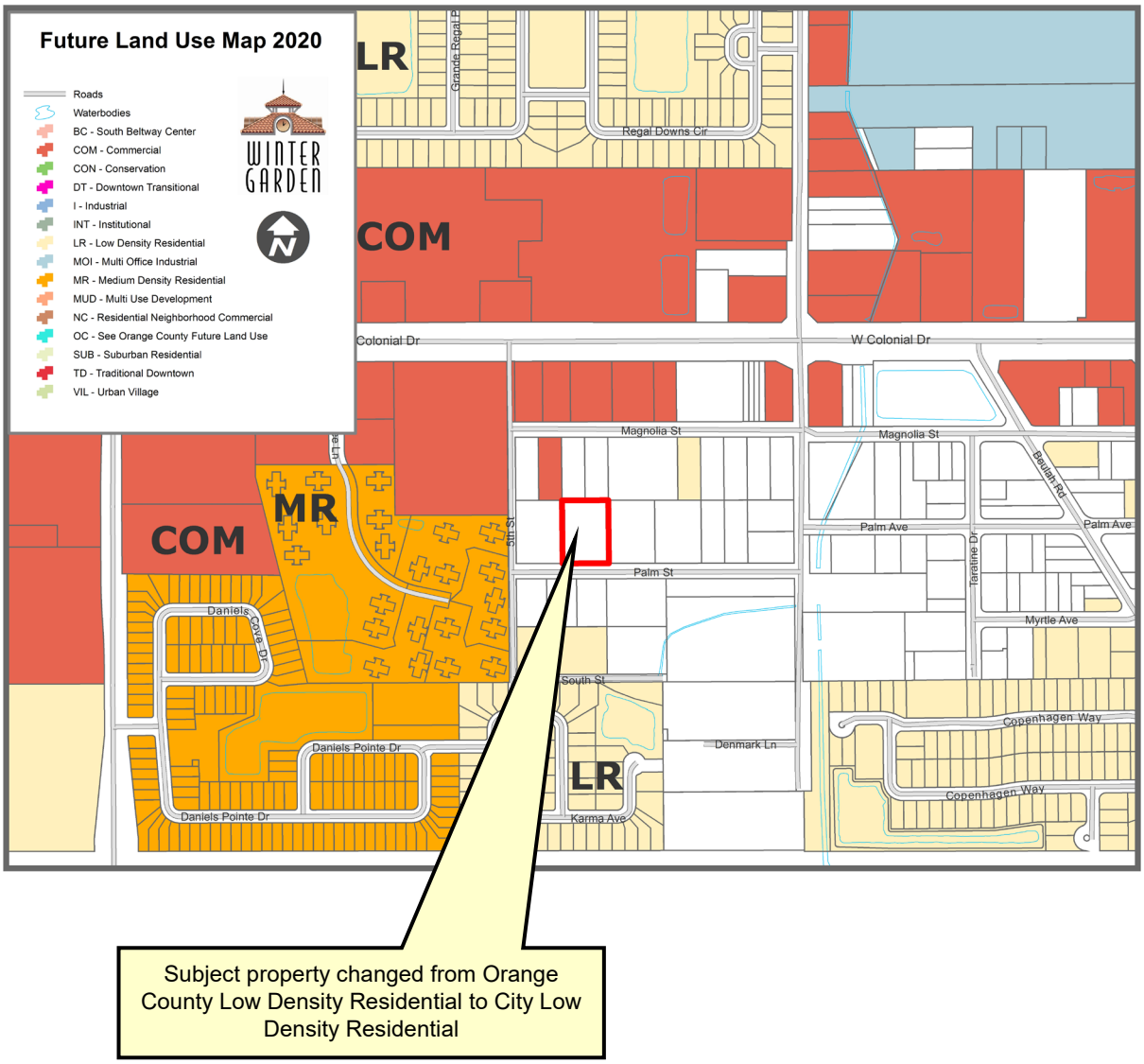
Lots 15 and 16, Block A, G.T. SMITH SUBDIVISION NO. 7, according to the Plat thereof, as recorded in Plat Book Q, Page 129, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Southwest corner of Lot 13, Block A of said G.T. SMITH SUBDIVISION NO. 7; thence run South 89°34'00" East 180.00 feet to the Southwest corner of said Lot 15 and the POINT OF BEGINNING; thence North 00°00'00" East 245.00 feet to the Northwest corner of said Lot 15; thence South 89°34'00" East 180.00 feet to the Northeast corner of said Lot 16; thence South 00°00'00" East 245.00 feet to the Southeast corner of said Lot 16; thence North 89°34'00" West 180.00 feet to the POINT OF BEGINNING.

Containing 1.012 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

465 Palm Street



Subject property changed from Orange County Low Density Residential to City Low Density Residential

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.

WHEREAS, the owner of that certain real property generally described as 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, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County A-1 Citrus Rural District to the City's R-1 Single-Family Residential 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 R-1 Single-Family Residential 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 Orange County A-1 Citrus Rural District to City R-1 Single-Family Residential 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

simultaneously upon the effective date of Ordinance 20-40 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

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#: 26-22-27-8110-01-150

DESCRIPTION:

Lots 15 and 16, Block A, G.T. SMITH SUBDIVISION NO. 7, according to the Plat thereof, as recorded in Plat Book Q, Page 129, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Southwest corner of Lot 13, Block A of said G.T. SMITH SUBDIVISION NO. 7; thence run South 89°34'00" East 180.00 feet to the Southwest corner of said Lot 15 and the POINT OF BEGINNING; thence North 00°00'00" East 245.00 feet to the Northwest corner of said Lot 15; thence South 89°34'00" East 180.00 feet to the Northeast corner of said Lot 16; thence South 00°00'00" East 245.00 feet to the Southeast corner of said Lot 16; thence North 89°34'00" West 180.00 feet to the POINT OF BEGINNING.

Containing 1.012 acres, more or less.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

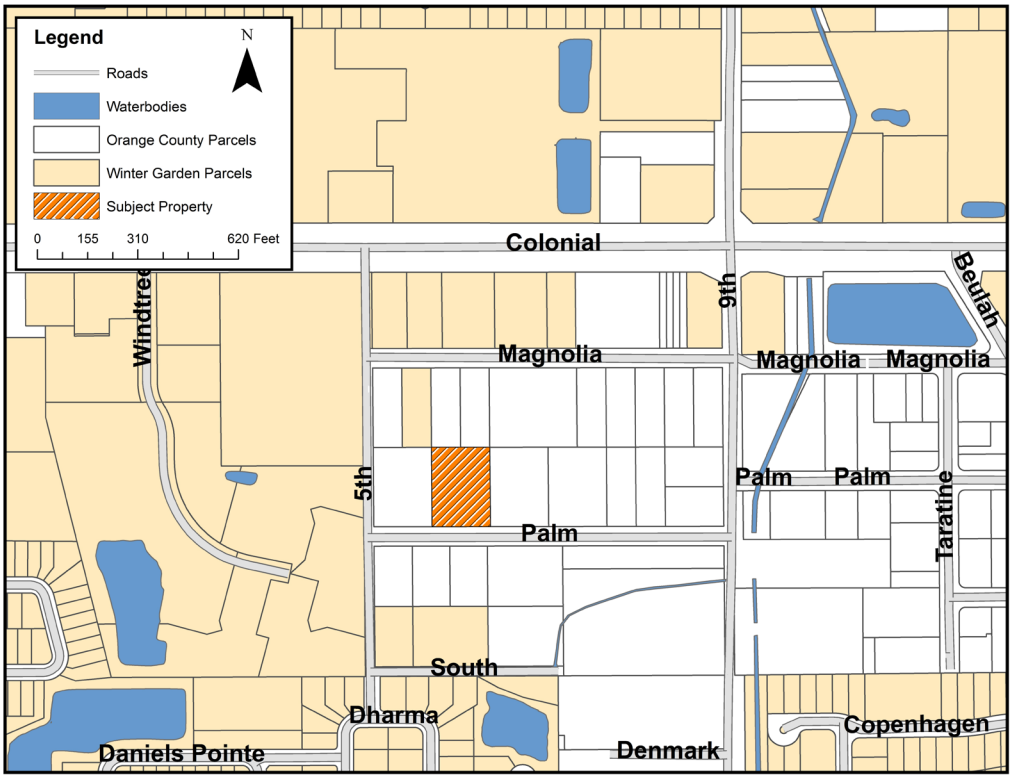
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: SEPTEMBER 1, 2020
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
465 PALM STREET (1.01 +/- ACRES)
PARCEL ID(S) #: 26-22-27-8110-01-150
APPLICANT: JOWERS FAMILY ENTERPRISES

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 consists of a parcel located at 465 Palm Street, generally located east of 5th Street, west of 9th Street, south of Magnolia Street, and north of Palm Street and is approximately 1.01 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential, and rezoning the property to R-1 Single-Family Residential District. The subject property is currently located in Unincorporated Orange County, is zoned A-1 Citrus Rural District, and has an Orange County Future Land Use designation of Low Density Residential.

In accordance with the City's Comprehensive Plan, properties designated with the Low Density Residential land use category are required to be developed at a gross residential density between 2 to 6 dwelling units per gross acre and up to 9 units per gross acre for workforce/low income housing with a maximum of 10 acres and will be identified on the Future Land Use Map only in areas that have the urban services and public facilities that can accommodate a higher density of residential housing. Factors in determining the location of this land use category included proximity to natural resources and urban services, availability of public facilities and the characteristics of nearby existing and future neighborhoods. Churches and schools are allowable uses in the Low Density areas that are zoned R-2 and in specified areas of PUDs and via a Special Exception Permit in all other allowable zoning classifications. The zoning classifications that are consistent with the Low Density Residential classification are PUD, R-1A, R-1, R-2, R-1B, and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property currently developed with a single family house and detached garage building, as well as associated site development.

ADJACENT LAND USE AND ZONING

The properties to the north, south, east, and west of the subject property are all located within Unincorporated Orange County, are zoned A-1, and are developed with single-family residences. The property that touches the northwest corner of the subject property is located in the City of Winter Garden, rendering the subject property eligible for annexation. This property is zoned C-2, is developed with a professional office building, and is also owned by the Applicant.

PROPOSED USE

The applicant intends to annex the subject property in order to get City services.

PUBLIC FACILITY ANALYSIS

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents. 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.

SUMMARY

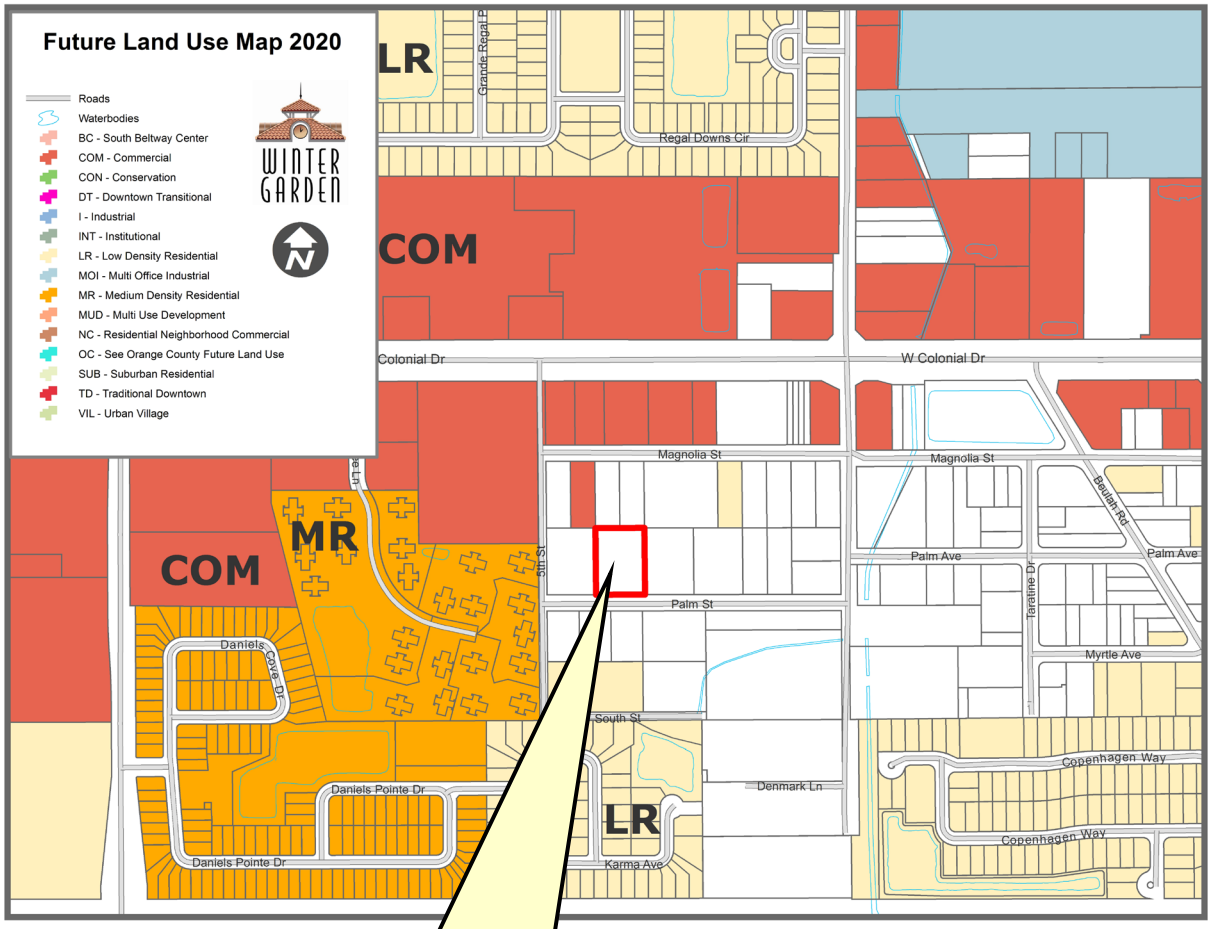
Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. City Staff recommends approval of Ordinances 20-39, 20-40, and 20-41.

AERIAL PHOTO

465 Palm Street

FUTURE LAND USE MAP

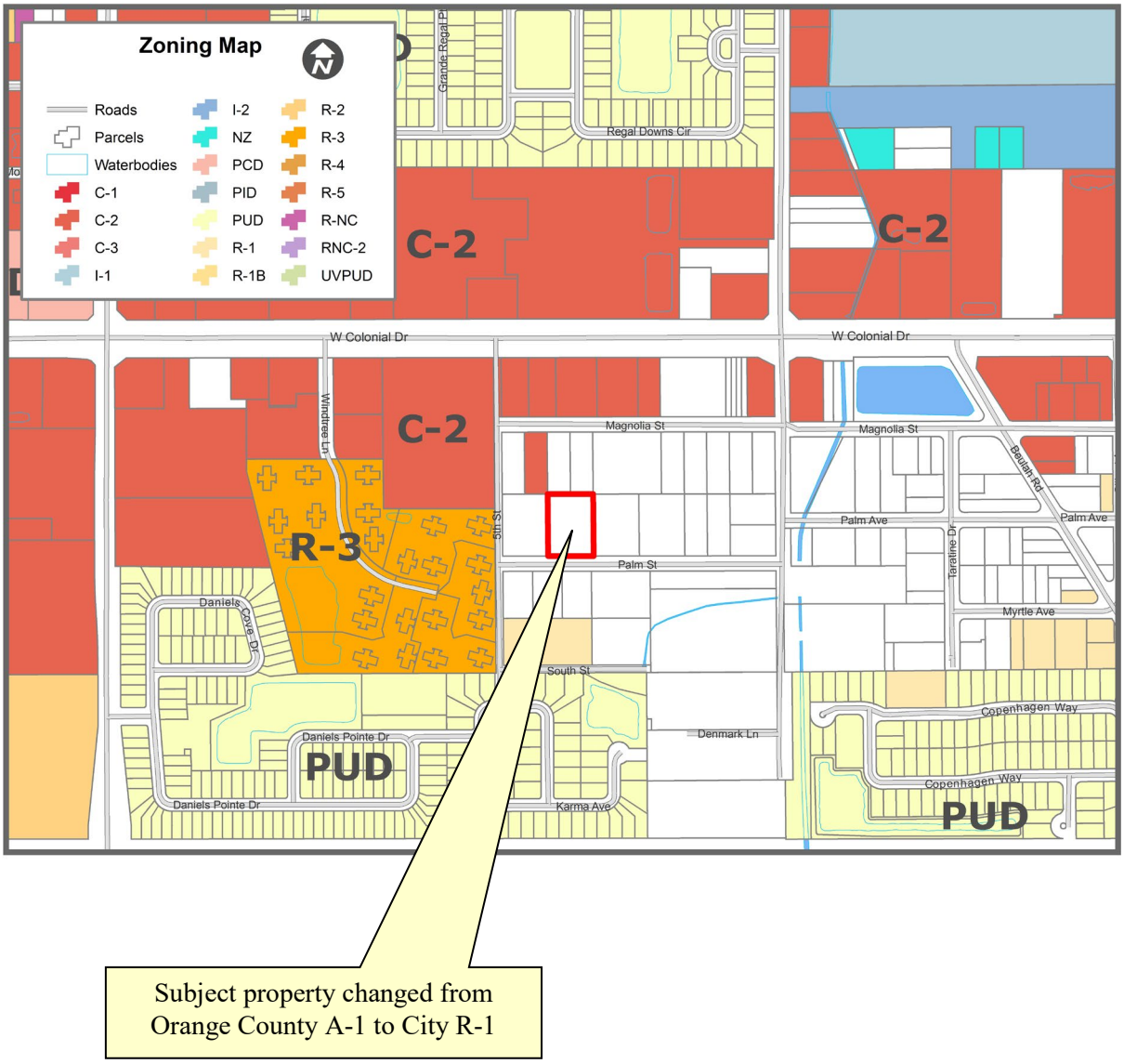
465 Palm Street



Subject property changed from Orange County Low Density Residential to City Low Density Residential

ZONING MAP

465 Palm Street



Subject property changed from Orange County A-1 to City R-1

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: September 18, 2020 **Meeting Date:** October 8, 2020

Subject: 15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail
Ordinance 20-42
PARCEL ID # 21-22-27-6100-16-000; 21-22-27-6100-00-007;
21-22-27-6100-15-000; 21-22-27-6100-04-780

Issue: The applicant is requesting future land use amendment for the property located at 15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail.

Discuss The applicant has requested an amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as (NC) Residential Neighborhood Commercial. The proposed Future Land Use Amendment from Low Density Residential to Residential Neighborhood Commercial will ensure the subject property has a Future Land Use designation that is consistent with the property's PUD zoning regulations (See Staff Report).

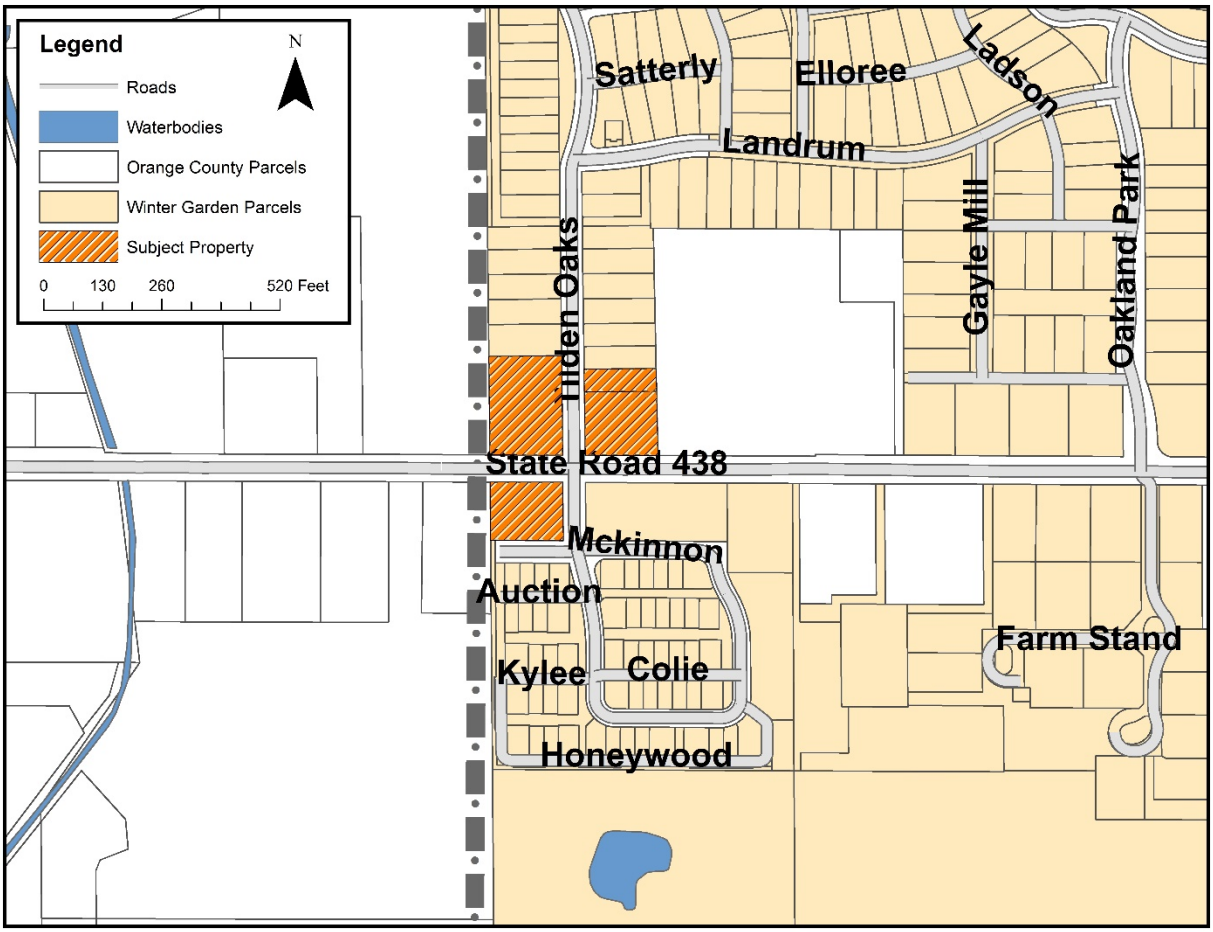
Recommended Action:
Staff recommends approval and adoption of Ordinance 20-42.

Attachment(s)/References:
Location Map
Ordinance 20-42
Staff Report

LOCATION MAP

15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail

<u>Future Land Use Amendment</u>



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.

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

WHEREAS, the owner of that certain real property generally described as approximately 1.96 ± acres located at 15411, 15540, 15541 E Oakland Ave and 841 Tilden Oaks Trail, on the northwest, northeast, and southwest corners of E Oakland Ave and Tilden Oaks Trail, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Low Density Residential to Residential Neighborhood Commercial; and

WHEREAS, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

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

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property from Low Density Residential to Residential Neighborhood Commercial as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* This Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or

the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

SECTION III. *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

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#: 21-22-27-6100-16-000; 21-22-27-6100-00-007; 21-22-27-6100-15-000; 21-22-27-6100-04-780

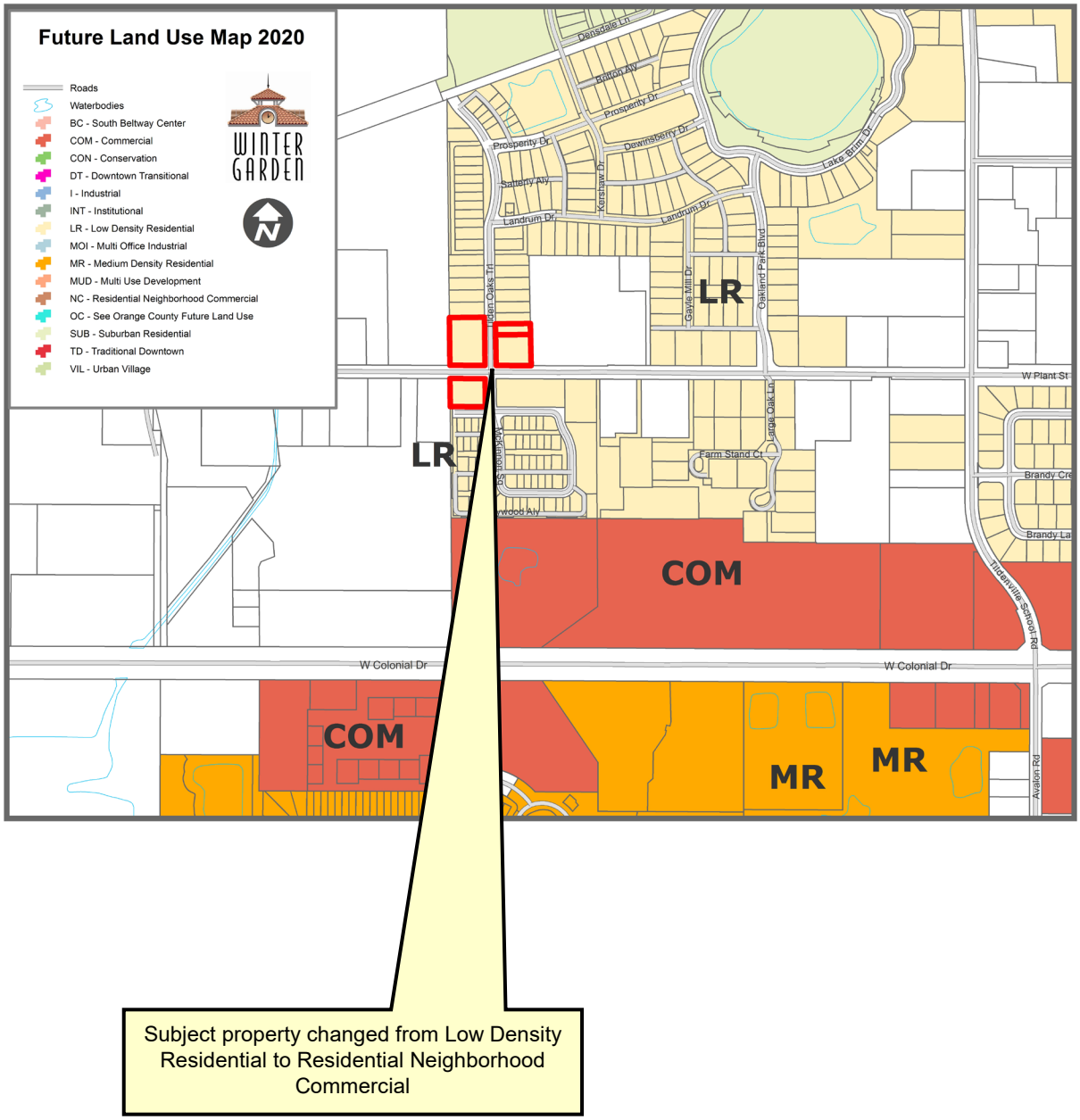
DESCRIPTION:

Tract G, Tract O, Tract P, & Lot 478, OAKLAND PARK UNIT 5, according to the plat thereof as recorded in Plat Book 101, Pages 73 through 78 of the Public Records of Orange County, Florida.

ATTACHMENT "B"

FUTURE LAND USE MAP

15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail



Subject property changed from Low Density Residential to Residential Neighborhood Commercial

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

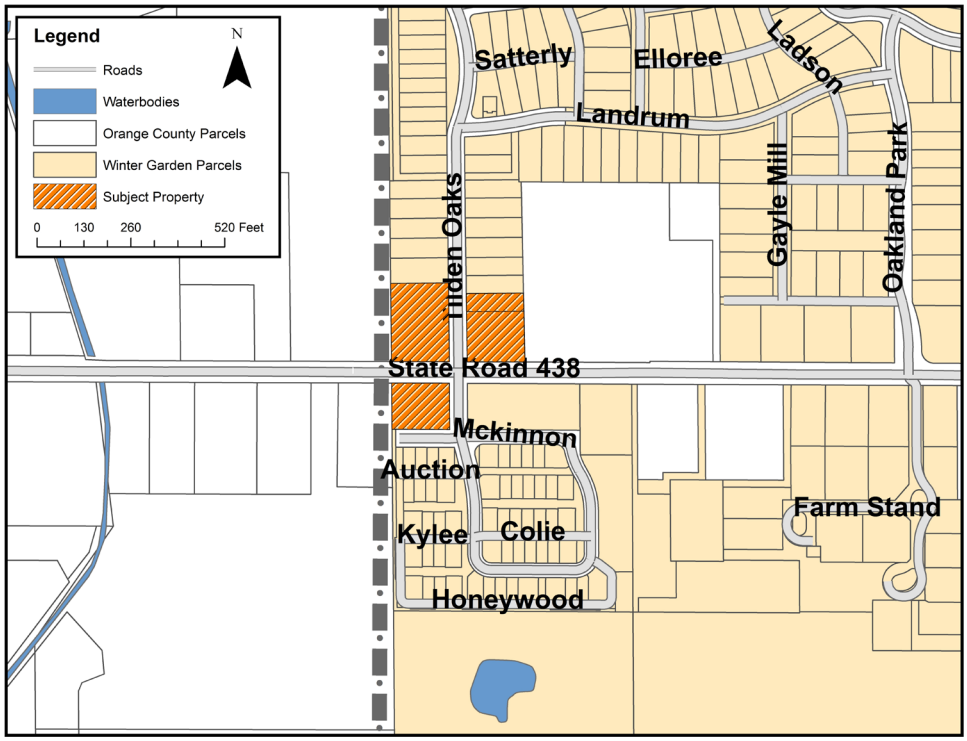
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: SEPTEMBER 1, 2020
SUBJECT: FUTURE LAND USE AMENDMENT
15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail (1.96 +/- ACRES)
PARCEL ID(S) #: 21-22-27-6100-16-000; 21-22-27-6100-00-007; 21-22-27-6100-15-000; 21-22-27-6100-04-780
APPLICANT: TILDEN OAKS 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 consists of four parcels located at 15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail, generally located on the northwest, northeast, and southwest corners of E Oakland Ave and Tilden Oaks Trail and is approximately 1.96 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested an amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as (NC) Residential Neighborhood Commercial. The subject property is currently zoned PUD Planned Unit Development (Oakland Park PUD, Ordinance 12-08), and has a Future Land Use designation of Low Density Residential.

In accordance with the City's Comprehensive Plan, properties designated with the Residential-Neighborhood Commercial land use category are required to be developed at a floor area ratio not greater than 0.35. Gross residential density shall be not greater than 6 dwelling units per acre. All uses shall have a maximum height of 35 feet. This designation shall provide for permitted low density residential uses and neighborhood commercial and professional uses. The mix should have a minimum of 80% residential uses. Uses should be located on collector and minor arterial streets close to low density residential areas. The zoning classifications that are consistent with the Residential Neighborhood Commercial classification are PUD, R-NC, and INT.

EXISTING USE

The subject property is currently vacant, and is part of the recently-platted Oakland Park Phase 5 subdivision.

ADJACENT LAND USE AND ZONING

There are two properties to the west of the subject property, both of which are located within the Town of Oakland. One is a vacant property zoned A-1, and the other is a vacant property zoned PUD. The latter is part of the Town of Oakland's side of the Oakland Park development. The property to the east of the subject property is developed with several residential structures, is zoned A-1, and is located in Un-Incorporated Orange County. The properties to the north and south of the subject property are vacant residential properties that are part of the Oakland Park Phase 5 subdivision.

PROPOSED USE

The applicant intends to develop the subject property with several neighborhood-oriented commercial uses. The final end-users have not yet been identified, but possible uses that have been discussed include a neighborhood café, boutique Italian market, yoga studio, and professional offices. These commercial uses will be required to go thorough the City's Site Plan Approval process, where they will be reviewed for consistency with the City's Land Development Code, Comprehensive Plan, and Oakland Park PUD Ordinance 12-08. This review includes ensuring the development is harmonious and non-disruptive to the adjacent residential properties, and will require a detailed review of architectural elevations and property buffering. High intensity uses, noxious uses, or any other use that is deemed incompatible within a largely residential setting will not be permitted.

PUD ANALYSIS

Per Ordinance 12-08, the subject property falls within the T4-O Neighborhood General – Open Transect Zone (2.2 acres maximum). The permitted uses listed within the T4-O transect zone are as follows:

- Residential, including:
    - Dwelling, single family (attached)
    - Dwelling unit, multi-family
    - Dwelling unit, accessory
- Neighborhood-Oriented Commercial
- Civic uses, including:
    - Churches
    - Schools
    - Community facilities, including pavilions, public restrooms, and utility structures

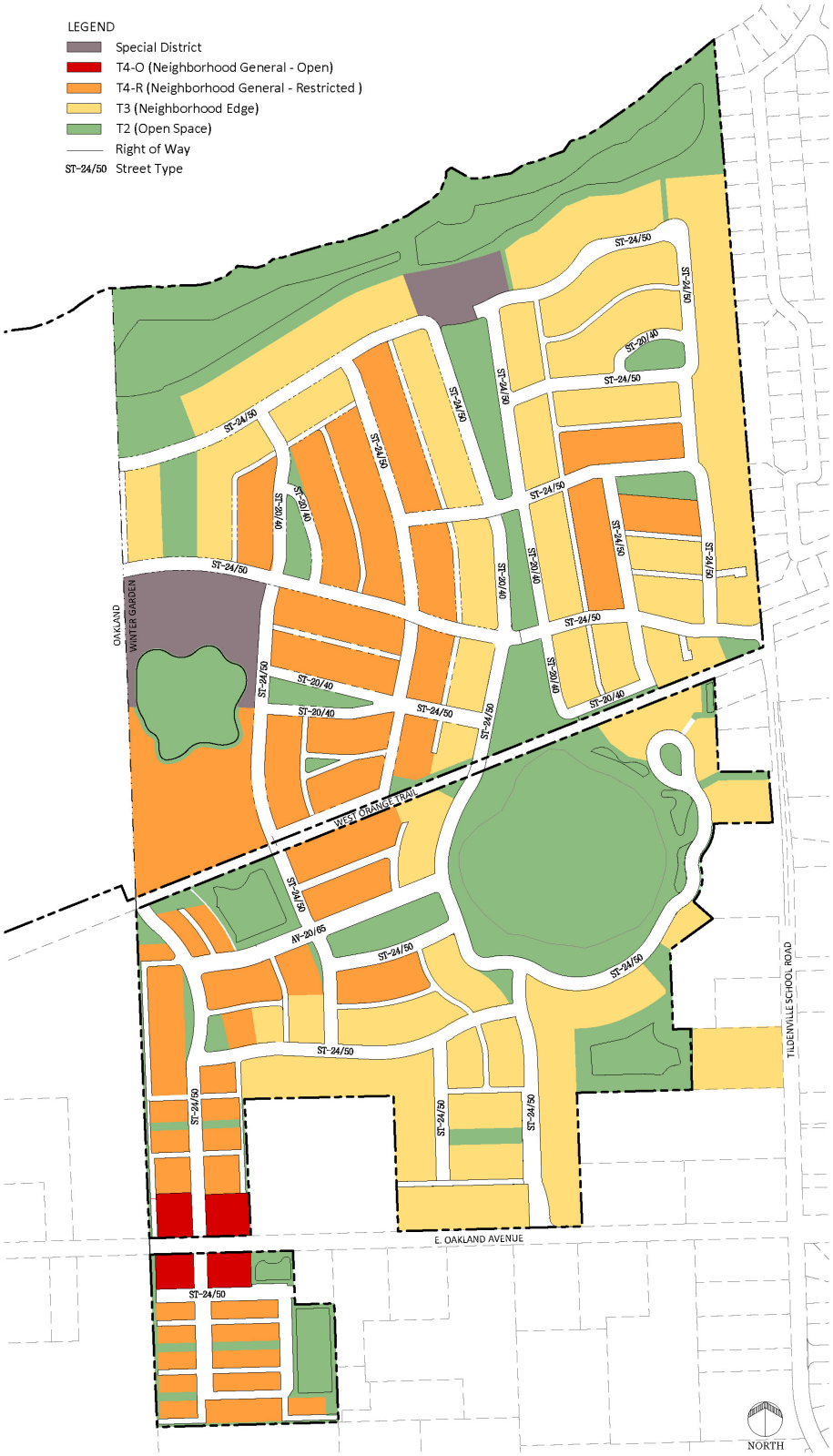
As stated above, neighborhood-oriented commercial uses are permitted in the T4-O transect zone. The proposed Future Land Use Amendment from Low Density Residential to Residential Neighborhood Commercial will ensure the subject property has a Future Land Use designation that is consistent with the property's PUD zoning regulations.

Furthermore, the subject property is noted in the PUD as being part of Oakland Park's Village Center, which is intended to be a mixed use area with both residential and commercial uses. Developing the Village Center is an important part of how Oakland Park will meet its stated purpose of creating a vibrant and walkable traditional neighborhood that aims to, "foster civic pride, encourage a healthier lifestyle and conserve resources".

SUMMARY

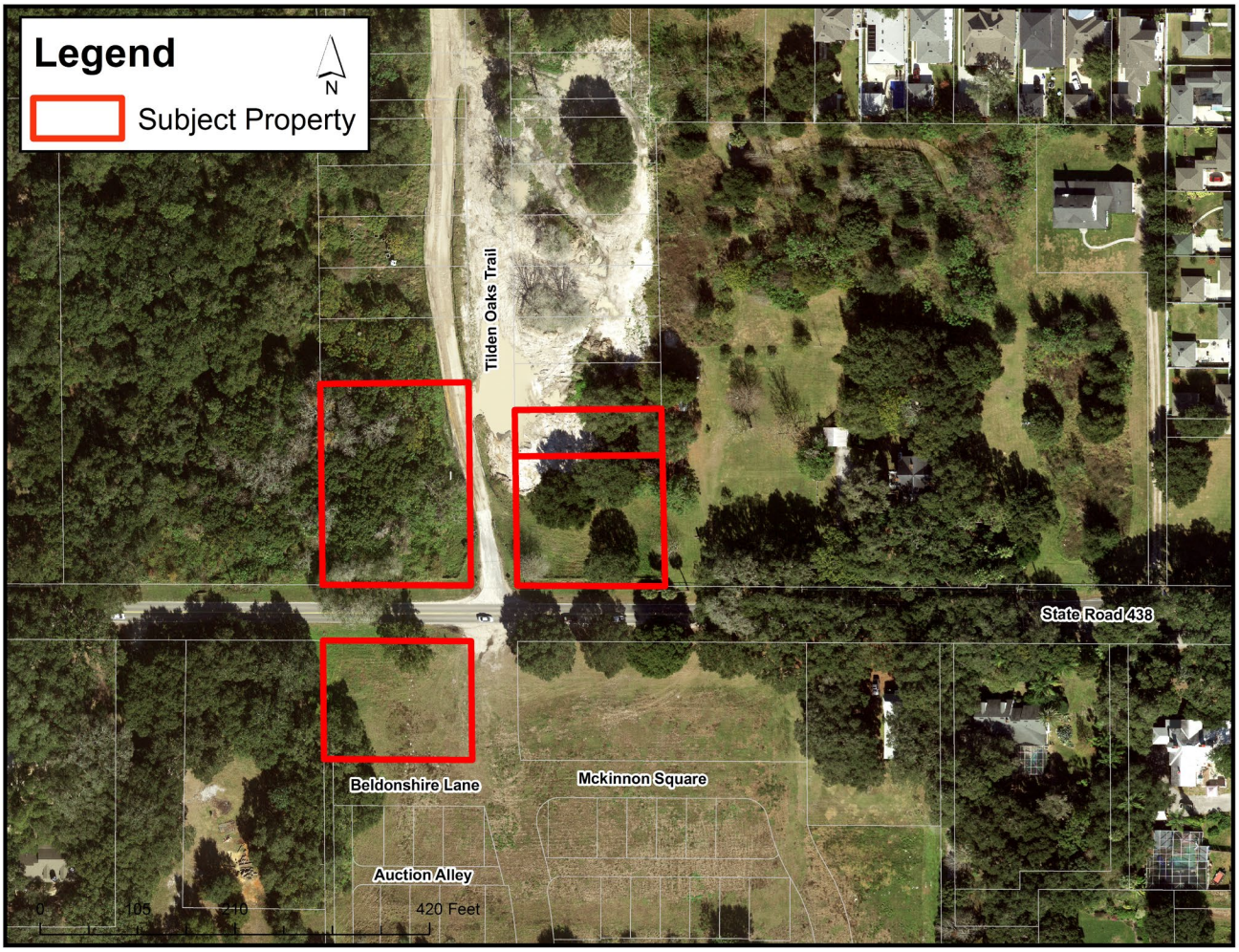
City Staff recommends approval of Ordinance 20-42. Amending the subject property's Future Land Use Designation from Low Density Residential to Residential Neighborhood Commercial will ensure the subject property conforms to the regulations and stated goals of the Oakland Park PUD (Ord 12-08).

OAKLAND PARK – LAND USE & REGULATORY PLAN



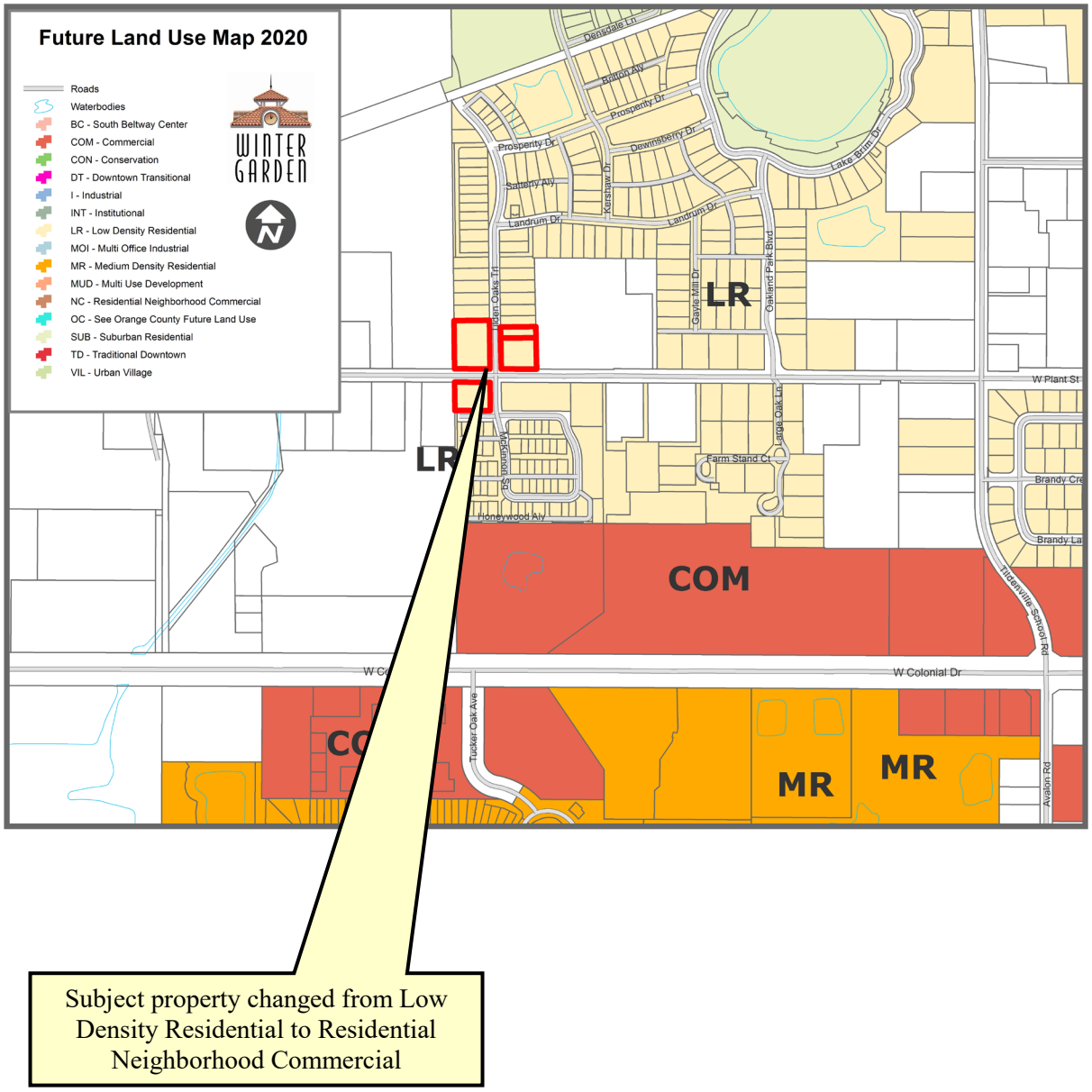
AERIAL PHOTO

15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail



FUTURE LAND USE MAP

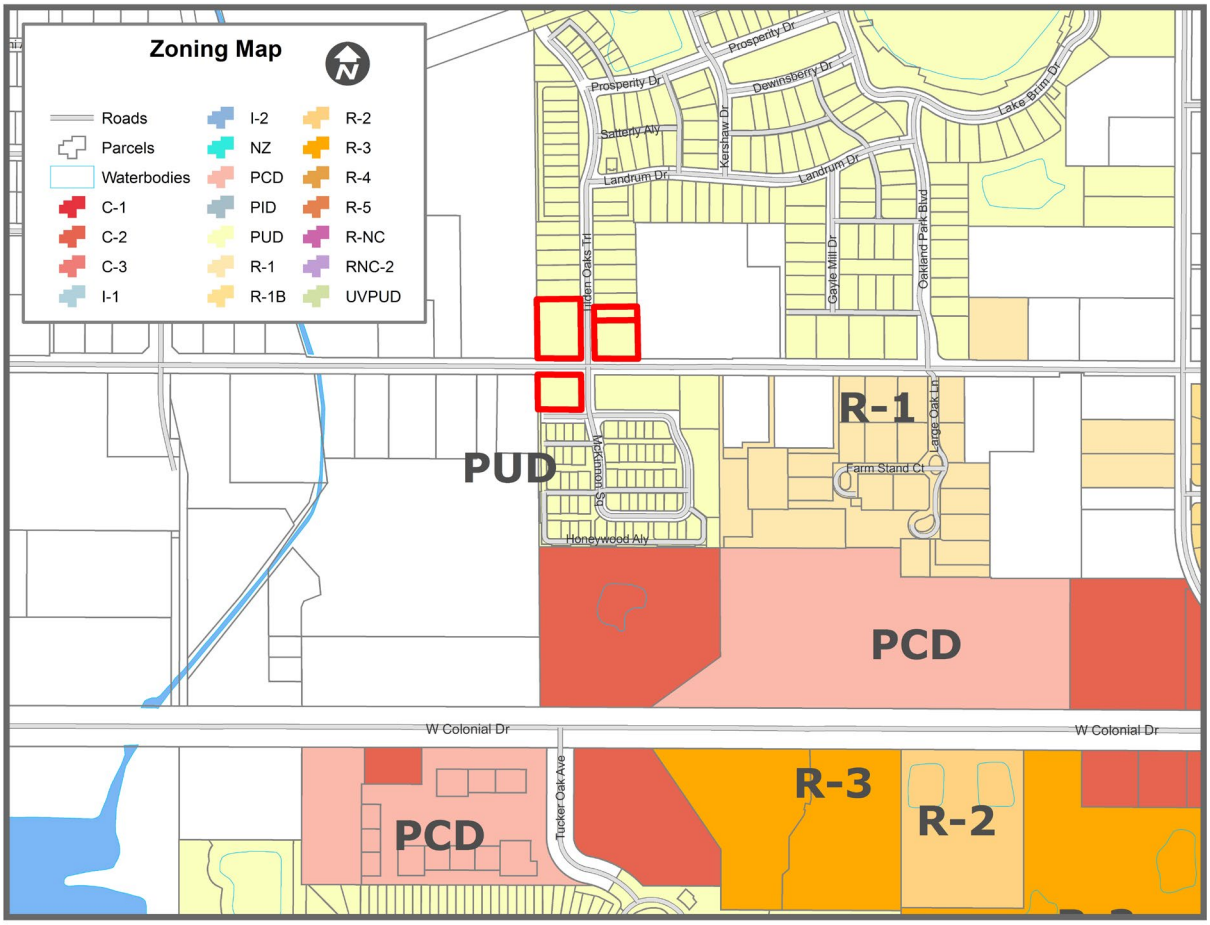
15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail



Subject property changed from Low Density Residential to Residential Neighborhood Commercial

ZONING MAP

15411, 15540, 15541 E Oakland Ave & 841 Tilden Oaks Trail



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 1, 2020 **Meeting Date:** October 8, 2020
Subject: 198 and 176 North West Crown Point Road
Ordinance 20-43, 20-44, and 20-45
PARCEL ID # 13-22-27-5264-00-171 & 12-22-27-6496-05-009

Issue: The applicant is requesting to annex the 0.27 +/- acre property into the City as well as change the future land use and zoning designation.

Discuss The applicant has requested annexation into the City and an amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property Commercial and to rezone to C-2 Arterial Commercial. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan to eliminate enclaves (See Staff Report).

Recommended Action:

Staff recommends adoption and approval of Ordinance 20-43, Ordinance 20-44, and Ordinance 20-45.

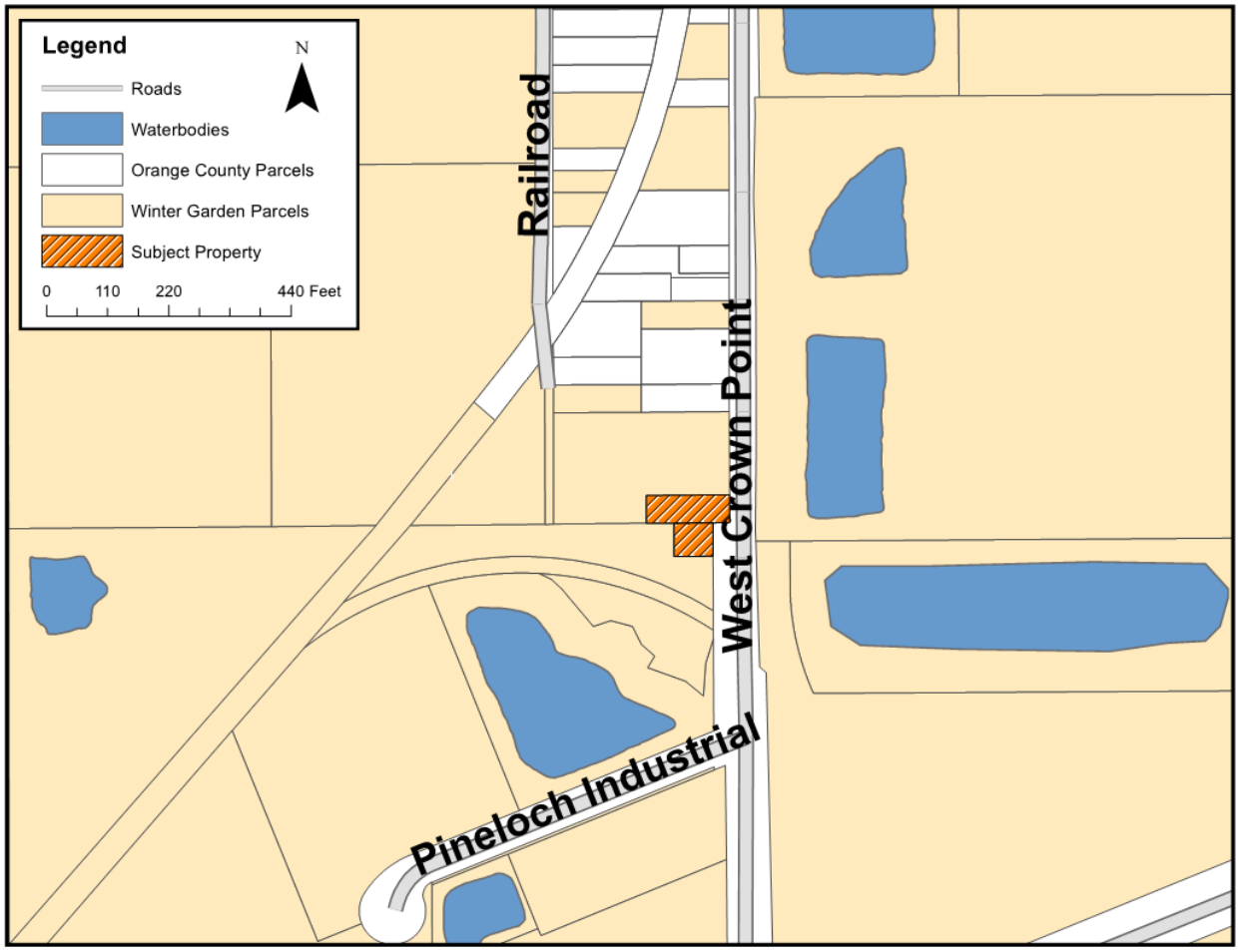
Attachment(s)/References:

Location Map
Ordinance 20-43, 20-44, and 20-45
Staff Report

LOCATION MAP

198 & 176 North West Crown Point Road

<u>Annexation-FLU-Rezoning</u>



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.

WHEREAS, the owner of the land, generally described as approximately 0.27 ± acres 198 and 176 North West Crown Point Road, generally located east of Hennis Road, west of North West Crown Point Road, north of Pineloch Industrial Drive, and south of Railroad Avenue and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

WHEREAS, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

WHEREAS, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

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

SECTION 1: *Annexation.* That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

SECTION 2: *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT "A" and graphically shown in ATTACHMENT "B" shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in

Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

SECTION 4: *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

SECTION 5: *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 6: *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

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

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 13-22-27-5264-00-171 & 12-22-27-6496-05-009

DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF LOT 17, OF LOVELESS AND SEWELL SUBDIVISION, AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 50 FEET; THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

THAT PART OF BLOCK E, OF OVERSTREET CRATE COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 9, PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

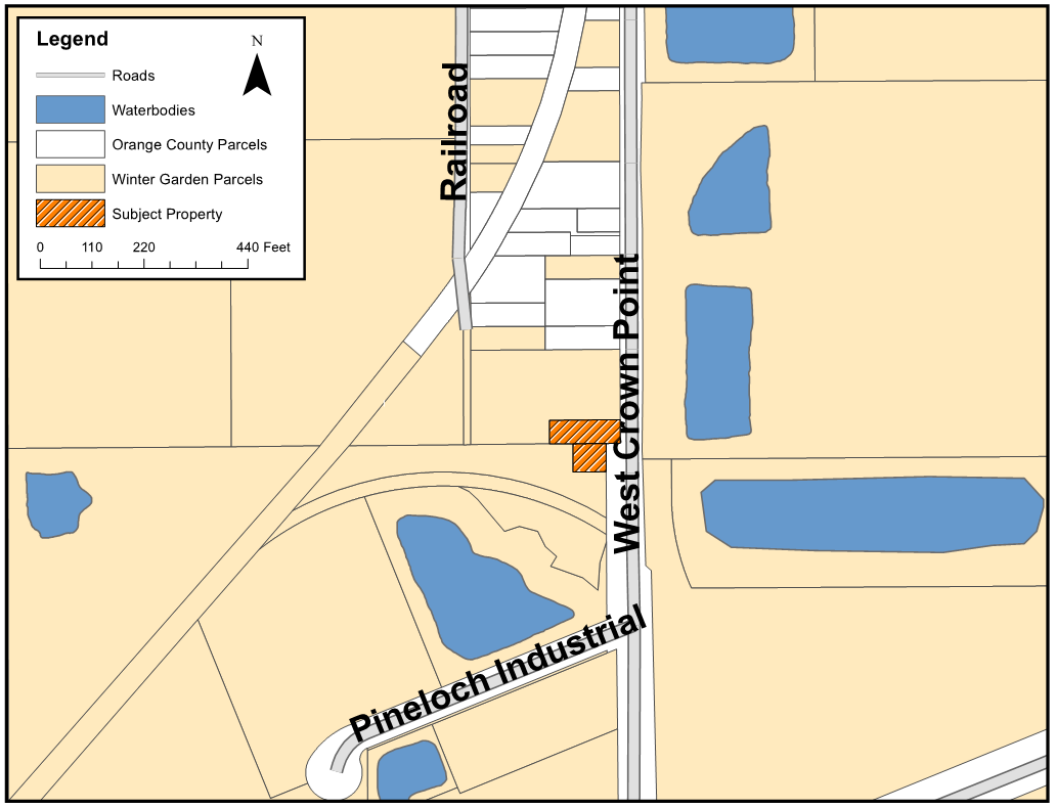
BEGIN AT THE SOUTHEAST CORNER OF LOT 17, LOVELESS AND SEWELL SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN SOUTHERLY IN AN EXTENSION OF EAST BOUNDARY OF SAID LOT 17 FOR 60 FEET, THENCE WESTERLY PARALLEL TO SOUTH BOUNDARY LINE OF SAID LOT 100 FEET, THENCE NORTH 60 FEET TO INTERSECTION WITH SOUTH LINE OF SAID LOT 17, THENCE EASTERLY ALONG SAID LINE TO POINT OF BEGINNING.

LESS ROAD RIGHT OF WAY ON EAST.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.27 ACRES MORE OR LESS.

ATTACHMENT "B"

LOCATION MAP
198 & 176 N West Crown Point Road



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.

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

WHEREAS, the owner of that certain real property generally described as approximately 0.27 ± acres approximately 0.27 ± acres 198 and 176 North West Crown Point Road, generally located east of Hennis Road, west of North West Crown Point Road, north of Pineloch Industrial Drive, and south of Railroad Avenue, and legally described in ATTACHMENT “A” (the “Property”) has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Density Residential to City Commercial; and

WHEREAS, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

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

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Commercial as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 20-43, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to §

163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

SECTION III. *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

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#: 13-22-27-5264-00-171 & 12-22-27-6496-05-009

DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF LOT 17, OF LOVELESS AND SEWELL SUBDIVISION, AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 50 FEET; THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

THAT PART OF BLOCK E, OF OVERSTREET CRATE COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 9, PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 17, LOVELESS AND SEWELL SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN SOUTHERLY IN AN EXTENSION OF EAST BOUNDARY OF SAID LOT 17 FOR 60 FEET, THENCE WESTERLY PARALLEL TO SOUTH BOUNDARY LINE OF SAID LOT 100 FEET, THENCE NORTH 60 FEET TO INTERSECTION WITH SOUTH LINE OF SAID LOT 17, THENCE EASTERLY ALONG SAID LINE TO POINT OF BEGINNING.

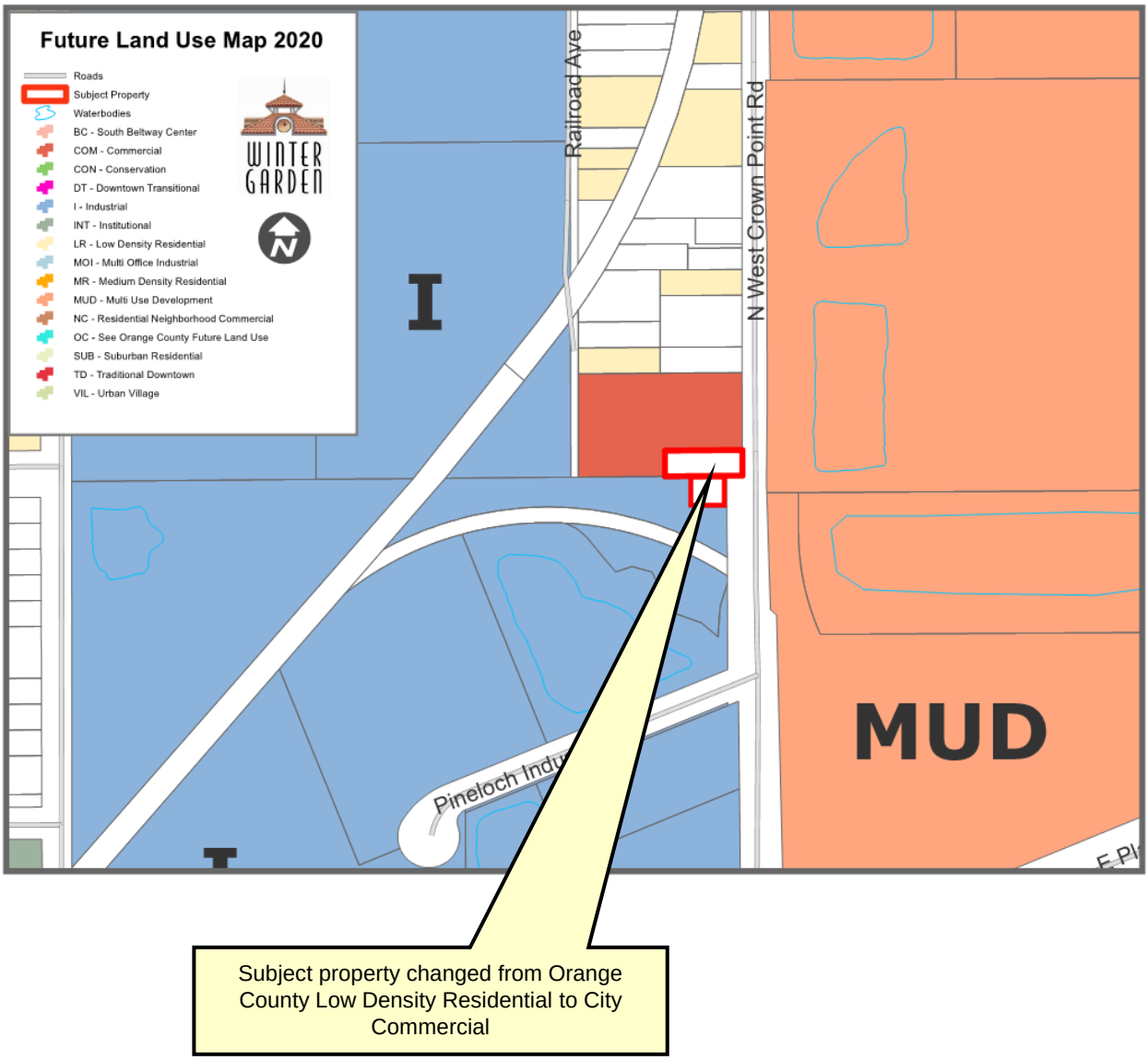
LESS ROAD RIGHT OF WAY ON EAST.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.27 ACRES MORE OR LESS.

ATTACHMENT "B"

FUTURE LAND USE MAP

<u>198 & 176 N West Crown Point Road</u>



Subject property changed from Orange County Low Density Residential to City Commercial

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.

WHEREAS, the owner of that certain real property generally described as 0.27 ± acres 198 and 176 North West Crown Point Road, generally located east of Hennis Road, west of North West Crown Point Road, north of Pineloch Industrial Drive, and south of Railroad Avenue, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County R-2 Residential District to the City's C-2 Arterial 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-2 Arterial 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 Orange County R-2 Residential District to City C-2 Arterial 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 simultaneously upon the effective date of Ordinance 20-44 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

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#: 13-22-27-5264-00-171 & 12-22-27-6496-05-009

DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF LOT 17, OF LOVELESS AND SEWELL SUBDIVISION, AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 50 FEET; THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

THAT PART OF BLOCK E, OF OVERSTREET CRATE COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 9, PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LESS ROAD RIGHT OF WAY ON EAST.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.27 ACRES MORE OR LESS.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

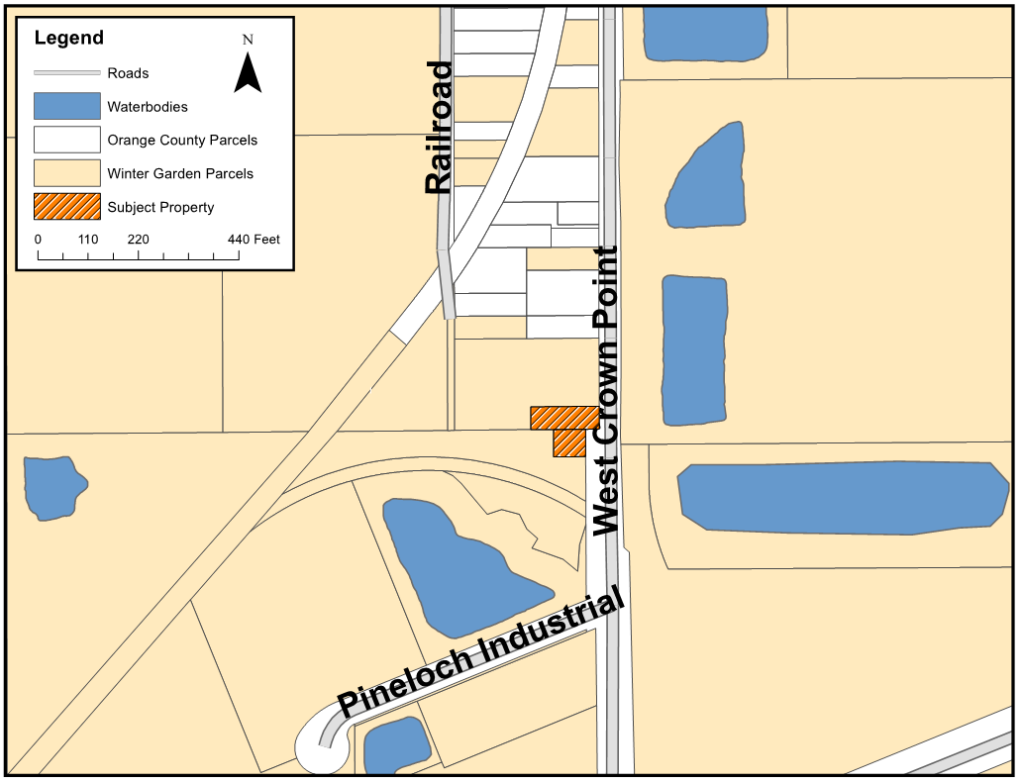
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, SENIOR PLANNER
DATE: SEPTEMBER 4, 2020
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
198 and 176 North West Crown Point Road (0.27 +/- ACRES)
PARCEL ID(S) #: 13-22-27-5264-00-171 & 12-22-27-6496-05-009
APPLICANT: TREC DEVELOPMENT 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 properties consists of parcels located at 198 & 176 North West Crown Point Road, generally located east of Hennis Road, west of North West Crown Point Road, north of Pineloch Industrial Drive, and south of Railroad Avenue and is approximately 0.27 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Commercial, and rezoning the property to C-2 Arterial Commercial District. The subject property is currently located in Unincorporated Orange County, is zoned R-2 Residential District, and has an Orange County Future Land Use designation of Low Density Residential.

In accordance with the City's Comprehensive Plan, Properties designated with the Commercial land use category are required to be developed at a floor area ratio not greater than 0.35 and a floor area ratio not greater than 0.5 by development bonus inside Activity Centers. Maximum building height is three stories and up to five stories by development bonus in activity centers. The Commercial land use category shall include retail, service, and professional activities. Uses shall be developed in a manner which is harmonious to nearby noncommercial use and which minimize traffic congestion. All commercial activity in this commercial land use category shall be adjacent to arterials or major collectors. The City shall identify different zoning districts for highway commercial, general commercial, professional / medical districts, and downtown commercial districts in the commercial land use category. Development may exceed the stated 0.35 floor area ratio only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. Additional zoning restrictions per each zoning district may apply. The zoning Classifications what are consistent with the Commercial classification are C-1, C-2, C-3, C-4, PCD, and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property currently undeveloped and vacant.

ADJACENT LAND USE AND ZONING

The property to the north and west of the subject properties is zoned C-2 Arterial Commercial, is developed with a church and single-family home, and is within the City's municipal limits. The property to south of the subject property is zoned I-2, is undeveloped and platted as a conservation area (Tract C) of the platted Pineloch Industrial Park, and is within the City's municipal limits. The property to the east of the subject property is zoned I-2, is developed with a large warehouse and outdoor storage for the Advanced Drainage System Company, and is within the City's municipal limits.

PROPOSED USE

The applicant intends to annex the subject property in order to construct a future office building. No plans have been submitted yet and the applicant would need to go through the site plan approval process and permitting process.

PUBLIC FACILITY ANALYSIS

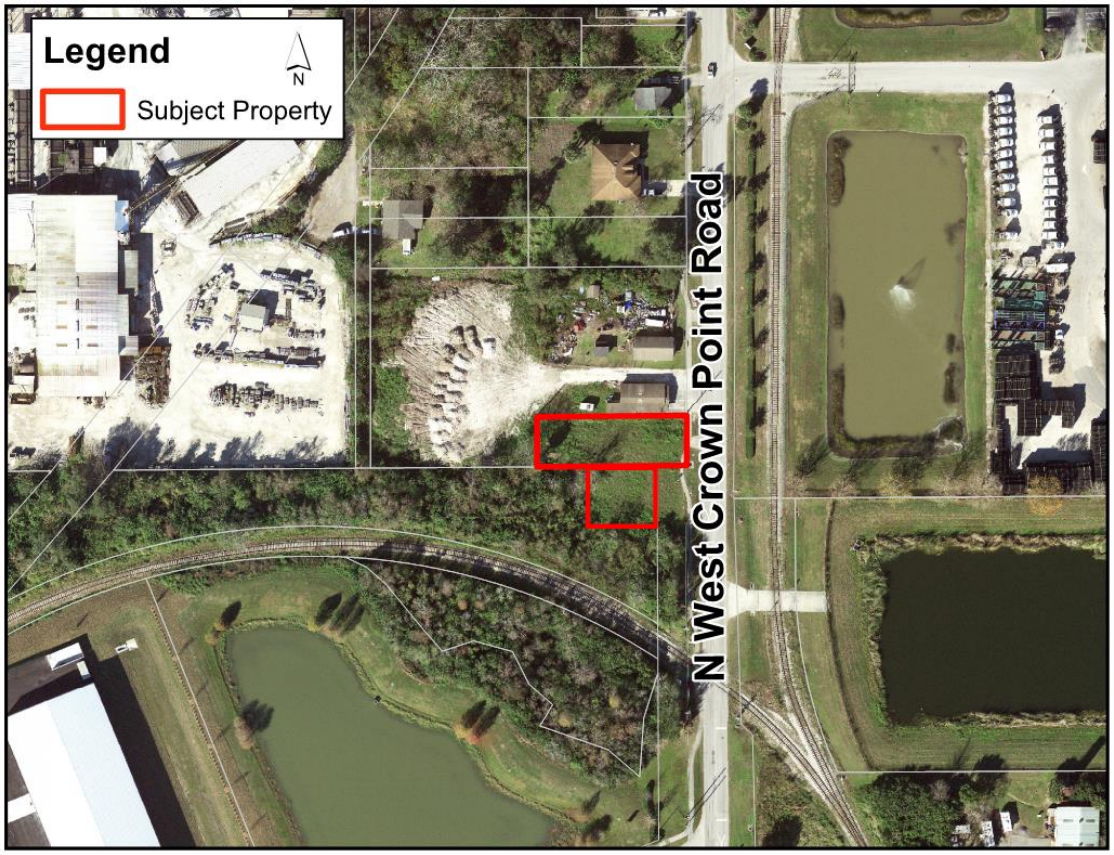
The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

SUMMARY

Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. City Staff recommends approval of Ordinances 20-43, 20-44, and 20-45.

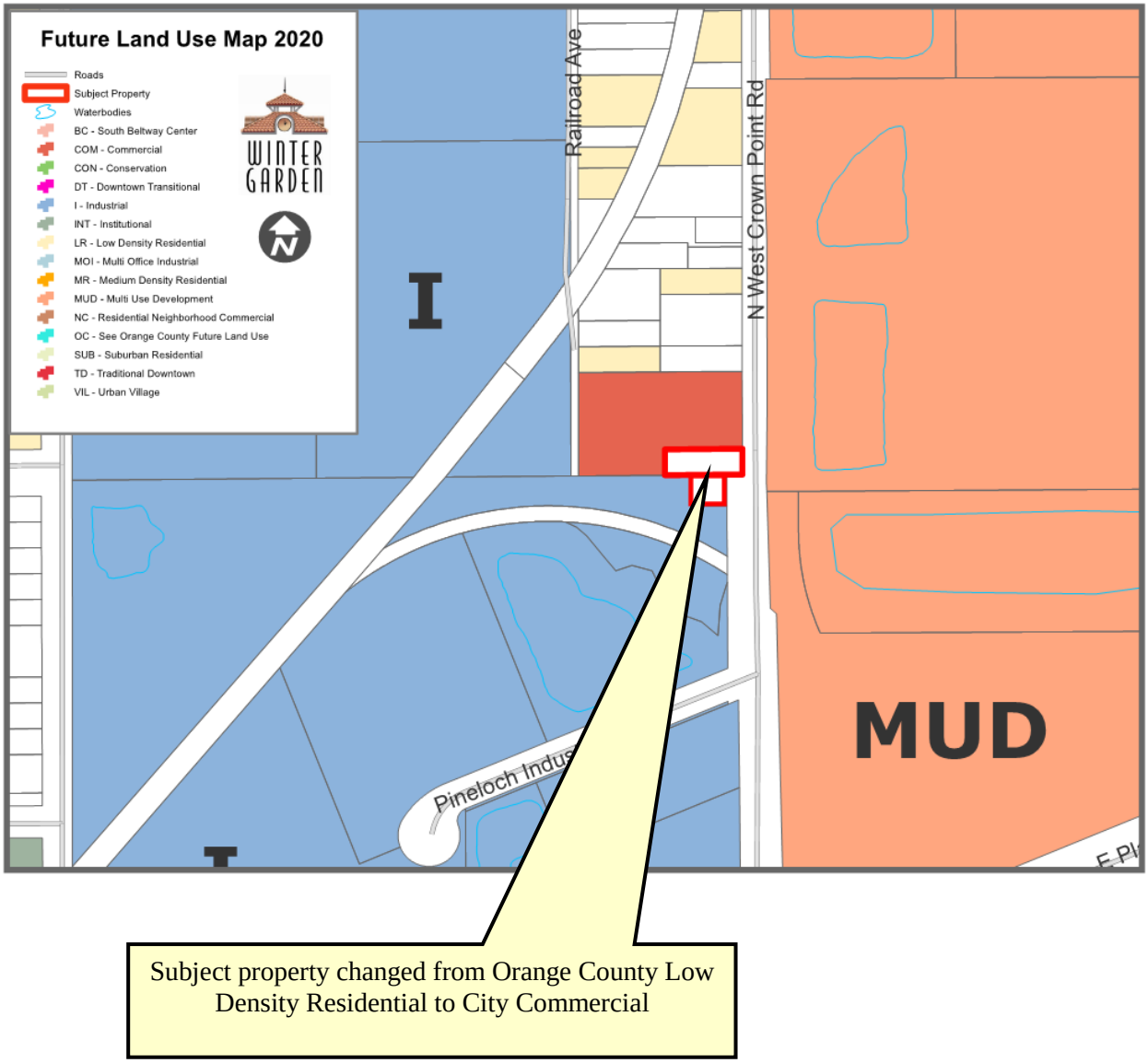
AERIAL PHOTO

198 & 176 West Crown Point Road N



FUTURE LAND USE MAP

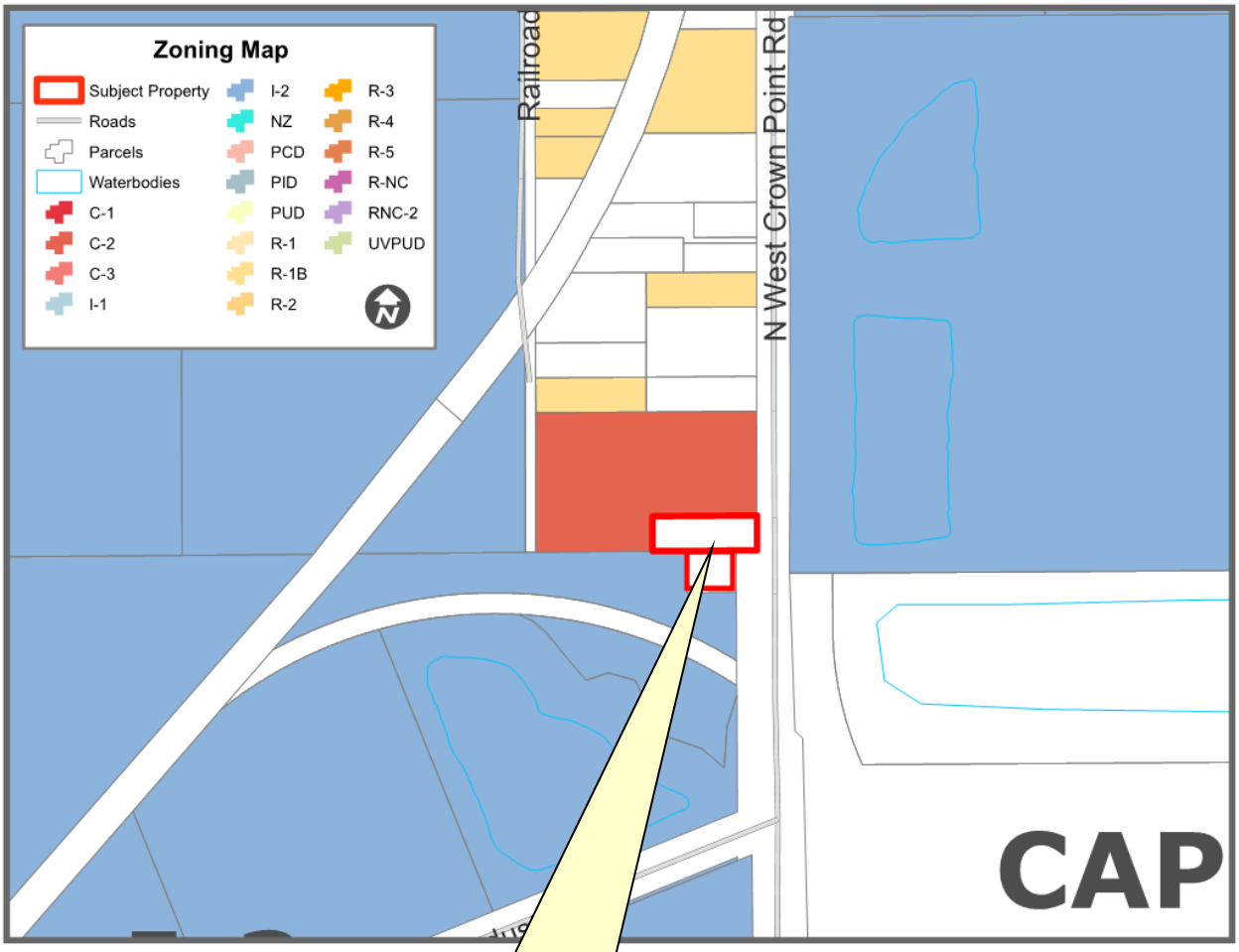
198 & 176 West Crown Point Road N



Subject property changed from Orange County Low Density Residential to City Commercial

ZONING MAP

198 & 176 West Crown Point Road N



Subject property changed from Orange County R-2 to City C-2

END OF STAFF REPORT

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Michael Caines *MC*
Fleet and Facilities Division Manager

Via: Mike Bollhoefer *MB*
City Manager

Frank Gilbert *FG*
Assistant City Manager – Administrative Services

Date: October 2, 2020 **Meeting Date:** October 8, 2020

Subject: Approve the Purchase of a New Solid Waste Truck

Request approval for the purchase of one new Automated Side Load Garbage Truck from Nextran Truck Center. The purchase is a piggyback of the Florida Sheriff's Association & Florida Association of Counties Contract FSA20-VEH18.0 as follows:

Mack LE Automated Side Load Garbage Truck	$283,728.60

Recommended action:

Approval of the purchase of one new Automated Side Load Garbage Truck from Nextran Truck Sales. The total purchase amount is $283,728.60 utilizing the Florida Sheriff's Association & Florida Association of Counties Contract.

Attachments/References:

Nextran Truck Sales Quotation

BUYER'S ORDER

NEXTRAN TRUCK CENTER

Sold to: City of Winter Garden
300 West Plant St.
Winter Garden, FL 34787

Invoice Number:
Date: October 1, 2020
PO #:
Salesman: Brian Carmody

Make	Year	Model	Type	VIN NUMBER	Amount
MACK	2020/2021	LR613	NEW	Order Out	$ 283,974.10
				Total Selling Price:	$ 283,974.10

IN ACCORDANCE WITH FLORIDA SHERIFFS STATE BID FSA20-VEH18.0
REFUSE TRUCK: 60,000 LB GVWR Cab & Chassis Refuse Truck Only 4x6

FSA TRUCK SPECIFICATION

ORDER CODE	OPTION	PRICE
ITEM NO. 105	MACK TE SERIES	$ 142,337.00
1001759	ENGINE UPGRADE 355HP	$ 644.00
20F46R	66,000 GVWR PACKAGE	$ 2,148.00
FEPTO-PKG	FRONT ENGINE PTO	$ 1,071.00
1442102	DUAL STEERING	$ 7,131.00
OPT-315	(8) 315/80R22.5 TIRES	$ 1,936.00
3180010	Battery Disconnect Switch	$ 90.00
BBA-PK7	Air Lines Installed for Joystick	$ 180.00
TOTAL CHASSIS	PRICE	$ 155,537.00
NEW WAY BODY	31 YD SIDEWINDER	$ 128,437.10
TOTAL	PRICE	$ 283,974.10

PRICE OF ONE MACK LR613 TRUCK WITH 31 YD NEW WAY SIDEWINDER BODY. NEWWAY QUOTE AND SPECS ATTACHED.

Sub Total:	$	283,974.10
Insta Tag Fee:	$	-
Disposal Fee:	$	14.50
Tire Tax Credit	$	(260.00)
	$	283,728.60
P.O. AMOUNT DUE:	$	283,728.60
P.O. #		

Salesman Signature

Customer Signature

MV Registration#: MV12152

Our Service Manager is Joe Ponder
Our Parts Manager is Matt Lenhart
Our Sales Manager is Barry Sessions

Feel free to call if you need any assistance!

2200 W. Landstreet Rd., Orlando, FL 32809
Phone: 800-800-6225 Fax: 407-398-0297

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Michael Caines *MC*
Fleet and Facilities Division Manager

Via: Mike Bollhoefer *MB*
City Manager

Frank Gilbert *FG*
Assistant City Manager – Administrative Services

Date: October 1, 2020 **Meeting Date:** October 8, 2020

Subject: Authorization to Dispose of Surplus Vehicles and Equipment.

Request approval to dispose of the attached list of vehicles, equipment and property that are no longer functional, usable or have become obsolete as of October 2, 2020.

Recommended Action: Motion to declare the attached list of vehicles and equipment, as surplus and authorize their sale or disposal in a manner to be determined by the City Manager.

