WINTER GARDEN

CITY COMMISSION

AGENDA

CITY HALL COMMISSION CHAMBERS
300 W. Plant Street
Winter Garden, Florida

REGULAR MEETING June 11, 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 – May 28, 2020

2. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**
   A. **Ordinance 19-26:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, 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 19-27:** 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 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY RURAL TO CITY MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
   C. **Ordinance 19-28:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, 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
   D. **Ordinance 19-29:** 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 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY RURAL TO CITY MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
   E. **Ordinance 19-30:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 10.75 +/- ACRES OF LAND GENERALLY LOCATED AT 12920 & 12921 REAVES ROAD ON THE NORTHWEST AND NORTHEAST CORNERS OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY A-1 (AGRICULTURAL) AND R-CE-2 (RURAL RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE STONEYBROOK SENIOR LIVING PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (**Second reading and public hearing June 25, 2020**) – **Community Development Director Pash**

   F. **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 date uncertain**) – **Community Development Director Pash**

G. **Ordinance 20-23:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 18-09 GENERALLY KNOWN AS THE WEST MARKET PCD PERTAINING TO THE 18.25 +/- ACRE PROPERTY GENERALLY LOCATED SOUTH OF WEST COLONIAL DRIVE, WEST OF SOUTH PARK AVENUE, AND NORTH OF SAND LIME ROAD; AMENDING THE WEST MARKET PCD TO ALLOW AN AUTOMOTIVE SERVICE CENTER AND BANK WITH DRIVE-THRU AS PERMITTED USES, AMENDING THE DEVELOPMENT PLAN AND OTHER DEVELOPMENT RESTRICTIONS; PROVIDING FOR NONSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE - (**Second reading and public hearing June 25, 2020**) – **Community Development Director Pash**

3. SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES

A. **Ordinance 19-47:** 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 0.58 ± ACRES LOCATED AT S PARK AVENUE, NORTH OF W PLANT STREET, WEST OF S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM NO FUTURE LAND USE TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

B. **Ordinance 19-48:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.91 +/- ACRES OF LAND GENERALLY LOCATED AT 30 N PARK AVENUE AND S PARK AVENUE, NORTH OF WEST PLANT STREET, WEST OF N/S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM R-2 (RESIDENTIAL) AND NZ (NO ZONING) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE 30 NORTH PARK PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – **Community Development Director Pash**

C. **Ordinance 20-20:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9TH STREET, AND SOUTH OF BEARD ROAD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

D. **Ordinance 20-21:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9TH STREET, AND SOUTH OF BEARD ROAD, FROM R-1 (RESIDENTIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE WINTER GARDEN SELF STORAGE PCD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – **Community Development Director Pash**

4. REGULAR BUSINESS

A. Recommendation to approve **SITE PLAN** for 1905 Avalon Road (Belle Meade Commercial Outparcel 2) – **Community Development Director Pash**

B. Recommendation to approve Amendment No. 2 to Meter Replacement Services Agreement with Utility Solutions of America, Inc., through an existing piggy-back contract with the City of Callaway, Florida and authorize the issuance of purchase order to Core & Main for the purchase of the water meters, transmitters and lids for a total project cost of $1,037,736.00 which includes a 5% contingency – **Assistant City Manager of Public Services Williams**

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

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

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

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to **Regular Meeting** on Thursday, **June 25, 2020** at **6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICES:
In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Winter Garden does not prepare or provide such record.

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

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

CITY OF WINTER GARDEN

CITY COMMISSION

REGULAR MEETING MINUTES

May 28, 2020

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

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

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

1. **APPROVAL OF MINUTES**

Motion by Commissioner Buchanan to approve regular meeting minutes of May 14, 2020 as submitted. Seconded by Commissioner Bennett and carried unanimously 5-0.

(Addressed at this point in the meeting: Agenda Items 3.C, 2.A and 2.B, respectively.)

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

A. **Ordinance 19-47:** 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 0.58 ± ACRES LOCATED AT S PARK AVENUE, NORTH OF W PLANT STREET, WEST OF S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM NO FUTURE LAND USE TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

B. **Ordinance 19-48:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.91 +/- ACRES OF LAND GENERALLY LOCATED AT 30 N PARK AVENUE AND S PARK AVENUE, NORTH OF WEST PLANT STREET, WEST OF N/S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM R-2 (RESIDENTIAL) AND NZ (NO ZONING) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE 30 NORTH PARK PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Community Development Director Pash stated that the applicant for 30 North Park Avenue is requesting acquisition of the 0.58± acres of land from the City. He displayed a map, described the size of the property, and noted the applicant's need for the land in the proposed planned development of nine town homes, parking lot and pond area. He described some of the other proposed improvements and the need for relocating a

sanitary force main and reclaimed water line at an estimated cost of $235,000. Mr. Pash described details in the agreement, noted that this actually gives them the land and recognized City Manager Bollhoefer to offer further details.

City Manager Bollhoefer explained there is actually no sale amount listed for this land because the sale would be an amount of zero dollars. The City wants the developer to put all of their funds into the development of the project. He described how paying those relocation costs plus a sale amount would drive up the numbers, thereby jeopardizing the quality of the construction. He further expressed that the property, which the City received at no cost, would have a return on this investment in the area of tax revenue for years to come.

There was discussion on the land, gifted by the railroad, only has value when connected to the other land and how by itself, there is no value.

City Manager Bollhoefer explained the reason for moving this agenda item before the zoning hearing, noting that without this agreement, the zoning is moot.

Mr. Bollhoefer also noted onerous language included in the agreement allowing reversion of the land back to the City under certain circumstances. Community Development Director Pash added that this is why the cash escrow of $235,000 was included, for relocation of the pipes in the event the work was not completed.

Community Development Director Pash explained the zoning by describing the total size of the combined properties to rezone from planned unit development. Also, change of the future land use from no future land use to medium density residential. He described the development, design guideline changes to a section from 1,000 square feet to 2,000 square feet. Staff recommends approval of Ordinance 19-47 and 19-48 with the proposed changes as noted.

Mayor Rees noted that the Purchase and Sale Agreement does not require a public hearing; however, the ordinances will. Therefore, he consulted with City Attorney Ardaman on the reading of the ordinance, as they all tied in together.

City Attorney Ardaman read Ordinance 19-47 and 19-48 by title only.

Mayor Rees questioned building height, buffering, trees, and visibility. Mr. Pash responded that the trees would come down, replacements provided and there would be additional landscaping. Discussion ensued regarding the need for a buffer, the building's height, existing trees that would remain and their location. They discussed an aerial view of the location and noted some trees at the adjacent apartment.

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 approve Ordinance 19-47 and 19-48 with the proposed changes as noted and with a second reading and public hearing June 11, 2020. Seconded by Commissioner Maciel and carried unanimously 5-0.

C. **Ordinance 20-20:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9TH STREET, AND SOUTH OF BEARD ROAD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

D. **Ordinance 20-21:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9TH STREET, AND SOUTH OF BEARD ROAD, FROM R-1 (RESIDENTIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE WINTER GARDEN SELF STORAGE PCD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 20-20 and 20-21 by title only. Community Development Director Pash stated that this is an application to change the future land use from low density residential to commercial. He also noted that this rezones the approximately 6.01 ± acre property from R-1 to planned commercial development for a self-storage facility. He described the proposed development and other land improvements. He disclosed that a community meeting had been held and discussions included the corner, the S-Curve in Beard Road, sidewalks, as well as potential environmental easements. He noted building of the proposed development on the upland portion only, having no impact on the wetlands. He expressed that unfortunately, there is insufficient right-of-way to make changes to the S-curve, meaning it will remain the same. Staff recommends approval of Ordinances 20-20 and 20-21.

Commissioner Sharman asked if the Planning and Zoning Board voted unanimously in favor of this item. Mr. Pash responded yes.

Commissioner Maciel inquired whether the small piece on the S-curve, containing the mobile homes, was Orange County. Mr. Pash responded that this is part of the development and is in the City and that it would remain.

Commissioner Bennett noted that historically storage units have less impact on traffic than other possible uses that could go on the property. Mr. Pash agreed, stating that this is correct. City Manager Bollhoefer noted that storage facilities have the least amount of traffic of any project and noted that the discussion regarding this was that it faces the turnpike and puts the least amount of burden on existing infrastructure.

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

Ron Mueller, 709 Lake Cove Pointe Circle, Winter Garden, Florida, spoke of debated discussions held at the Planning and Zoning meeting regarding the property. He stated that it is not consistent with the surrounding area and voiced opposition to this type of business at this location. He encouraged a review between now and the second hearing.

City Manager Bollhoefer noted that the Planning and Zoning Board did debate this issue and in their final determination, after hearing all the facts, voted unanimously. Mr. Bollhoefer informed that residential would not be the highest and best use for this location due to its proximity to the turnpike; describing it as ideal for a storage unit. He addressed the areas current speeding issues; noting this as the reason the S-curve should not change. The development having no impact on the wetlands and some undevelopable areas also discussed.

Mr. Mueller mentioned another discussion of the Planning and Zoning Board was regarding other options for the property.

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

Mayor Rees noted Beard Road would be a challenge going forward and he described the area.

Motion by Commissioner Maciel to approve Ordinance 20-20 and 20-21 with a second reading and public hearing scheduled for June 11, 2020. Seconded by Commissioner Bennett and carried unanimously 5-0.

3. REGULAR BUSINESS

A. Recommendation to approve SITE PLAN for 1200 Daniels Road (Daniels Road Business Park), subject to conditions

Community Development Director Pash noted that this is the site plan for 1200 Daniels Road. He noted a past reviewed and denial due to impact on the wetlands and the need to save them. He shared that the applicant returned with a revised set of plans. He described that it has two single story office and retail buildings, as well as two two-story commercial buildings; a total of 65,000 square feet. He described other proposed

improvements and noted the saving of the wetlands as requested in the past. He informed of the project's review and approval by the Development Review Committee (DRC) and staff, who recommend approval, subject to the conditions in the DRC report.

Mayor Rees inquired about the development's access and the challenges it would bring to already challenged areas. City Manager Bollhoefer acknowledged this would be a challenge and described a solution of the cut-through road at the church allowing options for those wanting to go northbound. Discussion ensued on the challenges and safe alternatives.

Motion by Commissioner Buchanan to approve site plan for 1200 Daniels Road (Daniels Road Business Park), subject to conditions. Seconded by Commissioner Maciel and carried unanimously 5-0.

B. Recommendation to approve SITE PLAN for 504 West Plant Street (504 Building), subject to conditions

Community Development Director Pash noted this as the site plan review for 504 West Plant Street. He informed of the proposal to develop a two-story, approximately 10,000 square foot office building. The property is zoned Planned Commercial Development (PCD). He noted a change from on street parking to parking within the property, using the property at Smith Street and Park Avenue for overflow. He informed of the project's review and approval by the Development Review Committee (DRC) and staff, who recommend approval, subject to the conditions in the DRC report.

City Manager Bollhoefer noted that staff really liked the parking on Plant Street and on Park Avenue. He explained the issues this would cause and the reason for choosing other options for traffic control. Discussion ensued on areas for parking. Commissioner Bennett asked if there was ingress and egress on Park, as well as Plant Street. Mr. Pash responded that it is only on Park Avenue.

Motion by Commissioner Bennett to approve the site plan for 504 West Plant Street (504 Building), subject to conditions. Seconded by Commissioner Sharman and carried unanimously 5-0.

C. Recommendation to approve Purchase and Sale Agreement for a portion of 30 North Park Avenue (City Property)

This item addressed earlier in the meeting with items 2.A and 2.B.

Motion by Commissioner Buchanan to approve the Purchase and Sale Agreement for a portion of 30 North Park Avenue (City Property). Seconded by Commissioner Maciel and carried unanimously 5-0.

4. **MATTERS FROM PUBLIC** – There were no items.

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.

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

6. **MATTERS FROM CITY MANAGER**

City Manager Bollhoefer gave updates regarding the changes due to the COVID-19 Coronavirus. He informed of reopening the day camp and noted the pool would reopen using appointment time blocks for safety.

Mr. Bollhoefer noted that the City has followed the Governor's executive orders relating to the virus with the one exception of hours of operation for restaurants. He indicated receiving a request for the City to follow State guidelines. Mr. Bollhoefer suggested reverting to the City's normal business hours and discussion ensued on the restaurants open until 2:00 a.m. and returning to the City's ordinance. Mr. Bollhoefer noted that this is for restaurants; however, the City only has one bar that always closed before midnight.

Commissioner Bennett sought clarification on the request and Commissioner Buchanan inquired if this was for the historic district. Mr. Bollhoefer advised that the City Commission could make in-district regulations if they so desired; however, this request is for everyone. He suggested revisiting the issue if desired on a permanent basis.

Motion by Commissioner Sharman for the City to revert to its regular hours for restaurants. Seconded by Commissioner Maciel and carried unanimously 5-0.

<u>Supplies in Chambers</u>

City Manager Bollhoefer apologized regarding supplies in the chambers and indicated that they were for the food drop-offs, done in partnership with Lakeside Church, noting also church volunteers from East Winter Garden who assisted with food deliveries.

<u>Cessation of Hot Meal Delivery</u>

Mr. Bollhoefer informed of the cessation of hot meal deliveries due to dietary restrictions of the recipients.

7. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Maciel thanked staff and the first responders for their efforts, noting the great feedback received from residents.

Commissioner Buchanan shared an update received from a resident regarding Friends of Lake Apopka and the West Orange Trail System around Lake Apopka. He noted that it was quite refreshing to hear about how they are still working and partnering efforts with Orange County. He encouraged the City Commission receiving an update at some point.

Commissioner Buchanan thanked staff and noted the efforts in the downtown area to keep us all safe.

Commissioner Bennett noted receiving expressed gratitude and compliments on efforts made in the downtown. She spoke of the tables, efforts with the farmers market with hand washing stations. She acknowledged every effort in keeping our citizens safe, and active and as well as supporting the City's economy. She expressed her thanks.

Mayor Rees thanked the City and the American Legion for its Memorial Day celebration. He commented on the good turnout even though in the rain, the social distancing and noted that this event reminded him of Mr. Graham.

The meeting adjourned at 7:17 p.m.

APPROVED:

_____
Mayor John Rees

ATTEST:

_____
City Clerk Angee Grimmage, CMC

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: June 2, 2020 **Meeting Date:** June 11, 2020

Subject: 12920 & 12921 Reaves Road
Stoneybrook Senior Living PUD
Ordinance 19-26
Ordinance 19-27
Ordinance 19-28
Ordinance 19-29
Ordinance 19-30
PARCEL ID # 35-22-27-0000-00-023 & 36-22-27-1773-00-060

Issue: For property located at 12920 & 12921 Reaves Road, the applicant is requesting to annex into the City, amend the future land use designation from Orange County Rural to City MR Medium Density Residential, and rezone the property from Orange County A-1 and R-CE-2 to PUD (Planned Unit Development).

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The applicant is requesting to annex the +/- 10.75 acre property located at 12920 & 12921 Reaves Road, change the future land use designation to Medium Density Residential, and rezone the property to PUD in order to permit the proposed development. The proposed development includes a 3 story independent living building and a two story assisted living building as well as 10 detached 2-car garage buildings and associated site development such as recreation areas and stormwater infrastructure. Several new requirements to address surrounding resident concerns were added to the PUD after the project was tabled at the October 10, 2019 City Commission Meeting. The proposed annexation, FLU amendment, and rezoning are consistent with the City's Comprehensive Plan and the City's Code of Ordinances (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 19-26, Ordinance 19-27, Ordinance 19-28, Ordinance 19-29, and Ordinance 19-30, with the second hearing and adoption to be held on June 25, 2020.

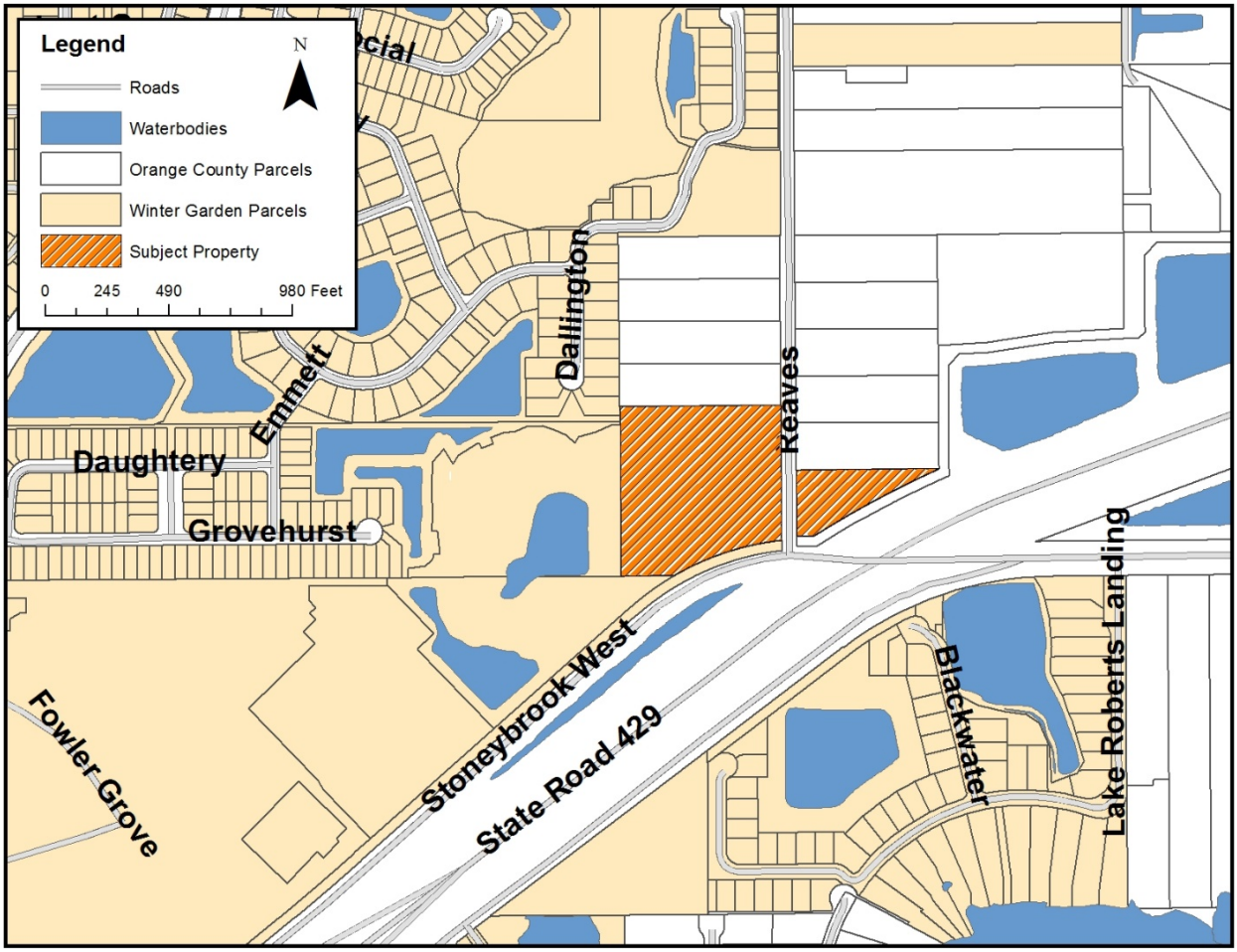
Attachment(s)/References:

Location Map
Ordinance 19-26
Ordinance 19-27
Ordinance 19-28
Ordinance 19-29
Ordinance 19-30
Staff Report

LOCATION MAP

12920 & 12921 Reaves Road

<u>Annexation, FLU Amendment, & PUD Rezoning</u>



ORDINANCE 19-26

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, 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 8.95 ± acres located at 12920 Reaves Road, on the northwest corner of Reaves Road and Stoneybrook West Parkway 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#: 35-22-27-0000-00-023

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, HEREAFTER REFERRED TO AS BEALAH GROVE, ORANGE COUNTY, FLORIDA.

CONTAINS 389,740 SQUARE FEET OR 8.947 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION TAKEN AS RIGHT OF WAY FOR STATE ROAD 429 AND THE BIKE TRAIL DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AND STIPULATED FINAL JUDGEMENT RECORDED SEPTEMBER 21, 2000 IN OFFICIAL RECORDS BOOK 6092, PAGE 1697, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND DESCRIBED AS FOLLOWS:

RIGHT OF WAY FOR STATE ROAD 429

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE 1338.18 FEET FOR A POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 73 DEGREES 49 MINUTES 27 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 572.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 669.09 FEET TO THE POINT OF BEGINNING.

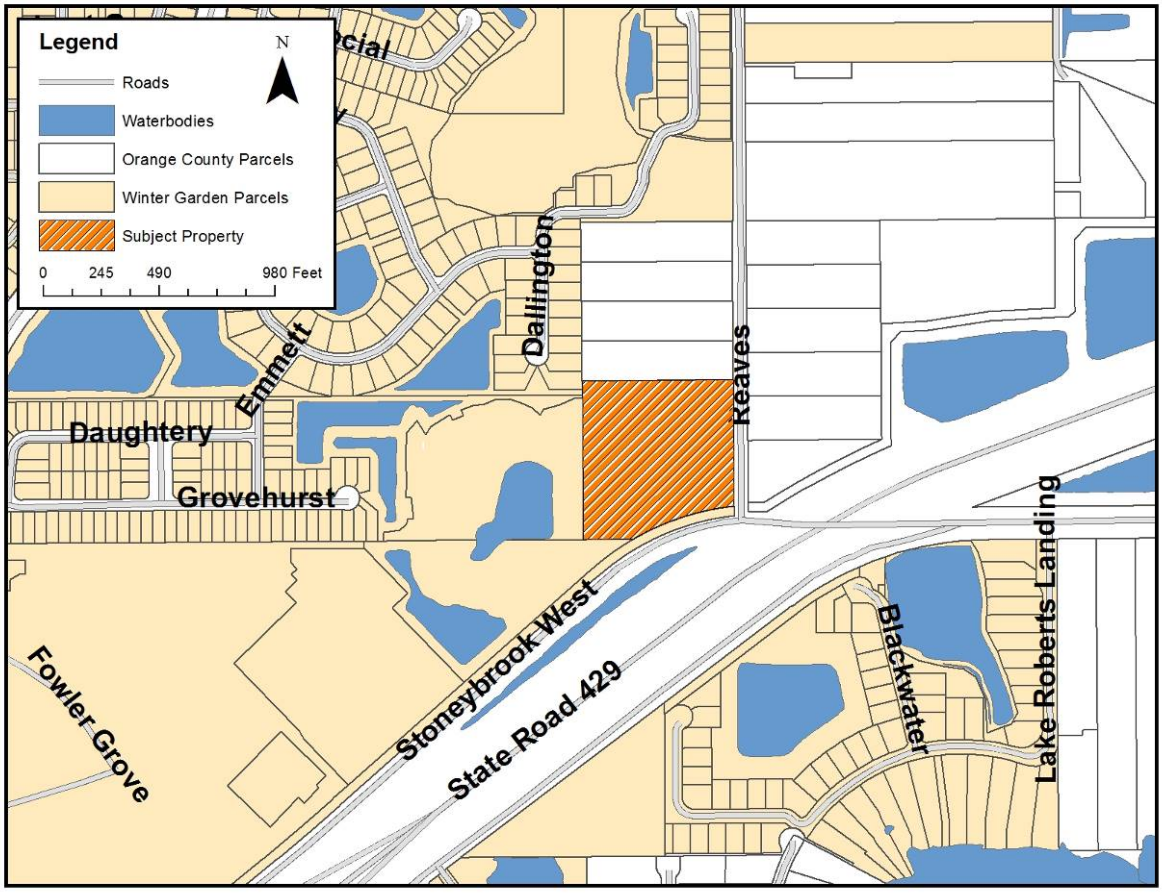
AND BIKE TRAIL

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 1338.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 85.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1077.45 FEET AND CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 45 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 71 DEGREES 52 MINUTES 18 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.43 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.20 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF SOUTH 73 DEGREES 49 MINUTES 27 SECONDS WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B"

LOCATION MAP

<u>12920 Reaves Road</u>



ORDINANCE 19-27

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 8.95 ± ACRES LOCATED AT 12920 REAVES ROAD, ON THE NORTHWEST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY RURAL TO CITY MEDIUM 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 8.95 ± acres located at 12920 Reaves Road, on the northwest corner of Reaves Road and Stoneybrook West Parkway, 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 Rural to City Medium 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 Medium 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 19-26, 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.

<u>SECTION III</u>. *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#: 35-22-27-0000-00-023

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, HEREAFTER REFERRED TO AS BEALAH GROVE, ORANGE COUNTY, FLORIDA.

CONTAINS 389,740 SQUARE FEET OR 8.947 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION TAKEN AS RIGHT OF WAY FOR STATE ROAD 429 AND THE BIKE TRAIL DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AND STIPULATED FINAL JUDGEMENT RECORDED SEPTEMBER 21, 2000 IN OFFICIAL RECORDS BOOK 6092, PAGE 1697, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND DESCRIBED AS FOLLOWS:

RIGHT OF WAY FOR STATE ROAD 429

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE 1338.18 FEET FOR A POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 73 DEGREES 49 MINUTES 27 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 572.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 669.09 FEET TO THE POINT OF BEGINNING.

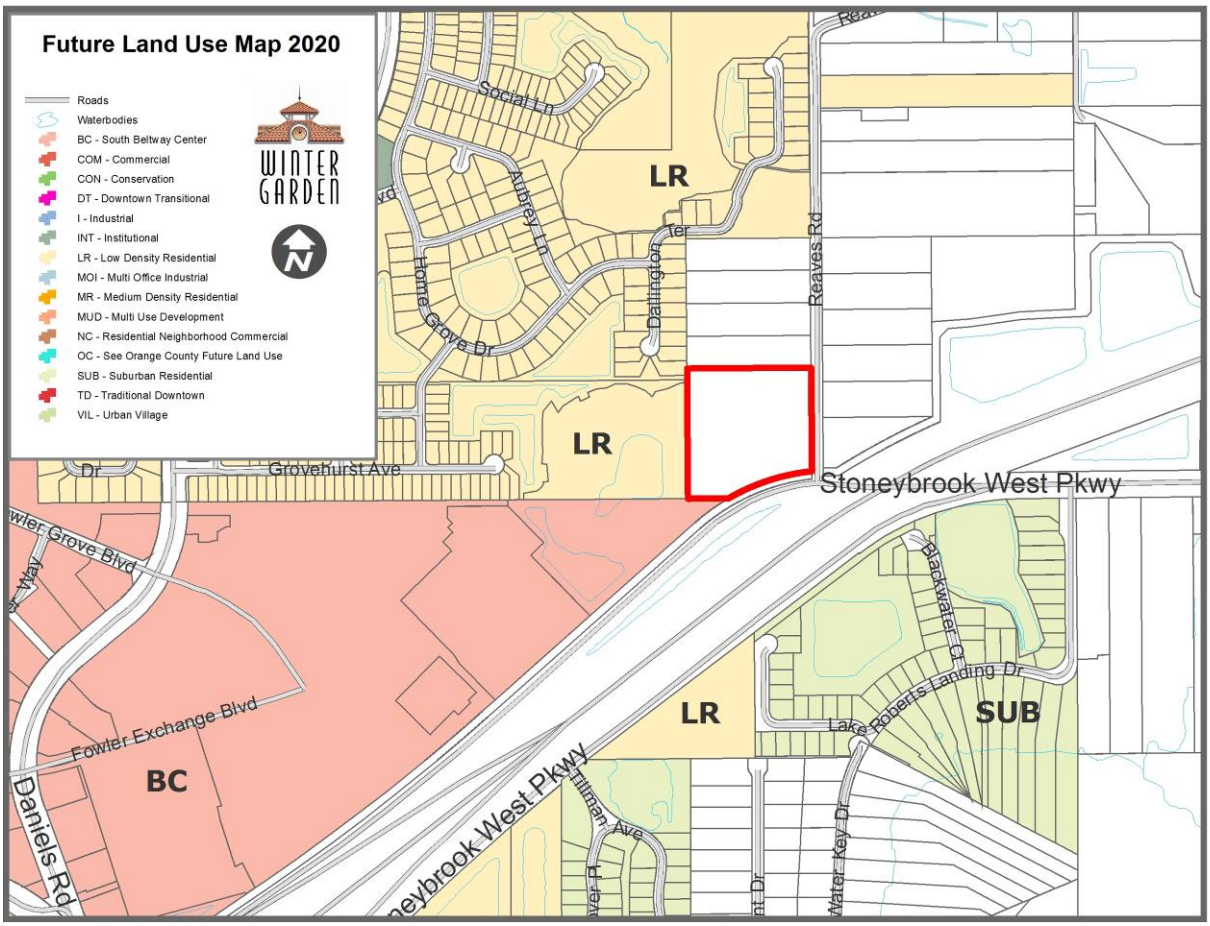
AND BIKE TRAIL

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 1338.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 85.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1077.45 FEET AND CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 45 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 71 DEGREES 52 MINUTES 18 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.43 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.20 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF SOUTH 73 DEGREES 49 MINUTES 27 SECONDS WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B"

FUTURE LAND USE MAP

<u>12920 Reaves Road</u>



Subject property changed from Orange County Rural to City MR Medium Density Residential

ORDINANCE 19-28

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, 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 1.80 ± acres located at 12921 Reaves Road, on the northeast corner of Reaves Road and Stoneybrook West Parkway 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#: 36-22-27-1773-00-060

LEGAL DESCRIPTION:

LOT 7, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 507.22 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N58°01'29"E THROUGH A CENTRAL ANGLE OF 07°36'30" TO A POINT; THENCE RUN S89°20'26"W 173.15 FEET; THENCE RUN N77°09'49"W 51.42 FEET; THENCE RUN S89°20'26"W 100.33 FEET TO A POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3989.72 FEET, SAID CURVE BEING 170.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF N57°47'06"E, RUN NORTHEASTERLY 229.40 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF N59°25'56"E THROUGH A CENTRAL ANGLE OF 03°17'40" TO A POINT ON THE NORTH BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°30'12"W 82.66 FEET ALONG SAID NORTH BOUNDARY FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTER LINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S60°02'45"W, RUN SOUTHWESTERLY 147.67 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S58°59'45"W THROUGH A CENTRAL ANGLE OF 02°05'59" TO A POINT; THENCE RUN S89°20'26"W 65.57 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFORESAID LOT 7; THENCE RUN N00°30'40"W 75.315 FEET ALONG THE WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN N89°30'12"E 192.81 FEET TO THE POINT OF BEGINNING.

AND

LOT 6, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

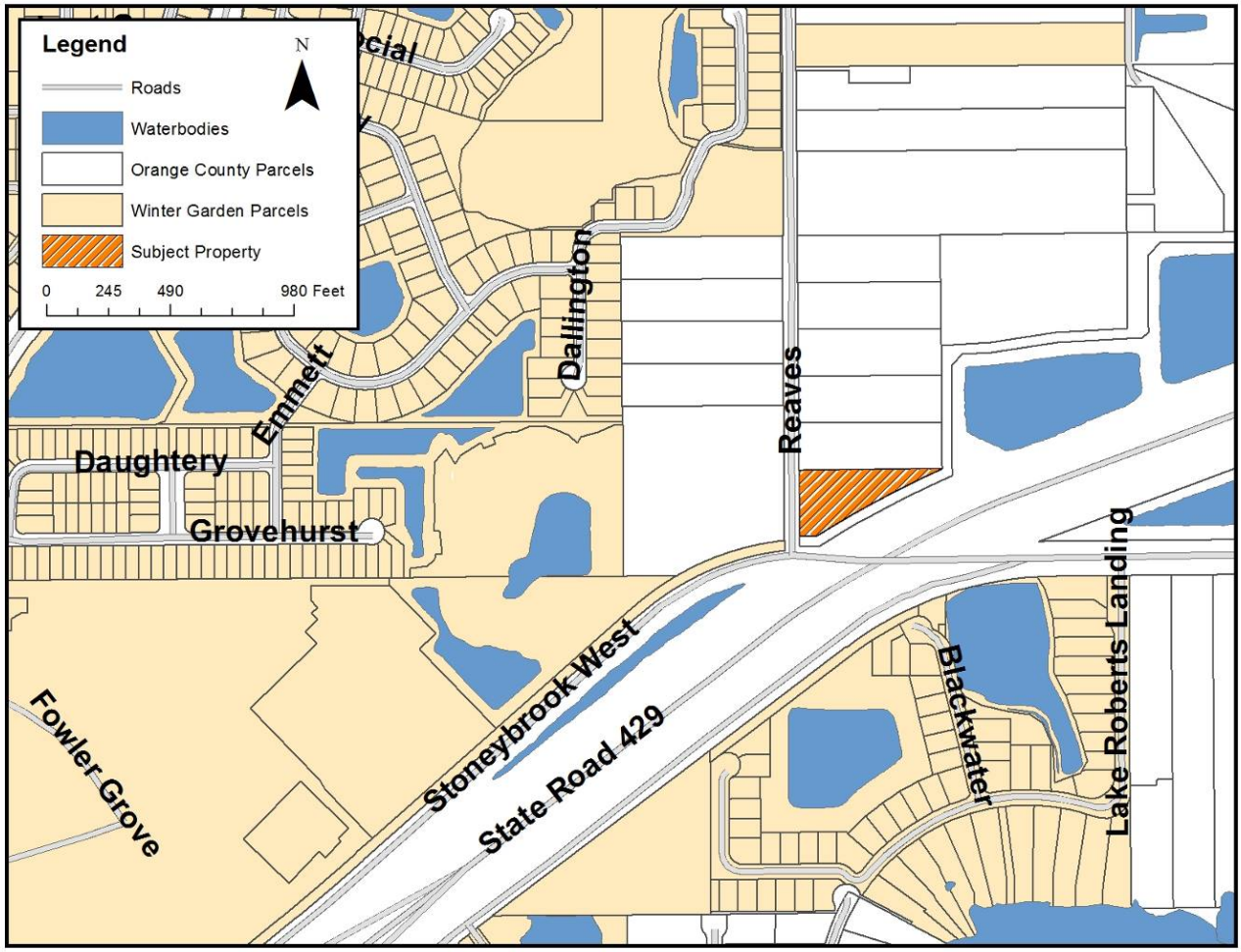
FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 687.64 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N59°22'40"E THROUGH A CENTRAL ANGLE OF 10°18'53" TO A POINT ON THE EAST BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°28'28"W 46.02 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID COUNTRY TRAIL ESTATES; THENCE CONTINUE N00°28'28"W 184.38 FEET ALONG THE EAST BOUNDARY OF SAID LOT 6 FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S65°55'10"W, RUN SOUTHWESTERLY 413.10 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S62°58'57"W THROUGH A CENTRAL ANGLE OF 05°52'25" TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID LOT 6; THENCE RUN S89°30'12"W 192.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE RUN N00°30'40"W 184.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N89°29'50"E 562.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN S00°28'28"E 0.64 FEET TO THE POINT OF BEGINNING.

CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

ATTACHMENT "B"

LOCATION MAP

<u>12921 Reaves Road</u>



ORDINANCE 19-29

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 1.80 ± ACRES LOCATED AT 12921 REAVES ROAD, ON THE NORTHEAST CORNER OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY RURAL TO CITY MEDIUM 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 1.80 ± acres located at 12921 Reaves Road, on the northeast corner of Reaves Road and Stoneybrook West Parkway, 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 Rural to City Medium 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 Medium 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 19-28, 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#: 36-22-27-1773-00-060

LEGAL DESCRIPTION:

LOT 7, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 507.22 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N58°01'29"E THROUGH A CENTRAL ANGLE OF 07°36'30" TO A POINT; THENCE RUN S89°20'26"W 173.15 FEET; THENCE RUN N77°09'49"W 51.42 FEET; THENCE RUN S89°20'26"W 100.33 FEET TO A POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3989.72 FEET, SAID CURVE BEING 170.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF N57°47'06"E, RUN NORTHEASTERLY 229.40 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF N59°25'56"E THROUGH A CENTRAL ANGLE OF 03°17'40" TO A POINT ON THE NORTH BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°30'12"W 82.66 FEET ALONG SAID NORTH BOUNDARY FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTER LINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S60°02'45"W, RUN SOUTHWESTERLY 147.67 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S58°59'45"W THROUGH A CENTRAL ANGLE OF 02°05'59" TO A POINT; THENCE RUN S89°20'26"W 65.57 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFORESAID LOT 7; THENCE RUN N00°30'40"W 75.315 FEET ALONG THE WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN N89°30'12"E 192.81 FEET TO THE POINT OF BEGINNING.

AND

LOT 6, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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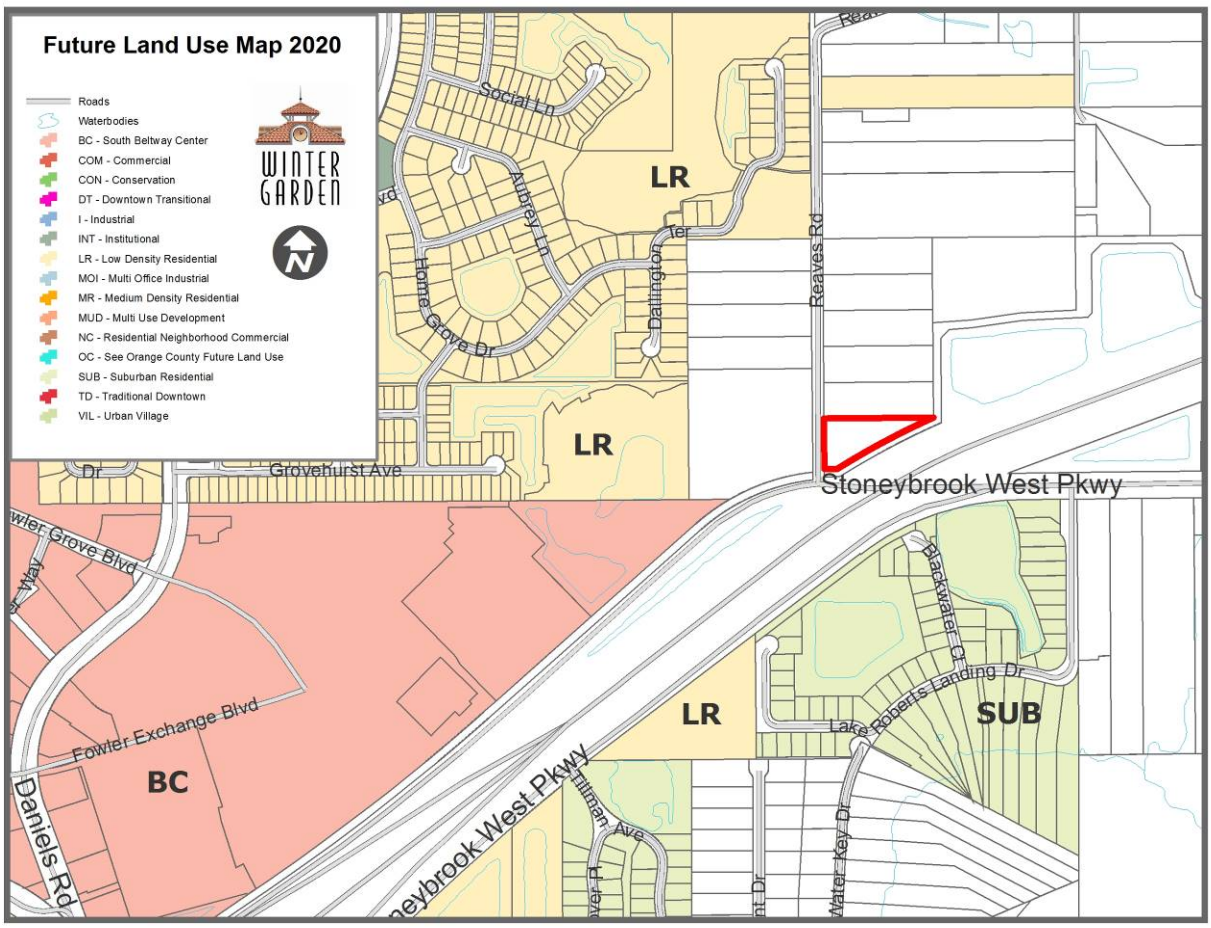
CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

ATTACHMENT "B"

FUTURE LAND USE MAP

<u>12921 Reaves Road</u>



Subject property changed from Orange County Rural to City MR Medium Density Residential

ORDINANCE 19-30

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 10.75 +/- ACRES OF LAND GENERALLY LOCATED AT 12920 & 12921 REAVES ROAD ON THE NORTHWEST AND NORTHEAST CORNERS OF REAVES ROAD AND STONEYBROOK WEST PARKWAY, FROM ORANGE COUNTY A-1 (AGRICULTURAL) AND R-CE-2 (RURAL RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE STONEYBROOK SENIOR LIVING PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner(s) of real property generally described as approximately 10.75 ± acres of certain real property generally located at 12920 & 12921 Reaves Road on the northwest and northeast corners of Reaves Road and Stoneybrook West Parkway, 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 Orange County A-1 and R-CE-2 to City PUD, 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, 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 Orange County A-1 and R-CE-2 to City PUD 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 Stoneybrook Senior Living PUD Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the Stoneybrook Senior Living 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 Stoneybrook Senior Living PUD Area as identified in Exhibit "B" attached hereto, the only permitted uses shall be an Independent/Assisted Living Facility, an Outdoor Recreation Area, and a Stormwater Management Pond.

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 uses for the Property.

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

i. **Architectural Standards-** Any new proposed buildings or structures on the property shall adhere to the aesthetic character and design quality of the proposed architectural renderings, attached hereto as Exhibit "C".

ii. **Maximum Building Height-** The maximum building height shall not exceed 50 feet (three stories).

iii. **Landscape Design-** The Property shall be required to adhere to the landscape design standards for specified commercial corridors in accordance with Chapter 118, Article X, Division 3 of the City of Winter Garden Code of Ordinances, as well as the conceptual landscaping depicted in the Development Plan attached hereto as Exhibit "B". Detailed landscape and irrigation plans shall be reviewed at time of Site Plan review.

iv. **Site Design-** Bicycle racks, seating, and trash receptacles are required to be provided on site.

v. **Setbacks and Required Yards-** All buildings and accessory structures shall adhere to the following minimum setbacks:

i. Front (Stoneybrook West Parkway): 45'
ii. Side (Reaves Road): 25'
iii. Side Interior: 45'
iv. Rear: 100'

vi. **Outdoor Storage-** Outdoor storage of materials or equipment is prohibited.

vii. **Signage-** All signage proposed for the Property shall conform to the requirements and regulations of Chapter 102 of the City of Winter Garden Code of Ordinances. For the purposes of permit review, the Property shall be considered a "permitted nonresidential use in a residential district".

viii. **Common Open & Recreation Space-**
The minimum common open space provided for the Property shall be 20%, and an additional 5% of space shall be provided for outdoor active recreation areas. The outdoor active recreation areas shall be designed to be consistent with the architecture of the main building or to complement the architecture of the building. These outdoor areas will provide residents access to the outdoors for gatherings, recreational activities, exercise activities, nature walks, gardening, and other community social events.

ix. **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 during peak hour traffic times in the morning or afternoon or between the hours of 9:00 pm and 7:00 am.

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

1. The 40' wide strip along Stoneybrook West Parkway is under the ownership and control of Orange County Parks & Rec for a future bike trail and is subject to an electric transmission easement granted to Duke Energy. Approval from Orange County and Duke Energy will be required for any crossings of this area.
2. The trees identified as "to be preserved" in Exhibit "B" shall be maintained and protected with tree fencing during construction.
3. Reaves Road is under Orange County jurisdiction; County permits are required for any work within the R/W.
4. A geotechnical report shall be provided with final Site Plan review.
5. Per the findings in the Environmental report, a gopher tortoise survey shall be conducted. Also, as many of the existing listed ferns as possible shall be maintained on site.

6. The City is the lead regulatory agency in regards to reviewing proposed development within or adjacent to wetlands. A permit from SJRWMD does not constitute an approval from the City. If a conservation easement is recorded over the wetland area and upland buffer, the City shall be included as a party that has jurisdiction over any future activities within these areas.

7. A traffic study for full build-out of the parcel as proposed shall be provided at time of final Site Plan review. Additional intersection improvements may be required including right-of-way dedications to accommodate additional lanes, etc.

8. Drainage methodology shall be discussed at time of final Site Plan review – both existing and proposed. Potential adverse impacts to the Fowler Groves Mall, Stonecrest Subdivision, and County residential properties to the north shall be avoided.

9. 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.

10. 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. All sanitary pipes and fittings 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.

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

12. 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.

13. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division.

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

15. All underdrain pipe shall be double wall HDPE pipe or PVC pipe.

16. Any offsite drainage coming onto the site shall be accommodated.

17. Site lighting will be required as well as street lighting on all street

frontages if not existing; all lighting shall meet dark skies requirements per City Code. The Developer is required to have street lights installed along all street frontages, including payment of the first year of operation.

18. 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code, with the exception that the existing sidewalks along Stoneybrook West Parkway shall be expanded from 5' to become 10' wide multi-use paths. Existing sidewalks, curbs, & pavement will be checked at completion and any damaged sections shall be replaced.

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

20. If HDPE pipe is being specified it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe, laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website.

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

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

23. 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.

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

25. 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.

26. 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.

27. All on-site activities are required to stop at sunset during the construction period.

28. The finished floor elevation of the proposed buildings is required to be consistent with what is shown in Exhibit "B" (119.00). In addition, the applicant shall explore reducing the 3-story building's roof height if possible.

29. The 146' +/- deep forested buffer on the north side of the site that is shown in Exhibit "B" is required to be placed into a permanent conservation easement that prohibits any development of the area. This easement is required to be recorded before receiving Site Plan Approval.

30. The applicant is required to install additional vegetation within a common area tract in the Foxcrest subdivision as shown in Exhibit "D". The necessary provisions shall be made to ensure the vegetation receives adequate water during a one-year establishment period.

SECTION 2: *General Requirements.*

a. **Stand Alone Clause-** If phased, 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.

b. **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.

c. **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.

d. **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 after its adoption at its second reading upon the occurrence of the effective date of annexation Ordinance 19-26 and Ordinance 19-28 and the effective date of Comprehensive Plan future land use map amendment Ordinance 19-27 and Ordinance 19-29.

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#: 35-22-27-0000-00-023, 36-22-27-1773-00-060

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, HEREAFTER REFERRED TO AS BEALAH GROVE, ORANGE COUNTY, FLORIDA.

CONTAINS 389,740 SQUARE FEET OR 8.947 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION TAKEN AS RIGHT OF WAY FOR STATE ROAD 429 AND THE BIKE TRAIL DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AND STIPULATED FINAL JUDGEMENT RECORDED SEPTEMBER 21, 2000 IN OFFICIAL RECORDS BOOK 6092, PAGE 1697, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND DESCRIBED AS FOLLOWS:

RIGHT OF WAY FOR STATE ROAD 429

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE 1338.18 FEET FOR A POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 73 DEGREES 49 MINUTES 27 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 572.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 669.09 FEET TO THE POINT OF BEGINNING.

AND BIKE TRAIL

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 1338.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 85.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1077.45 FEET AND CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 45 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 71 DEGREES 52 MINUTES 18 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.43 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.20 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF SOUTH 73 DEGREES 49 MINUTES 27 SECONDS WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO THE POINT OF BEGINNING.

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LOT 6, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 687.64 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N59°22'40"E THROUGH A CENTRAL ANGLE OF 10°18'53" TO A POINT ON THE EAST BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°28'28"W 46.02 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID COUNTRY TRAIL ESTATES; THENCE CONTINUE N00°28'28"W 184.38 FEET ALONG THE EAST BOUNDARY OF SAID LOT 6 FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S65°55'10"W, RUN SOUTHWESTERLY 413.10 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S62°58'57"W THROUGH A CENTRAL ANGLE OF 05°52'25" TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID LOT 6; THENCE RUN S89°30'12"W 192.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE RUN N00°30'40"W 184.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N89°29'50"E 562.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN S00°28'28"E 0.64 FEET TO THE POINT OF BEGINNING.

CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

Exhibit "B"

COVER PAGE

STONEYBROOK SENIOR LIVING
PUD Plan

(10 PAGES - ATTACHED)

STONEYBROOK SENIOR LIVING

PLANNED UNIT DEVELOPMENT

FOR

CH ENTERPRISES, LLC

1

TAX PARCEL ID NUMBER:
35-22-27-0000-00-023
36-22-27-1773-00-060

SHEET INDEX

1 COVER SHEET
2 SYMBOLS AND ABBREVIATIONS
3 SITE PLAN
3A PRE-DEVELOPMENT CONDITIONS
3B POST-DEVELOPMENT CONDITIONS
4 PRELIMINARY UTILITY AND DRAINAGE PLAN
LANDSCAPE PLAN
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

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Winter Garden, Florida
February 2019

1

LOCATION MAP

12920 & 12921 REAVES ROAD
WINTER GARDEN, FL 34787

1	03/15/19	REVISED PER CITY OF WINTER GARDEN COMMENTS	JCM WEB
	DATE	DESCRIPTION	REV'D BY REV'D BY

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BOW	BOTTOM OF WALL
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
BVC	BEGIN VERTICAL CURVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CSTOP	CORPORATION STOP
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CV	CHECK VALVE
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DBH	DIAMETER AT BREAST HEIGHT
DEG	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EVC	END VERTICAL CURVE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION
F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
F	
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GI	GREASE INTERCEPTOR
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HDP	HIGH DENSITY POLYETHEYLENE PIPE
HOA	HOME OWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRANT
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
IRR	IRRIGATION
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONGITUDE
LIM	LIMIT(S)
LP	LIGHT POLE
LS	LIFT STATION
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MES	MITERED END SECTION
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MOT	MAINTENANCE OF TRAFFIC
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
NCL	NORMAL CONTROL LEVEL
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NHWE	NORMAL HIGH WATER ELEVATION
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
P	
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRV	PRESSURE REDUCING VALV
PRVC	POINT OF REVERSE VERTICAL CURVE
PS	PUMPING STATION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RP	RADIAL POINT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SF	SQUARE FEET
SH	SHEET
SHTG	SHEETING
SHWL	SEASONAL HIGH WATER LINE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATIONS
SQ	SQUARE
SQ IN	SQUARE INCHES
SQ YD	SQUARE YARDS
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TE	TOP ELEVATION
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TOW	TOP OF WALL
TS	TOP OF SLOPE
TS&V	TAPPING SLEEVE & VALVE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
V	VOLTS
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC.	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

BARBED WIRE FENCE
CENTER LINE
CHAIN LINK FENCE
CONTOURS — 85
EASEMENT LINE
LOT LINES
PROPERTY LINE
RIGHT-OF-WAY
RETAINING WALL
SHORELINE
WETLAND LIMITS
FENCE OR WALL

SANITARY SEWER

100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.30% SLOPE — 100 lf ~ 8" pvc @ 0.30%
CLEANOUT
DBL SEWER LATERAL
SINGLE SEWER LATERAL
4" PVC PIPE FORCE MAIN — 4" pvc fm
MANHOLE

STORM DRAIN

100 LINEAR FEET STORM 24" RCP @ 0.21% SLOPE — 100 lf~24" rcp @ 0.21%
6" PVC UNDERDRAIN — 6" pvc ud
DRAINAGE FLOW ARROW
CURB INLET
MANHOLE
MITERED END SECTION
SLOPE DIRECTIONAL FOR PONDS
SPOT GRADE • 88.5
STORM INLET

WATER

6" PVC WATER MAIN
11 1/4° BEND
22 1/2° BEND
45° BEND
90° BEND
TEE
CROSS
FIRE DEPT. CONNECTION
BACKFLOW PREVENTER
DOUBLE WATER SERVICE
SINGLE WATER SERVICE
GATE VALVE
FIRE HYDRANT
METER
REDUCER
BLOWOFF

HIGHWAY & UTILITIES

BENCH MARK
BOUNDARY CORNER
CONCRETE
COUNTY ROADS
INTERSTATE ROADS
LIGHT POLE
MISC ROAD SIGN
SECTION CORNER
EDGE OF PAVEMENT W/O CURB
STATE ROADS
GUY POLE
UTILITY POLE
GAS MAIN — gm
CABLE TV — ctv
ELECT. BURIED CABLE — elec
TELEPHONE CABLE — utc
CURB & PAVEMENT
OVERHEAD WIRE — ohw

PROPOSED SYMBOLS

LINES

BARBED WIRE FENCE
CENTER LINE
CHAIN LINK FENCE
CONTOURS — 85
EASEMENT LINE
EROSION CONTROL
LOT LINES
PROPERTY LINE
RIGHT-OF-WAY
BUFFER/SETBACK
RETAINING WALL
SHORELINE
WETLAND LIMITS
FENCE OR WALL
FLOW PATH

SANITARY SEWER

100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.30% SLOPE — 100 LF ~ 8" PVC @ 0.30%
CLEANOUT
DBL SEWER LATERAL
SINGLE SEWER LATERAL
4" PVC PIPE FORCE MAIN — 4" PVC FM
MANHOLE

STORM DRAIN

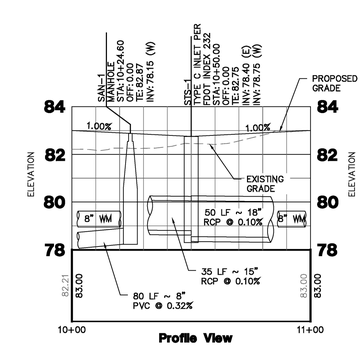
100 LINEAR FEET STORM 24" RCP @ 0.21% SLOPE — 100 LF~24" RCP @ 0.21%
6" PVC UNDERDRAIN — 6" PVC UD
DRAINAGE FLOW ARROW
CURB INLET
MANHOLE
MITERED END SECTION
SLOPE DIRECTIONAL FOR PONDS
SPOT GRADE • 88.5
STORM INLET
STRUCTURE NUMBER — STS-#

WATER

6" PVC WATER MAIN — 6" PVC WM
11 1/4° BEND
22 1/2° BEND
45° BEND
90° BEND
TEE
CROSS
FIRE DEPT. CONNECTION
BACKFLOW PREVENTER
DOUBLE WATER SERVICE
SINGLE WATER SERVICE
GATE VALVE
FIRE HYDRANT
METER
REDUCER
BLOWOFF

HIGHWAY, UTILITIES & PROFILES

BOUNDARY CORNER
CONCRETE
INTEGRAL CURB w/SWK
LIGHT POLE
MISC ROAD SIGN
EDGE OF PAVEMENT W/O CURB
CURB & PAVEMENT
DETAIL REFERENCE
FF ELEVATION & FHA LOT GRADING TYPE — FF 108.25 TYPE A
HANDICAP PARKING
PAVEMENT MARKINGS



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DATE	DESCRIPTION	REV	CHK'D	APP'D

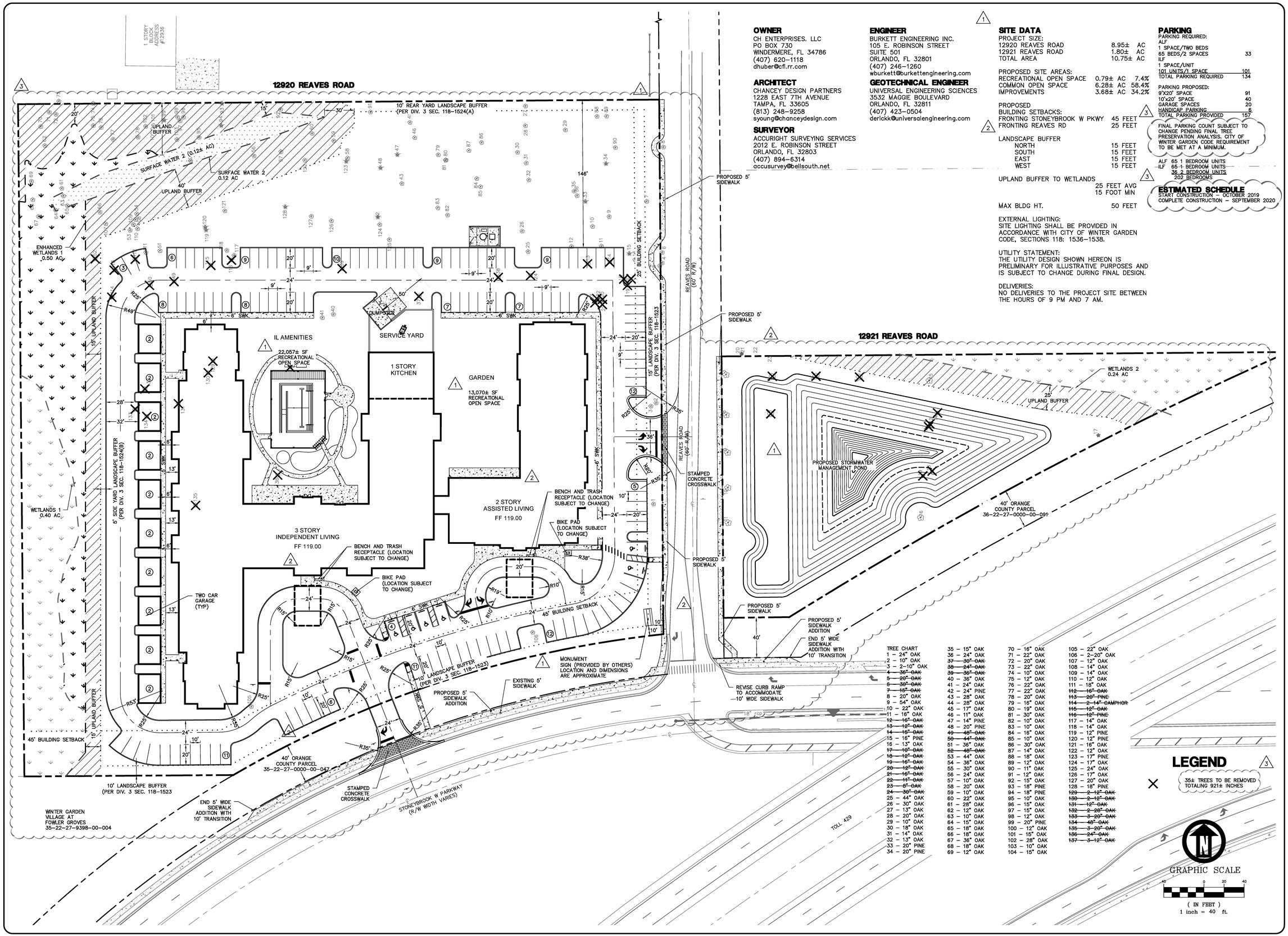
STONEYBROOK SENIOR LIVING PUD
FOR
CH ENTERPRISES, LLC

SYMBOLS AND ABBREVIATIONS

DATE: 2/14/19
PROJECT NO.: 1809.10
DRAWN BY: JCM
DESIGNED BY: WEB
CHECKED BY: WEB
ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.
2
OF:6



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SITE DATA

PROJECT SIZE:

12920 REAVES ROAD	8.95±	AC
12921 REAVES ROAD	1.80±	AC
TOTAL AREA	10.75±	AC

PROPOSED SITE AREAS:

RECREATIONAL OPEN SPACE	0.79±	AC	7.4%
COMMON OPEN SPACE	6.28±	AC	58.4%
IMPROVEMENTS	3.68±	AC	34.2%

PROPOSED
BUILDING SETBACKS:

FRONTING STONEYBROOK W PKWY	45 FEET
FRONTING REAVES RD	25 FEET
LANDSCAPE BUFFER	
NORTH	15 FEET
SOUTH	15 FEET
EAST	15 FEET
WEST	15 FEET
UPLAND BUFFER TO WETLANDS	25 FEET AVG 15 FOOT MIN
MAX BLDG HT.	50 FEET

EXTERNAL LIGHTING:
SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF WINTER GARDEN CODE, SECTIONS 118: 1536-1538.

UTILITY STATEMENT:
THE UTILITY DESIGN SHOWN HEREON IS PRELIMINARY FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.

DELIVERIES:
NO DELIVERIES TO THE PROJECT SITE BETWEEN THE HOURS OF 9 PM AND 7 AM.

PARKING

PARKING REQUIRED:

ALF	
1 SPACE/TWO BEDS	
65 BEDS/2 SPACES	33
ILF	
1 SPACE/UNIT	
101 UNITS/1 SPACE	101
TOTAL PARKING REQUIRED	134
PARKING PROPOSED:	
9'X20' SPACE	91
10'x20' SPACE	40
GARAGE SPACES	20
HANDICAP PARKING	6
TOTAL PARKING PROVIDED	157

FINAL PARKING COUNT SUBJECT TO CHANGE PENDING FINAL TREE PRESERVATION ANALYSIS. CITY OF WINTER GARDEN CODE REQUIREMENT TO BE MET AT A MINIMUM.

ALF	65 1 BEDROOM UNITS
ILF	65 1 BEDROOM UNITS
	36 2 BEDROOM UNITS
	202 BEDROOMS

ESTIMATED SCHEDULE

START CONSTRUCTION – OCTOBER 2019
COMPLETE CONSTRUCTION – SEPTEMBER 2020

TREE CHART

1 – 24" OAK	35 – 15" OAK	70 – 16" OAK	105 – 22" OAK
2 – 10" OAK	36 – 24" OAK	71 – 22" OAK	106 – 2–20" OAK
3 – 2–10" OAK	~~37 – 30" OAK~~	72 – 20" OAK	107 – 12" OAK
~~4 – 36" OAK~~	~~38 – 24" OAK~~	73 – 22" OAK	108 – 14" OAK
~~5 – 20" OAK~~	~~39 – 36" OAK~~	74 – 10" OAK	109 – 14" OAK
~~6 – 30" OAK~~	40 – 36" OAK	75 – 12" OAK	110 – 12" OAK
~~7 – 15" OAK~~	41 – 24" OAK	76 – 22" OAK	111 – 18" OAK
8 – 20" OAK	42 – 24" PINE	77 – 22" OAK	~~112 – 16" OAK~~
9 – 54" OAK	43 – 28" OAK	78 – 20" OAK	~~113 – 20" PINE~~
10 – 22" OAK	44 – 28" OAK	79 – 16" OAK	~~114 – 2–14" CAMPHOR~~
11 – 16" OAK	45 – 17" OAK	80 – 19" OAK	~~115 – 12" OAK~~
~~12 – 16" OAK~~	46 – 11" OAK	81 – 30" OAK	~~116 – 12" PINE~~
~~13 – 12" OAK~~	47 – 14" PINE	82 – 10" OAK	117 – 14" OAK
~~14 – 15" OAK~~	48 – 20" PINE	83 – 10" OAK	118 – 14" OAK
~~15 – 16" PINE~~	~~49 – 48" OAK~~	84 – 16" OAK	119 – 12" PINE
16 – 13" OAK	~~50 – 44" OAK~~	85 – 10" OAK	120 – 12" PINE
~~17 – 10" OAK~~	51 – 36" OAK	86 – 30" OAK	121 – 16" OAK
~~18 – 12" OAK~~	~~52 – 48" OAK~~	87 – 14" OAK	122 – 12" OAK
~~19 – 16" OAK~~	53 – 44" OAK	88 – 18" OAK	123 – 17" PINE
~~20 – 12" OAK~~	54 – 36" OAK	89 – 12" OAK	124 – 17" OAK
~~21 – 16" OAK~~	55 – 30" OAK	90 – 11" OAK	125 – 24" OAK
~~22 – 11" OAK~~	56 – 24" OAK	91 – 12" OAK	126 – 17" OAK
~~23 – 8" OAK~~	57 – 10" OAK	92 – 15" OAK	127 – 20" OAK
~~24 – 30" OAK~~	58 – 20" OAK	93 – 18" PINE	128 – 18" PINE
25 – 44" OAK	59 – 10" OAK	94 – 18" PINE	~~129 – 2–12" OAK~~
26 – 30" OAK	60 – 22" OAK	95 – 10" OAK	~~130 – 2–12" OAK~~
27 – 13" OAK	61 – 28" OAK	96 – 15" OAK	~~131 – 12" OAK~~
28 – 20" OAK	62 – 12" OAK	97 – 15" OAK	~~132 – 2–28" OAK~~
29 – 10" OAK	63 – 10" OAK	98 – 12" OAK	~~133 – 3–20" OAK~~
30 – 18" OAK	64 – 15" OAK	99 – 20" PINE	~~134 – 48" OAK~~
31 – 14" OAK	65 – 18" OAK	100 – 12" OAK	~~135 – 3–20" OAK~~
32 – 13" OAK	66 – 18" OAK	101 – 15" OAK	~~136 – 24" OAK~~
33 – 20" PINE	67 – 36" OAK	102 – 28" OAK	~~137 – 3–12" OAK~~
34 – 20" PINE	68 – 18" OAK	103 – 10" OAK	
	69 – 12" OAK	104 – 15" OAK	

LEGEND

35± TREES TO BE REMOVED TOTALING 921± INCHES

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JCM	WEB
KG	WEB
KG	WEB

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JCM	WEB
KG	WEB
KG	WEB

DATE	DESCRIPTION
8/13/19	REVISED PER CITY OF WINTER GARDEN COMMENTS
6/7/19	REVISED PER CITY OF WINTER GARDEN COMMENTS
05/16/19	REVISED PER CITY OF WINTER GARDEN COMMENTS

STONEYBROOK SENIOR LIVING FOR CH ENTERPRISES, LLC

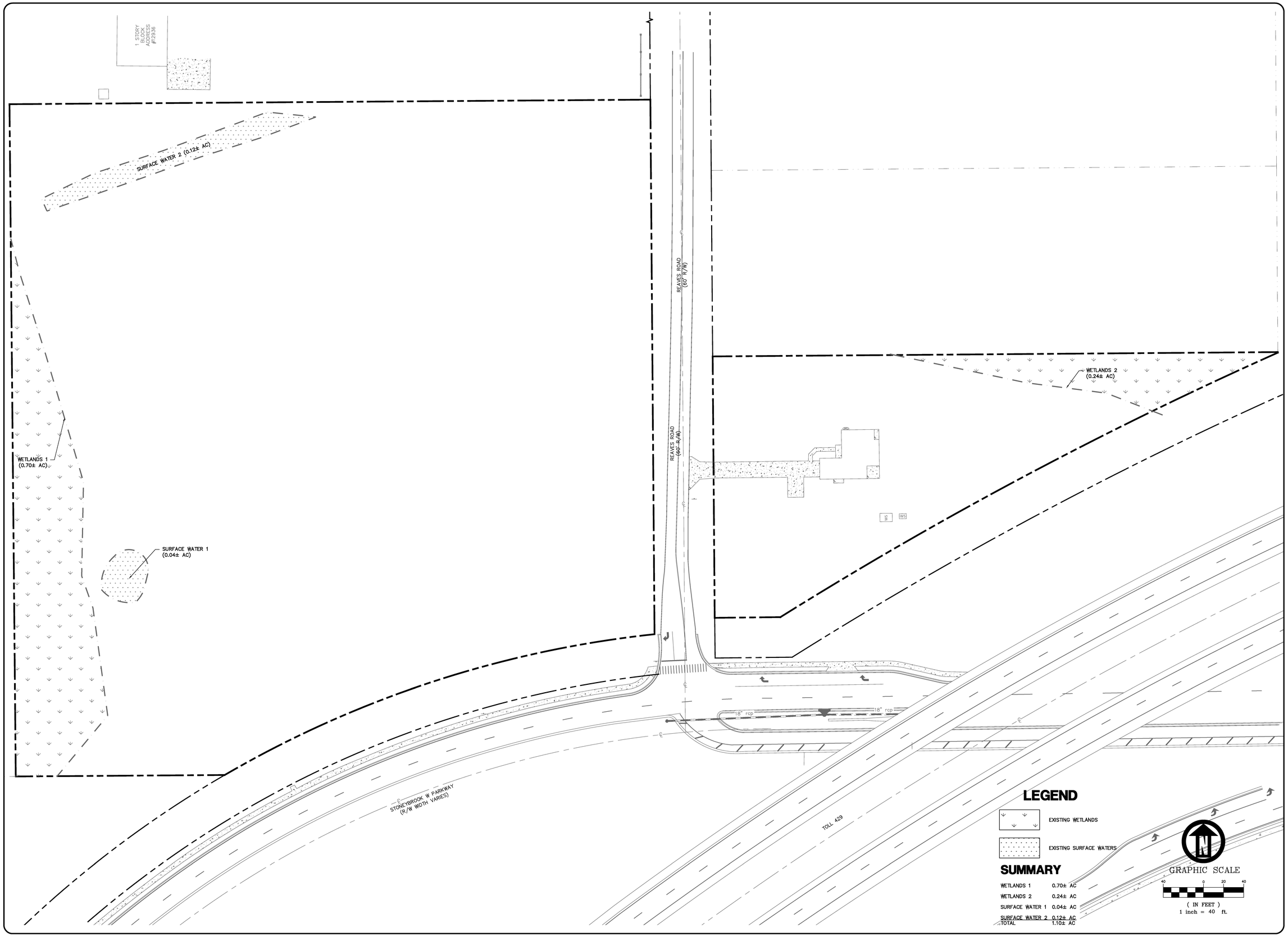
SITE PLAN

DATE: 2/14/19
PROJECT NO.: 1809.10
DRAWN BY: JCM
DESIGNED BY: WEB
CHECKED BY: WEB
ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.
3
OF: 6

DRAWING: Z:\1809 C.H. Enterprise, LLC\180910 – Annexation & Rezoning\Cadd\dwg\180910–PUD Plans–revised.dwg PRINTED AT: Jun 13, 2019 – 7:28am



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KG	WEB

DATE	DESCRIPTION
5/7/19	REVISED PER CITY OF WINTER GARDEN COMMENTS
03/15/19	REVISED PER CITY OF WINTER GARDEN COMMENTS

STONEYBROOK SENIOR LIVING PUD
FOR
CH ENTERPRISES, LLC

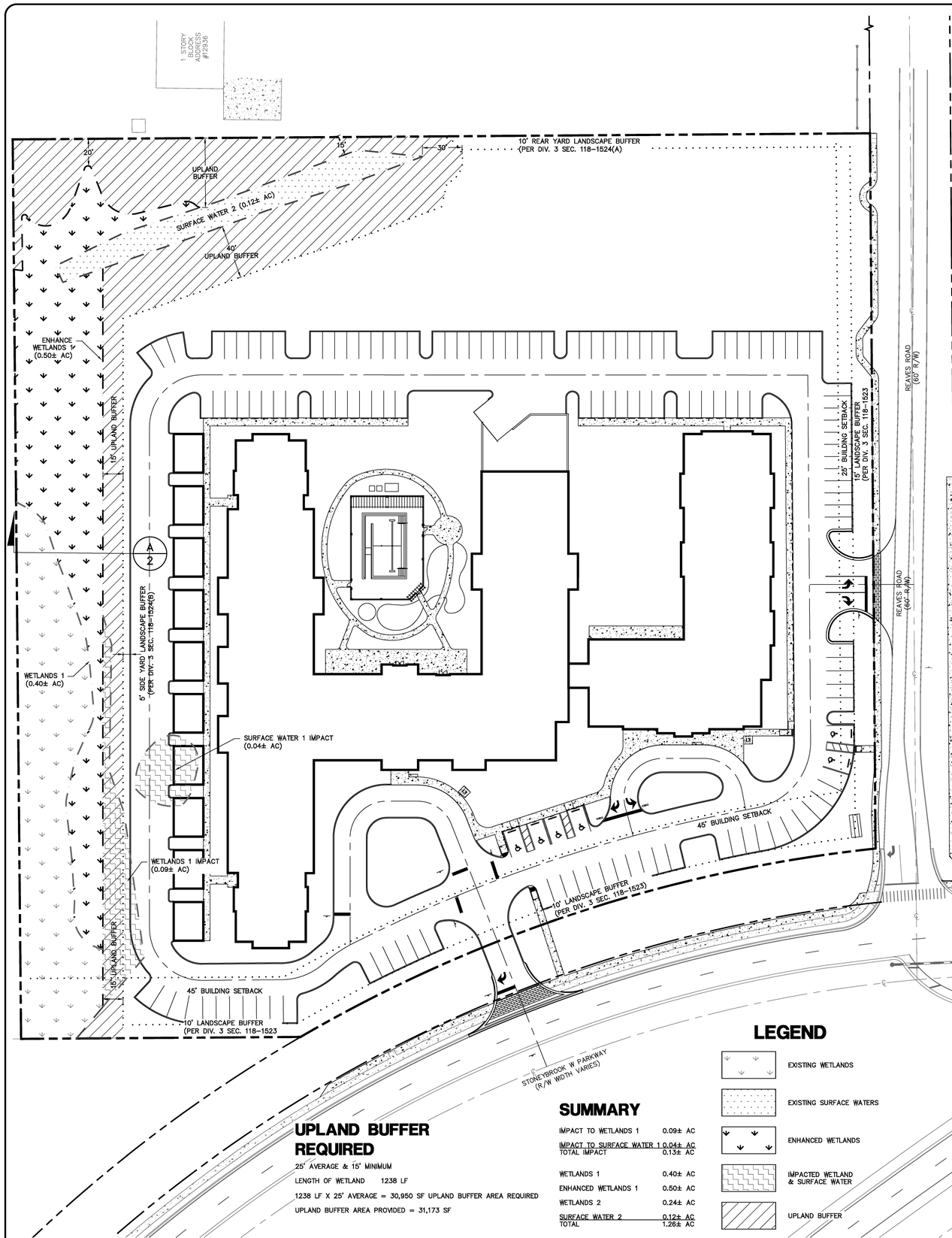
PRE-DEVELOPMENT CONDITIONS

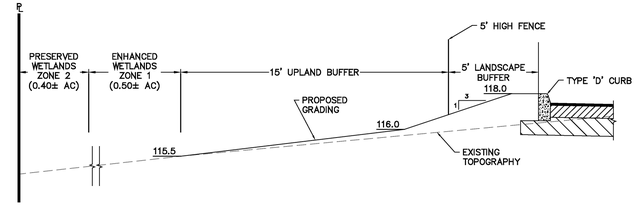
DATE: 2/14/19
PROJECT NO.: 1809.10
DRAWN BY: JCM
DESIGNED BY: WEB
CHECKED BY: WEB
ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.
3A
OF:6

DRAWING: Z:\1809 C.H. Enterprise, LLC\180910 – Annexation & Rezoning\Cadd\dwg\180910-WL Plans.dwg PRINTED AT: Jun 12, 2019 – 3:22pm





A — TYPICAL PLANTING SECTION

NOT TO SCALE

Species	Common Name	Size	Spacing
Juncus effusus	Soft rush	Bareroot	3' on center
Spartina bakeri	Sand cordgrass	Bareroot	3' on center
Pontedaria cordata	Pickerelweed	Bareroot	3' on center
Sagittaria latifolia	Duck potato	Bareroot	3' on center
Acer rubrum	Red maple	3 gallon	10' on center
Liquidambar styraciflua	Sweetgum	3 gallon	10' on center
Myrica cerifera	Wax myrtle	3 gallon	10' on center
Erigrostis elliottii	Elliot's lovegrass	1 gallon	3' on center
Callicarpa americana	American beautyberry	3 gallon	3' on center
Hamelia patens	Firebush	3 gallon	3' n center
Quercus virginiana	Live oak	3 gallon	10' on center
Quercus laurifolia	Laurel oak	3 gallon	10' on center
Pinus elliottii	Slash pine	3 gallon	10' on center