Attachments/References: List of Surplus Items

City of Winter Garden
Surplus Vehicles and Equipment

AS OF 10/1/2020

Veh #	Fixed Asset #	Department	Vehicle Year	Asset Description	Serial Number / VIN	Date Acquired	Condition
107	5258	Police	2011	Ford Crown Vic	2FABP7BVXBX166526	7/14/2011	No Longer Usable
119	5134	Police	2011	Ford Crown Vic	2FABP7BV3BX135635	7/14/2011	No Longer Usable
144	3705	Police	2007	Ford Crown Vic	2FAFP71W37X110303	9/20/2006	No Longer Usable
149	3706	Police	2007	Ford Crown Vic	2FAFP71W77X110305	9/20/2006	No Longer Usable
177	4266	Police	2008	Ford Crown Vic	2FAFP71V58X157633	4/28/2008	No Longer Usable
183	4554	Police	2009	Ford Crown Vic	2FAHP71V29X126379	2/23/2009	No Longer Usable
187	4863	Police	2010	Ford Crown Vic	2FABP7BV5AX114915	11/11/2010	No Longer Usable
188	4864	Police	2010	Ford Crown Vic	2FABP7BV7AX114916	11/11/2010	No Longer Usable
259	3577	Police	2006	Ford 500	1FAFP23106G171794	4/20/2006	No Longer Usable
213	2311	Wastewater	2002	Chev Pickup	1GCEK14W12Z251077	2/28/2002	No Longer Usable
277	5050	Solid Waste	2010	Lodal EVO MAG20	1L9AC25B7AK006055	9/30/2010	No Longer Usable
279	5407	Solid Waste	2011	Lodal EVO MAG20	1L9AS25BK006083	1/20/2012	No Longer Usable
288	6039	Solid Waste	2014	Lodal EVO MAG20	1L9AS27B5EK006156	4/4/2014	Poor, No Transmission
824	2487	Parks	1993	93 Club Car Carryall	JG9340354132		No Longer Usable
	770	Public Services		Multiquip Tamper	V1569	Unknown	Inopertive
	1789	Public Services		Dynapak Tamper	Missing	Unknown	Inopertive
	4653	Collec tions		Mower 27hp 54ProComm		7/6/2009	No Longer Usable
	4482	Fire		Treadmill - BH T6 Pro	4150T6-PROG056	10/17/2008	No Longer Usable
	None	Facilities		American Standard Air Conditioner		Unknown	Inopertive
	3047	Parks		Toro Workman 2100	240000163	10/28/2004	No Longer Usable
	None	Various		Assorted Electronic Equipment		Unknown	No Longer Usable
	None	Fleet		Truck Bed Boom Hoist		Unknown	No Longer Usable

CITY COMMISSION AGENDA ITEM

From: Michael Caines *MC*
Fleet and Facilities Division Manager

Via: Mike Bollhoefer *MB*
City Manager

Frank Gilbert *FG*
Assistant City Manager – Administrative Services

Date: October 1, 2020 **Meeting Date:** October 8, 2020

Subject: Approve Purchase of a New Sewer-Cleaning Truck

Request approval for the purchase of a new sewer cleaning truck and equipment as follows:

Mack Truck Chassis from Nextran Truck Center: Utilizing the Florida Sheriff's Association & Florida Association of Counties Contract. FSA20-VEH18.0	$139,200.50
Vactor Sewer Cleaning Machine and Installation Purchased from Environmental Products Group: Utilizing the Sourcewell Contract 122017-FSC	$ 285,052.00
Total:	**$424,252.50**

Recommended action:

Approval of the purchase of a Mack chassis from Nextran Truck Sales for $139,200.50 and a Vactor sewer cleaning machine from Environmental Products Group for $285,052.00 for total of **$424,252.50** utilizing the Florida Sheriff's Association & Florida Association of Counties and Sourcewell contracts.

Attachments/References:

Nextran Truck Sales Quotation
Environmental Products Group Quotation

BUYER'S ORDER

NEXTRAN TRUCK CENTER

Sold to: City of Winter Garden Fleet
265 Lakeview Rd.
Winter Garden, FL 34787

Invoice Number:
Date: October 1, 2020
PO #:
Salesman: Brian Carmody

Make	Year	Model	Type	VIN NUMBER	Amount
MACK	2022	GU713	NEW	ORDER OUT	$ 139,446.00
				Total Selling Price:	$ 139,446.00

IN ACCORDANCE WITH FLORIDA SHERIFFS STATE BID NO. FSA20-VEH18.0
ITEM # 76, CAB AND CHASSIS TRUCKS: 52,000 LB GVWR Cab & Chassis Truck 4X6

FSA TRUCK SPECIFICATION

ORDER CODE	OPTION	PRICE
SPEC # 76	MACK AN or G SERIES	$ 111,995.00
1001823	MACK ENGINE MP8-455HP	$ 2,808.00
20F46R	66,000 GVWR PACKAGE	$ 5,778.00
1364540	ALLISON 4500RDS TRANS.	$ 14,860.00
LINER-F2	DOUBLE FRAME-FULL INSERT	$ 1,936.00
1898000	Factory Prep for PTO	$ 143.00
OPT-315	(8) 315/80R22.5 TIRES	$ 1,936.00
TOTAL CHASSIS	**PRICE**	**$ 138,448.00**
TOTAL	**PRICE**	**$ 138,448.00**

Price of a 2022 Year Model Mack Chassis, Spec'd for a Vaccon Body In Accordance with FSA Bid # FSA20-VEH18.0.

Sub Total:	$	139,446.00
Insta Tag Fee:	$	-
Disposal Fee:	$	14.50
Tire Tax Credit	$	(260.00)
Sub Total:	$	139,200.50
P.O. AMOUNT DUE:	**$**	**139,200.50**

P.O. #

Salesman Signature

Customer Signature

MV Registration#: MV12152
Our Service Manager is Joe Ponder
Our Parts Manager is Matt Lenhart
Our Sales Manager is Barry Sessions
Feel free to call if you need any assistance!

2200 W. Landstreet Rd., Orlando, FL 32809
Phone: 800-800-6225 Fax: 407-398-0297

ENVIRONMENTAL PRODUCTS GROUP

Proposal Summary

Prepared for: City of Winter Garden

VACTOR®

Vactor 2100i Sewer Cleaner

Combination Single Engine Sewer Cleaner with Positive Displacement Vacuum System to be Mounted on a Heavy-Duty Mack Chassis

Nick Causey | 904.537.8799 | ncausey@myEPG.com

City of Winter Garden
Attn: Michael Caines
September 29th, 2020

Vactor 2100i Sewer Cleaner

Environmental Products would like to thank you for the opportunity to present the **Vactor 2100i Sewer Cleaner**.

Environmental Products Group is the sole provider of Vactor Sewer Cleaning Equipment in the state of Florida, as well as many other leading industry product lines including: Elgin Street Sweepers, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, Monroe Spreaders and Plows, and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, and Memphis, Tennessee; including Vactor, Elgin, and Envirosight repair centers, extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more… we are ready to service your every need.

Thank you for your consideration.

Nick Causey
Territory Sales Manager
Environmental Products Group, Inc.
C: 904.537.8799 | **O:** 407.798.0004
W: www.myepg.com

MEMPHIS
2995 Sandbrook St.
Memphis, TN 38116
P: 901.630.5658
F: 901.630.5659

DEERFIELD BEACH
1907 SW 43rd Terrace
Suites G & H
Deerfield Bch, FL 33442
P: 954.518.9923
F: 954.518.9926

ATLANTA
4410 Wendell Dr SW
Atlanta, GA 30336
P: 404.693.9700
F: 404.693.9690

CORPORATE
2525 Clarcona Rd.
Apopka, FL 32703
P: 407.798.0004
F: 407.798.0013

Product Description

· 2100i with Roots 824 PD Blower, 12-Yard Debris Body, 1300 Gallons of Fresh Water

Standard Features

· 48" x 22" x 24" Curb Side Aluminum Toolbox
· Aluminum Fenders
· Mud Flaps
· Electric/Hydraulic Four Way Boom
· Color Coded Sealed Electrical System
· Remote Pendant Control w/35' Cord
· Intuitouch Electronic Package
· Double Acting Dump Hoist Cylinder
· Handgun Assembly
· 3" Y-Strainer at Water Pump Inlet
· 1/4” Ex-Ten Steel Cylindrical Debris Tank – 12-Yard Usable Capacity
· Flexible Hose Guide
· 30 Deg. Sand Nozzle w/Carbide Inserts
· 30 Deg. Sanitary Nozzle w/Carbide Inserts
· 15 Deg. Penetrator Nozzle w/Carbide Inserts
· Nozzle Storage Rack
· Vacuum Tube Storage: Curbside (2) Pipe, Rear Door (2) Pipe
· 1" Nozzle
· 10' Leader Hose
· Flat Rear Door w/Hydraulic Locks and Door Power-up/Down, Open/Close Feature
· Dual 10" Stainless Steel Float Shut Off System/Rear Mounted
· Debris Body Vacuum Relief System
· Debris Deflector Plate
· 60" Dump Height
· Water Sight Gauge DS/PS
· Liquid Float Level Indicator
· Boom Transport Post Storage
· 3" Y-Strainer @ Water Pump w/3" Drain Valve
· Performance Package: (Hydraulic Variable Flow, Dual PTO's. Dual Hyd. Pumps)
· 1" Water Relief Valve for Vactor Water Pump
· Stainless Steel Micro-strainer
· Blower Air Shift Controls
· Hydraulic Cooling Package
· Midship Handgun Coupling
· Side Mounted Water Pump
· Hose Wind Guide (Dual Roller)
· Hose Reel Manual Hyd. Extend/Retract
· Hose Reel Chain Cover (Full)
· Tachometer/Chassis Engine w/ Hour meter
· Circuit Breakers

· LED Lights. Clearance, Back-Up, Stop, Tail & Turn
· Tow Hooks, Front and Rear
· Electronic Back-Up Alarm
· Hydraulic Tank Shutoff Valves
· 8" Vacuum Pipe Package (33’ total included in quote)
· Emergency Flare Kit
· Fire Extinguisher 5 Lbs.
· Fixed Rear Door Pipe Rack, 8" Pipe
· Low Water Alarm with Water Pump Flow Indicator
· Front Joystick Boom Control
· Rodder System Accumulator- Jack Hammer on/off control w/ manual valve
· Digital Hose Footage Counter
· Water Pump Hour Meter
· PTO Hour Meter
· Hydraulic Oil Temp Alarm
· Digital Water Pressure Gauge
· Chassis Modifications

Additional Features

· Roots 824-16" Hg. Blower
· 180 Degree Rotation, 10 Ft. Hydraulic Telescoping Boom, Front Loading 8" Suction Hose
· Heavy Duty Nickel Plated Telescopic Boom Elbow
· 80 GPM Variable Flow Water System
· 2500 PSI Water Pressure
· 1" x 500' Piranha Sewer Hose, 2500 PSI
· Hydraulic Extending/Rotating 15" Hose Reel (1" x 800') Capacity
· Lateral Kit with 150’ x ½” Hose and Nozzle, Dolly Style Mount
· Lateral Kit with 200’ x ½” Hose and Nozzle, Permanently Mounted, Electronically Controlled
· Module Paint, Dupont Imron Elite - Sanded Primer Base
· Debris Body Flush Out System – 8 Jet
· 6" Knife Valve w/Cam-Loc, Rear Door, 6:00 Position
· Centrifugal Separators
· Folding Pipe Rack, Curbside, 8" Pipe
· Rear Door Splash Shield
· Lube Manifold
· Plastic Lube Chart
· Wireless Controls, including hose reel controls
· Anti Splash Valve
· Hydro Excavation Kit - Includes Lances, Nozzles, Storage Tray, and Vacuum Tubes
· Automatic Hose Level Wind Guide, Non-Indexing
· Pinch Roller
· High Pressured Hose Reel – 50’ Retractable
· Rodder Pump Drain Valves
· Worklights (2), LED, Telescoping Boom
· Worklight, LED, Operators Station

· Toolbox, Front Bumper Mounted, 16 x 12 x 18 w/ (2) LED Side Markers
· Toolbox, Behind Cab
· (4) Long Handle Tool Storage Locations Behind Cab
· Camera System, Front, Rear and Both Sides
· Safety Cone Storage Rack - Post Style
· Digital Debris Body Level Indicator w/ Alarm
· (1) Additional 8" x 7'-6" Aluminum Vacuum Tube
· (1) Additional 8" Quick Clamp Assembly
· (1) 8" Adjustable Air Adapter
· Vactor Standard Manual and USB Version - 1

Chassis Options

- Mack Chassis to be supplied by Nextran

Sourcewell Contract Price:	**$306,636.74**
Repeat Customer Discount:	**-$33,279.74**
Final Purchase Price:	**$273,357.00**

Warranties Include:

1- Year Standard Warranty
2- Year Warranty on Water Pump
5- Year Warranty on Debris Tank
10- Year Warranty on Water Tanks

Optional Items

Rapid Deployment Boom – 10' Telescoping x 15' Extending -	**$5,800.00**
15-Yard Debris Body Upgrade -	**$3,595.00**
1500-Gallons of Fresh Water -	**$1,400.00**
600' of 1" Hose -	**$900.00**

Please don't hesitate to call with questions, or if you need any additional information.
Thank you for your interest and the opportunity to earn your business.

Nick Causey
Territory Sales Manager
Environmental Products Group, Inc.
C: 904.537.8799 | **O:** 407.798.0004
W: www.myepg.com

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Michael Caines *MC*
Fleet and Facilities Division Manager

Via: Mike Bollhoefer *MB*
City Manager

Frank Gilbert *FG*
Assistant City Manager – Administrative Services

Date: October 2, 2020 **Meeting Date:** October 8, 2020

Subject: Approve the Purchase of a Sewer Line TV and Video Truck

Request approval for the purchase of one new Sewer Line TV and Video Truck from CUES Inc. The purchase is a sole source purchase being made directly from the manufacturer of this equipment. The equipment being purchased is compatible with our existing equipment.

Sewer Line TV Video Truck	$186,355.00
Total:	**$186,355.00**

Recommended action:

Approval of the sole source purchase of one new Sewer Line TV and Video Truck from CUES Inc. The total purchase price is **$186,355.00**.

Attachments/References:

CUES Inc. Quotation
Sole Source Letter

Winter Garden, City of
Jon Williams
300 West Plant Street
Winter Garden, FL 34787
jwilliams@cwgdn.com

Thank you for your interest in CUES products and allowing us the opportunity to provide pricing. We understand the task of choosing a vendor can be daunting and respect how difficult it is to weigh the differences from one manufacturer to another, especially for such a specialty technical product like that of pipeline inspection equipment and software.

Since 1964, CUES has been the industry leader offering the most reliable and durable equipment in the world while bringing the best available technologies to the market to further the efficiency and effectiveness of any pipeline inspection program. A few key points on why I feel CUES is the best fit for your team...

- 100% American Made. All Engineering, Sales, Services, and Support are completed in-house.
- The Cues Factory, Customer Support Center, and Stock Room are all centrally located in Orlando, FL.
- We carry over $25 million in Parts and Loaner Inventory with over 98% of them shipping the same day.
- Loaner Equipment is Available for the Lifetime that you own Cues Products…meaning limited downtime.
- No 3rd Parties. We provide direct factory sales, service, and support for the lifetime of the product.
- No Obsolescence. Equipment Support for 10+ years after purchase.

We have a world-class technical support team to support your team for every need, every time with the most collective industry knowledge of any manufacturer while being the only industry company to offer a 100% full-circle solution for all your pipeline inspection needs. I sincerely appreciate your interest, please do not hesitate to contact me with any questions or comments.

Finally, I view my relationship with your team as a partnership rather than simply being a vendor for you. I take pride in providing long-term solutions for your team to meet your needs of now and into the future. I know I can provide the equipment and after-sales support for your long-term success and I appreciate the opportunity in advance.

Sincerely,

Chris Parker
Regional Sales Manager - Florida
Cell: 407.784.0568 | Office: 800.327.7791 x330
cparker@cuesinc.com

TV Only System Quote

Quote Date: August 10, 2020
CUES Document Number: OFFQ29770
Quote Expiration Date: September 30, 2021
Prepared By: Chris Parker, Regional Sales Manager

Chassis & Box

- Ford Transit Gas Cargo Van (10360GVWR / High Roof / Extended Length)

Power System

- On-Board Dynamic Power Inverter System, 6.3KW
- System Engineering Panel for Power Information & Inverter Functions
- Commercial Power Supply Receptacle with 25FT Cord & Plug

Control Room Build-Out

- EVO3.0 Interior Package
- Roof Top AC System
- Storage Cabinet Under Control Room Desktop
- Bench Seat
- Kemlite Wall & Ceiling Covering
- Lonseal Lonplate Flooring
- Rack Mount Electric Equipment Area Above Desk Control Console
- Bulkhead Wall with Passage Door from Control Room to Equipment Room
- Tinted Viewing Window in Bulkhead Wall & Bulkhead Door
- Desktop/Worktop Area
- High Intensity LED Light Fixtures

Equipment Room Build-Out

- EVO3.0 Interior Package
- Kemlite Wall & Ceiling Covering
- Lonseal Lonplate Flooring
- 10 Gallon Wash Down System with 25FT Water Hose & Nozzle
- Upper & Lower Storage Cabinet in Equipment Room
- 24” Flat Screen Monitor Mounted in Bulkhead Wall
- High Intensity LED Light Fixtures
- 15-Minute Courtesy Timer Located at Rear Door for 12V LED Interior Lights

Safety, Security, & Storage

- Back-Up Camera for Truck Chassis
- Reel Mounted Crane
- 5 Drawer Tool Chest in Equipment Room

Core Camera System Components

- CUES MARK3 Compact Heavy Duty Cable Reel Assembly with Auto Cable Payout
- CUES MARK3 Camera and Transporter Control Unit
- 1,000 FT Yellow Multi-Conductor Kevlar Reinforced TV Cable
- CUES MARK 3 Monitor for Control Room Operations
- Wireless & Wired Controllers for Camera/Transporter Operations

Mainline Transporter & Transporter Accessories

- Compact Pipe Ranger Steerable Transporter
- 6” – 15” Rubber Wheel Kit with Spacers
- 12” – 15” Larger Pneumatic Wheel Kit

Quote Continues on Following Page

Mainline Camera & Camera Accessories

- OZIII Mainline Camera with LED Lighting

Computer System & Inspection Software

- Laptop Computer
- GraniteNet Basic Inspection License with Annual Support (Annual Support Renews at $900.00)

Misc. Items

- Test Cable Assembly
- Multi-Conductor TV Tool Kit
- Cable Protection Package

Training

- Three Days On-Site Field Training
- Delivery of Truck to Winter Garden

Sub Total	$217,908.41
Sole Source Customer Discount	*-$31,553.41*
Grand Total Sole Source Price	**$186,355.00**

Detailed Specifications & Contract Purchases

Detailed technical specifications are available upon request to help your team define language for any upcoming competitive bid requirement to ensure your team is receiving the equipment package to best your needs. Additionally, for our municipal clients, CUES equipment is available through piggyback purchases from various other municipalities that have purchased identical or similar equipment packages as quoted as well as through competitively bid cooperative contracts like the HGAC Buy Contract.

References

A list of product specific references or general company references are available upon request.

Sole Source Statement

CUES, Inc. is the sole source direct provider for all CUES CCTV Equipment, Services, Parts, and Support for the entire state of Florida. Furthermore, we are the sole CCTV equipment manufacturer located physically in the state of Florida. While other manufacturer's may claim to be within the state, they do so through 3rd party dealerships and manufacturer's representatives and are not themselves located in Florida to service and support your account. Other vendors may claim to able to work on CUES equipment but CUES, Inc. itself is the only authorized provider of sales, service, and support for CUES equipment. Any use of a vendor outside of CUES, Inc. that modifies, services, or provides technical parts may risk voiding any applicable CUES, Inc. warranty.

If you already own CUES equipment, we are the sole provider that is directly compatible with all your existing equipment. CUES in the only manufacturer to offer a 100% full circle compatibility where all existing mainline cameras and transporters are 100% compatible with any new/future CUES, Inc. equipment purchase. This full circle compatibility allows older equipment to work on newer TV systems and newer equipment to operate on some older systems.

Purchase Terms & Conditions

Delivery: 120 Days After Receipt of Order. Delivery is an ESTIMATE ONLY based on the current production schedule as of the date of quotation and is subject to change. For accurate delivery, please contact your CUES Regional Sales Manager at the time of order.

Payment: NET 30 Terms for active, established CUES customers with an approved account application on file with CUES, Inc. Accounting. For all new non-municipal customers or if your account has been inactive for more than 12 months, full payment is due prior to delivery with a minimum deposit of 25% due to at time of order.

Taxes & Pricing: Unless otherwise noted, pricing above does not include any applicable sales tax. The final invoice will reflect all taxes unless there is a tax-exempt certificate on file with CUES, Inc. Accounting.

August 10, 2020

Winter Garden, City of
Jon Williams
300 West Plant Street
Winter Garden, FL 34787
jwilliams@cwgdn.com

CUES, Inc. is the sole source direct provider for all CUES CCTV Equipment, Services, Parts, and Support for the entire state of Florida.

Furthermore, we are the sole CCTV equipment manufacturer located physically in the state of Florida. While other manufacturer's may claim to be within the state, they do so through 3rd party dealerships and manufacturer's representatives and are not themselves located in Florida to service and support your account. Other vendors may claim to able to work on CUES equipment but CUES, Inc. itself is the only authorized provider of sales, service, and support for CUES equipment. Any use of a vendor outside of CUES, Inc. that modifies, services, or provides technical parts may risk voiding any applicable CUES, Inc. warranty.

If you already own CUES equipment, we are the sole provider that is directly compatible with all your existing equipment. CUES in the only manufacturer to offer a 100% full circle compatibility where all existing mainline cameras and transporters are 100% compatible with any new/future CUES, Inc. equipment purchase. This full circle compatibility allows older equipment to work on newer TV systems and newer equipment to operate on some older systems.

We are the sole manufacturer and supplier of OEM (Original Equipment Manufacturer) products/parts for all CUES, Inc. Systems and Product Line. No other vendor or manufacturer offers CUES, Inc. Equipment or Authorized Service in the entire state of Florida.

100% Full Circle Compatibility Notice
Our current product offerings for Cameras, Transporters, Footage Systems, and GraniteNet Software are 100% compatible with existing CUES TV equipment.

Sincerely,

Chris Parker
Regional Sales Manager - Florida
Cell: 407.784.0568 | Office: 800.327.7791 x330
cparker@cuesinc.com

THE CITY OF WINTER GARDEN

AGENDA ITEM

From: Tanja Gerhartz, Economic Development Director

Via: Mike Bollhoefer, City Manager

Date: October 1, 2020 **Meeting Date:** October 8, 2020

Subject: CDBG Rehab Satisfaction of Mortgage - 500 Seminole Street

Discussion:

The City of Winter Garden awarded a CDBG Housing Rehab grant to Patricia Vernosky in August 10, 2016 in the amount of $69,050 with 0% interest, reducing 10% annually for her home at 500 Seminole Street. Currently, there is $41,430 remaining on the mortgage (deferred payment loan). No city funds were used for this grant, since it was a CDBG Housing Rehab Grant.

Ms. Vernosky has passed away and the family is asking for a satisfaction of mortgage for the remaining balance.

Under Section 10 of the City of Winter Garden CDBG Housing Grant Promissory Note it addresses Forgiveness:

> 10. Forgiveness.
>
> The CDBG Loan shall be a grant and all debt owed will be forgiven if the Borrower(s), passes away after the completion of the home. The City Commission reserves the right to waive the loan in cases of hardship."

Recommendation:

City staff recommends that the Commission approve and execute a satisfaction of mortgage due to the homeowner's recent death.

Attachments/References:

Copy of Mortgage
Satisfaction of Mortgage

After recording return to:
City of Winter Garden
Attn: City Clerk
300 West Plant Street
Winter Garden, Florida 34787

SATISFACTION OF MORTGAGE

(CDBG Housing Rehabilitation Program)

KNOW ALL MEN BY THESE PRESENT: That the **City of Winter Garden,** a municipal corporation of the State of Florida, the owner and holder of a certain mortgage executed by **Patricia Vernosky, 500 Seminole Street**, Winter Garden, Florida, bearing date the **10th of August** A.D. **2016**, recorded in Official Records Document No. **20160481578** Public Records of Orange County, State of Florida; given to secure the sum of **Sixty Nine Thousand and Fifty Dollars & 00/100 ($69,050.00)** evidenced by that certain August 10, 2016 promissory note, upon the following described property, situate, lying and being in Orange County, State of Florida, to wit:

PARCEL IDENTIFICATION NUMBER: **23-22-27-0910-00-110**

LEGAL DESCRIPTION: M C BRITT SUB NO 2 L/145 LOTS 11 & 12

Property Address: **500 Seminole Street**
Winter Garden, Florida 34787

hereby acknowledge full satisfaction of said indebtedness by the terms of the promissory note due to death of sole owner, and do hereby acknowledge satisfaction of said mortgage and hereby direct the Clerk of the said Circuit Court or Comptroller to cancel the same of record.

IN WITNESS WHEREOF, the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 2020.

CITY OF WINTER GARDEN

_____

John Rees, Mayor
Printed Name and Title

Signed, sealed and delivered in presence of:

_____ _____
Signature Signature

_____ _____
Printed Name Printed Name

STATE OF FLORIDA:
COUNTY OF ORANGE:

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by **JOHN REES, MAYOR of City of Winter Garden**, a Florida Municipal Corporation. Personally known to me ____

SEAL:

_____
NOTARY PUBLIC: Angela J. Grimmage
State of Florida at Large
Commission No. GG 143200
Commission Expires: January 9, 2022

Prepared by:
Fred Fox Enterprises, Inc.
P.O. Box 840338
St. Augustine, Florida 32080

DOC# 20160481578
09/13/2016 11:47:45 AM Page 1 of 6
Rec Fee: $52.50
Deed Doc Tax: $0.00
DOR Admin Fee: $0.00
Intangible Tax: $138.10
Mortgage Stamp: $241.85
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To: FISHBACK LAW FIRM

MORTGAGE
(Deferred Payment Loan)
(For the City of Winter Garden CDBG Housing Rehabilitation Program)

THIS MORTGAGE ("Security Instrument") is made on **10 day of August, 2016**. The grantor is **Patricia Vernosky** ("Borrower"). This Security Instrument is given to the City of Winter Garden, City Commission, a political subdivision of the State of Florida, and whose address is 300 West Plant Street, Winter Garden FL 34787 ("Lender"). Borrower owes Lender the principal sum of **Sixty Nine Thousand and Fifty & 00/100 Dollars ($69,050.00) in CDBG Grant Assistance.** This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for deferred payments on the principal of the loan if the Borrower complies with the terms of the Note and this Security Instrument. The Note provides that the full debt of principal amount (subject to forgiveness of indebtedness at the rate of 10% per annum), if not paid earlier, shall be due and payable upon sale of the mortgaged property or if Borrower(s) ceases to reside in and occupy the mortgaged property as a principal residence within ten (10) years of the date of this mortgage. The loan evidenced by the Note and secured by this Security Instrument (the "Loan") is being made pursuant to the City of Winter Garden's Community Development Block Grant (CDBG) Program.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with all renewals, extensions and modifications of the Note; (b) the payment of all other sums as provided in this Mortgage, advanced under to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower mortgages to Lender and Lender's successors and assigns, the following described property located in the City of Winter Garden, Florida:

LEGAL DESCRIPTION
M C BRITT SUB NO 2 L/145 LOTS 11 & 12

Property Address: **500 Seminole Street, Winter Garden, Florida 34787**

Property Tax Parcel Identification Number: **23-22-27-0910-00-110**

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and the Property is unencumbered except for encumbrances of record acceptable to the Lender. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to such encumbrances of record.

COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal; Prepayment. Borrower shall promptly pay when due the principal of the debt evidenced by the Note, and other fees required and due under this Mortgage.

2. Application of Payments. All payments received by Lender under paragraph 1 shall be applied to any outstanding principal due.

3. Taxes; Charges; Liens. The Borrower shall perform all of the Borrower's obligations, including Borrower's covenant to make payments when due. Borrower shall pay all taxes, assessments, liens, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any other lien which shall have attained priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy such lien or take one or more of the actions set forth above within 10 days of the giving of notice.

4. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in amounts commensurate with the value of the Property for the duration of the Note. The insurance carrier providing the insurance shall be chosen by Borrower from carriers licensed in the State of Florida with an A.M. Best rating of A+ VII. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's right in the Property.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. If Lender requires, Borrower shall promptly give to Lender copies of all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by the Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

If under paragraph 18 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition

shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within One Hundred and Twenty Days after the execution of this Security Instrument and continue to so occupy the Property for ten (10) years or until sold. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning (i) Borrower's occupancy of the Property as a principal residence and (ii) Borrower's income.

The Borrower acknowledges that this "Loan" subjects the Property to certain use and occupancy restrictions limiting the Property's use to affordable housing for low or very low income households within the meaning of the City of Winter Garden Housing Assistance Plan. The violation of such restrictions shall entitle the Lender to the remedies provided in Section 18 hereof.

6. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable costs and attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 6, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 6 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear no interest and shall be payable upon notice from Lender to Borrower requesting payment.

7. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice five days prior to an inspection specifying reasonable cause for the inspection.

8. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 14. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument must execute the Note.

9. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by certified mail, postage prepaid. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender.

Any notice to Lender shall be given by receipted delivery or certified mail to Lender's address stated as follows:

City of Winter Garden
c/o City Commission
300 West Plant Street, Winter Garden, Fl 34787

or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

10. Governing Law; Severability. This Security Instrument shall be governed by the law of the State of Florida. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

11. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

12. Transfer of the Property. If all or any part of the Property or any interest in it is sold or transferred without Lender's prior written consent (including a transfer of all or any part of the Property to any person who does or does not use the Property for affordable housing in compliance with the City of Winter Garden Housing Assistance Program), Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.

If Lender exercises this option, Lender shall give Borrower prior written notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

13. Change of Loan Servicer. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 11 above. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made.

14. No Assignment. Until the loan secured by this Mortgage has been satisfied in full, the Lender and the Borrower agree that the Note and the Security Instrument will not be assigned without the Lender's prior written consent.

15. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the temporary presence, use or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual

knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 17, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 15, "Environmental Law" means federal laws and laws of Florida that relate to environmental protection.

16. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and foreclosure on the Property. If the default is not cured by the Borrower on or before the date specified in the notice, then Lender at its option may demand immediate payment in full of all sums secured by this Security Instrument and invoke any remedies permitted by Florida law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 15, including, but not limited to, reasonable attorney's fees, court costs and costs of title evidence.

17. Release. Upon payment of all sums secured and required by this Security Instrument, or the passage of ten (10) years from the date of this mortgage (the grant qualifying period for CDBG), Lender shall execute and record a satisfaction of this Security Instrument for the **CDBG Grant in the amount of $69,050.00** without charge to Borrower; and Lender shall deliver the original Note to Borrower.

18. Program Strategy. This Security Instrument and associated Note are assisting in providing a housing unit under the City of Winter Garden Housing Assistance Program (CDBG).

$ 69,050.00 CDBG Rehabilitation/Replacement

The housing assistance is in the amount of **$ 69,050.00** and shall bear no interest. The loan commences upon receipt of the CO and terminates on sale of the Property by Borrower or the 10 year residence has ended.

19. The Satisfaction of Mortgage shall be executed upon payment of the original loan principal amount as required by the corresponding City of Winter Garden Housing Assistance Plan.

For owner-occupied housing units sold within ten (10) years of the date of this mortgage by the Borrower receiving assistance under the program, repayment of the principal loan amount on the loan shall be required 1/10th of the total loan amount is forgiven each full year.

BY SIGNING BELOW, the Borrower accepts and agrees to Lender's terms and covenants contained in this Mortgage.

WITNESSES: BORROWER:

(1)Sign: Mel N. Fo

Printed name: Melissa N. Fox

X Patricia Vernosky
Owners Signature

(2) Sign:_____

Printed name:_____

_____
Owners Signature

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 10 day of August, 2016 by Patricia Vernosky, BORROWER, who are personally known to me or who has produced _____ (passport or driver's license) as identification.

NOTARY PUBLIC

By _____

Printed name:

Commission No.:

Commission Expiration:

Seal:

DAVID FOX
MY COMMISSION # EE 853961
EXPIRES: November 26, 2016
Bonded Thru Notary Public Underwriters

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 1, 2020 **Meeting Date:** October 8, 2020

Subject: 14140 W Colonial Dr.
Dunkin' - Site Plan Approval
PARCEL ID# 27-22-27-9140-03-000

Issue: The applicant is requesting Site Plan approval for a quick serve restaurant with associated site improvements on a property located at 14140 W Colonial Dr.

Discussion:

The subject property is 0.92 +/- acres and is zoned PCD (Planned Commercial Development). This property is part of the West Market PCD. The development will consist of a 1,590 sq. ft. building with a drive-thru. The project also includes related site elements such as parking areas, site furnishings, and landscaping.

Recommended Action:

Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated September 28, 2020. Development of the property with a restaurant with drive-thru is consistent with the City's Comprehensive Plan & with the property's PCD zoning requirements.

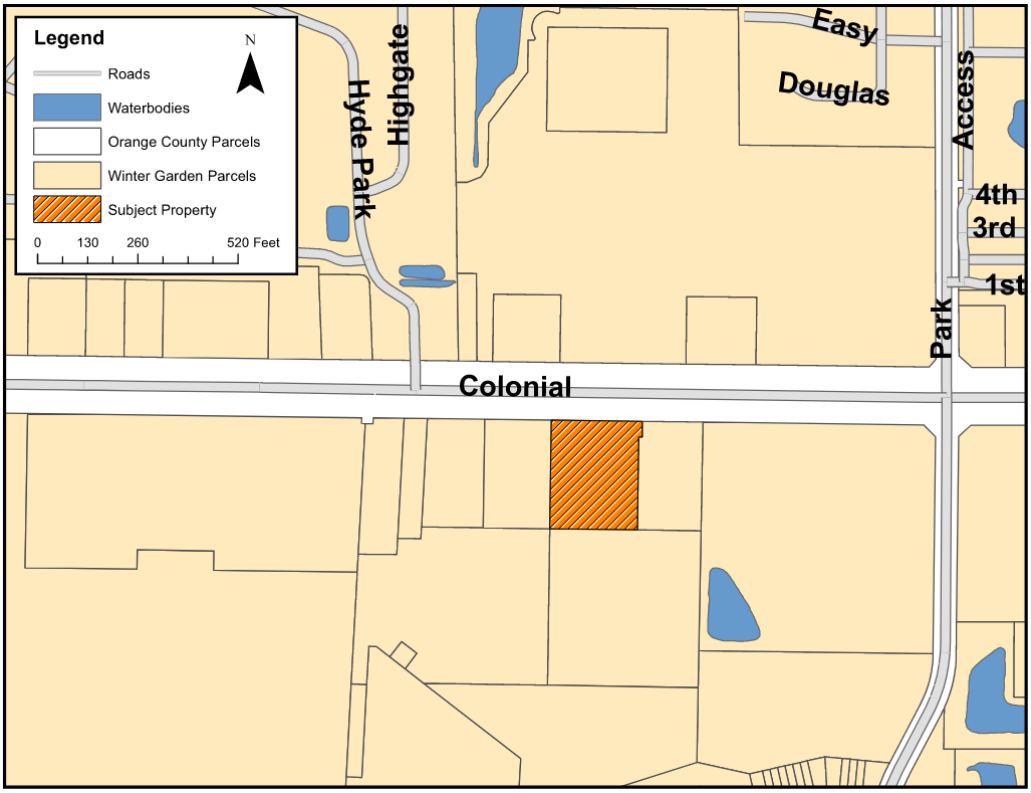
Attachment(s)/References:

Location Map
DRC Staff Report
Site Plan Set
Building Elevations

Location Map

Dunkin

14140 W Colonial Drive



CONSTRUCTION PLANS

DUNKIN' WINTER GARDEN
PORTION OF LOT 3 - WEST MARKET

WINTER GARDEN, FLORIDA

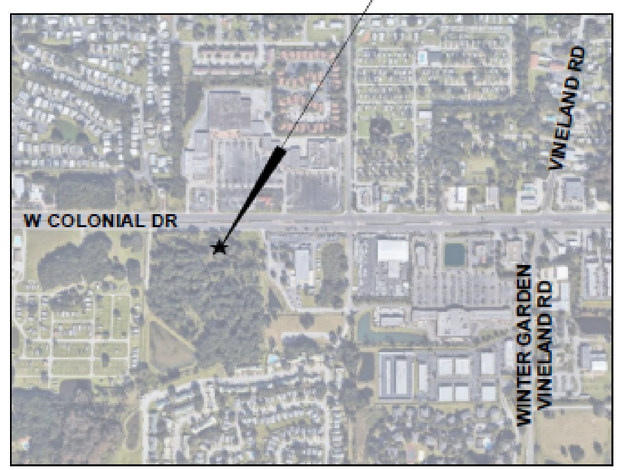
PREPARED FOR
CSC PROPERTIES, LLC
5795 ULMERTON ROAD
CLEARWATER, FL 33760

LEGAL DESCRIPTION

THE WEST 142.50 FEET OF LOT 3, WEST MARKET OF WINTER GARDEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 14 THROUGH 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.920 ACRES MORE OR LESS.

PROJECT LOCATION



LOCATION MAP
N.T.S.

INDEX OF SHEETS	
SHEET	TITLE
C100	COVER
C101	GENERAL NOTES
C102	EXISTING CONDITIONS & DEMO PLAN
C150	OVERALL SITE PLAN
C160	SITE PLAN
C200	GEOMETRY, STRIPPING & SIGNAGE PLAN
C300	PAVING, GRADING & DRAINAGE PLAN
C305	GRADING SECTIONS
C400	UTILITY PLAN
C900	CONSTRUCTION DETAILS
C901	WINTER GARDEN NOTES
C902	WINTER GARDEN WATER DETAILS
C903	WINTER GARDEN WASTEWATER DETAILS
C904	WINTER GARDEN MISC. DETAILS
C905	MISCELLANEOUS DETAILS
C950	SWPPP
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS & NOTES
IR100	IRRIGATION PLAN
IR101	IRRIGATION DETAILS
IR102	IRRIGATION NOTES

OWNER
GARDENIA PLAZA, LLC
1220 WEST COLONIAL DRIVE, SUITE 303
WINTER GARDEN, FL 34787
(407) 654-7545

DEVELOPER
CSC PROPERTIES, LLC
5795 ULMERTON ROAD
CLEARWATER, FL 33760

CIVIL ENGINEER
CONNELLY & WICKER INC
1560 NORTH ORANGE AVENUE, SUITE 210
WINTER PARK, FL 32789
(407) 261-3100
CONTACT: RYAN BLAIDA, P.E.

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

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture

10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FLORIDA 32246
(904) 265-3030 FAX: (904) 265-3031

1560 NORTH ORANGE AVE., SUITE 210
WINTER PARK, FLORIDA 32789
(407) 261-3100 FAX: (407) 261-3099

FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311
www.cwieng.com

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 261-3100 FAX: (407) 261-3099 www.cwieng.com
FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By
1	6/3/20	PER CITY OF WINTER GARDEN	SEC

COVER

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Oct 01, 2020
RYAN R. BLAIDA, P.E.
FL P.E. #81017
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.: 20-04-0009	
Designed: RRB	Drawn: RAH
Checked: RRB	O.C.: RCW
Date: MAY 2020	
Scale: N.T.S.	DATUM: NAVD 88

Sheet C100

Printed: Oct 01, 2020 - 7:22am Printed By: Rob
J:\20\20-04-0009 Dunkin'\Design\Dwgs\Plots\20-04-0009-COVER.dwg

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WINTER GARDEN DEVELOPMENT CODE REQUIREMENTS, AND THE MINIMUM STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. AN ENGINEERING PERMIT AND REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES TO HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS THROUGHOUT THE PROJECT AREA TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL REQUIRED TO BE REMOVED AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED.
5. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE COUNTY/OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
6. FOR BOUNDARY, ROADWAY AND LOT GEOMETRY INFORMATION SEE PLAT OR ALTA SURVEY.
7. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH THE PROJECT REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO ROAD BASE PLACEMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PROJECT INCLUDING CITY RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY RIGHT-OF-WAY OR EASEMENT.
9. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
10. "AS-BUILT" DRAWINGS – AS-BUILTS TO THE CITY/OWNER AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY THE CITY.
11. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT, AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THE PROJECT.
13. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH PROJECT REQUIREMENTS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
15. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
16. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
17. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
18. NO BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE PERMITTED ON SITE.
19. PROVIDE CONTRACTION JOINTS AT 10' O.C. AND EXPANSION JOINTS AT 50' O.C. FOR CURBING. PROVIDE CONTRACTION JOINTS AT 6' O.C. AND EXPANSION JOINTS AT 18' O.C. ON ALL EXTERIOR SIDEWALKS.
20. MAINTENANCE OF TRAFFIC SHALL CONFORM TO PLAN HEREIN.
21. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEXES 700-010, 706-001, AND 711-001.
22. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED ROADWAY/SITE DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR UTILIZING METHOD APPROVED BY THE CITY.
23. ALL STORM PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

POTABLE NOTES:

1. ALL PIPELINE MATERIAL AND INSTALLATION SHALL CONFORM TO THE CITY OF WINTER GARDEN STANDARDS (JULY, 2015), CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITY OWNERS AND SUNSHINE STATE ONE CALL (800) 432-4770 MUST BE NOTIFIED SEVENTY-TWO (72) HOURS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY FIBEROPTICS COMPANIES SEVEN (7) WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THEIR AREA. EXTREME CAUTION SHALL BE USED IN AREAS WHERE FIBEROPTIC CABLE IS LOCATED ADJACENT TO CONSTRUCTION ACTIVITY.
5. ALL PIPING AND/OR APPURTENANCES CONNECTING TO ADJACENT CONSTRUCTION SHALL BE PLUGGED IF ADJACENT WORK HAS NOT BEEN COMPLETED.
6. CONTRACTOR SHALL PROVIDE TEMPORARY THRUST RESTRAINTS, BRACING, TEST PLUGS AND/OR OTHER DEVICES NECESSARY TO SUCCESSFULLY COMPLETE PRESSURE TESTING OF ALL PRESSURE PIPING SYSTEMS.
7. ALL FITTINGS FOR BURIED PIPING 4-INCH AND LARGER, SHALL BE DUCTILE IRON MECHANICAL JOINT (D.I.M.J) BITUMEN COATED EXTERIOR, APPLIED PER ANSI/AWWA A21.15/C151 UNLESS NOTED OTHERWISE. THESE FITTINGS SHALL INCORPORATE RESTRAINING RINGS, MEGA-LUGS OR OTHER APPROVED EQUIVALENT MECHANICAL DEVICES.
8. ALL BURIED PIPING SPECIFIED FOR PRESSURE SERVICE SHALL BE PROVIDED WITH RESTRAINING DEVICES AT ALL DIRECTIONAL CHANGES, UNLESS NOTED OTHERWISE.
9. ALL PROPOSED DUCTILE IRON PIPE, FITTINGS AND RESTRAINTS WITHIN FIFTY (50) FEET OF AN EXISTING GAS MAIN SHALL BE POLYETHYLENE ENCASED.
10. ALL FASTENERS SHALL BE MANUFACTURED OF NON-CORROSIVE MATERIALS. WHEN STAINLESS STEEL IS REQUIRED, 304 S.S. SHALL BE USED FOR ALL BURIED APPLICATIONS AND 316 S.S. SHALL BE USED FOR ABOVE GROUND OR CORROSIVE ENVIRONMENTS.
11. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS AND ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO EXCAVATION IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
12. WHERE MINIMUM SEPARATION BETWEEN UTILITIES IS REQUIRED, THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE PROPOSED WORK. IF THERE IS A CONFLICT THE CONTRACTOR SHALL NOTIFY THE CITY OF PALM COAST IMMEDIATELY. INFORMATION ON THE OBSTRUCTION SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
14. LOCATIONS AND DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE LIMITS OF RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
15. THE CONTRACTOR SHALL REPLACE SOD 3 FEET FROM ALL DISTURBED AREAS: STRUCTURES, SIDEWALKS, ROADS, AND POND IMPROVEMENT AREAS. ALL OTHER DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE DRAWINGS.
16. THE CONTRACTOR SHALL REPLACE, BUT NOT BE LIMITED TO, PAVING, STABILIZED EARTH, DRIVEWAYS OR ANY ITEMS DISTURBED OR DAMAGED BY THE CONSTRUCTION OR IT'S RELATED ACTIVITIES. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY THE CITY OF WINTER GARDEN.
17. THE DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS WORK WITH THE WORK SCHEDULE OF ADJACENT CONTRACTORS AS WELL AS THE OPERATIONS STAFF OF THE CITY OF PALM COAST.
20. THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN 72 HOURS BEFORE COMMENCING WITH CONSTRUCTION.
21. PIPE MEASUREMENTS SHALL BE CENTER TO CENTER OF FITTINGS OR VALVES.
22. PVC PIPE LESS THAN 2-INCHES SHALL CONFORM TO ASTM D1785. THREADED PIPE AND FITTINGS SHALL BE SCH. 80 AND CONFORM TO ASTM D2464. UNTHREADED PIPE AND FITTINGS SHALL BE SCH. 40 WITH SOLVENT CEMENTED JOINTS. CEMENTED JOINTS AND FITTINGS SHALL COMPLY WITH ASTM D2466 AND D2855.
23. 2", 2 1/2" AND 3" PVC PIPE SHALL CONFORM TO ASTM D2241. PIPE SHALL BE FURNISHED IN 20-FOOT LENGTHS, SHALL HAVE DIMENSION RATIO (DR21) AND A WATER PRESSURE RATING OF 200 PSI.
24. PVC PIPE 4-INCHES THROUGH 12-INCHES SHALL CONFORM TO AWWA STANDARD C900 (DR18); PVC PIPE 14-INCHES THROUGH 48-INCHES SHALL CONFORM TO AWWA STANDARD C905 (DR18) UNLESS NOTED OTHERWISE.
25. DUCTILE IRON PIPE SHALL CONFORM TO AWWA STANDARD C151, PRESSURE CLASS 350 FOR 4-INCH THROUGH 12-INCH DIAMETER PIPE, PRESSURE CLASS 250 FOR PIPE LARGER THAN 12-INCHES IN DIAMETER UNLESS NOTED OTHERWISE.
26. VALVES FOR POTABLE WATER MAINS SHALL BE DUCTILE IRON (D.I.) EPOXY COATED GATE VALVES OR BUTTERFLY VALVES. VALVES FOR RAW WATER MAINS SHALL BE DUCTILE IRON (D.I.) EPOXY COATED GATE VALVES ONLY. SEE SPECIFICATIONS FOR DETAILS.
27. ALL POLYETHYLENE PRESSURE PIPE AND FITTINGS 4-INCH AND LARGER SHALL CONFORM TO AWWA STANDARD C906-99 (DR11) PRESSURE CLASS 160 AND ASTM STANDARD D3350, D2837 PE 3408.

SANITARY SEWER NOTES:

1. ALL PIPELINE MATERIAL AND INSTALLATION SHALL CONFORM TO THE CITY OF WINTER GARDEN STANDARDS (JULY, 2015), CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITY OWNERS AND SUNSHINE STATE ONE CALL (800) 432-4770 MUST BE NOTIFIED SEVENTY-TWO (72) HOURS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY FIBEROPTICS COMPANIES SEVEN (7) WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THEIR AREA. EXTREME CAUTION SHALL BE USED IN AREAS WHERE FIBEROPTIC CABLE IS LOCATED ADJACENT TO CONSTRUCTION ACTIVITY.
5. ALL PIPING AND/OR APPURTENANCES CONNECTING TO ADJACENT CONSTRUCTION SHALL BE PLUGGED IF ADJACENT WORK HAS NOT BEEN COMPLETED.
6. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS. ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO EXCAVATION IN ORDER TO PROTECT THESE UTILITIES DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE PROPOSED WORK. IF THERE IS A CONFLICT THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN IMMEDIATELY. INFORMATION ON THE OBSTRUCTION SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
8. LOCATIONS AND DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE LIMITS OF RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
9. THE CONTRACTOR SHALL REPLACE SOD 3 FEET FROM ALL DISTURBED AREAS: STRUCTURES, SIDEWALKS, ROADS, AND POND IMPROVEMENT AREAS. ALL OTHER DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE DRAWINGS.
10. THE CONTRACTOR SHALL REPLACE, BUT NOT BE LIMITED, TO PAVING, STABILIZED EARTH, DRIVEWAYS OR ANY ITEMS DISTURBED OR DAMAGED BY THE CONSTRUCTION OR ITS RELATED ACTIVITIES. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY THE CITY OF WINTER GARDEN.
11. THE DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS WORK WITH THE WORK SCHEDULE OF ADJACENT CONTRACTORS AS WELL AS THE STAFF OF THE CITY OF WINTER GARDEN.
13. THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN UTILITY DEPARTMENT 72 HOURS BEFORE COMMENCING WITH CONSTRUCTION.
14. WHERE MINIMUM SEPARATION BETWEEN UTILITIES IS REQUIRED, THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
15. PVC PIPE AND FITTINGS 4-INCHES THROUGH 15-INCHES SHALL CONFORM TO ASTM D3034, SDR 26.
16. PVC PIPE AND FITTINGS SHALL BE SOLID GREEN IN COLOR.
17. IN AREAS WHERE CONSTRUCTION ACTIVITIES RESTRICT NORMAL ACCESS TO PROPERTIES, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALTERNATE ACCESS ROUTES WHICH ARE SUBJECT TO APPROVAL BY FLORIDA WATER SERVICES.
18. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.
19. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND MATERIALS FOR APPROVAL BY THE CITY OF WINTER GARDEN PRIOR TO PROCUREMENT.
20. THE CONTRACTOR SHALL VIDEO THE ENTIRE WORK AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION. ONE COPY OF THE PRE-CONSTRUCTION VIDEO SHALL BE SUBMITTED TO THE CITY OF WINTER GARDEN.
21. PIPE MEASUREMENTS ON THE MAIN "TRUNK" SEWER SHALL BE FROM CENTER TO CENTER OF MANHOLES OR CLEANOUTS, UNLESS OTHERWISE NOTED.
22. PIPE MEASUREMENTS FOR SERVICE LATERALS SHALL BE FROM THE MAIN "TRUNK" SEWER TO THE PROPERTY LINE. THE DEPTH OF THE LATERAL AT THE PROPERTY LINE SHALL BE MEASURED AND RECORDED ON THE RECORD DRAWINGS.
23. TESTING OF GRAVITY SEWER SYSTEMS AND MANHOLES SHALL FOLLOW THE REQUIREMENTS FOUND WITHIN THE SPECIFICATIONS.
24. CONFLICT BETWEEN WATER MAINS, STORM AND REUSE SYSTEMS AND PROPOSED SANITARY SEWER MAINS SHALL BE RESOLVED BY ADJUSTING THE PRESSURE MAINS AS NECESSARY. SEE "UTILITY SEPARATION DETAIL" AND ACCOMPANYING NOTES AS SHOWN ON THE CIVIL DETAIL (CD) SHEETS OF THIS PLAN SET.
25. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY.
26. UTILITY INTERRUPTIONS SHALL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS PROVIDED BY THE CITY OF WINTER GARDEN. BYPASS PUMPING, ETC. MAYBE REQUIRED. THE CONTRACTOR SHALL PROVIDE TO THE CITY OF WINTER GARDEN FOR REVIEW A WRITTEN SCHEDULE AS TO THE METHOD AND DURATION OF FLOW INTERRUPTION.
27. THE CITY OF WINTER GARDEN SHALL REVIEW THE SUBMITTAL AND WITHIN A TIMELY MANNER OF RECEIVING IT SHALL INFORM THE CONTRACTOR REGARDING APPROVAL OR DENIAL OF THEIR REQUEST. IF THEIR REQUEST IS REJECTED BY THE CITY, THE CONTRACTOR MAY RESUBMIT THEIR REQUEST MODIFYING IT TO THE SATISFACTION OF THE. ALL CONNECTIONS SHALL BE MADE ONLY ON THE AGREED UPON TIME AND DATE ESTABLISHED IN THE SUBMITTAL.
28. DURING NORMAL SANITARY SEWER MAIN FLOW INTERRUPTION, THE CONTRACTOR SHALL PROVIDE UNINTERRUPTED BY-PASS FLOW AND SHALL PROVIDE ALL EQUIPMENT NECESSARY TO ACCOMPLISH THE SAME IN THE FORM OF, BUT NOT LIMITED TO THE FOLLOWING: POWER, PUMPS, PIPING, APPURTENANT VALVES AND FITTINGS AND/OR SEPTIC TANKER TRUCK PUMPING, HAULING AND DISPOSAL SERVICES.
29. ALL BURIED UTILITY PIPES TO BE ABANDONED IN PLACE SHALL BE CUT, PLUGGED AND FILLED WITH GROUT.
36. IT IS THE INTENT OF THIS CONTRACT FOR THE CONTRACTOR TO MAINTAIN CONTINUOUS RESTORATION BEHIND THE UTILITY WORK ON A DAILY BASIS. NO MORE THAN FIFTY (50) LINEAL FEET OF UNRESTORED LINE WORK SHALL REMAIN AT THE END OF EACH WORK DAY.

FDOT ROW CONSTRUCTION

1. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS, THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

GENERAL REQUIREMENTS FROM CITY OF WINTER GARDEN

1. ALL GRAVITY SANITARY PIPE AND FITTING SHALL BE PVC SDR 26. NO D.I.P. WILL BE ALLOWED IN ANY PORTION OF THE SANITARY SEWER SYSTEM
2. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180)
3. AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS AVAILABLE ON-LINE.
4. ALL STORM (≥12") AND SANITARY LINES (≥6") SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
5. WARRANTY PERIOD FOR ANY PUBLIC IMPROVEMENTS, INCLUDING LIFT STATION AND FORCE MAIN, SHALL BE 2 YEARS FROM THE CERTIFICIATE OF COMPLETION ISSUANCE.
6. THE USE OF HDPE PIPE SHALL MEET ALL CITY OF WINTER GARDEN'S MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARDS AND SPECIFICATIONS INCLUDING CLASS I BEDDING AND LASER PROFILING (SEE UNDER ONLINE FORMS ON CITY OF WINTER GARDEN'S WEBSITE).

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE NORTH LINE OF LOT 3 AS S89°15'33"E (ASSUMED).
3. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES.
5. 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. 12095C0215F, DATED SEPTEMBER 25, 2009.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER C1346041, ELEVATION = 119.39 (NAVD 1988) NORTH AMERICAN VERTICAL DATUM 1988. (C) REPRESENTS CALCULATED STATE PLANE COORDINATE BEARINGS AND (P) REPRESENTS PLAT BEARINGS.
7. SITE BENCH MARKS ARE SHOWN HEREON.
8. THIS SURVEY IS BASED ON STATE PLANE COORDINATES OF FLORIDA – NAD83 EAST ZONE.

Connelly & Wicker Inc.
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1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 261-3100 FAX: (407) 261-3099 www.cwieng.com
FLORIDA REGISTRY: 3660 L.A. NUMBER: LC26000311

No.	Date	Revision	By

GENERAL NOTES

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Oct 01, 2020
RYAN R. BLUDA, P.E.
FL P.E. #81017
Reg. Engineer

Project No.: 20-04-0009	
Designed: RRB	Drawn: RAH
Checked: RRB	Q.C.: RCW
Date: MAY 2020	
Scale: N.T.S.	DATUM: NAVD 88
Sheet C101	

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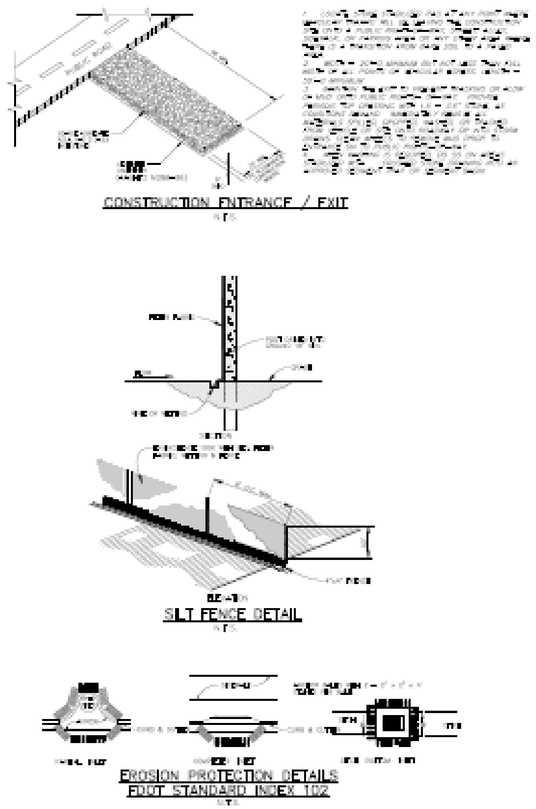

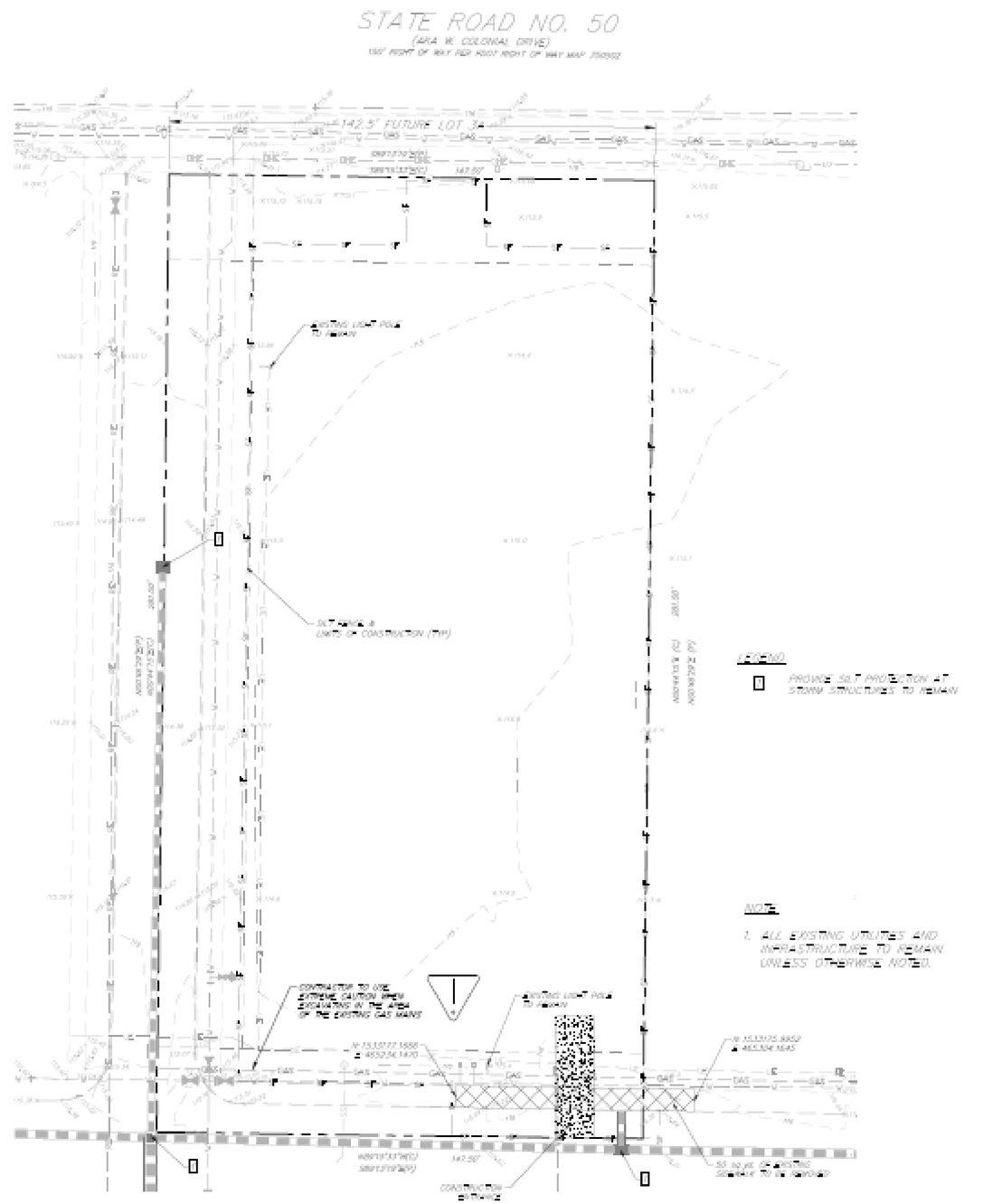

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1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
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FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By

EXISTING CONDITIONS & DEMO PLAN

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Project No.: 20-04-0009
Designed: RRB
Drawn: RAH
Checked: RRB
Q.C.: RCW
Date: MAY 2020
Scale: 1" = 20'
DATUM: NAVD 88
Sheet: C102

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Connelly & Wicker Inc.

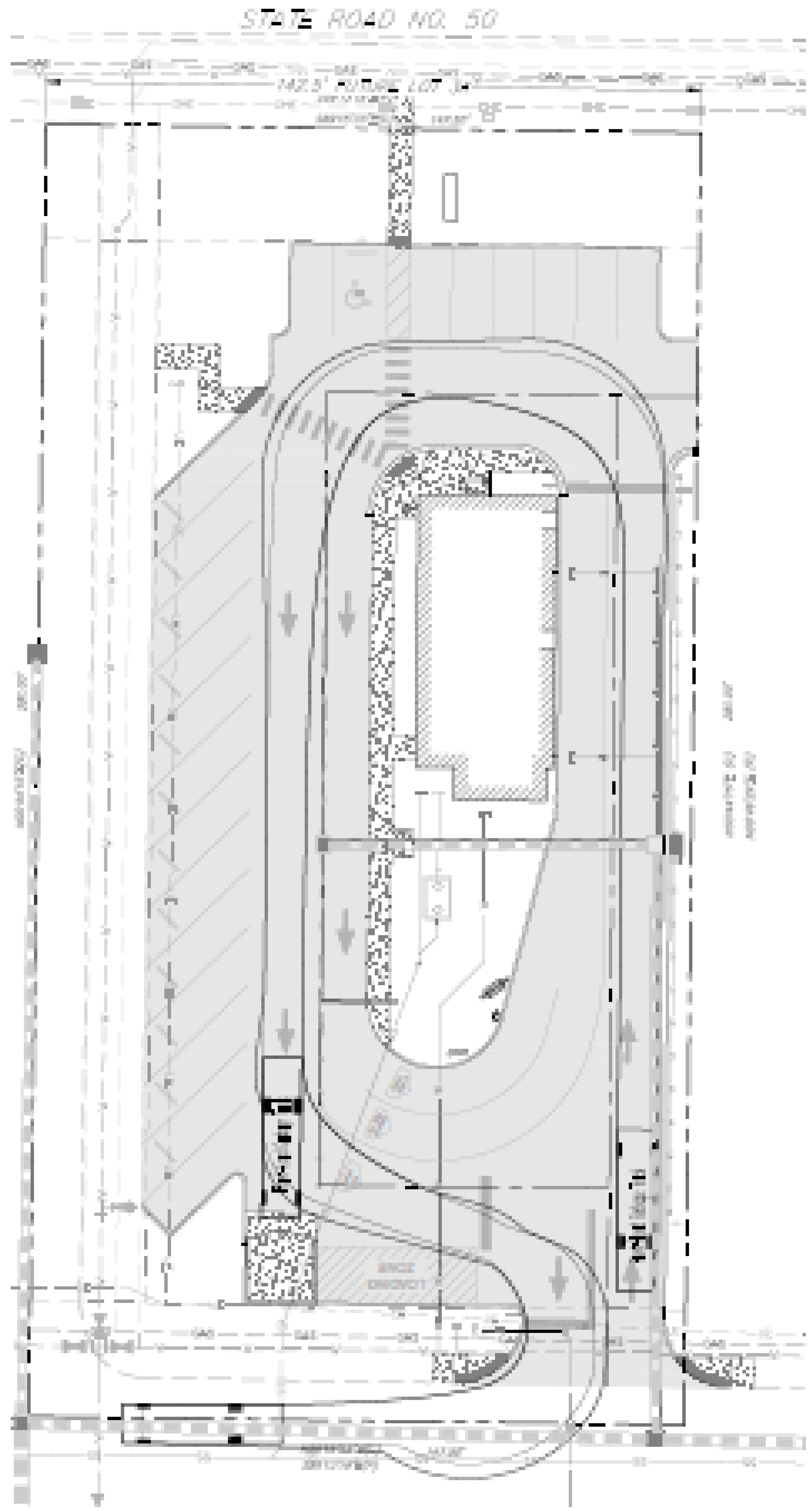
Planning • Engineering • Landscape Architecture

OVERALL SITE PLAN

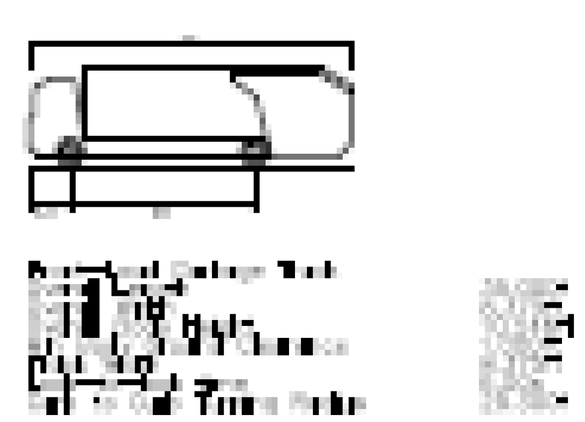
DUNKIN' WEST MARKET PORTION OF LOT 3

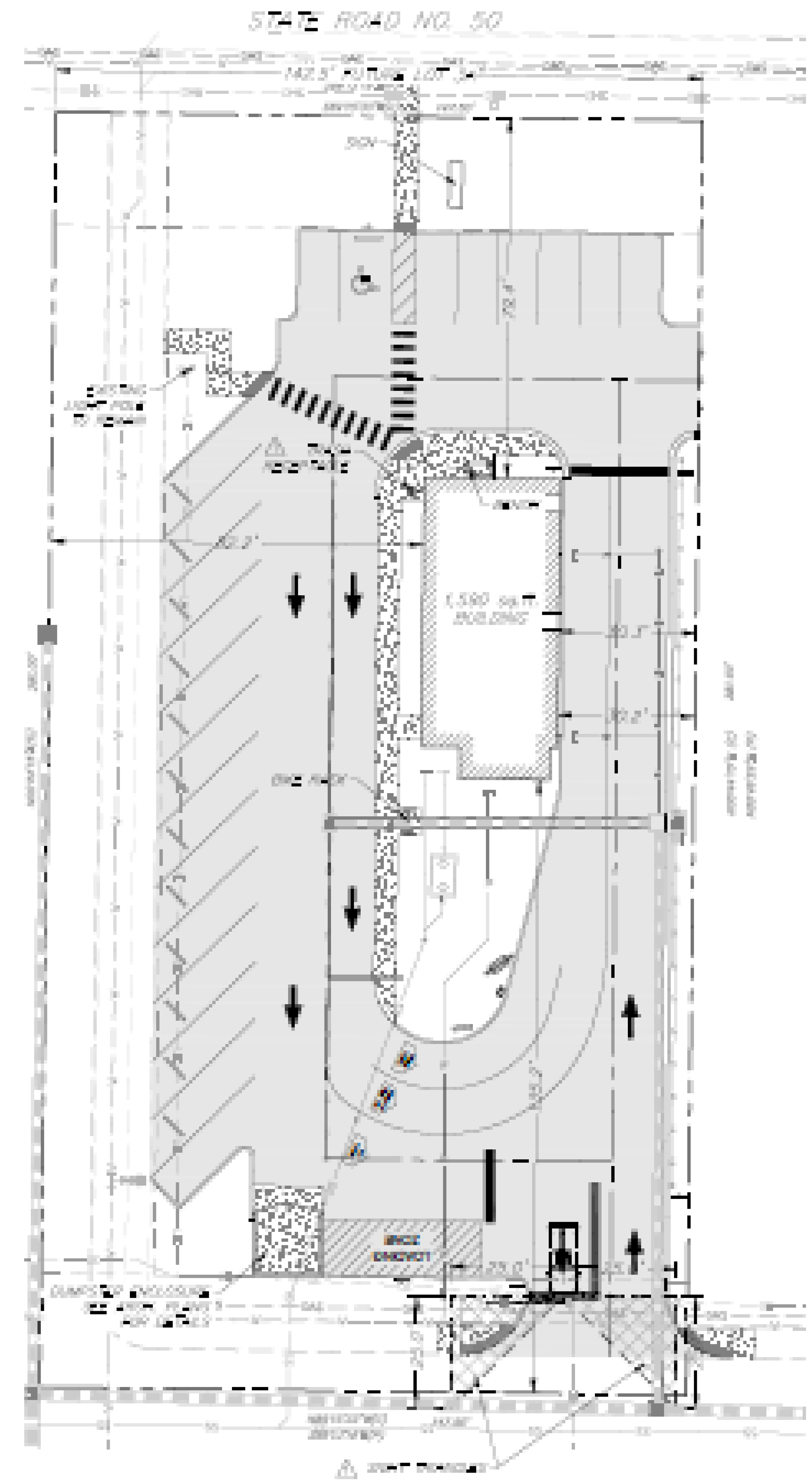
CSC PROPERTIES, LLC CLEARWATER, FL

C150



GARBAGE TRUCK TURNING RADIUS





PROJECT DATA

TOTAL SITE AREA	0.92 AC
PROJECT VERTICAL DATUM	NAVD 88
EXISTING ZONING	C-2
ZONING	C-2
INTENDED USE	COMMERCIAL
TOTAL BUILDING AREA	1,590 sq.ft.
NUMBER OF FLOORS	1
TOTAL IMPERVIOUS AREA	0.68 ac
IMPERVIOUS PERCENTAGE	74.0%
PERVIOUS PERCENTAGE	26.0%
VEHICULAR USE AREA (VUA)	20,277 sq.ft.
SIDEWALK AREA	3,317 sq.ft.
I.S.R.	0.74
F.A.R.	0.04

SETBACKS

FRONT BLDG. SETBACK	79.4'
REAR BLDG. SETBACK	125.2'
WEST BLDG. SIDE SETBACK	80.2'
EAST BLDG. SIDE SETBACK	30.2'

(FROM PROPOSED LOT LINE)

PARKING CALCULATIONS *					
USAGE	BUILDING AREA	REQUIREMENT	PARKING SPACES REQ.	PROVIDED	NOTES
RESTAURANT	1,590 S.F.	ONE SPACE FOR EACH FOUR (4) SEATS, PLUS ONE SPACE FOR EACH THREE (3) EMPLOYEES	14	20	[illegible]
REQUIRED HANDICAP		1 ADA SPACE PROVIDED	1	1	
		TOTAL	15	21	

* PER CITY OF WINTER GARDEN REQUIREMENTS

Connelly & Wicker Inc.

Planning • Engineering • Landscape Architecture

SITE PLAN

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Project No.: 20-04-0006
Date: MAY 2020
Scale: 1" = 30'
Datum: NAVD 88

Sheet C160

GEOMETRY PLAN

NOTE:
GEOMETRY OF ALL SITE IMPROVEMENTS ARE BASED ON THE SURVEY PREPARED BY SCHMAN SURVEYING & MAPPING, INC. (J-721 06/03/2008 (2005K.dwg)

SIGNAGE & STRIPING PLAN

Connelly & Wicker Inc.
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3180 NORTH GRAND AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 741-3100 FAX (407) 741-3000 www.cwinc.com
FLORIDA REGISTRY NO. 1500 L.A. NUMBER: LC26000011

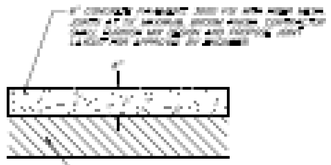
GEOMETRY, STRIPPING & SIGNAGE PLAN

DUNKIN' WEST MARKET
PORTION OF LOT 3
CSC PROPERTIES, LLC
CLEARWATER, FL

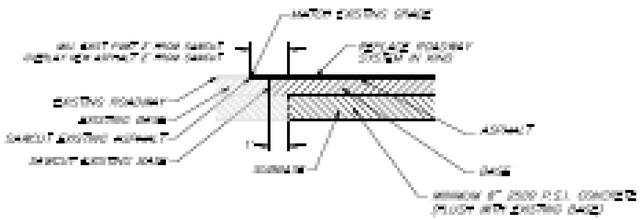
Project No.: 20-04-0008
Drawn: RGH
Checked: RGH
Checked: RGW
Date: MAY 2008
Scale: 1" = 20'
Date: MAY 08

Sheet: C200

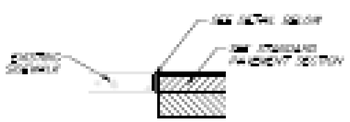
STANDARD PAVEMENT SECTION

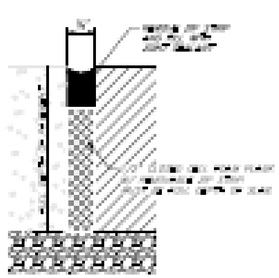


CONCRETE PAVEMENT DETAIL

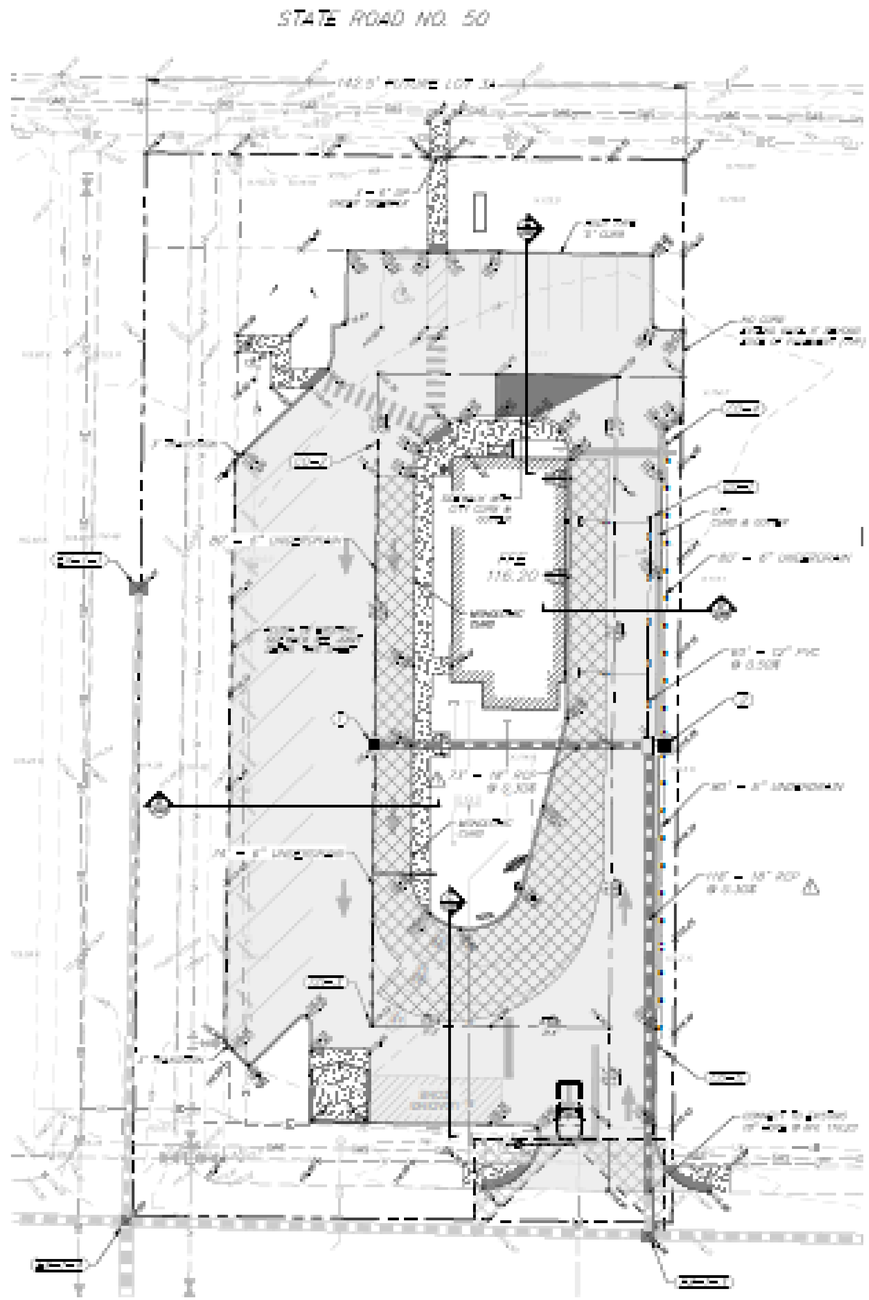


NEW ASPHALT PAVEMENT SECTION INTERFACE W/EXISTING PAVEMENT



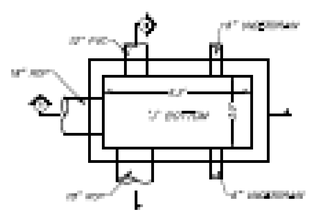


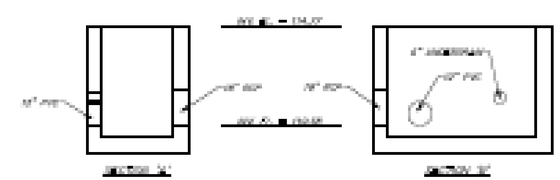
COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL



AREA OF PAVEMENT TRANSITION CONTRACTOR TO ENSURE POSITIVE DRAINAGE

Structure Table			
Name	Type	Data	Location
1	1' Inlet	RIM = 112.72 INV IN = 110.48 8" (N) INV IN = 110.48 8" (E) INV OUT = 110.48 8" (W)	X: 1122280.9983 Y: 463270.4200
2	1' Inlet w/ 1' grate	RIM = 114.77 INV IN = 110.58 8" (N) INV IN = 110.58 8" (W) INV IN = 110.58 8" (S) INV IN = 110.58 8" (E) INV OUT = 110.58 8" (NE)	X: 1122280.9983 Y: 463280.9997
CO-1	Thermo Gravity C/O	RIM = 116.80 INV OUT = 110.48 8" (12")	X: 1122270.9997 Y: 463280.9179
CO-2	Thermo Gravity C/O	RIM = 115.48 INV OUT = 110.48 8" (8")	X: 1122270.9947 Y: 463271.2997
CO-3	Thermo Gravity C/O	RIM = 113.37 INV OUT = 110.48 8" (8")	X: 1122279.9997 Y: 463258.9993
CO-4	C/O	RIM = 116.60 INV OUT = 110.58 8" (8")	X: 1122270.9944 Y: 463247.9994
CO-5	C/O	RIM = 114.10 INV OUT = 110.58 8" (8")	X: 1122279.9998 Y: 463235.9993
Grate-1	1' Inlet	RIM = 116.20 INV IN = 108.89 8" (N) INV IN = 110.07 8" (W) INV OUT = 108.84 8" (SE)	X: 1122267.9997 Y: 463260.9114





1' BOTTOM DETAIL

NOTE:
SEE SHEET C300 FOR UNDERDRAIN DETAILS

LEGEND

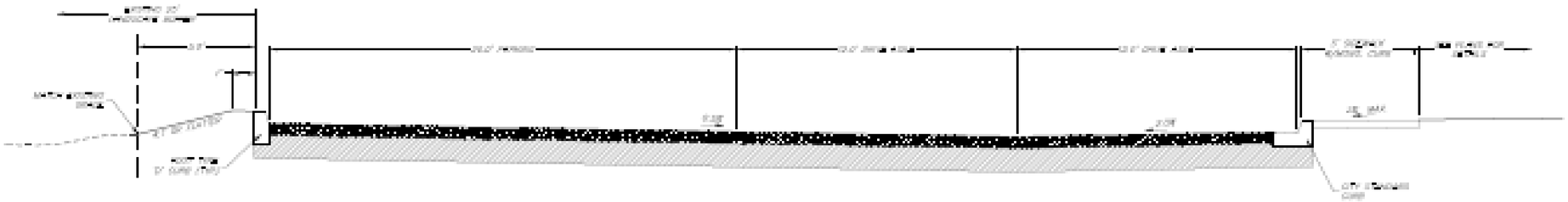
Connelly & Wicker Inc.
Engineering • Planning • Landscape Architecture
3900 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 741-3100 FAX (407) 741-3000 www.cwi-inc.com
FLORIDA REGISTRY #3-3000 L.A. NUMBER: LC26000311

Rev.	Date	Description	By

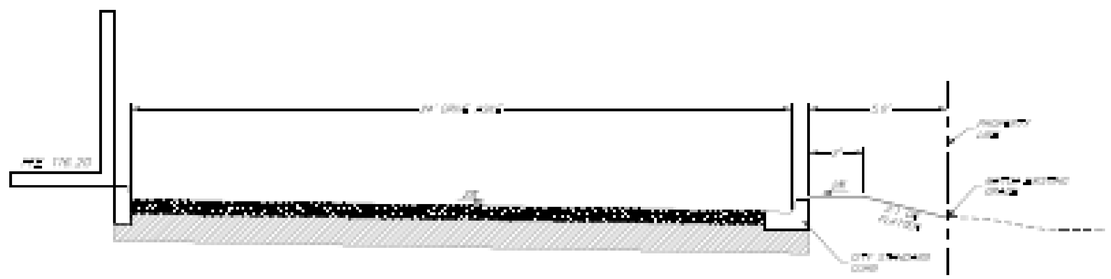
PAVING, GRADING & DRAINAGE PLAN

DUNKIN' WEST MARKET PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Project No.
Drawn
Checked
Date
Scale 1" = 20'
Sheet C300

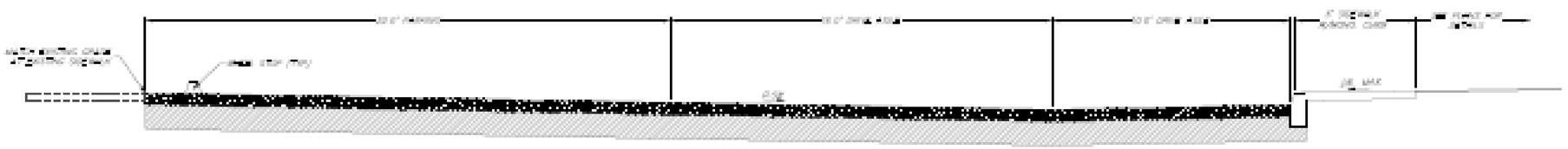


TYPICAL SECTION A
N.T.S.



TYPICAL SECTION B
N.T.S.

TYPICAL SECTION C
N.T.S.



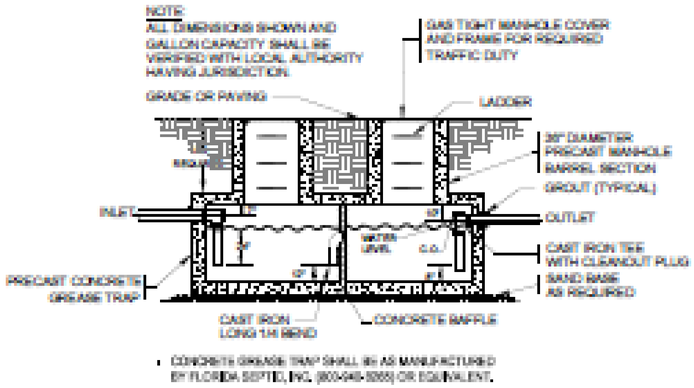
TYPICAL SECTION D
N.T.S.