The species listed are an anticipated species list. If the plants listed are not available, a similar species will be used

UPLAND BUFFER REQUIRED

25' AVERAGE & 15' MINIMUM

LENGTH OF WETLAND 1238 LF

1238 LF X 25' AVERAGE = 30,950 SF UPLAND BUFFER AREA REQUIRED

UPLAND BUFFER AREA PROVIDED = 31,173 SF

SUMMARY

IMPACT TO WETLANDS 1	0.09± AC
IMPACT TO SURFACE WATER 1	0.04± AC
TOTAL IMPACT	0.13± AC
WETLANDS 1	0.40± AC
ENHANCED WETLANDS 1	0.50± AC
WETLANDS 2	0.24± AC
SURFACE WATER 2	0.12± AC
TOTAL	1.28± AC

LEGEND

- EXISTING WETLANDS
- EXISTING SURFACE WATERS
- ENHANCED WETLANDS
- IMPACTED WETLAND & SURFACE WATER
- UPLAND BUFFER

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

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STONEYBROOK SENIOR LIVING PUD
FOR
CH ENTERPRISES, LLC

POST-DEVELOPMENT CONDITIONS

DATE: 2/14/19
PROJECT NO.: 1809.10
DRAWN BY: JCM
DESIGNED BY: WEB
CHECKED BY: WEB
ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.
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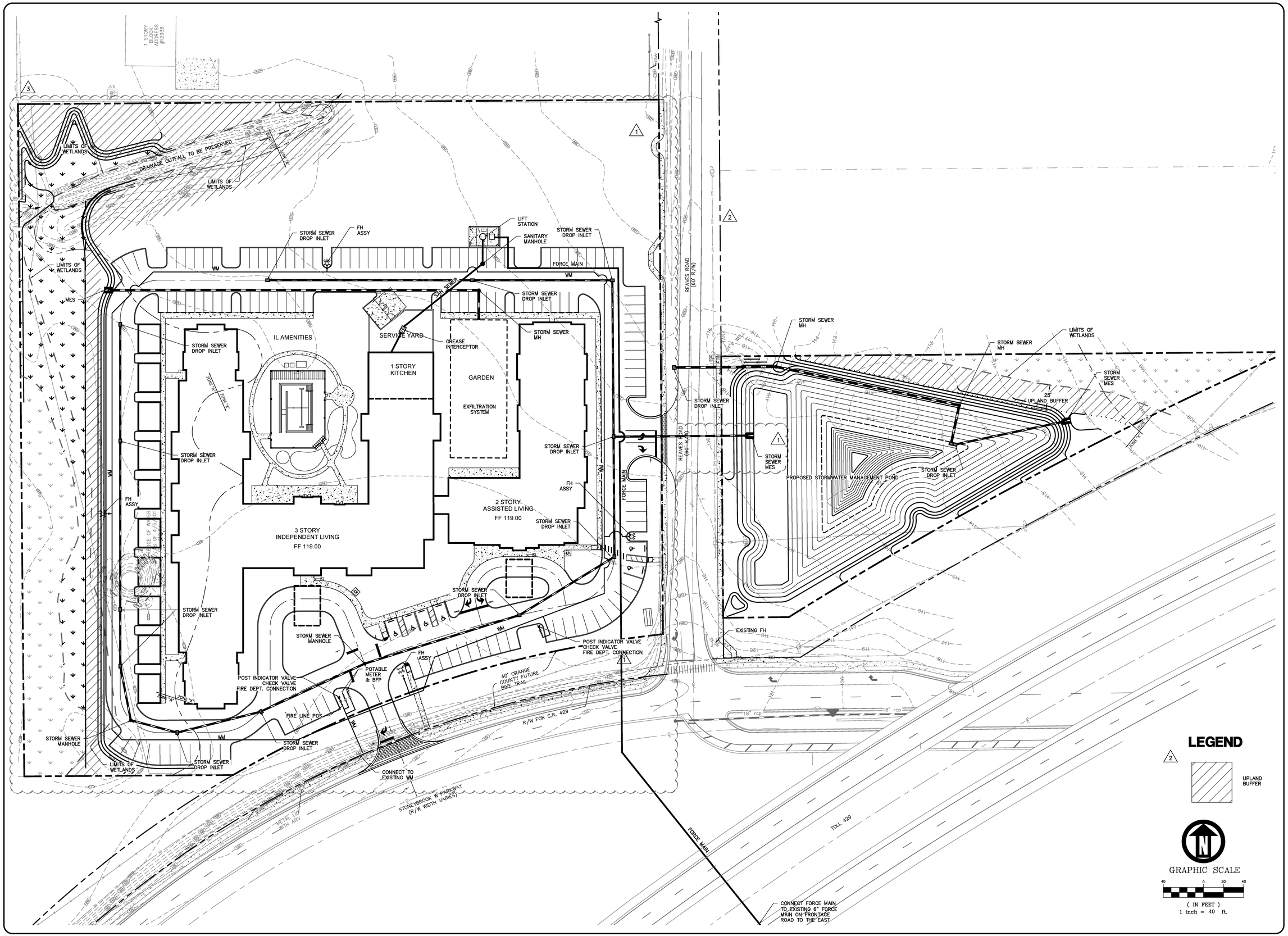
OF:6

DRAWING: Z:\1809 C.H. Enterprise, LLC\180910 – Annexation & Rezoning\Cadd\dwg\180910-WL Plans.dwg PRINTED AT: Jun 12, 2019 – 3:23pm



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JCM	JMC
KG	WEB

DATE	DESCRIPTION
6/6/19	REVISED PER CITY OF WINTER GARDEN COMMENTS
5/7/19	REVISED PER CITY OF WINTER GARDEN COMMENTS
03/13/19	REVISED PER CITY OF WINTER GARDEN COMMENTS

STONEYBROOK SENIOR LIVING PUD FOR CH ENTERPRISES, LLC

PRELIMINARY UTILITY AND DRAINAGE PLAN

DATE: 2/14/19
PROJECT NO.: 1809.10
DRAWN BY: JCM
DESIGNED BY: WEB
CHECKED BY: WEB
ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 36043
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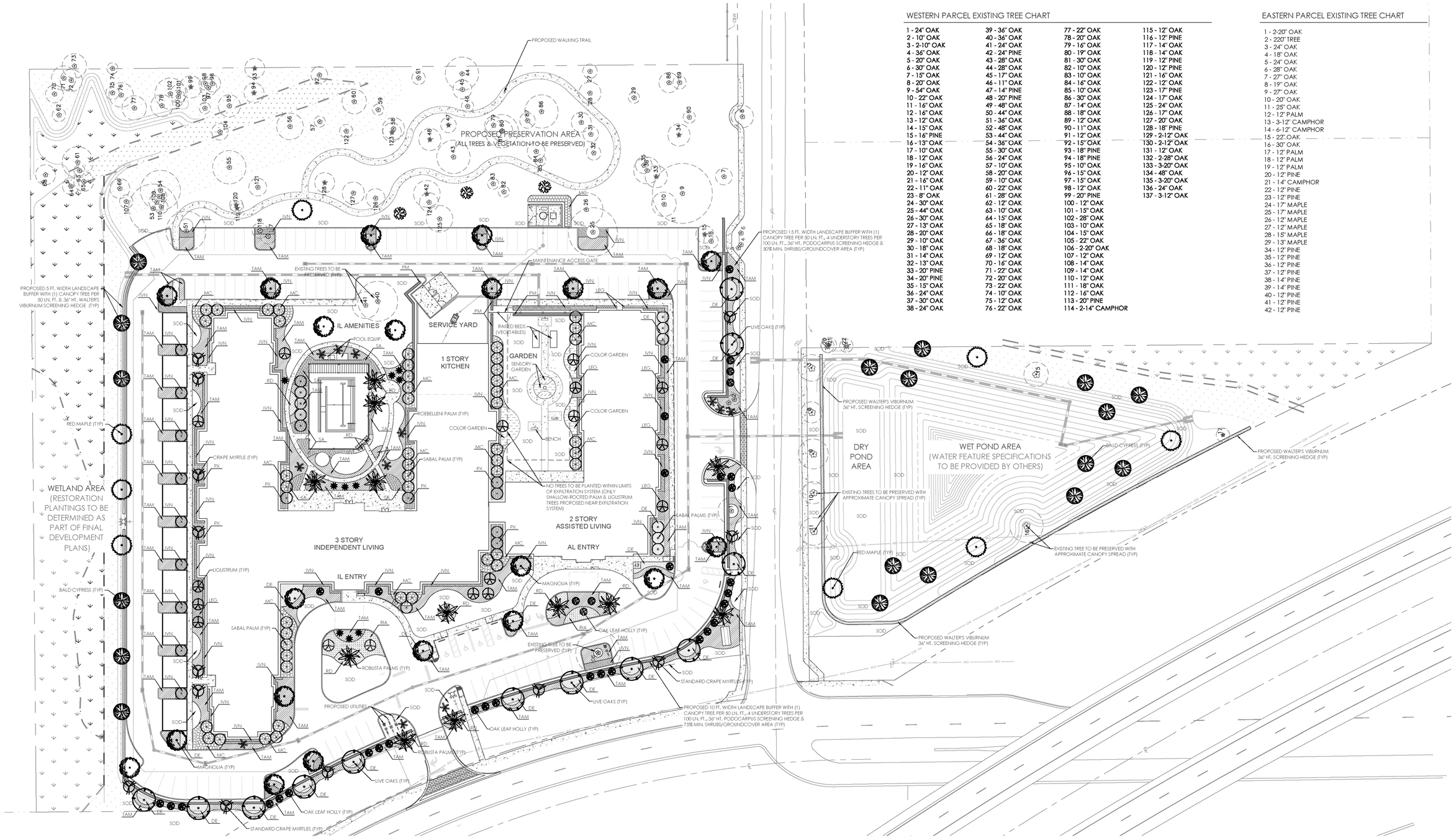

WESTERN PARCEL EXISTING TREE CHART

1 - 24" OAK	39 - 36" OAK	77 - 22" OAK	115 - 12" OAK
2 - 10" OAK	40 - 36" OAK	78 - 20" OAK	116 - 12" PINE
3 - 2-10" OAK	41 - 24" OAK	79 - 16" OAK	117 - 14" OAK
4 - 36" OAK	42 - 24" PINE	80 - 19" OAK	118 - 14" OAK
5 - 20" OAK	43 - 28" OAK	81 - 30" OAK	119 - 12" PINE
6 - 30" OAK	44 - 28" OAK	82 - 10" OAK	120 - 12" PINE
7 - 15" OAK	45 - 17" OAK	83 - 10" OAK	121 - 16" OAK
8 - 20" OAK	46 - 11" OAK	84 - 16" OAK	122 - 12" OAK
9 - 54" OAK	47 - 14" PINE	85 - 10" OAK	123 - 17" PINE
10 - 22" OAK	48 - 20" PINE	86 - 30" OAK	124 - 17" OAK
11 - 16" OAK	49 - 48" OAK	87 - 14" OAK	125 - 24" OAK
12 - 16" OAK	50 - 44" OAK	88 - 18" OAK	126 - 17" OAK
13 - 12" OAK	51 - 36" OAK	89 - 12" OAK	127 - 20" OAK
14 - 15" OAK	52 - 48" OAK	90 - 11" OAK	128 - 18" PINE
15 - 16" PINE	53 - 44" OAK	91 - 12" OAK	129 - 2-12" OAK
16 - 13" OAK	54 - 36" OAK	92 - 15" OAK	130 - 2-12" OAK
17 - 10" OAK	55 - 30" OAK	93 - 18" PINE	131 - 12" OAK
18 - 12" OAK	56 - 24" OAK	94 - 18" PINE	132 - 2-28" OAK
19 - 16" OAK	57 - 10" OAK	95 - 10" OAK	133 - 3-20" OAK
20 - 12" OAK	58 - 20" OAK	96 - 15" OAK	134 - 48" OAK
21 - 16" OAK	59 - 10" OAK	97 - 15" OAK	135 - 3-20" OAK
22 - 11" OAK	60 - 22" OAK	98 - 12" OAK	136 - 24" OAK
23 - 8" OAK	61 - 28" OAK	99 - 20" PINE	137 - 3-12" OAK
24 - 30" OAK	62 - 12" OAK	100 - 12" OAK	
25 - 44" OAK	63 - 10" OAK	101 - 15" OAK	
26 - 30" OAK	64 - 15" OAK	102 - 28" OAK	
27 - 13" OAK	65 - 18" OAK	103 - 10" OAK	
28 - 20" OAK	66 - 18" OAK	104 - 15" OAK	
29 - 10" OAK	67 - 36" OAK	105 - 22" OAK	
30 - 18" OAK	68 - 18" OAK	106 - 2-20" OAK	
31 - 14" OAK	69 - 12" OAK	107 - 12" OAK	
32 - 13" OAK	70 - 16" OAK	108 - 14" OAK	
33 - 20" PINE	71 - 22" OAK	109 - 14" OAK	
34 - 20" PINE	72 - 20" OAK	110 - 12" OAK	
35 - 15" OAK	73 - 22" OAK	111 - 18" OAK	
36 - 24" OAK	74 - 10" OAK	112 - 16" OAK	
37 - 30" OAK	75 - 12" OAK	113 - 20" PINE	
38 - 24" OAK	76 - 22" OAK	114 - 2-14" CAMPHOR	

EASTERN PARCEL EXISTING TREE CHART

1 - 2-20" OAK
2 - 220" TREE
3 - 24" OAK
4 - 18" OAK
5 - 24" OAK
6 - 28" OAK
7 - 27" OAK
8 - 19" OAK
9 - 27" OAK
10 - 20" OAK
11 - 25" OAK
12 - 12" PALM
13 - 3-12" CAMPHOR
14 - 6-12" CAMPHOR
15 - 22" OAK
16 - 30" OAK
17 - 12" PALM
18 - 12" PALM
19 - 12" PALM
20 - 12" PINE
21 - 14" CAMPHOR
22 - 12" PINE
23 - 12" PINE
24 - 17" MAPLE
25 - 17" MAPLE
26 - 12" MAPLE
27 - 12" MAPLE
28 - 15" MAPLE
29 - 13" MAPLE
34 - 12" PINE
35 - 12" PINE
36 - 12" PINE
37 - 12" PINE
38 - 14" PINE
39 - 14" PINE
40 - 12" PINE
41 - 12" PINE
42 - 12" PINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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PRELIMINARY LANDSCAPE PLAN

SCHWEIZER BOJACK
LANDSCAPE ARCHITECTURE

LANDSCAPE & IRRIGATION DESIGN
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LICENSE NO. LC26000467 • DESIGN@SCHWEIZERBOJACK.COM

STONEYBROOK SENIOR LIVING
12920 REAVES ROAD - CITY OF WINTER GARDEN, FL 34787

2	6/11/19
1	5/15/19
	3/08/19

SHEET NUMBER
L-1

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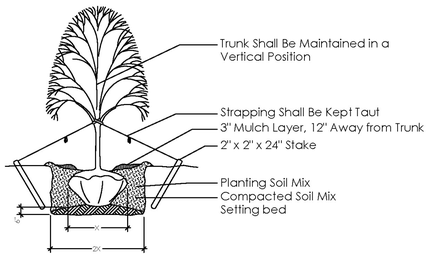
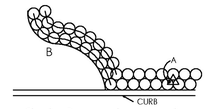
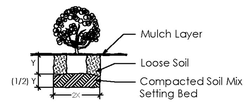
LANDSCAPE PLANTING DETAILS





A Shrubs & groundcovers adjacent to straight edges shall be triangular ¥ spaced in rows parallel to the straight edge.

B Shrubs & groundcovers adjacent to curved edges shall be planted in rows parallel to the curved edge.



LANDSCAPE GENERAL NOTES

1. The Landscape Contractor shall insure that this work does not interrupt established or projected drainage patterns. The Landscape Contractor shall insure adequate vertical drainage in all plant beds and planters. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage.

2. The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans and in the landscape specifications. The list of plant quantities accompanying the plans shall be sued as a guide only. Contractor shall verify all quantities and report any discrepancies at the time of bidding.

3. All plant materials shall be graded Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted.

4. All plant beds and tree rings shall be top dressed with a 3" minimum depth of pine bark nuggets.

5. The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs. Staking of trees or shrubs, if desired or requested by the Landscape Architect or owner, shall be done utilizing a method agreed upon by the Landscape Architect.

6. No fill material or use of heavy equipment around existing trees is allowed. Existing trees are to be protected by a wood barricade erected in compliance with local codes.

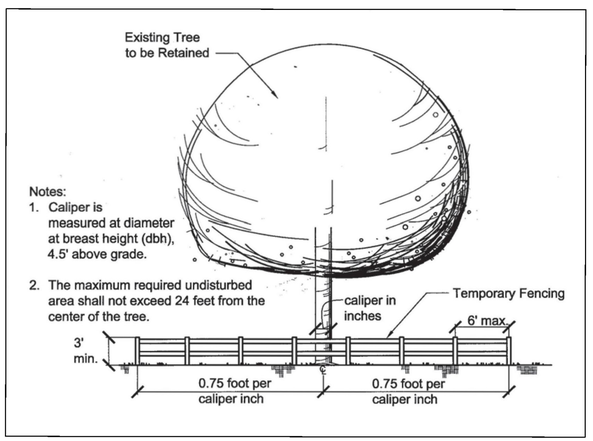
7. All grades, dimensions and existing conditions shall be verified by the Contractor on site before construction begins. Any discrepancies shall be brought to the attention of the Landscape Architect.

8. The Landscape Contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities.

9. The Landscape Contractor shall coordinate with the lighting and irrigation contractors regarding the timing of the installation of plant material.

10. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings, Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of work.

TREE PROTECTION DETAILS



TREE PROTECTION NOTES

All protected tree shall have the trunk and roots protected by protective barriers erected prior to development activity in accordance with the following:

1. Protective barriers constructed of wood rails, chain link fabric or orange plastic safety netting shall be placed around the tree or trees to form a continuous barricade at least three feet high. Ideally such barriers will form a protection zone described by the drip line.

2. Signs or other markings shall be placed on all sides of the protective barrier to designate the protected area.

3. Protective barriers shall remain in place until landscape operations begin or until construction in the immediate area has been completed.

4. Existing street trees located within rights-of-way interior to, or adjacent to, the development shall have protective barriers before site work begins.

5. Trenching for underground utilities shall be prohibited inside the protective barriers. If underground utilities must be routed through the protected area, tunneling shall be required. All landscape preparation in these areas shall be conducted by hand, except for mechanical tunneling as needed.

6. No vehicles, equipment, materials or fill shall be placed or stored within the protected area.

PLANT MATERIALS LEGEND

SYMBOL	KEY	COMMON/BOTANICAL NAME	SPECIFICATIONS/DESCRIPTION
	PS	Sylvester 'Robusta' Palm *Phoenix sylvestris 'Robusta'*	16' C.T., B&B, Specimens with Diamond Cut Trunks
	SP	Sabal Palm *Sabal palmetto*	8' C.T., 12' C.T. & 16' C.T., B&B, FL #1
	QV	Live Oak *Quercus virginiana*	4" Cal., 16' - 18' Ht., FL #1, B&B or 100 Gal.
	MG	D.D. Blanchard Magnolias *Magnolia grandiflora 'D.D. Blanchard'*	3" Min. Cal., 13' Min. Ht. , FL #1, B&B or 100 Gal.
	TD	Bald Cypress *Taxodium distichum*	3" Min. Cal., 12' Min. Ht. , FL #1, B&B or 65 Gal.
	LJ	Ligustrum Tree *Ligustrum japonicum*	3"- 3½" Total Cal., Multi Trunk, 8' O.A., FL #1, B&B
	IV	Pride of Houston Yaupon Holly Tree *Ilex vomitoria 'Pride of Houston'*	3"- 3½" Total Cal., Multi Trunk, 8' O.A., FL #1, B&B
	LI	Standard Crape Myrtle *Lagerstroemia indica*	2" Min. Cal., 11' Min. Ht., Standard Trunk, 65 Gal.
	AR	Red Maple Tree *Acer rubrum*	2" Cal., 11' Min. Ht., 30 - 45 Gal.
	IC	Oak Leaf Holly *Ilex x 'Conaf'*	2" Cal., 6' Ht., 30 Gal.
	PR	Pygmy Date Palm *Phoenix roebellennii*	4' - 6' Ht., Triple Stem, Matching Specimens
	CA	Purple Crinum Lily *Crinum augustum 'Queen Emma'*	3' O.A., 15 Gal., Matching Specimens
	PM	Podocarpus *Podocarpus macrophyllus*	36" Min. Ht., 7 Gal., 24" O.C.
	VO	Walter's Viburnum *Viburnum obovatum*	36" Min. Ht., 7 Gal., 24" O.C.
	MC	Pink Muhly Grass *Muhlenbergia capillaris*	18" - 24" Ht., 3 Gal., 30" O.C.
	SA	Dwarf Variegated Schefflera *Schefflera arboricola*	16" - 18" Ht., 3 Gal., 24" O.C.
	PX	Xanadu Philodendron *Philodendron 'Xanadu'*	Full, 3 Gal., 24" O.C.
	IVN	Dwarf Yaupon Holly *Ilex vomitoria 'Nana'*	8" - 12" Ht., 3 Gal., 24" O.C.
	RD	Drift Rose *Rosa 'Drift'*	15" - 18" Ht., 3 Gal., 24" O.C.
	DE	Gold Mound *Duranta erecta 'Goldmound'*	Full, 3 Gal., 24" O.C.
	RIA	White Indian Hawthorne *Raphiolepis indica 'Alba'*	Full, 3 Gal., 24" O.C.
	LEG	Emerald Goddess Liriope *Liriope 'Emerald Goddess'*	Full, 1 Gal., 18" O.C.
	TAM	Dwarf Asiatic Jasmine *Trachelospermum asiatica 'Minima'*	Full, 1 Gal., 18" O.C.
	SOD	St. Augustine 'Floratam' Sod *Stenotaphrum secundatum 'Floratam'*	Solid Sod, Free of Noxious Weeds
	MULCH	Pine Bark Mulch	3" Min. Depth, All Planting Areas

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PRELIMINARY LANDSCAPE LEGEND, NOTES & PLANTING DETAILS

SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE
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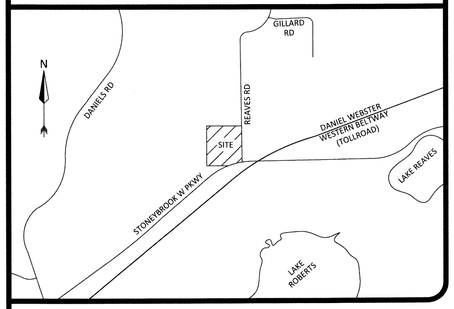
STONEYBROOK SENIOR LIVING
12920 REAVES ROAD - CITY OF WINTER GARDEN, FL 34787

6/11/19
5/15/19
3/08/19

SHEET NUMBER
L-2

MAP OF SURVEY

VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 27 EAST, HEREAFTER REFERRED TO AS BEALAH GROVE, ORANGE COUNTY, FLORIDA.

CONTAINS 389,740 SQUARE FEET OR 8.947 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION TAKEN AS RIGHT OF WAY FOR STATE ROAD 429 AND THE BIKE TRAIL DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AND STIPULATED FINAL JUDGEMENT RECORDED SEPTEMBER 21, 2000 IN OFFICIAL RECORDS BOOK 6092, PAGE 1697, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND DESCRIBED AS FOLLOWS:

RIGHT OF WAY FOR STATE ROAD 429

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE 1338.18 FEET FOR A POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 73 DEGREES 49 MINUTES 27 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 572.21 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST ALONG THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 669.09 FEET TO THE POINT OF BEGINNING.

AND BIKE TRAIL

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 1338.18 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 372.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 85.93 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1077.45 FEET AND CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 45 SECONDS; THENCE FROM A CHORD BEARING OF NORTH 71 DEGREES 52 MINUTES 18 SECONDS EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.43 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN SOUTH 00 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.20 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1037.45 FEET AND A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 22 SECONDS; THENCE FROM A CHORD BEARING OF SOUTH 73 DEGREES 49 MINUTES 27 SECONDS WEST RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 358.02 FEET TO THE POINT OF BEGINNING.

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF REAVES ROAD BEING S00°26'57"E.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY SUNSHINE UTILITIES LOCATING SERVICE TICKET NO. 080701561 & 080701489 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 LOCATION 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.

4. THIS BUILDING/LOT LIES IN ZONES "AE" & "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE.

7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.

8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #L932003 HAVING AN ELEVATION OF 118.455 FEET, (NAVD 88).

10. THE WATER BOUNDARIES SHOWN HEREON ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

11. WETLANDS SHOWN HEREON PER DELINEATION BY MODICA & ASSOCIATES, INC. ON OCTOBER 16, 2018.

12. TREES LOCATED PER CITY OF WINTER GARDENS REQUIREMENTS, 12" DBH (DIAMETER AT BREAST HEIGHT) AND UPWARD.

N

GRAPHIC SCALE

0' 20' 40' 80' 120'

1" = 40'

TREE CHART

1 - 24" OAK
2 - 10" OAK
3 - 2-10" OAK
4 - 36" OAK
5 - 20" OAK
6 - 30" OAK
7 - 15" OAK
8 - 20" OAK
9 - 54" OAK
10 - 22" OAK
11 - 16" OAK
12 - 16" OAK
13 - 12" OAK
14 - 15" OAK
15 - 16" PINE
16 - 13" OAK
17 - 10" OAK
18 - 12" OAK
19 - 16" OAK
20 - 12" OAK
21 - 16" OAK
22 - 11" OAK
23 - 8" OAK
24 - 30" OAK
25 - 44" OAK
26 - 30" OAK
27 - 13" OAK
28 - 20" OAK
29 - 10" OAK
30 - 18" OAK
31 - 14" OAK
32 - 13" OAK
33 - 20" PINE
34 - 20" PINE
35 - 15" OAK
36 - 24" OAK
37 - 30" OAK
38 - 24" OAK
39 - 36" OAK
40 - 36" OAK
41 - 24" OAK
42 - 24" PINE
43 - 28" OAK
44 - 28" OAK
45 - 17" OAK
46 - 11" OAK
47 - 14" PINE
48 - 20" PINE
49 - 48" OAK
50 - 44" OAK
51 - 36" OAK
52 - 48" OAK
53 - 44" OAK
54 - 36" OAK
55 - 30" OAK
56 - 24" OAK
57 - 10" OAK
58 - 20" OAK
59 - 10" OAK
60 - 22" OAK
61 - 28" OAK
62 - 12" OAK
63 - 10" OAK
64 - 11" OAK
65 - 18" OAK
66 - 18" OAK
67 - 36" OAK
68 - 18" OAK
69 - 12" OAK
70 - 16" OAK
71 - 22" OAK
72 - 20" OAK
73 - 22" OAK
74 - 10" OAK
75 - 12" OAK
76 - 22" OAK
77 - 22" OAK
78 - 20" OAK
79 - 16" OAK
80 - 19" OAK
81 - 30" OAK
82 - 10" OAK
83 - 10" OAK
84 - 16" OAK
85 - 10" OAK
86 - 30" OAK
87 - 14" OAK
88 - 18" OAK
89 - 12" OAK
90 - 11" OAK
91 - 12" OAK
92 - 15" OAK
93 - 18" PINE
94 - 18" PINE
95 - 10" OAK
96 - 15" OAK
97 - 15" OAK
98 - 12" OAK
99 - 20" PINE
100 - 12" OAK
101 - 15" OAK
102 - 28" OAK
103 - 10" OAK
104 - 15" OAK
105 - 22" OAK
106 - 2-20" OAK
107 - 12" OAK
108 - 14" OAK
109 - 14" OAK
110 - 12" OAK
111 - 18" OAK
112 - 16" OAK
113 - 20" PINE
114 - 2-14" CAMPHOR
115 - 12" OAK
116 - 12" PINE
117 - 14" OAK
118 - 14" OAK
119 - 12" PINE
120 - 12" PINE
121 - 16" OAK
122 - 12" OAK
123 - 17" PINE
124 - 17" OAK
125 - 24" OAK
126 - 17" OAK
127 - 20" OAK
128 - 18" PINE
129 - 2-12" OAK
130 - 2-12" OAK
131 - 12" OAK
132 - 2-28" OAK
133 - 3-20" OAK
134 - 48" OAK
135 - 3-20" OAK
136 - 24" OAK
137 - 3-12" OAK

LINE CHART

L1 S89°36'03"W 85.93' DESC
L2 S00°26'57"E 40.20' DESC
L3 N89°34'40"E 30.00' DESC

WETLAND LINE CHART

WL1 N39°47'56"E 0.46'
WL2 N19°27'54"W 33.63'
WL3 N14°26'43"W 34.65'
WL4 N89°27'59"E 30.96'
WL5 N64°12'20"E 58.19'
WL6 N71°49'34"E 72.62'
WL7 N69°40'19"E 110.08'
WL8 S84°15'05"E 48.65'
WL9 S69°17'05"W 58.16'
WL10 S72°20'15"W 63.35'
WL11 S70°12'39"W 68.04'
WL12 S70°53'49"W 93.96'
WL13 N24°02'44"W 13.40'

CURVE DATA
Δ = 19°46'22"
R = 1037.45'
L = 358.02'
CHORD
N73°49'27"E
356.25' DESC
S73°49'27"W
356.25' DESC

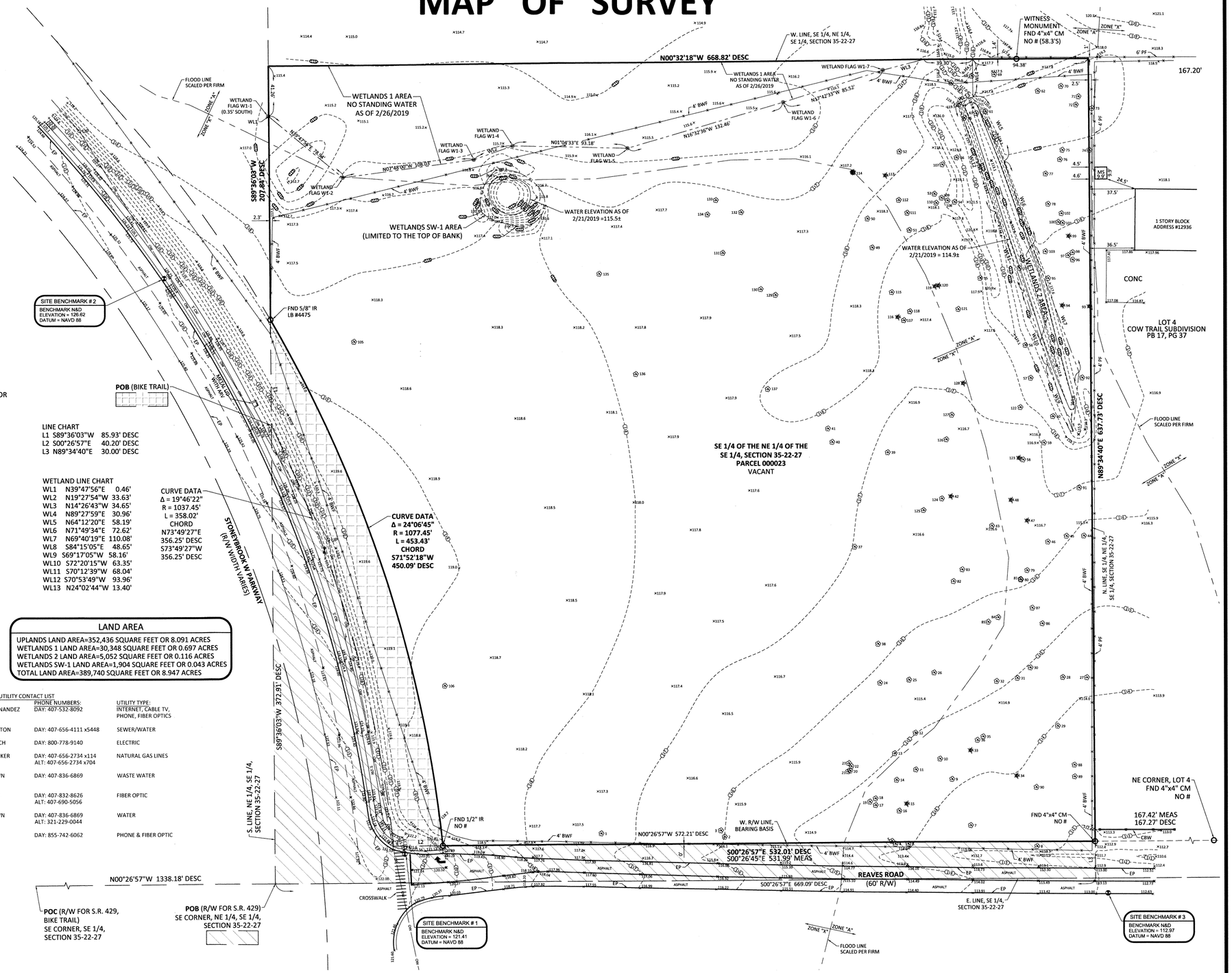
CURVE DATA
Δ = 24°06'45"
R = 1077.45'
L = 453.43'
CHORD
S71°52'18"W
450.09' DESC

LAND AREA

UPLANDS LAND AREA=352,436 SQUARE FEET OR 8.091 ACRES
WETLANDS 1 LAND AREA=30,348 SQUARE FEET OR 0.697 ACRES
WETLANDS 2 LAND AREA=5,052 SQUARE FEET OR 0.116 ACRES
WETLANDS SW-1 LAND AREA=1,904 SQUARE FEET OR 0.043 ACRES
TOTAL LAND AREA=389,740 SQUARE FEET OR 8.947 ACRES

UTILITY CONTACT LIST

SERVICE AREA NAME:	CONTACT:	PHONE NUMBERS:	UTILITY TYPE:
CHARTER COMMUNICATIONS	HELENE HERNANDEZ	DAY: 407-532-8092	INTERNET, CABLE TV, PHONE, FIBER OPTICS
CITY OF WINTER GARDEN	JEFFERY COTTON	DAY: 407-656-4111 x5448	SEWER/WATER
DUKE ENERGY	USIC DISPATCH	DAY: 800-778-9140	ELECTRIC
LAKE APOPKA NATURAL GAS DISTRICT	TERRILL BOOKER	DAY: 407-656-2734 x114 ALT: 407-656-2734 x704	NATURAL GAS LINES
ORANGE COUNTY UTILITIES WASTE WATER	MARC BROWN	DAY: 407-836-6869	WASTE WATER
CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PAT COLLINS	DAY: 407-832-8626 ALT: 407-690-5056	FIBER OPTIC
ORANGE COUNTY UTILITIES	MARC BROWN	DAY: 407-836-6869 ALT: 321-229-0044	WATER
CENTURYLINK WINTER GARDEN	DISPATCH	DAY: 855-742-6062	PHONE & FIBER OPTIC



LEGEND

ARV - AIR RELEASE VALVE
BC - BACK OF CURB
BFV - BACK FLOW PREVENTER
- BENCHMARK
-E- - BURIED ELECTRIC
BWF - BARBED WIRE FENCE
TV - CABLE TV RISER
-C- - BURIED CABLE TV
CALC - CALCULATED
C&M - CALCULATED & MEASURED
Δ - CENTRAL ANGLE
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CF - CONCRETE FLUME
CHW - CONCRETE HEAD WALL
CLF - CHAIN LINK FENCE
- CENTERLINE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
cCO - CLEAN OUT
CONC - CONCRETE
COVD - COVERED
CP - CONCRETE PAD
CW - CONCRETE WALKWAY
D&M - DEED/DESC & MEASURED
DE - DRAINAGE EASEMENT
DESC - DESCRIPTION
- DOT INLET
DP - DUMPSTER PAD
DW - DRIVEWAY
- EASEMENT NUMBER
- ELECTRIC METER
- ELECTRICAL BOX
EL - ELEVATION
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
FIRM - FLOOD INSURANCE RATE MAP
FFE - FINISHED FLOOR ELEVATION
- FIRE HYDRANT
-FM- - FORCE MAIN
FND - FOUND
FOC - FIBER OPTIC CABLE
-F- - FIBER OPTIC CABLE LINE
-G- - GAS LINE
- GAS METER
- GUY WIRE ANCHOR
- HANDICAP PARKING
HDPE - HIGH DENSITY POLYETHYLENE
INV - INVERT ELEVATION
IP - IRON PIPE
IR - IRON ROD
L - ARC LENGTH
LB - LICENSED BUSINESS
- LIGHT POLE
LS - LICENSE SURVEYOR
LSA - LANDSCAPED AREA
MEAS - MEASURED
MF - METAL FENCE
ML - METAL LID
MS - METAL SHED
- MITERED END SECTION
- MONITORING WELL
N&D - NAIL & DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NTS - NOT TO SCALE
OHE - OVERHEAD ELECTRIC
ORB - OFFICIAL RECORDS BOOK
-OW- - OVERHEAD WIRE
PB - PLAT BOOK
PC - POINT OF CURVATURE
PF - PLASTIC FENCE
PG - PAGE
PI - POINT OF INTERSECTION
P&M - PLAT & MEASURED
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PRC - POINT OF REVERSE CURVATURE
- PARKING SPACES
PSM - PROFESSIONAL SURVEYOR AND MAPPER
POT - POINT OF TANGENCY
PVC - PLASTIC PIPE
R - CURVE RADIUS.
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
- SANITARY MANHOLE
-S- - SANITARY LINE
SDO - SHOWN FOR DIRECTION ONLY
SN - SIGN
SWF - STOCK WIRE FENCE
x00.00 - SPOT ELEVATION
-D- - STORM/DRAIN LINE
- SEWER VALVE
- STORM MANHOLE
-T- - UNDERGROUND TELEPHONE
- STORM INLET
TB - TOP OF BANK
- TRAFFIC POLE
- TRAFFIC SIGN
- TRANSFORMER/JUNCTION BOX
- TELEPHONE RISER
- TRAFFIC SIGNAL BOX
TSW - TRAFFIC SIGNAL WIRE
TYP - TYPICAL
UE - UTILITY EASEMENT
UP - UTILITY POLE
-W- - WATER LINE
WF - WOOD FENCE
WS - WOOD SHED
- WATER VALVE
- WATER METER
NT - NON TANGENT

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

3/4/19
RONALD K. SMITH, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

BOUNDARY SURVEY DATE: 4/14/17
per 5J-17.051(3)(b)3 Florida Administrative Code

DATE:	JOB #	REVISION	BY:
11/19/2018	50138	ADDED WETLANDS & ADDITIONAL TREES	AAD
1/11/2019	50138	LOCATE ADDITIONAL TREES	AAD
3/1/2019	50613	UPDATED WETLANDS /ADDED WATER ELEVATIONS	AAD

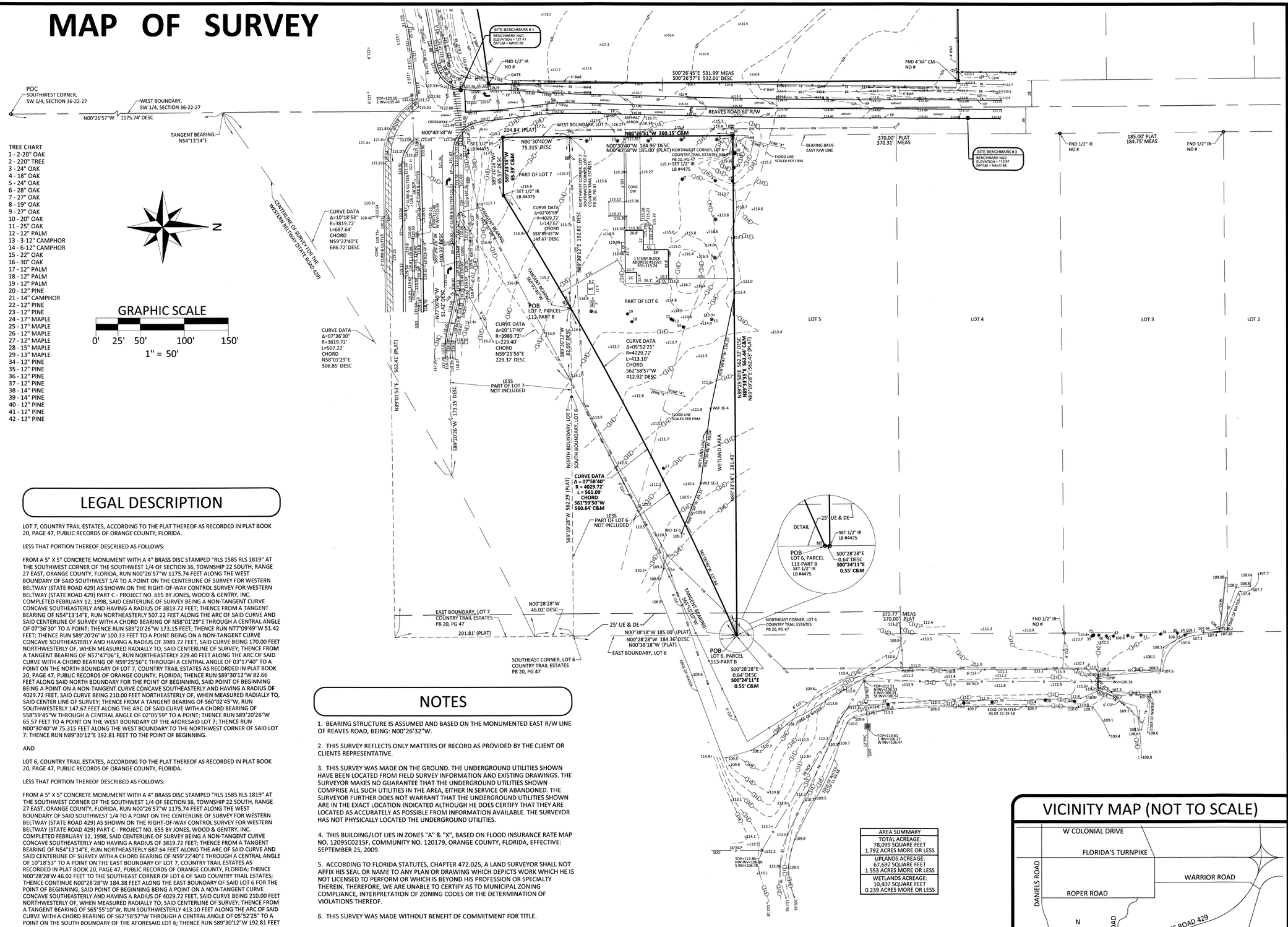
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SCALE: 1" = 40'
FIELD DATE: 4/14/2017
CF# 35-22-27 PARCEL 23
JOB #46670
DRAWN BY: AAD
PREPARED FOR:
THE HUBER GROUP
SHEET 1 OF 1
LOCATION: 12920 REAVES ROAD WINTER GARDEN, FL 34787
SUBDIVISION NAME: SECTION 35-22-27

S:\ORANGE\35-22-27\Parcel 23\35-22-27 PARCEL 23.dwg - Mar 04, 2019

COPYRIGHT © 1986 - 2016, ACCURIGHT SURVEYS

MAP OF SURVEY



LEGAL DESCRIPTION

LOT 7, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 507.22 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N58°01'29"E THROUGH A CENTRAL ANGLE OF 07°36'30" TO A POINT; THENCE RUN S89°20'26"W 173.15 FEET; THENCE RUN N77°09'49"W 51.42 FEET; THENCE RUN S89°20'26"W 100.33 FEET TO A POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3989.72 FEET, SAID CURVE BEING 170.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF N57°47'06"E, RUN NORTHEASTERLY 229.40 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF N59°25'56"E THROUGH A CENTRAL ANGLE OF 03°17'40" TO A POINT ON THE NORTH BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°30'12"W 82.66 FEET ALONG SAID NORTH BOUNDARY FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTER LINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S60°02'45"W, RUN SOUTHWESTERLY 147.67 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S58°59'45"W THROUGH A CENTRAL ANGLE OF 02°05'59" TO A POINT; THENCE RUN S89°20'26"W 65.57 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFORESAID LOT 7; THENCE RUN N00°30'40"W 75.315 FEET ALONG THE WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN N89°30'12"E 192.81 FEET TO THE POINT OF BEGINNING.

AND

LOT 6, COUNTRY TRAIL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

FROM A 5" X 5" CONCRETE MONUMENT WITH A 4" BRASS DISC STAMPED "RLS 1585 RLS 1819" AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N00°26'57"W 1175.74 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 TO A POINT ON THE CENTERLINE OF SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR WESTERN BELTWAY (STATE ROAD 429) PART C - PROJECT NO. 655 BY JONES, WOOD & GENTRY, INC. COMPLETED FEBRUARY 12, 1998, SAID CENTERLINE OF SURVEY BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3819.72 FEET; THENCE FROM A TANGENT BEARING OF N54°13'14"E, RUN NORTHEASTERLY 687.64 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF SURVEY WITH A CHORD BEARING OF N59°22'40"E THROUGH A CENTRAL ANGLE OF 10°18'53" TO A POINT ON THE EAST BOUNDARY OF LOT 7, COUNTRY TRAIL ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°28'28"W 46.02 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID COUNTRY TRAIL ESTATES; THENCE CONTINUE N00°28'28"W 184.38 FEET ALONG THE EAST BOUNDARY OF SAID LOT 6 FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4029.72 FEET, SAID CURVE BEING 210.00 FEET NORTHWESTERLY OF, WHEN MEASURED RADIALLY TO, SAID CENTERLINE OF SURVEY; THENCE FROM A TANGENT BEARING OF S65°55'10"W, RUN SOUTHWESTERLY 413.10 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S62°58'57"W THROUGH A CENTRAL ANGLE OF 05°52'25" TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID LOT 6; THENCE RUN S89°30'12"W 192.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE RUN N00°30'40"W 184.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN N89°29'50"E 562.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN S00°28'28"E 0.64 FEET TO THE POINT OF BEGINNING.

CONTAINS: 78,099 SQUARE FEET OR 1.792 ACRES MORE OR LESS

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST R/W LINE OF REAVES ROAD, BEING: N00°26'32"W.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. 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 LOCATION 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.

4. THIS BUILDING/LOT LIES IN ZONES "A" & "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0215F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA, EFFECTIVE: SEPTEMBER 25, 2009.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE.

7. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.

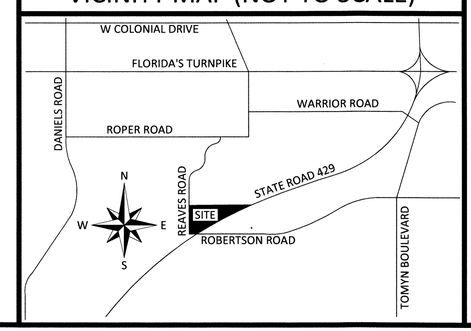
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #L932003 HAVING AN ELEVATION OF 118.455 FEET, (NAVD 88).

10. TREES LOCATED PER CITY OF WINTER GARDENS REQUIREMENTS, 12" DBH (DIAMETER AT BREAST HEIGHT) AND UPWARD.

AREA SUMMARY
TOTAL ACREAGE: 78,099 SQUARE FEET 1.792 ACRES MORE OR LESS
UPLANDS ACREAGE: 67,692 SQUARE FEET 1.553 ACRES MORE OR LESS
WETLANDS ACREAGE: 10,407 SQUARE FEET 0.239 ACRES MORE OR LESS

VICINITY MAP (NOT TO SCALE)



ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 50'	JOB #50140	SHEET 1 OF 1
FIELD DATE: 11-19-18	DRAWN BY: GLT	

PREPARED FOR:

THE HUBER GROUP

SUBDIVISION NAME: COUNTRY TRAIL ESTATES

LOCATION:
12921 REEVES ROAD, WINTER GARDEN, FLORIDA.