Connelly & Wicker Inc.
Engineering • Landscape Architecture

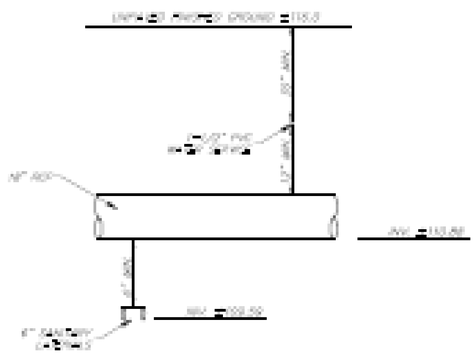
GRADING SECTIONS

DUNKIN'
WEST MARKET
PORTION OF LOT 3
CSC PROPERTIES, LLC
CLEARWATER, FL

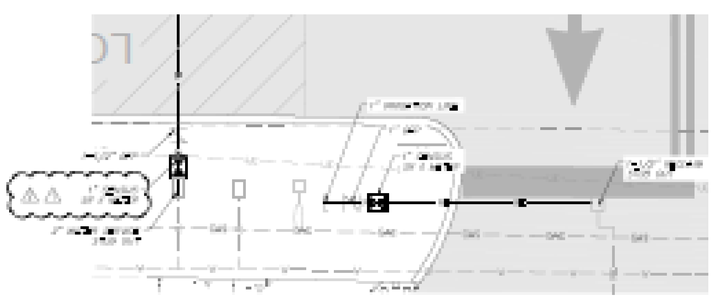
Project No.: 20-04-0008
Designed: RRB
Drawn: RAH
Checked: RRB
Date: MAY 2020
Scale: N.T.S.
Sheet: C305



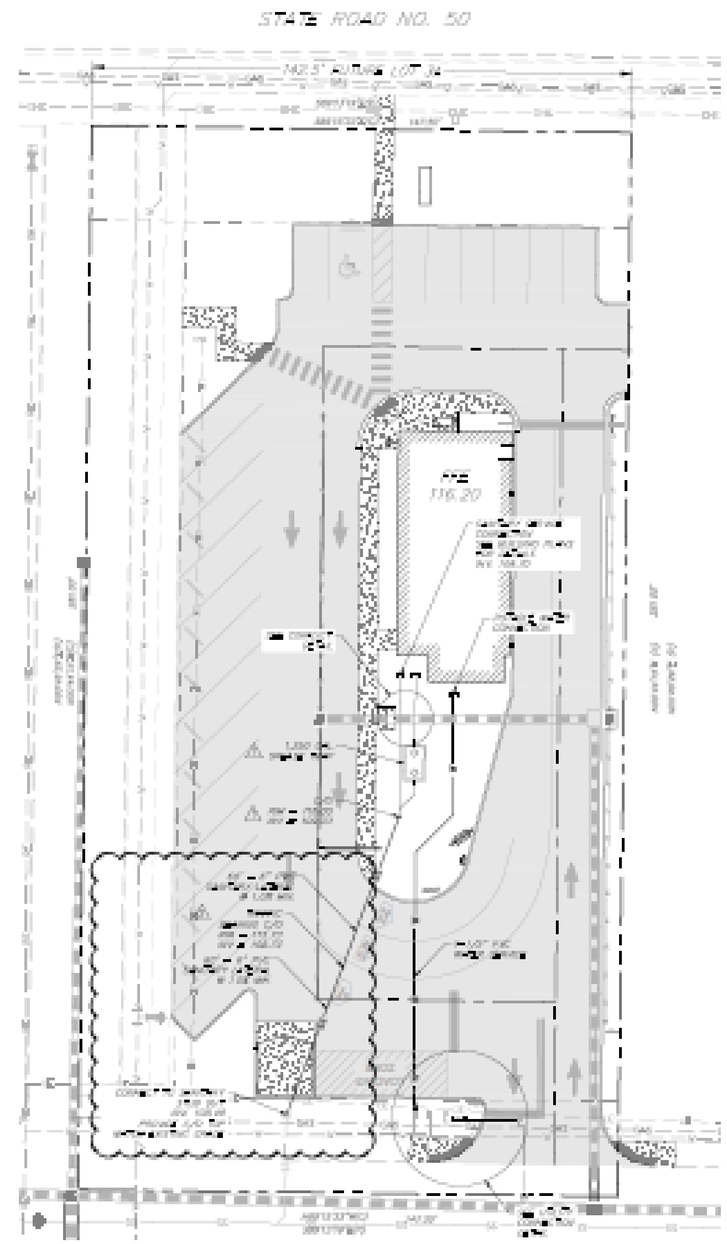
GREASE TRAP DETAIL



CONFLICT DETAIL



UTILITY CONNECTION DETAIL



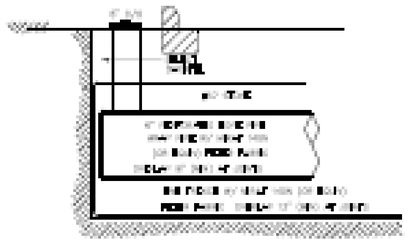
Connelly & Wicker Inc.

UTILITY PLAN

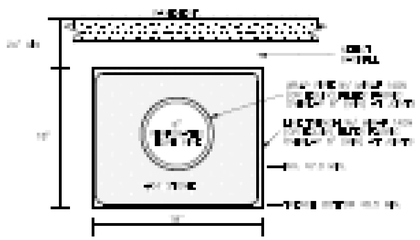
DUNKIN'
WEST MARKET
PORTION OF LOT 3

CSC PROPERTIES, LLC
CLEARWATER, FL

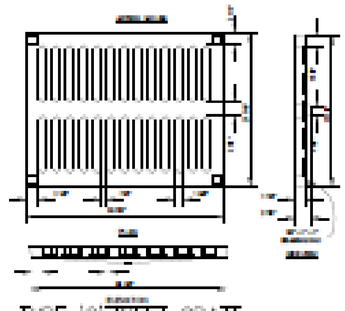
Project No.:
Designed:
Checked:
Date:
Scale:
Sheet: C400



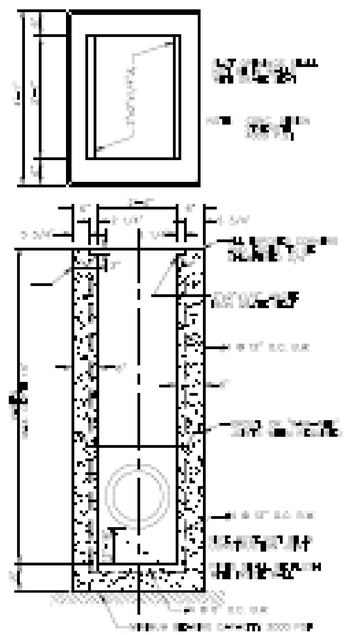
TYPICAL UNDERDRAIN SECTION



6" TYPICAL UNDERDRAIN DETAIL

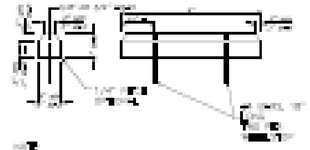


TYPE "C" INLET GRATE

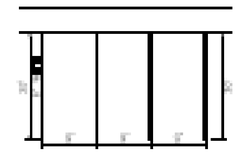


TYPE "C" INLET

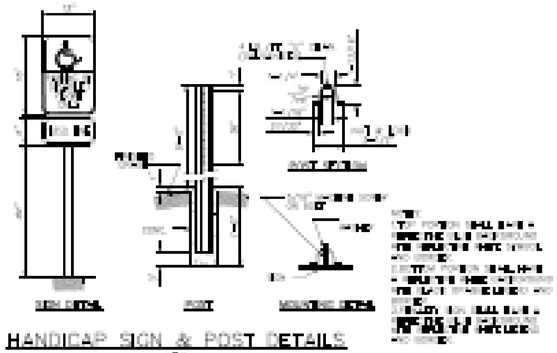
GRATE SEAT DETAIL FOR TYPE "C" INLET



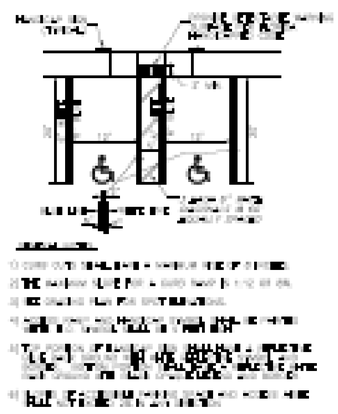
WHEEL STOP DETAIL



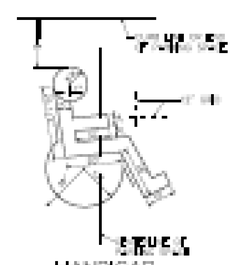
STANDARD PARKING SPACE DETAIL



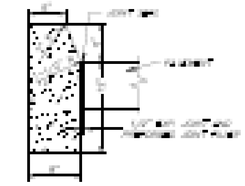
HANDICAP SIGN & POST DETAILS



ACCESSIBLE PARKING SPACE DETAIL



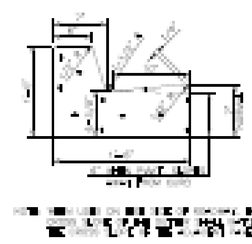
HANDICAP PARKING SYMBOL



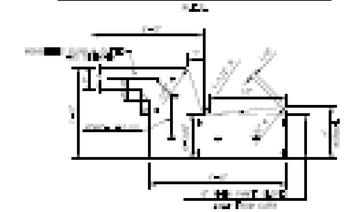
FDOT TYPE "D" CURB DETAIL

MONOLITHIC CURB & SIDEWALK DETAIL

SIDEWALK DETAIL



CITY STANDARD CURB AND GUTTER DETAIL



CITY STANDARD MONOLITHIC CURB & GUTTER WITH SIDEWALK DETAIL

Connelly & Wicker Inc.

CONSTRUCTION DETAILS

DUNKIN' WEST MARKET PORTION OF LOT 3

C&C PROPERTIES, LLC
CLEARWATER, FL

Sheet C900

CITY OF WINTER GARDEN – GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]

CoWG WATER SYSTEM NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]

CoWG – WASTEWATER SYSTEM NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
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11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. [illegible]

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

PROCEDURE FOR TELEVISING:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

CoWG RECLAIMED WATER SYSTEM GENERAL NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]

CoWG – THRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTINGS

	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	73	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	84	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTINGS

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	20	27	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	58	77	93	108	130	150	184	221	255
VALVE	58	77	93	108	130	150	184	221	255

CoWG THRUST RESTRAINT NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. IN-LINE VALVES: PROVIDE MECHANICAL RESTRAINT ON EACH SIDE OF THE VALVE.
6. [illegible]

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER HORIZ.	POTABLE WATER VERT.	RECLAIMED WATER HORIZ.	RECLAIMED WATER VERT.	SANITARY SEWER (GRAVITY) HORIZ.	SANITARY SEWER (GRAVITY) VERT.	SANITARY SEWER (FORCEMAIN) HORIZ.	SANITARY SEWER (FORCEMAIN) VERT.	STORM WATER HORIZ.	STORM WATER VERT.	ACCEPTABLE VARIANCES
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A / 12" B	SEE GENERAL NOTES [illegible]
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. [illegible]
2. [illegible]
3. [illegible]
   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.

UTILITY SEPARATION – VERTICAL CLEARANCE MITIGATION

4. A. [illegible]
   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. [illegible]

   C. [illegible]

UTILITY SEPARATION – HORIZONTAL SEPARATION MITIGATION

5. A. [illegible]
   1. [illegible]
   2. [illegible]
   3. [illegible]

   B. [illegible]

6. [illegible]

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

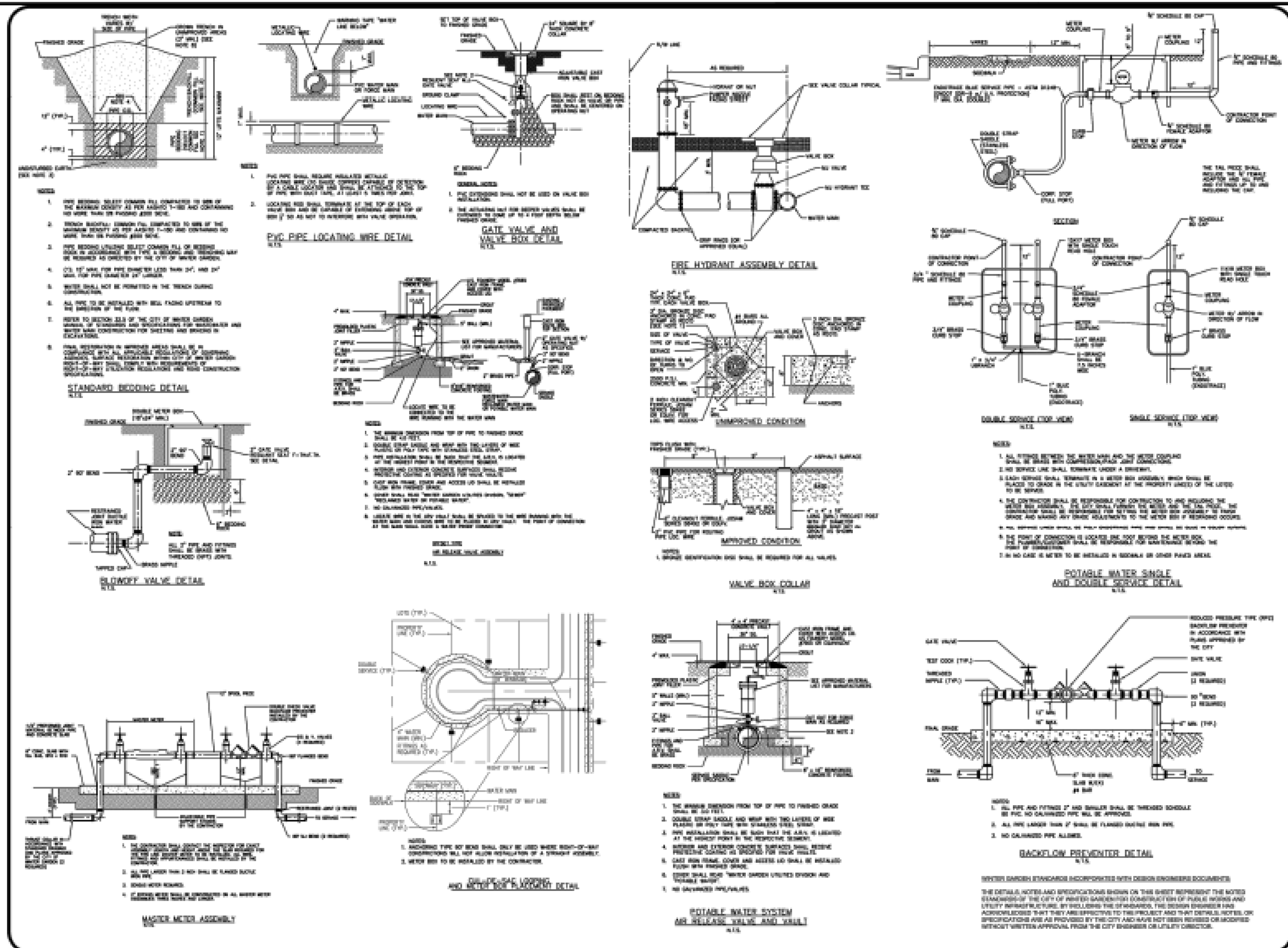
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, 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.

Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
[illegible]

WINTER GARDEN NOTES

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Project No.: [illegible]	
Designed: [illegible]	Drawn: [illegible]
Checked: [illegible]	E.O.R.: [illegible]
Date: MAY 2020	
Scale: N.T.S.	Datum: NAVD 88
Sheet: C901	



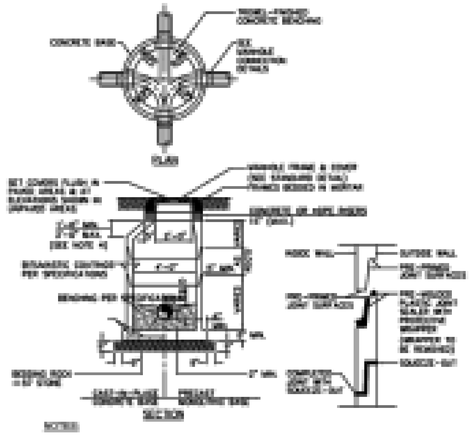
Connelly & Wicker Inc.

WINTER GARDEN WATER DETAILS

DUNKIN' WEST MARKET PORTION OF LOT 3

CSC PROPERTIES, LLC
CLEARWATER, FL

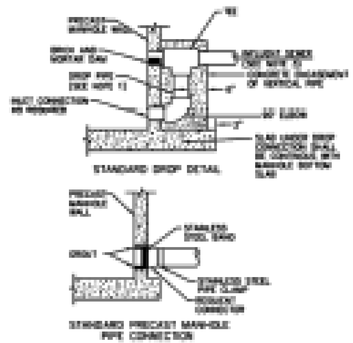
Project No.: 20-04-0009
Designed: RRB
Drawn: RRB
Checked: RRB
Date: MAY 2020
Scale: N.T.S.
Sheet: C902



NOTES:

1. DROP CONNECTIONS AND REQUIRED MANHOLE INVERT ELEVATION OF INFLUENT SEWERS AT OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. E.J. SUPPLY/PLUMBER ALL JOINTS
3. GROUT WITH NON-SHRINKING GROUT INVERT JOINTS.
4. NO CONNECTIONS OVER OUTFALL.
5. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, UNLESS NOTED.

PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



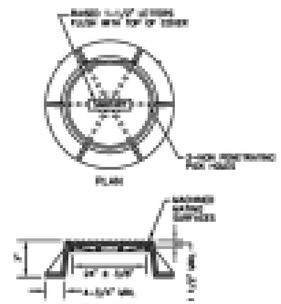
STANDARD DROP DETAIL

STANDARD PRECAST MANHOLE PIPE CONNECTION

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 SEWER PIPES AN INVERT 2' OR MORE ABOVE THEIR MANHOLE INVERT.

SANITARY MANHOLE CONNECTION DETAILS
N.T.S.



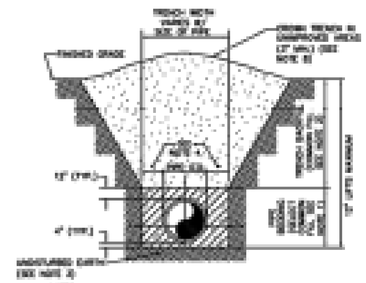
PLAN

ELEVATION

NOTES:

1. MANHOLE FRAME & COVER SHALL BE 24" OPENING, USE #50-225 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUAL.
2. RAIN STOPPER LIDS OR RAIN GUARD LIDS (LITHIA) REQUIRED.

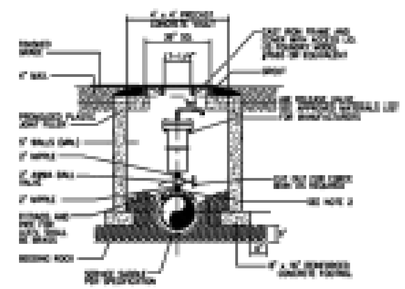
STANDARD MANHOLE FRAME AND COVER
N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COARSE 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: COARSE 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 UNDERNEATH SELECT COARSE FILL OR BEDDING ROCK IS ACCEPTABLE WITH THE ENGINEER AND, HOWEVER, MUST BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (T): 12" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. 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 02-01 OF THE ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHORING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN APPROVED 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.

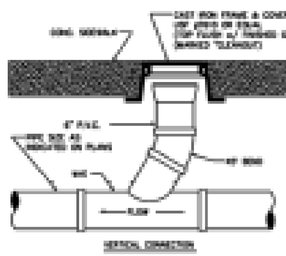
STANDARD BEDDING DETAIL
N.T.S.



NOTES:

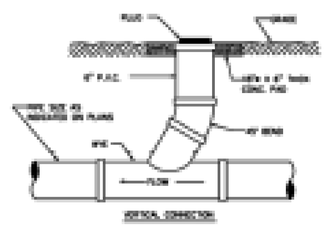
1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR 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, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.

SEWAGE COMBINATION AIR VALVE (SCAV) AND VALVE VAULT
N.T.S.



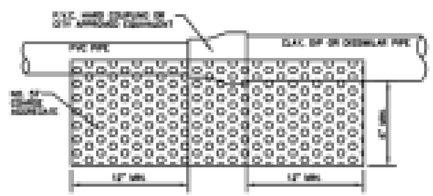
VERTICAL CONNECTION

CLEAN OUT DETAIL
FINISHED BUILDOUT
(IN PAVED AREA)
N.T.S.



VERTICAL CONNECTION

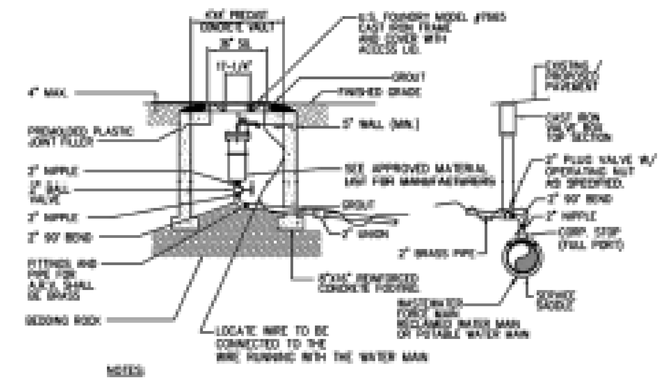
CLEAN OUT DETAIL
FINISHED BUILDOUT
(IN UNPAVED AREA)
N.T.S.



NOTES:

1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTION.
2. HARDED COUPLING OR APPROVED EQUIVALENT FOR ALL PIPE MATERIALS, UNLESS APPROVED IN WRITING BY THE CITY.

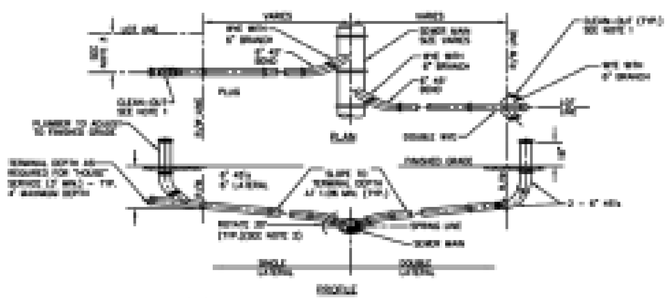
SEWER MAIN CONNECTION DETAIL
N.T.S.



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 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.

OFFSET TYPE
AIR RELEASE VALVE ASSEMBLY

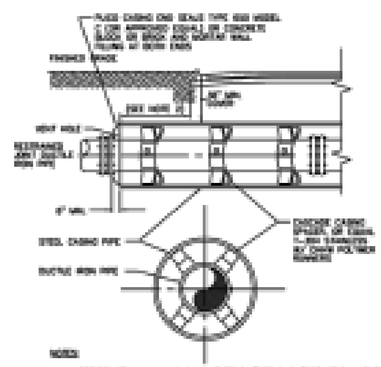


PROFILE

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.

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. CONSULT ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION CONTROL.

BORE AND JACK DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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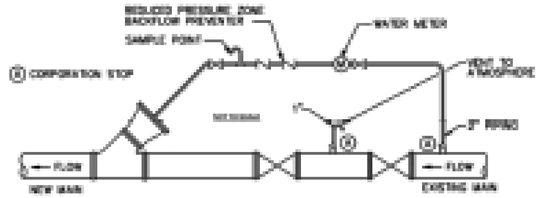
Connelly & Wicker Inc.
Engineering • Surveying • Landscape Architecture
13940 NORTH CHADWICK AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 304-3100 FAX (407) 304-3090 www.cwinc.com
FLORIDA REGISTRATION: LC26000311 L.A. REGISTRATION: LC26000311

No.	Date	Revision	By

WINTER GARDEN
WASTEWATER DETAILS

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Project No.: 20-04-0008
Drawn: RRB
Checked: RRB
Date: MAY 2020
Scale: N.T.S.
Sheet: C903



OPTION "A"

OPTION "B"

EXCEPT AS INDICATED BELOW FOR SHORT LENGTHS, EACH SECTION OF PIPELINE SHALL BE THOROUGHLY CLEANED WITH ONE POLYURETHANE FOAM PIG EACH TIME.

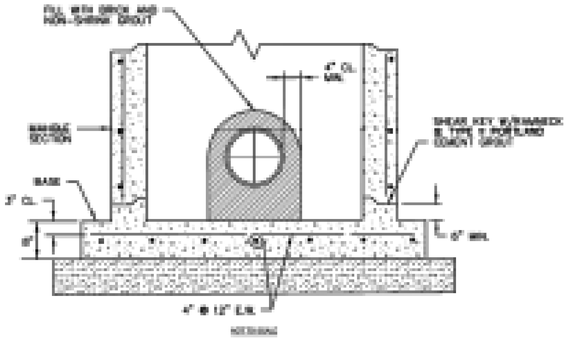
A CITY REPRESENTATIVE SHALL BE PRESENT AT THE TIME OF INSERTION AND EXIT OF THE PIGS. LINES SHALL BE PIGGED AND/OR FLUSHED UNTIL THE WATER RUNS CLEAN AND IS APPROVED BY THE CITY REPRESENTATIVE. THE CITY REPRESENTATIVE SHALL BE GIVEN 48 HOURS MINIMUM NOTICE PRIOR TO PIGGING OR FLUSHING.

ON SHORT LENGTHS OF PIPELINE (100' MAX) CLEANING MAY BE ACCOMPLISHED BY FLUSHING WITH WATER AT A MINIMUM VELOCITY OF 2.5 FEET PER SECOND. WATER REQUIRED FOR TESTING AND CLEANING SHALL BE SUPPLIED BY THE CITY AT THE CONTRACTOR'S EXPENSE. WATER SHALL BE FROM A POTABLE SOURCE SATISFACTORY TO THE CITY.

NOTES:

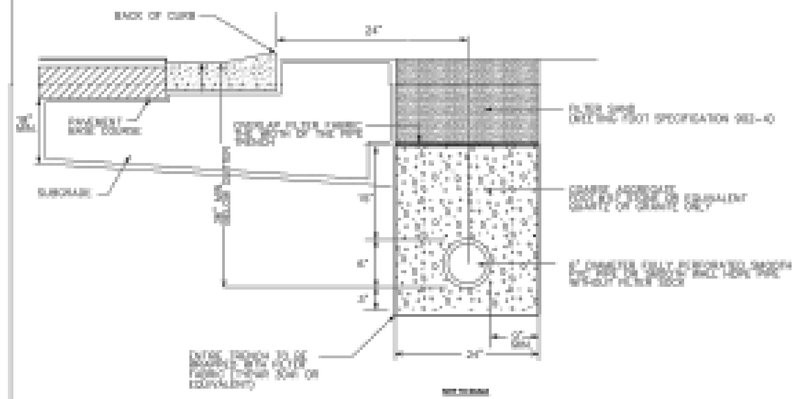
1. REDUCER TO BE NEW MAIN SIZE PLUS 2" LARGER.
2. PIPE TO BE PLUGGED AND RESTRAINED AT THE END OF PIGGING.
3. AT THE END OF THE PROJECT, ALL CORPORATIONS TO BE REMOVED AND CORPORATION PLUGS TO BE INSTALLED.
4. SAMPLE POINT TO BE LOCATED AFTER BACKFLOW PREVENTER.
5. ALL MATERIALS, PIPE, AND FITTINGS SHALL CONFORM THE THE CITY OF WINTER GARDEN STANDARDS.
6. INSTALL REDUCER WITH PIG INSIDE. ONLY ONE PIG WILL BE ALLOWED TO BE RUN THROUGH THE MAIN AT A TIME. PIPE EXTENSION CAP MAY BE REQUIRED.
7. PIGGING PROCEDURE TO BE PERFORMED AT LEAST TWICE.

PIPE PIGGING DETAIL



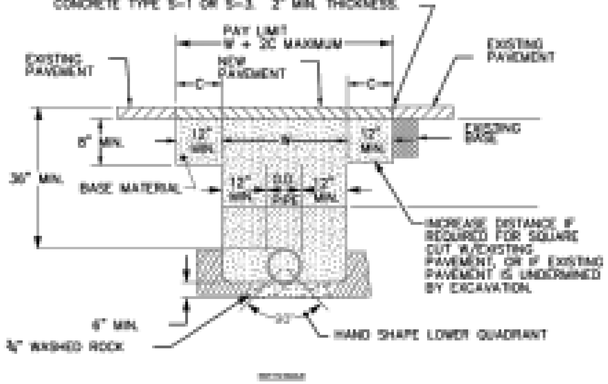
1. TO CONSTRUCT NEW MANHOLE OVER EXISTING SEWER, SLIDE BASE UNDER PIPE AND SET MANHOLE SECTION ON TOP.
2. FOR ADDITIONAL DETAILS NOT SHOWN, SEE "GRAVITY SEWER MANHOLE STANDARD.
3. AT THE END OF THE PROJECT, ALL CORPORATIONS TO BE REMOVED AND CORPORATION PLUGS TO BE INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING INSTALLATION OF MANHOLE.

GRAVITY SEWER DOGHOUSE MANHOLE



UNDERDRAIN DETAIL

EXISTING BASE & PAVEMENT TO BE CUT SQUARE WITH THE STREET. NEW PAVEMENT TO BE ASPHALTIC CONCRETE TYPE S-1 OR S-3. 2" MIN. THICKNESS.



W = O.D. OF PIPE + 12" MIN AT BOTH SIDES OF PIPE.

C = VARIES W/SOIL TYPE (CONTACT ENGINEER OF RECORD FOR DETERMINATION IN FIELD).

ALL BACKFILL COMPACTION SHALL BE 98% OF MAXIMUM DENSITY.

PAVEMENT RESTORATION DETAIL

THE BACKGROUND COLOR SHALL BE REFLECTIVE GREEN AND THE LETTERING AND BORDER SHALL BE REFLECTIVE WHITE.

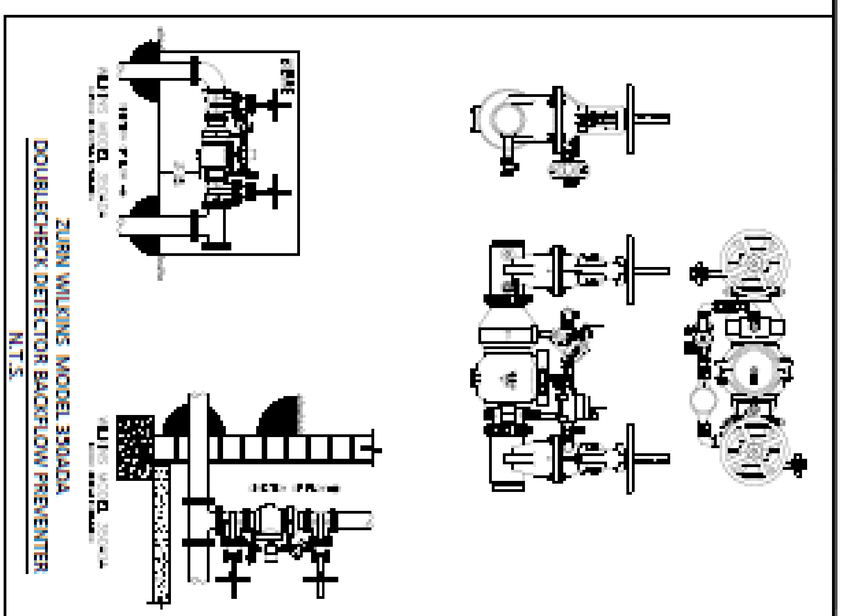
STREET SIGN BLADE DETAIL

Connelly & Wicker Inc.
Engineering • Land Development
2180 NORTH CHAMBER AVE., SUITE 210 WINTER PARK, FLORIDA 32792
(407) 794-3100 FAX (407) 794-3000 www.cwinc.com
FLORIDA REGISTRY NO. 3500 L.A. NUMBER: LC26000311

WINTER GARDEN
MISC. DETAILS

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR:
CSC PROPERTIES, LLC
CLEARWATER, FL

Project No.: 20-04.000
Drawn: RRR
Checked: RRR
Scale: N.T.S.
Date: MAY 2020
Sheet: C904



C905

DUNKIN'
WEST MARKET
PORTION OF LOT 3

PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

MISCELLANEOUS DETAILS

No.	Date	Revision	By

Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
2140 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 261-2100 FAX (407) 261-3099 www.cwinc.com
FLORIDA REGISTRY: 3450 L.A. NUMBER: LC0000031

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OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
DUNKIN' WINTER GARDEN
PORTION OF LOT 4 – WEST MARKET

OWNER NAME AND ADDRESS:
GARDENIA PLAZA, LLC
13200 WEST COLONIAL DRIVE, SUITE 303
WINTER GARDEN, FL 34787

DESCRIPTION:
COMMERCIAL DEVELOPMENT

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
CLEARING AND GRUBBING; EARTHWORK, PAVEMENT AND GRADING; STORM SEWER, AND PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF COEFFICIENT:
1. PRE-CONSTRUCTION = .3
2. DURING CONSTRUCTION = .8
3. POST-CONSTRUCTION = .8

SITE MAPS:
* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.
* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS.
* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:
1. TOTAL AREA OF SITE = .92 Ac.
2. TOTAL AREA TO BE DISTURBED = .70 Ac.

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:) ____

FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF 1 ACRES WILL HAVE BEEN REGRADED, 0 ACRES LEFT UNDISTURBED. THE SITE DISCHARGES TO A WET DETENTION SYSTEM. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE WET DETENTION SYSTEM IS DESIGNED WITH A 21 DAY MINIMUM RESIDENCE VOLUME. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

TIMING OF CONTROLS/MEASURES

REFER TO "CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED:

D.E.R. DREDGE/FILL PERMIT # N/A
C.O.E. DREDGE/FILL PERMIT # N/A
S.J.R.W.M.D. M.S.S.W. PERMIT# ____

POLLUTION PREVENTION PLAN CERTIFICATION

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

SIGNED: ____________________

DATED: ____________________

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER
10. APPLY BASE TO PROJECT
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   REFER TO CITY STANDARD DETAIL D-913 FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO D-901, D-911 AND D-12 FOR PROPER LOCATION, MATERIAL & USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

   REFER TO CITY STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.
5. 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 STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. 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.
8. TEMPORARY SEEDING: 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.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 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 SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. 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.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY. AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA ($S < 5\%$) AND WHERE SHEET OR OVERLAND FLOWS ($Q < 0.5$ CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF HAY BALE & FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.

THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFF-SITE AREAS AND FLOWS FROM ON-SITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION.

☐ Concrete	☐ Fertilizers	☐ Wood
☐ Asphalt	☐ Petroleum Based Products	☐ Masonry Blocks
☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials
☐ Detergents	☐ Paints	☐ Metal Studs
☐ ____	☐ ____	☐ ____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

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

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON-SITE:

PETROLEUM PRODUCTS

ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL 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 WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* 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.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* 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 AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER 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.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* 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 ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

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

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	GENERAL CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR
BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS					
SIGNATURE					

Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
1560 NORTH ORANGE AVE., SUITE 210 WINTER PARK, FLORIDA 32789
(407) 261-3100 FAX: (407) 261-3099 www.cwieng.com
FLORIDA REGISTRY: 3650 L.A. NUMBER: LC26000311

No.	Date	Revision	By

SWPPP

DUNKIN'
WEST MARKET
PORTION OF LOT 3
PREPARED FOR
CSC PROPERTIES, LLC
CLEARWATER, FL

Oct 01, 2020
RYAN R. BLAIDA, P.E.
FL P.E. #[illegible]
Reg. Engineer

Project No.: 20-04-0009	
Designed: RRB	Drawn: RAH
Checked: RRB	Q.C.: RCW
Date: MAY 2020	
Scale: N.T.S.	DATUM: NAVD 88
Sheet C950	

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EXTERIOR FINISHES

SHERWIN WILLIAMS SW 7064 "PASSIVE WHITE"	
SHERWIN WILLIAMS SW 7006 "EXTRA WHITE"	
SHERWIN WILLIAMS SW 7069 "IRON ORE"	
SHERWIN WILLIAMS SW 7063 "NEBULOUS WHITE"	
SHERWIN WILLIAMS SW 6886 "KNOCKOUT ORANGE"	
SHERWIN WILLIAMS SW 6840 "EXUBERANT PINK"	
WOODTONES RUSTIC SERIES WOODTONE FINISH	

1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

3 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

4 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS	BY

OLIVERI ARCHITECTS
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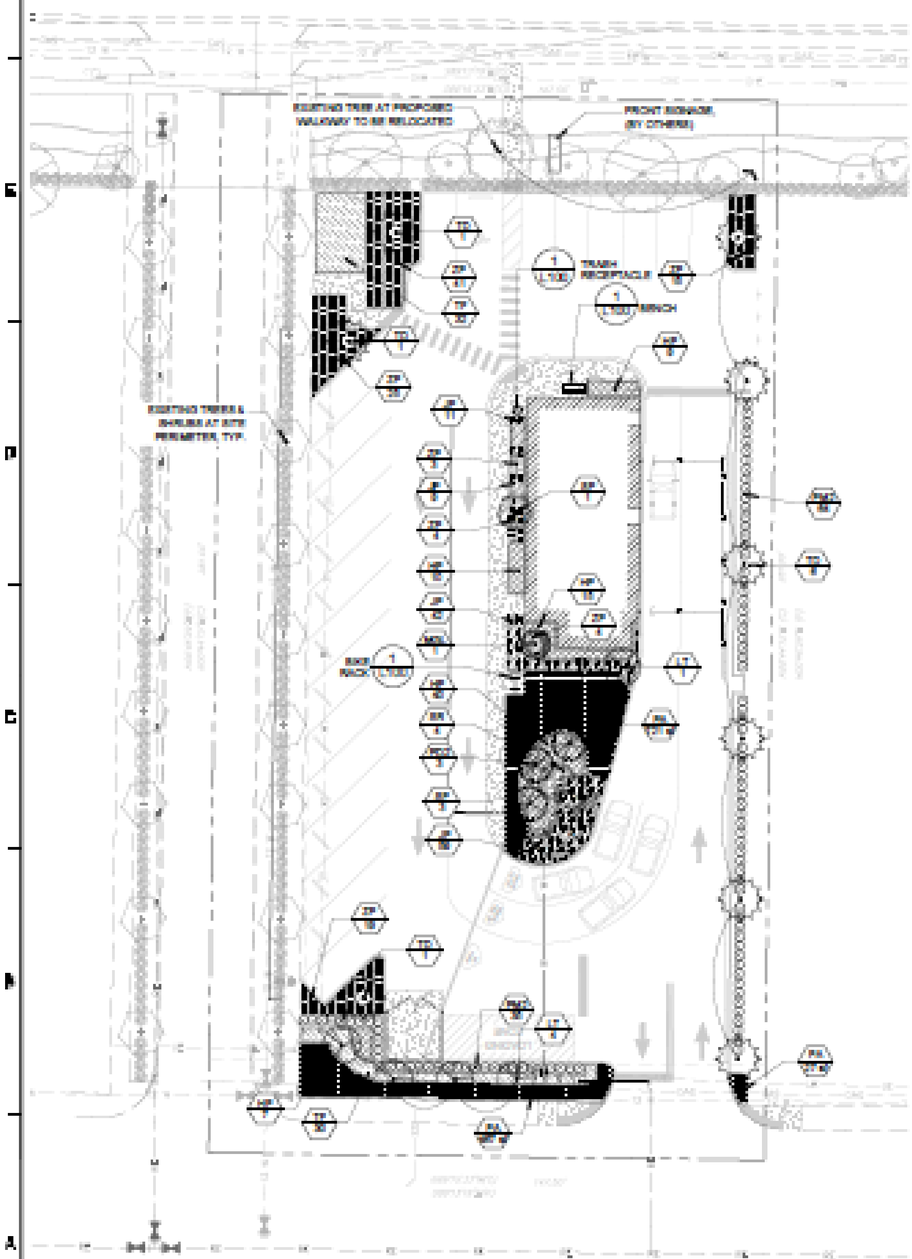
Joseph L. Oliveri, AIA
State of Florida
License #0082921

New Freestanding
DUNKIN'
Winter Garden
State Road 50 – Lot #3
Orange County, Florida

Date: 08. 14. 20
Scale: AS NOTED
Project Mgr: AAY
Drawn: JDR
Job: 20-037
Sheet
A1

LANDSCAPE AREA CALCULATIONS:
TOTAL LANDSCAPED AREA: +/- 10,800 SQ. FT.
TOTAL BAHIA TURF (HIGH VOLUME IRRIGATION) AREA (SEE PLANT SCHEDULE): +/- 5,400 SQUARE FT (50%)



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
LT	Lagerstroemia x. 'Tuscarora' / Crape Myrtle Coral Pink	45 gal	3.5" STD	11'-13' Ht.	5
MGL	Magnolia grandiflora / Southern Magnolia 'Little gem'	65 gal	3"-4" Cal.	12'-14'Ht	1
PEO	Pinus elliottii 'Densa' / Slash Pine	45 gal	3"Cal	12-15' H.	3
SP	Sabal palmetto / Cabbage Palmetto	FG, B&B		12'-24' CT	4
TD	Taxodium distichum / Bald Cypress	65 gal	3.5"-4" Cal.	12'-14' Ht x 4'-5' W	9

SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
PMO	Podocarpus macrophyllus / Yew Pine	3 gal	30"-36"	89

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
HP	Hamelia patens 'Compacta' / Dwarf Scarlet Bush	3 gal	18"-24" x 18"-24"	30" o.c.	81
SR	Serenoa repens 'Cinerea' / Silver Saw Palmetto	7 gal	15"-18" x 15"-18"	48" o.c.	4

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
JP	Juniperus chinensis 'Parsoni' / Parsoni Juniper	3 gal	18"-24" spd.	24" o.c.	121
PA	Paspalum notatum 'Argentine' / Bahia Grass	sod			1,214 sf
TP	Tripsacum floridanum / Dwarf Fakahatchee Grass	1 gal	15-18" x 15-18", Full	36" o.c.	62
ZP	Zamia pumila / Coontie	3 gal	18"-24" spd.	36" o.c.	111

LANDSCAPE NOTES:
1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZES SPECIFIED.
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
4. ALL MULCH SHALL BE FINE BARK MULCH/TS 3 INCHES THICK WHEN COMPACTED.
5. CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.

SIGHT DISTANCE NOTE:
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS.
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 3 FEET IN HEIGHT ABOVE PAVEMENT.
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 8 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER REMAINDER.

1 METAL BENCH
N.T.S. FOOGLING

2 METAL TRASH RECEPTACLE
N.T.S. FOOGLING

3 BIKE RACK
N.T.S. FOOGLING

FINISH SCHEDULE

SYM	ITEM	SPECIFICATIONS
A	METAL BENCH (TYP. OF 1)	TYPE: BENCH 196 - 8 FOOT (OR APPROVED EQUAL) COLOR: GREY FINISH: POWDER COATED PER MANUFACTURER SOURCE: DUMOR SITE FURNISHINGS, www.dumor.com/products/benches
B	TRASH RECEPTACLE (TYP. OF 1)	TYPE: RECEPTACLE 158 - 33 GALLON W/ BONNET (OR APPROVED EQUAL) COLOR: GREY FINISH: POWDER COATED PER MANUFACTURER SOURCE: DUMOR, www.dumor.com
C	BIKE RACK (TYP. OF 2)	TYPE: BIKE RACK 302, SURFACE MOUNT (OR APPROVED EQUAL) COLOR: GREY FINISH: POWDER COAT PER MANUFACTURER SOURCE: DUMOR, www.dumor.com

[illegible]
1. CONTRACTOR [illegible] SHALL SUBMIT SAMPLES AND/OR DRAWINGS OF DRAWING APPROVAL FOR ALL FINISH SURFACE [illegible]
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ALL APPLICABLE CODE REQUIREMENTS FOR CONSTRUCTION.
3. INSTALL ALL MANUFACTURED PRODUCTS AS PER MANUFACTURERS INSTRUCTIONS.

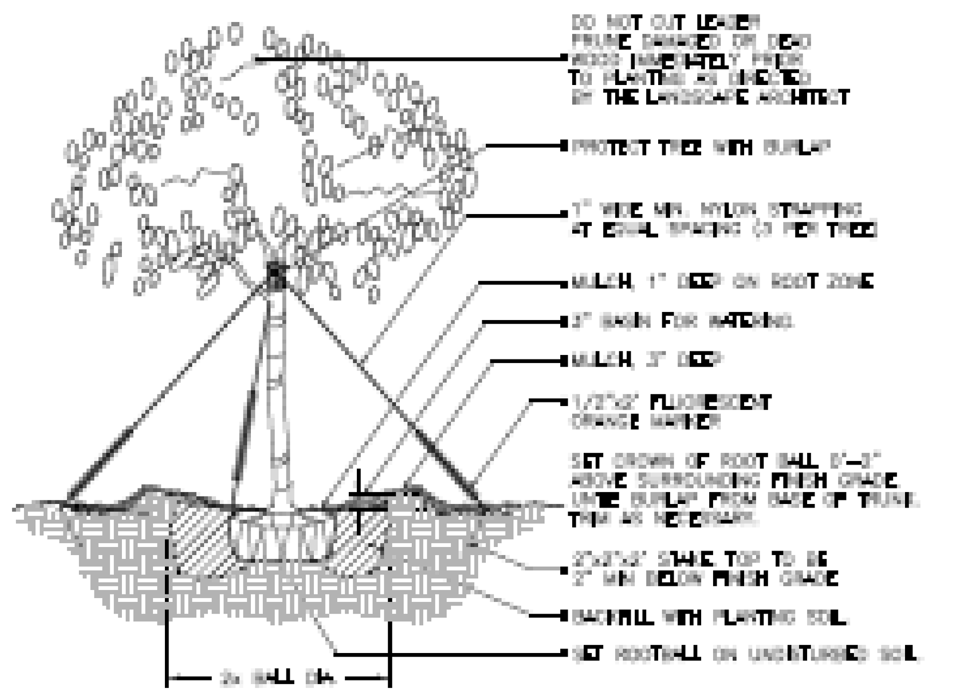
tdc DESIGN STUDIO
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
URBAN DESIGN
[illegible]

DUNKIN' DONTUS
Winter Garden, FL
Prepared For
CONNELLY & WICKER INC

LICENSED LANDSCAPE ARCHITECT
TODD D. CLEMENTS LANDRETH
NO. LA0000707
STATE OF FLORIDA
SIGNED
TODD D. CLEMENTS LANDRETH

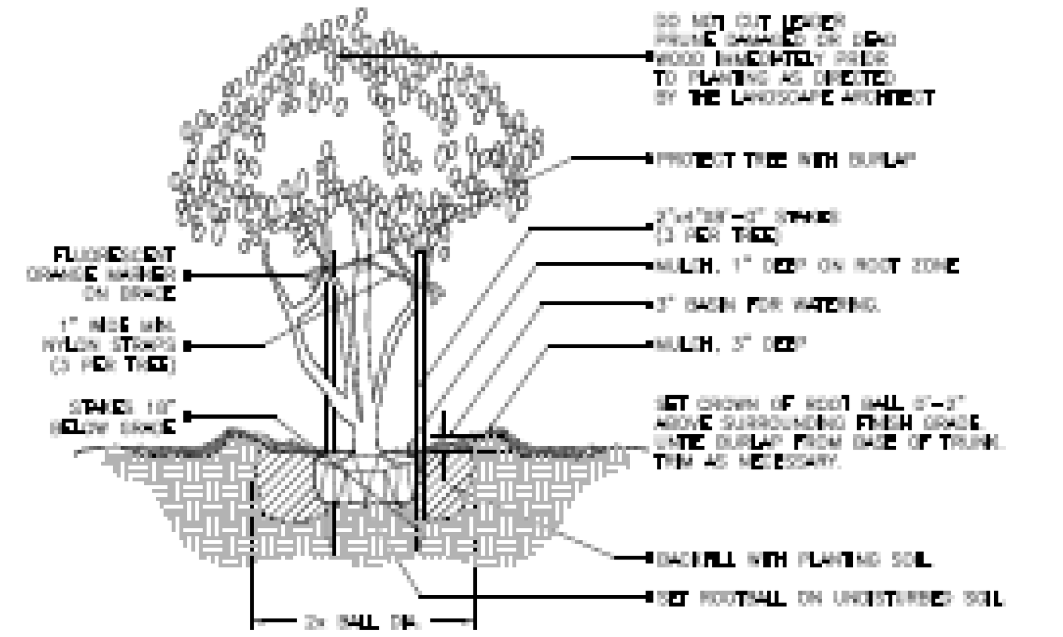
REVISIONS	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	FIRST PERMIT

PROJECT NO. [illegible]
DESIGNED BY TDC/TPW
DRAWN BY TPW
CHECKED BY TDC/TPW
DATE [illegible]
DRAWING SCALE 1"=20'
0 PT 10 20 North
DRAWING TITLE
LANDSCAPE PLAN
DRAWING NUMBER
L100
SHEET 1 OF 2



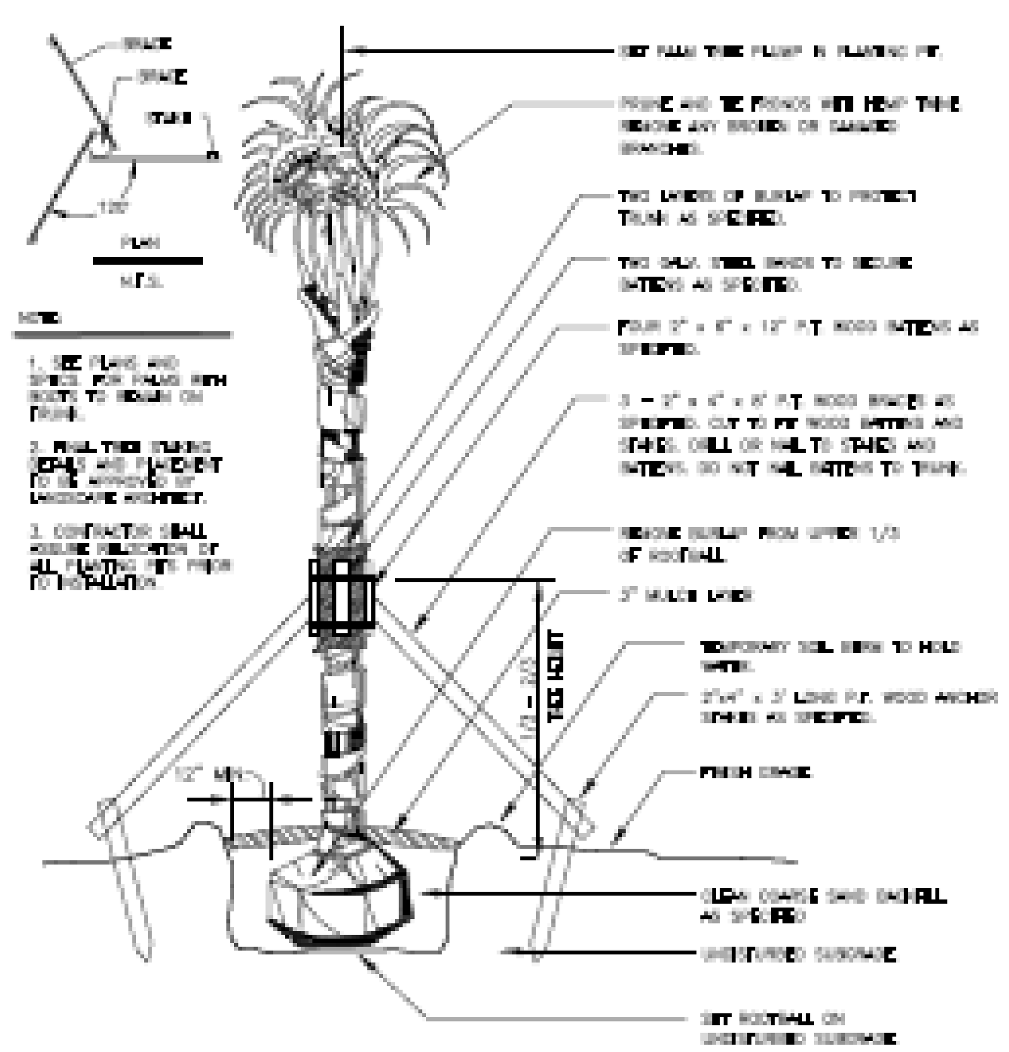
LARGE TREE PLANTING DETAIL
(2" cal. and over)

N.T.S.



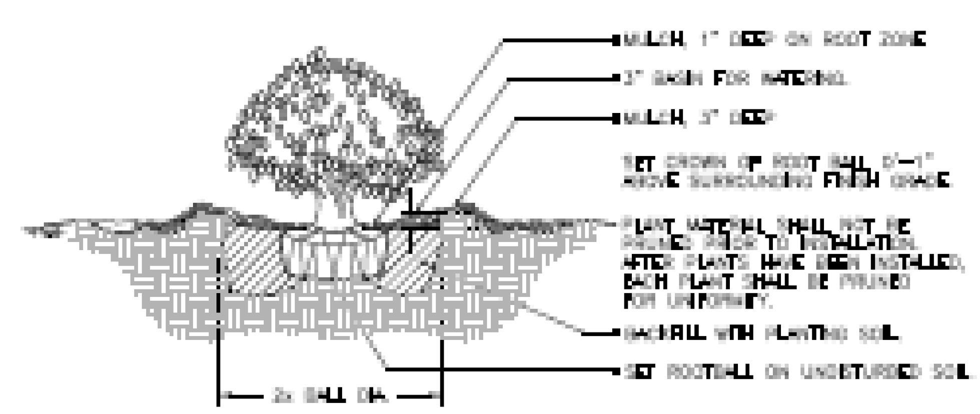
MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL

N.T.S.



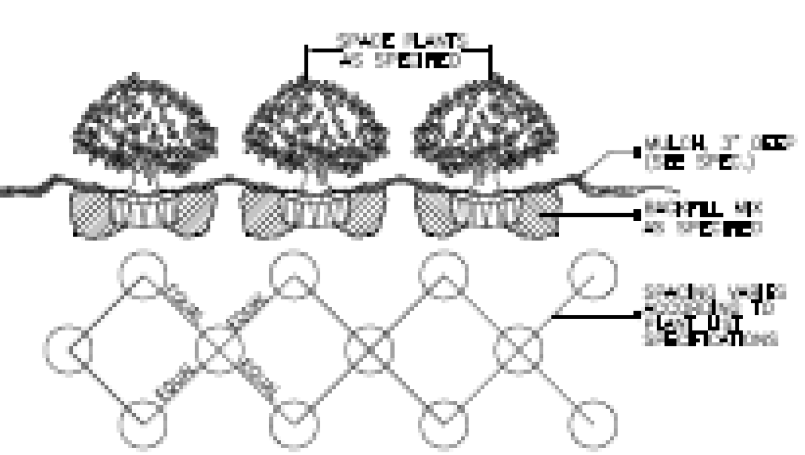
TYP. PALM TREE PLANTING

SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL

N.T.S.



SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL

N.T.S.

GENERAL NOTES

1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
3. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
5. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
7. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
9. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
10. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
13. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
14. CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL NECESSARY ITEMS TO FULLY COMPLETE AN ASSEMBLY, SYSTEM, OR ITEM OF WORK AS SHOWN IN THE DRAWINGS. ANY ITEMS NOT IDENTIFIED OR SPECIFIED IN THESE DRAWINGS, BUT REQUIRED TO COMPLETE THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION WITHIN TWO WEEKS OF CONTRACT AWARD AND PRIOR TO THE COMMENCEMENT OF WORK. ALL REQUESTS FOR SUBSTITUTION DUE TO LACK OF AVAILABILITY MUST BE MADE TO THE OWNER'S REPRESENTATIVE IN WRITING WITHIN THIS PERIOD. NO SUBSTITUTION SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR EXHAUSTING ALL MEANS POSSIBLE TO OBTAIN THE MATERIALS AS SPECIFIED PRIOR TO REQUESTING SUBSTITUTION. IN ORDER TO BE CONSIDERED BY THE OWNER'S REPRESENTATIVE AS VIABLE ALTERNATES PLANTS MUST SHARE THE SAME GENERAL APPEARANCE/FORM, INSTALLATION SIZE, MATURE SIZE, COLOR, QUALITY AND GROWTH HABIT. MATERIALS MUST BE OFFERED AT NO ADDITIONAL COSTS TO THE OWNER.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE. REJECTED WORK AT NO ADDED COST TO THE OWNER AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE. IN WET OR POORLY DRAINING SOILS THE CONTRACTOR SHALL INSTALL ALL PLANTS TO MAXIMIZE DRAINAGE AND MINIMIZE POOLING OF WATER AROUND PLANTINGS. THIS MAY INCLUDE LOOSENING OF EXISTING SOILS AND PROVIDING SOIL AMENDMENTS TO ENSURE ADEQUATE DRAINAGE.
10. PEG SOD ON SLOPES GREATER THAN 1:3 (33% SLOPE).

LANDSCAPE NOTES (cont.)

11. THE CONTRACTOR SHALL ENGAGE A QUALIFIED TREE SURGEON WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:
    A. REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
    B. PERFORM INITIAL PRUNING OF BRANCHES AND STIMULATION OF ROOT GROWTH WHERE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
    C. PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
13. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE. ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP-LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIP-LINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
14. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND UNWANTED PERENNIAL VEGETATION WITHIN THE LIMITS OF ALL PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, DOG FENNEL, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, KIKUYU GRASS, CRAB GRASS, CARPET GRASS, SEDGE AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.
17. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRE-TILLAGE TO SCARIFY SOILS IN ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4". DENSELY COMPACTED AREAS BETWEEN 85% AND 90% ARE TO BE CROSS RIPPED TO A MINIMUM 8" DEPTH. IN THE PROCESS OF TILLING ARE UNACCEPTABLE MATERIALS INCLUDING, BUT NOT LIMITED TO, FOREIGN DEBRIS, CONSTRUCTION WASTE, ROOTS, CONCRETE, ASPHALT AND ROCKS GREATER THAN 1/2" DIAMETER ON AVERAGE. IN AREAS TO RECEIVE SOD TILL IN FERTILIZER TO A DEPTH OF 2" AT A RATE OF 12 POUNDS PER CUBIC FT.
18. ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. ALL SHRUB AND GROUNDCOVER MATERIALS MUST BE LAID OUT IN THEIR CONTAINERS WITH THE APPROPRIATE SPACING FOR OWNER'S REPRESENTATIVE REVIEW AND APPROVAL. THE OWNER RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANT LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE LANDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION MAY RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
19. UNLESS EXPLICITLY SHOWN ON DRAWINGS, NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHTS OF WAY NOR LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE, BUILDING, OR STRUCTURE IDENTIFIED ON THE DRAWINGS OR EXISTING IN THE FIELD. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF EXISTING OVERHEAD POWER LINES, WITHIN 4 FEET OF ANY PAVED SURFACE, OR UNDER CANOPY TREES THAT LIMIT ACCESS TO LIGHT AND ROOM TO GROW. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
21. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD & TURF WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOD & TURF IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
22. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION.
23. 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.
24. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK.
25. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.
26. PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
27. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
29. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
30. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
31. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
32. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
33. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
34. CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
35. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
36. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH RECORD COPIES OF ALL RECEIPTS, INVOICES, AND/ OR SHIPPING MANIFESTS FOR ALL MATERIALS, INCLUDING PLANTS AND SOD, DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR OR A SUPPLIER TO THE CONTRACTOR. DELIVERY OF ALL FERTILIZER AND SOIL AMENDMENT MATERIALS MUST BE IN ORIGINAL, UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE MARK AND CONFORMANCE WITH STATE LAW.

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 WORK INCLUDED
- A. Installation of trees, palms, shrubs, groundcovers, and grass sod.
- B. Application and payment for required REVIEWs.

1.02 REFERENCES
- A. "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services.
- B. "American Standard for Nursery Stock," ANSI Z60.1-2004, American Nursery & Landscape Association.

1.03 SUBMITTALS
- A. Record Drawings: Furnish one set of reproducible record drawings, clearly showing all changes made to the original contract drawings during the course of the work.
- B. Soil Analysis: Submit soil test results from an independent soil testing laboratory prior to planting.

1.04 DELIVERY, STORAGE AND HANDLING
- A. Inspection: Upon delivery to the site, inspect all plant materials for conformity to the specifications and for handling damage. Remove from the site all non-conforming and damaged plant materials.
- B. On-site Storage: Protect all stored plant materials from sun and wind. Water all stored plant materials daily. Owner to indicate appropriate location for material(s) and equipment storage.

LANDSCAPE SPECIFICATIONS (cont.)

1.05 GUARANTEE
- A. Guarantee all planting work for a period of one year after the date of final approval and acceptance.
- B. Replace at no cost to the Owner all plant materials which die or are determined by the Landscape Architect, or owners representative to be unacceptable, unless the death or unacceptable condition is clearly beyond the control of the Contractor, as determined by the owner. Such circumstances may include acts of God, theft after final inspection, or vandalism. Unacceptable plants shall include those that show significant die-back or failure to exhibit the healthy characteristics indicative of the species.

1.06 MAINTENANCE
- A. Maintain all landscaping until one year after final approval and acceptance.
- B. Maintenance to include:
  1. Cultivating and weeding plant beds and tree pits.
  2. Application of herbicides and pesticides.
  3. Irrigation sufficient to saturate root systems, applied daily.
  4. Trimming and pruning, including removal of clippings and dead or broken branches, and treatment of pruned areas or other wounds.
  5. Disease control.
  6. Maintaining guys and stakes in a tight condition.
  7. Maintaining trees in a plumb condition.
  8. Weekly mowing after sod is sufficiently rooted.

PART 2 - PRODUCTS

2.01 PLANT MATERIALS
- A. Trees and Shrubs. All plant materials shall be Florida #1 as outlined in "Grades and Standards for Nursery Plants." Provide only nursery grown plant materials, grown in containers unless otherwise indicated on the drawings.
- B. Sod: Provide only nursery grown, machine cut sod of the type indicated on the drawings. Sod shall be well-matted with roots, free of excessive weeds, and shall be green, fresh and uninjured at the time of planting.

2.02 SOIL MATERIALS
- A. Topsoil: Fertile, agricultural topsoil, typical for project locality, capable of sustaining vigorous plant growth, taken from drained site, free of subsoil, clay, plants, weeds and roots, pH range of 5.5 to 7.0, minimum 4 percent, maximum 20 percent organic matter.
- B. Peat Moss: Shredded, loose, sphagnum moss, free of lumps, roots, inorganic material, minimum 85 percent organic material measured by oven dry weight, 4 to 5 pH range, moisture content of 30 percent.
- C. Sand: Coarse, washed, builders sand
- D. Planting Soil Mixture: Provide mixture of imported topsoil or approved topsoil from site, peat, sand, and other amendments as recommended by the independent soil testing laboratory for the specified plants.

2.03 OTHER MATERIALS
- A. Mulch: Mini Pine Bark Nuggets: 3" Thick Compacted under all trees, palms, shrubs, & groundcover.
- B. Fertilizer:
  1. Flowering annuals and bedding plants: Sierrablen 18-7-10 (+Iron), rate of application 2 lbs. per 100 sq.ft.
  2. Container grown trees, shrubs and groundcovers: Agriform 21 gram tablets, rate of application as follows:
     - 1-2 gallon plants: 1 tablet
     - 3-5 gallon plants: 2 tablets
     - 7-10 gallon plants: 3 tablets
     - 15 gallon plants: 4 tablets
     - 30 gallon plants: 6 tablets
     - 65 gallon plants: 8 tablets
     - 100 gallon plants: 10 tablets
     - 200 gallon plants: 15 tablets
  3. Field grown and collected trees: Agriform 21 gram tablets, one tablet per 1/2" of CALiper for standard trees; one tablet per foot spread for multi-trunk trees.
  4. Newly Planted Sod: 6-6-6 applied per manufacturer's instructions.

2.04 TESTS
- A. Provide analysis of imported topsoil indicating pH value and percentage of nitrogen, phosphorus, potash, soluble salt, and organic matter.
- B. Provide analysis of existing soil in representative planting areas, indicating representative planting areas, including laboratory recommendations for soil amendments necessary for optimal plant growth.

PART 3 - EXECUTION

3.01 PREPARATION
- A. Fine Grading: Fine grade planting area, as indicated on the drawings, eliminating low or rough areas, and building debris, stones and rubble. Finish grades shall be sloped in the same direction as existing drainage; new grades shall not REVIEW ponding or standing water.
- B. Alert the Owner of potential grading and drainage problems, including depressed planting areas with no outfall, saturated planting areas, planting pits that hold water for prolonged periods, and any other condition detrimental to optimum plant growth.

3.02 PLANTING
- A. Stake locations of all trees and shrubs. Align with architectural or engineering reference features as indicated on the drawings. Inform Landscape Architect of unforeseen obstacles which may affect the locations as shown on the drawings. Contractor shall contact Landscape Architect for approval of all staked platings prior to installation.
- B. Plant trees and shrubs, rotating as necessary for best appearence from the predominant viewpoint.
- C. Lay out shrub beds, scaling the locations and dimensions of each bed, following the configurations indicated on the drawings. Adjust the bed dimensions to the quantity and spacing of plants shown on the plant list or scaled from the drawings. Inform Landscape Architect of significant discrepancies between plant bed dimensions and plant quantities.
- D. Plant shrubs and annuals, maintaining uniform spacing as indicated on the plant list or scaled from the drawings.
- E. Distribute or dispose of excavated soil from planting holes, maintaining the desired finish grades.
- F. Lay sod on fine-graded, moistened soil, without gaps or overlaps. Tamp or roll to provide firm contact with soil. Sod line at plant beds shall be cut to the configuration and dimensions shown on the drawings. A minimum dimension shall be maintained between plants and sod equal to one-half the plant spacing, measured from the center of the plant to the edge of the sod. A circular ring of 12 inch radius shall be maintained free of grass around trees within sodded areas.
- G. Apply fertilizer tablets, equally distributed around rootball at a depth equal to one-half the rootball depth. Apply granular fertilizers to sod and bedding plants. Sweep fertilizers from walkways to avoid staining.
- H. Saturate soil thoroughly during and after backfilling of plants, and after laying of sod.
- I. Apply a layer of mulch, minimum 3 inches after settlement, to all plant beds and tree rings.
- J. Stake and guy all trees securely. Attach white surveyor's ribbon to all guy wires adjacent to pedestrian areas.

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LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
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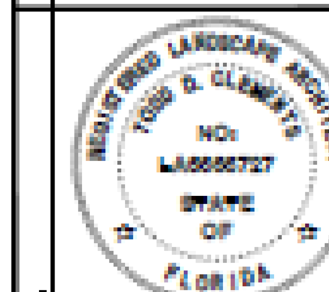
PROJECT
DUNKIN' DONTUS
Winter Garden, FL
Prepared For:
CONNELLY & WICKER, INC

SEAL


9/1/2020
TODD D. CLEMENTS LA6666727

CONSULTANTS

ISSUED FOR:

Date	Issued for
6/18/2020	REVIEW
8/10/2020	REVIEW
9/1/2020	PERMIT (REVISED)

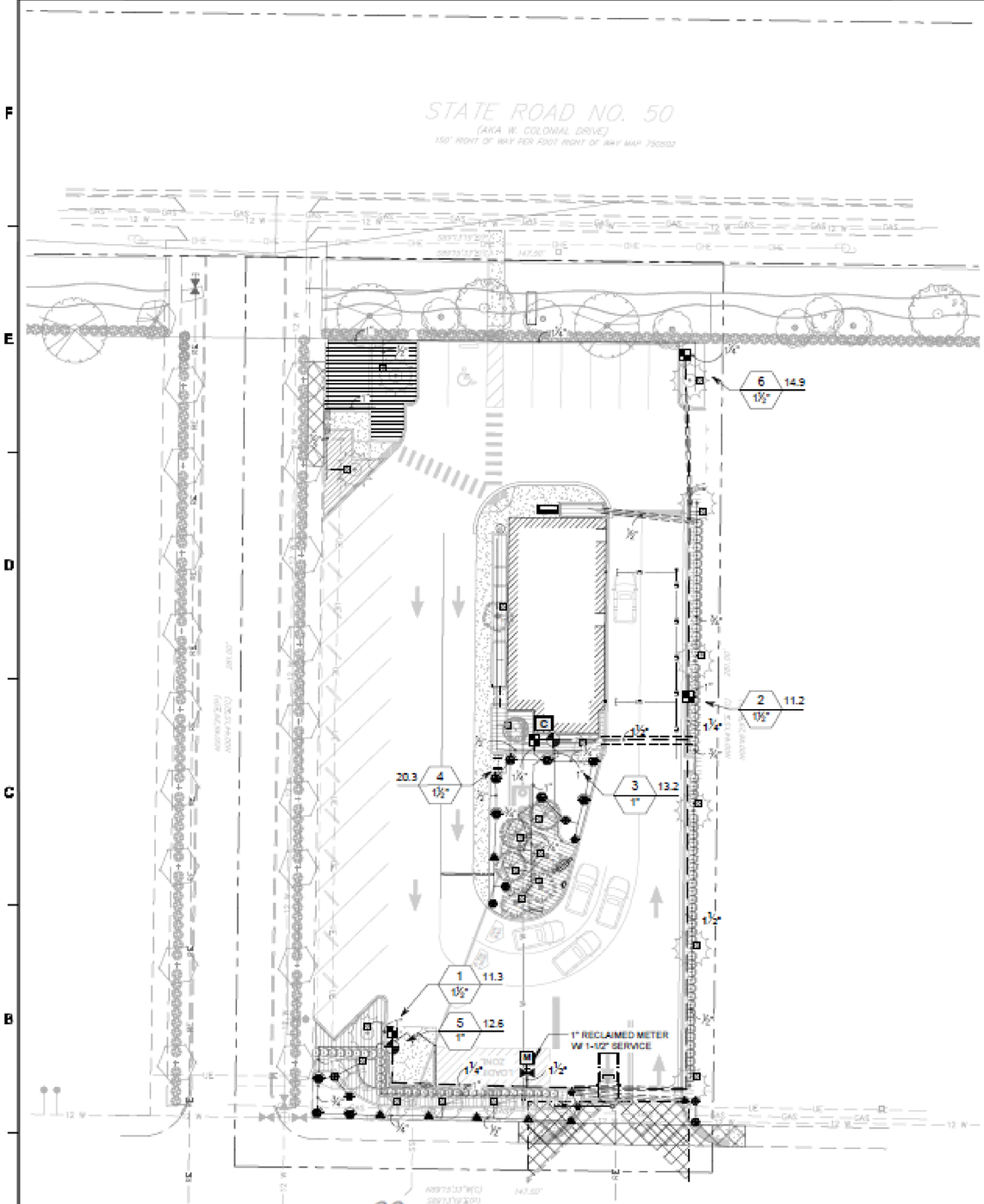
PROJECT NO.	2020-08
DESIGNED BY	TDC/TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	5/25/2020

DRAWING SCALE

DRAWING TITLE
LANDSCAPE DETAILS & NOTES

DRAWING NUMBER
L101

SHEET 2 OF 2



MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1806-SAM-PRS 15 Strip Series	1	RCS	30	0.49	4'x15'
	Rain Bird 1806-SAM-PRS 15 Strip Series	5	SST	30	1.21	4'x30'
	Rain Bird 1806-SAM-PRS 5 Series MPR	1	180	30	0.20	5'
	Rain Bird 1806-SAM-PRS 5 Series MPR	2	90	30	0.10	5'
	Rain Bird 1806-SAM-PRS 8 Series MPR	2	180	30	0.52	8'
	Rain Bird 1806-SAM-PRS 8 Series MPR	2	90	30	0.26	8'
	Rain Bird 1806-SAM-PRS 12 Series MPR	3	180	30	1.30	12'
	Rain Bird 1806-SAM-PRS 12 Series MPR	2	90	30	0.65	12'
	Rain Bird 1806-SAM-PRS 15 Series MPR	2	180	30	1.85	15'
	Rain Bird 1806-SAM-PRS 15 Series MPR	2	90	30	0.92	15'
	Rain Bird 1806-SAM-PRS HE-VAN Series	4	Adj	30		8'
	Rain Bird 1806-SAM-PRS HE-VAN Series	1	Adj	30		15'
	Rain Bird 1800-1400 Flood 1402	22	360	20	0.50	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-150-LCS High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PEB Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	4
	Area to Receive Dripline Netafim TLCV-09-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	3,244 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	2
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	1
C	Rain Bird ESP12LXMEF-LXMM 12 Station Commercial Controller. Powder-coated Metal Cabinet. Flow Sensing	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP	1,085 l.f.
	Irrigation Mainline: PVC Schedule 40-NP	389.9 l.f.
	Pipe Sleeve: PVC Schedule 80	167.2 l.f.

Valve Callout
Valve Number
Valve Size
Valve Size

CRITICAL ANALYSIS

Generated:	2020-09-01 11:32
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.50 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	60.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20.00 ft
Pressure Available:	57.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	20.28 gpm
Flow Available at POC:	37.50 gpm
Residual Flow Available:	17.22 gpm
Critical Station:	4
Design Pressure:	30.00 psi
Friction Loss:	1.31 psi
Fittings Loss:	0.13 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.00 psi
Pressure Req. at Critical Station:	34.45 psi
Loss for Fittings:	0.25 psi
Loss for Main Line:	2.49 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Water Meter:	2.28 psi
Critical Station Pressure at POC:	39.47 psi
Pressure Available:	57.00 psi
Residual Pressure Available:	17.53 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-LCS	1-1/2"	Bubbler	11.27	267.2	20	24.21	25.60	1.44 in/h
2	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	11.17	65.8	30	37.71	39.35	1.44 in/h
3	Rain Bird PESBR	1"	Turf Spray	13.16	11.0	30	34.60	36.81	1.36 in/h
4	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	20.28	11.0	30	34.44	39.47	1.44 in/h
5	Rain Bird PESBR	1"	Turf Spray	12.61	262.3	30	36.39	37.99	1.42 in/h
6	Rain Bird XCZ-150-LCS	1-1/2"	Bubbler	14.94	171.3	20	25.67	29.91	1.44 in/h
	Common Wire				389.9				

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DUNKIN' DONTUS
Winter Garden, FL
Prepared For:
CONNELLY & WICKER, INC

REGISTERED LANDSCAPE ARCHITECT TODD D. CLEMENTS No. LA0666727 STATE OF FLORIDA
9/1/2020
TODD D. CLEMENTS LA0666727

ISSUE DATE	
6/16/2020	REVIEW
8/10/2020	REVIEW
9/1/2020	PERMIT (REVISED)

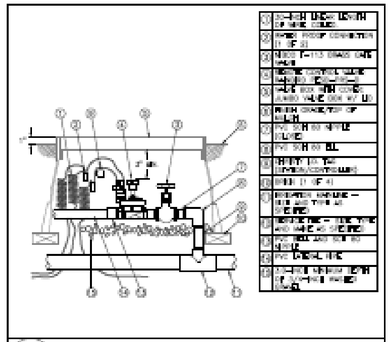
PROJECT NO.	2020-08
DESIGNED BY	TDC/TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	5/25/2020
DRAWING SCALE	1"=20'

0 FT 10 20 North

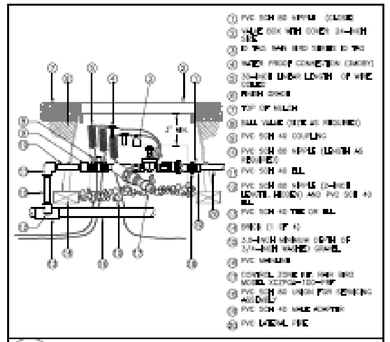
DRAWING TITLE
IRRIGATION PLAN

DRAWING NUMBER
IR100

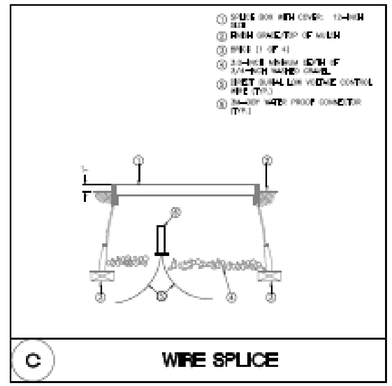
SHEET 1 OF 3



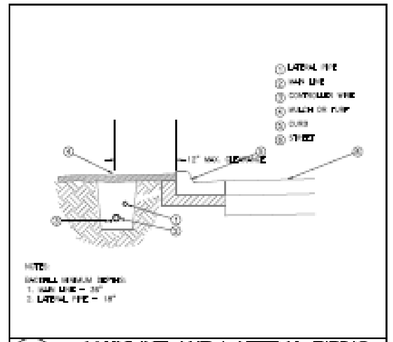
B — RAIN BIRD RCV W/GATE VALVE



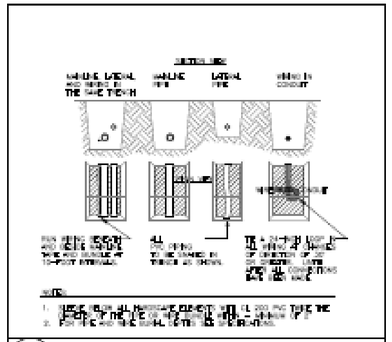
B2 — RAIN BIRD RCVPGA-100-PRF



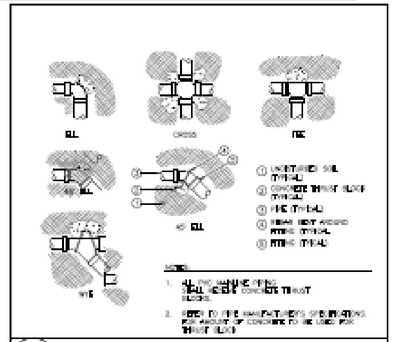
C — WIRE SPLICE



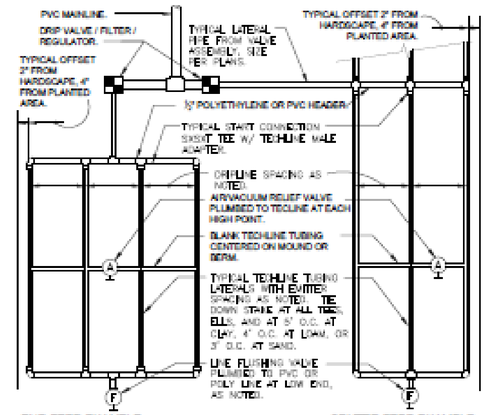
L — MAINLINE AND LATERAL PIPING DETAIL



L — PIPE AND WIRE TRENCHING



L — THRUST BLOCK



SLOPED CONDITION NOTES:

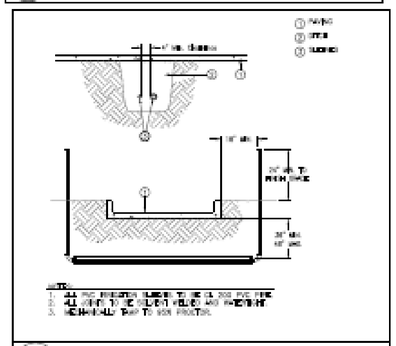
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. TECHLINE NORMAL SPACING WITHIN THE TOP ⅓ OF SLOPE.
4. INSTALL TECHLINE AT NORMAL SPACING PLUS 25% AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

TECHLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

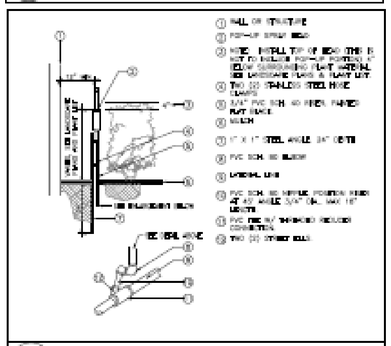
DRIPPER SPACING		12"			18"			24"	
DRIPPER FLOW RATE (GPH)		0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	292	233	175	410	322	247	403	308
	25	397	321	238	558	438	335	553	423
	35	486	385	279	656	514	394	649	497
	45	520	407	311	732	574	439	725	555

TECHLINE FLOW PER 100 FEET

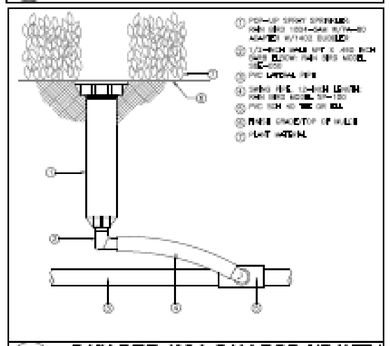
DRIPPER SPACING	0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
DRIPPER SPACING	GPH	GPM	GPH	GPM	GPH	GPM
12"	40.00	0.67	61.00	1.02	92.00	1.53
18"	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	31.00	0.51	46.00	0.77



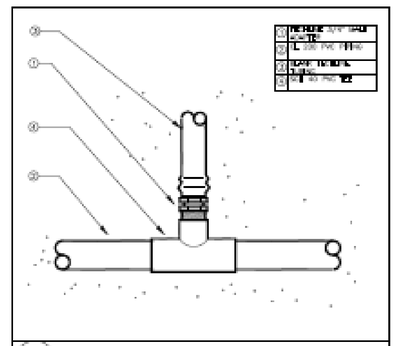
O — SLEEVING



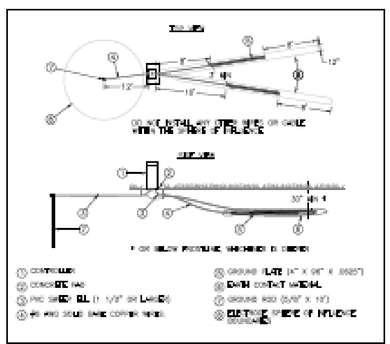
Q — POP-UP HEAD ON RISER



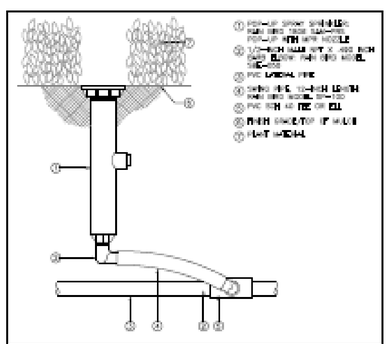
R — RAIN BIRD 1804-SAM POP-UP WITH 1402 BUBBLER



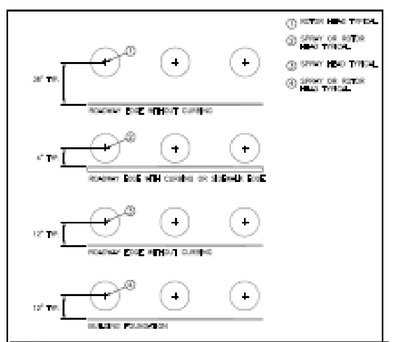
M — TECHLINE TO PVC CONNECTION



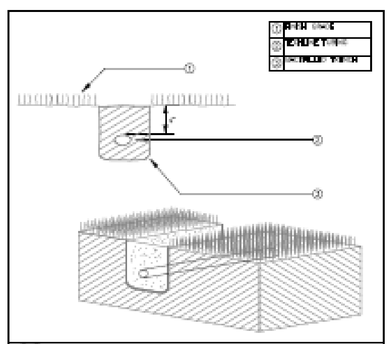
C — GROUNDING DETAIL



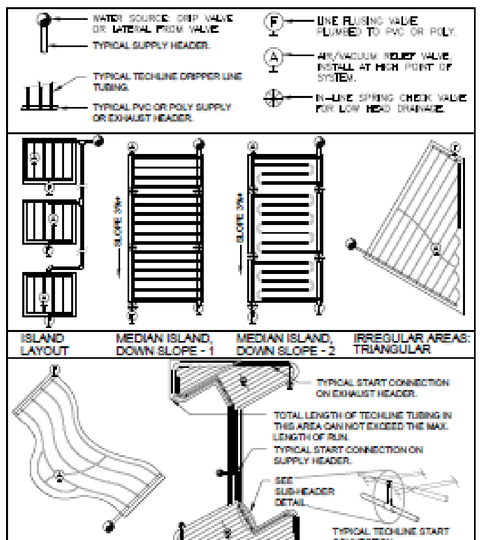
T — RAINBIRD 1806 SAM-PRS



S — POP-UP HEAD TO HARDSCAPE LOCATION DETAIL-A



M — TECHLINE TRENCHING DETAIL



1 TYPICAL NETAFIM TECHLINE REQUIREMENTS

3" = 1'-0"

FX-IR-NETA-DRIP-05

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PROJECT: **DUNKIN' DONTUS** Winter Garden, FL

Prepared For: CONNELLY & WICKER, INC

SEAL: NICHOLAS TODD D. CLEMENTS LICENSED LANDSCAPE ARCHITECT No. LA0666727 STATE OF FLORIDA — 9/1/2020 — TODD D. CLEMENTS LA0666727

CONSULTANTS

ISSUE DATE	PURPOSE
5/18/2020	REVIEW
6/10/2020	REVIEW
9/1/2020	PERMIT (REVISED)

PROJECT NO.	2020-08
DESIGNED BY	TDC/TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	5/25/2020
DRAWING SCALE	AS SHOWN

DRAWING TITLE: IRRIGATION DETAILS

DRAWING NUMBER: IR101

SHEET 2 OF 3

IRRIGATION NOTES & SPECIFICATIONS

Contractor shall refer to these plans to coordinate sprinkler and pipe locations.

The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.

The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.

THE WORK

The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material if applicable (pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, back filling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain (and freeze as appropriate) shut off device. If the rain shut off device is a rain sensor, it shall be installed to prevent activation by adjacent heads. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.

These plans have been designed to satisfy/exceed the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.

The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.

POINT OF CONNECTION (P.O.C.)

There are one (1) P.O.C.'s

#1 P.O.C. is new 1" reuse meter with 1-1/2" service line. The P.O.C. must be capable of delivering a minimum of 35 GPM at 60 PSI downstream of the water meter.

Contractor to verify these minimum conditions can be met prior to ordering of materials and the beginning of installation. If the conditions can not be met, the contractor must notify the designer prior to proceeding with the work. If the contractor does not do so, the contractor proceeds at their own risk and becomes responsible for any future work required to make the system perform as required.

THE PIPE

Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property's boundary.

All pipes are to be placed in planting beds. If it is necessary to have piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Class 200 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".

Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

Mainline shall be Sch 40 solvent-weld (sized per plan) PVC with Sch 40 PVC solvent-weld fittings.

Contractor to ensure all mainline piping is properly restrained using mechanical joint fittings, restraining collars, threaded rods, thrust blocks, etc., as and where required. Contractor shall refer to pipe manufacturers recommended installation practices for further direction.

PVC pipe joint compound and primer: The PVC cement shall be Weld-On 711 (grey, slow-drying, heavy duty) and the primer shall be Weld-On P70 (purple tinted, compatible with cement), or approved equals.

ELECTRICAL POWER SUPPLY

Electrical supply for irrigation pumps, controllers, sensors, relays to be provided by irrigation contractor. Contractor to coordinate with local utilities for the installation of, and connection to, site available power supplies for required electrical components as set forth in the irrigation plans.

All electrical work is to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for each controller/CCU shall be a dedicated 120 volt, 20 amp circuit unless otherwise specified in the plans. Power for each pump to be according to pump specifications indicated in these plans.

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run six spare wires in both directions (twelve spare wires total). Install as 2 common spares (4 total) and 4 hot wires (8 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding - Contractor to utilize 4"X8"X5/8" copper grounding plates, 5/8"X10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 bare copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

Gasketed Pipe: With pipe in the trench, cut pipe square, deburr, and place beveled edge on male portion of pipe, if not using a piece with a factory bevel. Clean pipe and fittings of foreign material; then apply a small amount of pipe grease to the rubber gasket on the female end. Fully insert the male end of the pipe into the bell end of adjacent pipe until the bevel is fully seated into the bell. Restrain pipe as required.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter.

Main line pipe depth measured to the top of pipe shall be:
24" minimum for 3/4"-2 1/2" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.
36" minimum for 6" PVC with a 36" minimum at vehicular crossings;

Lateral line depths measured to top of pipe shall be:
18" minimum for 3/4"-3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sqi/assessment/test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe. For HDPE pipe, see HDPE notes. For gasketed pipe, testing requires measurement of the water pumped into the mainline system, using a hydrostatic pump, to maintain 125 PSI - this water volume shall be no more than the result of the following formula:

$$L=(ND\sqrt{P})/7400$$

where L=Allowable leakage in gallons per hour
N=Number of joints in pipe tested
D=Nominal diameter of pipe (in inches)
P=Average Test Pressure (in PSI)

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing -Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: The contractor must submit for written approval, prior to installation, five (5) copies of the manufacturer's cut sheets/specifications for all components to be used in the irrigation system.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:
1. Irrigations As-builts - shall be provided utilizing a sub-foot Global Positioning System (GPS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format. These POINTS once collected shall be imported into an AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-Built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2mil pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indicating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill, and installation method
3. Mainline pressure test - All mainline shall be pressure tested according to this designs requirements
4. Flow Meter calibration - All flow meters must be calibrated, provide certified calibration report for all flow meters.
5. USDA Soil Quality Tests for infiltration/texture
6. Coverage and operational test
7. Final inspection
8. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.
B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
C. Check remote control valve to ensure proper operation.
D. Check setting on pressure regulator to verify proper setting, if present.
E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
F. Check for leaks - mainline, lateral lines, valves, heads, etc.
G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
3. Check wiper seal for leaks - If leaking, clean head and re-inspect. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
4. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
5. Check for proper alignment - perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
6. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
7. verify the pop-up riser retracts after operation. If not, repair/replace as needed.

2. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

3. Check rain shut-off device monthly to ensure it functions properly.

4. Inspect all filters monthly and clean/repair/replace as needed.

5. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

6. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

7. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

8. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

9. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

10. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

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PROJECT: DUNKIN' DONTUS
Winter Garden, FL
Prepared For:
CONNELLY & WICKER, INC

REGISTERED LANDSCAPE ARCHITECT
TODD D. CLEMENTS
NO. LA6666727
STATE OF FLORIDA
9/1/2020
TODD D. CLEMENTS LA6666727

ISSUE DATE:	
6/18/2020	REVIEW
8/10/2020	REVIEW
9/1/2020	PERMIT (REVISED)

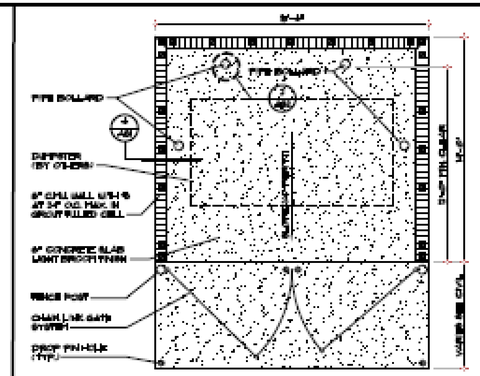
PROJECT NO.	2020-08
DESIGNED BY	TDC/TFW
DRAWN BY	TFW
CHECKED BY	TDC/TFW
DATE	5/28/2020

DRAWING SCALE
AS SHOWN

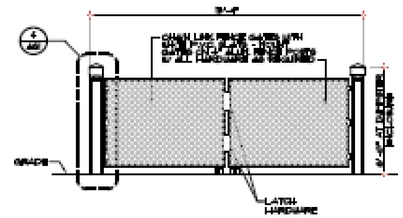
DRAWING TITLE
IRRIGATION NOTES

DRAWING NUMBER
IR102

SHEET 3 OF 3



2 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



NOTE:
DUMPSTER DETAILS / REQUIREMENTS SHALL COMPLY WITH LOCAL JURISDICTION

3 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

SITE LEGEND

BUILDING SETBACK LINE

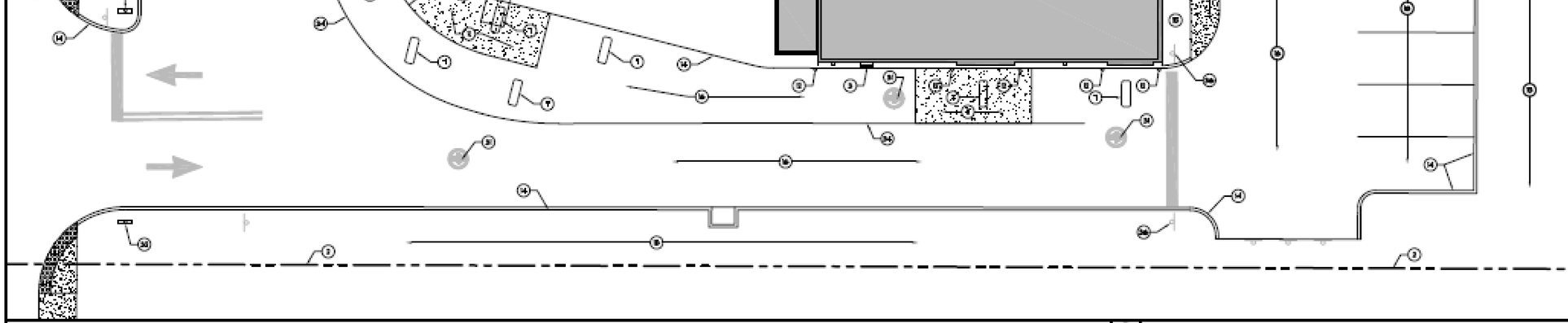
CONCRETE SURFACE

GENERAL NOTES

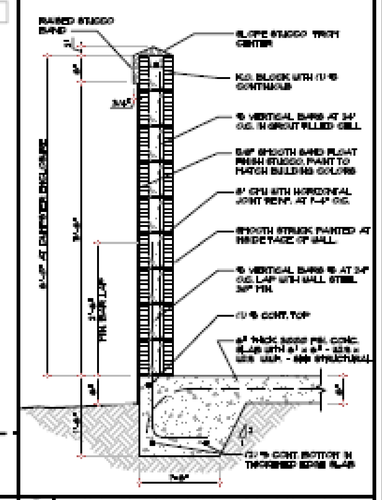
1. ALL NEW CONCRETE SLAB SHALL BE MINIMUM 4" CONCRETE, 3000 PSI, WITH 6 x 6, 4 GA x 6x4 WWF.
2. SEE ELECTRICAL DRAWINGS FOR ALL SITE ELECTRICAL SERVICES.
3. REFER TO CIVIL DRAWINGS SUBMITTED UNDER SEPARATE COVER FOR ALL SIDEWALK / PARKING LAYOUT AND DIMENSIONS.
4. REFER TO LANDSCAPE DRAWINGS SUBMITTED UNDER SEPARATE COVER FOR ALL IRRIGATION AND LANDSCAPE LOCATIONS.
5. DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24 INCHES DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE. CURB RAMPS SUBJECT TO DEPARTMENT OF TRANSPORTATION REGULATION 14 CFR 321 SHALL HAVE A DETECTABLE WARNING COMPLYING WITH TDR.

KEYED NOTES

1. NEW ONE STORY FREE STANDING BUILDING
2. PROPERTY LINE - SEE CIVIL DRAWINGS
3. ROOF ACCESS LADDER - SEE DETAIL S1A3
4. ELECTRICAL SERVICE - SEE ELECTRICAL DRAWINGS
5. PUBLIC SIDEWALK - SEE CIVIL DRAWINGS
6. APPROXIMATE LOCATION OF GREASE TRAP - SEE CIVIL DRAWINGS AND PLUMBING DRAWINGS
7. 18" x 18" GROUND LOOP VEHICLE DETECTOR IN CONCRETE PAD - SEE DETAILS S1A3 + S1A4, AND ELECTRICAL DRAWINGS
8. HEIGHT LIMITATION BAR - SEE DETAIL S1A3 FOR REFERENCE AND NATIONAL ACCOUNTS SOURCE INFORMATION
9. DUNKIN PREVIEW BOARD TO BE SUBMITTED AND APPROVED UNDER SEPARATE PERMIT – SEE DETAILS S1A3 + S1A3 FOR REFERENCE
10. MENU BOARD WITH SPEAKER AND CANOPY TO BE SUBMITTED AND APPROVED UNDER SEPARATE PERMIT + SEE DETAILS S1A3, S1A3, S1A3 + S1A4 FOR REFERENCE AND ELECTRICAL DRAWINGS
11. CONCRETE DRIVE - SEE CIVIL DRAWINGS
12. FYR BOLLARD + SEE DETAIL S1A3 AND CIVIL DRAWINGS
13. CONCRETE WALK + SEE CIVIL DRAWINGS
14. CONCRETE CURB - SEE CIVIL DRAWINGS
15. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
16. ASPHALT DRIVE - SEE CIVIL DRAWINGS
17. STRIPED CROSSWALK – SEE CIVIL DRAWINGS
18. STANDARD PARKING SPACE – SEE CIVIL DRAWINGS
19. HANDICAP PARKING SPACE - SEE CIVIL DRAWINGS
20. HANDICAP SIGN + SEE CIVIL DRAWINGS
21. 8'-0" WIDE HANDICAP LOADING ZONE + SEE CIVIL DRAWINGS
22. CONCRETE WHEELSTOP - SEE CIVIL DRAWINGS
23. 1:8 MAX SLOPE CONCRETE RAMP – SEE CIVIL DRAWINGS
24. DETECTABLE WARNING STRIP - SEE GENERAL NOTE 5 ON THIS SHEET AND CIVIL DRAWINGS
25. APPROXIMATE LOCATION OF PYLON SIGN TO BE SUBMITTED AND APPROVED UNDER SEPARATE PERMIT + SEE CIVIL DRAWINGS FOR VISIBILITY AND DETAILS S1A3 AND S1A3 FOR REFERENCE
26. DUMPSTER ENCLOSURE - SEE DETAIL S1A3 AND CIVIL DRAWINGS
27. 4" CONCRETE SLAB ON CLEAN COMPACTED TERRITE TREATED FILL - SEE STRUCTURAL DRAWINGS
28. BIKE RACK - SEE CIVIL DRAWINGS
29. DRIVE THRU BRANDED PAINT GRAPHIC - SEE NATIONAL ACCOUNTS PAINT SPECS
30. MOBILE ORDER BRANDED PAINT GRAPHIC – SEE NATIONAL ACCOUNTS PAINT SPECS
31. ARROW BRANDED GRAPHIC + SEE NATIONAL ACCOUNTS PAINT SPECS
32. DUNKIN DIRECTIONAL SIGN TO BE SUBMITTED AND APPROVED UNDER SEPARATE PERMIT - SEE DETAIL S1A3 FOR REFERENCE
33. 4" LINE STRIPING – SEE NATIONAL ACCOUNTS PAINT SPECS
34. 6" LINE STRIPING – SEE NATIONAL ACCOUNTS PAINT SPECS
35. LOADING AREA - SEE CIVIL DRAWINGS
36. DO NOT ENTER SIGN - SEE CIVIL DRAWINGS



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'



4 WALL SECTION AT DUMPSTER ENCL.
SCALE: 3/4" = 1'-0"

REVISIONS	BY

DUNKIN' DESIGN
AA26000021
Member of the American Institute of Architects
3270 S.R. 580 Bldg. 30 • Palm Harbor FL 34684
Phone 727. 781. 1300 • Fax 727. 781. 0925
• www.dunkindesign.com •

REGISTERED ARCHITECT
STATE OF FLORIDA
JOSEPH L. OLIVERI
No. 12-24
AR14609

Joseph L. Oliveri, AIA
State of Florida
License #AR14609

New Freestanding
DUNKIN'
Winter Garden
State Road 50 – Lot #3
Orange County, Florida

Date: 09. 16. 20
Scale: AS NOTED
Project Mgr: AAY
Drawn: JDS
Job: 20-037
Sheet
AS1

CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street - Winter Garden, Florida 34787-3011
(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: September 28, 2020
SUBJECT: Dunkin
Site Plan Review – 14140 W Colonial Drive – West Market PCD Lot 3

Pursuant to your request, we have reviewed the revised site plan dated 9/03/20 for compliance with the City's storm water and site requirements. This plan proposes to construct a single story 1,590 sf fast food restaurant building with drive-thru and associated parking and infrastructure. This was submitted in response to our comments of 7/24/20 and DRC meeting of 8/05/20 where it was referred to staff review only.

ENGINEERING COMMENTS

Please have the Applicant address the following underlined comments in future submittals; non-underlined comments will become conditions of approval (applies only to Engineering comments):

1. Planning Department shall review and comment on proposed use, parking count, setbacks, open space, landscaping, buffering, lighting and signage, including PCD Zoning and SR 50 Overlay requirements.

2. General Requirements:
   a. All gravity sanitary pipe and fittings shall be PVC SDR 26. No D.I.P. will be allowed in any portion of the sanitary sewer system
   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.

3. Site Boundary:
   a. The site plan now shows this as Lot 3(A) of West Market, although the recorded plat shows this as a portion of Lot 3.
   b. Repeat comment: As discussed for the Vystar lot to the east, a replat of West Market is required, based on the modified lot lines shown. **Prior to site plan approval**, a preliminary plat **application** shall be submitted in accordance with Sections 110-121 thru 110-124 of the City Code.
   c. The final plat shall be approved and recorded prior to issuance of the certificate of occupancy for any building/site.

4. RCP is now shown on the plans. If Thermoplastic pipe is substituted, the Design 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. 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 (**not HDPE or ADS N12**), laser profiling, installation per ASTM D2321 (show trench/bedding detail), etc. (see under on-line forms on website).

5. Public Services Solid Waste Division shall approve dumpster location/alignment. AutoTurn plots for a front load truck have been provided for review. All dumpsters shall be enclosed and shall provide **12'** minimum inside clearance (each way inside of bollards and gate hardware). The trash enclosure detail provided will also be reviewed by the Planning Division.

6. All irrigation on the site shall be designed to be supplied by reclaimed water; irrigation connection shall be to the reuse stubout constructed with the master infrastructure as shown (that is served by a jumper to potable water until reclaimed is available). Irrigation lines shall be purple in color.

7. Sheet C400 – Utility Plan:
   a. Repeat comment: Provide additional cleanouts on the long sanitary lateral, 60 l.f. or at half-way point, and at the connection to the existing stubout (if not existing).
   b. Grease trap for building sanitary connection shall be reviewed and approved by the Building Department.

8. 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.

9. 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. Two new water services are shown with a new sanitary lateral. The revised plans show a 1 ½" potable water meter which the City does not provide (1" or 2" only), and a 1" irrigation meter, the impact fees are as follows:

2" Potable water meter	1 ea. @ $8,688.00	=	$8,688.00
Wastewater for 2" meter	1 ea. @ $14,136.00	=	$14,136.00
1" Irrigation Meter	1 ea. @ $2,715.00	=	$2,715.00
	TOTAL	**=**	**$25,539.00**

(does not include connection/installation fee; check with Utility Billing to verify any pre-payments)

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

11. On-site lighting and along street frontages will be required pursuant to City Code, meeting dark skies requirements; A photometric plan has been provided for Planning Department review. Lighting fixtures shall be uniform for the entire shopping center.

12. Landscape or other improvements (walls, signs, etc.) shall not encroach into the required sight distance pursuant to FDOT requirements. The Design Engineer has provided certification that sight distance requirements are being met.

13. 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.

14. SJRWMD permit modification is acknowledged. Provide permits or exemption from FDEP for water, wastewater and NPDES NOI as may be appropriate.

15. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.

PLANNING COMMENTS

16. **Note:** Signs shall be permitted separately. All signage shall adhere to City Code Chapter 102 – Signs.

PUBLIC SERVICES COMMENTS

17. **Repeat comment:** Please have the applicant include a detail for the dumpster enclosure to ensure a 12'W x 12'D minimum inside clearance (each way excluding the offset for the bollards).

STANDARD GENERAL CONDITIONS

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

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

20. 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.

21. 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.

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

23. 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.

24. 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 (minimum site inspection fee is $500.00).

25. 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 1, 2020 **Meeting Date:** October 8, 2020

Subject: 776 Business Park Blvd
Lizzi Warehouse - Site Plan Approval
PARCEL ID# 24-22-27-8329-00-090

Issue: The applicant is requesting Site Plan approval for a warehouse building with associated site improvements on a property located at 776 Business Park Blvd.

Discussion:

The subject property is a 0.855 +/- acres and is zoned I-1 (Light Industrial and Warehousing District). The development will consist of a 10,340 sq. ft. warehouse building. The project also includes related site elements such as parking areas and landscaping.

Recommended Action:

Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated September 28, 2020. Development of the property with a warehouse is consistent with the City's Comprehensive Plan & with the property's I-1 zoning requirements.

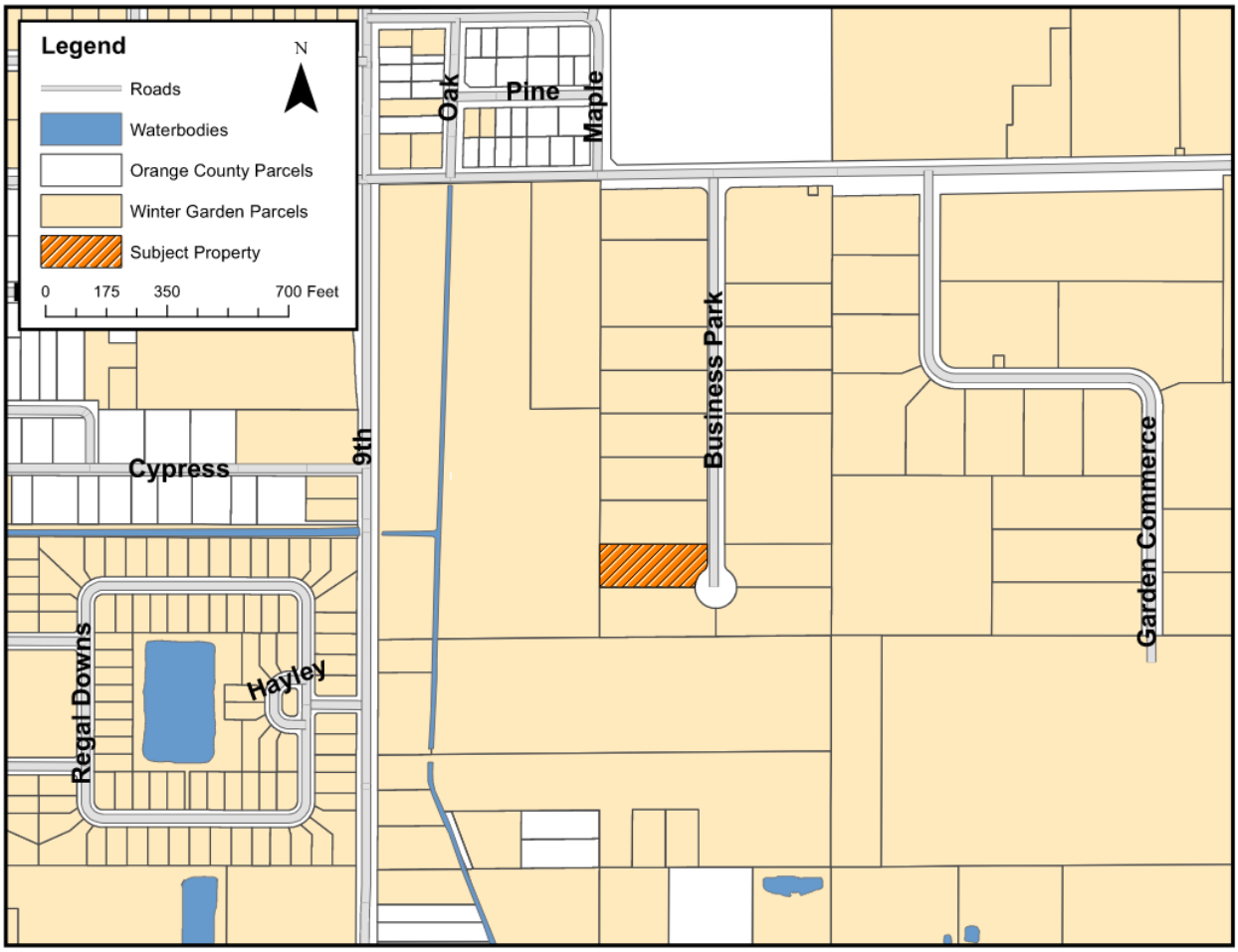
Attachment(s)/References:

Location Map
DRC Staff Report
Site Plan Set
Building Elevations

Location Map

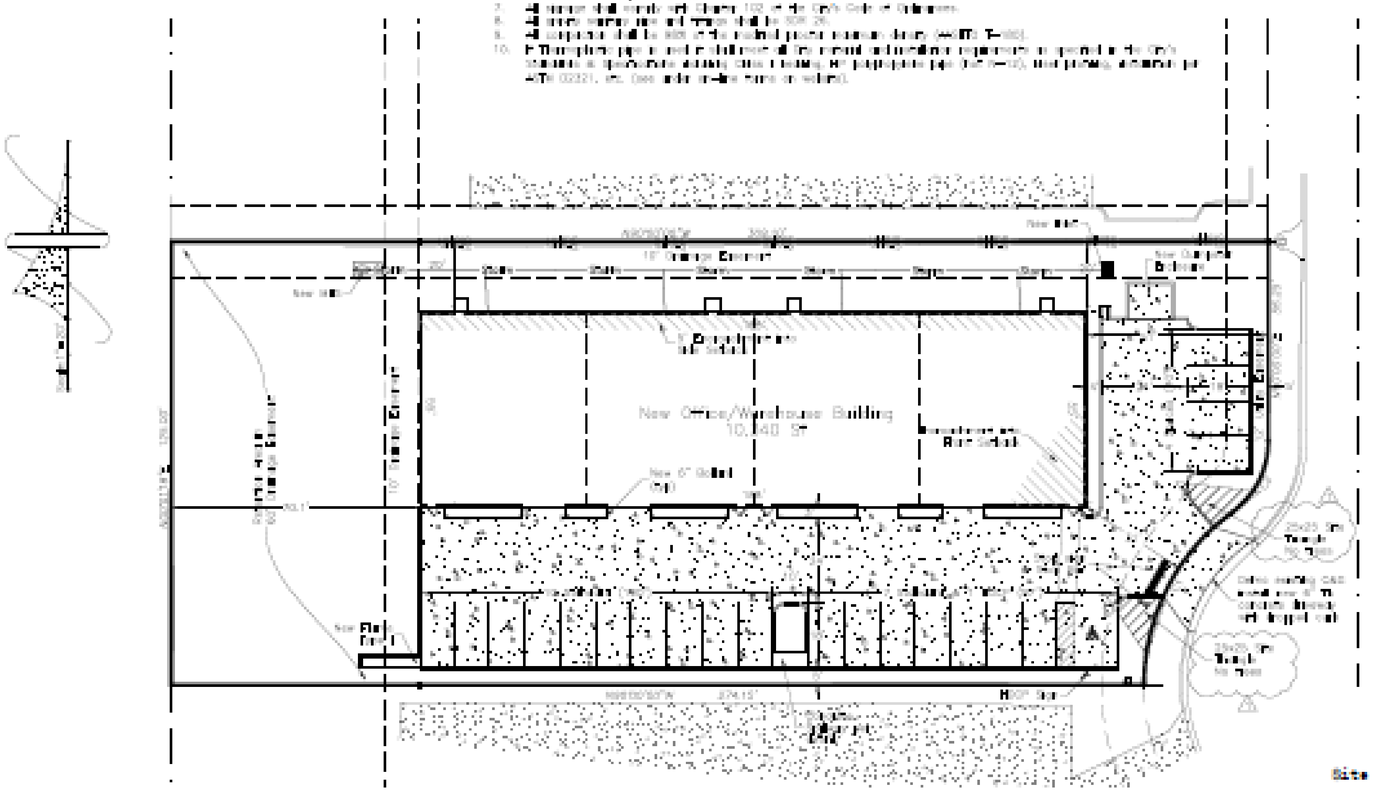
Lizzi Warehouse

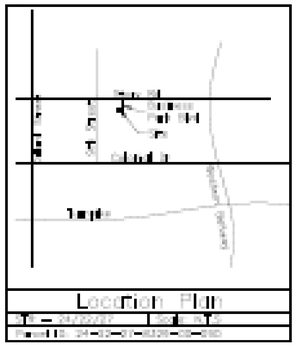
776 Business Park Blvd



776 Business Park Blvd, Winter Garden, Florida 34787

City of Winter Garden Notes:





Owner

Project Description

Legal Description

Utility Providers

Schedule of Drawings

C1	-	Site Layout Plan
C2	-	Site Grading Plan
C3	-	Site Utility Plan
C4	-	Specifications & Details
C5	-	Stormwater Pollution Prevention Plan
L1	-	Landscape Plan
I1	-	Irrigation Plan
1	-	Standard Notes for Utility Systems
2	-	Standard Details for Potable Water Systems
3	-	Standard Details for Wastewater Systems
9	-	Standard Details for Public Services
ELEV	-	Building Elevations

Legend

- Catch Basin
- Curb Inlet
- Manhole
- Cleanout
- Hydrant
- Ex. Contour
- New Asphalt
- New Concrete
- Silt Fence
- Wetlands
- Storm Sewer
- Sanitary Sewer
- New Contour

Site Statistics

General Information

Total Site Area: 0.24 ac (37,248 sf)

Future Land Use: Industrial

Zoning Classification: I-1

Total Building (ft²): 10,340 sf

Total Building FAR: 0.28

Setbacks	Required	Provided
Front (N)	30.0'	31.0'*
Side (W)	20.0'	20.0'*
Side (E)	20.0'	20.0'
Rear (S)	30.0'	70.1'

* per approved variance

Parking Required

Warehouse (10,340): 1 space/1k sq. = 11 spaces

ADA required (26-50 range) = 1 space

Parking Provided

Standard Spaces (10'x20') = 21 spaces

Handicapped Spaces (16'x20') = 1 spaces

Total spaces provided = 21 spaces

Impervious Areas	Pre	Post
Building Footprint	0 sf	10,340 sf
Parking and Access	0 sf	11,332 sf
Walks, Pads and Ramps	0 sf	199 sf
Total Impervious	0 sf	21,871 sf
Percent Impervious	0.0%	58.8%
Percent Open Space	100.0%	41.4%

UNROE ENGINEERING, INC

Site Layout Plan

The New Warehouse at

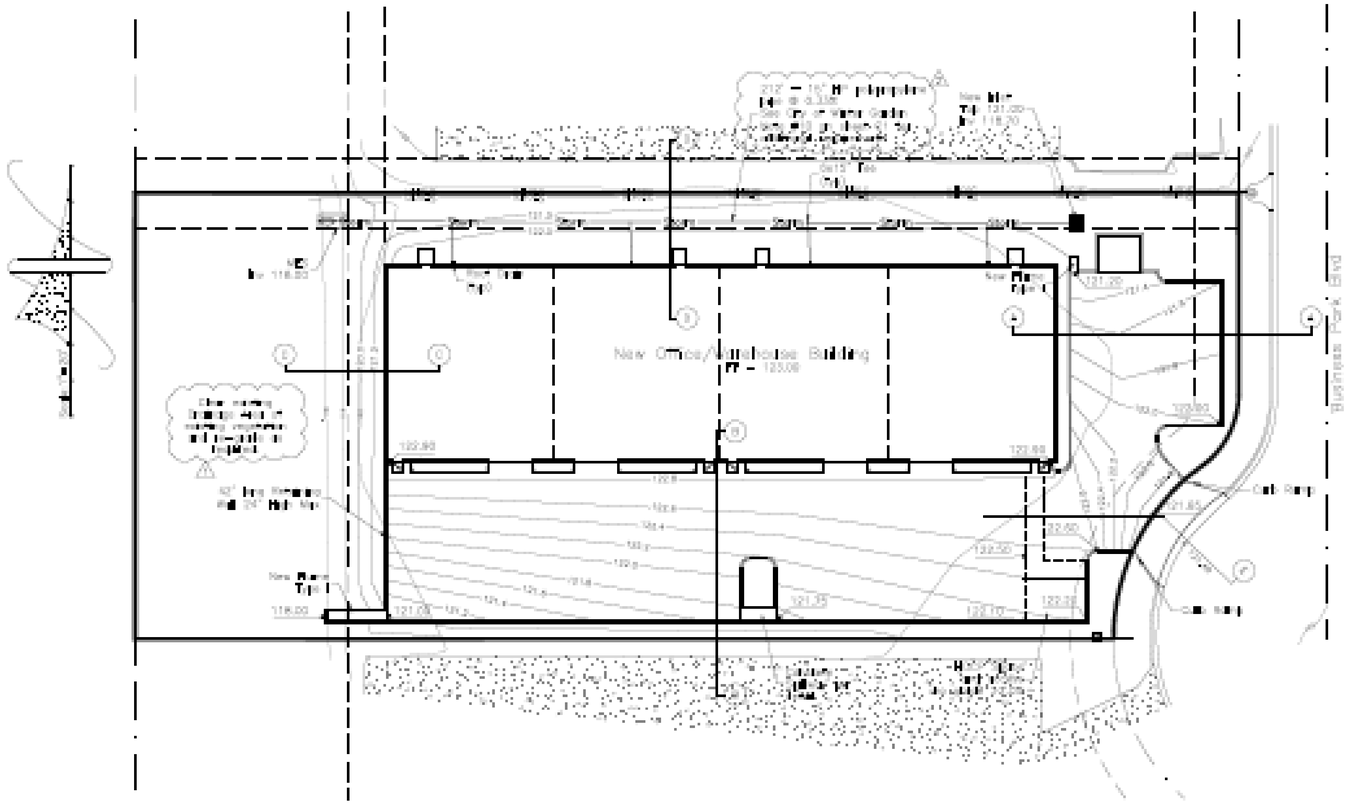
776 Business Park Blvd, Winter Garden, Florida 34787

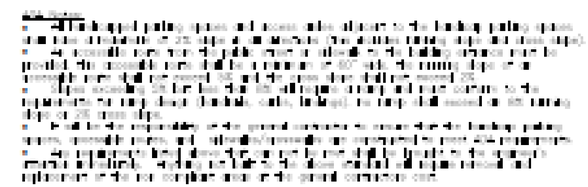
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

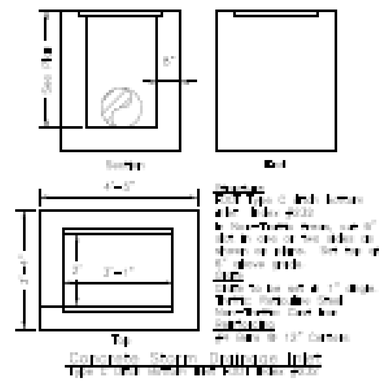
Dwg. No.

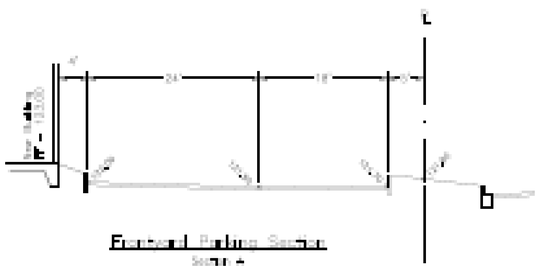
C1

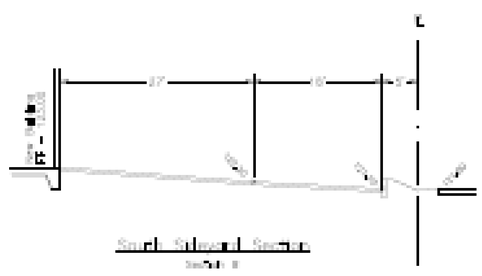
Sheet Date: [illegible]

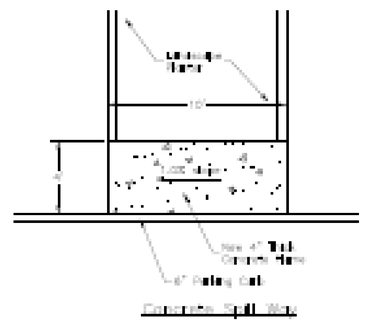


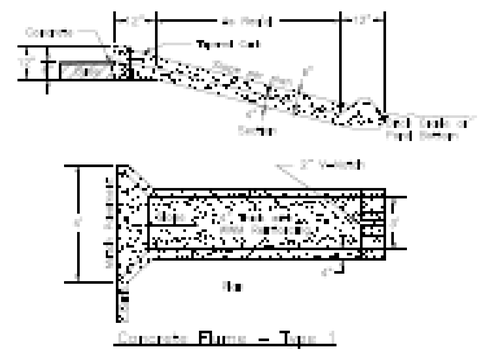


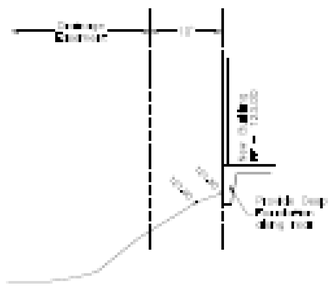


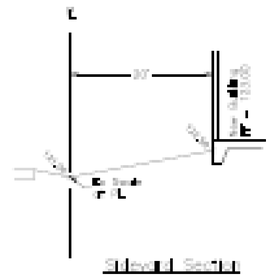


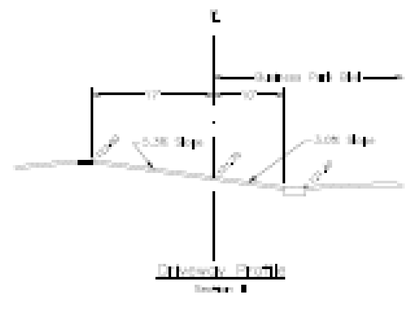


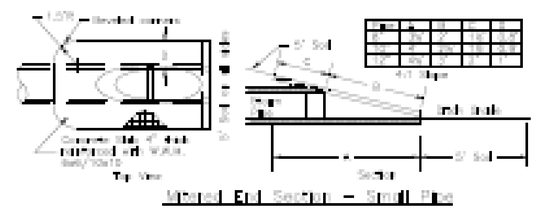








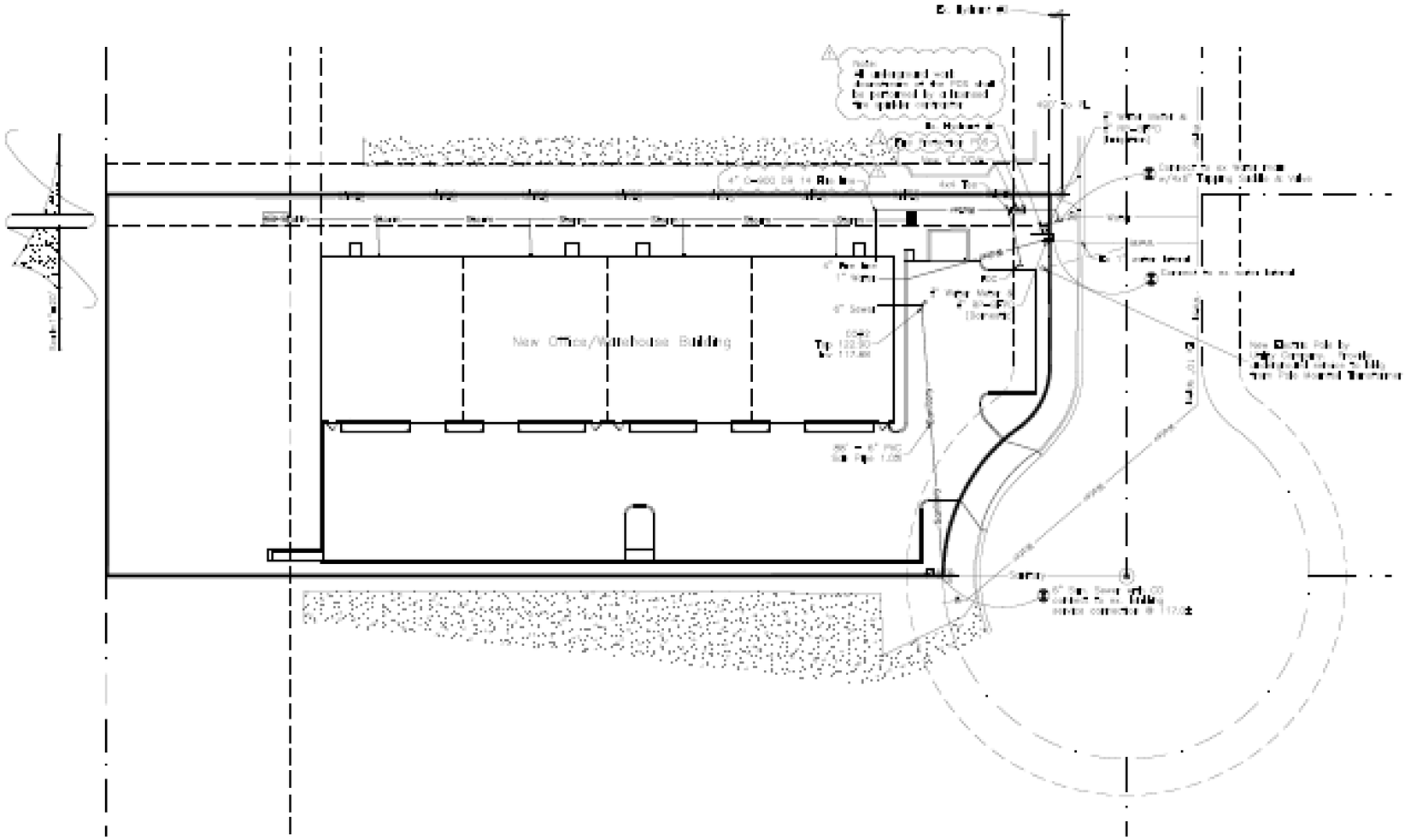


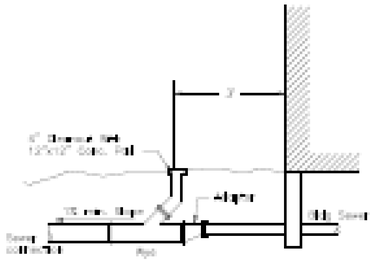


UNROE ENGINEERING, INC

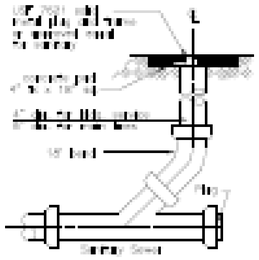
SITE GRADING PLAN
The New Warehouse at
778 Business Park Blvd, Winter Garden, Florida 34787

C2

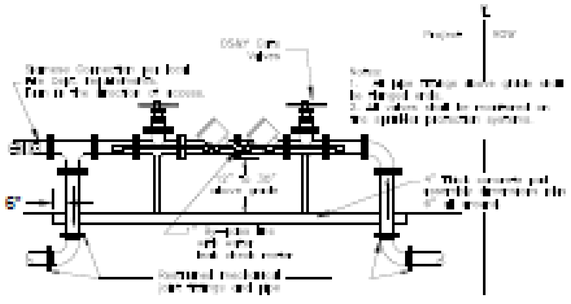




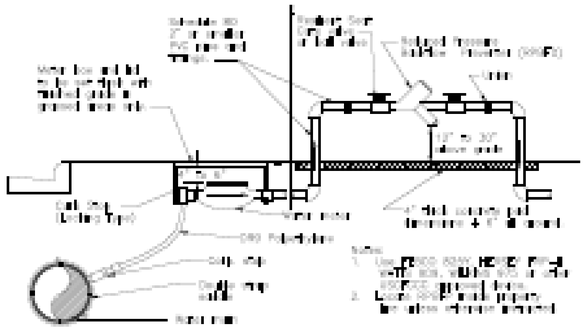
Typical Building Service Connection



Sanitary Sewer Cleanout



DOUBLE CHECK VALVE ASSEMBLY



Reduced Pressure Backflow Preventer & Meter

UNROE ENGINEERING, INC

SITE UTILITY PLAN

The New Warehouse at

C3

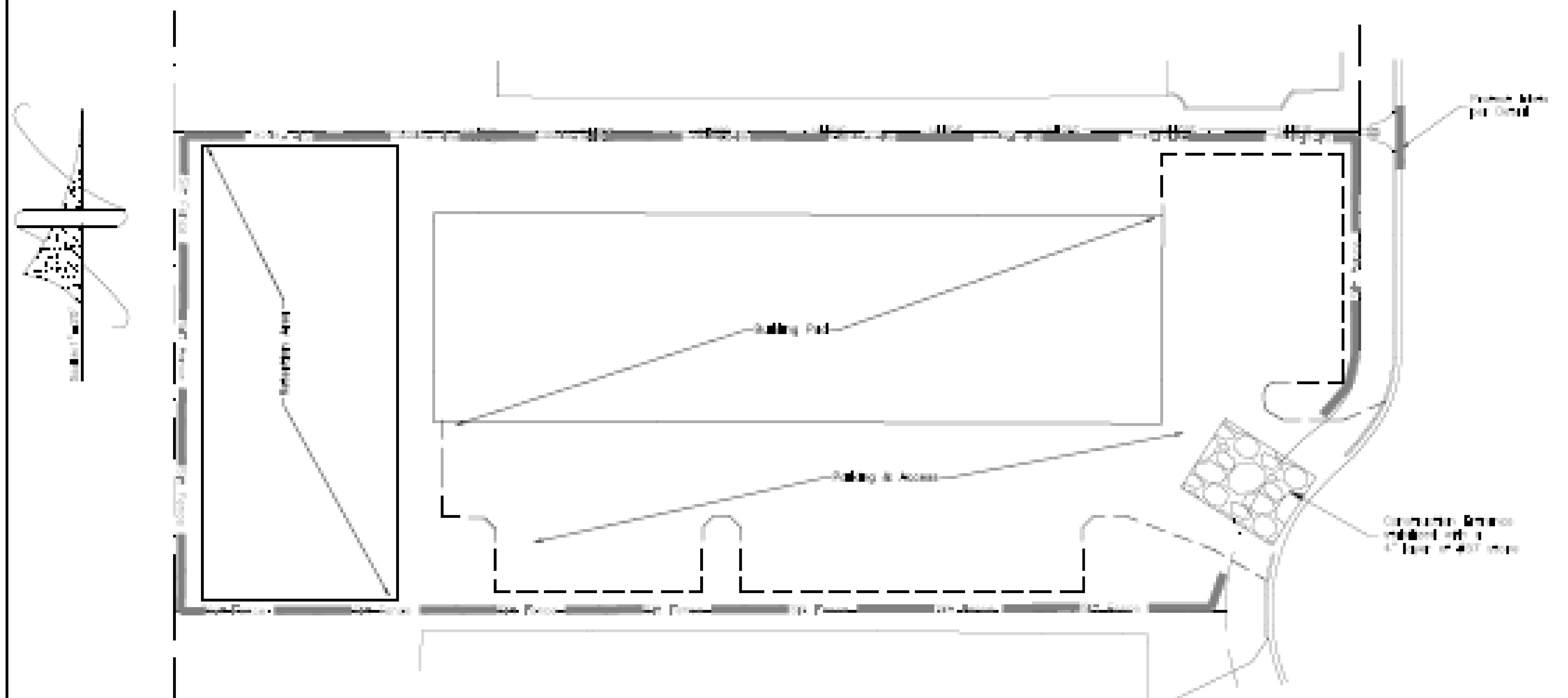
SPECIFICATIONS AND NOTATIONS

UNROE ENGINEERING, INC

SPECIFICATIONS & DETAIL

The New Warehouse at

C4



Project Name and Location:
The New Warehouse
778 Business Park Blvd, Winter Garden, Florida 34787

Site Description:
Describe the nature of the construction activity:
New 10,000 sf Office/Warehouse development and associated site work.

Describe the intended sequence of major soil disturbing activities:
Cut & Balance existing earth as required. Import any remaining fill as required.

Total area of site (Acres):
0.88 Ac

Total area to be disturbed (Acres):
0.88 Acres

Existing data describing the soil or quality of any stormwater discharge from site:
The site is a cleared and filled lot, prepared for construction. On site soils are [illegible]

Estimate the drainage area size for each discharge point:
The entire site discharges to the west into the existing master retention system for the development. (0.88 ac contributing area)

Latitude and Longitude of each discharge point and identify the receiving water or MS4 for each discharge point:
Discharge point from the site is Lat: 28°33'30" & Long: 81°34'05". The proposed site discharges into the master retention system for the development.

Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity in the intended sequence of major soil disturbing activities section:
The contractor will adhere to the standard jurisdictional specifications for erosion & silt.

Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees and etc.:
A silt fence will be maintained at the perimeter of the project for the duration of the construction. Sod will be laid at the earliest possible time.

Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on site or in any other way limit stormwater runoff:
A silt fence will be erected at the perimeter of the project and all stormwater outlet points (stormwater inlets) will be protected by filter fabric for the duration of the project.

Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time:
Not applicable

Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process:
There is an existing pond on-site, there will be other permanent controls installed.

Describe a waste solution for the following potential pollutants:
Waste disposal: this may include construction debris, chemicals, litter and sanitary wastes:
At least one temporary dumpster and a portable toilet will be provided on site.

Offsite vehicle tracking from construction entrances/exits:
All vehicle entrances will be stabilized with a track-off pad.

The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:
No fertilizers, herbicides or pesticides will be applied until all sod and plant material has been installed. The application rates will be appropriate to the type of landscape material installed.

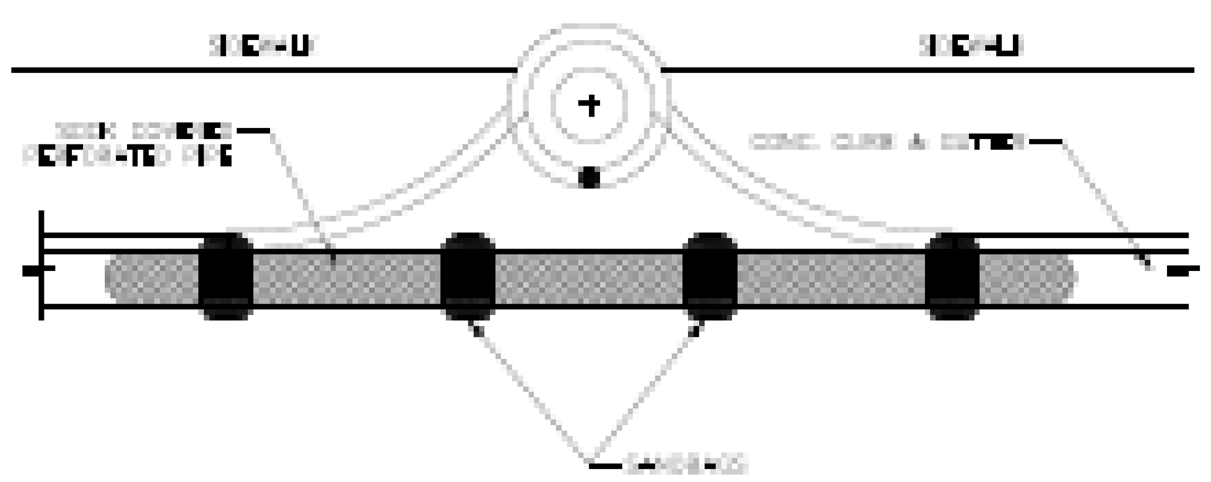
The storage, application, generation and migration of all toxic substances:
Not applicable

Other:
Not applicable

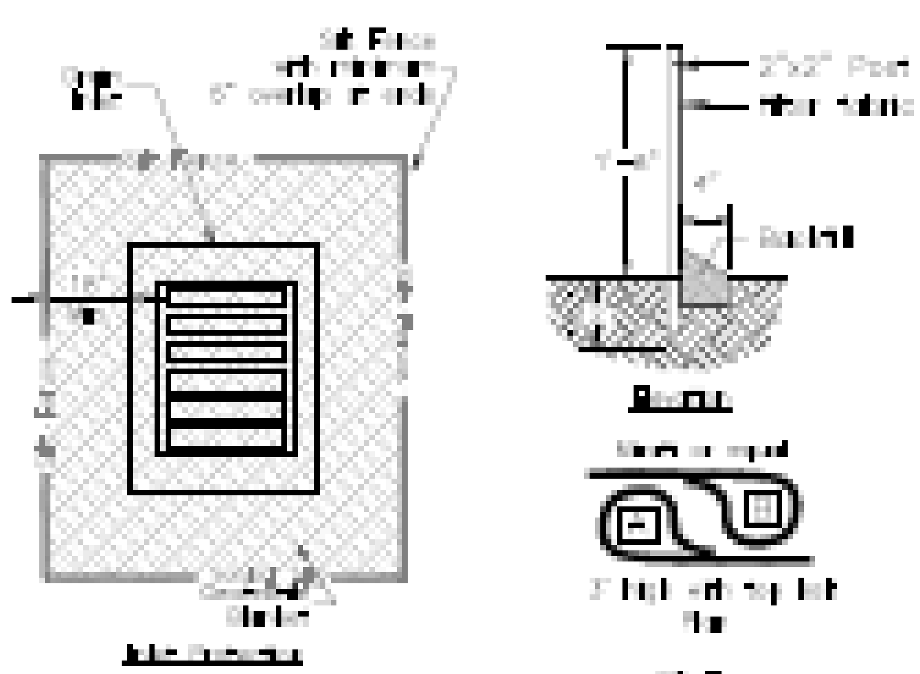
Maintenance Plan:
Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good operating condition:
Any required maintenance will be provided when a problem is apparent or when identified by a regular inspection.

Inspections:
Describe the inspection and inspection documentation procedures, as required. Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 1/2" or greater.
The entire construction site will be inspected daily and within 24 hours of any storm event 1/2" or greater. The inspections will be documented on a log kept at the construction office. A rain gauge will be on site to measure the rainfall amounts.

Identify and describe all sources of non-stormwater discharges (not including fire fighting activities):
Not applicable



NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.



Silt & Erosion Control Details

E - Erosion and Siltation Control
E1. A suitable perimeter silt fence shall be constructed and maintained for the duration of the project. The silt fence shall be built at the "silt fence line" as defined on the plans. Outlets and discharge points shall be protected per attached detail.
E2. Sod all disturbed areas not shown as landscaping, slopes 4:1 or greater, swales, and ponds.
E3. Protect at all times against runoff or downstream pollution of any downstream area or adjacent properties. Correct problems immediately.
E4. Contractor is responsible for determining any areas which will require dewatering. A plan for carrying out the dewatering must be submitted to the engineer prior to construction. The contractor is responsible for all dewatering work, rental of equipment, silt/retention basins and related work.
E5. The Contractor shall immediately correct any offsite damage caused either directly or indirectly from his actions, to an equal or better condition as judged by the Owner's Engineer. The contractor [illegible] any [illegible] that may be assessed by the local regulatory agencies.
E6. Provide temporary soil stabilization within seven days, for disturbed areas not at final grade.

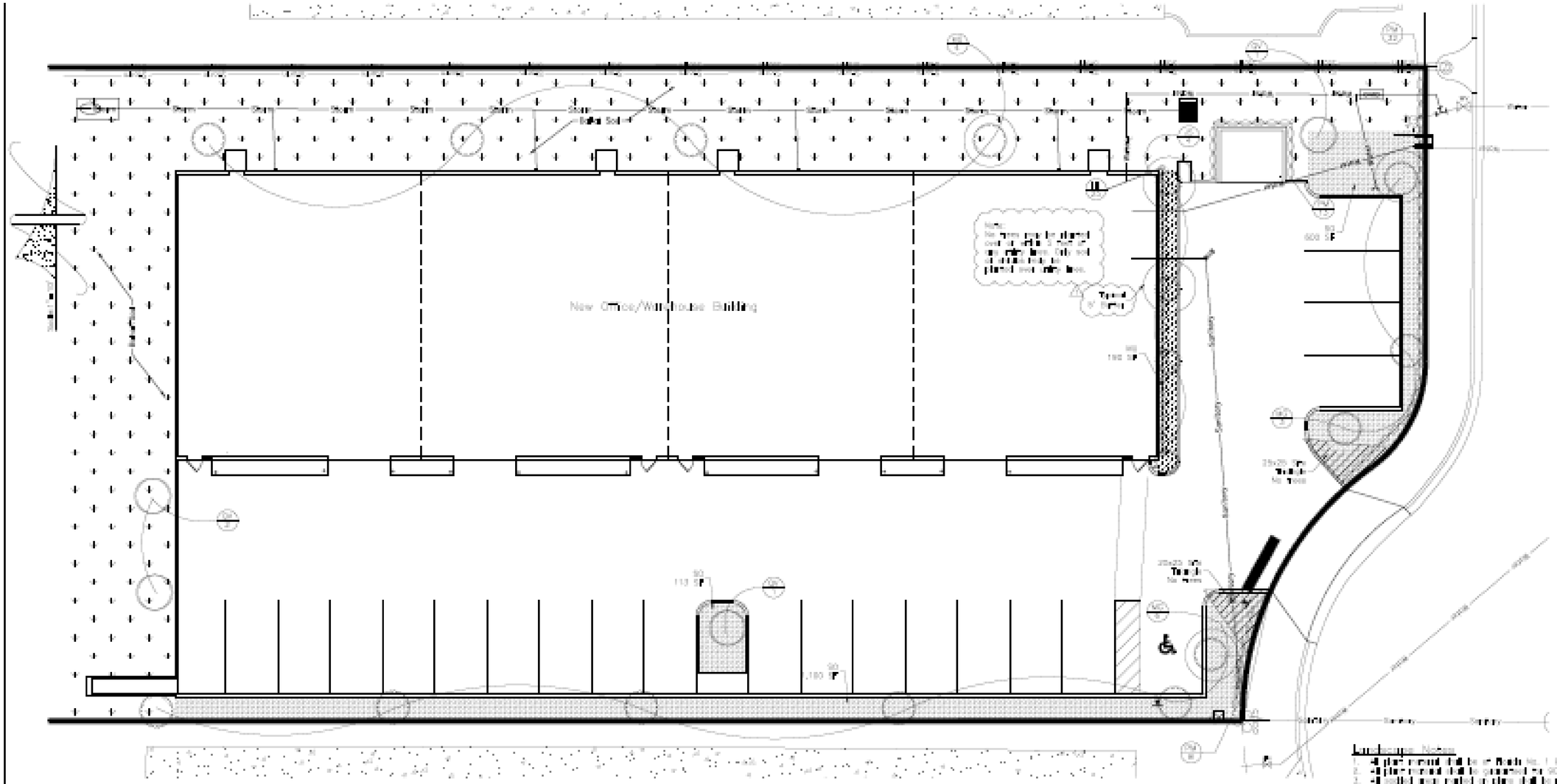
Revisions

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box [illegible], Orlando, FL [illegible]
ph (407) [illegible]

SILTATION & EROSION CONTROL PLAN
The New Warehouse at
778 Business Park Blvd, Winter Garden, Florida 34787

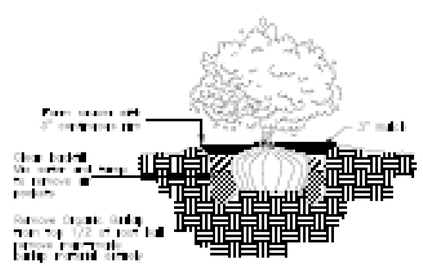
[illegible]	Drawn
[illegible]	Checked
1"=40'	Scale
[illegible]	Date
[illegible]	Job

Dwg. No.
C5

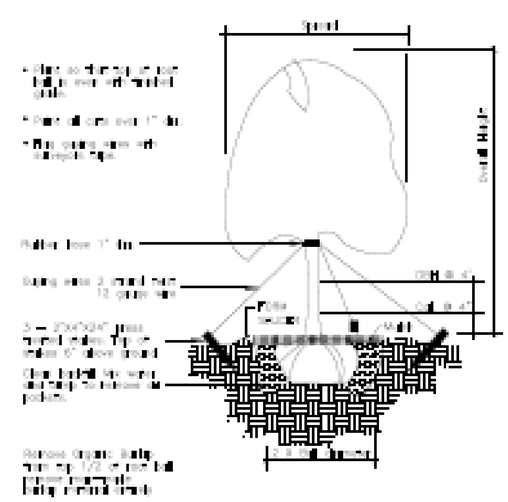


Landscape Legend

Symbol	Qty	Description
	12 Trees	60	Sabal palmetto (Sabal palm) 2.5" Cal. 11'-0" Ht. 45 Gal
	4 Trees	32	Lead Oak (Quercus virginiana) 2.0 Cal. 11'-0" Ht. 30 Gal
	4 Trees	28	Sabal Red Gem (Sabal palmetto) 11'-0" Ht. 30 Gal
	53 Shrubs	79	Podocarpus (Podocarpus macrophyllus) 24" Ht. 3 Gal
	33 Shrubs	8	Indian Hawthorn (Rhaphiolepis indica) 24" Ht. 3 Gal
	1,813 SF	90	Dwarf Shoulder (Sabal chapuisii) 3 Gal. 24" Triangular Spacing
	190 SF	60	Muhly Grass (Muhlenbergia capillaris) 3 Gal. 24" Triangular Spacing
	13,305 SF	500	Sod 500



Shrub Planting Detail



Tree Planting Detail

Landscape Notes

1. All plant material shall be of Grade No. 1 Quality or better.
2. All plant material shall be guaranteed for 90 days.
3. All sodded and seeded areas shall be staked and guaranteed for 90 days.
4. The landscape contractor shall be responsible for verifying utilities and any digging or planting in accordance with plans.
5. Landscape contractor shall provide sod, seed, fertilizer, mulch, and other materials as required to complete the work as specified.
6. All plant material shall be free from pests and diseases.
7. All plant material shall be replaced if not in good condition at the end of the guarantee period.

Revisions

Unroe Engineering, Inc
Civil Engineering • Planning • Surveying • Site Development
P.O. Box 0000 (0000) , Orlando , FL 0000-000-000-0000
Licensed Authorization Number : EB 0000000 ph (407) 0000-0000

Landscape Plan

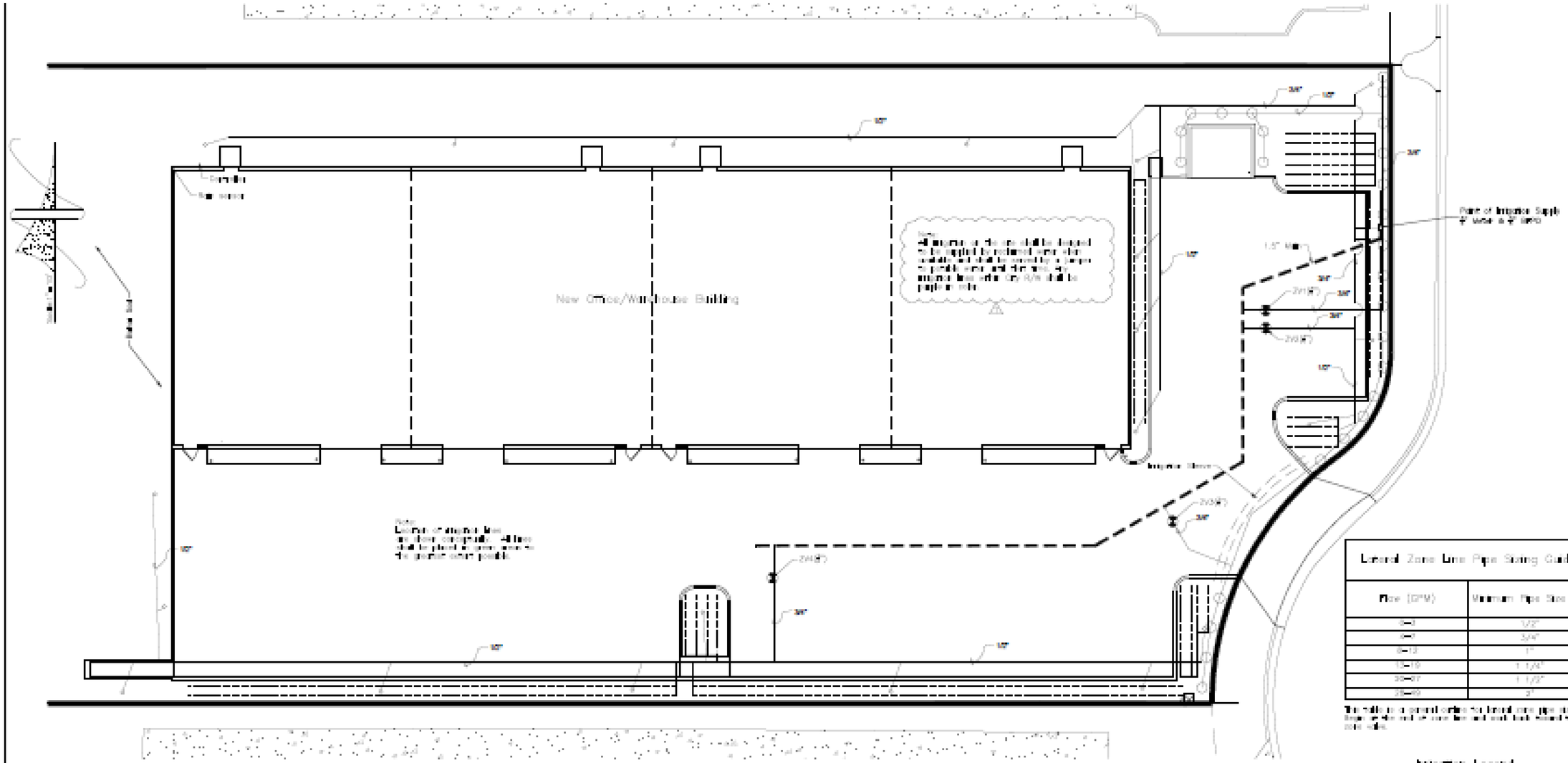
The New Warehouse at

775 Business Park Blvd, Winter Garden, Florida 34787

Dwg. No.

C6

Date Plotted: [illegible]

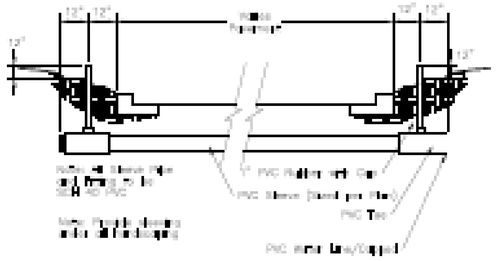


Lateral Zone Line Pipe Sizing Guide	
Flow (GPM)	Minimum Pipe Size (in)
0-4	1/2"
5-9	3/4"
10-13	1"
14-19	1 1/4"
20-27	1 1/2"
28-39	2"

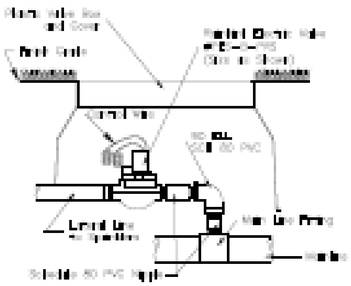
The table is a general guide to find one pipe size. Engineer should check friction loss and total head available on site.

Irrigation Legend

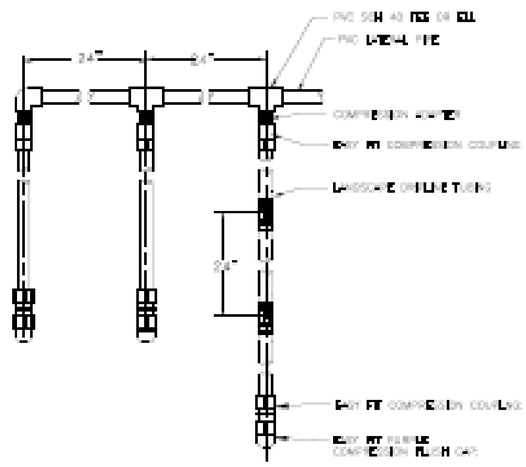
- Typical Rotor Sprinkler (360 Rotor)
- Typical Rotor (180 Rotor Shown)
- Drip Irrigation System
- 1.5" Irrigation Supply



Irrigation Sleeve Detail



Electric Valve and Box



Typical Duplex Lateral Installation

Irrigation Calculations

Zone #1 — 7.5 GPM @ Valve
10 gpm Toilet

Zone #2 — 2.5 GPM @ Valve
274 LF Drip Line & 11 Tree Bubblers

Zone #3 — 5.5 GPM @ Valve
11 gpm Toilet

Zone #4 — 3.5 GPM @ Valve
266 LF Drip Line & 9 Tree Bubblers

Total Demand @ Valve = 19.0 gpm
Total Demand @ 15 psi/Backflow Meter = [illegible]

Typical Zone Flows

Drip Irrigation
3.5 gph emitters @ 24" OC = 0.0583 gpm/ft

Tree Bubblers
0.25 gpm per bubbler

Spray Heads
3.50 gpm per head

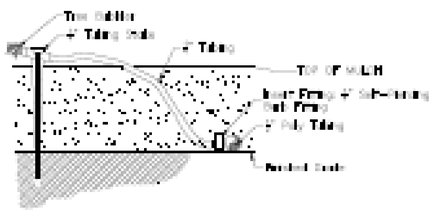
Example Zone

320 FT 0.0583 gpm/ft + 3 bubblers @ 0.25 gpm = 3.0 gpm
Valve = 3.0 gpm x 5 psi = 2.47 gpm x 3.0 (FS)

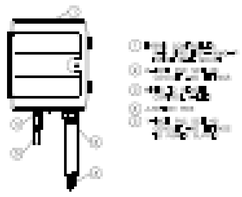
Irrigation System

Generally speaking, a simple irrigation system consists of a water source, a pump, a backflow preventer, a pressure tank, a control valve, a filter, and a sprinkler control system. Other components to further complicate the system are:

- Solenoid operated ball valves (one per zone) or valve box
- Soil moisture sensor and rain shut-off
- Rain sensor and freeze sensor
- Electric wire splices
- Other PVC fittings and pipe, SCH 40 PVC and polyethylene
- Tubing or spaghetti tubing connections to emitters
- 12 hours of water/day



Tree Bubbler on 1/2" Tubing



Wall Mount Controller

Plot Date: [illegible]

Revisions	

UNROE ENGINEERING, INC
[illegible]
P.O. Box [illegible] . Orlando, FL [illegible]
Business Hours [illegible] ph (407) [illegible]

IRRIGATION PLAN

The New Warehouse at

[illegible] Park Blvd, Winter Garden, Florida 34787

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Dwg. No.

C7

[illegible] of [illegible]

CITY OF WINTER GARDEN – GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN, [illegible] CONSTRUCTION STANDARDS AND SPECIFICATIONS [illegible] THE CITY OF WINTER GARDEN, TO BE CONSIDERED TO AS WELCOME THE LATEST EDITION AT THE TIME PLANS ARE APPROVED BY DIRECTIVE FOR THE DURATION OF THE SUBJECT WORK OF PROJECT [illegible]
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE INTENDED FOR THE [illegible] PLANNING, DESIGN, AND CONSTRUCTION OF UTILITY SYSTEMS. [illegible] THE CONTRACTOR SHALL FOLLOW IT THE FULL SCOPE OF THE WORKING FOR PLANNING, DESIGN, AND CLARITY WITH [illegible].
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE WORKING NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OF UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE REASONABLE CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO ANY [illegible] AND THEIR SERVICE LINES. [illegible] THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DAMAGE TO THEIR PROPERTY. [illegible] THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DAMAGE TO THEIR PROPERTY IN ADVANCE.
5. CONTRACTOR'S DAMAGE TO WINTER GARDEN UTILITY SYSTEMS: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPAIR DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEMS AT CONTRACTOR'S EXPENSE. [illegible] WINTER GARDEN UTILITY DIVISION, PHONE 407-656-4103.
6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEMS: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEMS AT CONTRACTOR'S EXPENSE. [illegible] THE CONTRACTOR. THE CITY RESERVES THE RIGHT TO REPAIR DAMAGE AND CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COSTS.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PHONE 407-656-4103, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTIONS: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN, UTILITY DIVISION, SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO THE CITY UTILITIES.
9. UTILITY VALVE OPERATIONS: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE ANY VALVE. [illegible] THE CONTRACTOR SHALL NOTIFY THE CITY [illegible] DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INCLUDED WITH OR MAINTENANCE FACILITIES INCLUDED PUMPING STATIONS: THE CONTRACTOR SHALL [illegible] AT LEAST TWO (2) WEEKS IN ADVANCE ANY CONSTRUCTION OPERATIONS THAT MAY AFFECT THE MAINTENANCE OF LEVELS OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OVERVIEW THE CITY PROCEDURES.
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 PAY 100% OF SAMPLE TESTING REQUIRED AS PER THE CITY'S REQUIREMENTS.
12. MAINTENANCE OF CONSTRUCTION WATER SERVICE: CONSTRUCTION PROVIDE AT ALL TIMES [illegible] FOR THE WORKS APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CORE WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW PREVENTER IMMEDIATELY AT CORE 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 [illegible] WATER MAINS AND SERVICE LATERALS AT [illegible] FOR A TWO HOUR PERIOD. [illegible] 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 12" TO 18" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND SERVICE LINES. [illegible] THE 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 MANUFACTURER SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PVC PIPE 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 72 INCHES BELOW FINAL GRADE.
7. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A MINIMUM DISTANCE OF 1 FOOT, LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE MECHANICALLY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.
8. THE CONTRACTOR SHALL CUT A "V" 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 WORK BOX, CURB STOP SHALL BE SET 4" YELLOW 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 WYES AND CROSSES. WATER MAINS SHALL BE PLACED UNDER PERMANENT PAVED PAVEMENT.
11. ALL WATERMAINS SHALL BE CLEANED BY FLUSHING THE LINE WITH A FOAM PIG (MINIMUM OF 2 PIGS). A FULL BORE FLUSH MUST BE REQUIRED AFTER FLUSHING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE BOTH FLUSHING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
12. THE CONTRACTOR SHALL [illegible] THAT LOCATION AND DETAILED AND ALL WATER MAINS FOR WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.
13. ALL NEW SUBDIVISION CONSTRUCTION SHALL INSTALL DOUBLE FERRULE WATER SERVICES AT THE PROPERTY LINES.

CORE – WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-35 (MINIMUM). FITTINGS SHALL BE SDR-35. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CROSS CUT (24" TO 36" 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 PRAINED INSIDE AND OUT WITH "REPLASTIC SUPER [illegible]" BY SANITECH OR APPROVED EQUAL. MANHOLES SHALL BE FITTED WITH FLOW FILM. [illegible] SHALL BE COATED WITH PRIMER/COAT OF EPOXY AT THE MANUFACTURER 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, X-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. CLEAN OUTS MANHOLES SHALL HAVE A MINIMUM OF 1 FOOT OF COVER FROM FINISHED GRADE TO SURFACE PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HOG BARREL. CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE BOOSTER FOR EXTENSIONS ARE ACCEPTABLE TO PIPE MATERIALS OF 18" 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLASTED PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL WYES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "V" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE OF ALL SANITARY SEWER MAINS "OPEN" [illegible] INSPECTION. [illegible] INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TO INSPECTION AT THE TIME YEAR IN SEWER MAINTENANCE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, DOCUMENTATION OF AIR, AS PREPARED BY SEWER ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.
14. GRAVITY SEWER SYSTEM SHALL NOT EXCEED 14 FEET.
15. THE GREEN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE NEXT WALL.
16. ALL PRECAST AND CONCRETE STRUCTURES SHALL BE PRE-CAST OR CONS-FILLED.
17. WARRANTY – ALL MATERIALS & EQUIPMENT TO BE PURCHASED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE DATE OF [illegible] EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE DEFECTIVE PARTS, 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 PROMPTLY 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, [illegible] SHALL BE INSPECTED BY CLOSED CIRCUIT TELEVISION BY THE CONTRACTOR WITH A THIRD PARTY INSPECTOR PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION PROCESS

1. ALL CLEANING OF THE SEWER SYSTEM MUST BE COMPLETED AND BE COMPLETELY FINISHED, INCLUDING NEW SEWER LINES, LATERALS, CROSS CUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE [illegible] OF ALL SEWER LINES WITHIN THE [illegible] DEFICIENCIES OF PIPELINE IN CONJUNCTION WITH CONTRACTOR REQUIRED ADDITIONAL CLEANING, WHEN CCTV LINE IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
3. A TERMINATION REPORT REQUIRED SHALL NOT BE [illegible] THE CITY INSPECTOR, PLANNED [illegible] INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A DATE WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PAVED BEFORE THE SYSTEM SHALL BE PLACED 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 IDENTIFIED. AT THE END OF THE INSPECTION, THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR CONTINUE 200 SECONDS INSPECTION.
2. [illegible] STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PRODUCE A HD MONITOR FULL FEATURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
4. A MEASURING WHEEL, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/32" MARKINGS.
5. COPIES OF THE INSPECTION SHALL BE [illegible] AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING

1. THE CITY'S INSPECTOR'S INSPECTION CHECK SHALL BE DONE AT LEAST THREE (3) WORKING DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COORDINATE A DEFINITE TIME AND DATE THAT THE INSPECTOR OFFER 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 REPEATED AT THE DISCRETION OF THE ENGINEER OF THE CONTRACTOR.
3. ALL CITY INSPECTIONS SHALL COMMENCE UP STREAM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM MOVING A SECTION PREVIOUSLY TELEVISED. THE CAMERA SHALL BE [illegible] THE CITY. THE TELEVISION SHALL PROCEED [illegible] THE CAMERA SHALL BE [illegible] THE SERVICE LATERALS.
4. BEFORE THE CAMERA IS PLACED IN THE SEWER LINE, WITH THE HELP OF GRADE RODS SHALL BE PUT INTO THE OPERATION MANUALS OF THE SEWER BEING TELEVISED. CAMERA WILL HAVE A GAUGE SHOWING 1/32" MARKS FROM 1/32" TO 2-1/32". THIS WILL ENABLE THE CAMERA TO REPORT ANY DEFECTS IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CITY 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 RETRIEVED. [illegible] OF THE CITY CAMERA OPERATOR. THE CAMERA SHALL BE [illegible] THROUGH THE LINE AT A RATE NOT TO EXCEED TWENTY (20) 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 SEWER SYSTEM BEING TELEVISED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE VIDEO SHALL BE LABELED IN SUCH A MANNER THAT WILL ALLOW THE PROJECT NAME, DATE OF INSPECTION AND THE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD ETC.

CORE – 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 "PURPLE WATER LINE BELOW", MUST BE PLACED 12" TO 18" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND SERVICE LINES. [illegible] THE LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL [illegible] THE LOCATOR WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MANUFACTURER SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
6. REPAIR WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 36" AND A MAXIMUM DEPTH OF 48 INCHES BELOW FINAL GRADE.
7. SERVICE LATERALS MUST BE LOCATED A MINIMUM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED MAINLINE.
8. CLEANOUT SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE MAIN LINE 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 WORK BOX, AT 4" YELLOW FINISHED GRADE.
11. THE CONTRACTOR SHALL INSTALL VALVES IN MAIN, AS MORE THAN 1,000 FEET APART IN SERVICE LINE AND CROSSES. VALVES SHALL BE PROVIDED AT EACH LINE OF CROSS LOCATED IN MAIN LINE.
12. RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHALL BE PROHIBITED.
13. ALL WATERMAINS SHALL BE CLEANED BY FLUSHING THE LINE WITH A FOAM PIG (MINIMUM OF 2 PIGS). A FULL BORE FLUSH MUST BE REQUIRED AFTER FLUSHING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE BOTH FLUSHING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
14. RECLAIMED WATERMAIN MAINS SHALL BE A BLUE IDENTIFIED MATERIAL. A TRACE IS ALLOWED ON THE PIPE MAIN WITH [illegible] THE PROPOSED SYSTEM. THE CONTRACTOR SHALL SUBMIT A REASONABLE CALCULATION THAT DEMONSTRATES THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND WARTIME SYSTEM AROUND MINIMUM PRESSURE. THE MINIMUM MAIN SHALL BE (8x3) MAIN (REQUIRED) WITH THE AVERAGE INSTALLED MAIN OF FLOW.
15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND WATER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CORE – THRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE									
(WHEN BRACKETS TO BE RESTRAINED ON EACH SIDE OF FITTINGS)									
	PIPE SIZE								
	4"	6"	8"	10"	12"	16"	24"	30"	36"
90° BEND	10	20	30	34	44	52	60	70	80
45° BEND	6	13	13	14	16	21	28	36	34
22-1/2° BEND	4	6	6	7	9	10	12	14	16
11-1/2° BEND	3	3	4	5	6	7	8	9	10
BLIND FLANGE END OF SERVICE OR TEE	40	62	83	72	93	111	150	155	178
VALVE	30	31	32	38	47	58	76	93	99

RESTRAINED WATER AND RECLAIMED PIPE TABLE									
(WHEN BRACKETS TO BE RESTRAINED ON EACH SIDE OF FITTINGS)									
	PIPE SIZE								
	4"	6"	8"	10"	12"	16"	24"	30"	36"
90° BEND	23	37	44	51	63	77	89	105	123
45° BEND	12	15	18	21	27	33	37	44	50
22-1/2° BEND	6	7	9	10	13	15	18	21	24
11-1/2° BEND	3	4	5	6	7	8	9	10	12
BLIND FLANGE END OF SERVICE OR TEE	59	77	93	109	130	159	194	231	265
VALVE	59	77	93	109	130	159	194	231	265

CORE THRUST RESTRAINT NOTES:

1. THE THRUST RESTRAINT MINIMUM LENGTHS OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS [illegible] THE SHALL BE USED TO ACHIEVE THE REQUIRED MINIMUM LENGTH.
2. [illegible] SHALL BE CONSIDERED AS THOUGH A 90° BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45° BENDS.
3. FOR PIPE THAT IS BURIED IN HOLE/TRENCH, RESTRAINED JOINTS MINIMUM LENGTH SHALL BE DETERMINED BY THE ENGINEER.
4. FOR [illegible] RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY A REASONABLE AND THOROUGH ANALYSIS FOR [illegible] THE PROPOSED SYSTEM. [illegible] THE CITY [illegible] LINING DIVISION NO. 1 AS PARTS OF BARDY OF U.S.
5. IN-LINE VALVES PROVIDE RESTRAINED JOINTS ON ONE SIDE OF THE VALVE.
6. ALL RECLAIMED WATER PIPES SHALL BE [illegible] OF 1.5 [illegible] ALL RESTRAINED PIPE SHALL BE [illegible] OF 150 PSI.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS												
PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ALL POTABLE WATERLINES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A 12" B	[illegible]
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 FLORIDA RULES OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY PIPES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. A. FOR THE PURPOSE OF THE TABLE, RECLAIMED WATER SHALL MEAN [illegible] RECLAIMED WATER, [illegible] RECLAIMED WATER AND SEWAGE AND WASTEWATER LINES FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. EXTENSION PROVIDING SEWERS CLEARANCE SHALL BE USED.

   A. – CENTER POTABLE WATER LINE RECLAIMED WATER, SANITARY SEWER OR STORM SEWER, OR RECLAIMED WATER RECLAIMED SANITARY SEWER.

   B. – CENTER POTABLE WATER LINE RECLAIMED WATER, SANITARY SEWER OR STORM SEWER, OR RECLAIMED WATER RECLAIMED SANITARY SEWER.

   UTILITY SEPARATION – VERTICAL CLEARANCE STATION

4. A. WHERE WATER AND SANITARY SANITARY SEWER MAIN CROSS AND LESS THAN REQUIRED VERTICAL CLEARANCE OF THE SEWER MAIN IS BELOW THE WATER MAIN, THE SANITARY SEWER WILL BE DO AS PART OF CODES.

   1. ELECTRICAL PIPE, CONDUCTED ON THE POINT OF CROSSING, OR
   2. CONCRETE ENCASED REPAIRED (CLAY, OR)
   3. PVC PIPE OPTIMIZED TO SEWER MAIN STANDARDS AND PRESSURE TESTED.

   B. WHERE WATER MAIN AND STORM SEWER PIPES CROSS MAIN BOTH THAN REQUIRED VERTICAL CLEARANCE, THE SEWER MAIN SHALL BE 20 FEET OF DISTANCE FOR PIPE DEPENDS ON THE [illegible] OF CROSSING.

   C. SEPARATION REQUIREMENTS BETWEEN WATER MAINS AND POTABLE SEWER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

   UTILITY SEPARATION – HORIZONTAL SEPARATION STATION

5. A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION DISTANCE OF 10 FEET OF CLEARANCE FOR PIPE MUST BE MAINTAINED. WHERE THE SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:

   1. THE SEWER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN ENTIRELY SEPARATE "RIGHT" LOCATION ON ONE SIDE OF THE CODES OF EACH IN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR
   2. IF WATER SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND ARE ABOVE (1.)

   IT 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 [illegible] TO SEWER MAIN PIPE. [illegible] ACCEPTABLE [illegible] THE SANITARY SEWER MAIN SHALL BE [illegible] JOINTS.