LEGEND

BB	- BOTTOM OF BANK
BC	- BACK OF CURB
	- BACK FLOW PREVENTER
	- BENCHMARK
-E-	- BURIED ELECTRIC
BWF	- BARBED WIRE FENCE
TV	- CABLE TV RISER
-C-	- BURIED CABLE TV
CALC	- CALCULATED
C&M	- CALCULATED & MEASURED
Δ	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CF	- CONCRETE FLUME
CHW	- CONCRETE HEAD WALL
CLF	- CHAIN LINK FENCE
℄	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
∘CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVERED
CP	- CONCRETE PAD
CW	- CONCRETE WALKWAY
D&M	- DEED/DESC & MEASURED
DE	- DRAINAGE EASEMENT
DESC	- DESCRIPTION
	- DOT INLET
DP	- DUMPSTER PAD
DW	- DRIVEWAY
	- EASEMENT NUMBER
	- ELECTRIC METER
	- ELECTRICAL BOX
EL	- ELEVATION
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
ϕ-FH	- FIRE HYDRANT
-FM-	- FORCE MAIN
FND	- FOUND
FOC	- FIBER OPTIC BOX
-FO-	- FIBER OPTIC LINE
-G-	- GAS LINE
	- GAS METER
	- GUY WIRE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
IV	- IRRIGATION VALVE
L	- ARC LENGTH
LB	- LICENSED BUSINESS
	- LIGHT POLE
LS	- LICENSE SURVEYOR
MEAS	- MEASURED
MF	- METAL FENCE
ML	- METAL LID
MS	- METAL SHED
	- MITERED END SECTION
	- MONITORING WELL
N&D	- NAIL & DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
OHE	- OVERHEAD ELECTRIC
ORB	- OFFICIAL RECORDS BOOK
-OW-	- OVERHEAD WIRE
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PEP	- PER ENGINEERING PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
P&M	- PLAT & MEASURED
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRC	- POINT OF REVERSE CURVATURE
# PS	- PARKING SPACES
PSM	- PROFESSIONAL SURVEYOR AND MAPPER
POT	- POINT OF TANGENCY
PVC	- PLASTIC PIPE
R	- CURVE RADIUS
RCP	- REINFORCED CONCRETE PIPE
R/W	- RIGHT OF WAY
	- SANITARY MANHOLE
-S-	- SANITARY LINE
SDO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
SWF	- STOCK WIRE FENCE
x00.00	- SPOT ELEVATION
-D-	- STORM/DRAIN LINE
	- SEWER VALVE
	- STORM MANHOLE
-T-	- UNDERGROUND TELEPHONE
	- STORM INLET
TB	- TOP OF BANK
TP	- TRAFFIC POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
	- TELEPHONE RISER
	- TRAFFIC SIGNAL BOX
TSW	- TRAFFIC SIGNAL WIRE
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
-W-	- WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER VALVE
	- WATER METER
NT	- NON TANGENT

BOUNDARY SURVEY DATE: 11-19-18

per 5J-17.051(3)(b)3 Florida Administrative Code

DATE:	JOB #	REVISION	BY:
3/1/19	50140	REMOVED WETLAND 3	GR

BOUNDARY, TOPOGRAPHIC, WETLAND AND TREE SURVEY

RONALD K. SMITH, PSM 5797

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."
-OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

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Exhibit "C"

COVER PAGE

STONEYBROOK SENIOR LIVING
Architectural Renderings

(2 PAGES - ATTACHED)

ENTRY TO INDEPENDENT LIVING BUILDING

NORTH SIDE - INDEPENDENT LIVING BUILDING

INDEPENDENT LIVING BUILDING - POOL AND AMENITY

Chancey Design Partnership
Architecture + Planning + Interior Design

Tampa
1228 East 7th Avenue Tampa, FL 33605
Tel 813-248-9258 Fax 813-247-3507

Seagrove
5365 East County Highway 30A, Suite 108
Seagrove Beach, FL 32459
Tel 850-231-2057 Fax 850-231-3553

www.chanceydesign.com
AAC 00 1785

WINTER GARDEN SENIOR HOUSING

Senior Resort Lifestyle Community

APPROXIMATE ADDRESS:
12900-12908 REAVES ROAD
WINTER GARDEN, FLORIDA 34787

No.	Date	Description

PROJECT NO	17160
DATE ISSUED	10/11/2018 1:49:13 PM
SCALE	

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SHEET TITLE

EXTERIOR RENDERINGS

A-901

CONCEPT DESIGN - DEVELOPER'S PACKET
DATE PRINTED: 10/11/2018 1:49:13 PM

Drawing: C:\Users\Syoung\Documents\17160 Don Huber IL-ALF 2018 Option C_cdpyoung.rvt
Plotted on 10/11/2018 1:49:13 PM

ENTRY TO ASSISTED LIVING BUILDING

ASSISTED LIVING EASTERN FACADE

Chancey Design Partnership
Architecture + Planning + Interior Design

Tampa
1228 East 7th Avenue Tampa, FL 33605
Tel 813-248-9258 Fax 813-247-3507

Seagrove
5365 East County Highway 30A, Suite 108
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WINTER GARDEN, FLORIDA 34787

No.	Date	Description

PROJECT NO	17160
DATE ISSUED	10/11/2018 1:49:18 PM
SCALE	

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SHEET TITLE

EXTERIOR RENDERINGS

CONCEPT DESIGN - DEVELOPER'S PACKET
DATE PRINTED: 10/11/2018 1:49:18 PM

A-902

Drawing: C:\Users\Syoung\Documents\17160 Don Huber IL-ALF 2018 Option C_cdpyoung.rvt
Plotted on 10/11/2018 1:49:18 PM

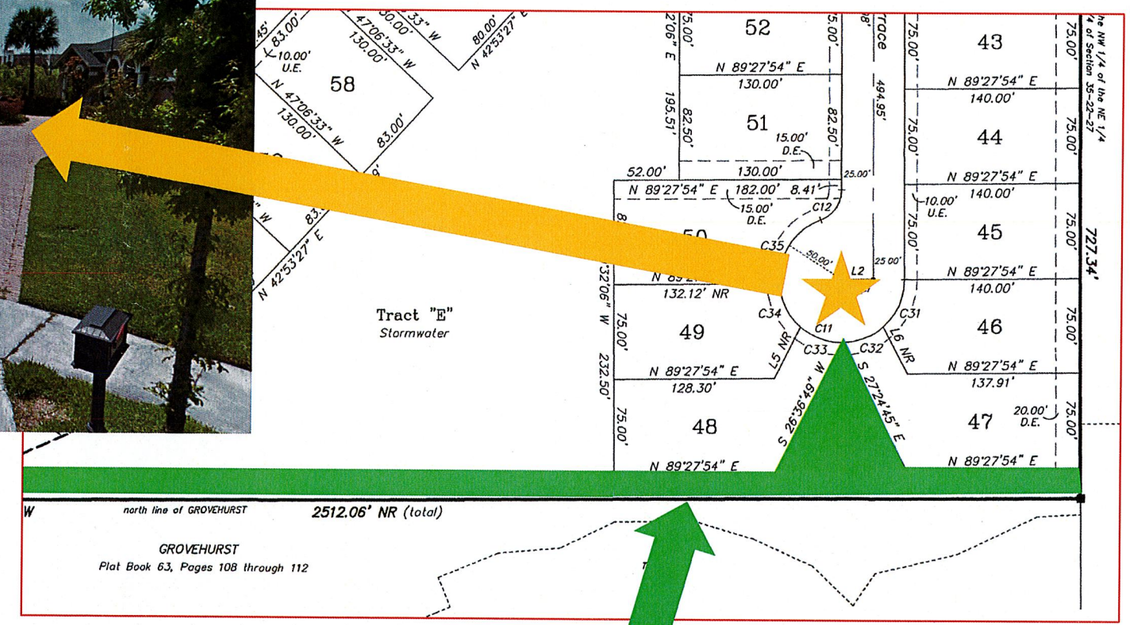
Exhibit "D"

COVER PAGE

STONEYBROOK SENIOR LIVING

Additional Foxcrest Subdivision Plantings

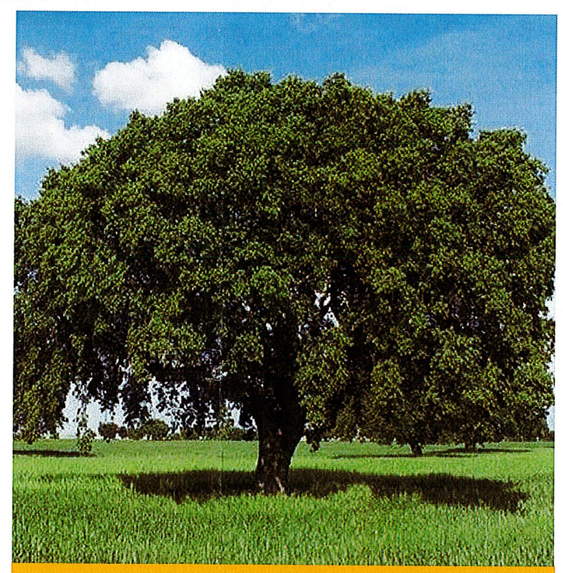
(1 PAGE - ATTACHED)



Combo of tree types 50' on center would create a fast growing, evergreen backdrop that is low maintenance to hide all adjacent development.

Possible Planting Area

Magnolia / grows to 40 – 60' Tall



Live Oak / grows to 60 – 80' Tall

Wax Myrtle / grows to 6 – 12' Tall

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

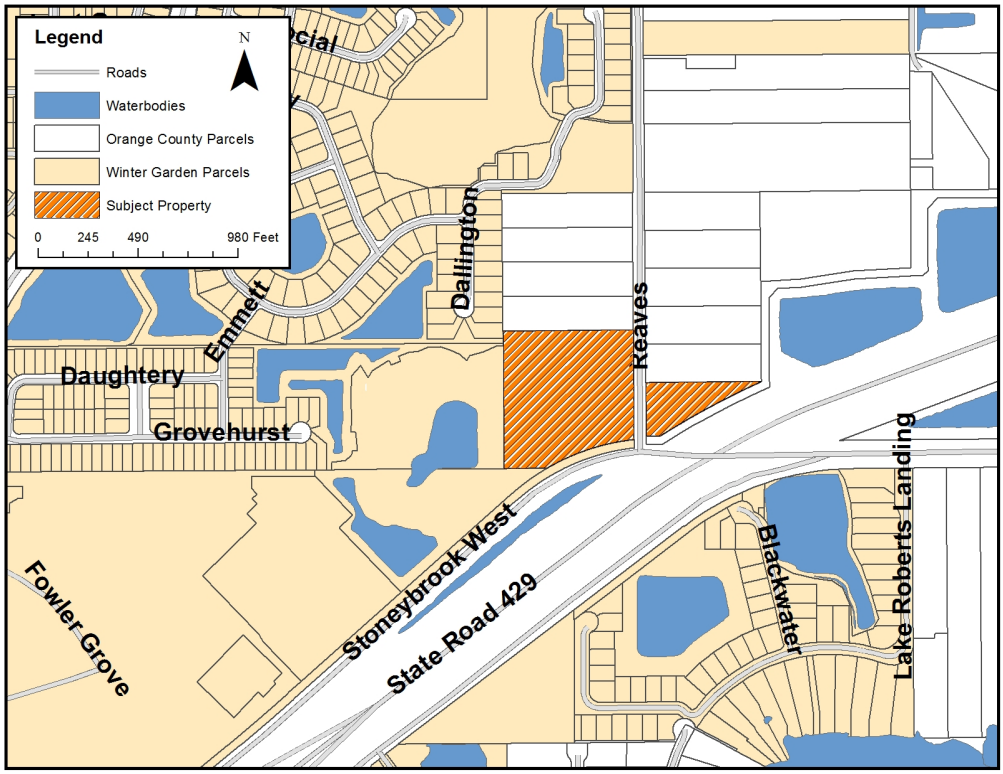
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: MARCH 4, 2020
SUBJECT: ANNEXATION, FUTURE LAND USE, PUD ZONING
12920 & 12921 Reaves Road (10.75+/- ACRES)
PARCEL ID # 35-22-27-0000-00-023 (12920 REAVES ROAD: ORDS 19-26, -27. -30)
36-22-27-1773-00-060 (12921 REAVES ROAD: ORDS 19-28, -29, -30)

APPLICANT: CH Enterprises, LLC // Burkett Engineering, Inc.

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 northwest and northeast corners of Reaves Road and Stoneybrook West Parkway and is approximately 10.75 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to annex two individual parcels from Orange County and assign a City Future Land Use Designation to each of them. One is a 1.80 +/- acre property located on the northeast corner of Reaves Road and Stoneybrook West Parkway and one is a 8.95 +/- acre property located on the northwest corner of Reaves Road and Stoneybrook West Parkway. The applicant is also requesting to rezone both properties – a combined 10.75 acres of land - to Planned Unit Development and amend the future land use designation to Medium Density Residential.

The subject property is located in Orange County and carries the zoning designations A-1 (Agricultural) and R-CE-2 (Rural Residential) in Orange County. The subject property has an Orange County Future Land Use Designation of Rural.

EXISTING USE

The western portion of the subject property is currently undeveloped, with a dense stand of trees and other vegetation to the north and a small portion of a larger wetland to the west. The eastern portion of the subject property is currently developed with a +/- 2,000 square foot one-story single family residence built in 1994.

ADJACENT LAND USE AND ZONING

The properties to the north are developed with single family residences, are zoned R-CE-2, and are located in Unincorporated Orange County. The properties to the west of the subject property include a lot that features a large wetland area that is part of the Grovehurst Subdivision, an HOA tract that is owned by the Foxcrest Subdivision's HOA, and a lot developed with a single-family residence that is in the Foxcrest Subdivision. All of these parcels are zoned PUD and are located within Winter Garden's municipal limits. To the south of the subject property is a large right-of-way area that includes Stoneybrook West Parkway and a segment of the 429 Western Beltway. The land to the east of the subject property is also HOA property, including a parcel owned by Orange County that is intended to be developed with a multi-use trail and a series of ponds that capture stormwater runoff from the 429 Western Beltway.

PROPOSED USE

On the western parcel, the applicant proposes to develop the 8.95 ± acre site with 3 story independent living building and a two story assisted living building as well as 10 detached 2-car garage buildings. The development would have a total of 166 units: 65 assisted living units and 101 independent living units. The project also includes common space and recreation areas with amenities such as a pool and garden. The proposal includes 155 total parking spaces, two drop-off areas, and other associated site elements such as drive aisles, and landscaping. A large segment of the existing vegetated area to the north will be maintained as a buffer between the proposed development and the adjacent residential properties. Impacts to the adjacent wetland are also proposed. All wetlands shall be shown and addressed at the time of site plan submittal and if approved for removal shall be mitigated with the City as the lead regulatory agency.

The 1.80 ± acre eastern parcel will feature the property's stormwater management pond. The proposed development will maintain many of this parcel's existing trees and preserve the on-site wetlands.

PREVIOUS BOARD HEARINGS

The proposed annexation, FLU amendment, and PUD rezoning ordinances were first presented to the Planning & Zoning Board on July 8, 2019. At that meeting, a number of adjacent residents, who had not attended a previously-held Community Meeting, expressed concerns about the impacts of the proposed project including traffic, noise, property values, building height, wetlands, stormwater management, and project intensity. The project was tabled by the Planning & Zoning Board to a date uncertain, allowing time for an additional community meeting to be held.

When the annexation, FLU amendment, and PUD rezoning ordinances came back to the Planning & Zoning Board on October 7, 2019, Staff changed their recommendation from approval to denial based on the inability of the applicant to sufficiently satisfy the concerns of the surrounding property owners before the meeting date. After a presentation by the applicants and hearing more concerns from surrounding property owners, the board voted to approve the ordinances, going against Staff's recommendation.

The annexation, FLU amendment, and PUD rezoning ordinances were then heard by the City Commission on October 10, 2019, with Staff again recommending denial. The applicants once again made a presentation and several surrounding property owners again spoke in opposition. The City Commission voted to table the item to further consider the new information presented by the applicant as well as give the applicant more time to continue to work with the surrounding property owners to see if any compromises could be agreed upon.

Since then, the applicant and the City have worked closely to try and come to a resolution to mitigate some of the surrounding property owners' concerns. To this end, several additional stipulations will be added to the PUD including installing new landscaping on a common area tract in the Foxcrest neighborhood, directly south of the Dallington Terrace cul-de-sac to further screen the proposed development. The finished floor elevation (FFE) will be required to be set at 119 to ensure no more of the building roofs will be visible to the surrounding community than what is proposed. All construction activities will be required to stop at sunset, and the heavily wooded conservation area to the north of the property will be put into a permanent conservation easement.

NEW FUTURE LAND USE REQUEST

The City initiated a request to assign a different Future Land Use (FLU) designation for the subject property than the one approved by the Planning & Zoning Board on October 7, 2019. Instead of the previously-approved request to amend the FLU from Orange County Rural to City Low Density Residential, the new request is to amend the FLU to City Medium Density Residential. The FLU change comes after further consideration of the "Independent Living" (IL) units, with the City drawing the conclusion that the IL units are definitionally more consistent with traditional dwelling units than the "Assisted Living" (AL) units, which function more as patient beds in a medical facility.

However, IL units typically generate fewer vehicular trips than traditional apartment units. So only permitting age-restricted IL units in the property's PUD zoning regulations will ensure the proposed development remains a reasonable and low intensity use of the land. It also ensures the

project would not generate a significant increase in traffic volume beyond that typically generated by single-family residential uses, and represents a use that is compatible with the area.

> ***Policy 1-1.2.4: Medium Density Residential.*** *Properties designated with the Medium Density Residential land use category are required to be developed at a gross residential density between 3 to 10 dwelling units per gross acre. Medium Density Residential areas shall have access to a major collector, or higher functional classification, street. Development should provide amenities including recreation, open space, and buffering to provide additional protection if there are adjacent low density residential areas. The zoning classifications that are consistent with the Medium Density Residential Classification are PUD, R-2, R-3, and INT. Churches and schools are allowable uses in the Medium Density areas that are zoned R-2 and R-3.*

The Medium Density Residential FLU designation permits a maximum residential density of 10 dwelling units per acre (du/ac). The proposed development would have 101 IL units on 10.75 acres, which would mean the residential density would be 9.4 du/ac. Furthermore, several of the zoning districts that are listed in the Comprehensive Plan as consistent with Medium Density Residential include "Hospitals, restoriums, convalescent homes, nursing homes" as special exception uses.

PUBLIC FACILITY ANALYSIS

If the property is developed as proposed by the applicant, vehicular access will be provided in the form of a right-out driveway on Stoneybrook West Parkway and a full-access driveway on Reaves Road. The property will also have pedestrian connectivity from the adjacent sidewalks along Stoneybrook West Parkway and Reaves Road. The applicant will also expand the existing sidewalk along Stoneybrook West Parkway from 5' to 10' to establish a segment of the proposed mixed-use trail.

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.

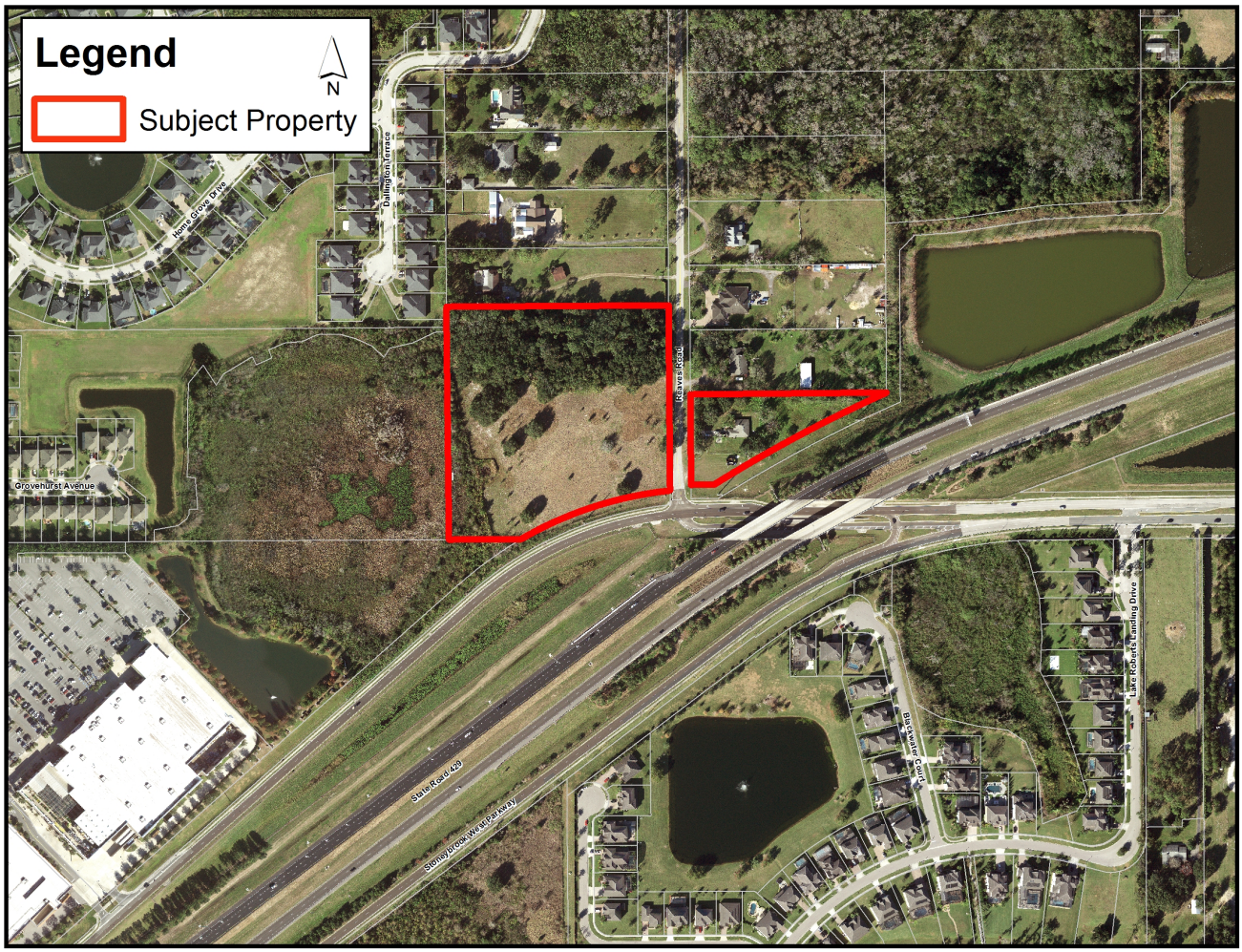
SUMMARY

The proposed development is a reasonable and low intensity use of the land and would not generate a significant increase in traffic volume beyond that typically generated by single-family residential uses, and represents a use that is compatible with the area. The applicant has worked diligently to address the concerns of adjacent property owners, which included adding additional requirements to the PUD regarding landscaping and buffering, construction hours, and a set

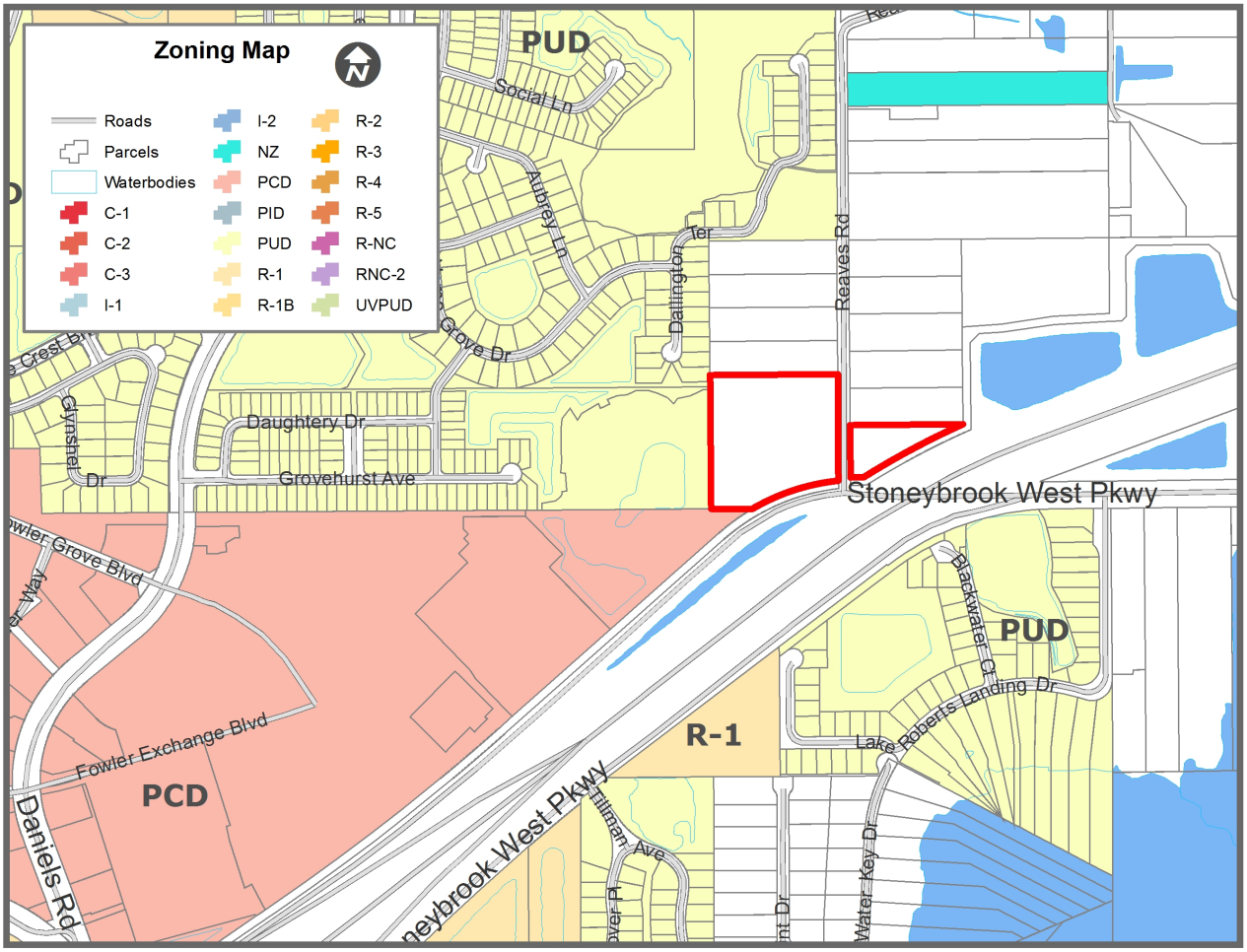
finish floor elevation.

The proposed annexations, future land use designations of Medium Density Residential, and PUD zoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinances 19-26, 19-27, 19-28, 19-29, and 19-30 subject to the conditions outlined therein.

AERIAL PHOTO
12920 & 12921 Reaves Road

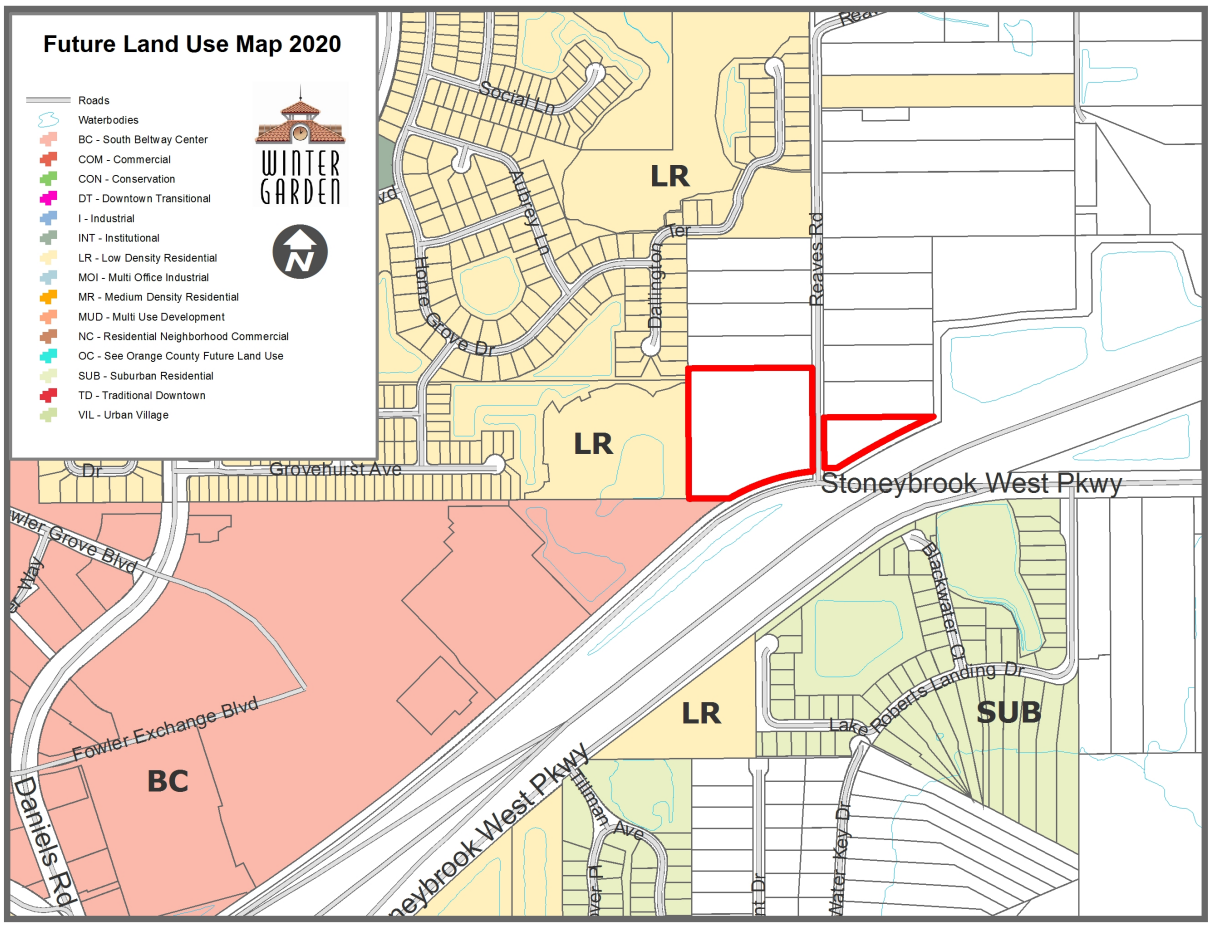


ZONING MAP
12920 & 12921 Reaves Road



Subject Property Rezoned from Orange County A-1 & R-CE-2 to City PUD

FUTURE LAND USE MAP
12920 & 12921 Reaves Road



Subject Property
Future Land Use Changed
From Orange County Rural to
City MR- Medium Density
Residential

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: June 2, 2020 **Meeting Date:** June 11, 2020

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

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

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

Discussion:

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

Recommended Action:

Staff recommends this item be tabled until a date uncertain.

Attachment(s)/References:

Location Map
Ordinance 20-19
Staff Report

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: June 4, 2020 **Meeting Date:** June 11, 2020
Subject: **14180 thru 14234 W. Colonial Drive (PCD Amendment)**
Ordinance 20-23
PARCEL ID # 27-22-27-9140-00-005, 00-002, 01-000, 02-000, 03-000, 04-000, 05-000, 06-000, and 00-001

Issue: The applicant is requesting a PCD Amendment for property located at 14180 thru 14234 W. Colonial Drive.

Discussion: The applicant is requesting approval of a PCD Amendment for the +/- 18.25 acre subject property, which is the West Market PCD, to add an automotive service center and bank with drive-thru to the list of approved uses and an additional Lot 4b which will require a lot split or replat in the future. (See attached Staff Report).The proposed PCD Amendment is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

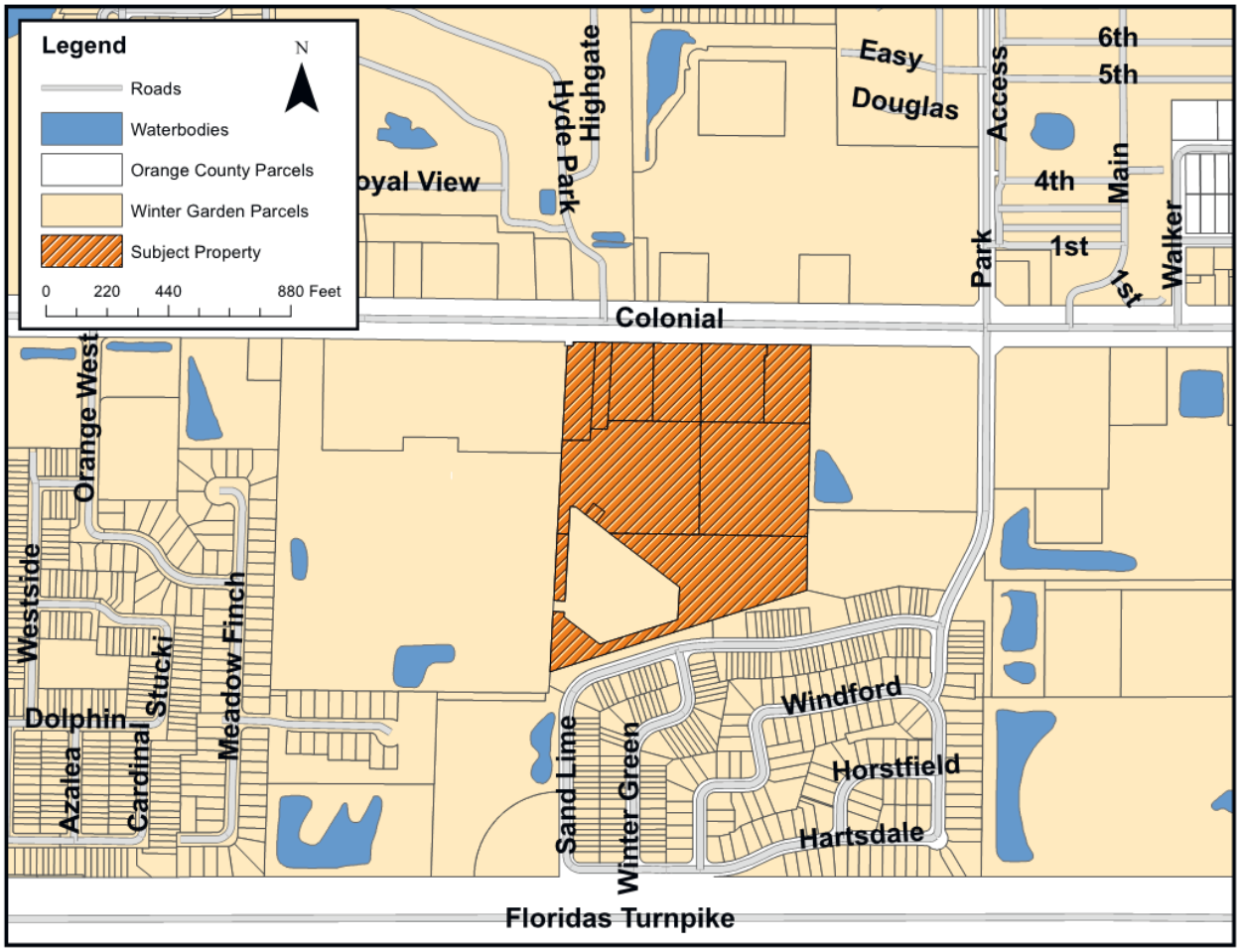
Recommended Action:

Staff recommends approval of Ordinance 20-23 with second reading and adoption to be held June 25, 2020.

Attachment(s)/References:
Location Map
Ordinance 20-23
Staff Report

LOCATION MAP

14180 thru 14234 W. Colonial Drive
<u>PCD Amendment</u>



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

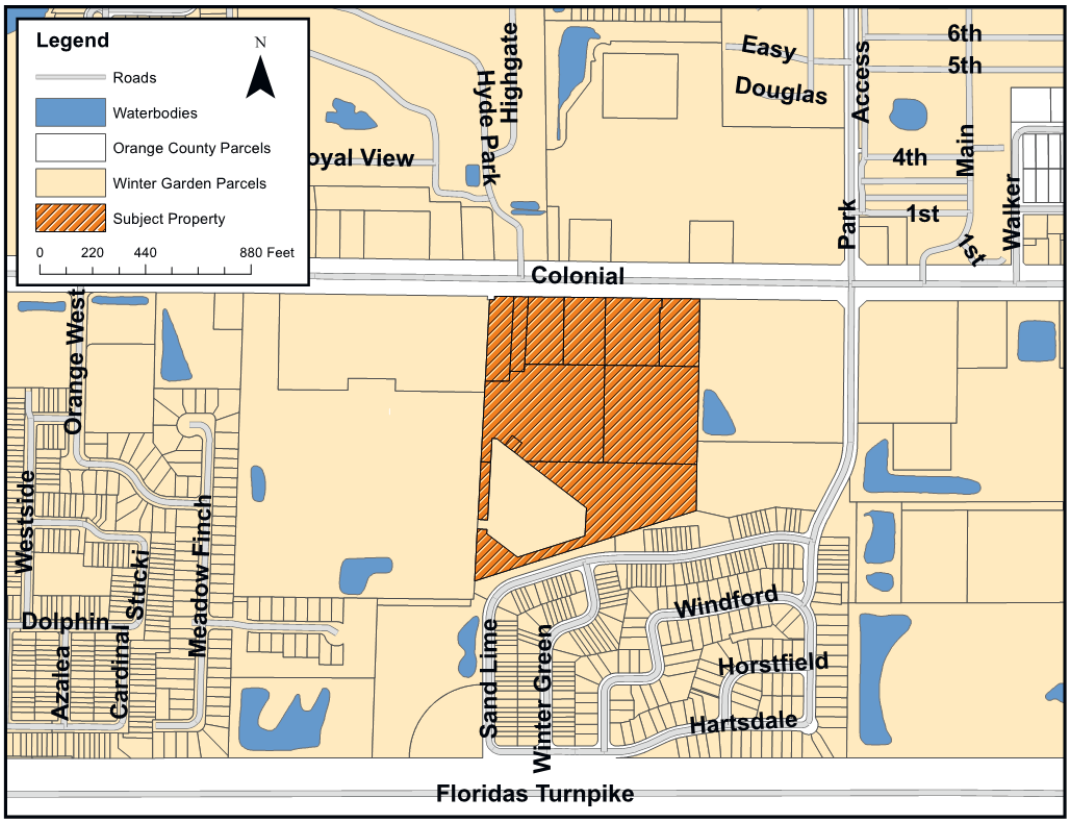
TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Senior Planner
DATE: June 1, 2020
SUBJECT: PCD Amendment
14180 thru 14234 W. Colonial Drive (18.25 +/- ACRES)
PARCEL ID # 27-22-27-9140-00-005, 00-002, 01-000, 02-000, 03-000, 04-000, 05-000, 06-000, and 00-001

APPLICANT: Gardenia Plaza, LLC

INTRODUCTION

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

The subject property is located on the south side of West State Road 50 (West Colonial Drive), west of South Park Avenue and is approximately 18.25 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to amend the West Market Planned Commercial Development (PCD). The West Market PCD was approved by Ordinance 18-09 on February 22, 2018. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PCD (Planned Commercial Development) in the City of Winter Garden. The subject property is designated COM (Commercial) on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The property has since been platted and the common infrastructure and landscaping has been installed. The only project within the PCD that is currently under construction is the Goodwill on Lot 6 in the rear of the development.

ADJACENT LAND USE AND ZONING

The properties located to the north are developed with a commercial shopping center with restaurants, a church, grocery store, bank, and retail shops, zoned C-2, and located in the City. The property located to the east is developed with an RV dealership, zoned C-2, and located in the City. The property to the west is developed with a campground, zoned C-2, and located in the City. The properties to the south are developed with a townhome and single family neighborhood, zoned R-3, and located in the City.

PROPOSED USE

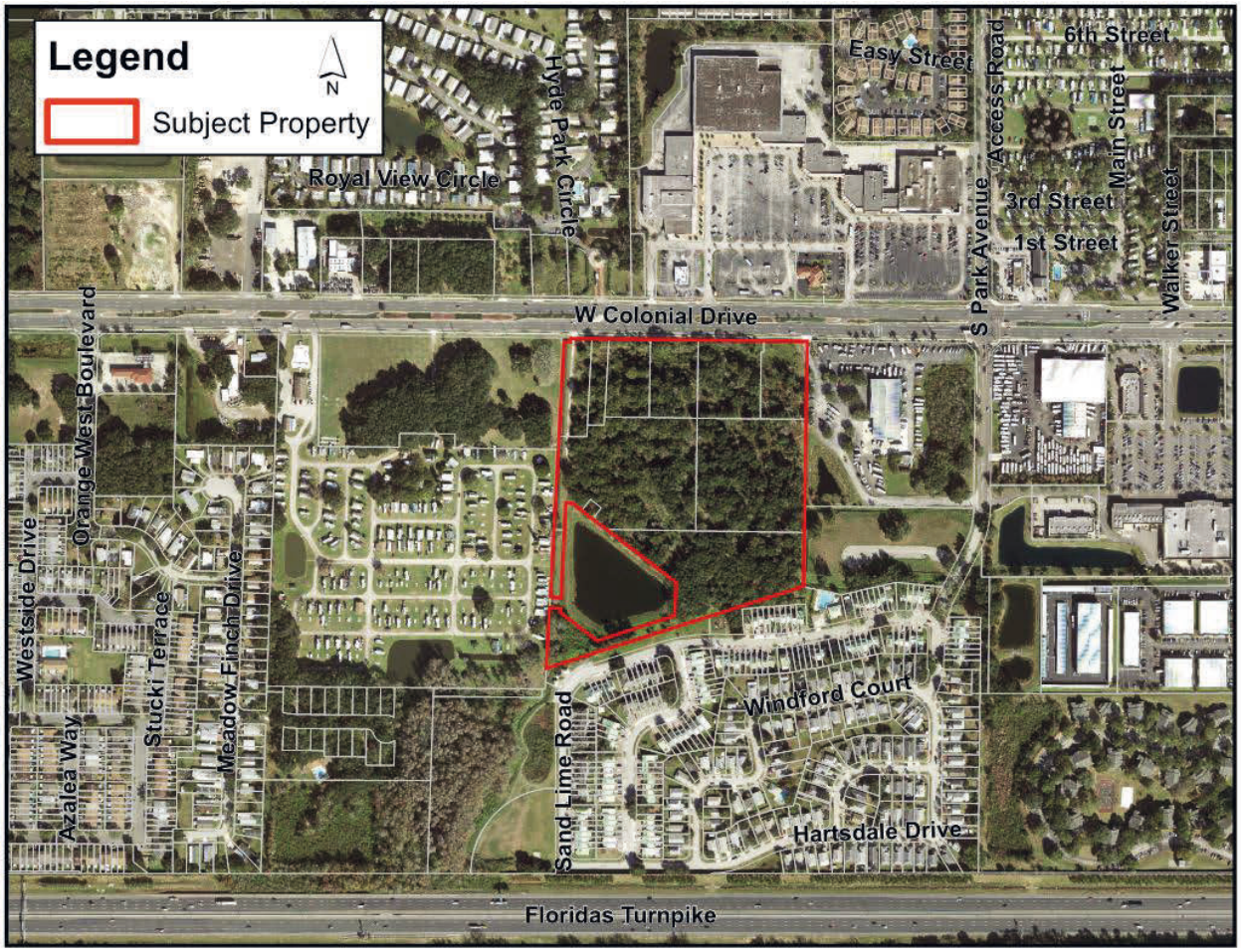
The applicant is amending the PCD Ordinance in order to add an automotive service center and bank with drive-thru to the list of approved uses and an additional Lot 4b which will require a lot split or replat in the future.

SUMMARY

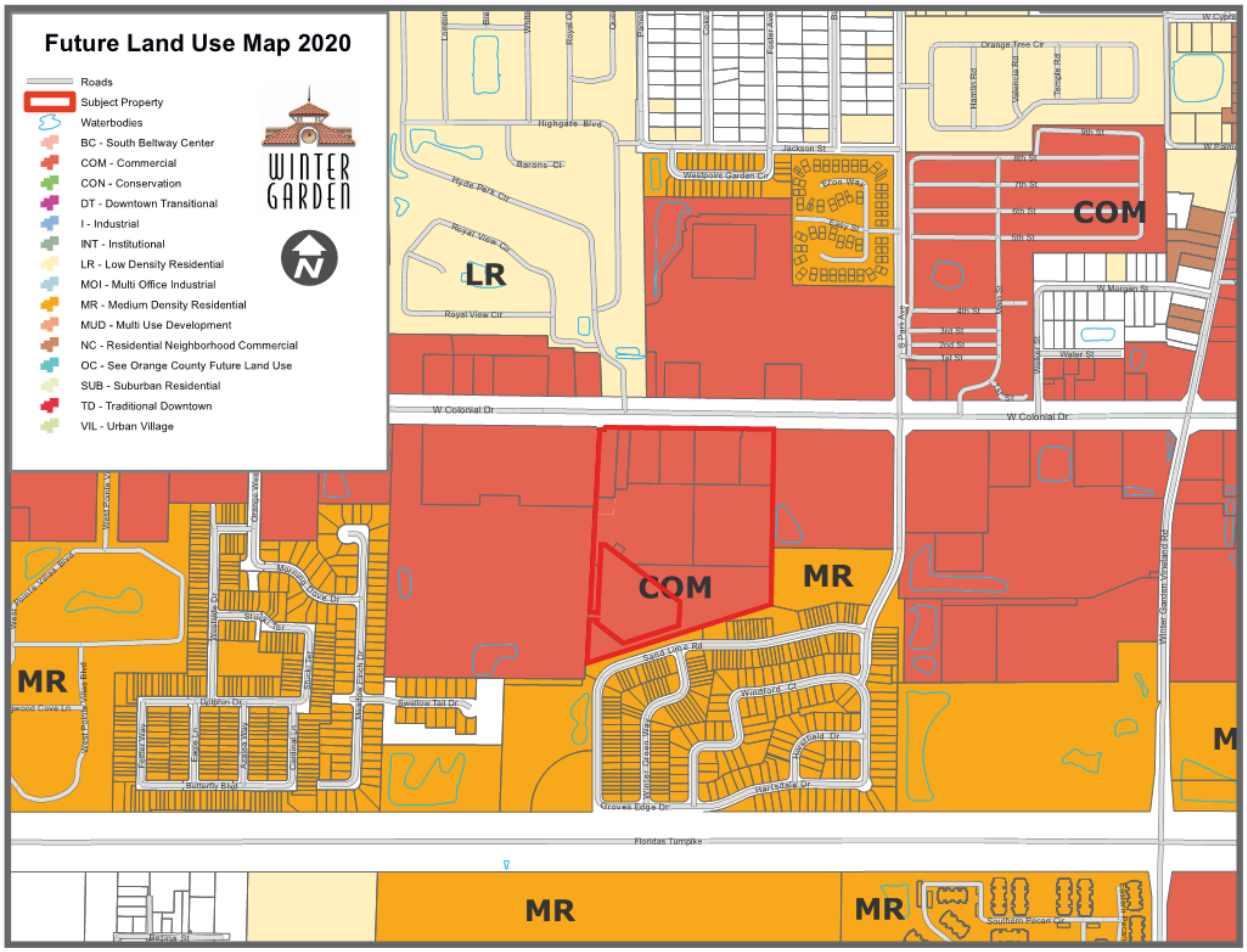
The proposed uses are consistent with the West State Road 50 commercial corridor. Furthermore, any future end users who wish to build an automotive service center or bank are still subject to the design criteria imposed by the West Market PCD. This will ensure that the proposed uses are not out of character with the rest of the West Market PCD development.

Because the uses are appropriate, and the request does not change the design or character of West Market PCD, staff recommends approval of Ordinance 20-23 subject to the conditions outlined in the ordinance.

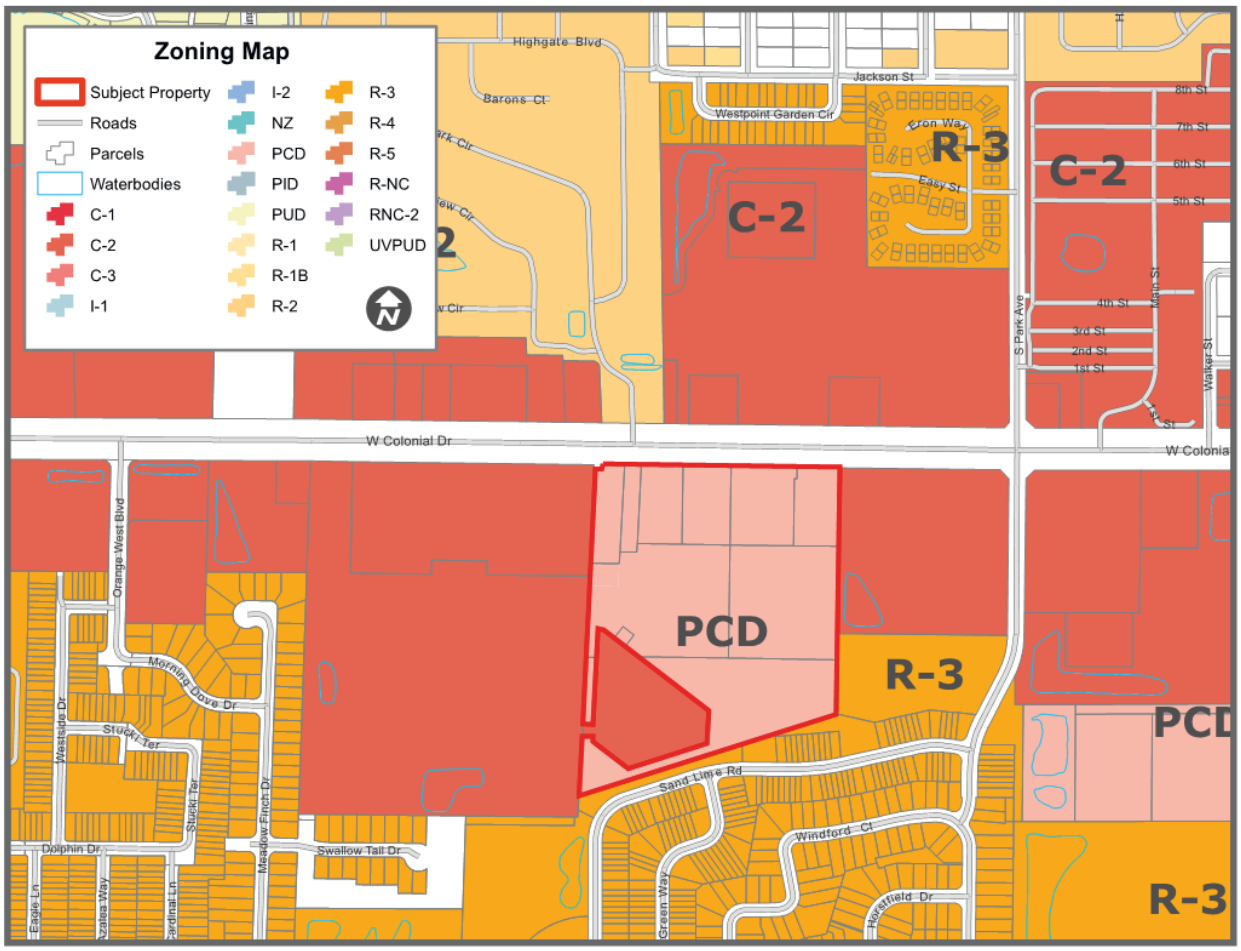
AERIAL PHOTO
West Market PCD



FUTURE LAND USE MAP
West Market PCD



ZONING MAP
West Market PCD



END OF STAFF REPORT

ORDINANCE 20-23

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 18-09 GENERALLY KNOWN AS THE WEST MARKET PCD PERTAINING TO THE 18.25 +/- ACRE PROPERTY GENERALLY LOCATED SOUTH OF WEST COLONIAL DRIVE, WEST OF SOUTH PARK AVENUE, AND NORTH OF SAND LIME ROAD; AMENDING THE WEST MARKET PCD TO ALLOW AN AUTOMOTIVE SERVICE CENTER AND BANK WITH DRIVE-THRU AS PERMITTED USES, AMENDING THE DEVELOPMENT PLAN AND OTHER DEVELOPMENT RESTRICTIONS; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 22, 2018 the City Commission of the City of Winter Garden approved Ordinance 18-09, which rezoned approximately 18.25 ± acres located at 14120 W. Colonial Drive generally located south of W. Colonial Drive, west of S. Park Avenue, and north of Sand Lime Road from C-2 (Arterial Commercial District) to PCD (Planned Commercial Development), therefore; and

WHEREAS, the owner(s) of the Property have requested to amend the approved PCD by repealing and replacing Ordinance 18-09 with this Ordinance, including the amended PCD requirements identified herein; and

WHEREAS, the permitted uses of a bank with drive-thru and automotive service center are being added to the PCD (Planned Commercial Development) along with a replacement development plan attached as Exhibit "B"; and

WHEREAS, for reference, the provisions <u>underlined</u> in Sections 1 and 2 of this Ordinance are showing additional language added that did not exist in Ordinance 18-09; 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 amendment 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, PCD Ordinance 18-09 is hereby repealed and replaced with this Ordinance. The Property is zoned PCD (Planned Commercial Development) and development of the Property is subject to the following conditions, provisions, and restrictions:

a) Applicability/Conflict. All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. 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-2 (Arterial Commercial District) Zoning district and comply with the standards outlined in Chapter 118 Article IX and X regarding the West State Road 50 Overlay Commercial Development Standards. 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, floor area ratio, architectural design criteria, architectural review, and signage 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.

b) 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 commercial center for commerce and social activity 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 and roads.

c) Development Plan. The Property shall be developed in substantial conformance with the Development Plan attached hereto as Exhibit "B". Should any conflict exist between this Ordinance and the Development Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control to the extent of the conflict.

d) Permitted Uses. The following uses and structures are permitted on the Property:
   i. Retail
   ii. One (1) bank with drive-thru
   iii. Office
   iv. Hotels
   v. Two (2) restaurants with drive-thru facility
   vi. Sit-down Restaurants
   vii. Veterinary/Grooming Services without overnight boarding services
   viii. Personal Services
   ix. Entertainment and Recreational uses
   x. Specialty Grocery Store
      i. Specialty is defined as a store with a niche in health, community, and majority of goods serviced by local distribution and sustainably sourced. Store must be predominately produce and cater to the local community.
   xi. One (1) automotive service center use with bay doors facing internally and not towards State Road 50.

e) Special Exceptions:
   i. Preschools and Day Care
   ii. Public Facilities

f) 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:

i. Any use prohibited in the C-2 Zoning Districts not specifically outlined under the Permitted or Special Exception Uses.
ii. 24-hour businesses or businesses that extend past the hours between 2am and 5am.
iii. Industrial Activities
iv. Churches
v. Crematories/Funeral Homes
vi. Automobile, motorcycle, recreational vehicle or boat sales, rental, storage, painting, service or repair or any combination thereof, except as permitted in Section 1(d)(x) Permitted Uses.
vii. Outdoor Displays, Sale and/or Storage not specifically outlined under Permitted or Special Exceptions Uses.
viii. Billboard
ix. Adult entertainment
x. Adult or pornographic book, magazine, video and novelty stores or sales.
xi. Pawn shop
xii. Tattoo or body art establishments

SECTION 2: *Staff Conditions*

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

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

c. 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.

d. 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.