6. SEPARATION REQUIREMENTS BETWEEN POTABLE WATER MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
7. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

[illegible]

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS [illegible] REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND URBAN INFRASTRUCTURE, BY INCLUDING THE STANDARDS, THE [illegible] ACCEPTABLE [illegible] TO SUBMIT ALTERNATIVE DETAILS, NOTES, OR SPECIFICATIONS AND CAN PROCEED BY [illegible] PROFESSIONAL ENGINEER REGISTERED OR ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

NO.	DATE	ITEM
1	12/10/14	Standard General Notes
2	12/10/14	Reclaim Water & Waste Notes

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction

WINTER GARDEN

STANDARD DETAILS
FOR
UTILITIES SYSTEMS

DATE
JANUARY 2008

SHEET
1
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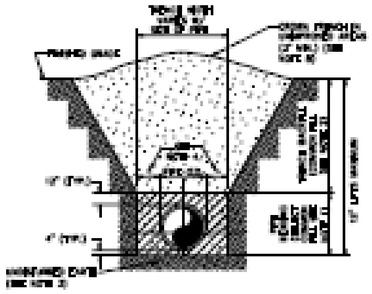
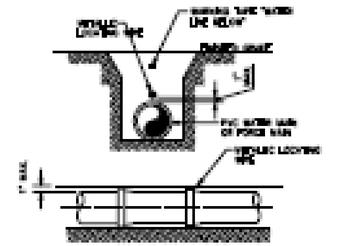
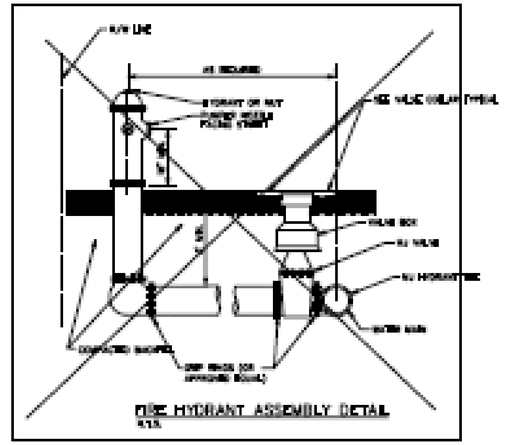


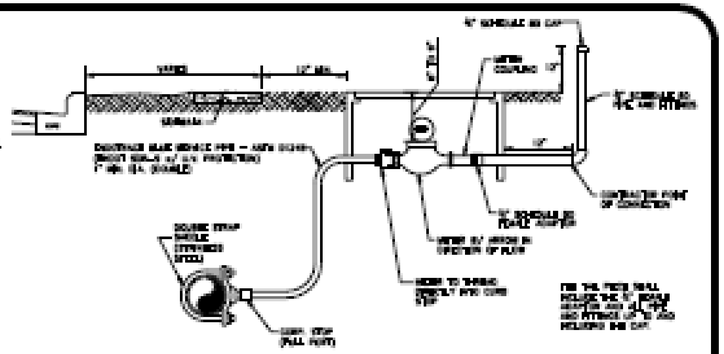
STANDARD BEDDING DETAIL

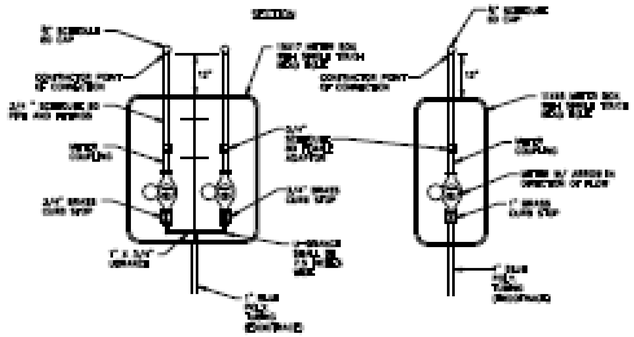


PVC PIPE LOCATING WIRE DETAIL



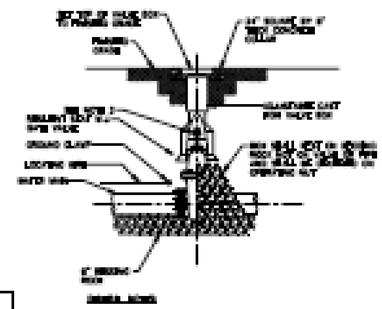
FIRE HYDRANT ASSEMBLY DETAIL



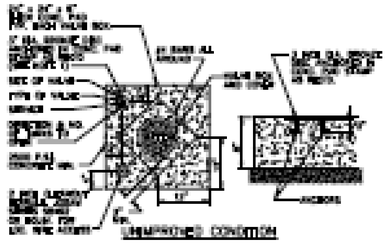


DOUBLE SERVICE (TOP VIEW)

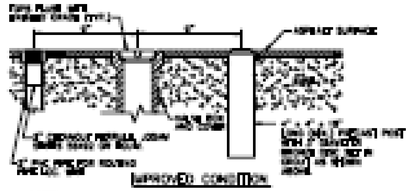
SINGLE SERVICE (TOP VIEW)



GATE VALVE AND VALVE BOX DETAIL

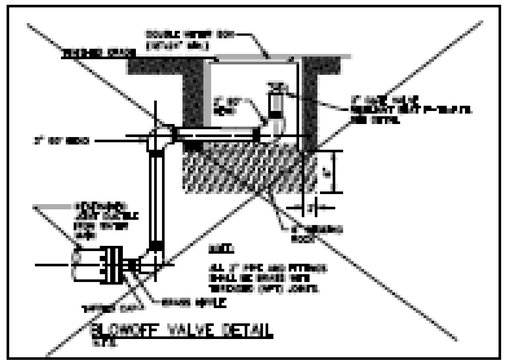


UNIMPROVED CONDITION

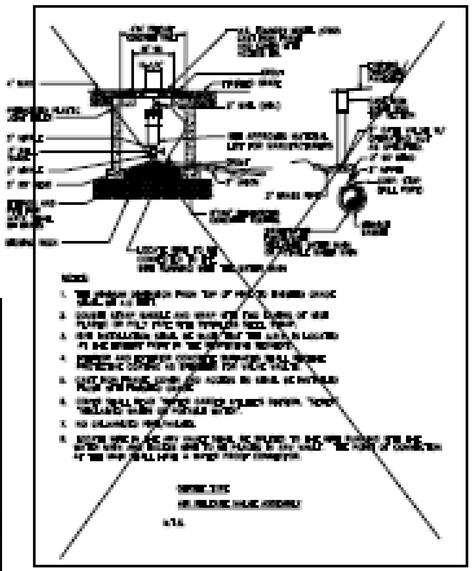


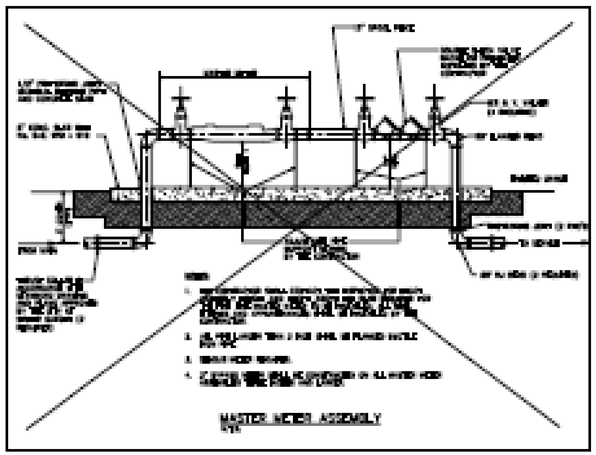
IMPROVED CONDITION

VALVE BOX COLLAR

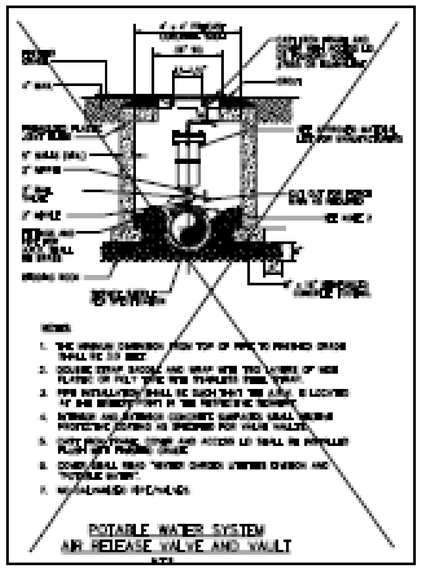


BLOWOFF VALVE DETAIL



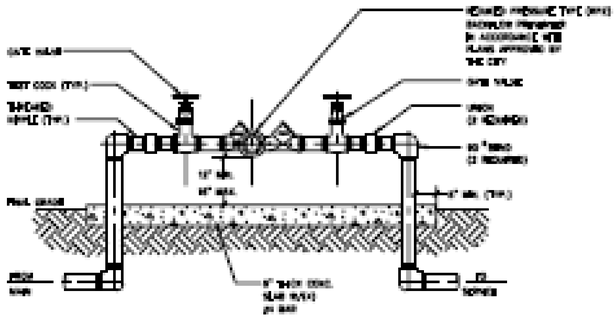


MASTER METER ASSEMBLY



POTABLE WATER SYSTEM AIR RELEASE VALVE AND VAULT

POTABLE WATER SINGLE AND DOUBLE SERVICE DETAIL



BACKFLOW PREVENTER DETAIL

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction

WINTER GARDEN

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JANUARY 2008

SHEET
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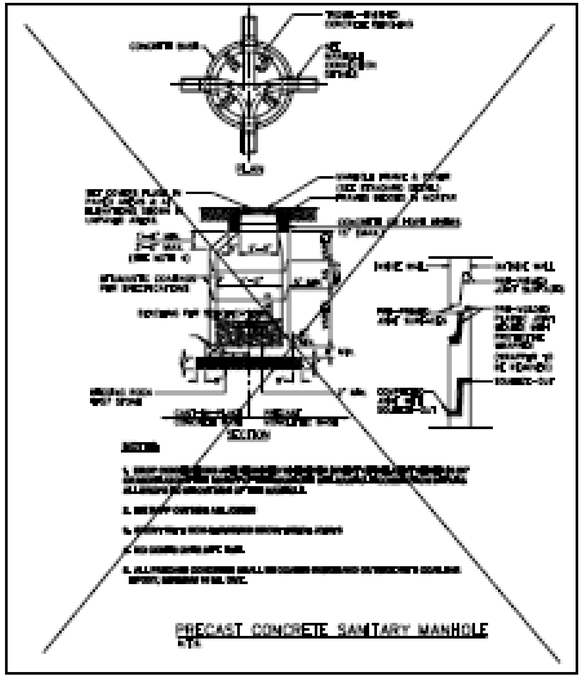
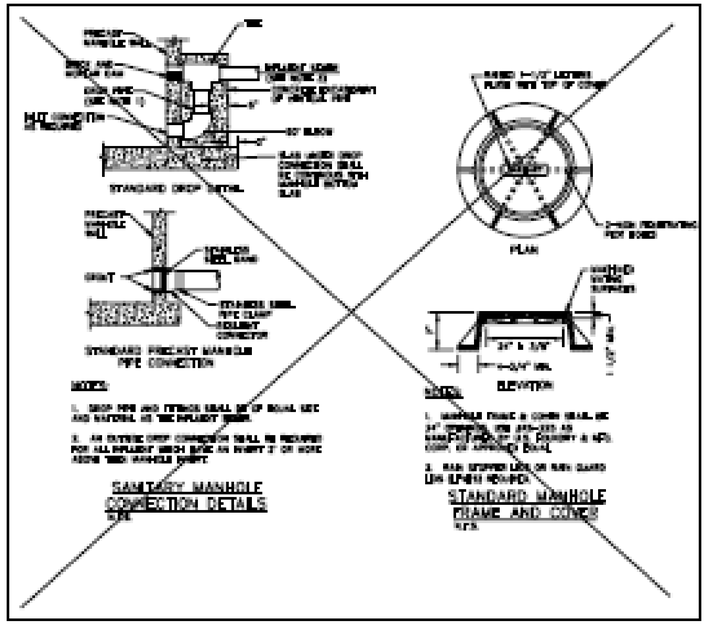
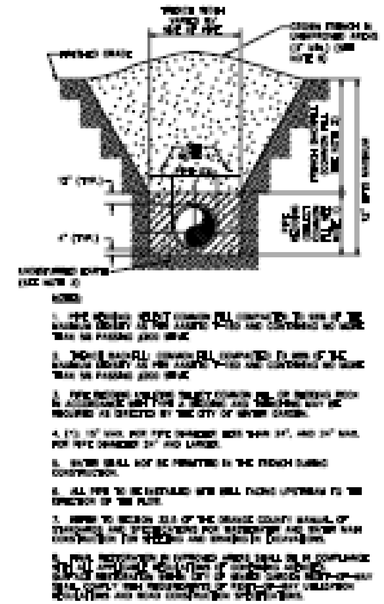


PRECAST CONCRETE SANITARY MANHOLE
N.T.S.

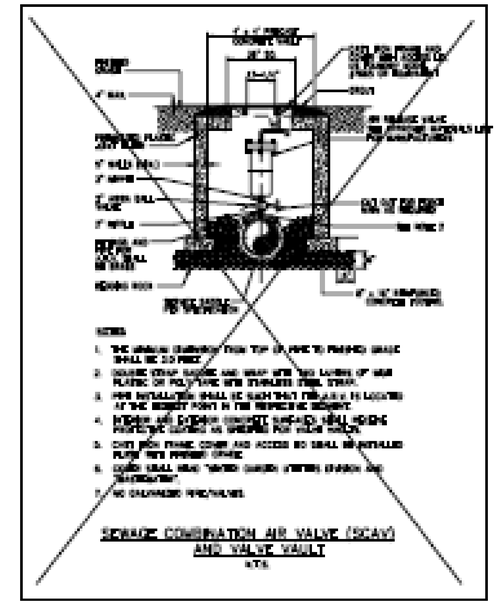


SANITARY MANHOLE CONNECTION DETAILS
N.T.S.

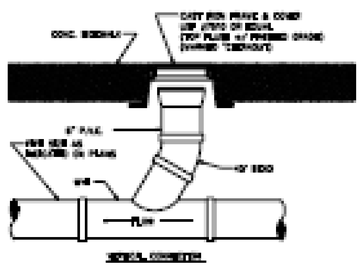
STANDARD MANHOLE FRAME AND COVER
N.T.S.



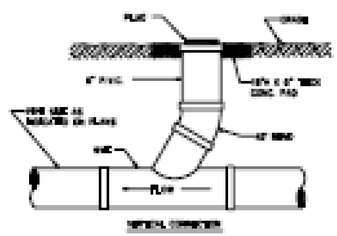
STANDARD BEDDING DETAIL
N.T.S.



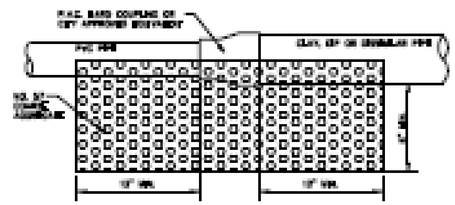
SEWAGE COMBINATION AIR VALVE (SCAV) AND VALVE VAULT
N.T.S.



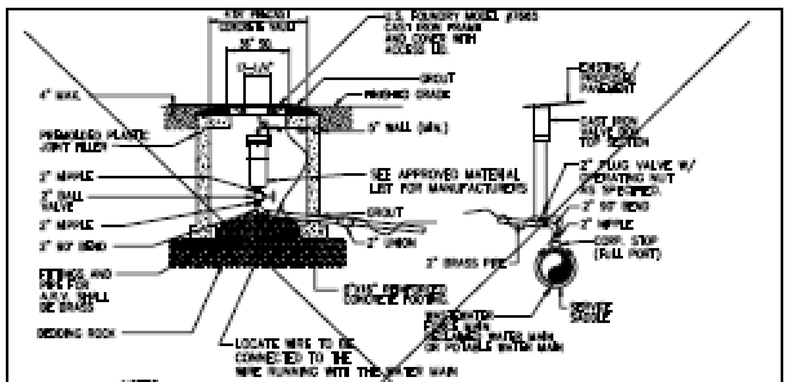
CLEAN OUT DETAIL FINISHED BUILDOUT (IN PAVED AREA)
N.T.S.



CLEAN OUT DETAIL FINISHED BUILDOUT (IN UNPAVED AREA)
N.T.S.



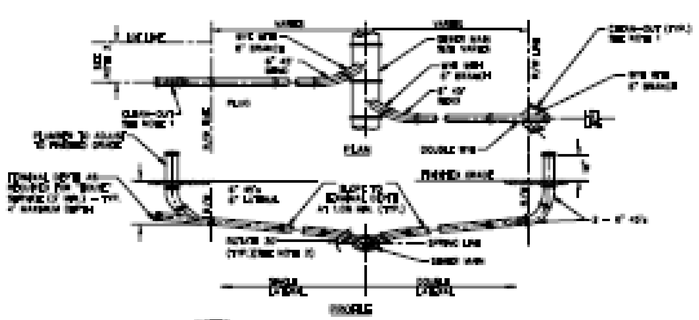
SEWER MAIN CONNECTION DETAIL
N.T.S.



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 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 ACCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

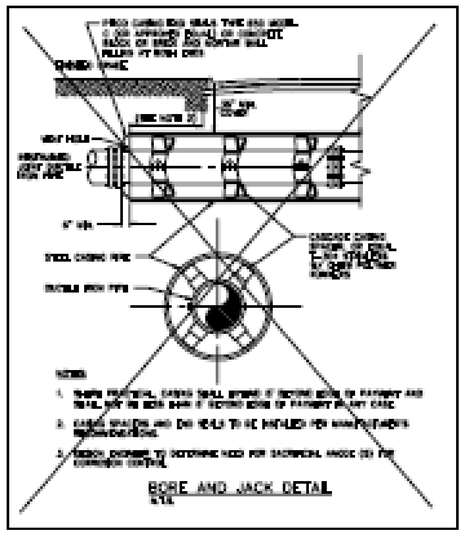
OFFSET TYPE
AIR RELEASE VALVE ASSEMBLY



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 (SCH 30).
4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 20' MAXIMUM.

SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



BORE AND JACK 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 PERTINENT TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REMOVED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

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
JANUARY 2008

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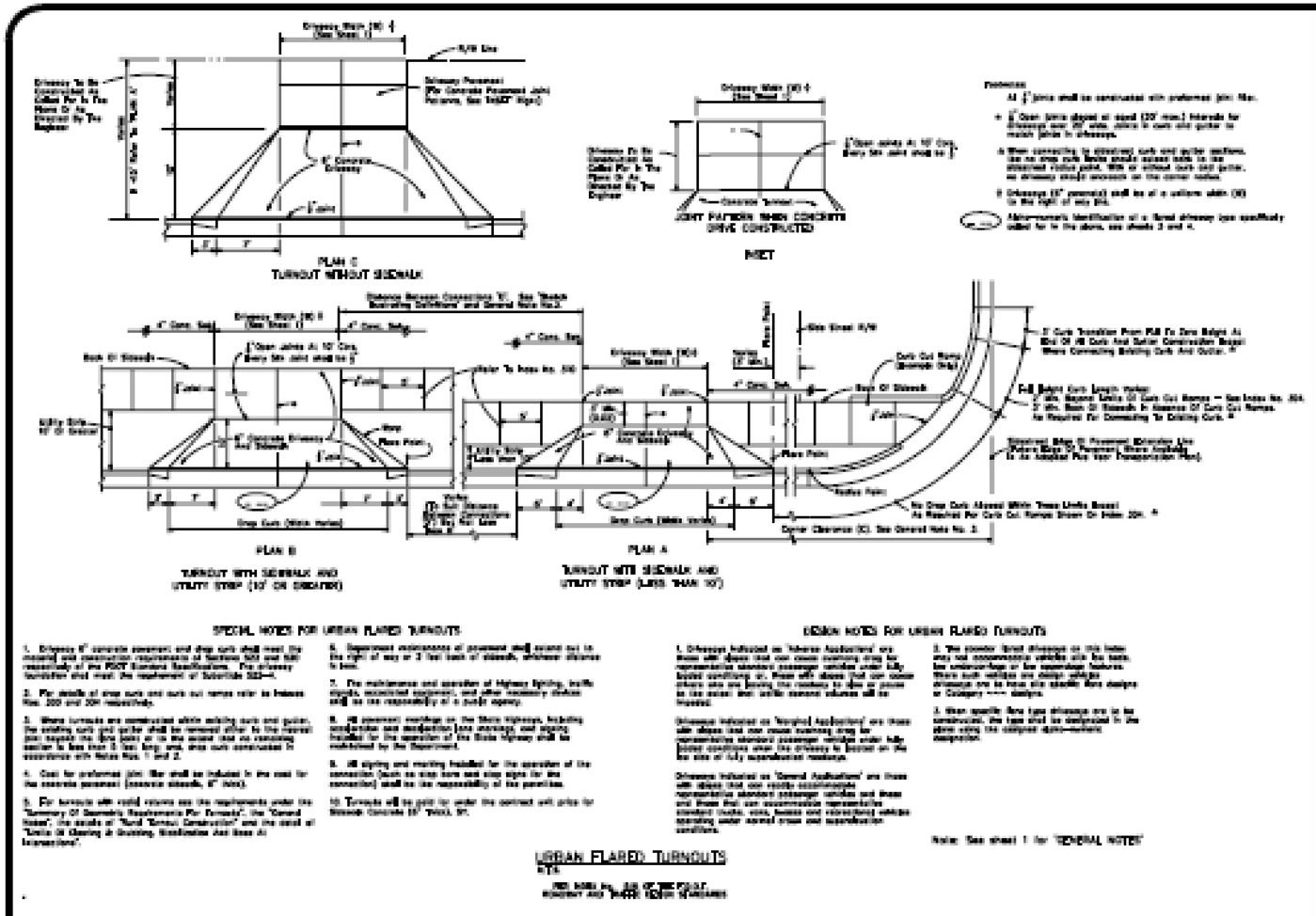

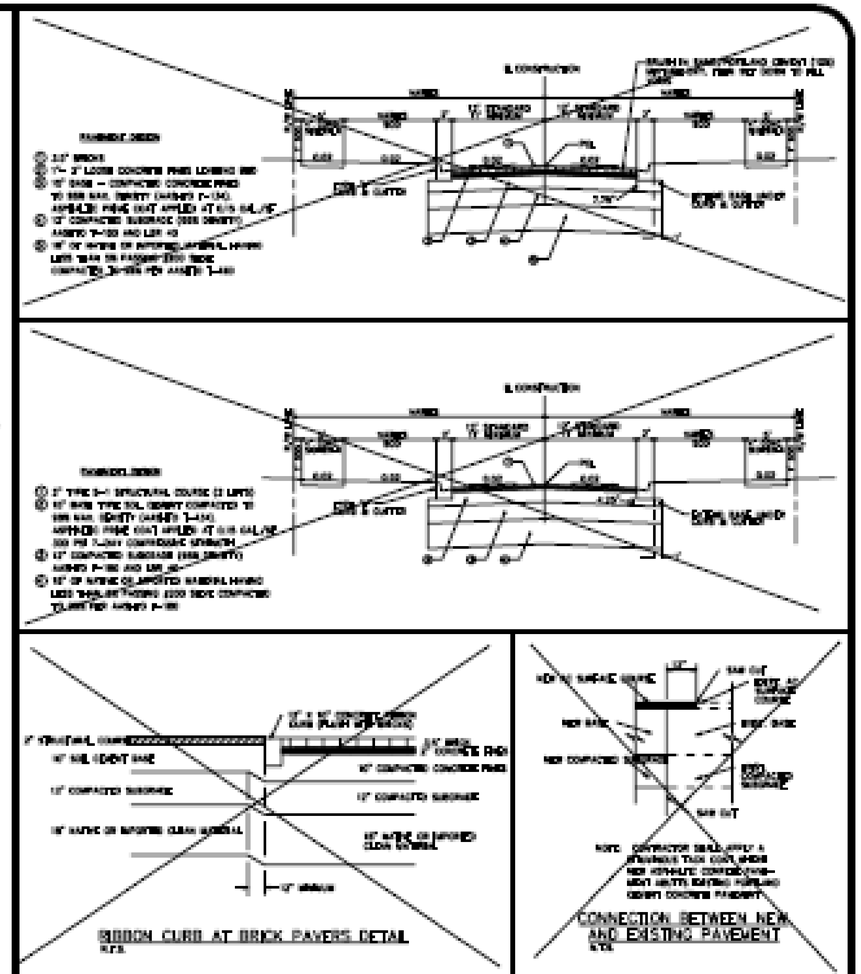

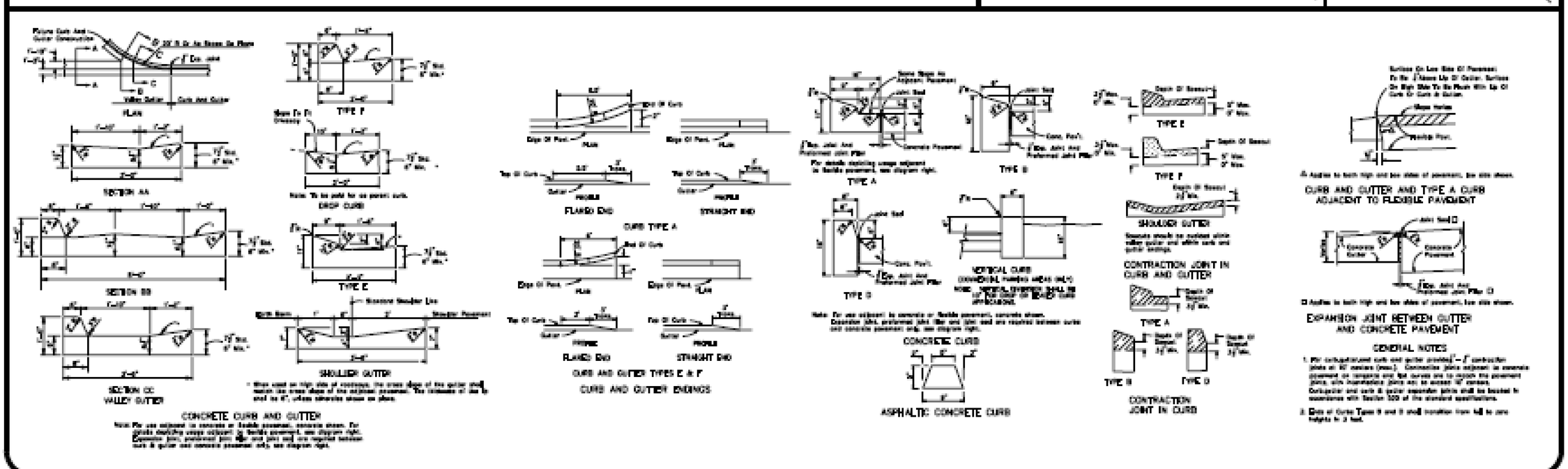

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Roadway & Drainage Construction

WINTER GARDEN

STANDARD DETAILS
FOR
PUBLIC SERVICES

DATE
JANUARY 2008

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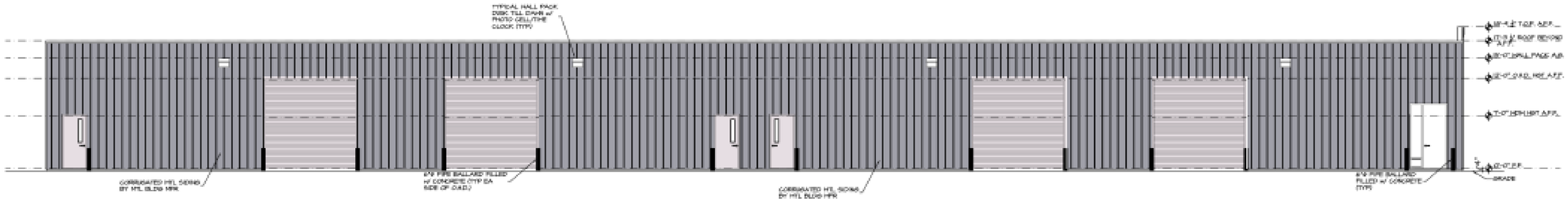
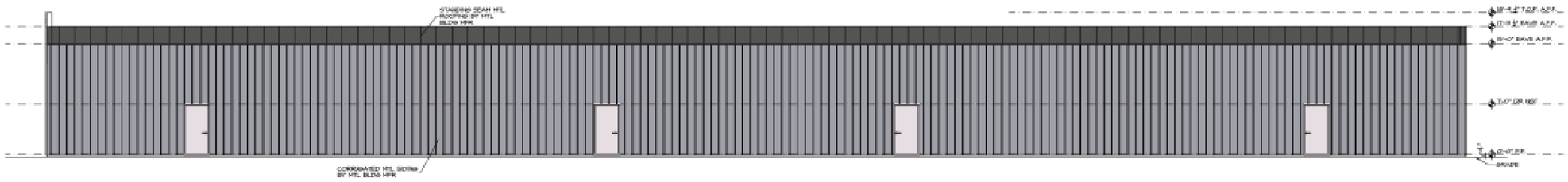


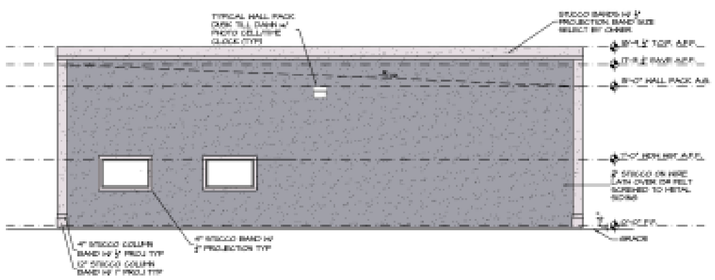
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



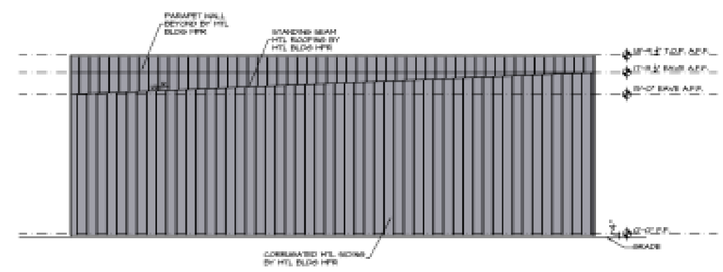
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PVDF Cool Coatings

PVDF utilizes a two-coat system featuring fade resistant color, incredible durability, and environmentally-friendly "cool" technology.

Regal White * IR .72 SRI 88
Galvalume ** IR .27 SRI 72
Pearl Gray ** IR .47 SRI 54

reflection from cellite coil which may result substrates. These shade variations are not actual coating colors. These colors utilize Cool Coats that PVDF is a slight upcharge over SP.

R3 Associates, LLC
Civil Engineering
Architectural Design
Land Development
Water Resources
605 Meadow Green Dr
Davenport, FL 33837
321 348.8588
rmassum@3allc.com

REVISIONS	DATE	DESCRIPTION

ROB LIZZI

SHELL METAL BUILDING PLANS
776 BUSINESS PARK BV., WINTER GARDEN, FL

ELEVATIONS

SCALE: AS-NOTED
DATE: 7/06/2020
DESIGN: RW
DRAWN: FW
CHECKED: RW
CADD: C-1.DWG
JOB NO. 20055
SHEET A-2
3 of 8

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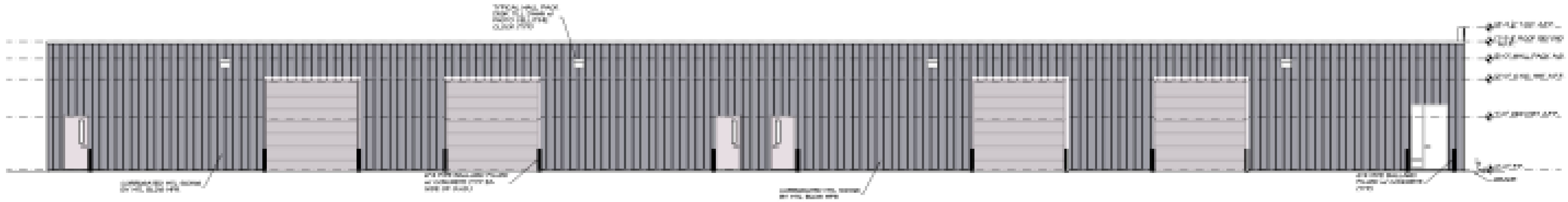
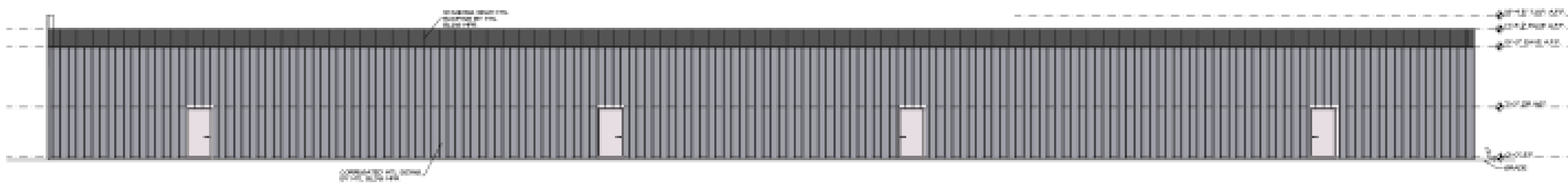
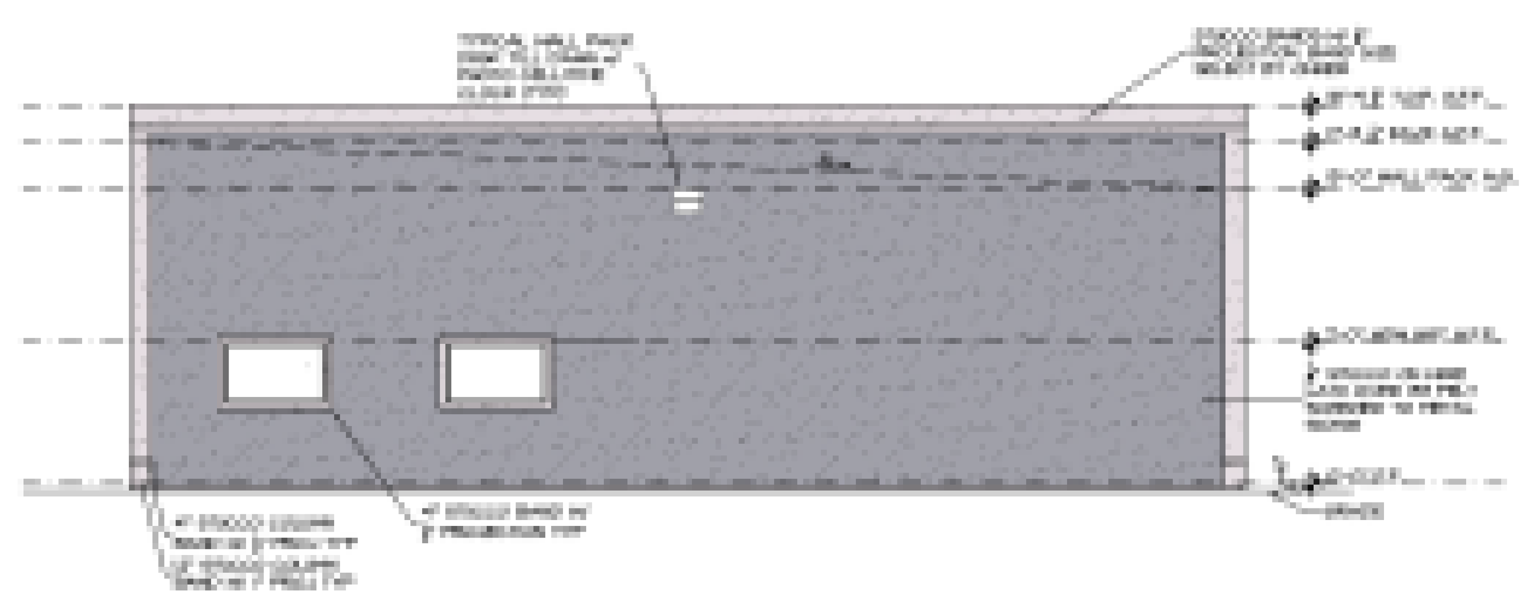


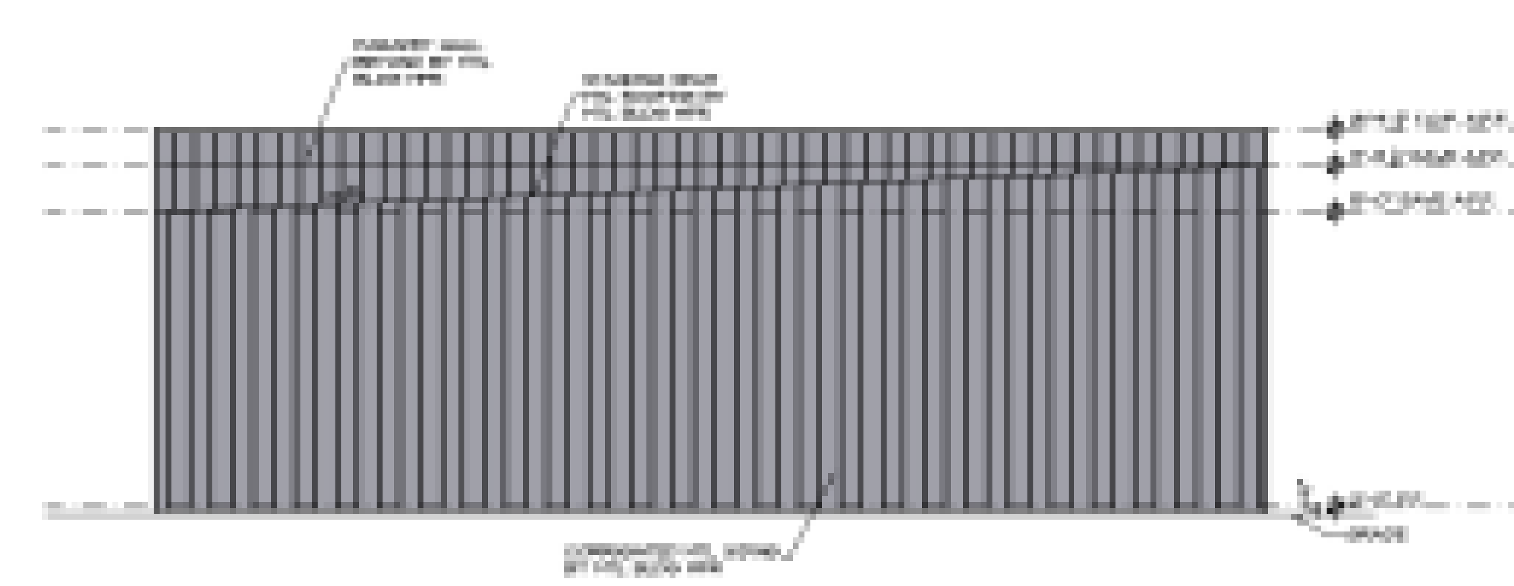
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PVDF Cool Coatings

PVDF utilizes a two-coat system featuring fade resistant color, incredible durability and environmentally friendly "cool" technology.

ROB LIZZI

SHELL METAL BUILDING PLANS
770 BUSINESS PARK DR., WINTER GARDEN, FL

ELEVATIONS

SCALE:	AS-NOTED
DATE:	7/06/2020
DESIGN:	RR
DRAWN:	PW
CHECKED:	RR
CADD:	C-1.DWG
JOB NO.	SHEET
20055	A-2 3 of 8

CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street - Winter Garden, Florida 34787-3011
(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: September 28, 2020
SUBJECT: Lizzi Warehouse
Site Plan Review - 776 Business Park Blvd

Pursuant to your request, we have reviewed the revised site plan dated 9/08/20 for compliance with the City's stormwater and site requirements. This plan proposes one 10,340 s.f. warehouse building with associated parking, stormwater and utility improvements. This was submitted in response to our comments of 7/30/20 and DRC meeting of 8/19/20 where it was referred to staff review only.

ENGINEERING COMMENTS

We again recommend approval subject to approval by all other departments, and the following conditions and comments (underlined comments shall be addressed prior to final plan stamping & pre-con):

1. General Requirements (as noted on plans):
    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.
    e. Use City Standard Detail sheets for utilities and public works in future submittals (see City website).
    f. 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 N-12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).

2. Design Engineer has provided drainage certification to the City showing that the requirements of the original SJRWMD permit have been met: Maximum impervious coverage cannot exceed 80%, excluding the retention easement. Permit modification from SJRWMD shall be provided prior to site permit approval.

3. Based on the latest OCPA Aerials (2020), the stormwater easement area shall be cleaned out of all vegetation and regraded to the design elevations prior to issuance of the certificate of occupancy.

4. Sheet C2 – Site 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).

5. Sheet C3 – Utility Plan:
    a. The building will require fire sprinklers. Point of Supply (POS) for fire line is shown with note stating that all work downstream of the POS shall be performed by a licensed fire sprinkler contractor. Fire line shall be specified as C-900 DR 14 on the Utility Plan.
    b. 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. The plan currently shows a ¾" potable meter, and a single ¾" irrigation meter. Based on the plans showing a ¾" potable meter and ¾" irrigation meter the following impact fees will be due:

¾" Potable water meter	1 ea. @ $1,086.00	=	$1,086.00
Wastewater for ¾" meter	1 ea. @ $1,767.00	=	$1,767.00
¾" Irrigation meter	1 ea. @ $1,086.00	=	$1,086.00
	TOTAL	**=**	**$3,939.00**

(does not include connection/installation fee)

6. Sheet C4 – Specs & Details:
   a. 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 (location, access, compactors, etc.) with Public Services Department, Solid Waste Division.

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. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits or exemptions have been issued.

8. All irrigation shall be designed to be connected to existing reclaimed water mains. 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.

9. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that sight distance requirements are being met.

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

11. The requirement for minimum 5' wide concrete sidewalks along all street frontages has been waived in this industrial park previously. Existing sidewalks, curbs, or pavement will be checked at completion and any damaged sections shall be replaced at the Owner/Contractor's expense prior to final approval.

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 the Planning Department.

13. Permit modification from SJRWMD is required; permits from FDEP for water, wastewater are acknowledged; NPDES NOI required prior to construction.

14. Signs, screen and retaining walls will need a separate permit from Building Department.

PLANNING COMMENTS

15. **Note:** Signs shall be permitted separately. All signage shall adhere to City Code Chapter 102 – Signs.

STANDARD GENERAL CONDITIONS

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

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

18. 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.

19. 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.

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

21. 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.

22. 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 (minimum site inspection fee is $500.00).

23. 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 1, 2020 **Meeting Date:** October 8, 2020

Subject: 14130 W Colonial Dr.
Vystar Credit Union - Site Plan Approval
PARCEL ID# 27-22-27-9140-04-000

Issue: The applicant is requesting Site Plan approval for a single-story bank building with associated site improvements on a property located at 14130 W Colonial Dr.

Discussion:

The subject property is a (proposed) 0.87 +/- acre parcel that is zoned PCD (Planned Commercial Development, Ords 18-09 & 20-23) and is part of the West Market commercial development. The applicant intends to develop a 2,800 square foot bank building with two lanes to accommodate drive-thru banking. The project also includes related 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 1, 2020. Development of the property with a single-story bank building is consistent with the City's Comprehensive Plan & with the property's PCD zoning requirements.

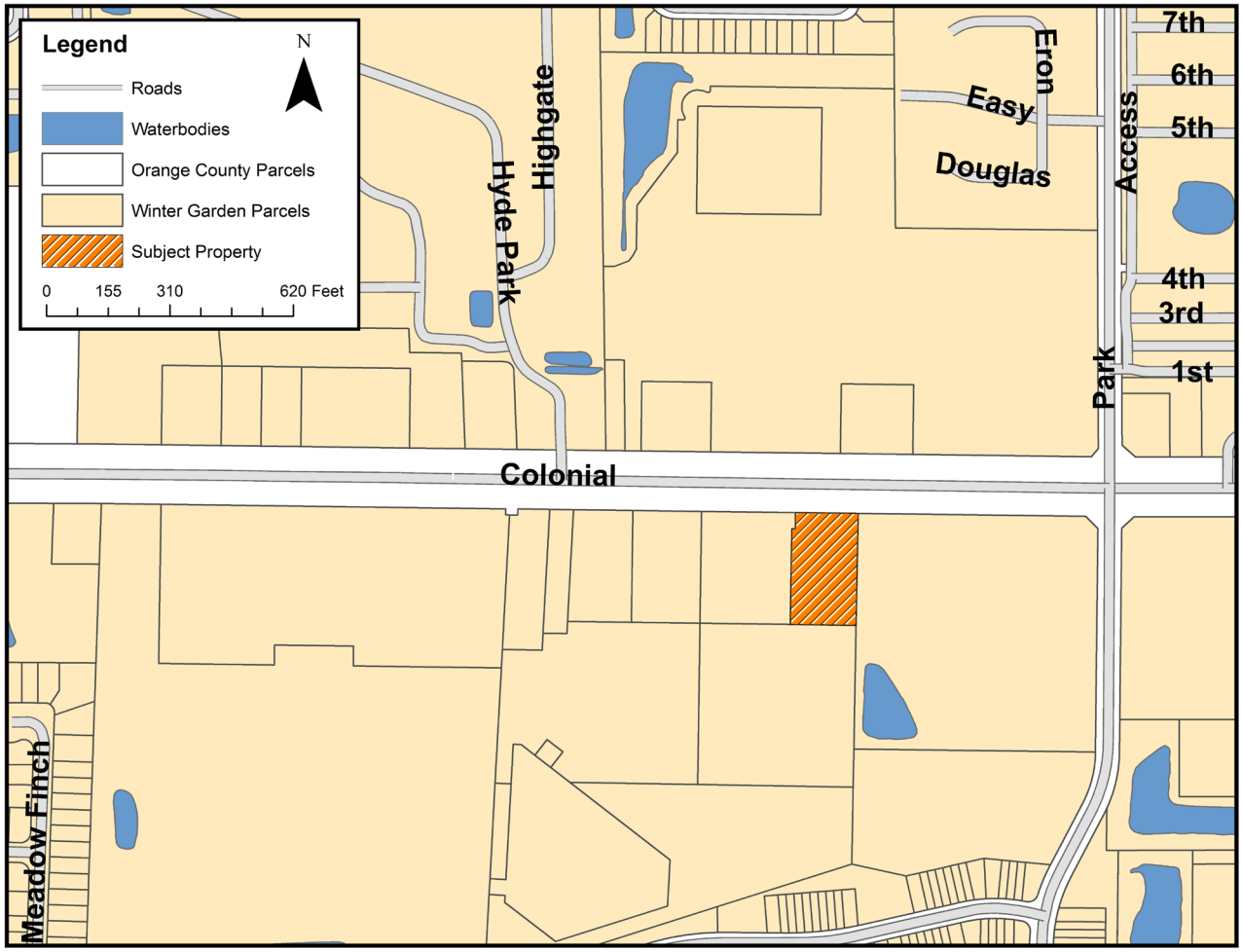
Attachment(s)/References:

Location Map
DRC Staff Report
Site Plan Set
Building Elevations & Rendering

Location Map

Vystar Credit Union

14130 W Colonial Drive



SITE PLAN DRAWINGS FOR

VyStar Credit Union

SECTION 27, TOWNSHIP 22 S, RANGE 27 E
TAX PARCEL ID # 27-22-27-9140-04-000
14130 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787
APRIL 2020
REVISED JULY 2020

INDEX OF SHEETS

DWG.NO.	DESCRIPTION
1	COVER
SU-1	BOUNDARY AND TOPOGRAPHIC SURVEY
3	DEVELOPMENT INFORMATION
4	DEMOLITION AND SWPPP PLAN
5	SWPPP DETAILS AND NOTES
6	SITE LAYOUT PLAN
7	DRAINAGE PLAN
8	GRADING PLAN
9	CROSS SECTIONS
10	UTILITY PLAN
11	UTILITY DETAILS AND NOTES
12.1	CITY OF WINTER GARDEN UTILITY DETAILS
12.2	CITY OF WINTER GARDEN UTILITY DETAILS
13	MISCELLANEOUS DETAILS AND NOTES
14	FDOT DETAILS
15	FDOT MOT DETAILS
16	LANDSCAPE PLAN
17	IRRIGATION PLAN
18	LANDSCAPE AND IRRIGATION DETAILS
19	AUTOTURN PLAN

LEGAL DESCRIPTION

A PORTION OF LOT 4, WEST MARKET OF WINTER GARDEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 14, 15 AND 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 89 13'19" W ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50, 150.52 FEET; THENCE S 00 46'03" W, 231.00 FEET; THENCE S 89 21'38" E, 86.79 FEET; THENCE S 00 38'22" W, 50.21 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE S 89 13'19" E, 63.15 FEET TOT HE EAST LINE OF SAID LOT 5; THENCE N 00 54'15" E, 281.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN CITY OF WINTER GARDEN, FLORIDA CONTAINING 0.67 ACRES MORE OR LESS.

PROJECT STATEMENT

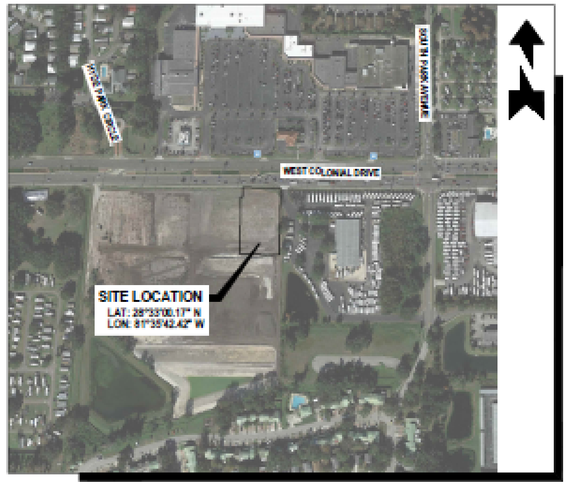
PROPOSE A 2,800 SF VYSTAR CREDIT UNION BANK WITH 2 LANES FOR DRIVE-THRU BANKING. THE SITE IS 0.870 ACRES WITH 0.558 ACRES OF IMPERVIOUS SURFACES. PARKING WILL CONSIST OF 48 SPACES (2 HANDICAP, 44 STANDARD).

JURISDICTIONAL AGENCY / PERMIT No.

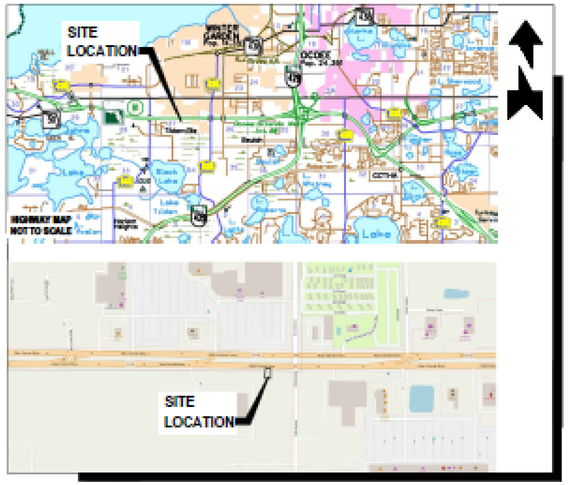
JURISDICTIONAL AGENCY	PERMIT No.
CITY OF WINTER GARDEN (SITE PLAN)	.
ST JOHNS RIVER WATER MANAGEMENT DISTRICT (STORMWATER)	94700-11
FDOT (LANDSCAPE)	.
FDEP (NPDES NOI)	.

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

THESE DRAWINGS ARE THE PROPERTY OF NEWKIRK ENGINEERING, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2013 ALL RIGHTS RESERVED.



AERIAL MAP
SCALE: 1" = 300'



LOCATION MAP
SCALE: 1" = 400'

FLOOD ZONE MAP
SCALE: 1" = 600'
FLOOD ZONE "X"
PANEL No. 12095C0215 F, EFF. 9/25/2009

ZONING MAP
SCALE: 1" = 300'
EXISTING ZONING: (C-2) ARTERIAL COMMERCIAL DISTRICT
PROPOSED ZONING: (PCD) PLANNED COMERCIAL DEVELOPMENT

SOILS MAP
SCALE: 1" = 300'
SOIL TYPE: (51) WABASSO FINE SAND, 0 TO 5 PERCENT SLOPES

PROJECT TEAM

APPLICANT: VYSTAR CREDIT UNION
76 S LAUREL STREET
JACKSONVILLE, FLORIDA 32202
PHONE: (904) 228-3602
EMAIL: KITCHENSB@VYSTARCU.ORG

PROPERTY OWNER: GARDENIA PLAZA, LLC
12200 WEST COLONIAL DRIVE, STE 303
WINTER GARDEN, FL 34787
PHONE: (407) 347-4247

CIVIL ENGINEER / PROJECT MANAGER / LANDSCAPE ARCHITECT: NEWKIRK ENGINEERING, INC.
1230 NORTH US HIGHWAY 1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 672-7794
EMAIL: HARRY@NEWKIRK-ENGINEERING.COM

ARCHITECT: RS&H, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FLORIDA 32256-0597
PHONE: (904) 256-2500

SURVEYOR: SECOM LLC
1219 ROXBORO ROAD
LONGWOOD, FL 32750
PHONE: (407) 694-2461

GEOTECHNICAL: ENGINEERING CONSULTING SERVICES
2815 DIRECTORS ROW, STE 500
ORLANDO, FL 32809
PHONE: (407) 859-8378

CONTACT NUMBERS

PLANNING & ZONING DIVISION - CITY OF WINTER GARDEN (407) 877-5156
BUILDING DIVISION - CITY OF WINTER GARDEN (407) 877-5136
WATER - CITY OF WINTER GARDEN (407) 656-2256
WASTEWATER - CITY OF WINTER GARDEN (407) 656-2256
ELECTRIC - DUKE ENERGY (407) 905-3443
GAS - LAKE APOPKA NATURAL GAS DISTRIC - (407) 656-2734
TELEPHONE/CABLE - SPECTRUM (855) 243-8892

One Nation... One Number... 811 Know what's below. Call before you dig.

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C.A. # 30300
L.C. # 26000094
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Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

HARRY NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER
HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER

1

PROJECT No. 2020-45

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: CITY OF WINTER GARDEN LAND DEVELOPMENT CODE, CITY OF WINTER GARDEN STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION. ALL WORK SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS.
2. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE 2019 - 2020 EDITION OF THE FDOT DESIGN STANDARD INDEXES, THE JULY 2017 EDITION OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2016 EDITION OF THE FDOT UTILITY ACCOMMODATIONS MANUAL.
3. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF WINTER GARDEN STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF WINTER GARDEN INSPECTOR.
4. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (352) [illegible] FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWINGS AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
6. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
7. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
8. ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA, MAXIMUM HEIGHT OF 8 FEET AND NO CLOSER THAN 10 FT FROM PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR A TEMPORARY SIGN PERMIT AT THE CITY OF WINTER GARDEN BUILDING DEPARTMENT. THE SIGN MUST BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
9. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
10. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.
12. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY OR ENGINEER AT THE CONTRACTOR'S EXPENSE.
13. THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
14. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
15. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
17. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
19. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
20. CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 6 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF [illegible]. CRACK CONTROL JOINTS SHALL BE [illegible] ON CENTERS.
21. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.
22. IF ANY MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
23. NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
24. ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE PVC SDR 35. NO D.I.P. WILL BE ALLOWED IN ANY PORTION OF THE SANITARY SEWER SYSTEM.
25. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
26. ALL STORM 12 INCHES AND LARGER AND SANITARY LINES 8 INCHES AND LARGER SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
27. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
28. 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.

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

BENCHMARK ID	4" BY 4" CONCRETE MONUMENT
BORING ID	EXISTING EASEMENT
EXISTING CABLE TV PEDESTAL	EXISTING UNDERGROUND FIBER OPTIC CABLE
EXISTING CAP OR PLUG	EXISTING FORCE MAIN (8 INDICATES SIZE)
EXISTING CLEAN OUT	EXISTING GAS MAIN
EXISTING CONDUIT RISER/MARKER	EXISTING OVERHEAD ELECTRIC CABLES
EXISTING ELECTRIC METER	EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
EXISTING ELEVATION (SOFT)	EXISTING RAW WATER MAIN (8 INDICATES SIZE)
PROPOSED ELEVATION (SOFT)	EXISTING RECLAIM WATER MAIN (8 INDICATES SIZE)
EXISTING ELEVATION (HARD)	PROPOSED SANITARY SEWER (8 INDICATES SIZE)
PROPOSED ELEVATION (HARD)	PROPOSED WATER MAIN (8 INDICATES SIZE)
EXISTING FIRE HYDRANT	EXISTING CONTOUR
PROPOSED FIRE HYDRANT	PROPOSED CONTOUR (SOFT)
EXISTING FLOW DIRECTION	PROPOSED CONTOUR (HARD)
PROPOSED FLOW DIRECTION	EXISTING UNDERGROUND TELEPHONE CABLE
EXISTING GAS METER	EXISTING UNDERGROUND TELEVISION CABLE
EXISTING GAS VALVE	EXISTING UNDERGROUND ELECTRICAL POWER CABLE
EXISTING GUY WIRE & ANCHOR PIN	JURISDICTIONAL WETLAND LINE
EXISTING MAIL BOX	EXISTING SANITARY SEWER (8 INDICATES SIZE)
EXISTING MANHOLE (UNKNOWN)	EXISTING WATER MAIN (8 INDICATES SIZE)
PROPOSED MANHOLE	EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
EXISTING SANITARY SEWER CLEANOUT	EXISTING SWALE OR CENTER OF DITCH
EXISTING SANITARY SEWER MANHOLE	PROPOSED SWALE OR CENTER OF DITCH
EXISTING ROAD SIGNS AND POSTS	EXISTING TOP OF DITCH BANK
PROPOSED SIGN AND POST	EXISTING BOTTOM OF DITCH BANK
EXISTING TREE	EXISTING WOOD FENCE
EXISTING UTILITY POLE	EXISTING WIRE OR CHAIN LINK FENCE
EXISTING VALVE IRRIGATION	PROPOSED WIRE OR CHAIN LINK FENCE
EXISTING VALVE WATER	PROPOSED SILT/SEDIMENT FENCE
PROPOSED WATER VALVE	PROPOSED COIR ROLL OR WATTLE
EXISTING WATER METER	PROPOSED FLOATING TURBIDITY BARRIER
EXISTING STORM SEWER WITH INLET	PROPOSED TREE PROTECTION
PROPOSED STORM SEWER WITH INLET	
1/2" IRON ROD (NO I.D.)	

SITE DEVELOPMENT USAGE

1. SETBACK:

	BUILDING	LANDSCAPE BUFFER
FRONT (SR 50)	50 FEET	15 FEET
REAR (SOUTH)	N/A	15 FEET
SIDE (EAST)	40 FEET	15 FEET
SIDE (WEST)	N/A	5 FEET

2. PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDING	2,800	0.064	7.4
PAVEMENT	20,022	0.460	52.8
CONCRETE SIDEWALKS / PATIOS	1,494	0.034	3.9
INTERIOR LANDSCAPE	7,680	0.176	20.3
EXTERIOR LANDSCAPE	5,880	0.135	15.5
TOTAL SITE	37,884	0.870	100.00
TOTAL OPEN SPACE	13,560	0.311	35.8
ON SITE IMPERVIOUS	24,316	0.558	64.2
TOTAL PROJECT IMPERVIOUS	28,007	0.643	
FLOOR AREA RATIO (FAR)	0.07		

3. PARKING REQUIREMENTS

RETAIL / OTHER : 3 SPACES PER 1,000 SF GFA

TOTAL PARKING REQUIRED: (2,800 / 1,000) x 3 = 10 SPACES

4. PARKING PROVIDED

		%
HANDICAP	2	4.3
STANDARD	44	95.7
TOTAL PARKING PROVIDED	46	100.0

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2019 / 2020 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-010	STRUCTURE BOTTOMS - TYPES J AND P	102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDERS
300	PIPE BACKFILL	102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
425-024	CURB INLET TOP TYPE 9	102-612	MULTILANE, WORK ON SHOULDERS
520-001	CURB & CURB AND GUTTER	102-613	MULTILANE, WORK WITHIN THE TRAVEL WAY - MEDIAN OR OUTSIDE LANE
522-002	PUBLIC SIDEWALK CURB RAMPS	102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
350-001	CONCRETE PAVEMENT JOINTS	515	ALUMINUM PEDESTRIAN / BICYCLE PICKET RAILING
522-001	CONCRETE SIDEWALK	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTI-POLE/COLUMN SIGNS
514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS	711-001	SPECIAL MARKING AREAS

ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	GW	GROUND WATER	R	RADIUS
CMP	CORRUGATED METAL PIPE	HC	HANDICAP	RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RPM	REFLECTIVE PAVEMENT MARKER
CTV	CABLE TELEVISION	INV	INVERT	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	K_h	HORIZONTAL PERMEABILITY	SAN	SANITARY
ESMT	EASEMENT	K_v	VERTICAL PERMEABILITY	SH	SEASONAL HIGH
EXIST	EXISTING	KO	KNOCK OUT	SMH	SANITARY MANHOLE
FAC	FLORIDA ADMINISTRATIVE CODE	LF	LINEAL FEET	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MB	MAP BOOK	SS	SANITARY SEWER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	MES	MITERED END SECTION	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FH	FIRE HYDRANT	MJ	MECHANICAL JOINT	TSB	TEMPORARY SEDIMENT BASIN
FOC	FIBER OPTIC CABLE	N/A	NOT APPLICABLE	TYP	TYPICAL
FF EL	FINISH FLOOR ELEVATION	NIC	NOT IN CONTRACT	UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UGT	UNDERGROUND TELEPHONE
FPD	FEET PER DAY	OHE	OVERHEAD ELECTRIC	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
G	GAS	OR	OFFICIAL RECORD	W	WATER (POTABLE)
GPC	GULF POWER COMPANY	PB	PLAT BOOK		
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		

SITE GEOTECHNICAL CONSIDERATIONS

SEE GEOTECHNICAL REPORT, ENGINEERING CONSULTING SERVICES (REPORT [illegible], DATED APRIL 23, 2020) FOR ALL SUBSURFACE CONDITIONS, GROUNDWATER, SITE PREPARATION FOR PAVEMENT AND ALL EARTHWORK REQUIREMENTS.

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 37,884 SF OR 0.870 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY [illegible] LLC (SEE SHEET No. SU-1 OF THESE PLANS).
2. THE ZONING IS C-2 (GENERAL COMMERCIAL DISTRICT).
3. THE TAX PARCEL NUMBER IS [illegible].
6. THE EXISTING SITE CONDITION IS VACANT, FULLY CLEARED WITH NO LARGE OR HISTORIC TREES. THE FLUCFCS LAND USE IS (COM) COMMERCIAL - [illegible].
7. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR ORANGE COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (61) [illegible] FINE SAND, 0 TO 5 PERCENT SLOPES.
8. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA MAP PANEL No. [illegible], DATED SEPTEMBER 25, 2009.
9. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY DUKE ENERGY. NATURAL GAS WILL BE PROVIDED BY LAKE APOPKA NATURAL GAS DISTRICT. TELEPHONE, CABLE AND INTERNET SERVICE WILL BE PROVIDED BY SPECTRUM OR DIRECTV.
10. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY THE CITY OF WINTER GARDEN.
11. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A WELLHEAD PROTECTION ZONE AND THERE IS NO ORDINARY HIGH WATER (OHW) LINE WITHIN THE SITE.
12. POTABLE WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF WINTER GARDEN.
13. IRRIGATION SERVICE WILL BE PROVIDED BY RECLAIM METER.
14. ALL ON-SITE WATER AND SEWER FACILITIES ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

REVISIONS

DATE	DESCRIPTION
[illegible]	CITY COMMENTS

NEWKIRK ENGINEERING INC
[illegible]

VyStar Credit Union

DEVELOPMENT INFORMATION

VYSTAR CREDIT UNION

14130 W COLONIAL DRIVE

WINTER GARDEN, FL 34787

[illegible]

NO. 62971

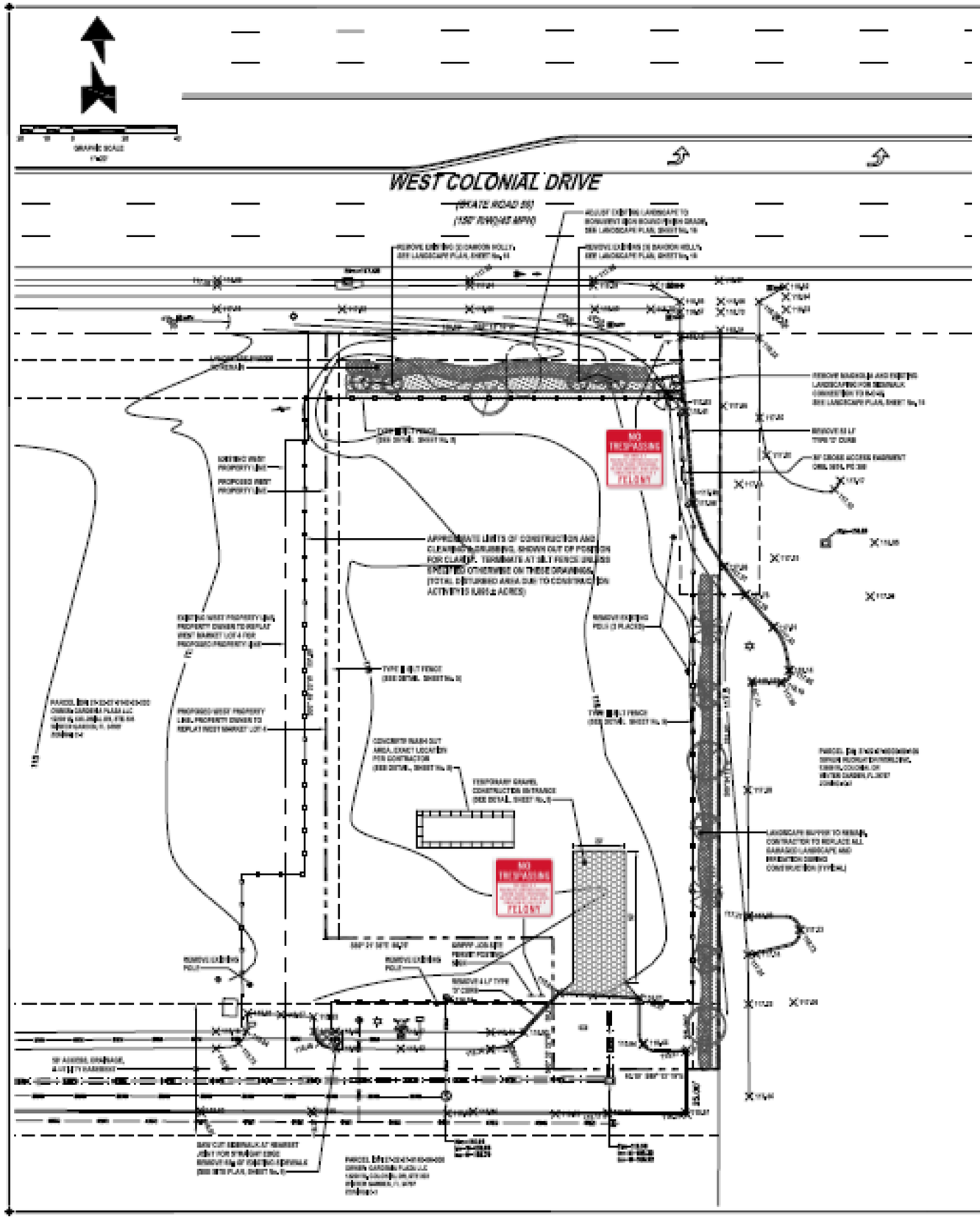
STATE OF FLORIDA

HARRY N. NEWKIRK, P.E. #62971

PROJECT No:	2020-45
DATE:	APRIL 2020
DESIGN BY:	HKN
DRAWN BY:	DAB
CHECKED BY:	HKN
SCALE:	

DRAWING NUMBER

3



LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 5)
- TREE PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET No. 5)
- CONCRETE SIDEWALK REMOVAL (SEE DETAIL)

DEMOLITION AND SWPPP NOTES:

1. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
2. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROPRIATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF WINTER GARDEN UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND NOTIFY OF CONSTRUCTION ACTIVITY.
5. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR BULDOZED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES.
8. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES TO PREVENT SILTATION IN THE DRAINAGE SYSTEM (SEE DETAILS THIS DRAWING). THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
10. ROADS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A WET PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED AHEAD IN ADVANCE.
12. EXISTING DRIVEWAYS SHOWN ADJACENT TO OR OUTSIDE LIMITS OF CONSTRUCTION SHALL REMAIN IN-SERVICE. EXISTING UTILITIES AND DRIVEWAYS SHALL NOT BE REMOVED UNLESS OTHERWISE NOTED.
13. IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION, THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-21 FAC (MORE SPECIFICALLY AS FOLLOWS). PER 40C-21(2)(b) A "NOTICE GENERAL SHORT-TERM DEWATERING PERMIT" IS REQUIRED "ONLY IF" DEWATERING EXCEEDS 1 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF DEWATERING WHEN THE DAILY AND INSTANTANEOUS PURPOSE RATES SHALL NOT EXCEED 1 MILLION GALLONS PER DAY. AVERAGE DAILY WITHDRAWAL SHALL NOT EXCEED 2 MILLION GALLONS PER DAY FOR THE FIRST 30 DAYS OF THE DEWATERING ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OF A 90-DAY DURATION. EACH APPLICATION DEWATERING PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE ANY DEWATERING ACTIVITY IS WITHIN THE SPECIFIED THRESHOLDS, OTHERWISE A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL THEREAFTER FULLY WITH CHAPTER 40C-21 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND SUBMITTING FORM 40C-21 TO SUBMIT A MINIMUM OF 10 DAYS PRIOR TO ANY DEWATERING ACTIVITY. SUBMITTAL OF FORM 40C-21 IS NOT REQUIRED IF DEWATERING IS 100,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.

EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
4. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
8. NO TURBID WATER SHALL BE DISCHARGED OFF-SITE FROM THE DEWATERING OPERATION. CONTRACTOR SHALL TAKE MEASURES TO CONTROL TURBIDITY.
9. INSTALLATION OF OTHER DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE AREA FREE SHALL BE COVERED WITH PLASTIC PAPER.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO DESIGN PERMANENT SOIL STABILIZATION.
11. PROVIDE DUST CONTROL FOR ALL EARTHWORK OPERATIONS, COVER AREA WITH LIGHT COATING OF WATER OR OTHER APPROVED METHOD.

SWPPP INSPECTIONS AND RECORD KEEPING

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF EXCEEDING (0.5) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLETE WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED INSPECTOR". QUALIFIED IS DEFINED AS A PERSON THAT IS: HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM OR, HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM OR IS THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION VISIT WILL BE FOLLOWED UP BY A REPORT SUMMARIZING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LOGBOOK. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

Dial 811 Before You Dig!

WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS LINES AND OVERHEAD FACILITIES IN THE RIGHT-OF-WAY.

REVISIONS	
DATE	DESCRIPTION
[illegible]	[illegible]

1223 South Orlando Avenue, Suite 2
Winter Park, FL 32789
Phone: (407) 975-7112
www.newkirkengineering.com
C.A.# 0000806
LC# 26000221
Civil Engineering
Transportation
Land Development
Landscape Architecture
NEWKIRK ENGINEERING INC

VyStar Credit Union

DEMOLITION AND SWPPP PLAN

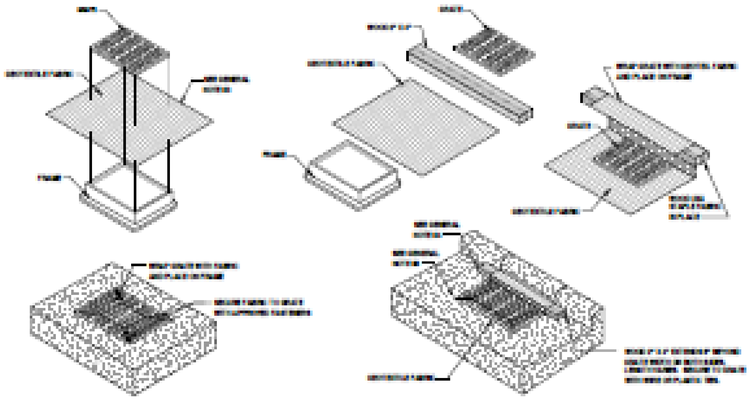
VYSTAR CREDIT UNION
14130 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787

NO. 62571
STATE OF FLORIDA
HARRY W. NEWKIRK, P.E.

PROJECT No.	2020-03
DATE	APRIL, 2020
DESIGNED BY	HWN
DRAWN BY	DAB
CHECKED BY	HWN
SCALE	1" = 30'

DRAWING NUMBER

4



YARD INLET PROTECTION

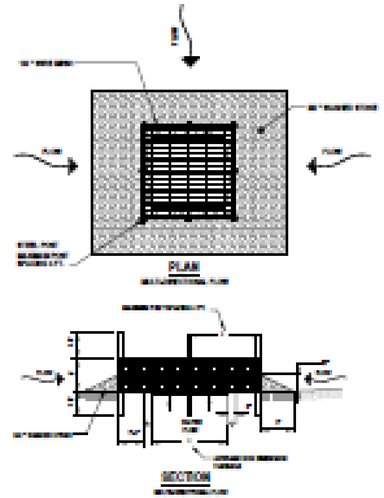
CURB INLET PROTECTION

GENERAL NOTES:

1. GEOTEXTILE TO BE WOVEN FILTERWEAVE 450 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL. WITH DRAIN OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. PREFABRICATED, INCLUDING PLAT POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 18" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR CURB INLET PROTECTION AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 1" OF THE GRATE.
6. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SPARE PLAT, HAND HOLES, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GEOTEXTILE FABRIC INLET PROTECTION

NOT TO SCALE



PLAN

SECTION

NOTE:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/2 INCH MESH.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DEPRESSION POINT.
4. STEEL POST SHALL BE 5 FT. IN LENGTH, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE GALVALUME ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 2 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

HARDWARE CLOTH INLET PROTECTION

NOT TO SCALE

TEMPORARY SEEDING SPECIFICATION:

GENERAL

SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DATE SHALL BE TEMPORARILY SEEDED AND MULCHED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DATE SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.

SEEDING MIXTURES

SEED MIXTURE SHALL BE BERMUDA/COMMON 50 LB PURE LIVE SEED PER ACRE, PRIMER 2000 LB PER ACRE, STABILIZER 100 LB PER ACRE AND FERTILIZER 200 LB PER ACRE.

ALL SLOPES AND FLAT GRADE

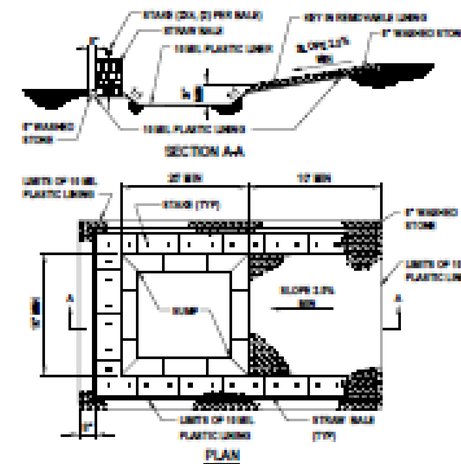
APPLY 5-2-5-10 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 200 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING

PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 - OCTOBER 15	PENSACOLA BAHIA (SCARIFIED)	50
	BERMUDA COMMON (99% HULLED)	25
OCTOBER 15 - MARCH 14	PENSACOLA BAHIA (SCARIFIED)	100
	BERMUDA COMMON (99% HULLED)	25
	ANNUAL RYE GRASS	10
	RYE GRASS	30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.

HYDRO FIBER MULCH MIXTURE SHALL BE PREFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN POSITIVE DYE AS AN APPLICATION INDICATOR.



SECTION A-A

ALTERNATE SECTION

USE WHEN MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

WASHOUT SIGN

ALL CONCRETE TRUCKS SHALL WASHOUT HERE

PLAN

NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE, WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
4. FACILITY SHALL NOT BE FILLED BEYOND 50% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, REMOVE FROM SAWCUT & DISPOSE TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 50% FULL CAPACITY.

CONCRETE WASHOUT AREA

NOT TO SCALE

TRACKING DETAIL

NOT TO SCALE

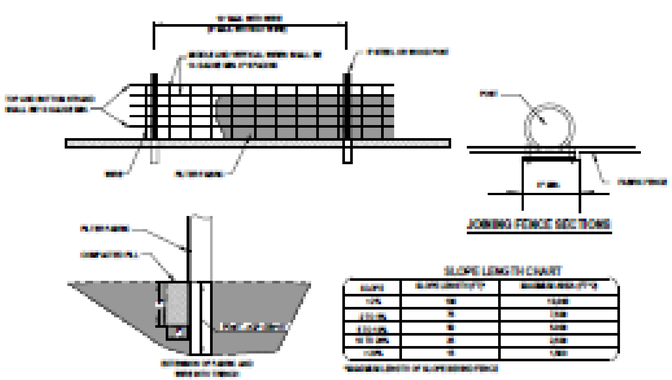
NOTE:

USE DIGGER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DISCHARGE SEDIMENT IN RUNOFF.

SURFACE ROUGHENING

(NOT TO SCALE)

CULTIVATE ROLLS TO CREATE FURROWS PERPENDICULAR TO SLOPE. CONTOUR FURROWS WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DISCHARGE RUNOFF.



JOINING FENCE SECTIONS

SLOPE LENGTH CHART

SLOPE	SLOPE LENGTH (FT)*	MAXIMUM AREA (FT²)*
10%	50	1000
20% (5:1)	75	1500
33.3% (3:1)	50	1000
50% (2:1)	25	500
100%	12	1200

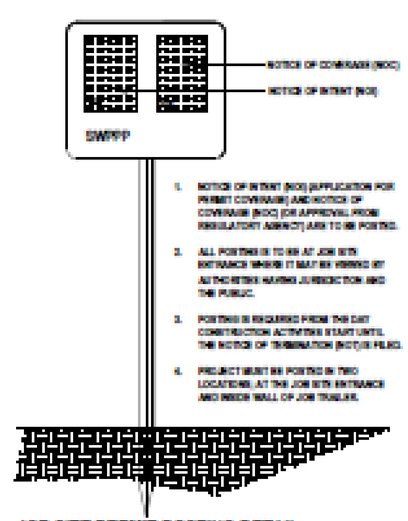
*MAXIMUM LENGTH OF SLOPE BEHIND FENCE

NOTES:

1. WIRE MESH 32" WIDE WITH A MINIMUM OF 5 LONGWARS WITH 12" (12x) SPACING.
2. FILTER FABRIC SHALL BE 40" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3. STEEL POST SHALL BE 5'-0" IN LENGTH AND BE OF THE GALV FASTENER ANGLE STEEL TYPE.
4. WOOD POST SHALL BE 5'-0" IN LENGTH AND 2" IN DIAMETER.
5. SUPPORT POSTS SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOW).
6. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN 33% THE HEIGHT OF FENCE.
7. MAXIMUM DRAINAGE AREA IS 0.25 AC PER 100' OF FENCE.
8. MAXIMUM LENGTH ON FLOW FROM FENCE PER CHART.

SEDIMENT FENCE DETAIL

NOT TO SCALE



SWPPP

NOTICE OF COVERAGE (NOC)

NOTICE OF INTENT (NOI)

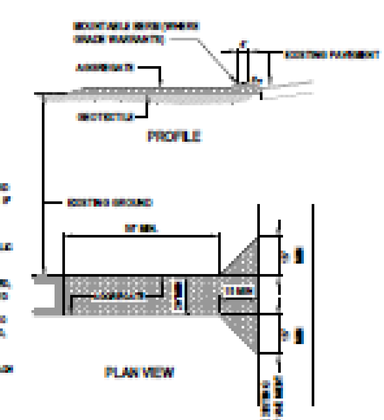
1. NOTICE OF INTENT (NOI) [APPLICATION FOR PERMIT COVERAGE] AND NOTICE OF COVERAGE (NOC) [OR APPROVAL FROM REGULATORY AGENCY] ARE TO BE POSTED.
2. ALL POSTING IS TO BE AT JOB SITE ENTRANCE WHERE IT MAY BE VIEWED BY AUTHORITIES HAVING JURISDICTION AND THE PUBLIC.
3. POSTING IS REQUIRED FROM THE DAY CONSTRUCTION ACTIVITIES START UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.
4. PROJECT MUST BE POSTED IN TWO LOCATIONS, AT THE JOB SITE ENTRANCE AND INSIDE WALL OF JOB TRAILER.

JOB SITE PERMIT POSTING DETAIL

NOT TO SCALE

NOTES:

1. STONE SIZE - #2 COARSE AGGREGATE, OR RECLAIMED/RECYCLED CONCRETE.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 50'
3. DEPTH - 6" MINIMUM (COMPACTED)
4. WIDTH - 20' MINIMUM
5. GEOTEXTILE - NON-WOVEN FILTER FABRIC A COVER OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF AGGREGATE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ACCEPTABLE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. MAINTAIN PERIODIC TOP DRESSING OF ADDITIONAL AGGREGATE AS CONDITIONS REQUIRE AND REPAIR AND/OR CLEANOUT ANY AREAS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
9. INSPECTION AND MAINTENANCE MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.



PROFILE

PLAN VIEW

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
11-1-20	CITY COMMENTS

CIVIL ENGINEERING & LAND PLANNING
Orlando | Kissimmee | Winter Garden
Phone: (407) 654-5355
Fax: (407) 654-5379
Certificate of Authorization #6579
CIVIL ENGINEERING & LAND PLANNING
LA & SURVEYING
NEVKIRK ENGINEERING INC

VyStar Credit Union

SWPPP DETAILS AND NOTES

VYSTAR CREDIT UNION

14130 W COLONIAL DRIVE
WINTER GARDEN, FL 34787

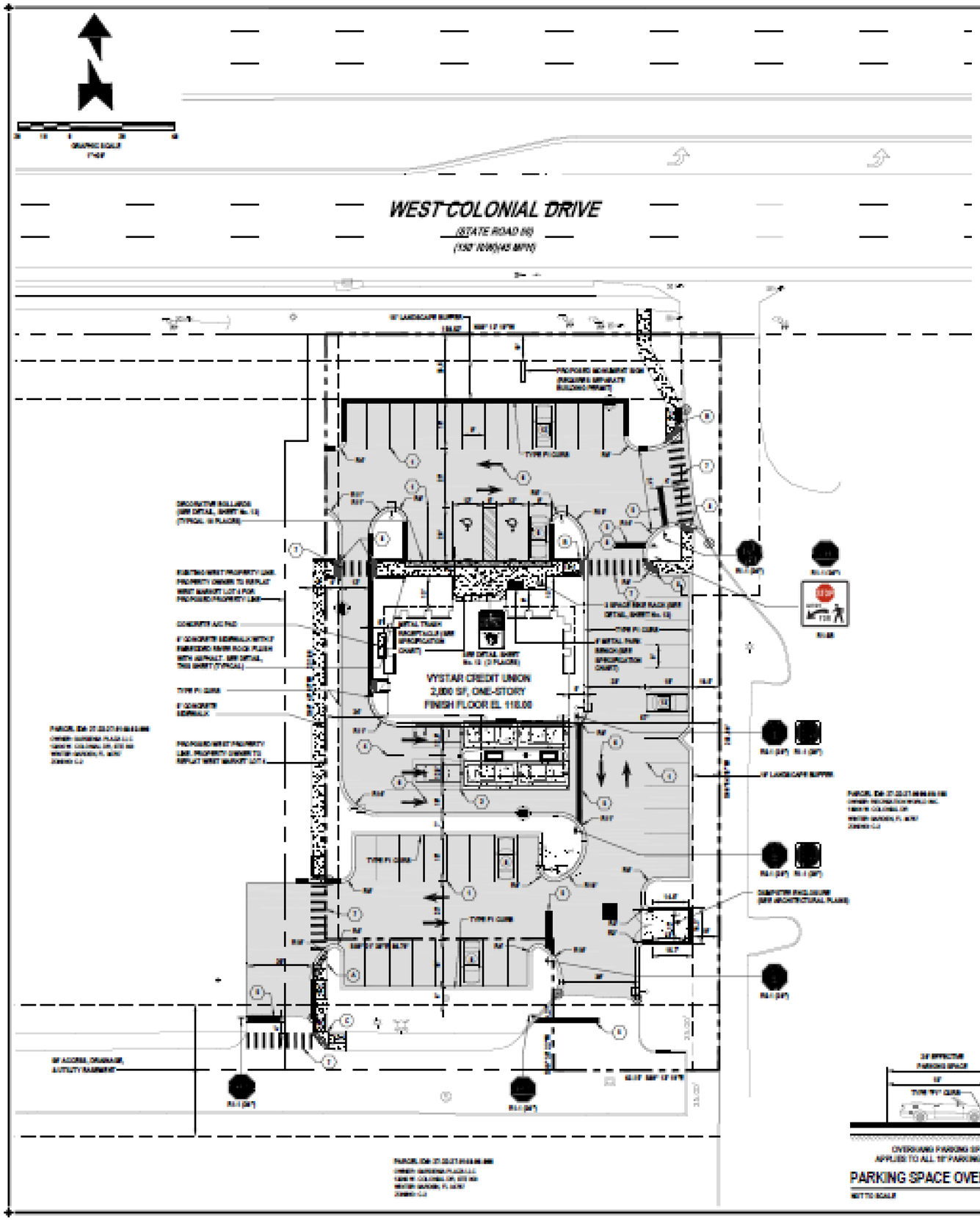
NO. 62071

HARRY A. NEVKIRK, P.E. #62071

PROJECT No:	2020-45
DATE:	APRIL 2020
DESIGN BY:	HAN
DRAWN BY:	CAB
CHECKED BY:	HAN
SCALE:	

DRAWING NUMBER

5



STRIPING LEGEND:

1. 6" SOLID WHITE LINE (TYPICAL)
2. 6" SOLID YELLOW LINE (TYPICAL)
3. 6" SOLID DOUBLE YELLOW LINE (TYPICAL)
4. 6" WHITE LAME DIAGONAL LINE, 18' SKIP, 2' GAP (TYPICAL)
5. 24" WHITE STOP BAR (THERMOPLASTIC)
6. WHITE DIRECTIONAL ARROW (TYPICAL)
7. 12"x4' WHITE SPECIAL PAVEMENT CROSSWALK (THERMOPLASTIC)
8. 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-040)

SPECIFICATION CHART:

BENCH - EMBRAER SERIES LATT PARK BENCH (BLUE) ITEM # 316-001

TRASH RECEPTACLE - 32- GAL. FURNISHED METAL TRASH RECEPTACLE (BLUE) ITEM # 316-010

ITEM NUMBERS REFER TO SUPPLIER THE PARK CATALOG INC. (www.theparkcatalog.com) SUBSTITUTIONS PERMITTED WITH APPROVAL OF ENGINEER.

LEGEND

- TYPE "F1" CURB
- 24" DETECTABLE WARNING MAT
- SITE LIGHTING (SEE SHEET ARCHITECTURAL PLANS FOR DETAILS)
- TRANSITION FROM "F1" CURB TO "D" CURB

CURB RAMP LEGEND:

1. SIDEWALK CURB RAMP (CR-3) WITH 24" DETECTABLE WARNING MAT PER FDOT INDEX 522-040
2. SIDEWALK CURB RAMP (CR-2) WITH 24" DETECTABLE WARNING MAT PER FDOT INDEX 522-040
3. SIDEWALK CURB RAMP (CR-1) WITH 24" DETECTABLE WARNING MAT PER FDOT INDEX 522-040

PAVING LEGEND

ASPHALT PAVEMENT

1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS
6" CRUSHED CONCRETE (LBR=100) MIN. OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (6" MAX LIFTS)
12" STABILIZED SUBGRADE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)

* ALTERNATE 12" STABILIZED SUBGRADE / 6" CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (6" MAX LIFTS)

*ALTERNATE PAVEMENT TO ASPHALTIC CONCRETE PAVEMENT

CONCRETE PAVEMENT

6" CONCRETE (4,000 P.S.I. @ 28 DAYS)
12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) SEE DETAIL SHEET No. 14

CONCRETE SIDEWALK

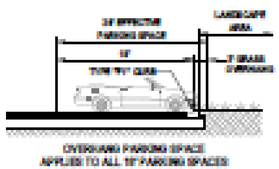
4" THICK CONCRETE (4,000 P.S.I. @ 28 DAYS), CLASS I, APPROVED FOOT DESIGN MIX (FDOT INDEX No. 522-040)
SEE DETAIL SHEET No. 14

GENERAL NOTES:

1. CITY OF WINTER GARDEN BUILDING PERMITS ARE REQUIRED FOR BUILDING, CANOPIES, DUMPSTER ENCLOSURE, LIGHT POLES, FENCE AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC.) AT TIME OF BUILDING PERMIT.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS [INDEXES], THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
5. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
6. THE CONTRACTOR AT ITS OWN DESCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
7. SOD ALL DISTURBED AREAS IN RIGHT OF WAY WITH BAHIA SOD.
8. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
9. ALL PAVEMENT EDGE SHALL HAVE TYPE "F1" CURBING UNLESS OTHERWISE NOTED ON THESE PLANS.
10. ALL WALL MOUNTED EQUIPMENT SUCH AS ELECTRICAL METERS, IRRIGATION METERS, PHONE/CABLE BOXES, EXTERNAL VENTS AND LOUVERS, ETC., SHALL BE PAINTED TO MATCH THE WALL ON WHICH IT IS MOUNTED OR OTHERWISE CONSISTENT WITH THE COLOR(S) OF THE BUILDING.
11. ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON SITE IN AN ORDERLY ORGANIZED FASHION.
12. COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF INITIATION OF PERMANENT ELECTRIC SERVICE.
13. CONTRACTOR TO PROVIDE PERMEAR IDENTIFICATION FOR BUILDING CURBING CONSTRUCTION.
14. THE PROPOSED PER FDOT SIDEWALK THAT CONNECTS TO THE EXISTING SIDEWALK ALONG BRUM SHALL BE MAINTAINED BY THE PROPERTY OWNER.
15. ALL PROPOSED CURBING SHALL BE TYPE "F".
16. ALL CONSTRUCTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).

PAVEMENT MARKING NOTES:

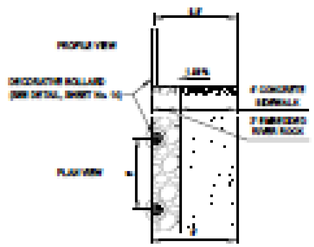
1. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH FDOT INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION).
2. PAINTED PAVEMENT MARKING SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTING ARE INSTALLED.
4. PAINT SHALL BE SHERWIN WILLIAMS LOW VOC ACRYLIC PRO PARK PAINT. APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
5. ALL STOP BARS SHALL BE THERMOPLASTIC.
6. ALL REFLECTIVE PAVEMENT MARKERS (RPM) TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
7. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
8. FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-160.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND DIAMOND GRADE VIP REFLECTIVE SHEETING ON MINIMUM .08 GA ALUMINUM BLANKS. ALL SIGNS SHALL BE INSTALLED ON 2"x2" SQUARE STEEL POSTS WITH 3/8" HOLES SPACED AT 1" ON CENTER.



OVERHANG PARKING SPACE
APPLIES TO ALL 19' PARKING SPACES

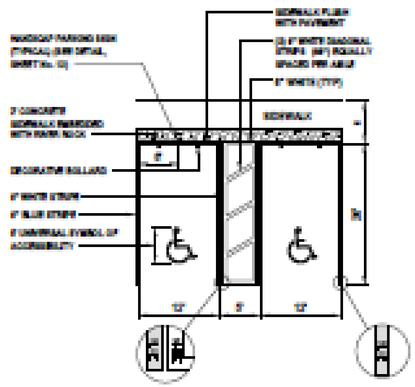
PARKING SPACE OVERHANG DETAIL

NOT TO SCALE



SIDEWALK & BOLLARD DETAIL

NOT TO SCALE



HANDICAP PARKING STRIPING

(UNIVERSAL SPACES PER FLORIDA ADA)

SCALE: 1" = 10'

REVISIONS

DATE	DESCRIPTION
1-1-00	CITY COMMENTS

NEWKIRK ENGINEERING INC

VyStar Credit Union

SITE LAYOUT PLAN
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTER GARDEN, FL 34787

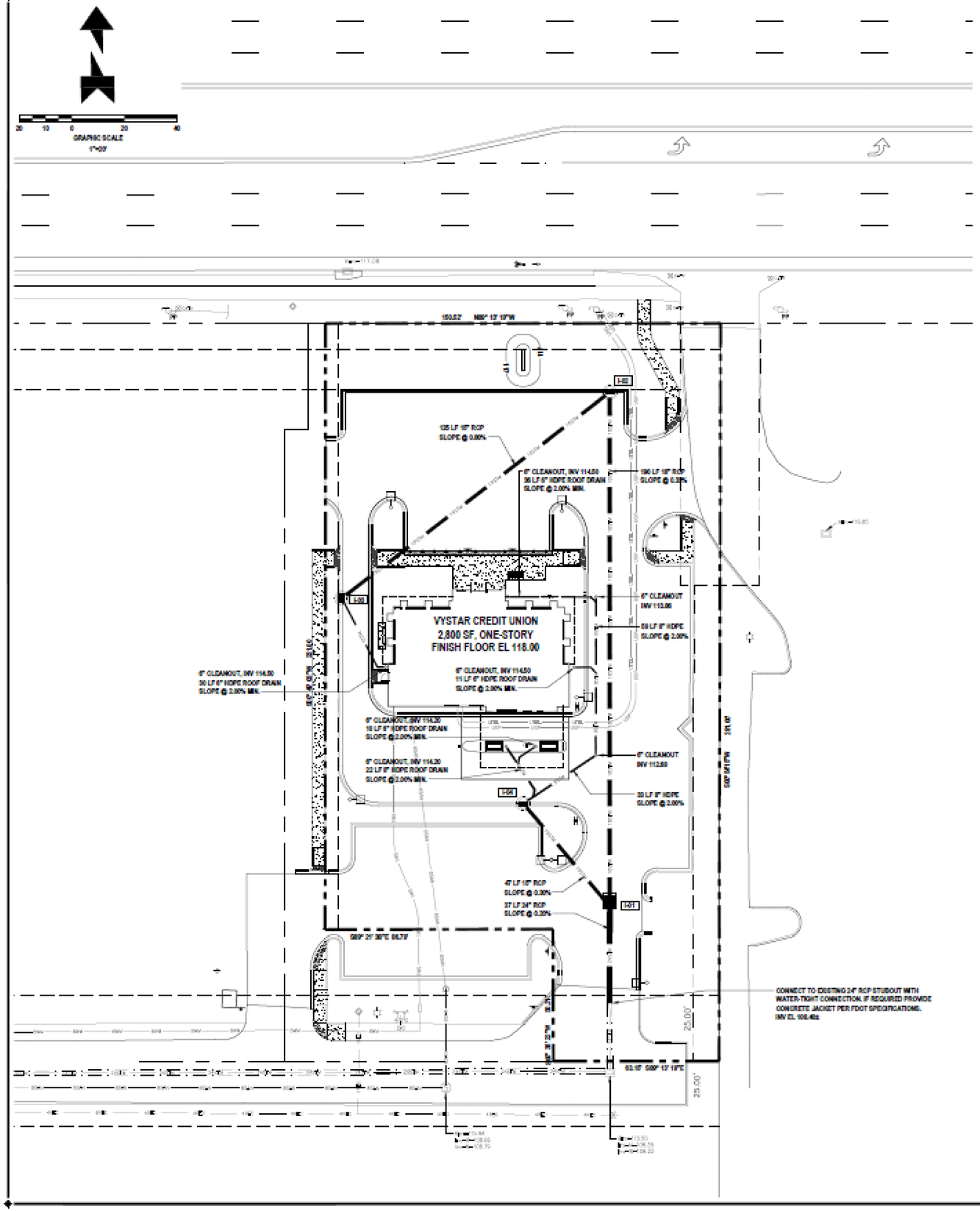
NO. 62971

HARRY N. HINKINS, P.E. #62971

PROJECT No:	2000-43
DATE:	APRIL 2000
DESIGN BY:	HNH
DRAWN BY:	CAB
CHECKED BY:	HNH
SCALE:	1" = 30'

DRAWING NUMBER

6



GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL STORM 12-INCHES AND LARGER PIPE SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
3. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
4. STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP). RCP JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL EXTEND 3 FEET ON BOTH SIDES OF THE JOINT AND SHALL BE A 2 FOOT OVERLAP ON THE TOP OF JOINT.
5. THE USE OF THERMOPLASTIC PIPE SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARDS AND SPECIFICATIONS INCLUDING CLASS I BEDDING, HP POLYPROPYLENE PIPE, LASER PROFILING, INSTALLATION PER ASTM D2321.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
7. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
8. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
9. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
11. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
12. ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).

STORM STRUCTURE SCHEDULE

I.D.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	—	ALT B	E	115.68	107.47	18" 111.37	24" 108.47	—	18" 111.37
I-02	4.0' DIA	P	9	116.00	111.50	—	18" 112.50	—	18" 112.50
I-03	4.0' DIA	P	9	117.00	112.50	18" 113.50	6" 113.50	—	—
I-04	4.0' DIA	P	9	116.04	111.00	8" 112.00	18" 112.00	—	—

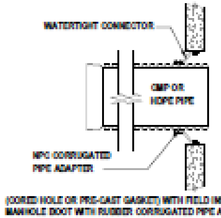
NOTES:

1. ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
2. SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
3. 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
4. INSTALL 12"x12" WEEP HOLE AT BOTTOM OF STRUCTURE WITH 24"x24"x12" THICK AGGREGATE BED WRAPPED WITH FILTER FABRIC.

HDPE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT)	WETTED PERIMETER (FT)	MINIMUM SLOPE (FT/FT)
15	3.0	0.012	0.8	1.22715	3.0269	0.0027
18	3.0	0.012	0.9	1.76709	4.7123	0.0021
24	3.0	0.012	1.0	3.14159	6.2832	0.0015

SJRWMD IMPERVIOUS CALCULATIONS	
SITE AREA (ac)	0.870
PROPOSED IMPERVIOUS (ac)	
ON SITE	OFF SITE
0.558	0.085
TOTAL IMPERVIOUS (ac)	0.643
PERMITTED IMPERVIOUS (ac)	0.770



(CORED HOLE OR PRE-CAST GASKET) WITH FIELD INSTALLED MANHOLE BOOT WITH RUBBER CORRUGATED PIPE ADAPTER

WATER-TIGHT PIPE TO MANHOLE CONNECTION DETAIL PRECAST HOLES REQUIRED

NOT TO SCALE

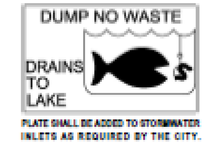


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
7-3-20	CITY COMMENTS

1338 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 673-7764
www.newkirkengineering.com
C.A.# 30600
L.C. # 26000056
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Civil Engineering, Transportation, GIS & Landscape Architecture
NEWKIRK ENGINEERING INC.

VyStar Credit Union

DRAINAGE PLAN
VYSTAR CREDIT UNION
14130 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787

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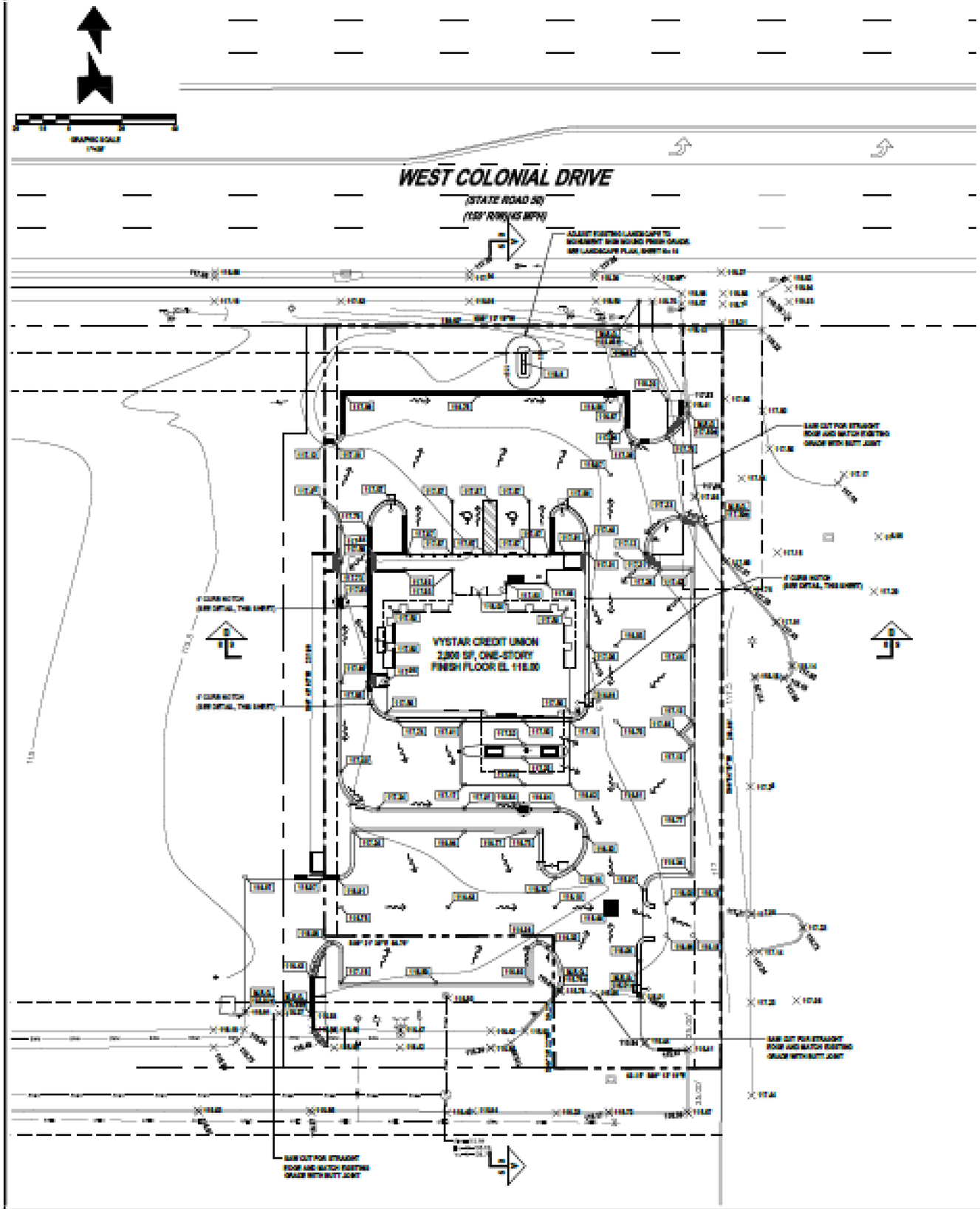
HARRY H. NEWKIRK LICENSE NO. 62971 STATE OF FLORIDA PROFESSIONAL ENGINEER

HARRY H. NEWKIRK, P.E. # 62971

PROJECT No:	2020-45
DATE:	APRIL 2020
DESIGN BY:	HHN
DRAWN BY:	DAD
CHECKED BY:	HHN
SCALE:	1" = 20'

DRAWING NUMBER

7



GENERAL GRADING NOTES:

1. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
2. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
3. ALL MAINLINE LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
4. ALL SIDEWALKS SHALL HAVE A 1.0% CROSS SLOPE (2.0% MAXIMUM).
5. ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC.
6. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN 6MM FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN 60 FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
6. ALL NON PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GRADING LEGEND:

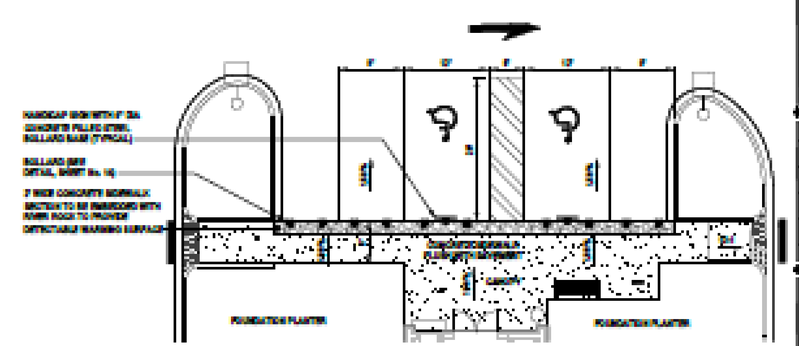
	EXISTING CONTOUR		EXISTING SPOT ELEVATION
	PROPOSED CONTOUR		PROPOSED SPOT ELEVATION
	DRAINAGE FLOW ARROW		MATCH EXISTING GRADE

CURB NOTCH DETAIL

NOT TO SCALE

WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



HANDICAP PARKING DETAIL

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

NEWKIRK ENGINEERING INC

VyStar Credit Union

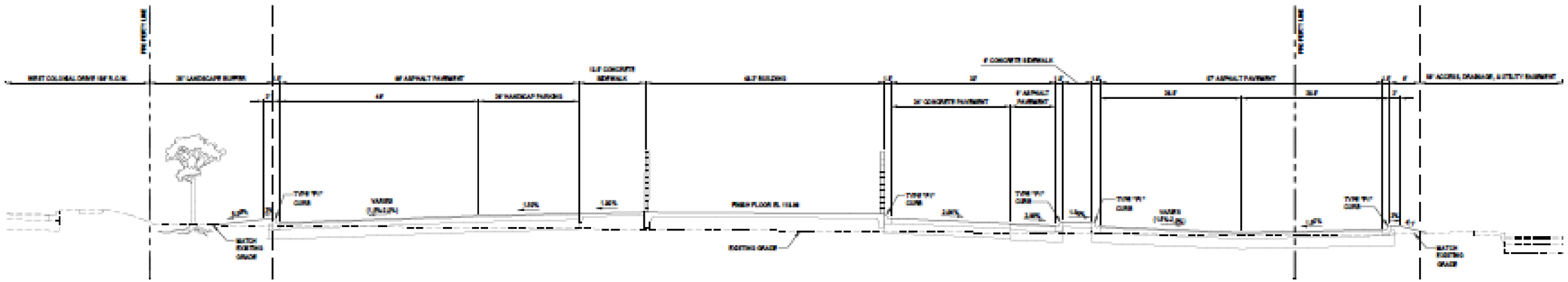
GRADING PLAN
VYSTAR CREDIT UNION
14130 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787

NO. 62971

PROJECT No:	2020-03
DATE:	APRIL 2020
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1" = 20'

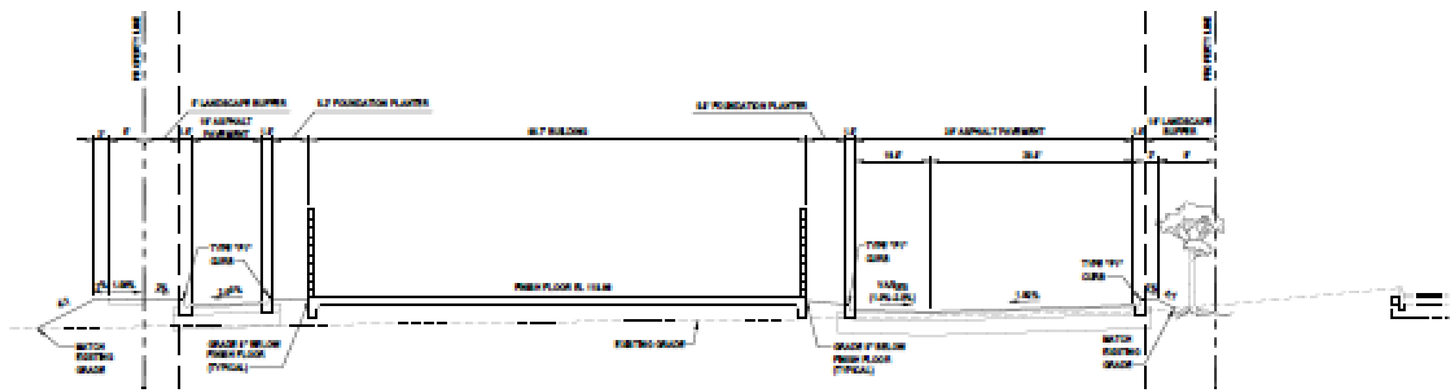
DRAWING NUMBER

8



SECTION A

NOT TO SCALE



SECTION B

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
1-6-20	CITY COMMENTS

NEWKIRK ENGINEERING

VyStar Credit Union

CROSS SECTIONS

VYSTAR CREDIT UNION

14130 W COLONIAL DRIVE

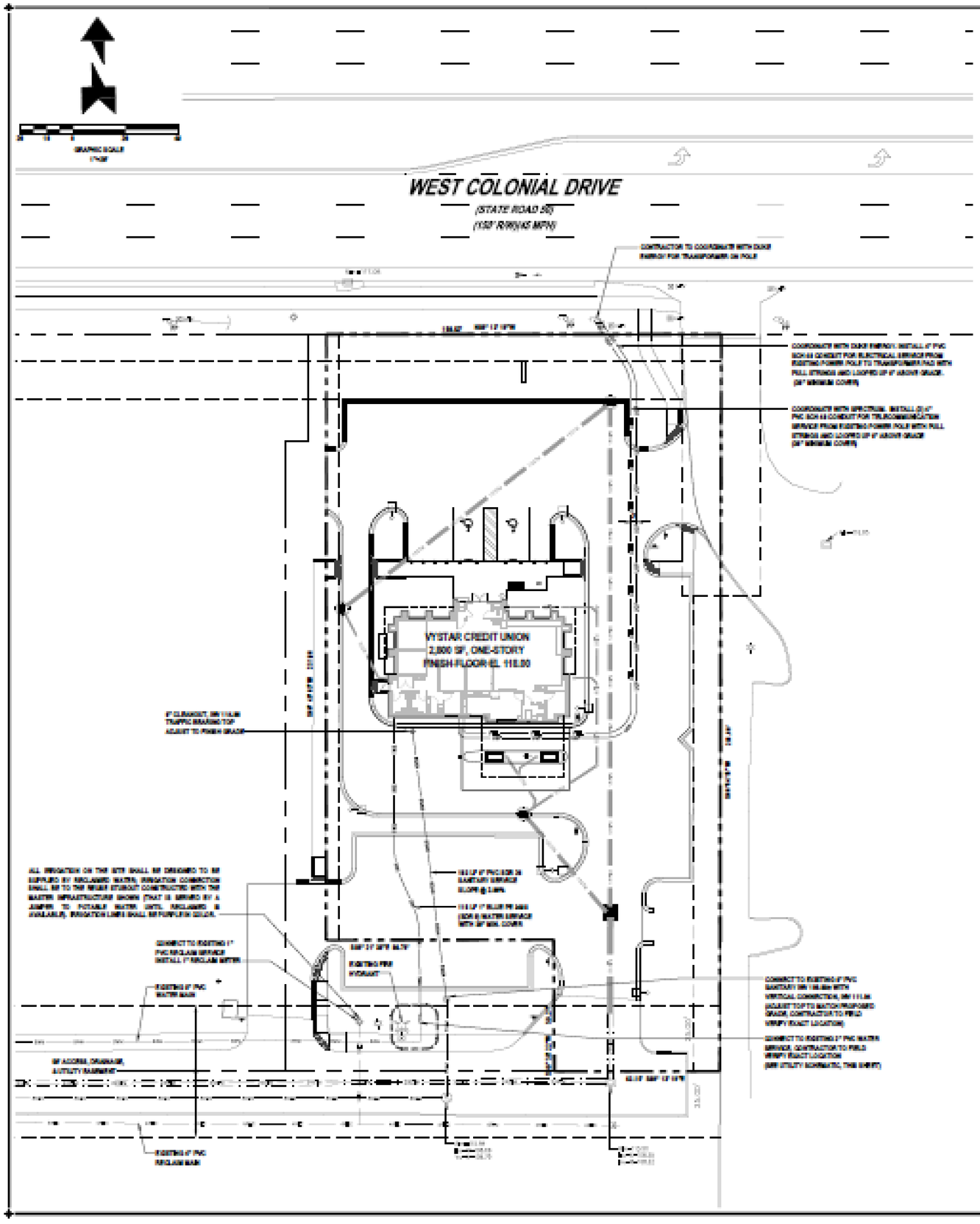
WINTERGARDEN, FL 34787

NO. 62971

PROJECT No:	2020-45
DATE:	APRIL 2020
DESIGN BY:	HKN
DRAWN BY:	DAB
CHECKED BY:	HKN
SCALE:	AS SHOWN

DRAWING NUMBER

9



GENERAL SEWER NOTES:

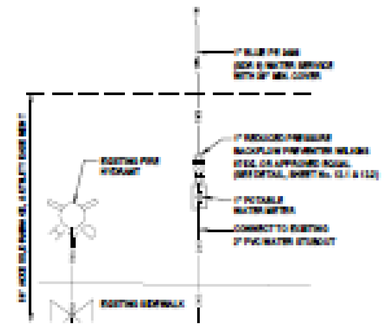
1. CITY OF WINTER GARDEN SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.
2. ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF WINTER GARDEN UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. ALL SANITARY LINES (SEWER) AND LARGER SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
4. ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE PVC SDR 35. NO OLD WILL BE ALLOWED IN ANY PORTION OF THE SANITARY SEWER SYSTEM.
5. SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF WINTER GARDEN.
6. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
7. ALL PIPES SHALL BE LAID ON A PIPE FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPE WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF WINTER GARDEN.
8. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKERS, AS WELL AS REPRESENTATIVES OF THE CITY OF WINTER GARDEN, THE DESIGN ENGINEER, AND THE DEVELOPER.
9. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF (98) PERCENT OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE ASAPTO T-180 MODIFIED PROCTOR TEST.
10. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
11. GRAVITY BASED MUST HAVE A TELEVISED INSPECTION. A VIDEO INSPECTION FORM MUST BE PAIRED TO THE CITY OF WINTER GARDEN WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.
12. SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP.
13. PLUMBING CONTRACTOR SHALL INSTALL TAPS AND COORDINATE PIPE INVERTS TO BUILDING WITH UTILITY CONTRACTOR.

GENERAL WATER NOTES:

1. THE CITY OF WINTER GARDEN WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF WINTER GARDEN UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COORDINATION WITH CONTRACTOR.
6. ALL WATER MAINS SHALL BE LAID ON A PIPE FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
7. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO T180).
8. WATER SERVICES FROM 3/4" TO 2" FOLL/STYRLUBE (INDOTTRACER) WITH 24" MINIMUM COVER.
9. WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.
10. ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.
11. ALL VALVES SHALL BE BOLTED TO TEES.
12. ALL POTABLE WATER PIPE SHALL HAVE TWO POTABLE WATER IMPRINTS ON THE PIPE.
13. ALL WATER MAIN FITTINGS 4 INCHES OR LARGER SHALL BE CEMENT LINED DIP.
14. A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF WINTER GARDEN WILL BE REQUIRED FOR TAPS.
15. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HR. PRIOR TO CONSTRUCTION.
16. UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF WINTER GARDEN AND OSHA REQUIREMENTS.
17. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF WINTER GARDEN UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.

PROPOSED UTILITY LEGEND

- FORCE MAIN (# INDICATES SIZE)
- SANITARY SEWER (# INDICATES SIZE)
- POLYETHYLENE WATER SERVICE (# INDICATES SIZE)
- WATER MAIN (# INDICATES SIZE)
- RECLAIM SERVICE (# INDICATES SIZE)
- GAS SERVICE (# INDICATES SIZE)
- UNDERGROUND ELECTRICAL CONDUIT (4")
- UNDERGROUND TELEPHONE CONDUIT (4")
- 1 UTILITY CONFLICT (SEE DETAIL, THIS SHEET)



UTILITY SCHEMATIC DETAIL
NOT TO SCALE

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
1-6-20	CITY COMMENTS

NEWKIRK ENGINEERING INC

VyStar Credit Union

UTILITY PLAN
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTER GARDEN, FL 34787

NO. 62971

PROJECT No:	2020-01
DATE:	APRIL 2020
DESIGN BY:	HKN
DRAWN BY:	GAB
CHECKED BY:	HKN
SCALE:	1" = 20'

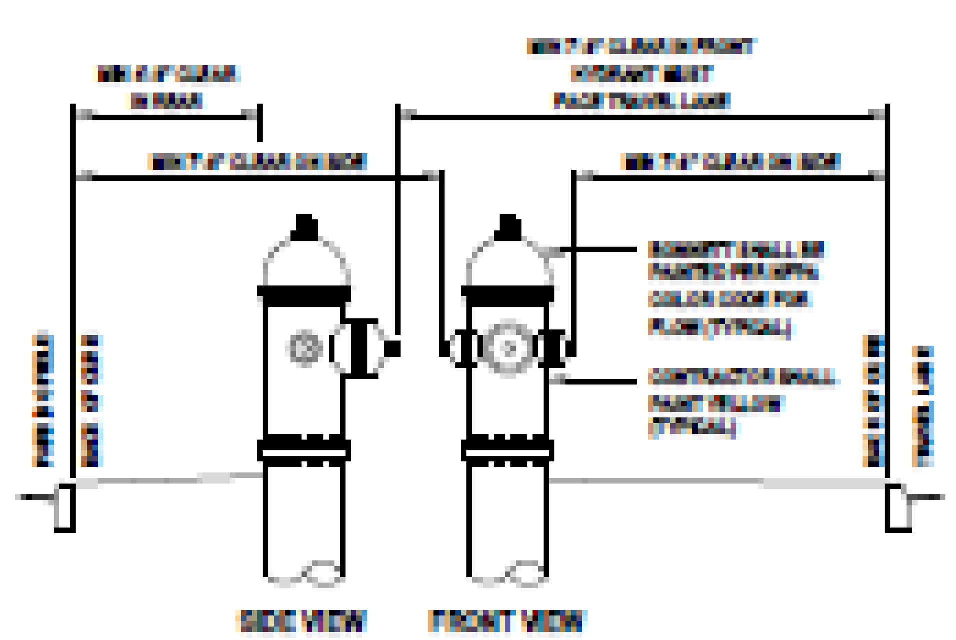
DRAWING NUMBER
10

FDEP WATER NOTES

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH AWWA SPECIFICATIONS C651 AND THE FDEP PROTECTION REQUIREMENTS.
4. POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE IRON PIPES AND C605 FOR PVC PIPES, RESPECTIVELY.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE LEAD FREE, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
7. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
   A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) - AWWA C150 AND AWWA C151;
   B. PVC PIPE
      (1) AWWA C900/ASTM 1785 (1 INCH TO 12 INCHES) WITH CL200 MINIMUM.
      (2) AWWA C905 (14 INCHES TO 48 INCHES).
8. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
9. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
10. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
13. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
15. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
16. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
    A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGEMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
    B. IN CASE OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

FDEP WASTEWATER NOTES

1. APPROPRIATE DEFLECTION TEST ARE SPECIFIED FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATIONS, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
2. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TEST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TEST, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND OTHER MATERIAL APPROPRIATE TEST PROCEDURES.
3. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE ARE REQUIRED. AIR TESTING SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
5. CONCRETE MANHOLES SHALL HAVE THE FOLLOWING: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL; 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.



TYPICAL FIRE HYDRANT CLEARANCE REQUIREMENT

NOT TO SCALE

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN; 3 FT MINIMUM	WATER MAIN; 12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT MINIMUM; WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN; 10 FT PREFERRED 3 FT MINIMUM	WATER MAIN; 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT MINIMUM; WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN; 10 FT PREFERRED 6 FT MINIMUM (3)	WATER MAIN; 12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT MINIMUM; WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT MINIMUM (I)	—	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

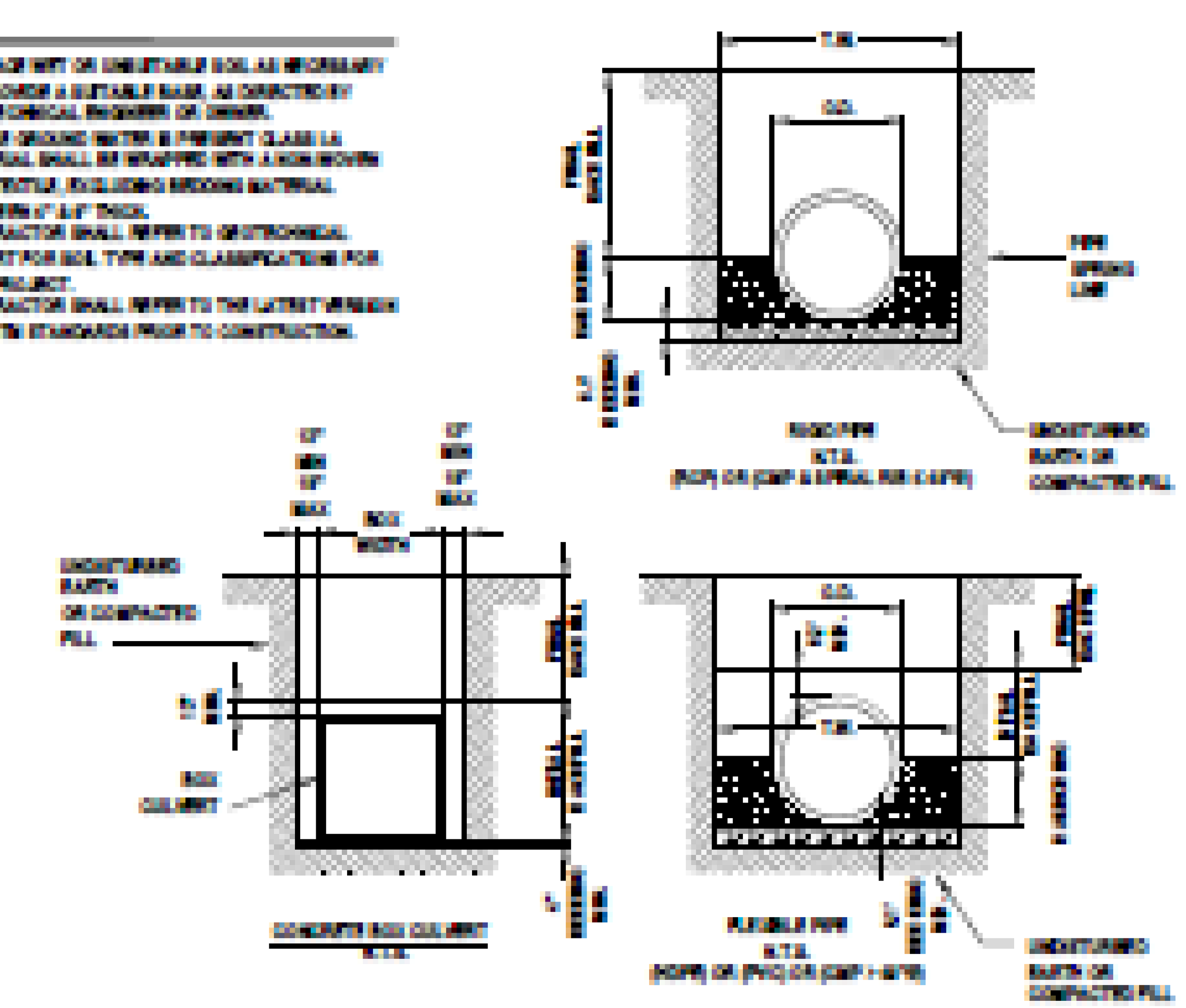
TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1-1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	≤10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED DENSE GRADED AGGREGATES	100%	≤50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS, CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP						
	SW			>50% OF "COARSE FRACTION"			
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%		<4 OR <"A" LINE
	GC						<7 OR >"A" LINE
	SM			>50% OF "COARSE FRACTION"			>4 OR <"A" LINE
	SC						>7 OR >"A" LINE
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<50	>4 OR <"A" LINE
	CL						>7 OR >"A" LINE

TRENCH AND BEDDING DETAILS

GENERAL NOTES

1. BEDDING SHALL BE DUMPED CLASS IA WORKED BY HAND, OR CLASS IB COMPACTED TO 90% STANDARD PROCTOR. LOCAL CODE PERMITTING WITH GEOTECHNICAL ENGINEER AND OWNER APPROVAL, NATIVE SOIL MAY BE USED FOR BEDDING PROVIDED IT MEETS THE EMBEDMENT AND BACKFILL MATERIALS IN TABLE 1 EXCLUDING CLASS IV-A.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS IA, OR CLASS IB OR CLASS II COMPACTED TO 90% STANDARD PROCTOR. PEA GRAVEL SHALL NOT BE USED AS A HAUNCHING MATERIAL. CLASS III MATERIAL SHALL BE ALLOWED FOR RIGID PIPE COMPACTED AT 95% STANDARD PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS IA WORKED BY HAND, OR CLASS IB OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED 95% STANDARD PROCTOR. CLASS IA MATERIAL SHALL BE USED FOR FLEXIBLE PIPE WHEN FILL HEIGHTS EXCEED 8'.
4. FINAL BACKFILL SHALL BE CLASS IA WORKED BY HAND, OR CLASS IB OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 90% STANDARD PROCTOR.
6. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321. (SEE TABLE 1)
7. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS II AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
8. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
9. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.
10. DESIGN ENGINEER SHALL DESIGNATE ON THE PLANS WHERE WATERTIGHT JOINTS ARE TO BE REQUIRED.
11. REPLACE WET OR UNSUITABLE SOIL AS NECESSARY TO PROVIDE A SUITABLE BASE, AS DIRECTED BY GEOTECHNICAL ENGINEER OR OWNER.
12. WHERE GROUND WATER IS PRESENT CLASS IA MATERIAL SHALL BE WRAPPED WITH A NON-WOVEN GEO-TEXTILE, EXCLUDING BEDDING MATERIAL BETWEEN 4"-6" THICK.
13. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR SOIL TYPE AND CLASSIFICATIONS FOR THIS PROJECT.
14. CONTRACTOR SHALL REFER TO THE LATEST VERSION OF ASTM STANDARDS PRIOR TO CONSTRUCTION.



NOTE: MINIMUM TRENCH WIDTH (T.W.) SHALL BE THE GREATER OF (1.25 O.D. + 12") OR (O.D. + 16")

REVISIONS

DATE	DESCRIPTION
[illegible]	CITY COMMENTS

NEWKIRK ENGINEERING INC

VyStar Credit Union

UTILITY DETAILS
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTER GARDEN, FL 34787

NO. 62971

PROJECT No.	2020-03
DATE:	APRIL 2020
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1:2

DRAWING NUMBER

11

CITY OF WINTER GARDEN - GENERAL NOTES:

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995. [illegible]
996. [illegible]
997. [illegible]
998. [illegible]
999. [illegible]
1000. [illegible]

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

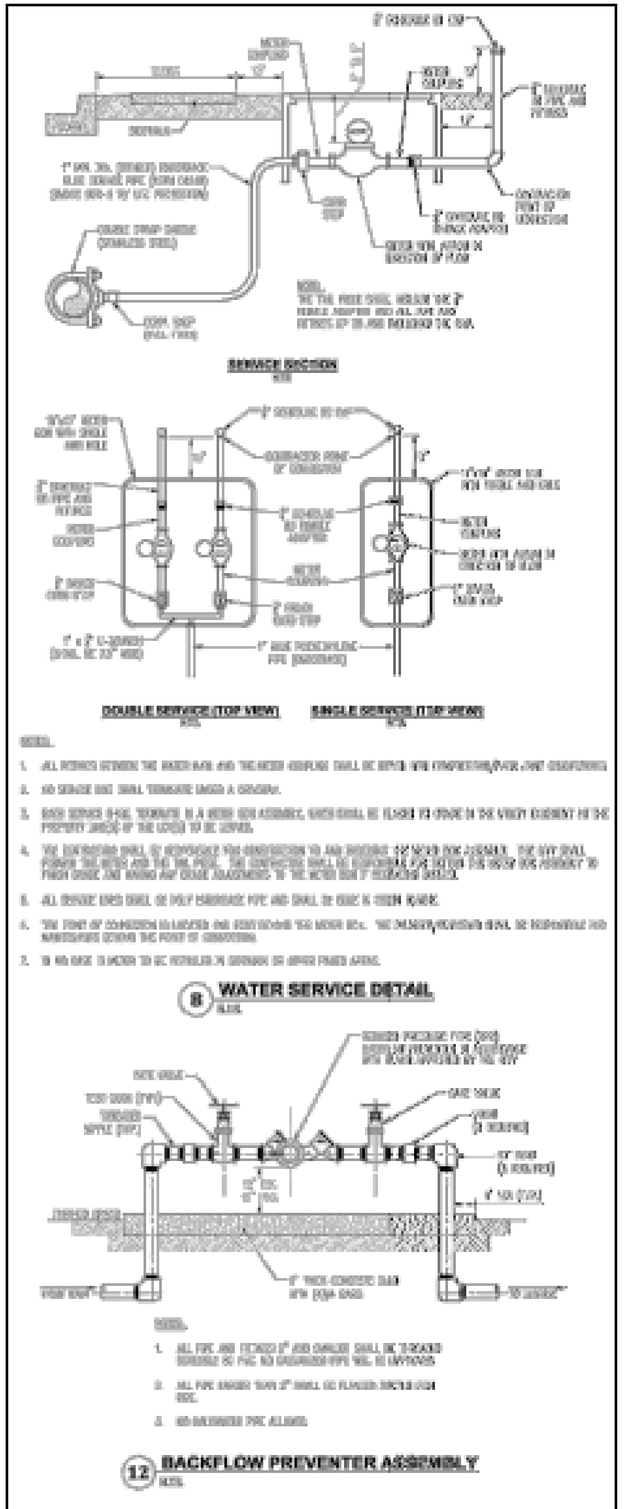
1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]

- Privately owned lighting, irrigation and landscaping in the City right-of-way needs to be called out as private and identified.
- All aerial and underground footer easements on PORS.

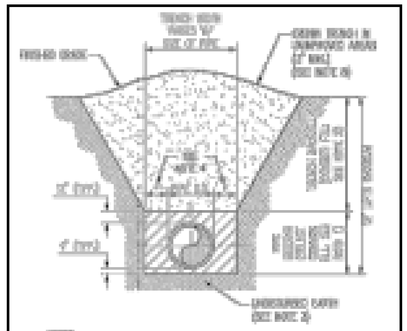
12.4.14 FLOWABLE FILL (PART OF EACH APPLICABLE LAYER)

- Limits of flowable fill shall be noted on the as-built (Location, Length, Width, & Depth).

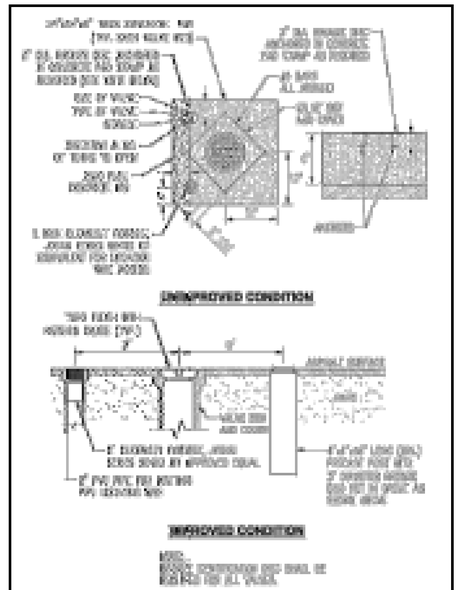
12-5 Digital and CAD Requirements



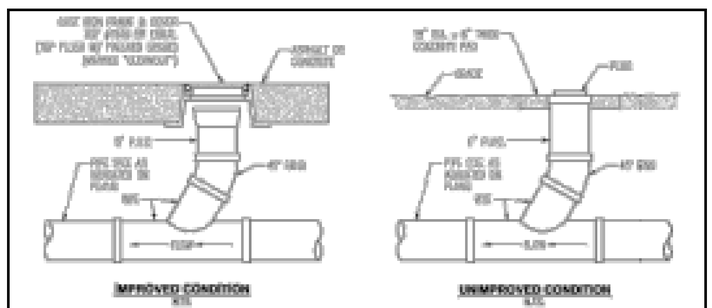
8 WATER SERVICE DETAIL
N.T.S.



1 STANDARD BEDDING DETAIL
N.T.S.

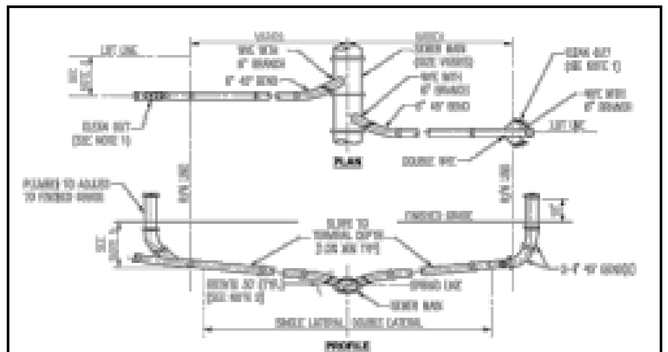


7 VALVE BOX COLLAR
N.T.S.



6 SANITARY SEWER CLEAN OUT DETAIL
N.T.S.

12 BACKFLOW PREVENTER ASSEMBLY
N.T.S.



7 SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.

REVISIONS

DATE	DESCRIPTION

NEW KIRK

VyStar Credit Union

CITY OF WINTER GARDEN
STANDARD DETAILS

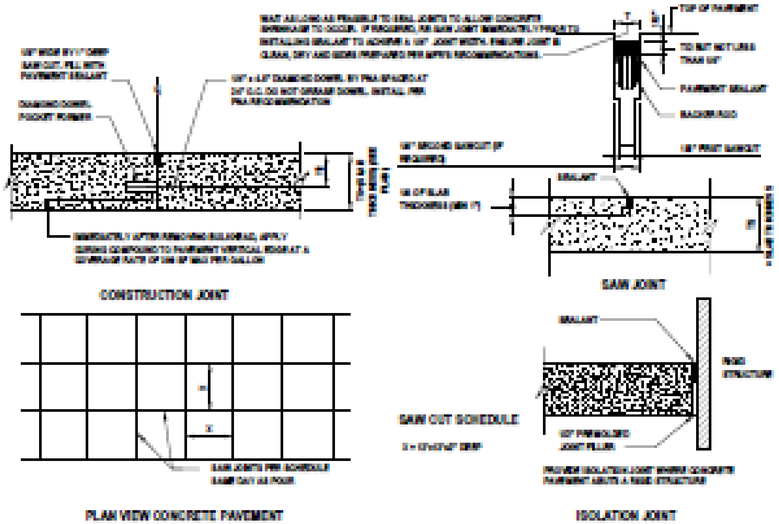
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTER GARDEN, FL 34787

NO. 62971

PROJECT No:	2020-03
DATE:	APRIL 2020
DESIGN BY:	HKH
DRAWN BY:	DAB
CHECKED BY:	HKH
SCALE:	AS SHOWN

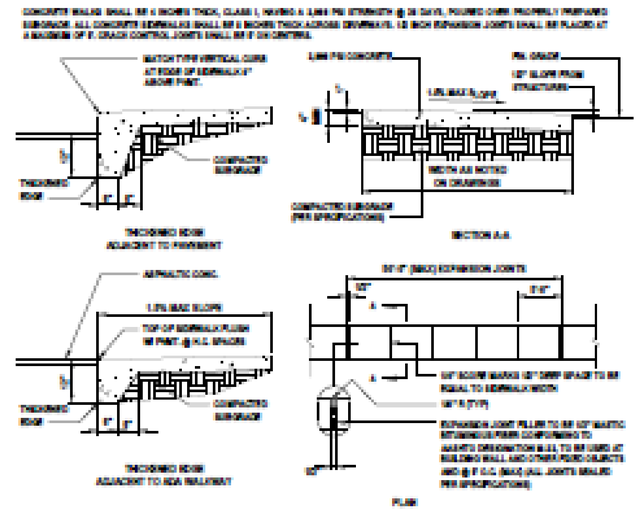
DRAWING NUMBER

12.2



CONCRETE PAVEMENT JOINT DETAILS

NOT TO SCALE

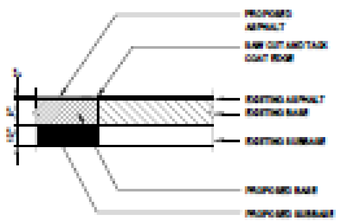


SIDEWALK DETAILS

NOT TO SCALE

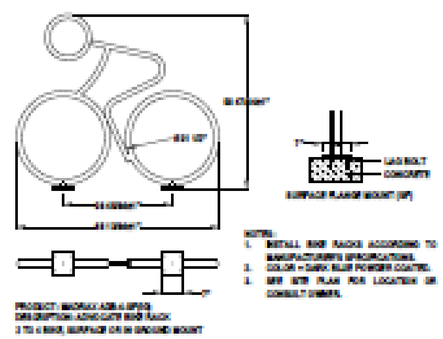
CURB CONSTRUCTION NOTES

1. ALL CURBS TO BE CONSTRUCTED OF 3000 PSI, 28 DAY, AIR FILL CONCRETE.
2. 1/2" PREMOLDED EXPANSION JOINT REQUIRED EVERY 50', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PREMOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. 8" SUBGRADE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
5. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
6. IN NO INSTANCE SHALL EXTRUDED CURBS (EMPIRE) AS HEADER TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.



PAVEMENT BUTT JOINT DETAIL

NOT TO SCALE

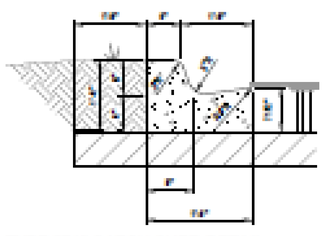


NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. COLOR = DARK BLUE POWDER COATING.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

PRODUCT: MORALI AZM-4 SPEC
DESCRIPTION: ADVOCATE BIKE RACK
2 TO 4 BIKE, SURFACE OR IN GROUND MOUNT

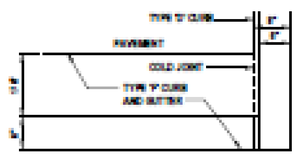
BICYCLE RACK DETAIL

NOT TO SCALE



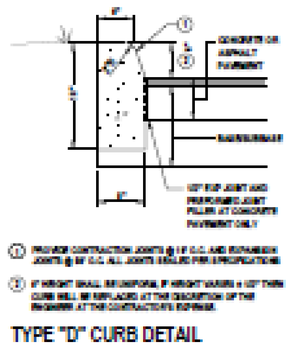
TYPE "F1" CATCH CURB DETAIL

NOT TO SCALE



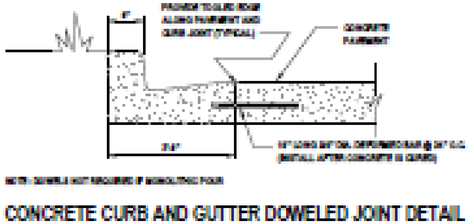
TYPE "F" AND "D" CURB INTERFACE DETAIL

NOT TO SCALE



TYPE "D" CURB DETAIL

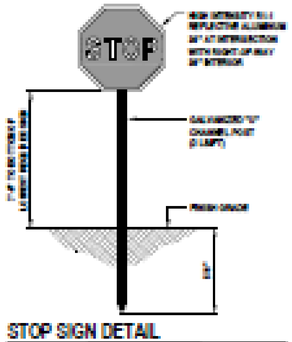
NOT TO SCALE



NOTE: SEAMLESS NOT REQUIRED IF MONOLITHIC POUR

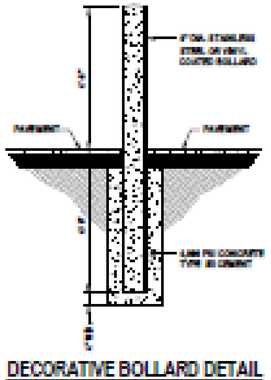
CONCRETE CURB AND GUTTER DOWELED JOINT DETAIL

NOT TO SCALE



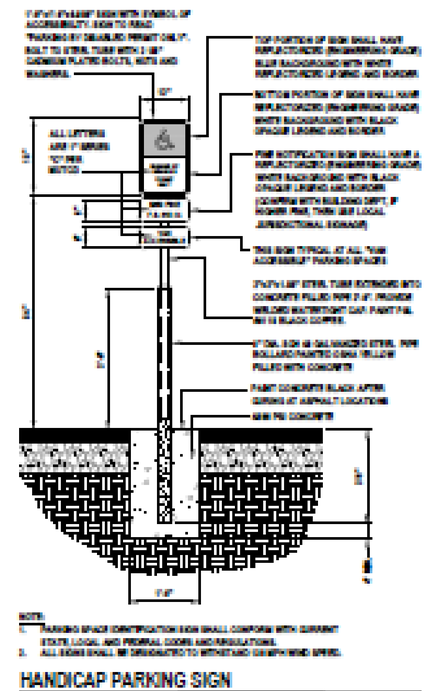
STOP SIGN DETAIL

NOT TO SCALE



DECORATIVE BOLLARD DETAIL

NOT TO SCALE



NOTE:
1. PARKING SPACE IDENTIFICATION SIGN SHALL CONFORM WITH CURRENT STATE, LOCAL AND FEDERAL CODES AND REGULATIONS.
2. ALL SIGNS SHALL BE DESIGNED TO WITHSTAND 100 MPH WIND SPEED.

HANDICAP PARKING SIGN

NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

NEWKIRK ENGINEERING INC

VyStar Credit Union

MISCELLANEOUS DETAILS AND NOTES

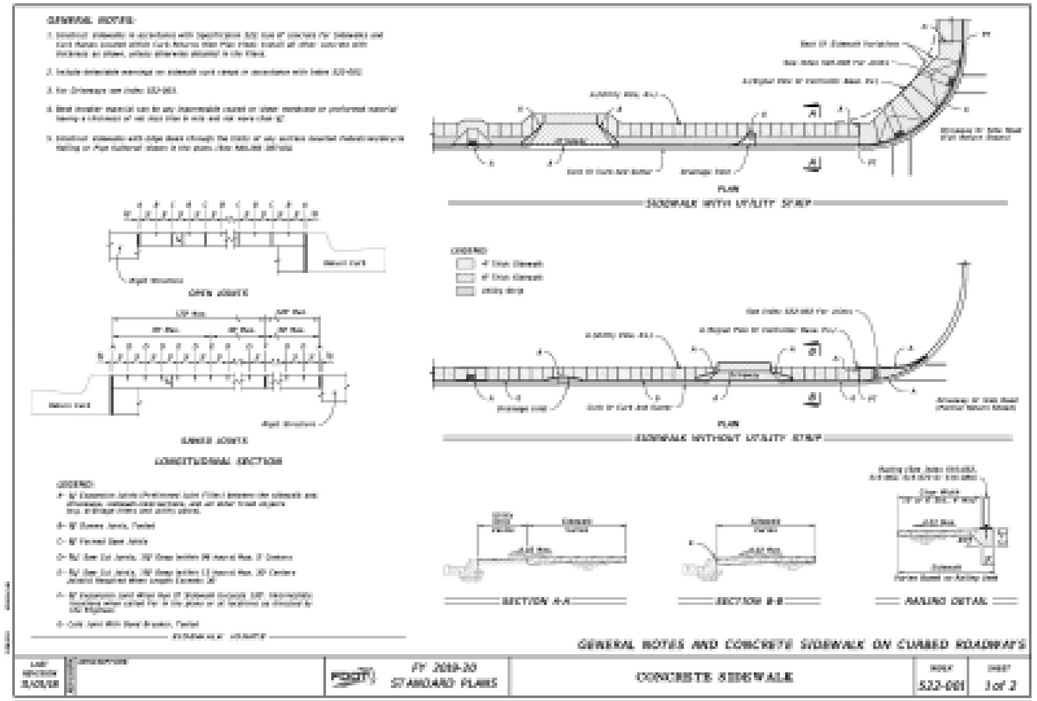
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTERGARDEN, FL 34787

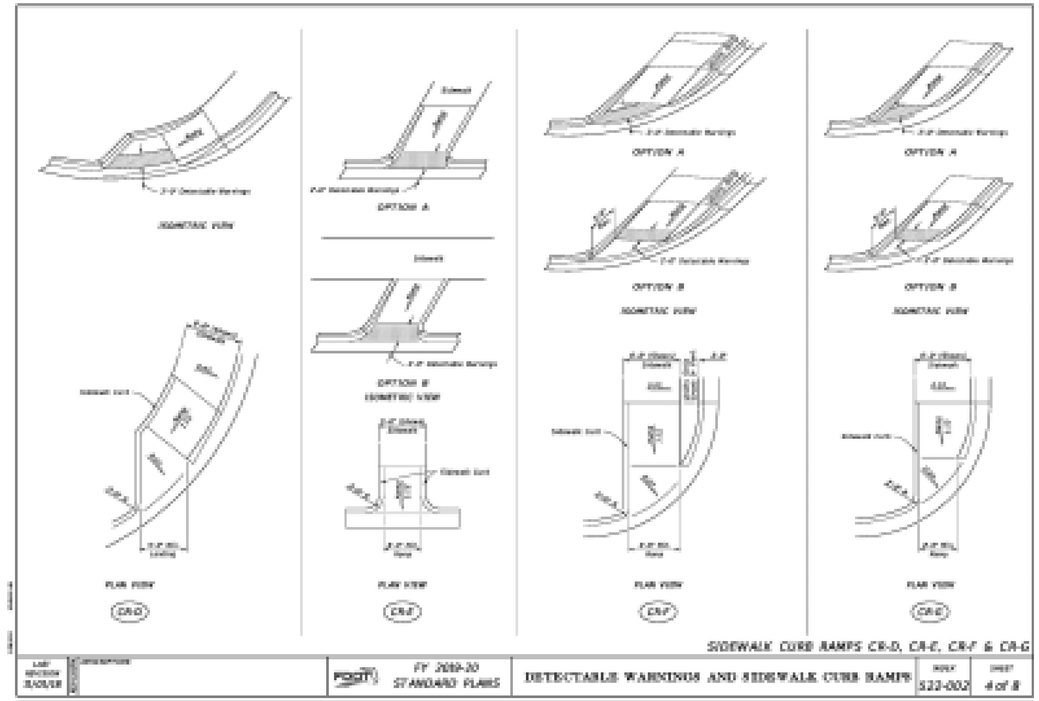
NO. 62971

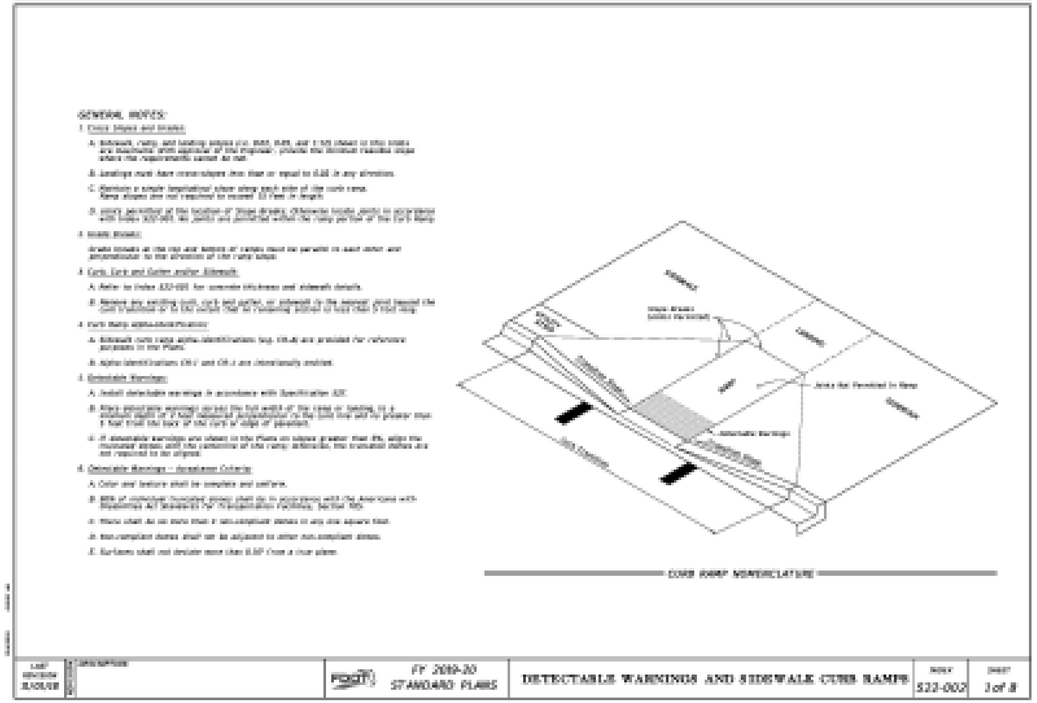
PROJECT No:	2020-45
DATE:	APRIL 2020
DESIGN BY:	HAN
DRAWN BY:	CAB
CHECKED BY:	HAN
SCALE:	AS SHOWN

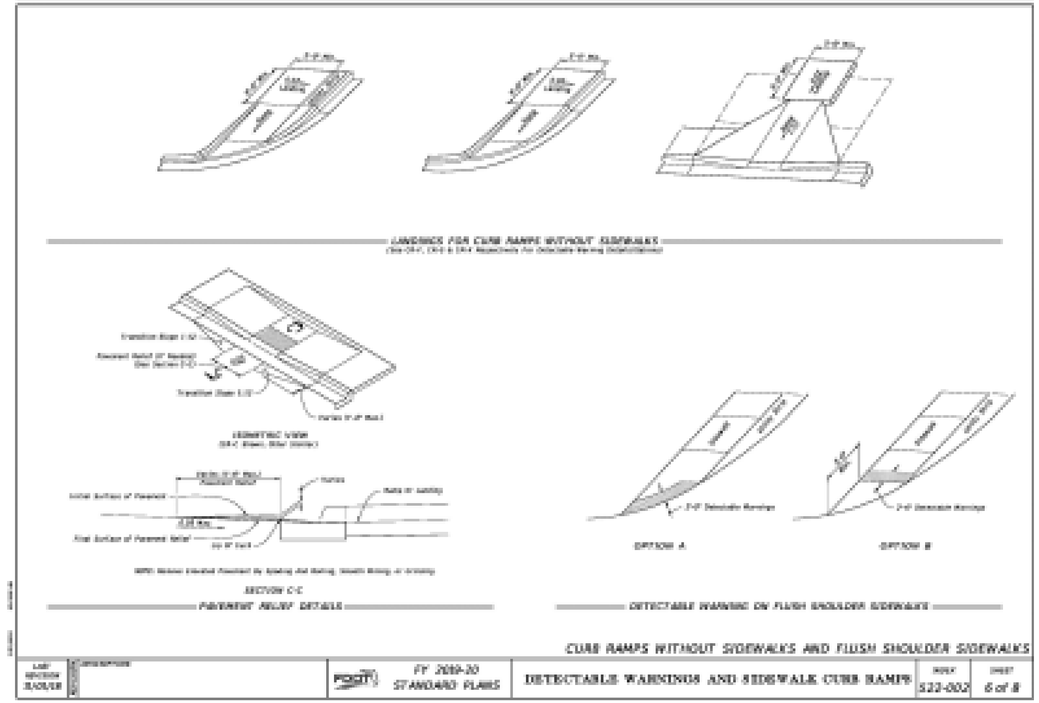
DRAWING NUMBER

13









REVISIONS

DATE	DESCRIPTION

NEWKIRK ENGINEERING

VyStar Credit Union

FDOT DETAILS
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTERGARDEN, FL 34787

NO. 62971

PROJECT No.	2020-45
DATE:	APRIL 2020
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

14

MULTILANE, WORK ON SHOULDER

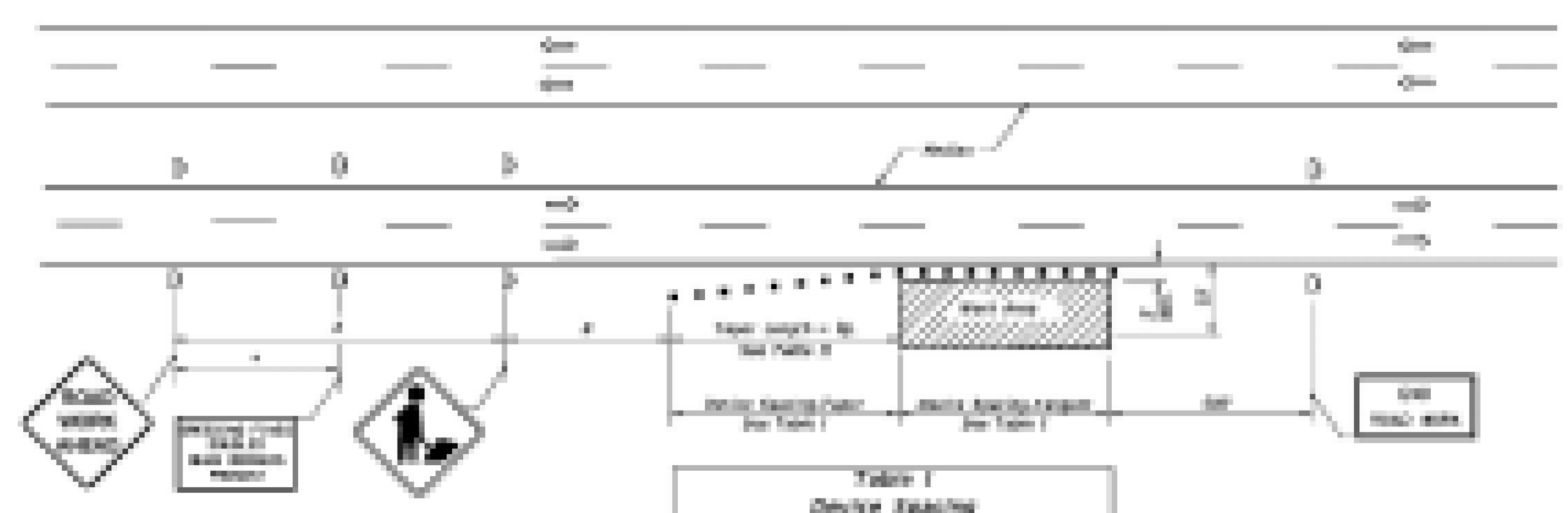


Table 1 — Device Spacing

DISTANCE BETWEEN SIGNS

Table 3 — Taper Length - Shoulder

SYMBOLS

GENERAL NOTES

[illegible]

DURATION NOTES

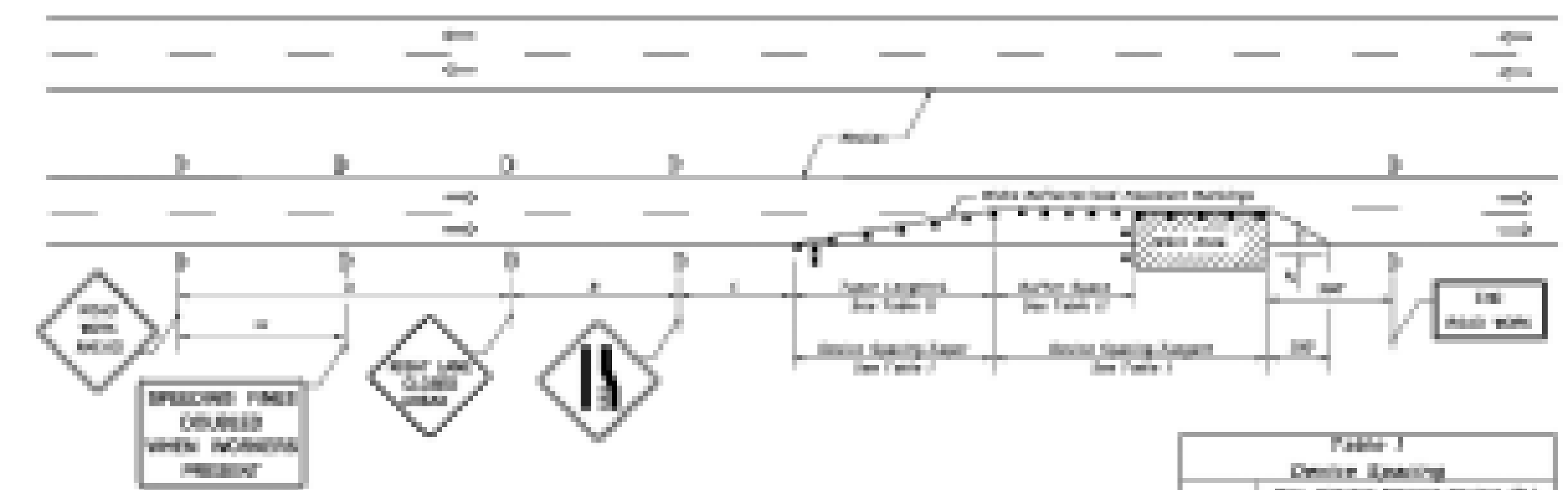
[illegible]

CONDITIONS

[illegible]

LAST REVISION	DESCRIPTION	FDOT	FY 2019-20 STANDARD PLANS	MULTILANE, WORK ON SHOULDER	INDEX 102-612	SHEET 1 of 1

MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE



DISTANCE BETWEEN SIGNS

Table 1 — Device Spacing

Table 2 — Buffer Space and Taper Length

GENERAL NOTES

[illegible]

SYMBOLS

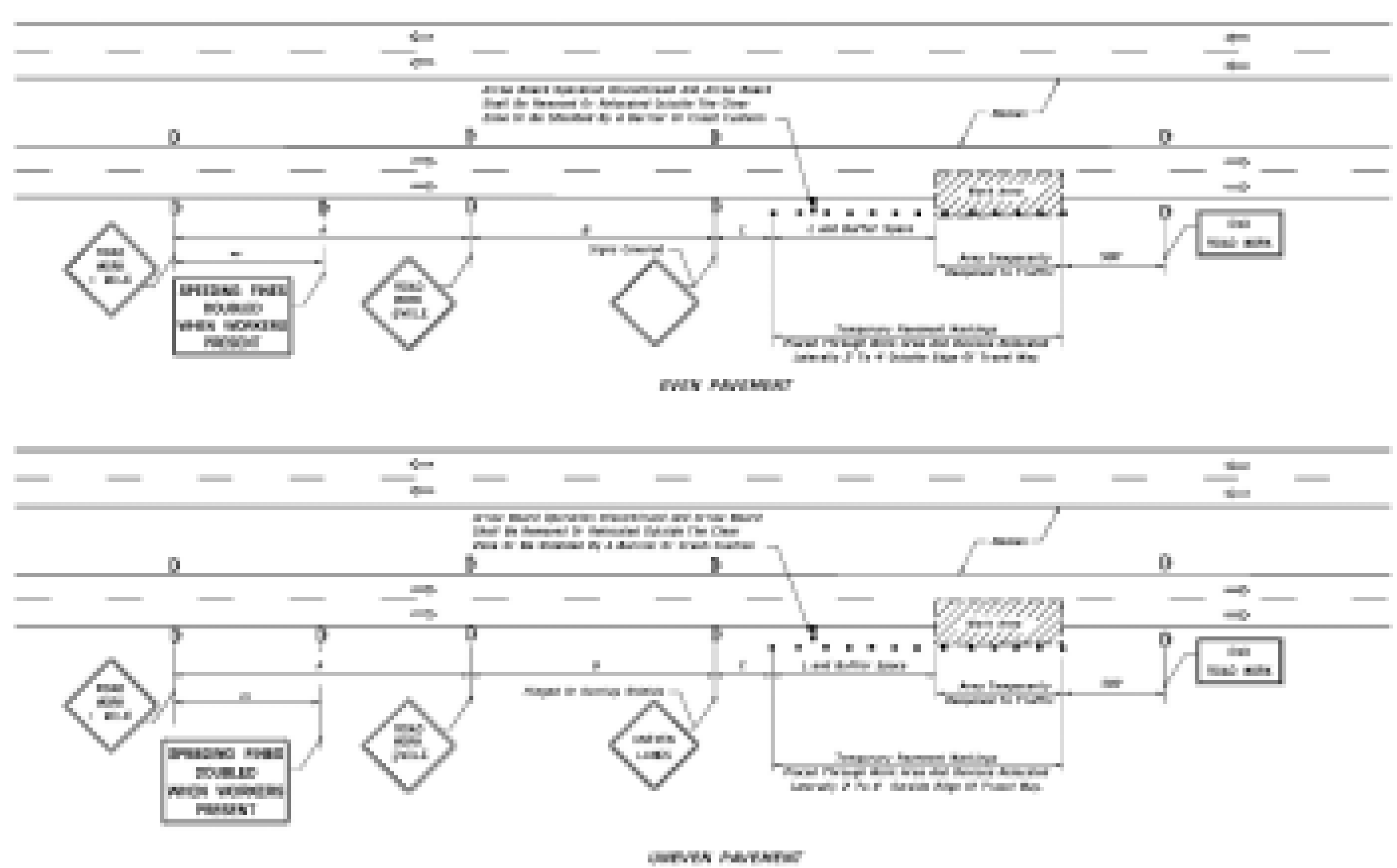
DURATION NOTES

[illegible]

CONDITIONS

[illegible]

LAST REVISION	DESCRIPTION	FDOT	FY 2019-20 STANDARD PLANS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX 102-613	SHEET 1 of 2



INTERMITTENT WORK STOPPAGE - LANE REOPENED TO TRAFFIC

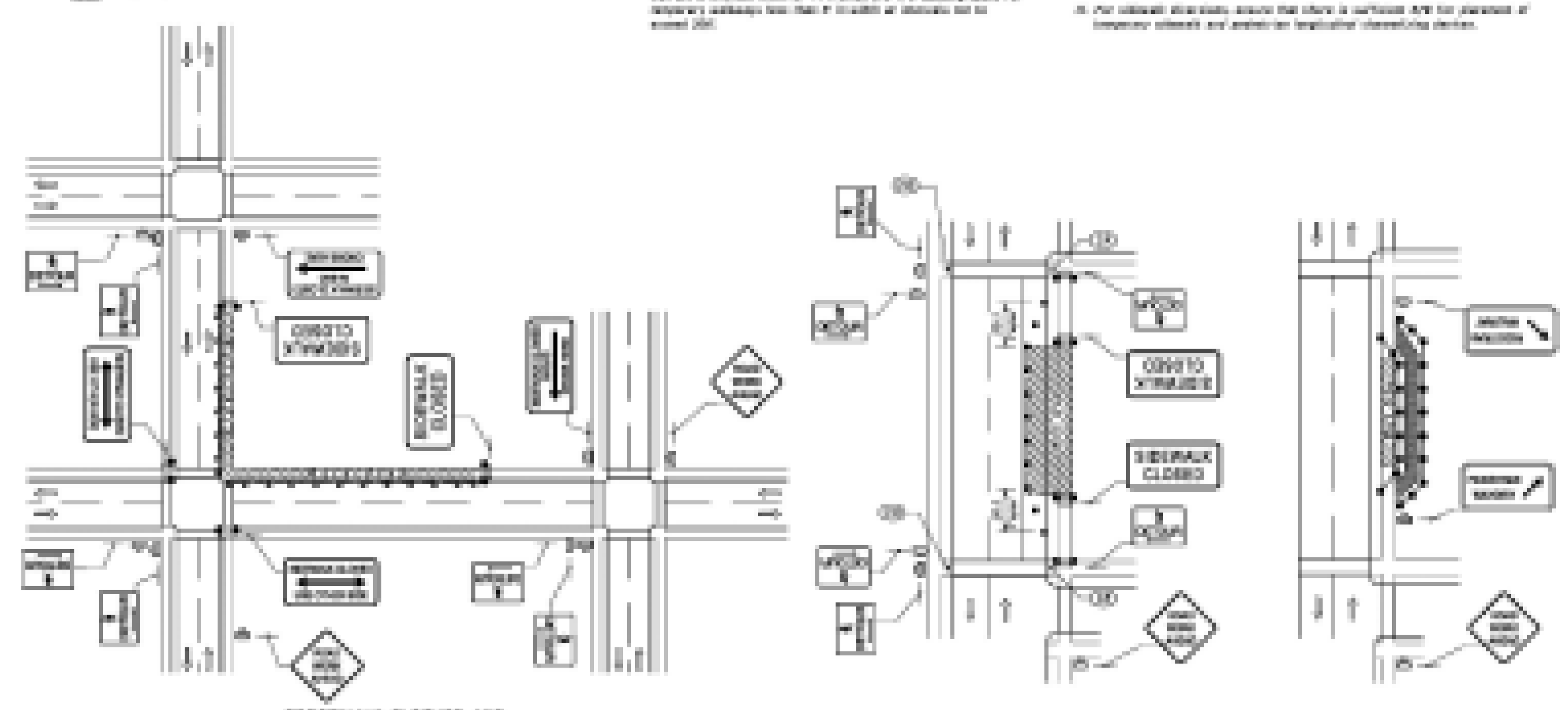
LAST REVISION	DESCRIPTION	FDOT	FY 2019-20 STANDARD PLANS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX 102-613	SHEET 2 of 2

PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS

SYMBOLS

GENERAL NOTES:

[illegible]



CROSSWALK CLOSURE AND PEDESTRIAN DETOUR

SIDEWALK DETOUR

SIDEWALK DIVERSION

LAST REVISION	DESCRIPTION	FDOT	FY 2019-20 STANDARD PLANS	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS	INDEX 102-660	SHEET 1 of 1

REVISIONS

DATE	DESCRIPTION

NEWKIRK ENGINEERING INC

VyStar Credit Union

FDOT MOT DETAILS

VYSTAR CREDIT UNION

14130 W COLONIAL DRIVE

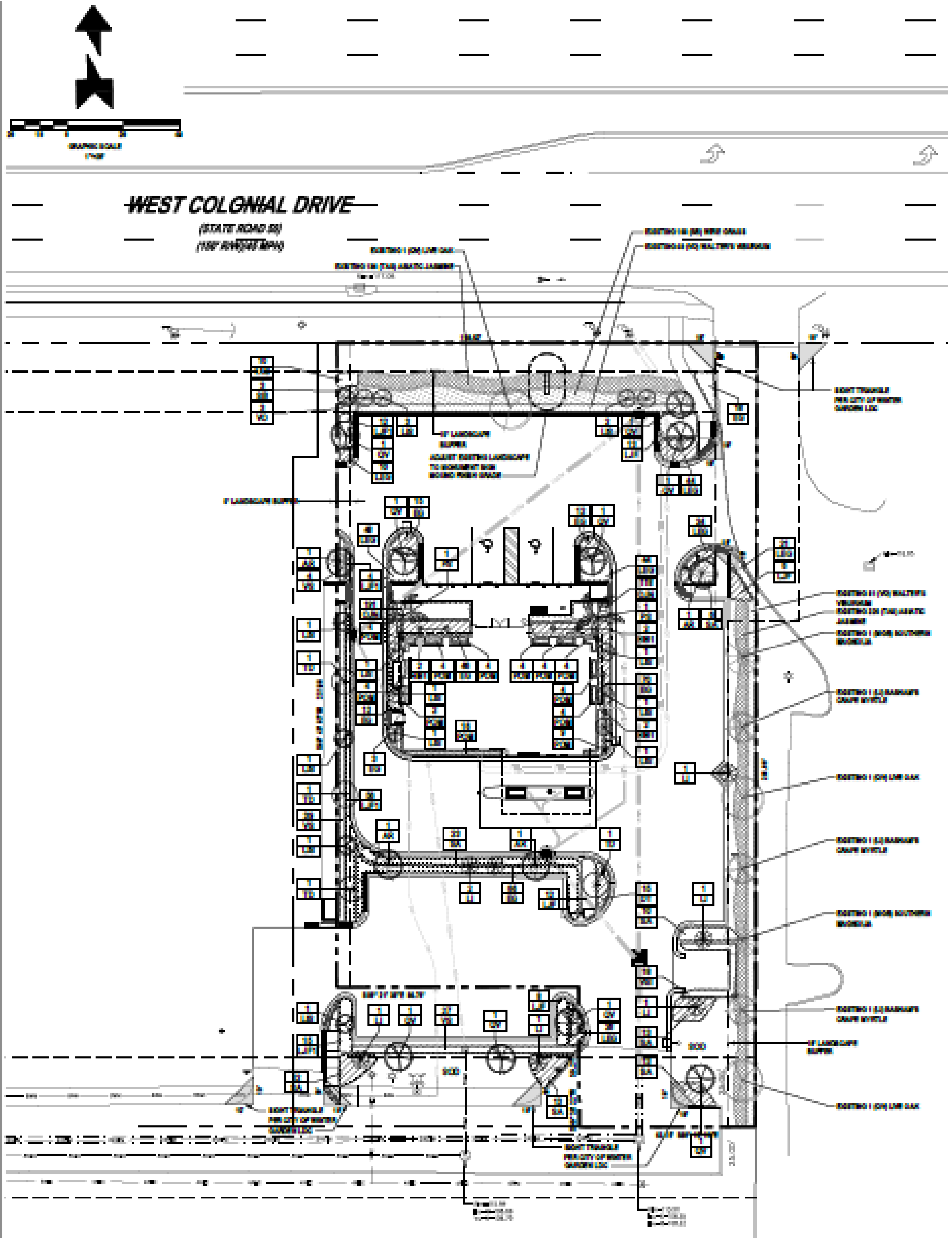
WINTER GARDEN, FL 34787

NO. 62971

PROJECT No.	[illegible]
DATE	APRIL 2020
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

15



SITE PLANT LIST PLAN

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS
CANOPY TREES AND PALMS				
AR	[illegible]	ACER RUBRUM	FLORIDA FLAME	[illegible]
PS	[illegible]	PHOENIX SYLVESTRIS	WILD DATE PALM	[illegible]
QV	[illegible]	QUERCUS VIRGINIANA	LIVE OAK	[illegible]
TD	[illegible]	TAXODIUM DISTICHUM	BALD CYPRESS	[illegible]
SUBTOTAL	[illegible]			
UNDERSTORY TREES				
HRI	[illegible]	HIBISCUS SP.	HIBISCUS TREE STD.	[illegible]
LI	[illegible]	LAGERSTROEMIA INDICA	MULTI TRUNK (SEE PLAN FOR COLOR)	[illegible]
LIS	[illegible]	LAGERSTROEMIA INDICA	CRAPE MYRTLE (SEE PLAN FOR COLOR)	[illegible]
SUBTOTAL	[illegible]			
SHRUBS / POINT PLANTS				
LJP	[illegible]	LIGUSTRUM JAPONICUM	JACK FROST LIGUSTRUM	[illegible]
LJP1	[illegible]	LIGUSTRUM JAPONICUM	JACK FROST LIGUSTRUM	[illegible]
PCM	[illegible]	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	[illegible]
SA	[illegible]	SCHEFFLERA ARBORICOLA	GOLD CAPELLA	[illegible]
VO	[illegible]	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	[illegible]
VS	[illegible]	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	[illegible]
VS1	[illegible]	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	[illegible]
SUBTOTAL	[illegible]			
GROUND COVER (G.C.)				
DT	[illegible]	DIANELLA CAERULEA	BLUEBERRY FLAX LILY	[illegible]
EG	[illegible]	EVOLVULUS GLOMERATUS	BLUE DAZE	[illegible]
LMG	[illegible]	LIRIOPE MUSCARI	[illegible]	[illegible]
OJN	[illegible]	OPHIOPOGON JAPONICUS 'NANA'	DWARF MONDO	[illegible]
SB	[illegible]	SPARTINA BAKERI	[illegible]	[illegible]
TAJ	[illegible]	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	[illegible]
SUBTOTAL	[illegible]			
TOTAL	[illegible]			

NOTE:

BUFFER CALCULATIONS:

SITE REQUIREMENTS:

LEGEND

QUANTITY OF PLANTS

PLANT CODE (SEE SCHEDULE)

ST. AUGUSTINE SOD

LANDSCAPE NOTES:

TREE PRUNING NOTE:

WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
	CITY COMMENTS

NEWKIRK ENGINEERING INC

VyStar Credit Union

LANDSCAPE PLAN

VYSTAR CREDIT UNION

14130 W COLONIAL DRIVE

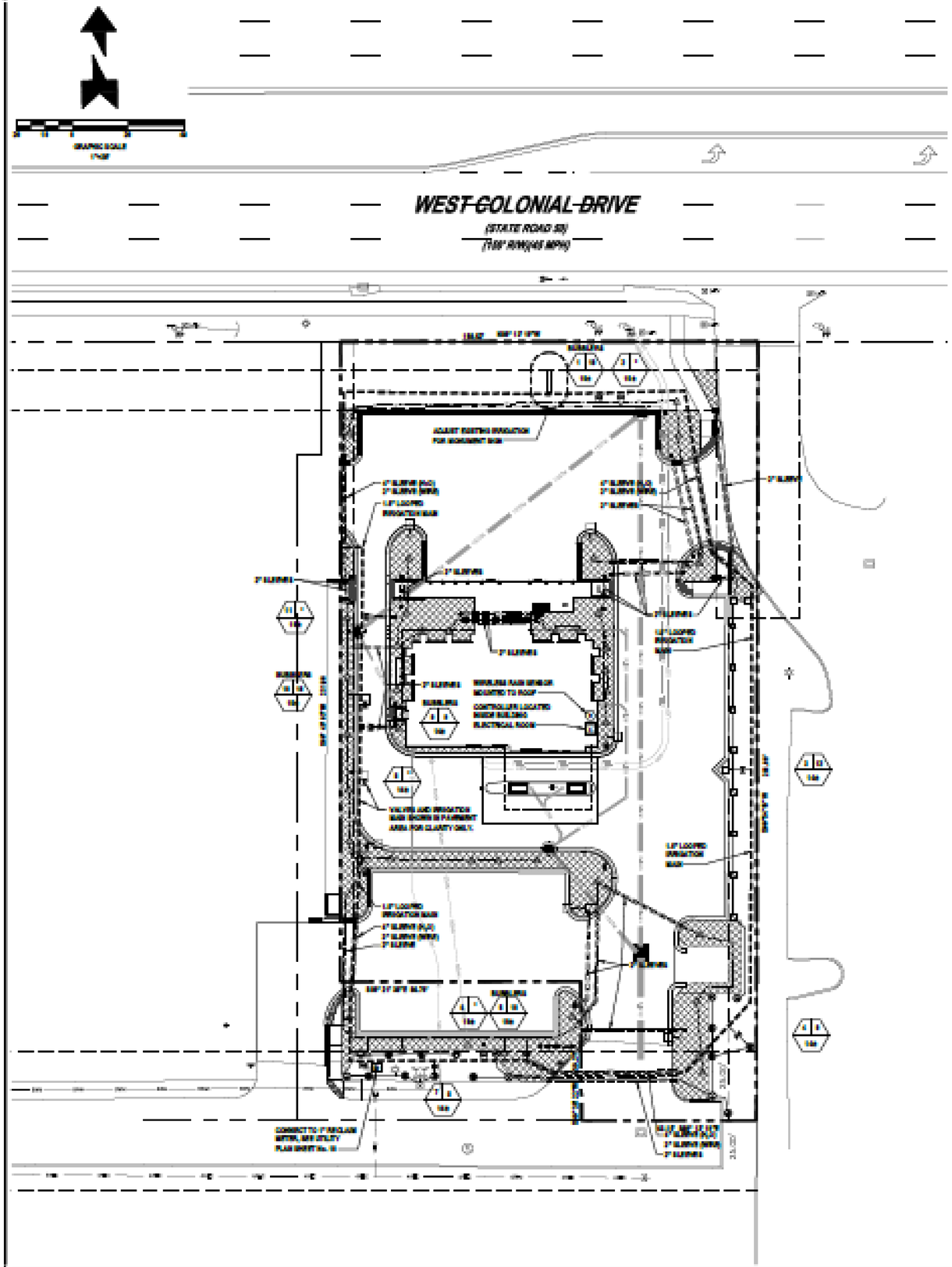
WINTER GARDEN, FL 34787

LA6533

PROJECT No.	[illegible]
DATE:	APRIL 2020
DESIGN BY:	[illegible]
DRAWN BY:	[illegible]
CHECKED BY:	[illegible]
SCALE:	1" = 30'

DRAWING NUMBER

16



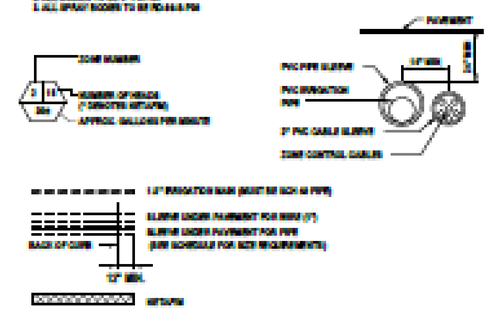
IRRIGATION LEGEND

(USE THE FOLLOWING IRRIGATION EQUIPMENT OR EQUAL)

SYMBOL	DESCRIPTION	FLOW RATE (GPM)
	ADJUSTABLE 15' RADIUS	VARIES
	QUARTER	0.50
	HALF	1.00
	THREE QUARTER	1.70
	FULL	2.70
	TURF SUBMLRR (SP.8)	1.00

SYMBOL	DESCRIPTION	FLOW RATE (GPM)
	10' BUT	0.91
	15' BUT	1.35
	8' BUT	1.75
	10' CUT	1.31

NOTES:
1. ALL HEADS MUST BE PRESSURE COMPENSATION BODIES WITH PRS
2. ALL BODIES TO BE 6" POP-UP
3. ALL SPRAY BODIES TO BE RD-6-6-6 PM



RAIN BIRD RSD-BEE-SM (1-12 STATION OUTDOOR MOUNT (PURCHASE 1 RSD-BEE-SM-I 6 STATION MODULE)

RAIN SENSOR SHUTOFF (ON ROOF)

ZONE CONTROL VALVE (HUNTER DVF) (1" MODEL PRESSURE REDUCING)

1" RECLAIMED WATER METER

PIPE SIZING INFORMATION

GALLONS PER MINUTE (GPM)	PIPE SIZE
0-5	1/2"
5.1-11	3/4"
11.1-18	1"
18.1-26	1 1/4"
26.1-40	1 1/2"
40.1-60	2"

PIPE SLEEVE SCHEDULE

PIPE SIZE	SLEEVE SIZE
3/4"	2"
1" THRU 2"	4"
2 1/2" AND 3/4"	2"

NOTE:
AT THE DISCRETION OF THE IRRIGATION CONTRACTOR, THE DIAMETER OF THE SLEEVE PIPE MAY BE REDUCED.

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ITS COMMENCEMENT OF THE IRRIGATION WORK.
2. *CHECK PRESSURE AND GPM OF WATER SUPPLY BEFORE BEGINNING JOB AND REPORT FINDING TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL MAKE ANY ADJUSTMENT NECESSARY TO MAKE SYSTEM WORK AT ITS BEST.*
3. THE PLAN IS DIAGRAMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
4. QUANTITIES FOR IRRIGATION MATERIALS ARE NOT GIVEN. THE CONTRACTOR SHALL DETERMINE THIS FROM THE PLAN.
5. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH.
6. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 24" BELOW FINISHED PARING GRADES.
7. ALL SLEEVES WHERE PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
8. ALL PIPE SHALL BE INSTALLED A MINIMUM OF 24" BELOW GRADE.
9. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCROACH INTO THE DRIP LINE AREA OF TREES.
10. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
11. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
12. ALL PIPE EXPOSED ABOVE GRADE AND TO WIRE SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OF THE NEXT SIZE.
13. ALL IRRIGATION EQUIPMENT (PUMP, CONTROLLER, ETC.) SHALL BE PLACED WITHIN FENCED ENCLOSURE.
14. ALL VALVES SHALL BE INSTALLED IN METER TYPE BOXES EQUAL TO AMETEK POLYGON.
15. PROVIDE A 6" GRAVEL SUMP AT THE BOTTOM OF ALL METER BOXES AND INSTALL 3/4" TO 1" DIAMETER GRAVEL AT THE BOTTOM OF THE VALVE PIT.
16. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
17. ALL PIPE 3/4" TO 2 1/2" IN SIZE SHALL BE PRESSURE RATED 160 PVC (EXCEPT MAIN).
18. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
19. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS. RISERS SHALL BE PAINTED GREEN OR BLACK.
20. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR).

GENERAL NOTES:

1. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CITY AND COUNTY WATER USE ORDINANCE REQUIREMENTS. THE IRRIGATION CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DEVIATIONS TO THE DRAWING.
2. IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY AND ARE INTENDED TO SHOW DISTRIBUTION ZONES ONLY. ALL VALVES SHALL BE LOCATED WITHIN PLANTING AREAS (NOT WITHIN PAVEMENT). LINES LOCATED UNDER PAVEMENT SHALL BE KEPT TO A MINIMUM AND ALL PIPING UNDER PAVED AREAS SHALL BE SLEEVED.
3. WHEN INSTALLING IRRIGATION PIPING IN ISLAND AND OTHER NARROW PLANTING AREAS RUN PIPING CLOSE TO CURB AND NOT DOWN THE MIDDLE OF THE PLANTING AREA. (BEFORE DOING IRRIGATION GET A COPY OF THE LANDSCAPE PLAN AND KEEP IRRIGATION LINES OUT OF PLANTING AREAS WHERE POSSIBLE.)
4. NO SIGNIFICANT IRRIGATION OVERTHROW SHALL BE ALLOWED INTO IMPERVIOUS SURFACES.
5. 20% OF IRRIGATION IS LOW VOLUME.
6. IRRIGATION HEADS CAN BE INSTALLED NO CLOSER THAN 12" FROM BUILDING FOUNDATION.

CITY OF WINTER GARDEN NOTES:

1. ALL IRRIGATION ON THE SITE SHALL BE DESIGNED TO BE SUPPLIED BY RECLAIMED WATER. IRRIGATION CONNECTION SHALL BE TO THE RECLAIM STUBOUT CONSTRUCTED WITH THE WATER INFRASTRUCTURE SHOWN (THAT IS SERVED BY A JUMPER TO POTABLE WATER UNTIL RECLAIMED IS AVAILABLE). IRRIGATION LINES SHALL BE PURPLE IN COLOR.

One Nation. One Number... 811 Know what's below. Call before you dig.

WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
9-4-20	CITY COMMENTS

NEWKIRK ENGINEERING INC

VyStar Credit Union

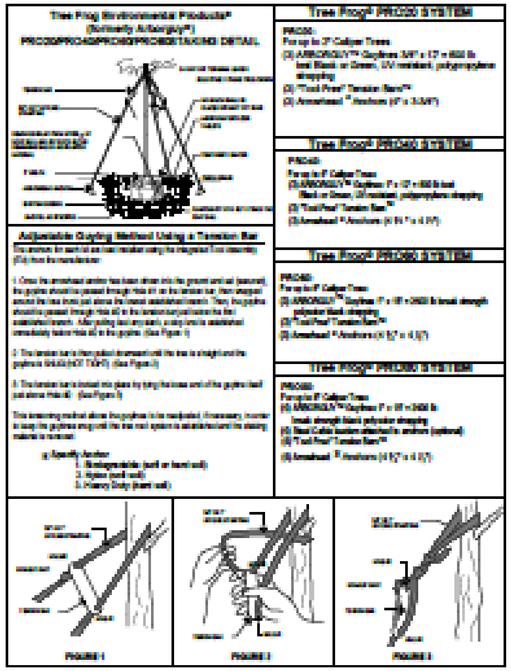
IRRIGATION PLAN
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTER GARDEN, FL 34787

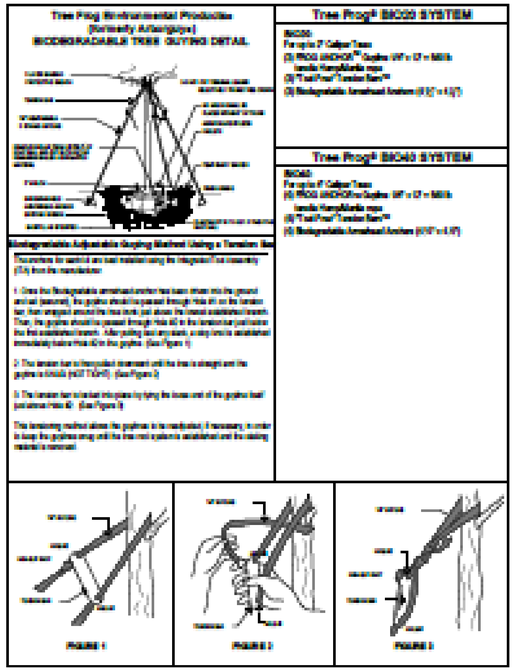
LA333 STATE OF FLORIDA
RICHARD L. PEORE, L.A. # LA333

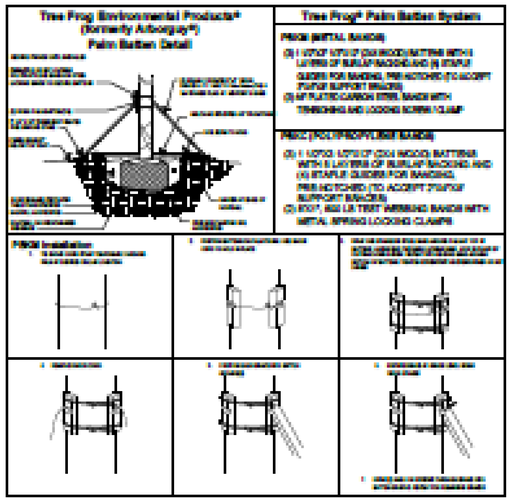
PROJECT No:	2020-43
DATE:	APRIL 2020
DESIGN BY:	RLP
DRAWN BY:	GAB
CHECKED BY:	HHM
SCALE:	1" = 30'

DRAWING NUMBER:

17



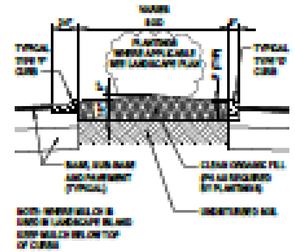




TREE ANCHORING DETAILS

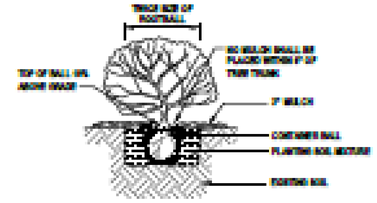
PROVIDED BY MANUFACTURER

NOT TO SCALE



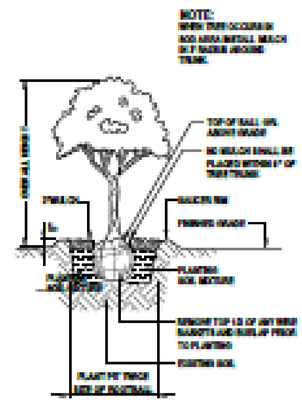
ISLAND PLANTING DETAIL

NOT TO SCALE



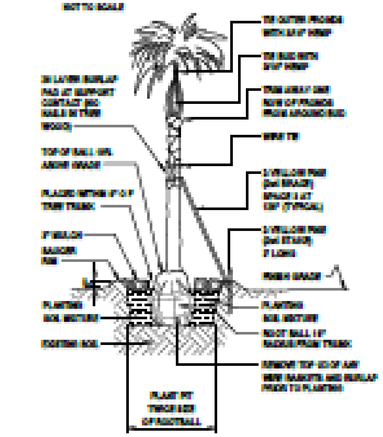
SHRUB PLANTING DETAIL

NOT TO SCALE



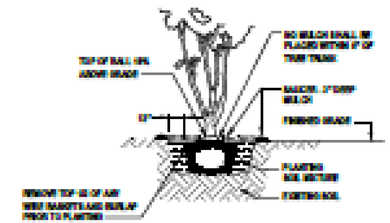
TREE PLANTING DETAIL

NOT TO SCALE



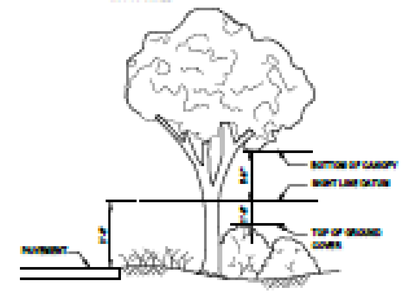
PALM TREE PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK PLANTING DETAIL

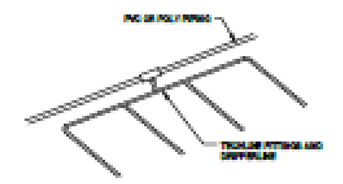
NOT TO SCALE



THE INTENT OF THE STANDARD IS TO PROVIDE A WINDOW WITH VERTICAL LIMITS OF NOT LESS THAN 6' ABOVE AND 3'-6" BELOW THE SIGHT LINE (REFER TO FDOT STANDARD INDEX No. 546)

FDOT LANDSCAPE SIGHT LINE WINDOW

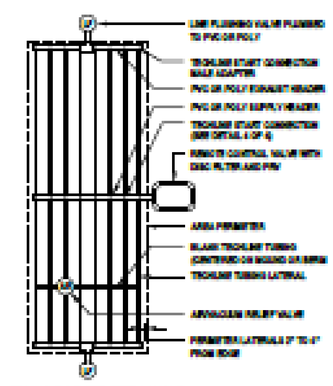
NOT TO SCALE



CREATING SUB-HEADERS TO REDUCE GLUE/saddle JOINTS

JOINING TECHLINE TUBING

BRANCHING OUT TECHLINE TUBING



TECHLINE CENTER FEED LAYOUT

NETAFIM DETAIL

NOT TO SCALE

CENTER FEED LAYOUTS:

- WHERE LAYOUT FLEXIBILITY EXISTS, IT IS RECOMMENDED THAT CENTER FEED LAYOUTS BE USED. THIS ALLOWS FOR THE MOST EVEN FLOW OF WATER THROUGH OUT THE ZONE.
- CENTER FEED LAYOUTS ALSO ALLOW YOU TO MAXIMIZE THE LENGTHS OF TECHLINE THAT CAN BE RUN.

OTHER PIPING LAYOUTS:

- WHEN BRANCHING OUT, OR JOINING TECHLINE, ONE OF TWO RULES APPLY. RULE 1 - WHEN BRANCHING OUT TECHLINE FROM THE SUPPLY HEADER, TOTAL ALL "BRANCHING OUT" DRIPPERLINE AND CHECK THE SUM AGAINST THE MAXIMUM LATERAL LENGTH IN TABLE 2. RULE 2 - WHEN JOINING DRIPPERLINE LATERALS FROM THE SUPPLY HEADER, CHECK ONLY THE LONGEST LATERAL AGAINST THE MAXIMUM ALLOWABLE IN TABLE 3.
- TO REDUCE THE NUMBER OF GLUE JOINTS, SADDLES OR INSERT FITTINGS IN A HEADER, TRANSITION TO TECHLINE AND TECHLINE FITTINGS TO MAKE UP SUB-HEADERS, MAKING SURE TO FOLLOW THE GUIDELINE OF A MAXIMUM OF 6.0 GPM IN THE "SUB HEADER" ZONE.

ZONE WATER REQUIREMENTS:

ONCE YOU HAVE LAID OUT THE TECHLINE, YOU NEED TO IDENTIFY HOW MANY DRIPPERS THERE ARE, AND THEIR TOTAL OUTPUT. THIS WILL HELP YOU DETERMINE MANIFOLD, SUBMAIN AND SUPPLY HEADER SIZING, VALVE, FILTER, AND REGULATOR SELECTION.

TABLE 3: MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

EMITTER SPACING		12"				18"				24"	
EMITTER FLOW (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.4	0.9
MAXIMUM PRESSURE	15 psi	342	326	299	254	421	403	369	317	428	363
	20 psi	396	380	347	297	493	472	432	370	501	424
	30 psi	473	453	414	355	589	564	516	442	598	506
	40 psi	540	516	472	404	672	643	588	503	681	577

REVISIONS	
DATE	DESCRIPTION

NEWYORK ENGINEERING INC

VyStar Credit Union

LANDSCAPE AND IRRIGATION DETAILS

VYSTAR CREDIT UNION

14130 W COLONIAL DRIVE

WINTER GARDEN, FL 34787

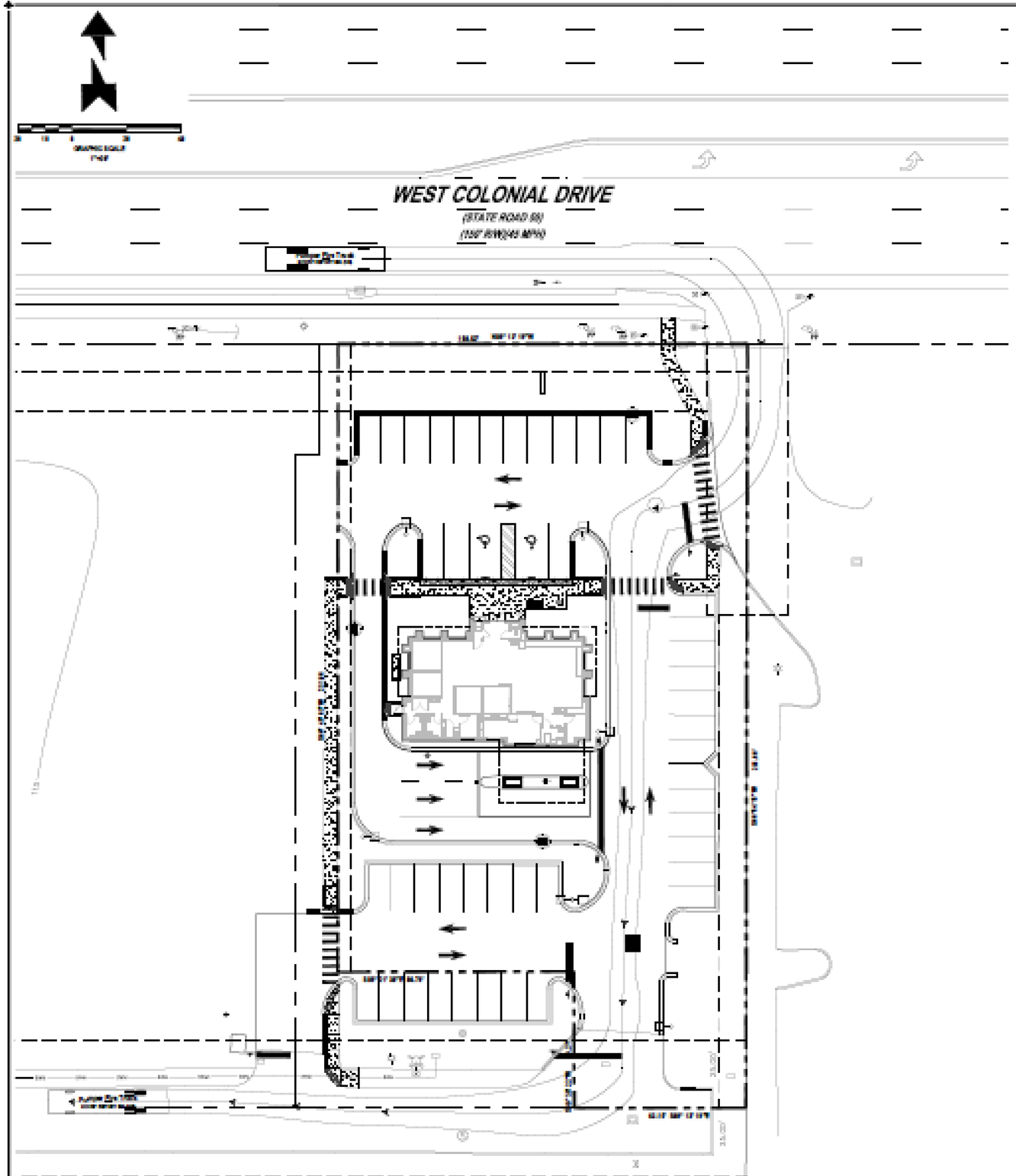
LA533 STATE OF FLORIDA

RICHARD L. PORR, LA, # LA533

PROJECT No:	2020-03
DATE:	APRIL 2020
DESIGN BY:	RLP
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

18



REVISIONS

DATE	DESCRIPTION

NEWKIRK

VyStar Credit Union

AUTO TURN PLAN
VYSTAR CREDIT UNION
14130 W COLONIAL DRIVE
WINTERGARDEN, FL 34787

NO. 62971

PROJECT No.	
DATE:	APRIL 2020
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER:

19

FRONT ELEVATION

REAR ELEVATION

RS&H

VYSTAR CREDIT UNION

BUILDING ELEVATIONS

09/14/2020

VyStar Credit Union

RS&H

VYSTAR CREDIT UNION

BUILDING ELEVATIONS

09/14/2020

VyStar Credit Union

VyStar
Credit Union

CITY OF WINTER GARDEN

Development Review Committee

300 West Plant Street - Winter Garden, Florida 34787-3011
(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 1, 2020
SUBJECT: VYSTAR CREDIT UNION - 14130 W COLONIAL DRIVE – WEST MARKET LOT 4 SITE PLAN APPROVAL

We recommend approval subject to the following conditions and comments.

ENGINEERING COMMENTS

Underlined comments, including submission of pre-plat application, shall be addressed prior to final plan stamping & pre-con):

1. General Requirements:
   a. All gravity sanitary pipe and fittings shall be PVC SDR 26. No D.I.P. will be allowed in any portion of the sanitary sewer system
   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.
2. Site Boundary:
   a. As discussed at DRC and per the Applicant's response, a replat of West Market is proposed, based on the modified lot lines shown. Prior to site plan approval, a plat application shall be submitted in accordance with City Code.
   b. The final plat shall be approved and recorded prior to issuance of the certificate of occupancy for the building/site.
3. HDPE pipe is being specified for the roof drains; 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).
4. Public Services Solid Waste Division shall approve dumpster location/alignment. All dumpsters shall be enclosed and shall provide **12'** minimum inside clearance (each way inside of bollards and gate hardware). The trash enclosure detail provided will also be reviewed by the Planning Division.
5. All irrigation on the site shall be designed to be supplied by reclaimed water; irrigation connection shall be to the reuse stubout constructed with the master infrastructure as shown (that is served by a jumper to potable water until reclaimed is available). Irrigation lines shall be purple in color.
6. 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.
7. 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. Two new water services are shown with

a new sanitary lateral(s). Based on the plans showing a 1" potable water meter and a 1" irrigation meter, the impact fees are as follows:

1" Potable water meter	1 ea. @ $2,715.00	=	$2,715.00
Wastewater for 1" meter	1 ea. @ $4,418.00	=	$4,418.00
1" Irrigation Meter	1 ea. @ $2,715.00	=	$2,715.00
	TOTAL	**=**	**$9,848.00**

(does not include connection/installation fee; check with Utility Billing to verify any pre-payments)

8. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
9. On-site lighting and along street frontages will be required pursuant to City Code, meeting dark skies requirements; a photometric plan has been submitted for Planning Department review. Lighting fixtures shall be uniform for the entire shopping center.
10. Landscape or other improvements (walls, signs, etc.) shall not encroach into the required sight distance pursuant to FDOT requirements. The Design Engineer has provided sight triangles on signed & sealed construction drawings.
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. Permits, modifications, or exemptions shall be provided from SJRWMD & FDOT for storm water and FDEP for water, wastewater and NPDES NOI. SJRWMD permit is acknowledged; Applicant's response states that other approvals will be forthcoming.
13. FDOT driveway permit is required. As discussed at the DRC meeting, a letter or e-mail from FDOT will fulfill this requirement that is said to be forthcoming.
14. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.

PLANNING COMMENTS

15. Note: The building may not receive a Certificate of Occupancy (CO) until the property is replatted to reflect the proposed lot lines.
16. Note: Signage will be reviewed in detail when the sign permit package is submitted to the building Department.
    a. The monument sign must be consistent with the PCD Standards (Ordinance 18-09). These requirements have very specific style, height, and copy area maximums that must be adhered to.

BUILDING COMMENTS

17. Note: the dumpster enclosure may be addressed during plan review of separate enclosure permit.

STANDARD GENERAL CONDITIONS

18. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
19. All work shall conform to City of Winter Garden standards and specifications.
20. 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.
21. 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, storm water ponds or on-site utilities.

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

23. 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 storm water 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.

24. 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 <u>all</u> site improvements shall be paid prior to issuance of the building permit.

25. 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 1, 2020 **Meeting Date:** October 8, 2020

Subject: 14580 W Colonial Dr.
Wash & Go - Site Plan Approval
PARCEL ID# 27-22-27-0000-00-118

Issue: The applicant is requesting Site Plan approval for a car wash building with associated site improvements on a property located at 14580 W Colonial Dr.

Discussion:

The subject property is a 1.41 +/- acre parcel that is zoned C-2 (Arterial Commercial District) and is currently developed with a +/- 2,000 sq. ft. convenience store with carwash bays, as well as a canopy structure with gas pumps. The existing building is currently unoccupied and has fallen into a state of disrepair. The applicant intends to redevelop the site with a +/- 4,400 sq. ft. carwash building with office and storage space. The development will also include 25 vacuum stations, some of which will be located under a canopy structure. The project also includes related 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 1, 2020. Development of the property with a car wash building is consistent with the City's Comprehensive Plan & with the property's C-2 zoning requirements.

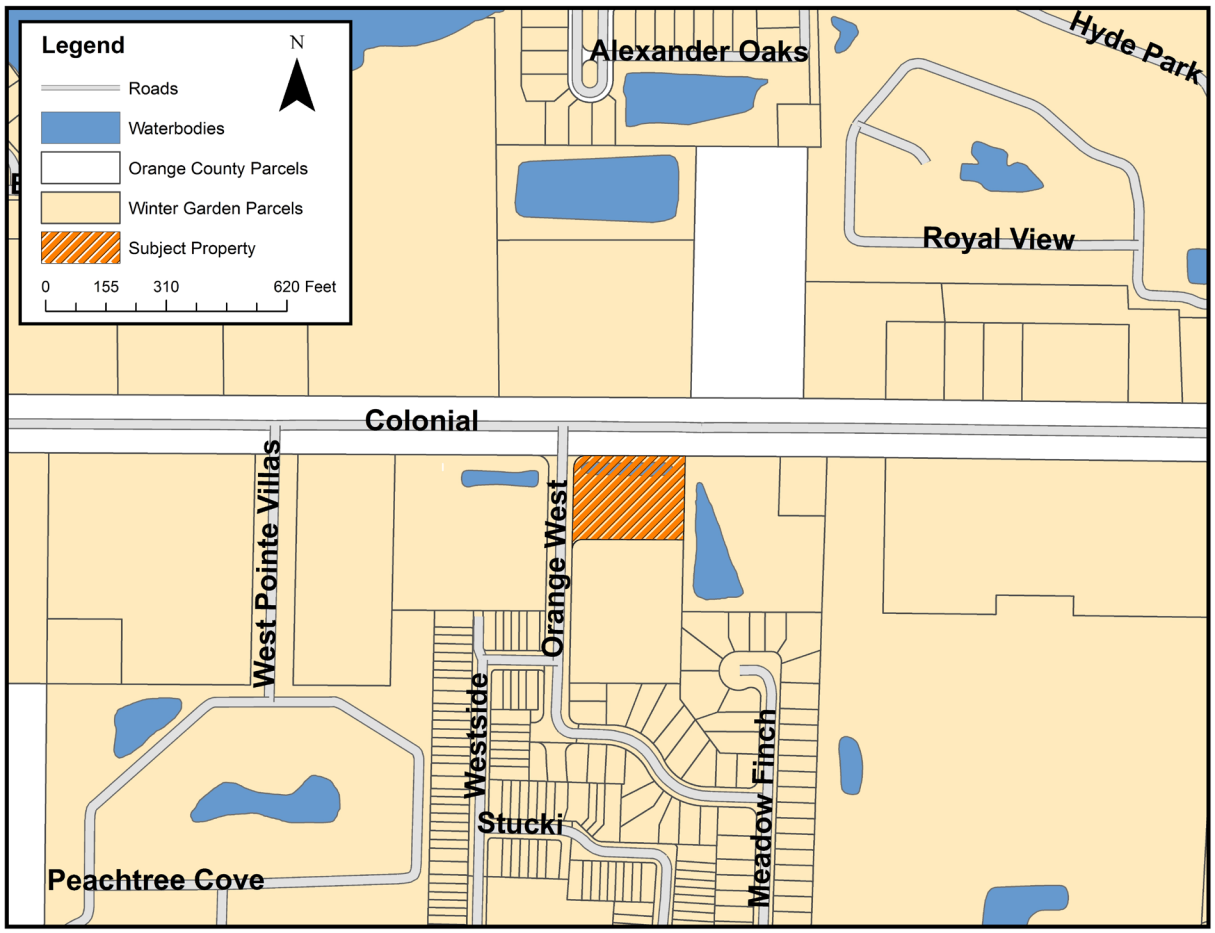
Attachment(s)/References:

Location Map
DRC Staff Report
Site Plan Set
Building Elevations

Location Map

Wash & Go

14580 W Colonial Drive



CONSTRUCTION PLANS

for

WINTER GARDEN CAR WASH

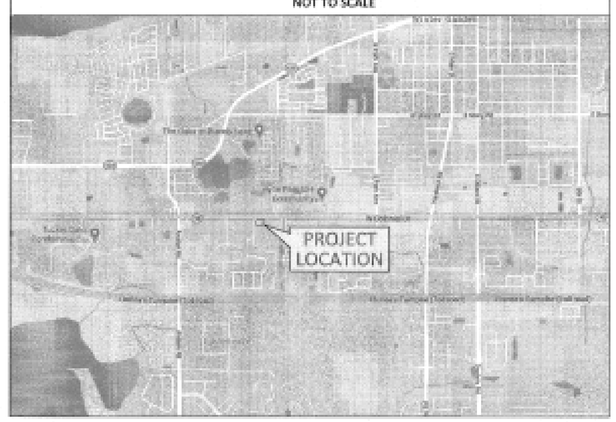
CITY OF WINTER GARDEN, FLORIDA

LEGAL DESCRIPTION:

COMMENCE AT THE NORTH 1/4 COMER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE N 89°50'30" W, 623.22 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE S 00°09'30" W, 75.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 AND THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 89°03'37", SAID POINT ALSO BEING THE NORTHEAST CORNER OF ORANGE WEST BOULEVARD AS DESCRIBED AS PARCEL "A" ON THE CONDOMINIUM PLAT OF ORANGE WEST VILLAGE MOBILE HOME PARK AS RECORDED IN CONDOMINIUM BOOK 12, PAGE 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID ORANGE WEST BOULEVARD THE FOLLOWING TWO COURSES; TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE, 46.63 FEET (SAID ARC SUBTENDED BY A CHORD BEARING S 45°37'42" W, 42.08 FEET), TO A POINT OF TANGENCY; THENCE S 01°05'53" W, 210.16 FEET TO A POINT OF CUSP WITH A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°03'37"; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, 38.86 FEET (SAID ARC SUBTENDED BY A CHORD BEARING N 45°37'42" E, 35.06 FEET), TO A POINT OF TANGENCY; THENCE S 89°50'30" E, 260.97 FEET; THENCE N 01°05'53" E, A DISTANCE OF 215.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°50'3011 W, A DISTANCE OF 256.00 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

NOT TO SCALE



SITE ADDRESS: 14580 W. COLONIAL DR, WINTER GARDEN, FL 34787

WINTER GARDEN WASH & GO
462 VALLEY STREAM DR.
GENEVA, FL 32732
ATTN. PRESTON BOLT

PROJECT SHEET INDEX

C1.0 COVER SHEET AND INDEX OF DRAWINGS
C1.1 GENERAL NOTES
C2.0 EXISTING CONDITIONS, DEMOLITION AND SWPP PLAN
C3.0 SITE PLAN
C4.0 PAVING, GRADING, AND DRAINAGE PLAN
C5.0 UTILITY PLAN
C5.1 UTILITY DETAILS
C6.0 GENERAL DETAILS
C6.1 EQUIPMENT DETAILS
C6.2 LIFT STATION DETAILS

NOTE:
ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

CONSULTANT CONTACTS:

SURVEY
ALLEN & COMPANY, INC
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
JAMES L RICKMAN, P.S.M. 407-654-5355

CIVIL ENGINEERING
DRMP, INC.
941 LAKE BALDWIN LANE
ORLANDO, FL 32814
DONALD BIEGER, P.E. 407-896-0594

ARCHITECT
SOFARELLI & ASSOCIATES ARCHITECTURE
6365 142nd AVENUE NORTH
CLEARWATER, FL 33760
MICHAEL F. SOFARELLI JR. A.I.A 727-530-3535

GEOTECHNICAL
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FL 32811
407-423-0504

DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
941 LAKE BALDWIN LANE, ORLANDO, FL 32814

October, 2019

DRMP PROJECT NO. 19-0580.000

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	DATE	DESCRIPTION	BY

REVISIONS

DESIGNED BY DCB
DRAWN BY SPC
CHECKED BY LAV
APPROVED BY DCB

COVER SHEET AND INDEX OF DRAWINGS

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
Engineers . Surveyors . Planners . Scientists
Certificate of Authorization No. 2648
941 Lake Baldwin Lane • Orlando, Florida 32814
Phone 407.896.0594 | Fax 407.896.4836 www.drmp.com

DRMP, Inc.

Donald J. Bieger Jr., P.E.
State of Florida # 60857

PROJECT NO.: 19-0580.000
SCALE: NONE
DATE: DECEMBER, 2019
DRAWING: C1.0

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF WINTER GARDEN
- ORANGE COUNTY
- FDOT
- FDEP
- SJRWMD

2. THIS DESIGN HAS BEEN BASED UPON GROUND-RUN TOPOGRAPHIC SURVEYS BY ALLEN & COMPANY, INC. GEOTECHNICAL EVALUATION HAS BEEN PERFORMED BY UNIVERSAL ENGINEERING. DRMP, INC. MAKES NO ASSURANCES REGARDING THE ACCURACY OF EITHER SUCH EVALUATION.

3.

4. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

5. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

6.

7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

9. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

10. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY UNDERGROUND UTILITIES, NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 72 HOURS PRIOR TO START OF WORK.

11. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE ENGINEER FOR APPROVAL.

12. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE OWNER OR OWNER'S AGENT.

13. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

14. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS OR USE. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

16. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY MANUFACTURER.

17. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

18. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

17.1 THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17.2 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

17.3 ALL DAMAGE OR LOSS TO ANY PROPERTY REFERRED TO IN CLAUSES 17.1(B) AND 17.1(C) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

17.4 UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.

17.5 THE CONTRACTOR SHALL NOT LOAD OR PERMIT ANY PART OF THE WORK TO BE LOADED SO AS TO ENDANGER ITS SAFETY. NO LOAD SHALL BE PLACED ON A ROOF WITHOUT THE APPROVAL OF THE OWNER OR ENGINEER.

17.6 THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

17.7 PERMANENT OPENINGS USED AS THOROUGHFARES FOR THE INTRODUCTION OF WORK AND MATERIALS TO THE STRUCTURE SHALL HAVE HEADS, JAMBS AND SILLS WELL BLOCKED AND BOARDED BY THE CONTRACTOR. OWNER RETAINS THE AUTHORITY, BUT ASSUMES NO DUTY, TO ESTABLISH STANDARDS OF PROTECTION, AND TO REVIEW THE EFFICIENCY OF PROTECTIVE MEASURES TAKEN BY THE CONTRACTOR.

17.8 ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

18.1 THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

18.2 THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

19. ALL WORK PERFORMED UNDER THE CONTRACT, AND ALL EQUIPMENT, APPLIANCES, TOOLS AND LIKE ITEMS USED IN THE WORK SHALL CONFORM TO APPLICABLE SAFETY CODES AND REGULATIONS OF ANY PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT INTERPRETATION OR REGULATION SHALL GOVERN.

20. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT AN EROSION CONTROL PLAN TO MINIMIZE EROSION AND INSURE FUNCTIONING OF STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION.

21.1 CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL HAZARDOUS MATERIALS (AS DEFINED PARAGRAPH 21.8) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

21.2 CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

21.3 CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF PARAGRAPH 21.7.

21.4 CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THIS ARTICLE 21.

21.5 SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THIS PARAGRAPH, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

21.6 IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER IN WRITING.

21.7 IF CONTRACTOR OR ITS SUBCONTRACTORS DO NOT COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH, OWNER MAY, BUT IS NOT OBLIGATED TO, GIVE WRITTEN NOTICE OF VIOLATION TO CONTRACTOR. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS FAIL TO COMPLY WITH THE REQUIREMENTS OF THE PARAGRAPH WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME OWNER ISSUES SUCH WRITTEN NOTICE OF NONCOMPLIANCE OR WITHIN THE TIME OF AN ABATEMENT PERIOD SPECIFIED BY ANY GOVERNMENTAL AGENCY, WHICHEVER PERIOD IS SHORTER, CONTRACTOR SHALL BE IN MATERIAL DEFAULT OF THIS CONTRACT.

21.8 "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

22. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

23. THE STORMWATER SYSTEM SHALL BE PRIVATE AND PRIVATELY MAINTAINED.

24. LIFT STATION SHALL BE PRIVATE AND PRIVATELY MAINTAINED.

25. TRAFFIC MARKINGS:

A. ALL DRIVEWAYS EXITING ONTO ANY PUBLIC OR PRIVATE STREET MUST HAVE A TRAFFIC CONTROL DEVICE (30" STOP SIGN) MOUNTED 7' ABOVE THE PEDESTRIAN VEHICLE TRAVEL WAY (MEASURE FROM BOTTOM OF SIGN) AND THROUGHOUT THE SITE AS NECESSARY FOR SAFETY.

B. ALL SIGN INSTALLATIONS SHALL COMPLY WITH SIZE, LOCATION AND HEIGHT (7') AS OUTLINED IN THE "MUTCD".

C. PAVEMENT MARKINGS - PARKING LOT PAVEMENT MARKINGS SHALL BE WHITE (STOP BARS, LINES DESIGNATION HANDICAPPED PARKING SPACES, AND HANDICAPPED PARKING SYMBOLS).

D. ALL HANDICAPPED PARKING SPACES MUST BE LEGALLY SIGNED WITH ONE REGULATION HANDICAP SIGN AND ONE BLUE PAVEMENT MARKING SYMBOL PER SPACE.

E. A 24" STOP BAR SHALL BE PROVIDED AT ALL POINTS OF EGRESS IN CONFORMANCE WITH FDOT #17346, DRAWING #5 OF 8.

26. SURVEY DATA USED AND CONDITIONS ASSUMED TO BE PRESENT IN PREPARATION OF THESE PLANS WAS PROVIDED BY LAW & ASSOCIATES SURVEYING DEPARTMENT.

27. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL VERTICAL AND HORIZONTAL CONTROL POINTS PRIOR TO CONSTRUCTION. IN ANY DISCREPANCIES SHOULD BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SURVEYOR OF THE CONDITION IN WRITING PRIOR TO COMMENCING HIS CONSTRUCTION ACTIVITIES.

28. THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITIES TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.

CITY OF WINTER GARDEN STANDARD GENERAL CONDITIONS AND REQUIREMENTS:

1. ALL CONSTRUCTION SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS, SPECIFICATIONS AND ORDINANCES.

2. 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.

3. 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.

4. 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.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.

6. APPROVAL BY THE CITY COMMISSION (SITE PLAN) WILL BE REQUIRED PRIOR TO ISSUANCE OF SITE OR BUILDING PERMIT(S).

7. 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.

8. ADDITIONAL CITY OF WINTER GARDEN REQUIREMENTS:

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.
D. ALL STORM (>12") AND SANITARY LINES (>6") SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
E. ALL ON-SITE STORMWATER AND UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
F. EXISTING SIDEWALKS WILL BE CHECKED AT COMPLETION AND ANY DAMAGED SECTIONS SHALL BE REPLACED

FDOT STANDARD GENERAL CONDITIONS AND REQUIREMENTS:

1. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2020-21 FDOT STANDARD PLANS, 2020 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND 2017 UTILITY ACCOMMODATION MANUAL. *(PER THE CONSTRUCTION PLANS NO WORK IS TO BE DONE WITHIN THE FDOT RIGHT OF WAY. ALL CONSTRUCTION IS CONFINED TO THE PRIVATE PROPERTY)*

2. NOTIFY ORLANDO OPERATIONS TWO BUSINESS DAYS TO START NOTICE CONTACT PHONE NUMBER 321-319-8100.

3. ALL SIDEWALK AND HANDICAP RAMPS MUST BE ADA COMPLIANT *(PER THE CONSTRUCTION PLANS NO WORK IS TO BE DONE WITHIN THE FDOT RIGHT OF WAY. ALL CONSTRUCTION IS CONFINED TO THE PRIVATE PROPERTY* CONTRACTOR SHALL NOT DO ANY WORK TO THE SIDEWALK OR HANDICAP RAMPS IN THE FDOT RIGHT OF WAY)

4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT

5. ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI OR GREATER

NO.	DATE	REVISIONS / DESCRIPTION	BY
1	09-17-2020	REVISED PER CITY OF WINTER GARDEN DRC COMMENTS	JDK
2	10-01-2020	FDOT NOTES ADDED	JDK

DESIGNED BY: DCR
DRAWN BY: JDK
CHECKED BY: LAY
APPROVED BY: DCR

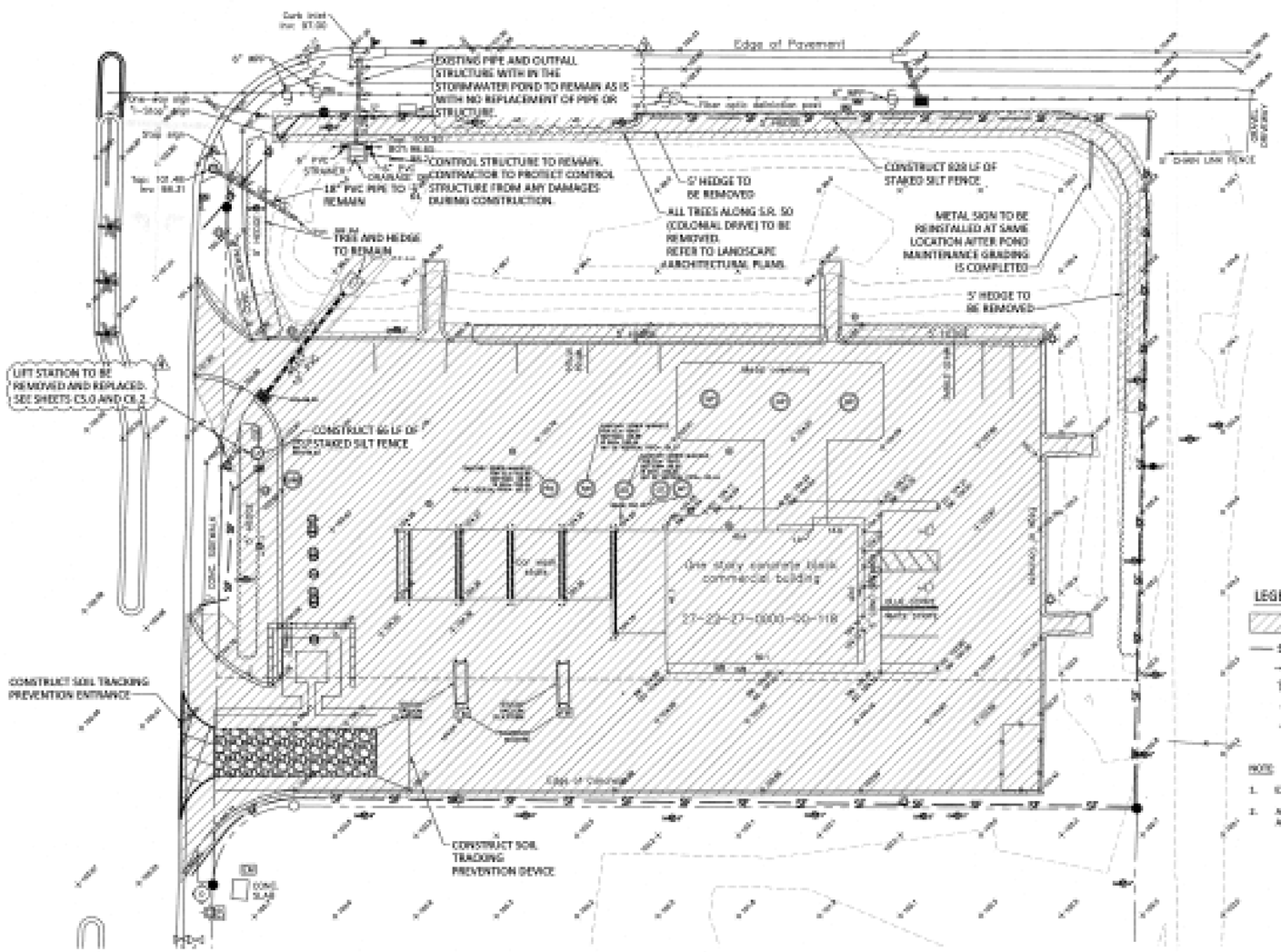
GENERAL NOTES

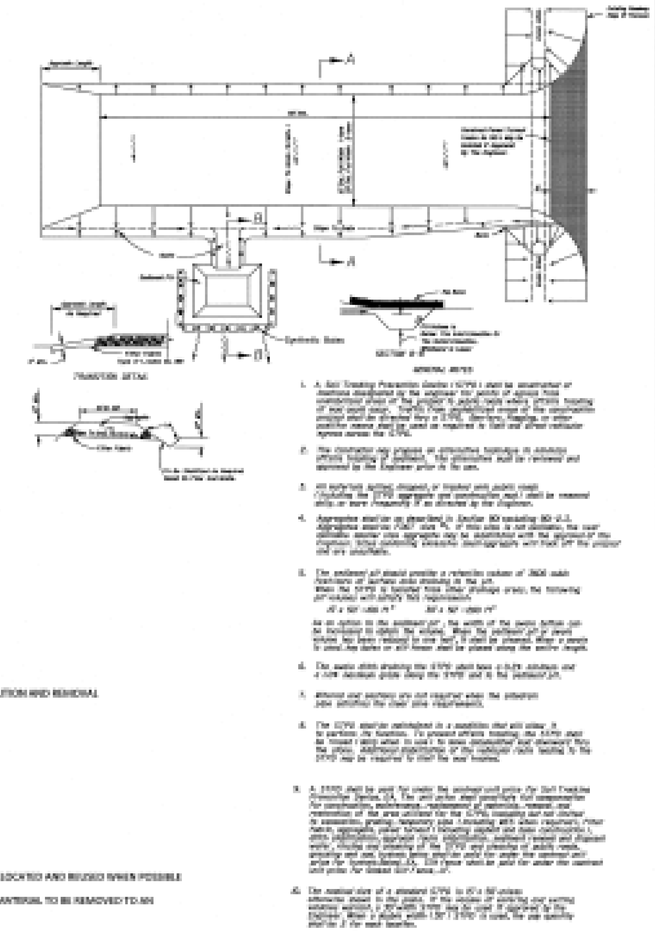
CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
941 Lake Baldwin Lane • Orlando, Florida 32814
Phone:407.896.0594 Fax:407.896.4836 www.DRMP.COM
DRMP, Inc.
State of Florida # 60857

PROJECT NO.: 19-0580.000
SCALE: NONE
DATE: DECEMBER, 2019
DRAWING: C1.1





EXAMPLE SOIL TRACKING PREVENTION DEVICE
(FOR INFORMATIONAL PURPOSES ONLY)
NOT TO SCALE

EROSION PROTECTION NOTES:

TO AVOID POTENTIAL ENVIRONMENTAL PROBLEMS ASSOCIATED WITH THE SITE PREPARATION THE FOLLOWING STEPS WILL BE REQUIRED BEFORE AND DURING ALL CONSTRUCTION ACTIVITIES.

1. WRITTEN APPROVAL OF THE EROSION CONTROL PLAN, NOI, AND NARRATIVE SWPPP MUST BE RECEIVED FROM STATE OF FLORIDA BEFORE PROCEEDING WITH PROJECT CONSTRUCTION AND PRIOR TO SUBMITTING TO FDEP. APPROVAL OF THE PROPOSED PLAN BY STATE OF FLORIDA DOES NOT RELIEVE THE LANDOWNER OR ITS DESIGNEE FROM MEETING ALL LOCAL, STATE, AND FEDERAL DISCHARGE STANDARDS.
2. PRIOR TO COMMENCEMENT OF SITEWORK, CONTRACTOR SHALL INSTALL SILT FENCE BARRIERS (AND FLOATING BARRIERS WHERE REQUIRED.) ALL BARRIERS TO BE "DOUBLE".
3. ALL EROSION PREVENTION AND CONTROL MEASURES MUST BE INSPECTED AND APPROVED BY CITY OF WINTER GARDEN BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION ACTIVITIES. REMOVAL OF THESE SAME EROSION CONTROLS AND PREVENTION MEASURES MAY BE DONE ONLY AFTER AUTHORIZATION BY CITY OF WINTER GARDEN COMPLIANCE PERSONNEL IS OBTAINED.
4. DURING CONSTRUCTION THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREAS THAT HAVE BEEN CLEARED AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE DRY SEASON, (OCTOBER THRU MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDED OR MULCHED WITHIN 7 DAYS DURING THE WET SEASON AND 14 DAYS DURING THE DRY SEASON. CONTRACTOR SHALL MONITOR CONDITIONS DAILY TO ENSURE THAT EROSION CONTROL METHODS ARE MAINTAINED AND EFFECTIVE.
5. ALL SURFACE WATER DISCHARGE FROM THIS SITE, INCLUDING DEWATERING DISCHARGE, SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLANDS.
6. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS DO NOT PROVE TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARD FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. PLEASE NOTE THAT ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY BCID COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
7. TYPICAL EROSION CONTROL MEASURES (NOT A COMPREHENSIVE LIST):

A. STOCKPILING MATERIAL - NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECTLY RUN-OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

B. EXPOSED MATERIAL - THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING, OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 40 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

C. INLET PROTECTION THE CONSTRUCTION OF SWALES AND THE STORM WATER COLLECTION SYSTEM SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

D. TEMPORARY SEEDING AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY 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. THE RATE OF SEEDING SHALL BE 50 LBS. PER ACRE.

E. TEMPORARY GRASSING SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES. THE SEEDED OR SEEDED-AND-MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.

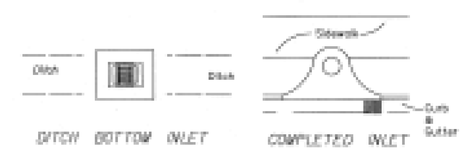
F. TEMPORARY REGRASSING IF AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER AT CONTRACTOR COST.

G. MAINTENANCE ALL FEATURES OF THE PROJECT WILL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.

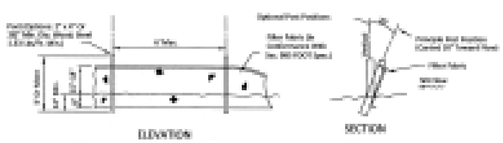
H. EROSION AND SEDIMENT CONTROL ALL EROSION AND SEDIMENT CONTROL SHALL BE CONSTRUCTED PER CURRENT FDOT INDEX

DEMOLITION NOTES:

1. CONTRACTOR SHALL ASSURE THAT ALL APPROPRIATE AND REQUIRED PERMITS ARE IN HAND AND DISPLAYED ON THE SITE AS REQUIRED BY REGULATORY AGENCIES PRIOR TO PROCEEDING WITH DEMOLITION. CONTRACTOR SHALL ASSURE THAT THE OWNER HAS ISSUED A NOTICE TO PROCEED PRIOR TO COMMENCEMENT.
2. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION.
3. CONTRACTOR SHALL PROTECT THE EDGE OF ALL REMAINING PAVEMENT AND HARDSCAPE. DO NOT HAUL OVER UNPROTECTED PAVEMENT OR SIDEWALK EDGES.
4. FILL AND COMPACT ALL DEPRESSIONS AND REMOVAL TRENCHES. COMPACT TO 95 % MODIFIED PROCTOR OUTSIDE PROPOSED BUILDINGS AND PAVEMENT. COMPACT TO 98% OF MAXIMUM DENSITY FOR ASTM D-1557.
5. CONTRACTOR SHALL LEAVE SITE FREE OF HOLES, HAZARDS, IMPOUNDMENTS AND DEBRIS UPON COMPLETION.
6. DISPOSAL OF ALL MATERIAL LEAVING THE SITE WILL BE ON HAUL ROUTES, BY METHODS AND TO DISPOSAL SITE AS APPROVED BY CITY OF WINTER GARDEN.
7. NOISE LEVELS AND HOURS OF DEMOLITION OPERATIONS RELATED THERETO SHALL BE AS DIRECTED BY OWNER.
8. CONTRACTOR SHALL NOTIFY HORTICULTURE PRIOR TO BEGINNING ANY DEMOLITION WORK. HORTICULTURE WILL SALVAGE PLANT MATERIAL. PRIOR TO START OF CONSTRUCTION. ANY PLANT MATERIAL REMAINING WITHIN LIMIT OF WORK WILL BE DEMOLISHED BY CONTRACTOR.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE WORKING OF ALL EXISTING IRRIGATION COMPONENTS THROUGHOUT THE DURATION OF CONSTRUCTION. NO INTERRUPTION TO IRRIGATION SHALL EXTEND BEYOND ONE WORK DAY. ANY SYSTEMS NOT FUNCTIONING CORRECTLY SHALL BE REPAIRED PRIOR TO END OF EACH WORK DAY.



INLET PROTECTION
(FOR INFORMATIONAL PURPOSES ONLY)
NOT TO SCALE



SILT FENCE
(FOR INFORMATIONAL PURPOSES ONLY)
NOT TO SCALE

NO	DATE	REVISIONS / CONSTRUCTION	BY
1	01-24-2020	PER FLOOD DISTRICT COMMENTS	DG
2	03-17-2020	SITE PLAN PER DRC REVIEW	DG

DESIGNED BY: KHB
DRAWN BY: DRC
CHECKED BY: LJG
APPROVED BY: KHB

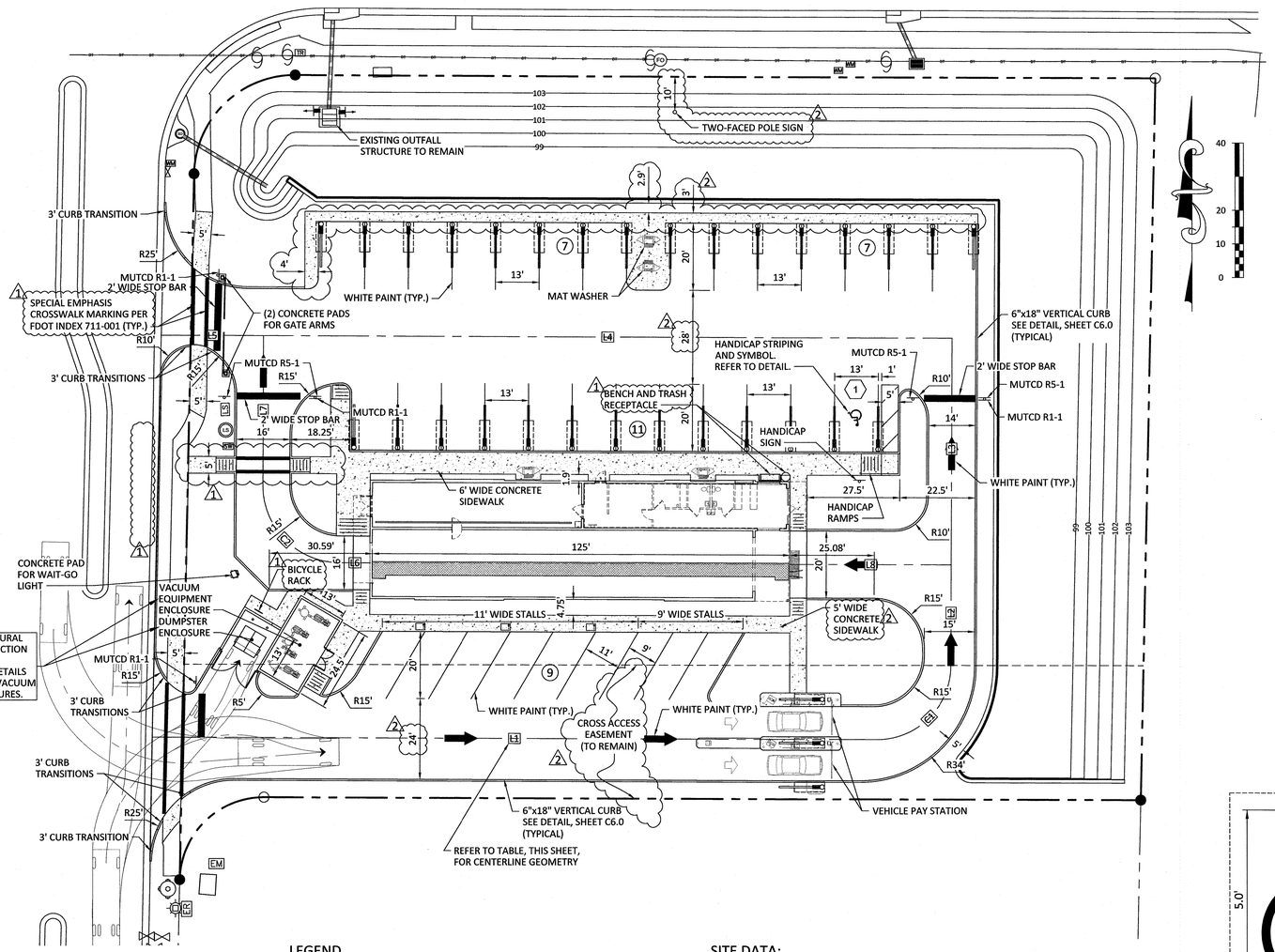
EXISTING CONDITIONS, DEMOLITION, AND SWPP PLAN

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
DRMP, Inc.
Certificate of Authorization No. 26868
Bank Lake Boulevard, Orlando, Florida 32804
PHONE (407) 896-0594 FAX (407) 896-4592 www.DRMP.COM
Donald R. Morris, P.E.
State of Florida # 43857

PROJECT NO.: 19-0580.000
SCALE: 1" = 10'
DATE: DECEMBER, 2019
DRAWING: C2.0



CENTERLINE GEOMETRY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°44'19"E	215.62'
L2	N00°15'41"E	31.68'
L3	N00°15'41"E	66.07'
L4	N89°44'19"W	205.00'
L5	N89°44'19"W	30.46'
L6	S89°47'43"E	8.91'
L7	N00°15'41"E	44.59'
L8	N89°44'19"W	48.08'

CENTERLINE GEOMETRY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	22.00'	90°00'00"	34.56'	N45°15'41"E	31.11'
C2	23.00'	90°02'28"	36.14'	N44°45'33"W	32.54'

STOP (MUTCD R1-1)

NO LEFT TURN (MUTCD R3-2)

DO NOT ENTER (MUTCD R5-1)

SIGNS LEGEND
NOT TO SCALE

LEGEND

(2)	HANDICAP PARKING SPACE
(10)	STANDARD PARKING SPACE
TYP.	TYPICAL
MUTCD	MANUAL on UNIFORM TRAFFIC CONTROL DEVICES

NOTES:

1. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
2. ALL REFERENCES TO FDOT INDEXES ARE PER FY 2019-20 STANDARD PLANS.
3. ALL HANDICAP RAMPS SHALL BE PER FDOT INDEX 522-002, AND SHALL INCLUDE DETECTABLE WARNINGS WHERE APPLICABLE.
4. DIMENSIONS OF LANDSCAPE ISLANDS ARE FROM BACK OF CURB TO BACK OF CURB.
5. ALL CURBING TO BE TYPE "D" CURB UNLESS OTHERWISE NOTED

SITE DATA:

PARCEL NUMBER: 27-22-27-0000-00-118

ADDRESS: 14580 WEST COLONIAL DRIVE
WINTER GARDEN, FL 34787

TOTAL ACREAGE: ±1.41 AC (±61,353 SQ FT)

TOTAL IMPERVIOUS: ±0.783 AC (±34,103 SQ FT)

ZONING: C-2

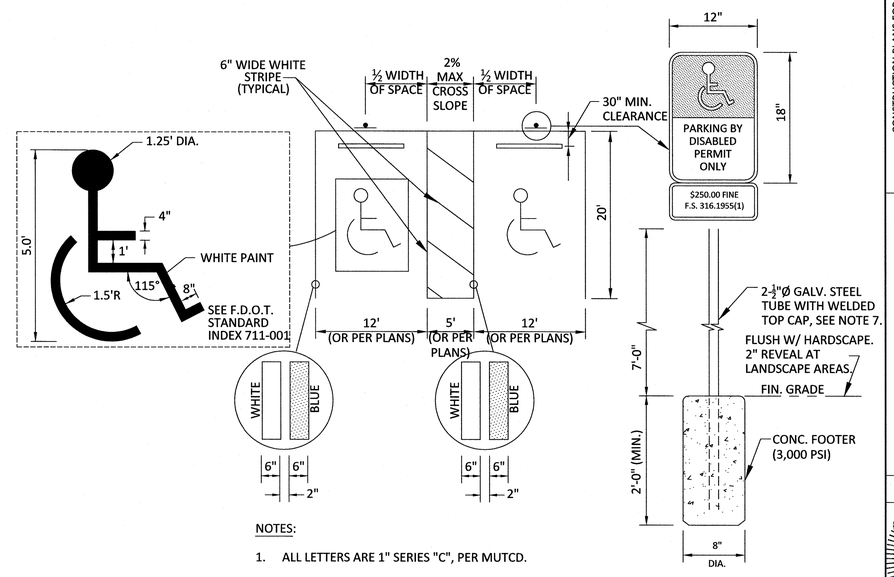
CURRENT LAND USE: 1110 RETAIL CONVENIENCE STORE
9950 STORM/RETENTION/DRAIN

BUILDING SETBACK
LOT: FRONT: 40 FEET
SIDE CORNER LOT : 40 FEET
SIDE : 10 FEET
REAR: 15 FEET

PARKING
REQUIRED (3/1,000 S.F.)
4,453 X 3/1000 = 13.56

PROVIDED

HANDICAP	1
REGULAR	34
TOTAL	35



NOTES:

1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE

ADA PARKING DETAIL
(NOT TO SCALE)

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05-27-2020	REVISED PER CITY OF WINTER GARDEN DRC COMMENTS.	DPC
2	06-15-2020	SITE CHANGES PER OWNER'S MEETING WITH CITY ENGINEER.	DPC
3	09-21-2020	SITE CHANGES PER OWNER'S MEETING WITH CITY ENGINEER.	DPC

DESIGNED BY	DCB
DRAWN BY	DPC
CHECKED BY	LAV
APPROVED BY	DCB

SITE PLAN

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
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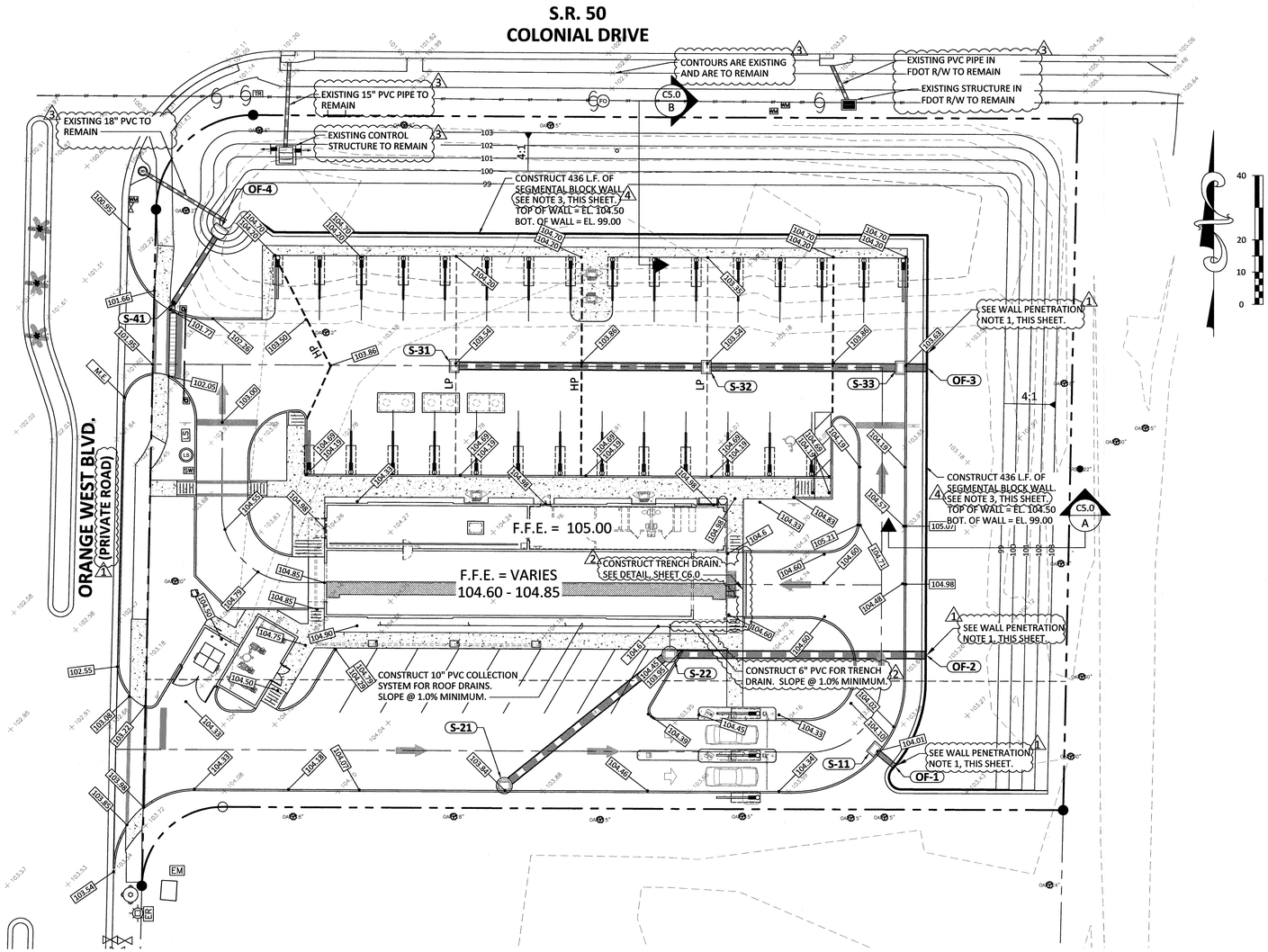
DRMP, Inc.
DONALD C. BIEGER, JR. LICENSE No. 60857 STATE OF FLORIDA PROFESSIONAL ENGINEER
Donald C. Bieger Jr., P.E.
State of Florida # 60857

PROJECT NO.: 19-0580.000
SCALE: 1" = 20'
DATE: DECEMBER, 2019
DRAWING: C3.0

P:\Projects19\19-0580.000_Winter_Garden_Carwash\General-Civil\Design\Plans\19-0580.000 C3.0 Site Plan.dwg Plotted: Sep 22, 2020 - 10:28am by LValentine



Structure Table	
Structure Name	Structure Details
S-11	FDOT TYPE C INLET WITH TRAFFIC BEARING GRATE GRATE = 104.00 15" HP INV. = 100.02 (SE)
S-21	FDOT TYPE C INLET WITH TRAFFIC BEARING GRATE GRATE = 103.84 24" HP INV. = 99.31 (NE)
S-22	FDOT TYPE C INLET WITH TRAFFIC BEARING GRATE GRATE = 103.95 24" HP INV. = 99.17 (SW) 10" ROOF DRAIN INV. = 99.17 (N) 24" HP INV. = 99.17 (E)
S-31	FDOT TYPE C INLET WITH TRAFFIC BEARING GRATE GRATE = 103.54 24" HP INV. = 99.31 (E)
S-32	FDOT TYPE C INLET WITH TRAFFIC BEARING GRATE GRATE = 103.54 24" HP INV. = 99.15 (W) 24" HP INV. = 99.15 (E)
S-33	FDOT TYPE C INLET WITH TRAFFIC BEARING GRATE GRATE = 103.63 24" HP INV. = 99.02 (W) 24" HP INV. = 99.02 (E)
S-41	TRENCH DRAIN GRATE = 102.05 15" HP INV. = 99.40 (NE)

Outfall Table	
Structure Name	Structure Details
OF-1	PLAIN END OF PIPE 15" HP INV. = 100.00 (NW)
OF-2	PLAIN END OF PIPE 24" HP INV. = 99.00 (W)
OF-3	PLAIN END OF PIPE 24" HP INV. = 99.00 (W)
OF-4	MITERED END SECTION 15" HP INV. = 99.35 (SW)

Pipe Table
(All Stormwater Pipe Shall Be HP Polypropylene)

Pipe Name	Size	Length	Slope
S-11 TO OF-1	15" HP	7.00'	0.21%
S-21 TO S-22	24" HP	65.91'	0.21%
S-22 TO OF-2	24" HP	79.66'	0.21%
S-31 TO S-32	24" HP	78.26'	0.21%
S-32 TO S-33	24" HP	60.26'	0.21%
S-33 TO OF-3	24" HP	8.50'	0.21%
S-41 TO OF-4	15" HP	26.12'	0.21%

MAINTENANCE AND OPERATION INSTRUCTIONS:

1. ON-SITE PORTION OF THE STORMWATER SYSTEM SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY.
2. WHERE VEGETATION, OR DEBRIS OR SEDIMENT HAS ACCUMULATED IN SUCH A MANNER AS TO INTERFERE WITH THE FREE FLOW OF WATER OR ADEQUATE FUNCTIONING OF DRAINAGE FACILITIES, THE OWNER SHALL REMOVE THE DEBRIS OR OBSTRUCTION SO AS TO ALLOW THE DRAINAGE SYSTEM TO FUNCTION AS PERMITTED.
3. NO PLANTINGS WILL BE ALLOWED WITHIN 5' BEHIND THE STACKED BLOCK RETAINING WALL TO PREVENT DAMAGE TO THE FABRIC TIE-BACKS.

ROOF DRAIN NOTES:

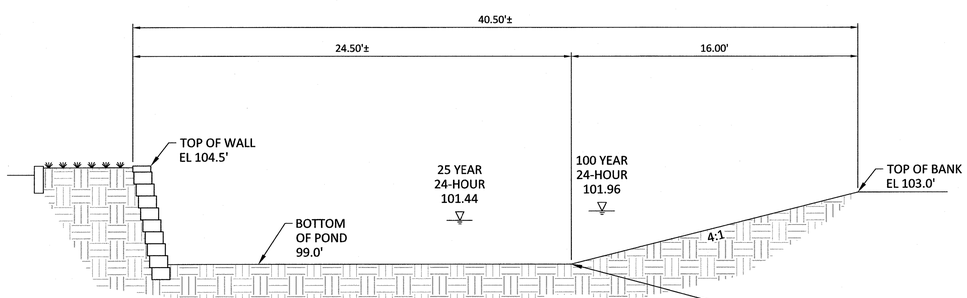
1. CONTRACTOR TO CONNECT ROOF DRAINS ON THE SOUTH SIDE OF THE BUILDING TO THE PROVIDED 10" PVC COLLECTION SYSTEM.

WALL PENETRATION NOTES:

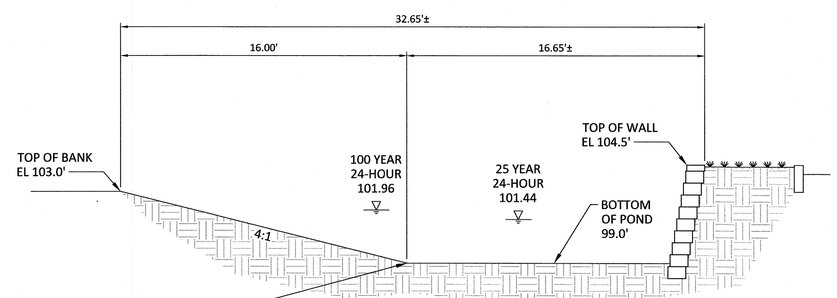
1. PENETRATION OF HP POLYPROPYLENE PIPE THROUGH SEGMENTAL BLOCK WALL SHALL BE CONSTRUCTED PER THE RECOMMENDATION OF THE MATERIAL MANUFACTURERS. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCURING MATERIALS.

PIPE MATERIAL AND INSTALLATION NOTES:

1. ALL THERMOPLASTIC STORMWATER PIPE SHALL BE HP POLYPROPYLENE, AND SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARDS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, CLASS I BEDDING, LASER PROFILING, INSTALLATION PER ASTM D2321, ETC.



POND CROSS SECTION A
NOT TO SCALE



POND CROSS SECTION B
NOT TO SCALE

CONTRACTOR TO PROVIDE PERC TEST DEMONSTRATING THAT THE POND BOTTOM INFILTRATES AT A MINIMUM OF 10 FT. PER DAY.

NO.	DATE	DESCRIPTION	BY
1	05-27-2020	REVISED PER CITY OF WINTER GARDEN DRC COMMENTS.	DPC
2	06-19-2020	ADDED TRENCH DRAIN	DPC
3	07-01-2020	FDOT CALL OUTS ADDED	OG
4	08-03-2020	REVISED PER CITY OF WINTER GARDEN DRC 07/30/2020 MEMO.	DPC

REVISIONS

DESIGNED BY DCB
DRAWN BY DPC
CHECKED BY LAV
APPROVED BY DCB

PAVING, GRADING, AND DRAINAGE PLAN

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
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DRMP, Inc.

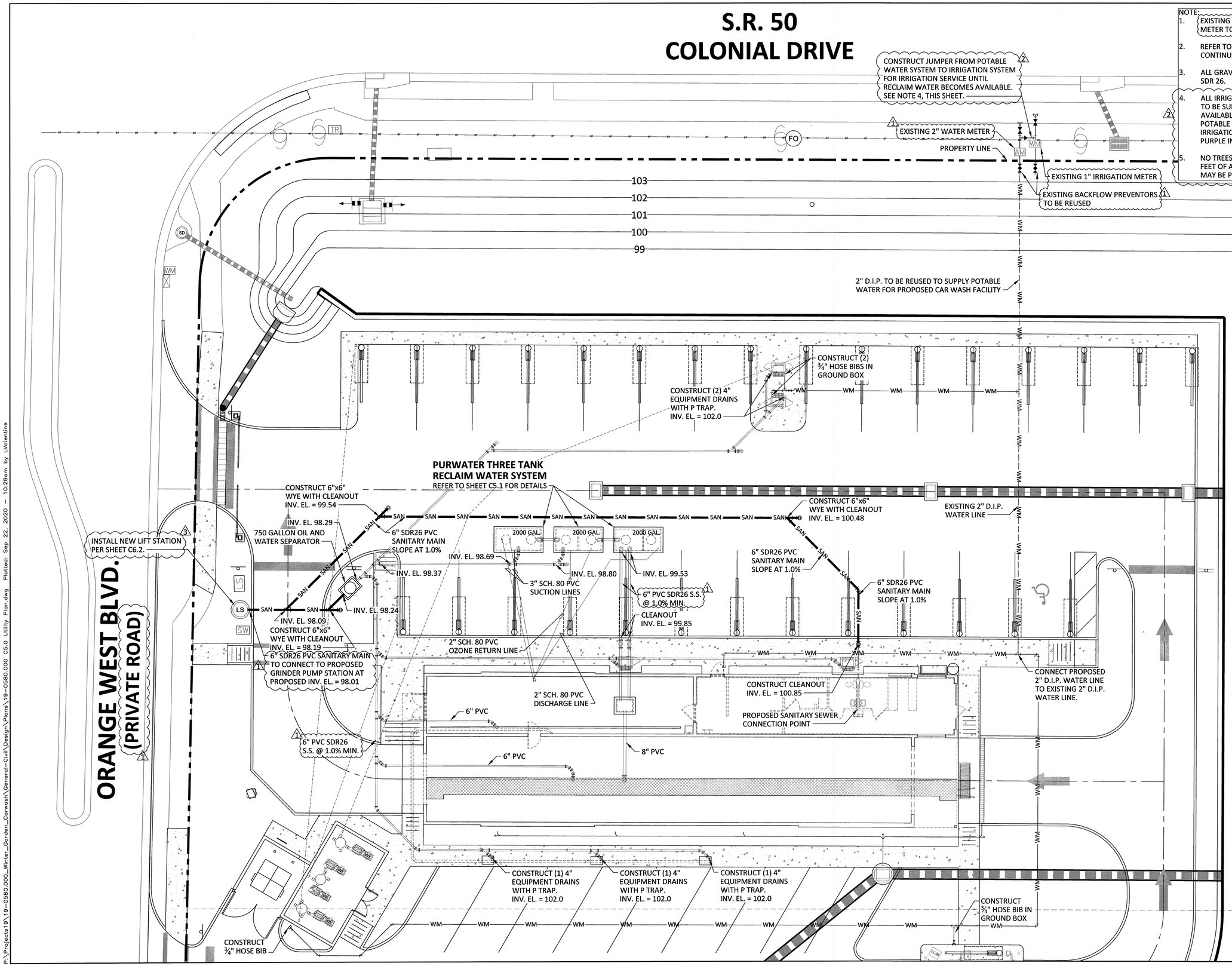
DONALD C. BIEGER LICENSE No. 60857 STATE OF FLORIDA PROFESSIONAL ENGINEER
Not valid without the signature and the original raised seal of a Florida licensed engineer.
Donald C. Bieger Jr., P.E.
State of Florida # 60857

PROJECT NO.: 19-0580.000
SCALE: 1" = 20'
DATE: DECEMBER, 2019
DRAWING: C4.0

P:\Projects19\19-0580.000_Winter_Garden_Carwash\General-Civil\Design\Plans\19-0580.000 C4.0 PGD Plan.dwg Plotted: Sep 22, 2020 – 10:28am by LValentine

S.R. 50
COLONIAL DRIVE

NOTE:
1. EXISTING 2" WATER METER AND 1" IRRIGATION METER TO BE REUSED.
2. REFER TO LANDSCAPE / IRRIGATION PLAN FOR CONTINUATION OF IRRIGATION LINE.
3. ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE SDR 26.
4. 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.
5. NO TREES MAY BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES. ONLY SOD OR SHRUBS MAY BE PLANTED OVER UTILITY LINES.



NO.	DATE	DESCRIPTION	BY
1	05-27-2020	REVISED PER CITY OF WINTER GARDEN DRC COMMENTS.	DPC
2	08-03-2020	REVISED PER CITY OF WINTER GARDEN DRC 07/30/2020 MEMO.	DPC
3	09-21-2020	LIFT STATION TO BE REPLACED	DPC

REVISIONS

DESIGNED BY DCB
DRAWN BY DPC
CHECKED BY LAV
APPROVED BY DCB

UTILITY PLAN

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

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DRMP, Inc.

DONALD C. BIEGER JR. LICENSE No. 60857 STATE OF FLORIDA PROFESSIONAL ENGINEER

Donald C. Bieger Jr., P.E.
State of Florida # 60857

PROJECT NO.: 19-0580.000
SCALE: 1" = 10'
DATE: DECEMBER, 2019
DRAWING: C5.0

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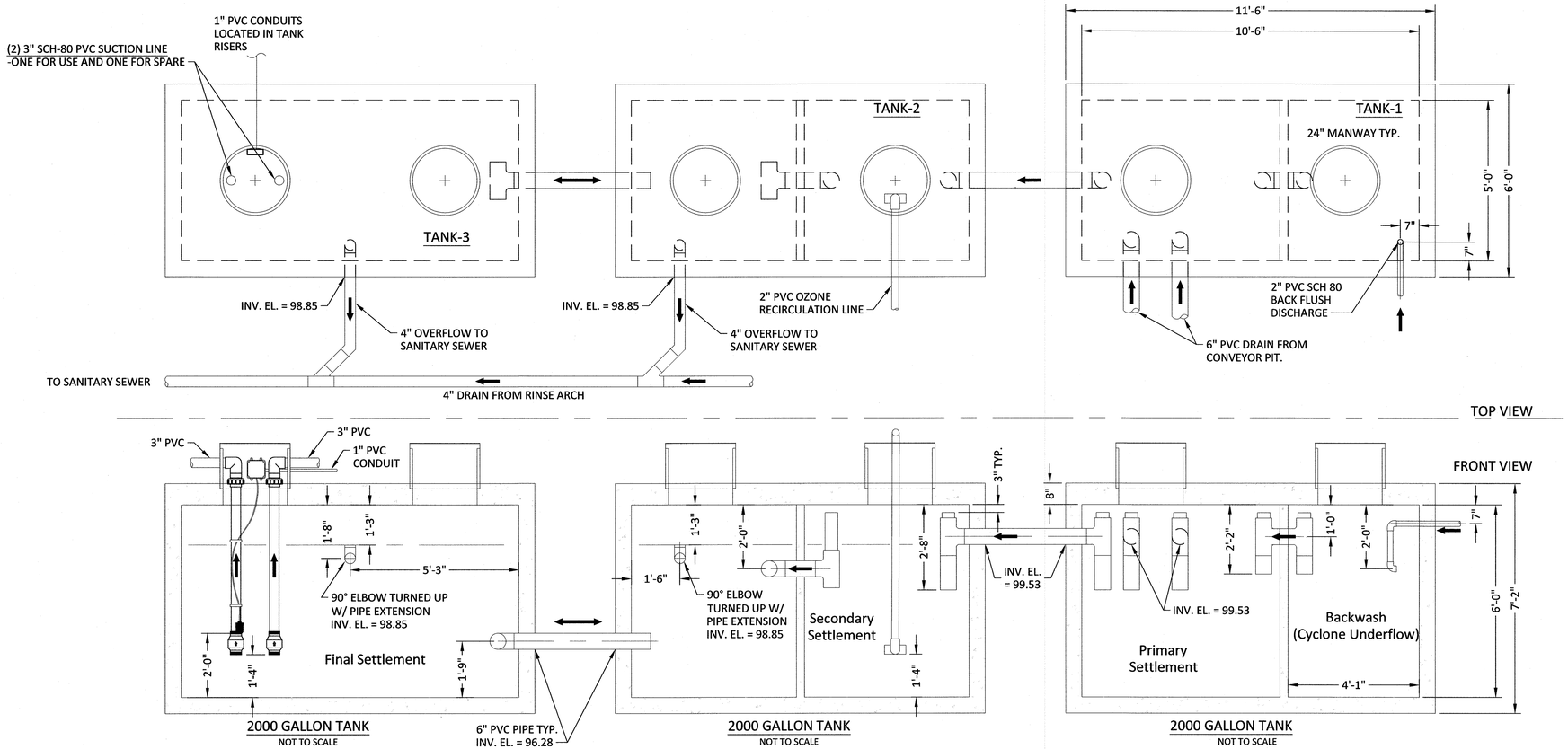

NOTE:

1. ALL UNDERGROUND TANKS AND PIPING BY CONTRACTOR
2. PIPE LOCATIONS SHOULD BE USED FOR ANY TANK
3. ALL INTERNAL TANK PLUMBING TO BE 6" sch 40 PVC UNLESS NOTED OTHERWISE
4. ALL TANK BOTTOMS SHOULD BE LEVEL
5. THIS DRAWING IS TO SHOW TANK HOLDING CAPACITY AND PIPING RELATIONSHIPS ONLY. THEY ARE NOT INTENDED TO ADDRESS TANK STRUCTURE ENGINEERING.

CAR WASH RECLAIM SYSTEM
STANDARD PurWater
RECLAIM 3 TANK

NOTE:

1. Pressure Test All Suction Lines Upon Installation @ 10-15 PSI max.
2. Keep pressure on Suction Lines for the entire DURATION of construction.
3. Pressure should NOT drop more than 2 PSI.
4. Watch for problems when excavating driveways.
5. Placement of suction lines is critical
6. Do NOT put screens on the suction lines

REVISIONS

NO.	DATE	DESCRIPTION	BY

DESIGNED BY DCB
DRAWN BY DPC
CHECKED BY LAV
APPROVED BY DCB

UTILITY DETAILS

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

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Donald C. Bieger Jr., P.E.
State of Florida # 60857

PROJECT NO.: 19-0580.000
SCALE: ½" = 1'
DATE: DECEMBER, 2019
DRAWING: C5.1

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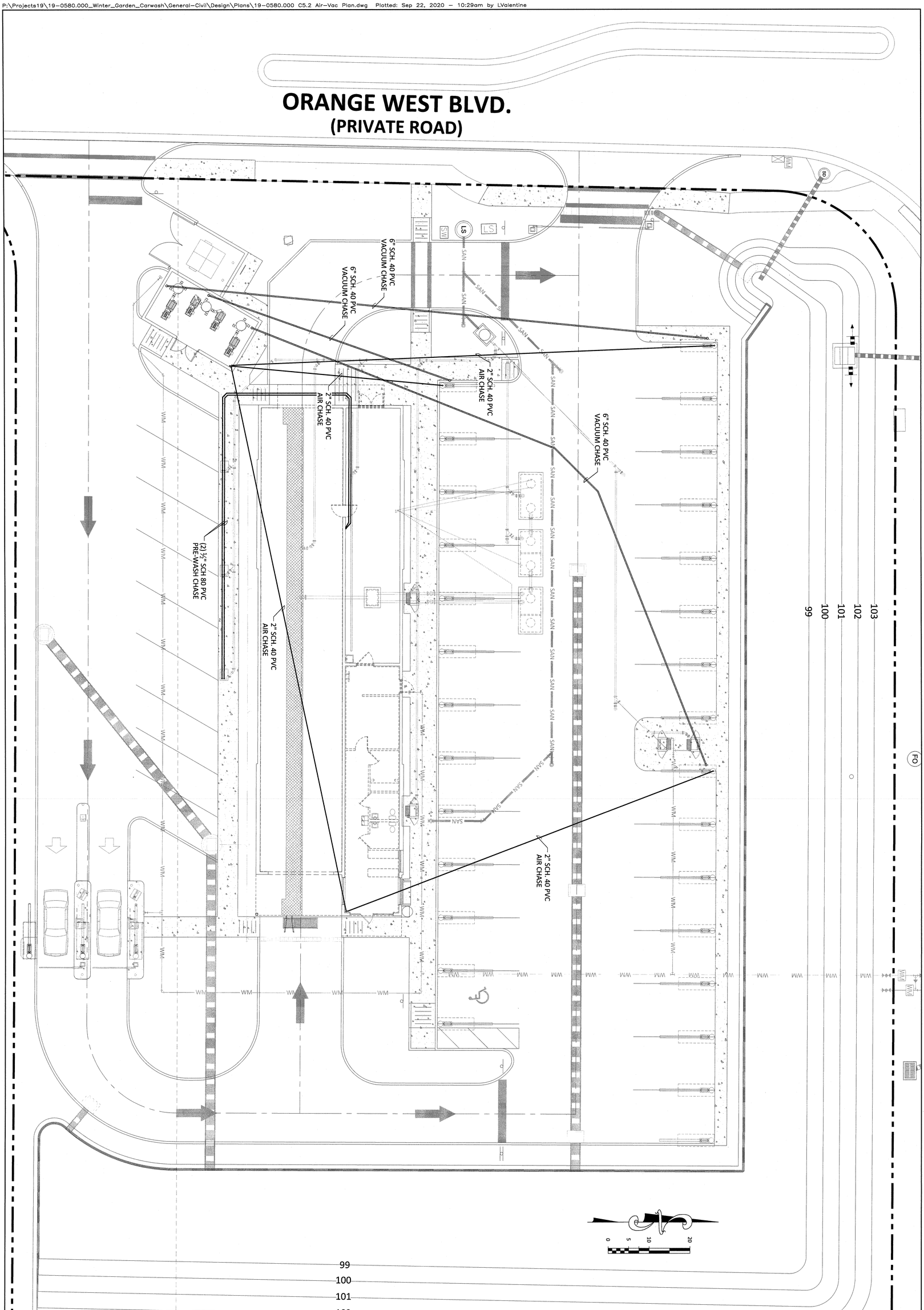

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CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

AIR-VAC CHASE PLAN

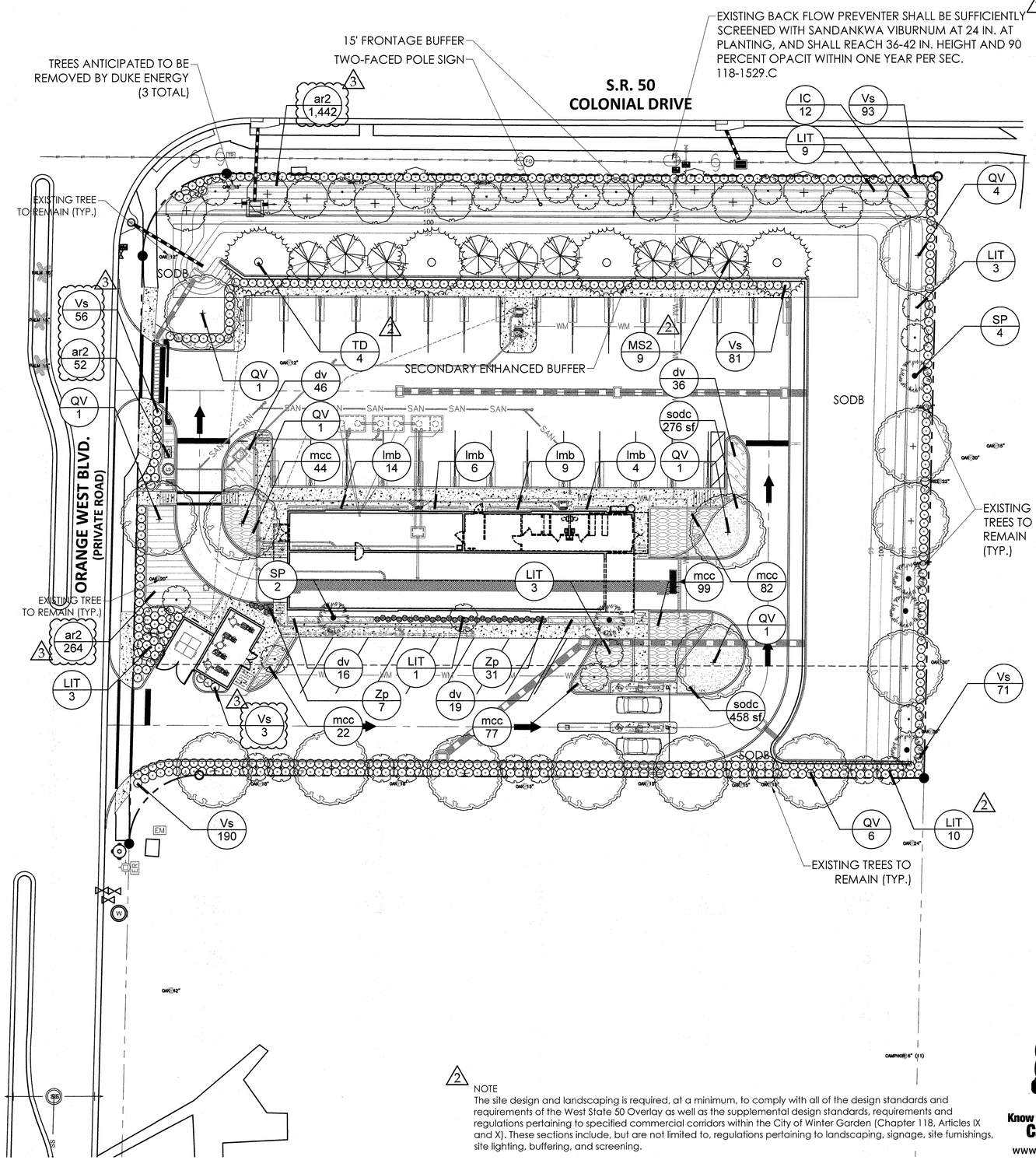
DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DESIGNED BY	DCB
DRAWN BY	DPC
CHECKED BY	LAV
APPROVED BY	DCB

REVISIONS

NO.	DATE	DESCRIPTION	BY

DRAWING: C5.2
DATE: DECEMBER, 2019
SCALE: 1" = 10'
PROJECT NO.: 19-0580.000
Donald C. Biegler Jr., P.E.
State of Florida # 60857
DONALD C. BIEGER JR. LICENSE No. 60857 STATE OF FLORIDA PROFESSIONAL ENGINEER



SEC. 118-1522: Building Open Areas

Parking Lot Requirements:
- 1 Understory/50 Linear Feet of Building
- 30% Shrubs and Groundcover
- Required Planting (1,987 SQ. FT):
  - 7 Understory Trees (309 LF)
  - 30% Shrub and Groundcover (597 SQ. FT)
- Provided Planting:
  - 7 Understory Trees (309 LF)
  - 78% Shrub and Groundcover (1,548 SQ. FT)

SEC. 118-1523: Landscape Buffer Along Public Streets

Required Planting:
- 1 Canopy Tree/70 Linear Feet
- 3 Understory Trees/100 Linear Feet
- 33 Shrubs/100 Linear Feet (or Continuous Hedge)

SEC. 118-1612: General Regulations, Cooperation, and Enforcement
- Tree Ratio: 3 Understory Trees:1 Canopy Tree
  - *Understory trees used in lieu of canopy due to power lines

*Front Buffer (15 FT): 282 LF
- Required Planting:
  - 4 Canopy Trees (OR 12 Understory Trees)
  - 9 Understory Trees
  - 93 Shrubs
- Provided Planting:
  - 0 Canopy Trees (12 Understory Trees)
  - 9 Understory Trees
  - 93 Shrubs

Side (West) Buffer (15 FT): 98 LF
- Required Planting:
  - 2 Canopy Trees
  - 3 Understory Trees
  - 32 Shrubs
- Provided Planting:
  - 2 Canopy Trees (1 Proposed/1 Existing)
  - 3 Understory Trees
  - 33 Shrubs

Secondary Enhanced Buffer (15 FT): 197 LF
- Required Planting:
  - 3 Canopy Trees
  - 6 Understory Trees
  - 66 Shrubs
- Provided Planting:
  - 4 Canopy Trees
  - 9 Understory Trees
  - 66 Shrubs

SEC. 118-1524: Landscape Buffer between Parcels

Code Required Planting:

5 FT Buffer
- 1 Canopy Tree/50 Linear Feet
- 3 Understory Trees/100 Linear Feet
- 33 Shrubs/50 Linear Feet

South (Rear) Buffer (5 FT): 287 LF
- Required Planting:
  - 6 Canopy Trees
  - 9 Understory Trees
  - 190 Shrubs
- Provided Planting:
  - 6 Canopy Trees
  - 9 Understory Trees
  - 190 Shrubs

10 FT Buffer
- 2 Canopy Trees/100 Linear Feet
- 3 Understory Trees/100 Linear Feet
- 33 Shrubs/100 Linear Feet (or Continuous Hedge)

East (Side) Buffer (10 FT): 215 LF
- Required Planting:
  - 5 Canopy Trees
  - 7 Understory Trees
  - 71 Shrubs
- Provided Planting:
  - 6 Canopy Trees (4 Proposed/2 Existing)
  - 7 Understory Trees
  - 71 Shrubs

SEC. 118-1525: Parking Lot Landscaping

Parking Lot Requirements:
- 1 Canopy Tree/10 Parking Spaces
- 40% Shrub and Groundcover in island planting area

Parking Lot Landscape: 33 Parking Spaces (3,058 SQ. FT):
- Required Planting:
  - 4 Canopy Trees
  - 40% Shrub and Groundcover (1,223 SQ. FT):
- Provided Planting:
  - 5 Canopy Trees
  - 63% Shrub and Groundcover (1,938 SQ. FT)

NOTE
The site design and landscaping is required, at a minimum, to comply with all of the design standards and requirements of the West State 50 Overlay as well as the supplemental design standards, requirements and regulations pertaining to specified commercial corridors within the City of Winter Garden (Chapter 118, Articles IX and X). These sections include, but are not limited to, regulations pertaining to landscaping, signage, site furnishings, site lighting, buffering, and screening.

811 Know what's below. Call before you dig.
www.callsunshine.com

SCALE: 1" = 20'
0' 10' 20' 40'

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landscape architecture
community planning
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400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
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Wash & Go Car Wash - Winter Garden
Landscape Architecture
WASH & GO LLC
WINTER GARDEN, FLORIDA
LANDSCAPE PLAN

DATE: April 16, 2020
DRAWN BY: TWB / NPB
CHECKED BY: TWB
JOB NUMBER: 2019.152
FILE NAME: 2019.152_WASH & GO WINTER GARDEN LA BASE

REVISIONS:
1 City Comments 06-26-2020
2 City Comments 08-12-2020
3 City Comments 09-22-2020

LANDSCAPE ARCHITECT TODD W. BONNETT LA1718 STATE OF FLORIDA
Todd W. Bonnett, FLA # PLA0001718

L101

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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, 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 it's 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" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + 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 2:1:3:1.

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 disked 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.

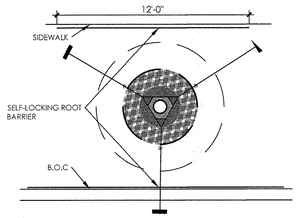
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
1 IC	12	Ilex cassine	Dahoon Holly	3" cal., 11-12` ht., FTG	YES	LOW	AS	
LIT	29	Lagerstroemia indica `Tuscarora`	Crape Myrtle	2" cal., 11` ht. x 30" spd.	NO	LOW	AS 2	
MS2	9	Magnolia virginiana	Sweet Bay	3" cal., 11-12` ht., FTG	YES	HIGH	AS	
QV	15	Quercus virginiana	Live Oak	3.5" cal., 13` ht., 65 gal.	YES	LOW	AS	
SP	6	Sabal palmetto	Cabbage Palmetto	12`-15` MIXED	YES	LOW	AS 2	
1 TD	4	Taxodium distichum	Bald Cypress	3" Cal., 12` Ht., Min.	YES	LOW	AS	

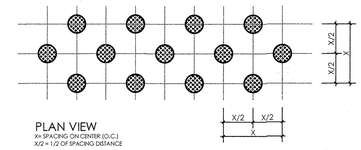
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
Vs	3 494	Viburnum suspensum	Sandankwa Viburnum	7 gal., min 36" ht.	NO	HIGH	36" o.c.	
1 Zp	38	Zamia pumila	Coontie	3 gal., 18" o.a.	YES	LOW	24" o.c.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
3 ar2	1,758	Arachis glabrata	Perennial Peanut	1 gal., full. Use mulch lines	NO	LOW		
1 dv	117	Dietes vegeta	African Iris	1 gal., 2-3 ppp	NO	LOW		
lmb	3 33	Liriope muscari `Big Blue`	Big Blue Lilyturf	1 gal., 12"-15" spd., full pot	NO	LOW		
mcc	3 324	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW		

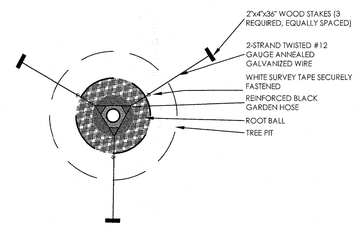
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
sodc	735 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	NO	HIGH		sand grown solid sod - weed free
sodb		Paspalum notatum `Argentine`	Argentine Bahia Grass	sod	NO	LOW		



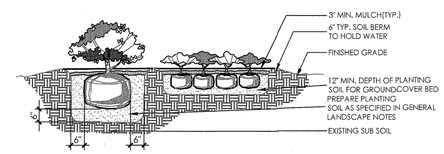
ROOT BARRIER



PLAN VIEW
X= SPACING ON CENTER (O.C.)
X/2 = 1/2 OF SPACING DISTANCE



LARGE CANOPY TREE STAKING PLAN



SHRUB AND GROUNDCOVER PLANTING DETAIL

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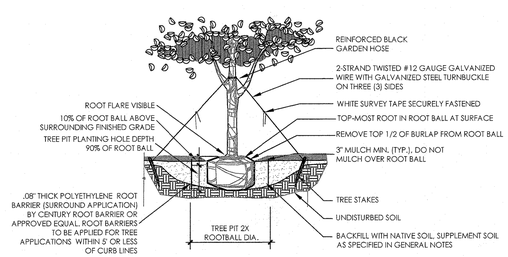

LARGE CANOPY TREE PLANTING DETAIL

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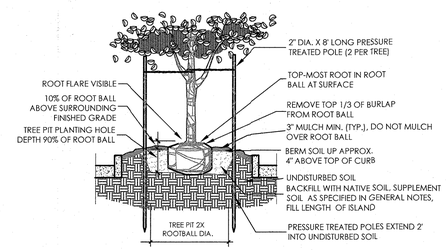

MEDIAN/ISLAND TREE PLANTING DETAIL

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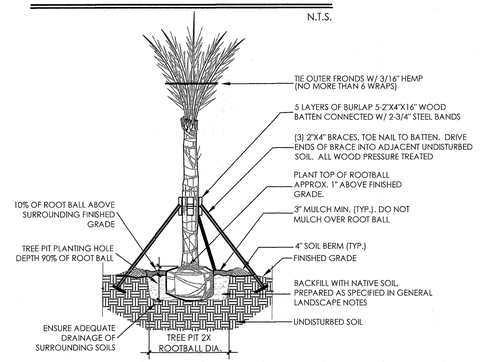

PALM PLANTING DETAIL

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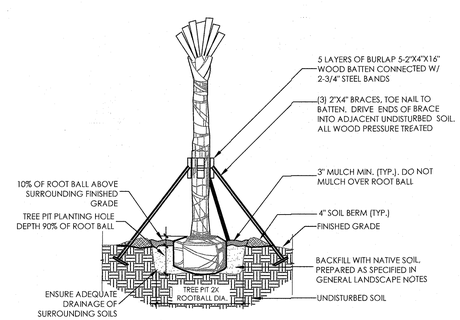

HURRICANE CUT PALM PLANTING DETAIL

N.T.S.

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Wash & Go Car Wash - Winter Garden
Landscape Architecture
WASH & GO LLC
WINTER GARDEN, FLORIDA
LANDSCAPE DETAILS AND NOTES

DATE: April 16, 2020
DRAWN BY: TWB / NPB
CHECKED BY: TWB
JOB NUMBER: 2019.152
FILE NAME: 2019.152_WASH & GO WINTER GARDEN LA BASE

REVISIONS:
1 City Comments 06-26-2020
2 City Comments 08-12-2020
3 City Comments 09-22-2020

REGISTERED LANDSCAPE ARCHITECT TODD W. BONNETT LA1718 STATE OF FLORIDA

Todd W. Bonnett, ELA # FL0001778

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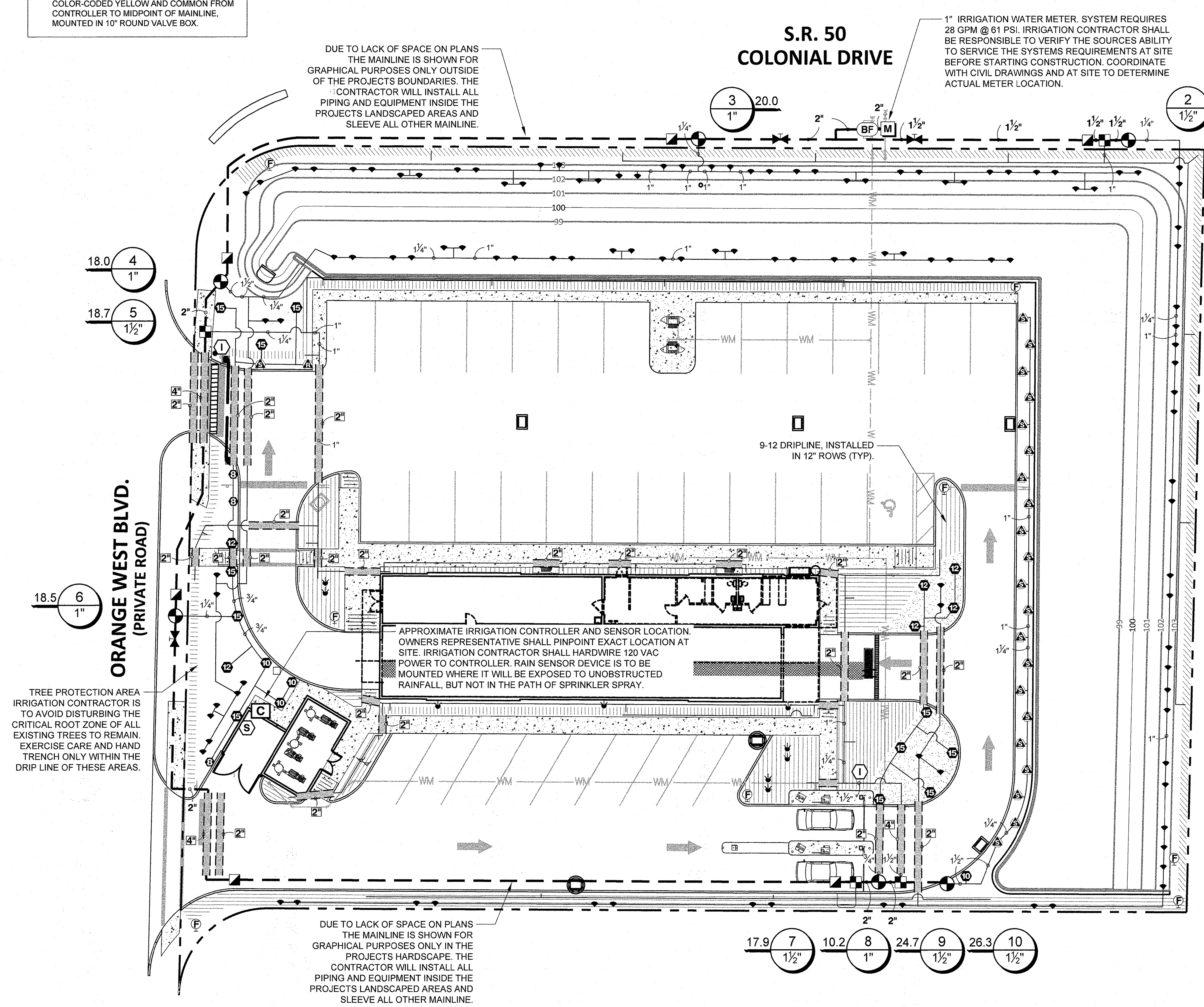
NOTES

1. ALL WIRE WILL BE COLOR-CODED DIRECT BURIAL UL/LF WIRE: COMMON (WHITE) @12-1, CONTROL WIRE (RED) #14-1
2. ALL PIPING AND WIRING UNDER HARDTOPS WILL BE SCH 40 - UP TO 4" OR CLASS 200 - 6" AND ABOVE PVC PIPE SLEEVE
3. IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND VALVE BOX.



TREE IRRIGATION AFTER PLANTING DURING ESTABLISHMENT

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR VITALITY
LESS THAN 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED
2"-4" CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED.
GREATER THAN 4" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED

1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER AT THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF THE ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY

2. DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER. ESTABLISHMENT TAKES THREE (HARDINESS ZONE 10-11) TO FOUR (HARDINESS ZONE 8-9) MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

WATER RESTRICTIONS

SECTION 94-136. LANDSCAPE IRRIGATION SCHEDULES.

1. When daylight savings time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:

a. Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

b. No more than ¾ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than 1 hour per irrigation zone on each day that irrigation occurs.

2. When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:

a. Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

b. No more than ¾ inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than 1 hour per irrigation zone on each day that irrigation occurs.

3. All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.

SECTION 94-137. EXCEPTIONS TO THE LANDSCAPE IRRIGATION SCHEDULES.

Landscape irrigation shall be subject to the following irrigation schedule exceptions:

1. Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.
2. Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
3. Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides, when required by law, the manufacturer, or best management practices, is allowed at any time of day on any day within 24 hours of application. watering in of chemicals shall not exceed ¼ inch of water per application except as otherwise required by law, the manufacturer, or best management practices.
4. irrigation systems may be operated at any time of day on any day for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
5. irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed at any time of day on any day.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	Rain Bird 1806-U-PRS 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	23	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1806-U-PRS HE-VAN Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	24	30
25 50 10 20	Hunter AFB Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	116	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-150-LCS High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PEB Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	4
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	8
I	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.	2
2Q 2H 2F 4Q 4H 4F	Rain Bird XP-0600X Drip micro-spray Low-Volume, Low-Pressure, Drip 6.0" Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	11
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	4,974 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	6
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	6
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	3
BF	Watts 919QT 1-1/4" Backflow reduced pressure zone backflow preventer. Installation by a licensed Florida Plumbing Contractor in accordance with Manufacturer`s recommendations and all federal, state and local codes.	1
C	Hunter PC-400 with (02) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor model	1
S	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1
M	Water Meter 1" Water meter requires 28 GPM @ 61 PSI. irrigation contractor shall be responsible to verify the sources ability to service the systems requirements at site before starting construction.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.Install 12" below final grade.	3,329 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Pipe sizes larger then than 3" inch shall have snap connections w/ rubber gasket joints, thrust blocked. Install 18" below grade.	700.7 l.f.
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	415.6 l.f.

Valve Callout: # Valve Number; # Valve Flow; #" Valve Size

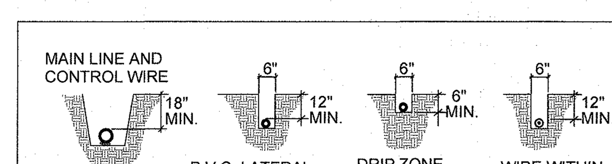
WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Bubbler	1.74 in/h	1	35	700	700
2	Rain Bird XCZ-150-LCS	Area for Dripline	1.44 in/h	1	42	652.7	652.7
3	Rain Bird PEB	Bubbler	1.75 in/h	1	35	700	700
4	Rain Bird PEB	Bubbler	1.79 in/h	1	34	612	612
5	Rain Bird XCZ-150-LCS	Area for Dripline	1.44 in/h	1	42	785.4	785.4
6	Rain Bird PEB	Turf Spray	0.87 in/h	1	69	1,274	1,274
7	Rain Bird XCZ-150-LCS	Area for Dripline	1.44 in/h	1	42	752.9	752.9
8	Rain Bird PEB	Turf Spray	1.13 in/h	1	53	538.5	538.5
9	Rain Bird XCZ-150-LCS	Area for Dripline	1.44 in/h	1	42	1,036	1,036
10	Rain Bird PEB	Turf Spray	2.42 in/h	1	25	657.9	657.9
		TOTALS:			419	7,709	7,709

- WATER APPLICATION(S) TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND/OR WATER MANAGEMENT DISTRICT RULES & REGULATIONS.
- WATERING SCHEDULE IS BASED ON A ONE (1) DAY APPLICATION TO PROVIDE A ONE (1) ACRE INCH VOLUME OF WATER PER WEEK.
- DURATION OF WATERING TIMES SHALL BE ADJUSTED FOR MULTIPLE WATERING DAYS, IF ALLOWED. (I.E. ONE-HALF OF THE RECOMMENDED TIME IS REQUIRED FOR A TWO (2) DAY PER WEEK SCHEDULE.
- WATERING SCHEDULE IS PROVIDED FOR PURPOSES OF ASCERTAINING WATER VOLUME REQUIREMENTS FROM AVAILABLE WATER SOURCE ONLY AND SHALL NOT CONSTRUCTED AS PRESCRIPTION FOR WATERING APPLICATION FOR SPECIFIC TREES, SHRUBS, GROUND COVERS OR SOD. FINAL WATER APPLICATION AS NEEDED FOR PLANTS, TREES, AND SOD SHALL BE RESPONSIBILITY OF THE OWNER.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"	WIRE	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Bubbler	20.00	40	390.6	123.2	67.1		461.6	8.70	31.60	49.33	1.74 in/h
2	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	15.54	1,036 l.f.	332.8	6.4			454.9	2.91	35.91	53.58	1.44 in/h
3	Rain Bird PEB	1"	Bubbler	20.00	40	284.3	32.1	9.2		339.5	1.86	24.76	41.55	1.75 in/h
4	Rain Bird PEB	1"	Bubbler	18.00	36	288.4	64.6	65.4	9.7	170.8	1.90	24.58	42.16	1.79 in/h
5	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	18.70	1,220 l.f.	379.5	58.1	28.7		155.2	1.89	34.89	52.55	1.44 in/h
6	Rain Bird PEB	1"	Turf Spray	18.46	16	217.6		19.0		73.5	2.86	35.59	53.64	0.87 in/h
7	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	17.93	1,195 l.f.					287.2	1.99	34.99	54.31	1.44 in/h
8	Rain Bird PEB	1"	Turf Spray	10.16	9	144.1				293.7	2.23	34.05	53.40	1.13 in/h
9	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	24.66	1,525 l.f.	285.0	10.3	11.6	44.2	300.0	2.68	35.68	55.05	1.44 in/h
10	Rain Bird PEB	1-1/2"	Turf Spray	26.32	22	92.7	38.3	63.6	22.5	313.1	2.97	36.68	56.19	2.42 in/h
	Common Wire						700.7							



DETAIL NOTES:

1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE BUNDLED AND TAPED AT 20' INTERVALS.
3. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE PIPE AND WIRE SLEEVES UNDER ALL PAVED SURFACES. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.
5. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES IN REFERENCE TO THE INSTALLATION OF PVC PIPING
6. TIE A LOOSE 20' LOOP IN WIRING AT ALL CHANGES OF DIRECTION GREATER THAN 30° UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN COMPLETED
7. INSTALL #14-1 TRACKING WIRE NEXT TO MAINLINE

TRENCHING DETAIL

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SCALE: 1" = 20'
0' 10' 20' 40'

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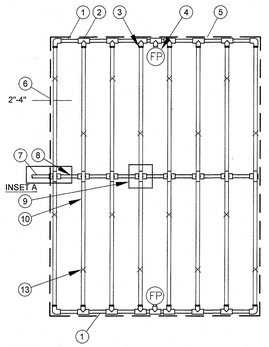
Wash & Go Car Wash - Winter Garden
Landscape Architecture
WASH & GO LLC
WINTER GARDEN, FLORIDA
IRRIGATION PLAN

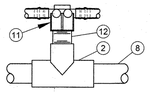
DATE: April 16, 2020
DRAWN BY: JM
CHECKED BY: TWB
JOB NUMBER: 2019.152
FILE NAME: 2019.152_WASH & GO WINTER GARDEN IR BASE
REVISIONS:

TODD W. BONNETT LANDSCAPE ARCHITECT LA1718 STATE OF FLORIDA
Todd W. Bonnett, RLA # FL0001718

L501



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. 3/4" PVC NIPPLE, LENGTH AS NECESSARY
13. RAINBIRD TDS-050 TIE DOWN STAKE, STAGGER 3' APART ALONG DRIP LINE AND AT AND AT FITTINGS. (TYPICAL)

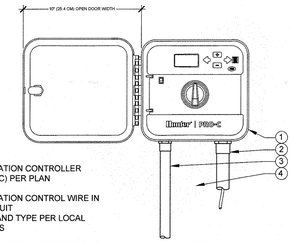


INSET A

XFD Dripline Maximum Lateral Lengths (Feet)						
	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	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	189	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

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
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 ON-SURFACE DRIPLINE - CENTER FEED LAYOUT



1. IRRIGATION CONTROLLER (PRO-C) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIREDPER COPPER GROUNDED 110 VAC POWER SOURCE

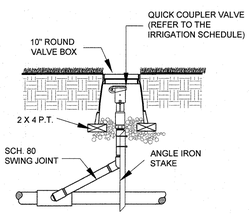
PRO-C WALL MOUNT

DRIP TUBING NOTES

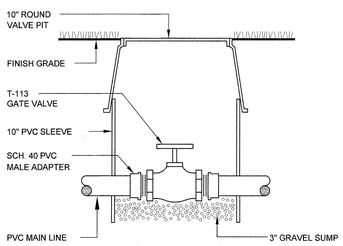
1. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
2. GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
3. WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
4. THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN:
   12" EMITTERS @ 0.9 GPH
   a) @ 15 PSI = 65 FEET
   b) @ 25 PSI = 194 FEET
   c) @ 35 PSI = 244 FEET
   d) @ 45 PSI = 280 FEET
   LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL.
5. MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
6. AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
7. STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES 'X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
8. SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2"- 4" FROM PLANTS AND PAVEMENT EDGES.
9. BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
10. PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
11. DRIP LINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

GENERAL IRRIGATION NOTES

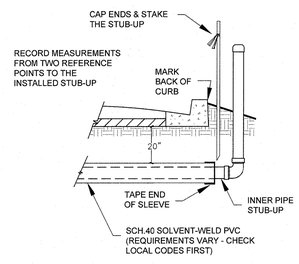
1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
2. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED ON THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH THE WORK.
12. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. i.e ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING. i.e VERIFY ROOT BALL SIZE FOR PLANTING.
15. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES.
16. SPRINKLERS IN LOW-LYING AREAS SHALL HAVE CHECK VALVES
17. ALL SPRINKLERS TO BE MOUNTED ON FLEX PIPE - REFER TO DETAILS.
18. INSTALL DRIP LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
19. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
20. 24 VOLT WIRE SHALL BE COLOR CODE; COMMON-WHITE, CONTROL-RED.
21. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
22. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTENING PROTECTION.
23. CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
24. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
    A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
    C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
26. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
27. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED TO PROVIDE PROPER COVERAGE.
28. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
29. PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
30. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2010 FORMAT BEFORE FINAL ACCEPTANCE.
31. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
32. PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
33. UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWP PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE(BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF THE TEST).
    A. 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
    B. 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
34. IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE THE OWNER WITH A COLOR-CODED ZONE DIAGRAM PLAN, 8-1/2"X11" LAMINATED SHEET(S) TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. CHART IS TO BE LOCATED IN AN ADHESIVE POUCH ATTACHED TO THE INSIDE OF CONTROLLER(S).
35. THE CONTROLLER(S) SHALL SCHEDULE PROGRAM "A" TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM "B" SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.
36. THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BIDDING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
37. THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.



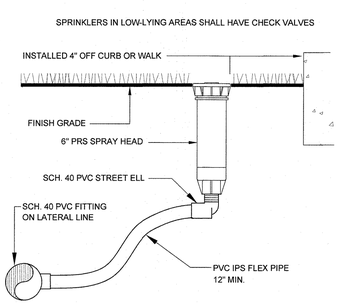
QUICK COUPLER TYPICAL DETAIL



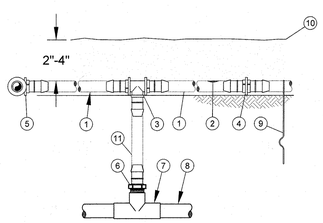
ISOLATION GATE VALVE



ROUGH IN SLEEVING DETAIL



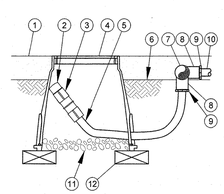
6" POP-UP SPRAY HEAD DETAIL



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.

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

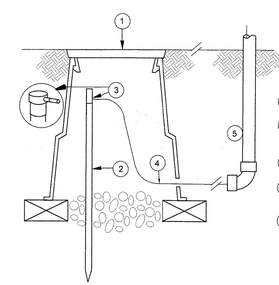
XFD ON-SURFACE DRIPLINE RISER ASSEMBLY



NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. TOP OF MULCH LAYER
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 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

XFD ON-SURFACE DRIPLINE FLUSH POINT



1. 10" ROUND VALVE BOX
2. 8' COPPER CLAD GROUND ROD 50 OHMS OR LESS
3. CONNECTION
4. #6 to #10 BARE COPPER GROUNDING CONDUCTOR
5. CONDUIT TO CONTROLLER

CONTROLLER GROUNDING

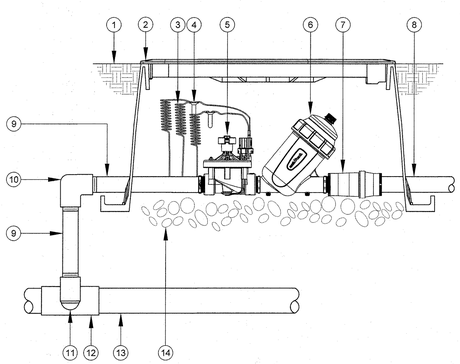
GROUND PER N.E.C.

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 26 GPM AND A MINIMUM PRESSURE OF 65 PSI.

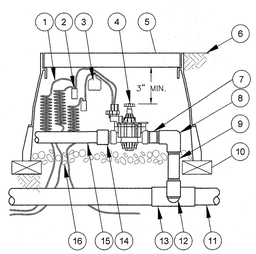
   CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

   MINIMUM PRESSURE REQUIREMENTS - 65 PSI AT THE POINT OF CONNECTION
   A. 45 PSI AT THE BASE OF THE POP-UP ROTOR/ROTATOR HEADS
   B. 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.
3. ½" PIPE SHALL NOT BE USED FOR LATERAL PIPING



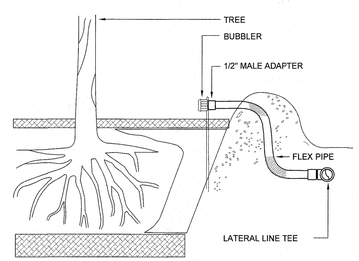
1. FINISH GRADE/TOP OF MULCH
2. JUMBO VALVE BOX WITH COVER: RAIN BIRD VBJMBL
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 1/2" PEB VALVE (INCLUDED IN XCZ-150-LCS KIT)
6. 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY SCREEN FILTER (INCLUDED IN XCZ-150-LCS KIT)
7. 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCS KIT)
8. LATERAL PIPE
9. PVC SCH 80 NIPPLE 1 1/2"
10. PVC SCH 40 ELBOW
11. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
12. PVC SCH 40 TEE OR ELBOW
13. MAINLINE PIPE
14. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

RAIN BIRD XCZ-150-LCS 1.5" COMMERCIAL CONTROL ZONE KIT IN JUMBO VALVE BOX

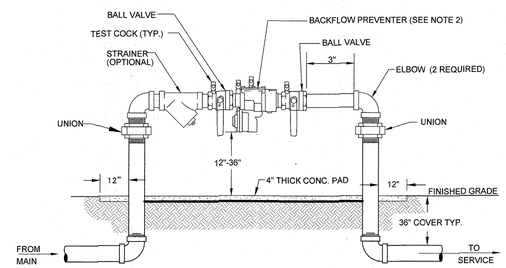


1. 30" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB
5. VALVE BOX WITH COVER RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL LINE
16. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

ELECTRIC REMOTE CONTROL VALVE - PEB SERIES



TREE BUBBLER DETAIL



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.
2. ALL BACKFLOW PREVENTER DEVICES SHALL BE APPROVED BY THE CITY/COUNTY BACKFLOW PREVENTER TECHNICIAN. ALL REDUCED PRESSURE BACKFLOW DEVICES SHALL BE USC APPROVED.
3. CONCRETE PAD IS REQUIRED FOR ALL INSTALLATIONS 1-1/2" OR LARGER.

REDUCED PRESSURE BACKFLOW PREVENTER

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BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Wash & Go Car Wash - Winter Garden
Landscape Architecture
WASH & GO LLC
WINTER GARDEN, FLORIDA
IRRIGATION DETAILS AND NOTES

DATE:	April 16, 2020
DRAWN BY:	JM
CHECKED BY:	TWB
JOB NUMBER:	2019.152
FILE NAME:	2019.152_WASH & GO WINTER GARDEN IR BASE

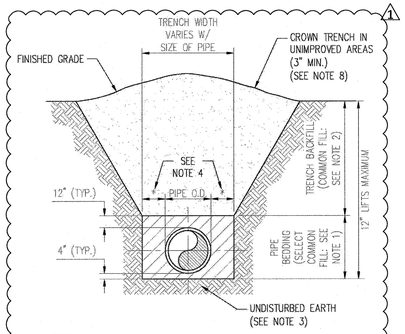
REVISIONS:

TODD W. BONNETT LA1718 STATE OF FLORIDA LANDSCAPE ARCHITECT

Todd W. Bonnett, RLA # FL0001718

L502

DRAWING PLOTTED: 9/22/2020 11:37:09 AM
X:\SHARED\BONNETT DESIGN GROUP\2019.152_WASH & GO WINTER GARDEN\DESIGN\2019.152_WASH & GO WINTER GARDEN IR BASE.DWG



NOTES:

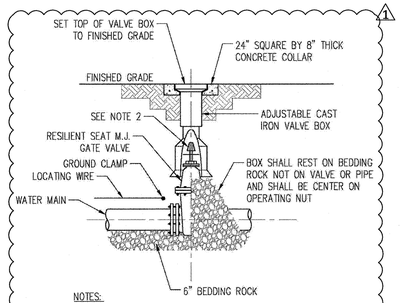
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING 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.

STANDARD BEDDING DETAIL

(PIPE BEDDING SHALL BE PER ASTM D2321)

SOURCE: CITY OF WINTER GARDEN STANDARD DETAILS

NOT TO SCALE



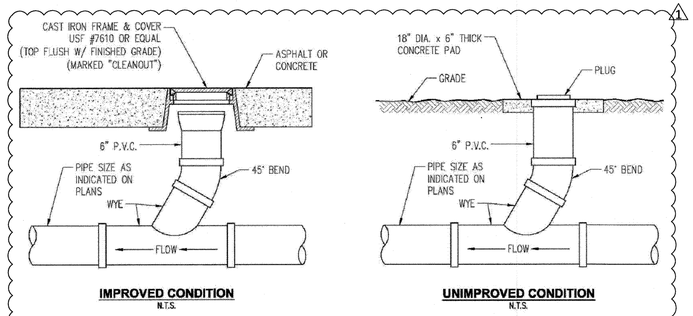
NOTES:

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.

GATE VALVE & BOX DETAIL

SOURCE: CITY OF WINTER GARDEN STANDARD DETAILS

NOT TO SCALE



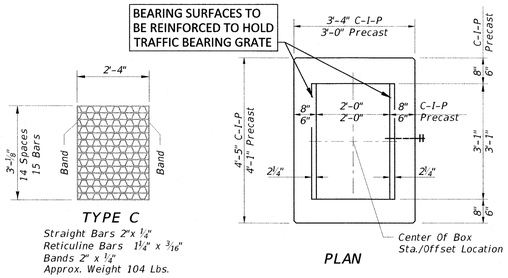
IMPROVED CONDITION
N.T.S.

UNIMPROVED CONDITION
N.T.S.

SANITARY SEWER CLEANOUT DETAIL

SOURCE: CITY OF WINTER GARDEN STANDARD DETAILS

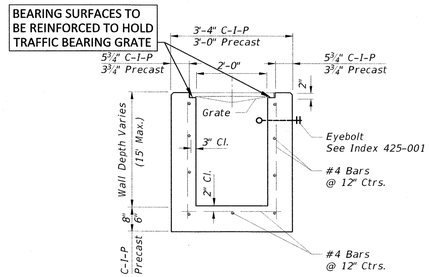
NOT TO SCALE



TYPE C

Straight Bars 2"x ¼"
Reticuline Bars 1¼" x 3/16"
Bands 2" x ¼"
Approx. Weight 104 Lbs.

PLAN



SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (In.²/ft.)	MAX. SPACING	
			BARS	WWR
0'-15'	A12	0.20	12"	8"

TYPE C

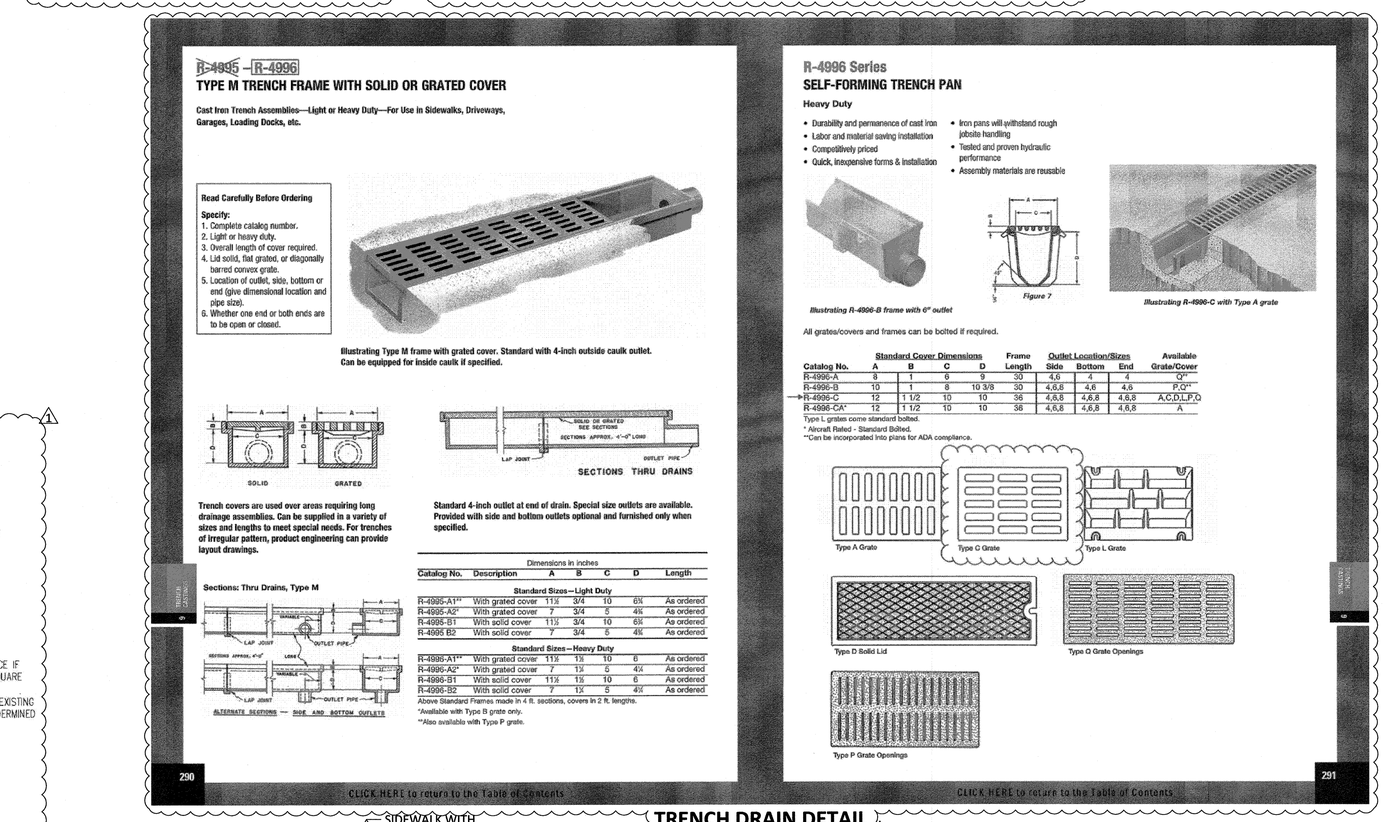
Recommended Maximum Pipe Size:

2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

FDOT TYPE C INLET DETAIL

(SEE ALSO FDOT STANDARD DRAWING 425-052)

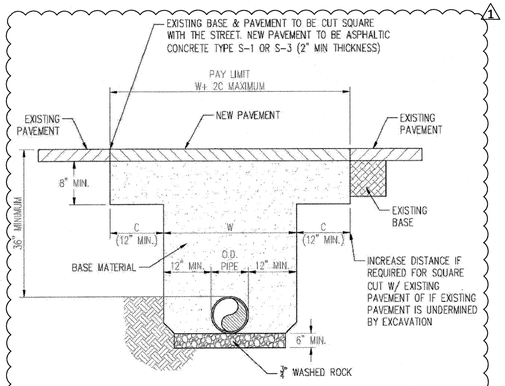
NOT TO SCALE



TRENCH DRAIN DETAIL

SOURCE: NEENAH FOUNDRY

NOT TO SCALE



W = O.D. OF PIPE + 12" MIN. AT BOTH SIDES OF PIPE

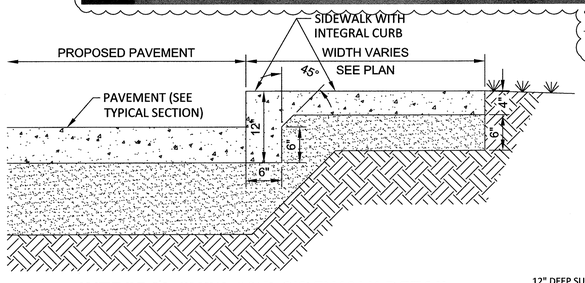
C = VARIES W/ SOIL TYPE
(CONTACT ENGINEER OF RECORD FOR DETERMINATION IN THE FIELD)

NOTE:
ALL BACKFILL COMPACTION SHALL BE 98% OF MAXIMUM DENSITY.

PAVEMENT RESTORATION DETAIL

SOURCE: CITY OF WINTER GARDEN STANDARD DETAILS

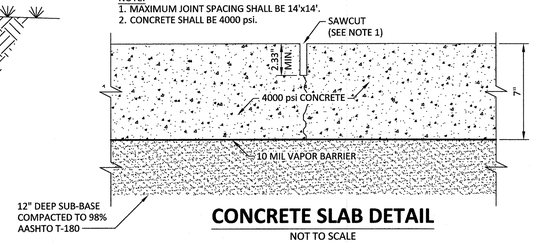
NOT TO SCALE



INTEGRAL CURB AND SIDEWALK DETAIL

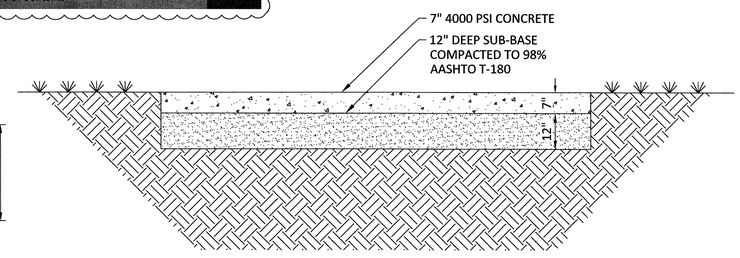
NOT TO SCALE

NOTE:
1. MAXIMUM JOINT SPACING SHALL BE 14'x14'.
2. CONCRETE SHALL BE 4000 psi.



CONCRETE SLAB DETAIL

NOT TO SCALE



TYPICAL CONCRETE PAVEMENT SECTION

NOT TO SCALE

NO.	DATE	REVISIONS DESCRIPTION	BY
1	05-27-2020	REVISED PER CITY OF WINTER GARDEN DRC COMMENTS.	DPC
2	06-15-2020	REVISED PER OWNER'S MEETING WITH CITY ENGINEER.	DPC

DESIGNED BY	DCB	DRAWN BY	DPC
CHECKED BY	LAV	APPROVED BY	DCB

GENERAL DETAILS

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Phone:407.896.0594 Fax:407.896.4836 WWW.DRMP.COM
DRMP, Inc.

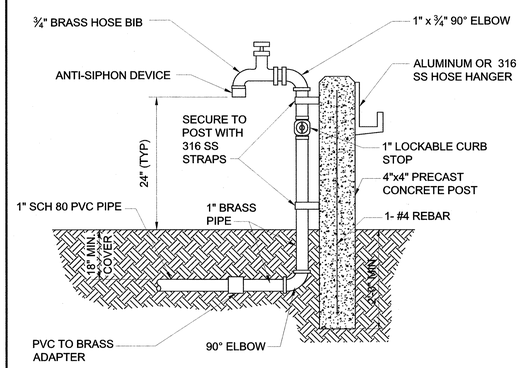
DONALD C. BIEGER LICENSE No. 60857 STATE OF FLORIDA PROFESSIONAL ENGINEER
Donald C. Bieger (A) P.E.
State of Florida # 60857

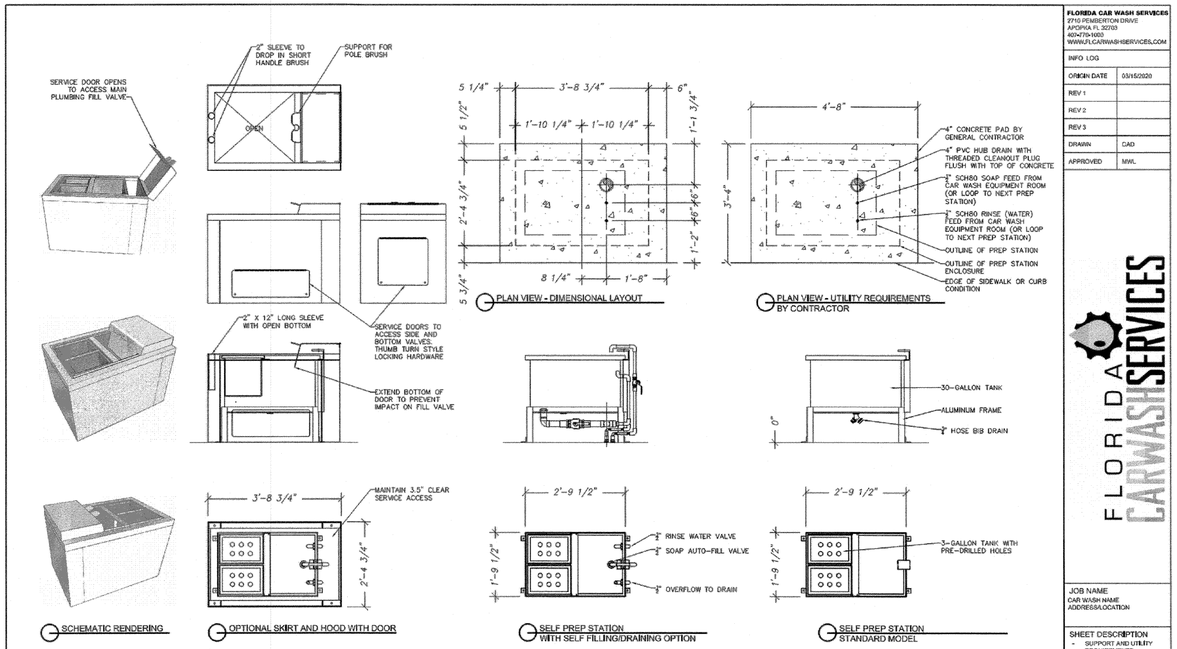
PROJECT NO.: 19-0580.000
SCALE: NONE
DATE: DECEMBER, 2019
DRAWING: C6.0

P:\Projects19\19-0580.000_Winter_Garden_Carwash\General-Civil\Design\Plans\19-0580.000 C6.0 General Details.dwg Plotted: Sep 22, 2020 - 10:29am by LValentine

STANDARD DRAWINGS

HOSE BIBB





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FLORIDA CAR WASH SERVICES
2710 PEMBERTON DRIVE
APOPKA FL 32703
407-779-1600
WWW.FLCARWASHSERVICES.COM

INFO LOG	
ORIGIN DATE	03/15/2020
REV 1	
REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

FLORIDA CARWASH SERVICES

JOB NAME
CAR WASH NAME
ADDRESS/LOCATION

SHEET DESCRIPTION
- SUPPORT AND UTILITY REQUIREMENTS

SHEET NAME
- SELF PREP STATION

SHEET NUMBER
02

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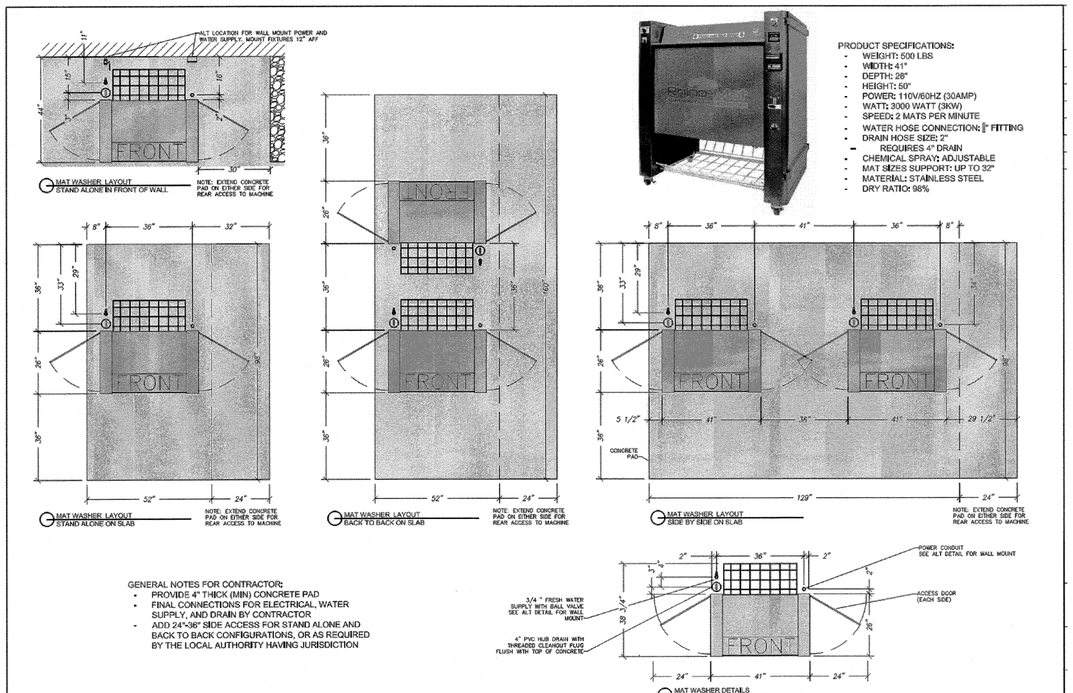

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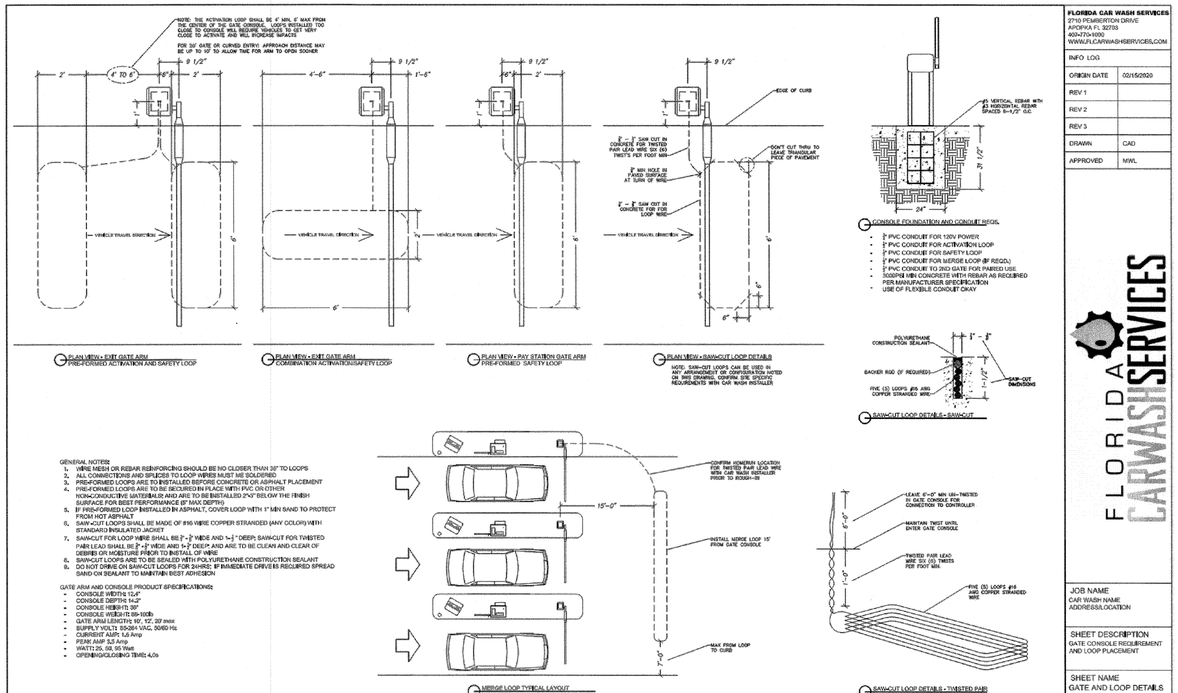

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FLORIDA CAR WASH SERVICES
2710 PEMBERTON DRIVE
APOPKA FL 32703
407-779-1600
WWW.FLCARWASHSERVICES.COM

INFO LOG	
ORIGIN DATE	02/15/2020
REV 1	
REV 2	
REV 3	
DRAWN	CAD
APPROVED	MWL

FLORIDA CARWASH SERVICES

JOB NAME
CAR WASH NAME
ADDRESS/LOCATION

SHEET DESCRIPTION
GATE CONSOLE REQUIREMENT AND LOOP PLACEMENT

SHEET NAME
GATE AND LOOP DETAILS

SHEET NUMBER
06

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NO.	DATE	DESCRIPTION	BY

REVISIONS

DESIGNED BY	DCB
DRAWN BY	DPC
CHECKED BY	LAV
APPROVED BY	DCB

EQUIPMENT DETAILS

CONSTRUCTION PLANS FOR
WINTER GARDEN CAR WASH
WINTER GARDEN, FLORIDA

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Phone:407.896.0594 Fax:407.896.4836 WWW.DRMP.COM
DRMP, Inc.

DONALD O. BIBER, JR. LICENSE No. 60857 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEPT. 23 2020
Donald O. Biber Jr., P.E.
State of Florida # 60857

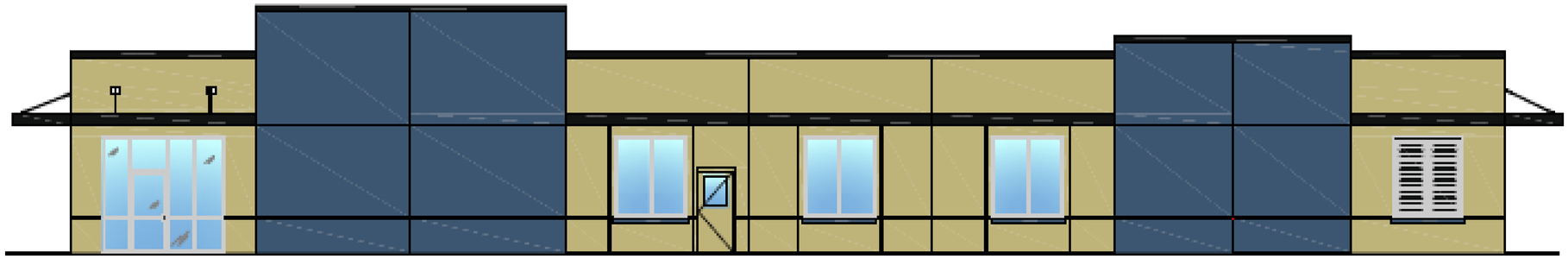
PROJECT NO.: 19-0580.000

SCALE: NONE

DATE: DECEMBER, 2019

DRAWING: C6.1

P:\Projects19\19-0580.000_Winter_Garden_Carwash\General-Civil\Design\Plans\19-0580.000 C6.1 Equipment Details.dwg Plotted: Sep 22, 2020 - 10:29am by LValentine



PROPOSED FRONT ELEVATION

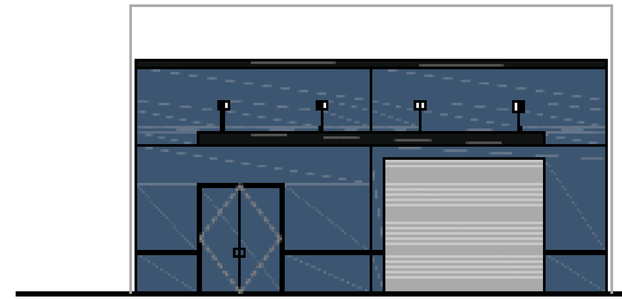
SCALE: 3/16" = 1'-0"

PROPOSED LEFT ELEV.

SCALE: 3/16" = 1'-0"

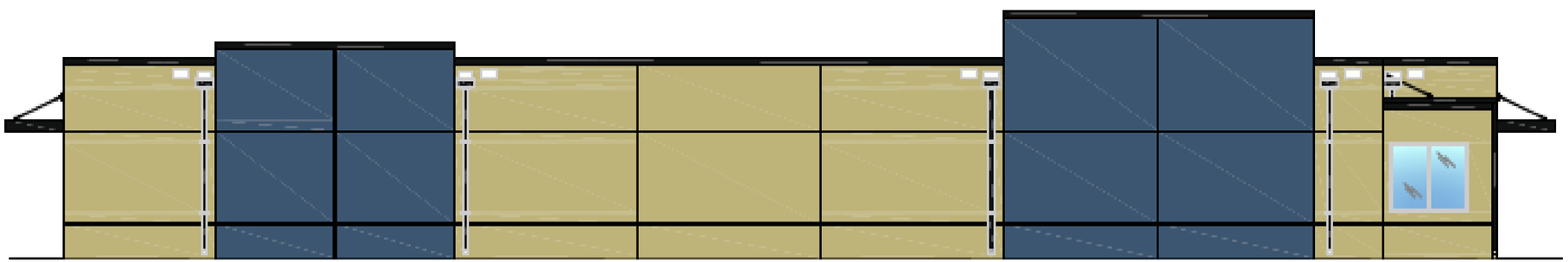
PAINT SCHEDULE

CODE	COLOR	SPECS	
P-1	[illegible]	[illegible]	
P-2	[illegible]	[illegible]	
P-3	[illegible]	[illegible]	
P-4	[illegible]	[illegible]	
P-5	[illegible]	[illegible]	
P-6	[illegible]	[illegible]	



PROPOSED RIGHT ELEV.

SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

WASH & GO
NEW PROJECT
COLONIAL DR. & ORANGE BEST BLVD.
WINTER GARDEN, FL.

SAVA

Elevations

A-5.1

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 1, 2020
SUBJECT: WASH & GO WG CAR WASH – SITE PLAN APPROVAL
14580 W. COLONIAL DRIVE (FKA TEXACO CAR WASH; KHAN CAR WASH)

We recommend approval of the site plan, subject to the following conditions and comments.

ENGINEERING

1. 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.
    d. All Storm (≥12") and Sanitary lines (≥6") shall be inspected by CCTV prior to completion.
    e. All on-site stormwater and utilities shall be privately owned and maintained.
2. Informational: Note that Orange West Boulevard is private, not City of Winter Garden.
3. Sheet C4.0, Drainage:
    a. 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 (**not HDPE or ADS N12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
    b. Pipe bedding shall adhere to detail per ASTM D2321.
    c. **As noted, the contractor shall provide submittals/details of the thermoplastic pipe terminating thru the stacked block wall when submitting to the Building Department for (wall) permit**.
4. Sheet C5.0, Utility Plan:
    a. The response states that the existing 2" potable meter and 1" irrigation meter will be re-used – no additional impact fees will be required. Fees for new meters or connection/installation may be required.
    b. 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 preventors, etc. All irrigation mains within the City's R/W under the pavement shall be encased within a sleeve.
    c. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
5. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department. Note on plan that no plantings will be allowed with 5' behind the stacked block retaining wall to prevent damage to the fabric tie-backs.
6. 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 Planning Department review.
7. Minimum 5' wide concrete sidewalks are required along all project frontages to include S.R. 50 and Orange

West Blvd. Existing sidewalks will be checked at completion and any damaged sections shall be replaced prior to issuance of the C of O. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.

8. Permits or exemptions shall be provided from SJRWMD for stormwater, FDOT, and FDEP for water, wastewater and NPDES NOI. FDEP self certifications are acknowledged for stormwater, water and wastewater.

PLANNING COMMENTS

9. Note: Signage package will be reviewed in detail during the Sign Permit review. All signage must adhere to the requirements of City Code Chapter 102.

STANDARD GENERAL CONDITIONS

10. All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.

11. 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.

12. 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.

13. 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.

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

15. Approval by the City Commission (site plan) will be required prior to issuance of site or building permit(s).

16. 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 <u>all</u> site improvements shall be paid prior to issuance of the site or building permit.

17. Additional comments will 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 1, 2020 **Meeting Date:** October 8, 2020

Subject: West Plant Street
Crazy Plant Holdings – Easement Agreement
PARCEL ID# 23-22-27-2888-04-076

Issue: The applicant is requesting an easement to install grease traps on City property located at Parcel ID # 23-22-27-2888-04-076 so the property at 270 West Plant Street can have sufficient infrastructure for the proposed restaurants.

Discussion:

The subject property is planned to be developed with a City Park and the property next door is being developed with a 3-story mixed use project which includes restaurants on the first floor. There is an existing easement on the City property to allow outdoor seating in the same area as the proposed easement area where the proposed grease traps will be installed.

Recommended Action:

Staff recommends approval of the easement agreement.

Attachment(s)/References:

Easement Agreement
Utility Plan

After recording please return to:
Daniel W. Langley
Fishback Dominick
1947 Lee Road
Winter Park, Florida 32789

GREASE TRAP EASEMENT

THIS GREASE TRAP EASEMENT (the "Easement") is made and entered into this ____ day of _____, 2020, by **CITY OF WINTER GARDEN**, a Florida municipal corporation, whose mailing address is 300 West Plant Street, Winter Garden, Florida 34787 (the "Grantor") and **CRAZY PLANT HOLDINGS, LLC**, a Florida limited liability company, whose address is whose address is 28 S. Main Street, Winter Garden, Florida 34787 (the "Grantee").

WHEREAS, Grantee is the fee simple owner of that certain real property located at 252 and 270 West Plant Street, Winter Garden, Florida, having Orange County Tax Parcel ID Nos. 23-22-27-2888-04-073, 23-22-27-2888-04-075 and 23-22-27-2888-04-077 and legally described in **Exhibit "A"** attached hereto ("CPH Property"); and

WHEREAS, Grantor is the fee simple owner of the Easement Parcel described herein along with its parent tract having Orange County Tax Parcel Identification Number 23-22-27-2888-04-076; and

WHEREAS, Grantee has requested that Grantor grant the easement set forth herein for the benefit of the CPH Property.

WITNESSETH, That Grantor in consideration of the sum of $10.00 and other valuable consideration, paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant to the Grantee and its successors and assigns, a non-exclusive easement for the installation, use, maintenance, repair and operation of up to three (see utility plan) underground concrete grease traps to serve the CPH Property consistent with construction plans approved by Grantor ("Improvements") to be installed under and upon that certain real property located in the City of Winter Garden, Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Easement Parcel"). The design of the Improvements shall be subject to Grantor's review and approval prior to its installation. The Improvements installed by Grantee shall be owned by Grantee and shall be consistent with the design approved by Grantor. Grantee shall have the obligation, at its expense, to operate, maintain and repair the Improvements located within the Easement Parcel. Grantee shall ensure that the grease traps installed are cleaned and pumped monthly or a frequency mutually agreed upon by the grantor so that the grease traps do not create noxious odors and are operated and maintained consistent with all applicable laws and ordinances. Grantee shall repair any damage caused to the Easement Parcel and improvements thereon by virtue of the Improvements, including the installation, operation, repair and maintenance thereof excepting any damage caused by Grantor. If the grease traps are ever abandoned or their operation and use ceases for more than a one-hundred and eighty (180) day period, Grantee shall cause the removal of the grease traps and restoration of the Easement Parcel and this Easement shall terminate.

THAT, Grantee shall indemnify and hold the Grantor and its officials and employees harmless from any and all losses, expenses, injuries, damages and claims (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 gross negligence, arising out of or resulting from: (i) the Improvements; (ii) the Grantee's and its contractors', employees', and agents' exercise of Grantee's rights under this Easement, including without limitation, the installation, operation, repair and maintenance of the Improvements; and (iii) any lien or claims of lien that may be made upon the Grantor or the Grantor's property due to improvements made or alleged to be made or authorized by Grantee to the Easement Parcel. Grantee shall be responsible for the acts and omissions of its contractors, agents, and employees, and this provision is intended to protect the Grantor from such. Nothing herein is intended as or shall constitute a waiver of the Grantor's sovereign immunity protections or of any other privilege, immunity or defense afforded by law to Grantor or its officers, employees and agents.

THAT, Grantor reserves right to use the Easement Parcel for any other purposes that do not interfere with the operations and maintenance of the Improvements or other easement rights that Grantee may have in the Easement Parcel pursuant to separate instruments. Grantor reserves the right, at Grantor's expense, to relocate part or all of the Improvements and Easement Parcel upon at least ninety (90) days advanced written notice to Grantee and with Grantor providing a replacement or amended easement area to Grantee.

THAT, in the event Grantee fails to comply with the terms and conditions of this instrument, upon at least a ninety (90) day written notice and opportunity to cure being provided by Grantor to Grantee, if the default is not cured within such cure period Grantor shall have the right to terminate this Easement. Grantee shall cause the removal of the Improvements and restoration of the Easement Area if this Easement is terminated by Grantor. In the event this Easement terminates, either party shall have the right to record a notice of termination of this Easement in the public records.

THAT, this Easement and the rights and obligations contained herein shall be deemed to run with the title to the land referred to herein hereby inuring to the benefit of and binding the parties hereto, as their interest may appear, and their respective successors and assigns.

IN WITNESS WHEREOF, the Grantor and Grantee hereto have executed this Easement as of the day and year first above written.

GRANTOR:

CITY OF WINTER GARDEN, a Florida municipal corporation

_____
Michael Bollhoefer, City Manager

WITNESSES

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence, this ____ day of _____, 2020 by Michael Bollhoefer as City Manager for the City of Winter Garden, who is known by me ___ or has produced the following identification_____.

_____
(Signature of Notary Public - State of Florida)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

WITNESSES

GRANTEE:

CRAZY PLANT HOLDINGS, LLC, a Florida limited liability company

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

_____
Timothy M. Keating, Jr., Manager

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence, this ____ day of _____, 2020 by Timothy M. Keating, Jr. as Manager of Crazy Plant Holdings, LLC, on behalf of the company, who is known by me ___ or has produced the following identification_____.

_____
(Signature of Notary Public - State of Florida)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

EXHIBIT A

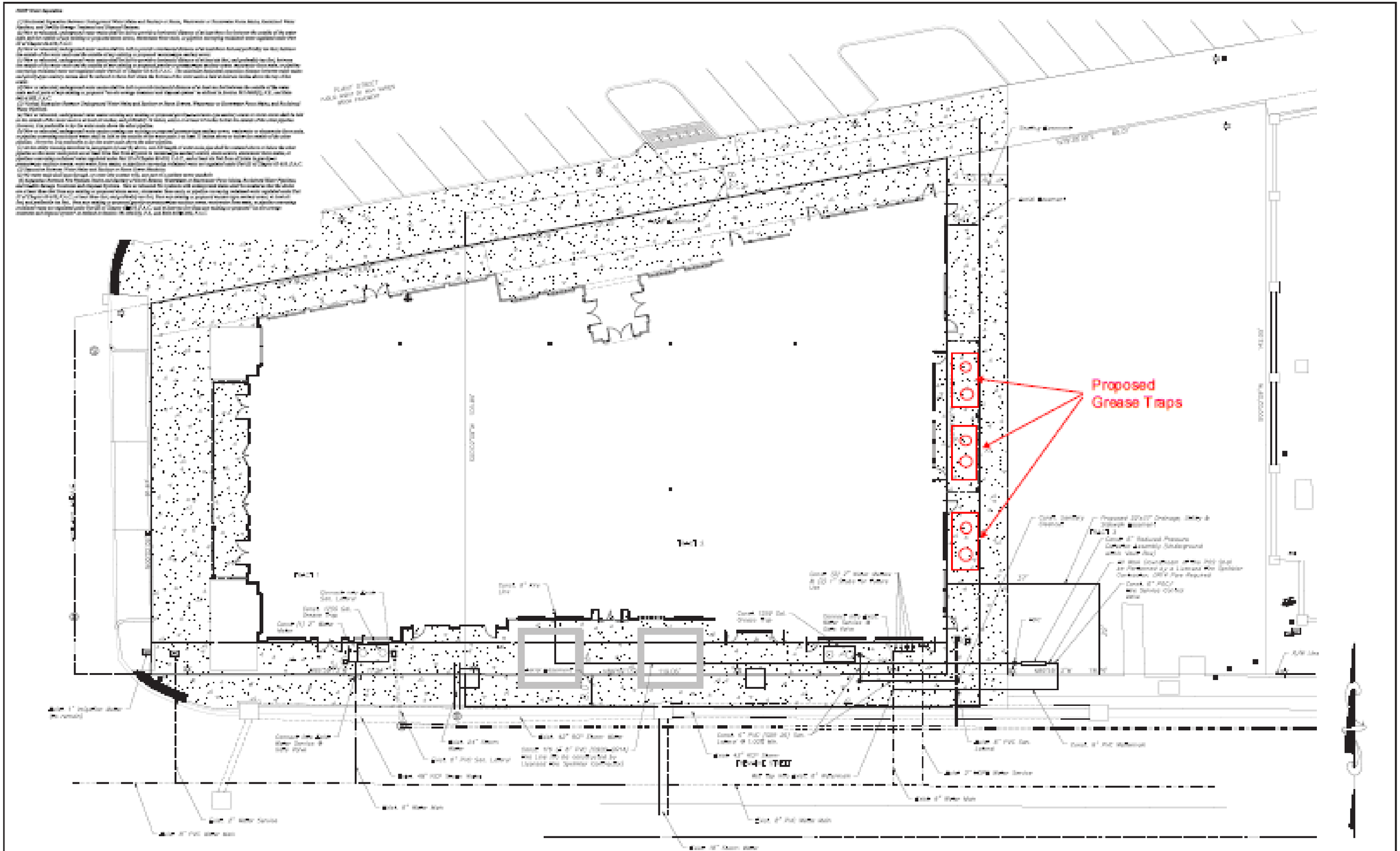
The West 179 feet of Lot 7, Block "D", FRIES' SURVEY OF WINTER GARDEN, according to the plat thereof, as recorded in Plat Book "E", Page 16, of the Public Records of Orange County, Florida.

LESS AND EXCEPT:

The East 92.76 feet of the West 189 feet of Lot 7, Block "D", 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

The West 119.06 feet of the East 269.76 feet of Lot 7, Block D, FRIES PLAT OF WINTER GARDEN, as recorded in Plat Book E, Page 16, Public Records of Orange County, Florida, less the Northerly 6.08 feet thereof.



Utilities Plan

270 W. Plant Street

JOB NO. 17-0476

SHEET 5 OF 16