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

f. 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.

g. 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).

SECTION 3: *General Requirements*

a. **Land Development Approvals and Permits** – This Ordinance does not require the City to issue any permits 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.

d. **Violation** - A violation of this Ordinance is considered a violation of the City of Winter Garden Code of Ordinances and of zoning of the Property.

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 18-09.

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"

LEGAL DESCRIPTION

PARCEL ID's#: 27-22-27-9140-00-005, 27-22-27-9140-00-002, 27-22-27-9140-01-000, 27-22-27-9140-02-000, 27-22-27-9140-03-000, 27-22-27-9140-04-000, 27-22-27-9140-05-000, 27-22-27-9140-06-000, and 27-22-27-9140-00-001

DESCRIPTION:

PARCEL 1:

A PORTION OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE NORTH 89 DEGREES 21' 38" WEST ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 27, A DISTANCE OF 635.74 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 49' 03" WEST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50, THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 49'03" WEST A DISTANCE OF 881.73 FEET TO A POINT OF THE NORTHERLY BOUNDARY OF VILLAGE GROVE PHASE ONE, ACCORDING TO THE PLANT RECORDED IN PLAT BOOK12, PAGE 113, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY AND NORTHERLY LINE OF VILLAGE GRAVE PHASE TWO, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14, PAGES 15 AND 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; A DISTANCE OF 964.46 FEET; THENCE NORTH 02 DEGREES 41'16" EAST A DISTANCE OF 1187.41 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 50; THENCE SOUTH 89 DEGREES 21' 38" EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 875.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEED RECORDED AUGUST 8, 2006 IN OFFICIAL RECORDS BOOK 8794, PAGE 4314, DESCRIBED AS FOLLOWS:

COMMENCE AT A 6-INCH CONCRETE MONUMENT WITHOUT IDENTIFICATION AS SHOWN ON FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORD DOCUMENT NO.070974 MARKING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 33'36" EAST ALONG THE EAST LINE OF SAID NORTHEAST ¼ OF SECTION 27 A DISTANCE OF 2666.28 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST ¼ OF SECTION 27; THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST ¼ OF SECTION 27, RUN NORTH 00 DEGREES 07' 46" WEST ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA A DISTANCE OF 1.71 FEET TO A

POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 50 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75050, FINANCIAL PROJECT NO. 410983 1, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 68,754.94 FEET AND A CHORD BEARING OF NORTH 89 DEGREES 25' 27" WEST; THENCE FROM A TANGENT BEARING OF NORTH 89 DEGREES 37' 36" WEST, RUN WESTERLY ALONG SAID CENTERLINE OF SURVEY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 24' 16" A DISTANCE OF 485.45 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THE AFORESAID NORTHEAST ¼ OF SECTION 27; THENCE RUN NORTH 89 DEGREES 13' 19" WEST ALONG SAID CENTERLINE OF SURVEY AND ALONG SAID NORTH LINE A DISTANCE OF 780.34 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID NORTHEAST ¼ OF SECTION27; THENCE DEPARTING SAID CENTERLINE OF SURVEY AND SAID NORTH LINE, RUN SOUTH 01 DEGREES 14' 52" WEST ALONG SAID EAST LINE A DISTANCE OF 75.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF AFORESAID STATE ROAD 50 AS SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89 DEGREES 13' 19" WEST ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 A DISTANCE OF 242.47 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 50, RUN SOUTH 03 DEGREES 07' 51" WEST A DISTANCE OF 930.83 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 86 DEGREES 52' 09" EAST A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 03 DEGREES 07' 51" EAST A DISTANCE OF 340.68 FEET; THENCE RUN SOUTH 86 DEGREES 52' 09" EAST A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 52 DEGREES 12' 58" EAST A DISTANCE OF 472.98 FEET; THENCE RUN SOUTH 03 DEGREES 07' 51" WEST A SISTANCE OF 116.01 FEET; THENCE RUN SOUTH 72 DEGREES 25' 21" WEST A DISTANCE OF 295.12 FEET; THENCE RUN NORTH 52 DEGREES 29' 11" WEST A DISTANCE IF 161.19 FEET; THENCE RUN NORTH 03 DEGREES 07' 51" EAST A DISTANCE OF 17.59 FEET; THENCE RUN NORTH 86 DEGREES 52' 09" WEST A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 03 DEGREES 07' 51" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEED RECORDED AUGUST 8, 2006 IN OFFICIAL RECORDS BOOK 8794, PAGE 4374, DESCRIBED AS FOLLOWS:

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Containing 18.25 acres, more or less.

Exhibit "B"

Development Plan

West Market Planned Commercial Development

Design Standards

Winter Garden, Florida

December 7, 2017

Revised May 21, 2020

Prepared by:

Cuhaci & Peterson, Architects
1925 Prospect Avenue
Orlando, Florida 32814
C-P Project # 2170391

Prepared for:

Gardenia Plaza, LLC
12200 West Colonial Dr
Suite 303
Winter Garden, Florida 34787

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West Market

I. Purpose & Intent

The following development standards and design treatments are intended to establish aesthetic requirements for the Planned Commercial Development called "West Market". Located at 14120 W. Colonial Drive in Winter Garden, Florida. West Market is a mix of retail, restaurant, office, and grocery uses intended to attract customers from the City of Winter Garden as well as Orange County and surrounding areas.

The intent of the West Market Design Standards is to create and maintain a positive ambiance and identity by providing for architectural and site design treatments that will enhance and improve upon the typical appearance of a retail shopping center.

Figure 1 - Vicinity Plan

II. Applicable Codes

In addition to the West Market Design Standards, all buildings must conform to the current Florida Building Code standards and comply with the Winter Garden, FL Code of Ordinances Article IX West State Road 50 Overlay Commercial Development Standards, unless otherwise noted herein or in PCD Ordinance 17-17.

III. Architectural Character Design Criteria

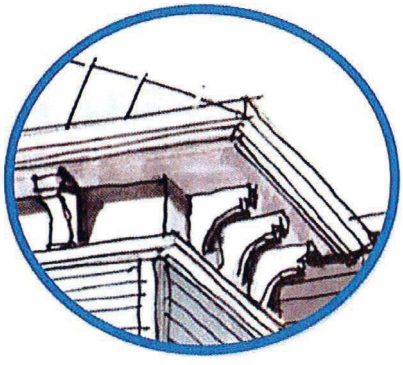
The overall commercial architectural design of the buildings in West Market will substantially comply with a Florida vernacular architectural style. Final elevations associated with specific site plans will be subject to change by the end user provided the architectural theme is consistent, the standard of quality is maintained, the architectural standards are achieved, and the design is approved by the City.

A consistent and compatible standard will be applied to the buildings in the PCD. The following outline of massing, finishes, treatments, colors and use of materials are representative of a theme and a level of quality to be maintained throughout the development. Distinctive and Unique designs are permissible provided the design is not conspicuous within the context of the overall development and helps achieve the overall cohesive style.

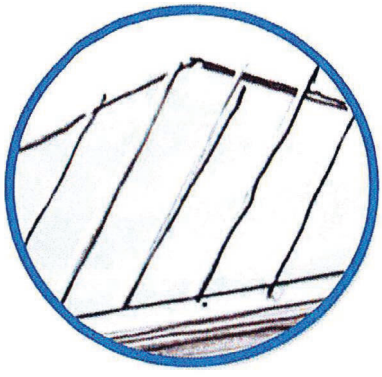
All architectural elevations are subject to review and approved by City staff prior to Plan Approval, and there should be consistency between all developments in terms of design style and quality.

Figure 2 - Vernacular Example – Grocery

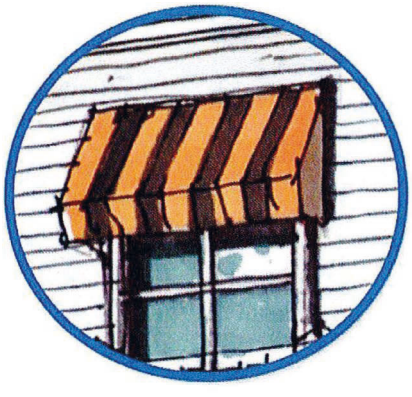
VERNACULAR EXAMPLES - ELEMENTS



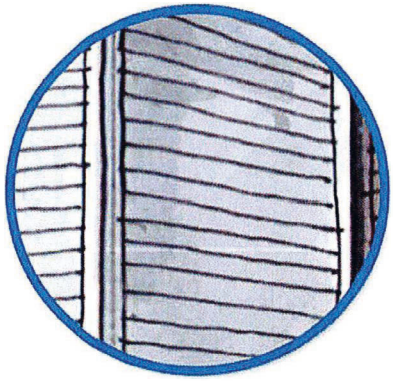
CORNICE WITH BRACKETS



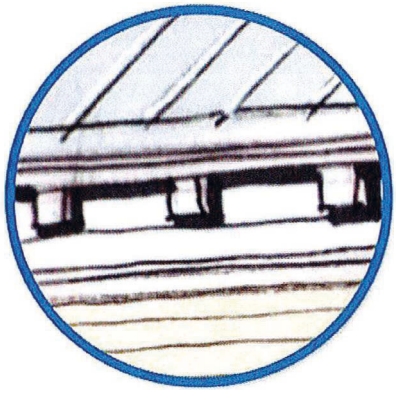
STANDING SEAM METAL ROOF



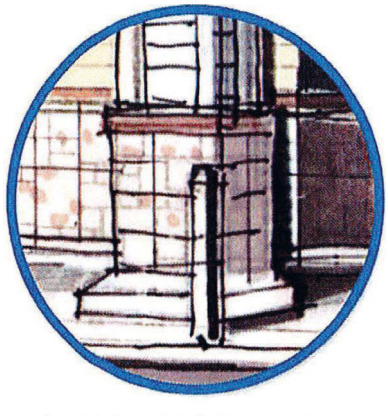
AWNINGS ABOVE GLAZING



SIDING AND TRIM



DECORATIVE TRIM



MASONRY WAINSCOT

III.A. Massing & Articulation

A. The building facades that are visible to pedestrians and/or vehicles along major internal and external circulation routes are required to have architectural variation that is consistent with the Florida Vernacular Style (similar to that depicted in Figure 2). Examples of Florida vernacular style elements include, but are not limited to the following:

- Cornices
- Brackets
- Awnings above glazing
- Colonnades
- Contrasting Masonry Base
- Sloped Roofs
- Multi-pitched roofs
- Porticoes
- Pilasters
- Columns
- Gables
- Siding and Trim
- Metal Roofs
- Porches

Figure 4 - Example – Small Retail

B. All buildings should have elements to relieve the sense of a solid monolithic mass and that complement the scale of the surrounding structures and the proposed building. Buildings should be designed to have façade features on multiple planes.

C. Building facades along major circulation routes shall not have a blank, uninterrupted length that exceeds 100 lineal feet without including at least two of the following:

- Pilasters
- Canopies
- Colonnades
- Varying Rooflines
- Trellis with vines
- Columns
- Arcades
- Dormers
- Balconies
- Defined Entryways

D. Architectural design details and window treatments will be utilized to unify all sides of the buildings. Integration of canopies is required to promote a human scale at the entrance and to create visually appealing points of entry that shield visitors from the sun and rain.

III.B. Building Materials and Theming

A. A consistent architectural theme (as depicted in Figure 3) will be utilized to unify the development, including complimentary colors, finished materials and textures.

B. Predominant exterior building materials shall be of high quality materials including, but not limited to the following:

- Stucco
- Fiber-cement board siding
- Veneer brick or thin brick

C. Predominant roofing style shall be comprised of the following:

- Parapets with cornices
- Standing seam metal
- Standing seam metal shake
- Architectural shingles

D. Prohibited exterior building materials include the following:

- Smooth faced concrete block
- Unfinished tilt-up concrete panels
- Prefabricated steel panels

E. Prohibited roofing materials include the following:

- Barrel tile
- 3-Tab shingles

F. Rear and side façade materials shall be of materials consistent with that of the primary façade; use of inferior or lesser quality materials shall be prohibited.

G. Store fronts: False window and door openings defined by frames, sills and lintels, are permitted only when actual doors and windows are not feasible because of the interior use of the building.

H. Building colors shall be drawn from a light color palette; the color chip shall be submitted to the City for approval. No fluorescent colors are permitted. The use of black, grey, primary and/or secondary colors are prohibited as the predominant exterior building color.

I. Flat roofs must be screened by a parapet wall finished by a cornice or other architectural detail.

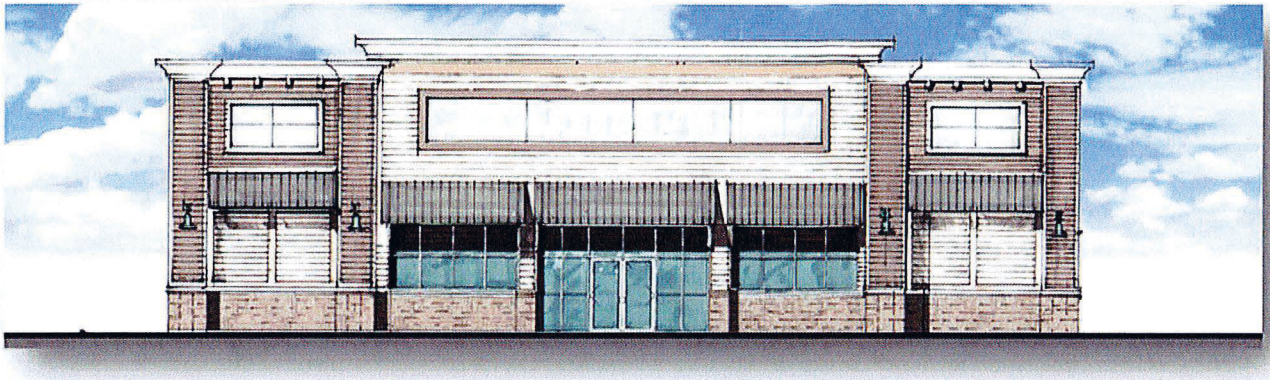


Figure 5 – Example - Outparcel

Figure 6 – Example - Outparcel

III.C. Roof Treatments

A. Rooftop equipment shall be concealed from public view or located such that the equipment is not visible from public streets or from the parking lot.

B. In grocery applications only, where the height of the refrigeration equipment, and compressors is such that it becomes impractical to screen the equipment with parapets, equipment screening may be used in lieu of parapets. Mechanical screening may be achieved with materials that do not comprise a parapet provided the height of the screening is equivalent to the height of the equipment and the materials are compatible with the architectural vernacular of the complex. Acceptable screening materials include those noted in section III.B.B. and shall have a cornice similar to that of the parapet walls of the building.

C. Rooftop parapets shall feature three-dimensional cornice or stylistically appropriate bracketry. Bracketry not incorporated as part of a cornice or frieze will only be permitted in conjunction with a soffit overhang at pitched roof conditions.

III.C. Building Projections & Entryways

A. Building exteriors will provide shelter from sun and rain. Awnings and overhangs will be provided for pedestrian walkways.

B. Primary pedestrian entrances will be clearly expressed and be recessed by a sheltering element. This element will preferably be a porch with columns, but elements such as awnings, arcades, and/or porticos may be considered if they achieve the overall intent of these architectural design standards. The minimum height and the maximum depth of these elements shall be 8'.

III.D. Building Orientation & Site Design

A. Buildings shall be oriented in a manner that will promote and strengthen pedestrian activity. All buildings shall provide sidewalks, with all buildings oriented towards W. Colonial Drive, with pedestrian connectivity throughout the development.

B. Parking areas shall not visually and physically dominate the road frontages. Parallel to the front face of the building, there shall be no more than two rows (one on either side of an access drive) of angled or 90 degree parking between the front building façade and the adjacent right-of-way.

C. Parking areas shall provide dedicated pedestrian pathways to primary and secondary building entrances. Pedestrians must also be provided dedicated pathways to adjacent properties.

D. Site furnishings such as benches, trash receptacles, and bicycle parking facilities shall also be provided on site.

IV. Utilities and Equipment

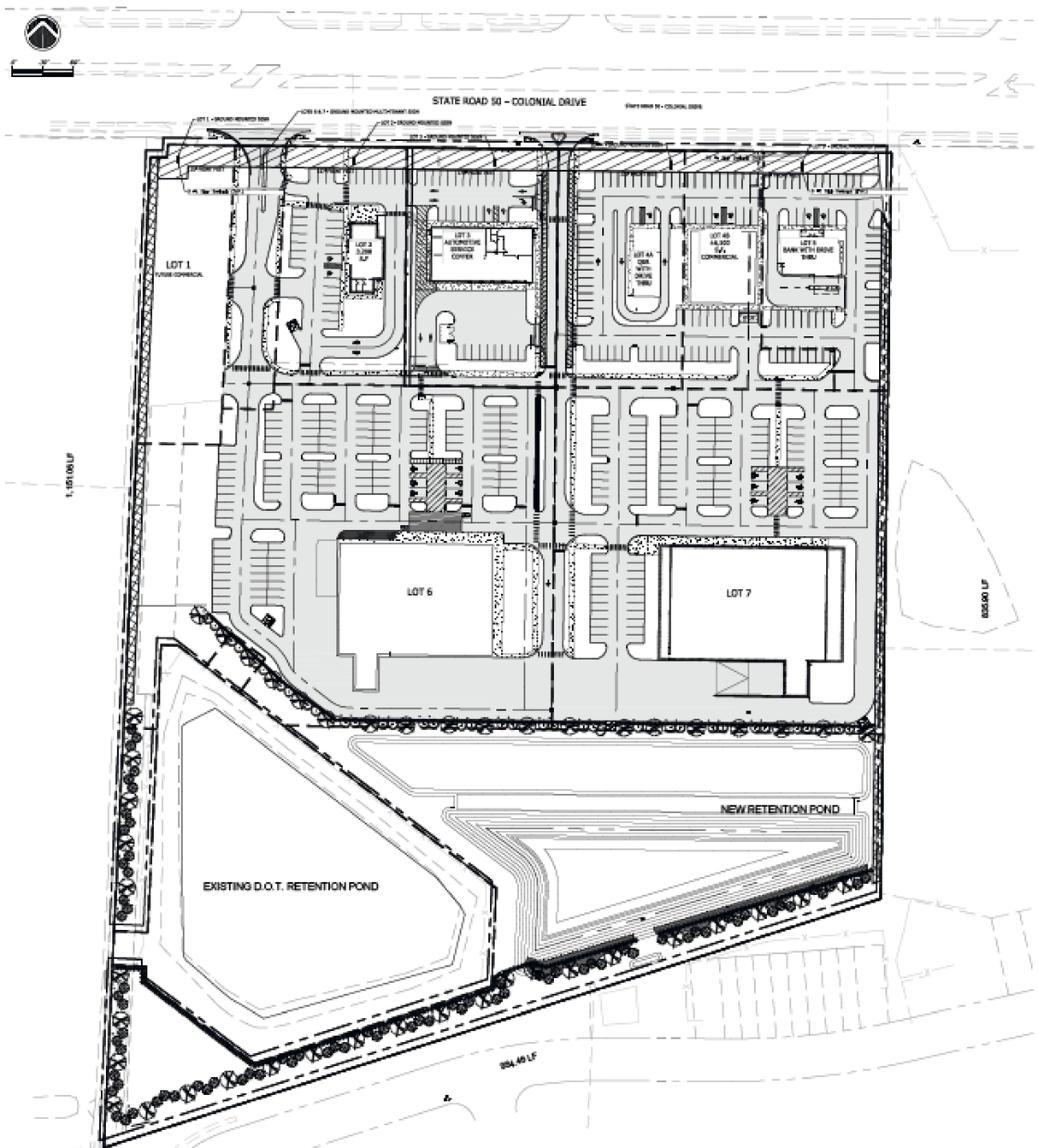
A. All utility equipment must be properly screened with walls and/or landscaping. All loading docks and loading areas must be screened from public view with appropriate screen walls, which are architecturally integrated with the main structure.

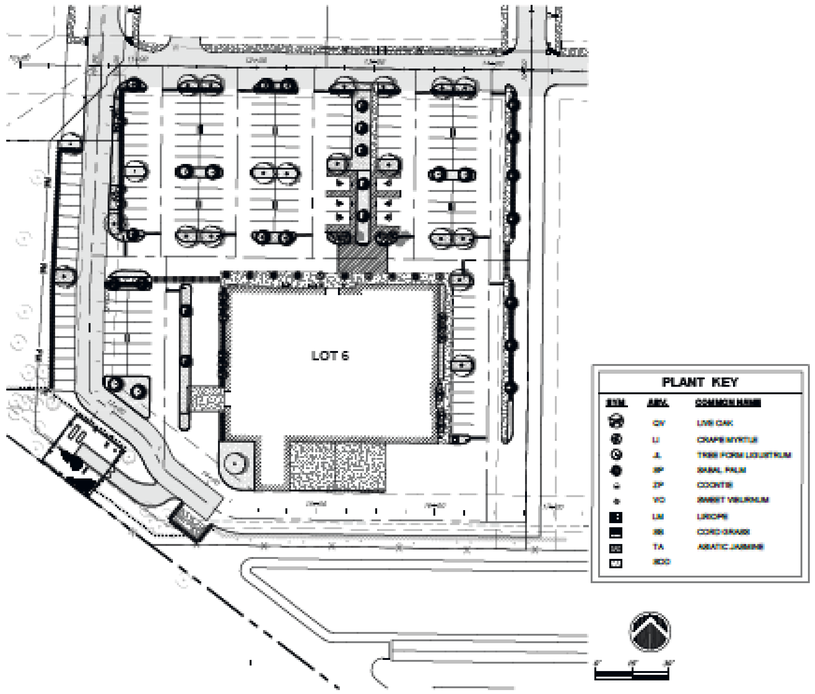
V. Lighting

A. Lighting shall be placed or shielded so as not to cause glare, and the placement, intensity, style and direction of lighting shall not create a hazard to vehicular traffic.

B. Lighting will comply with the design standards, requirements, and regulations pertaining to specified commercial corridors within City of Winter Garden in accordance with Chapter 118, Article X, Division 4.

C. Poles, globes, and other light fixtures that are of a high design quality are required and shall be consistent with the overall building architecture. Lighting shall not be directly attached to a canopy, or awning without staff review and approval.





TYPICAL INTERIOR PARCEL LANDSCAPE CONCEPT

PER SECTION 118-1521-1530 OF THE WINTER GARDEN CODE OF ORDINANCES.

PLANT KEY

SYM.	ABV.	COMMON NAME
	QV	LIVE OAK
	LI	CRAPE MYRTLE
	JL	TREE FORM LIGUSTRUM
	SP	SABAL PALM
	ZP	COONTIE
	VO	SWEET VIBURNUM
	LM	LIRIOPE
	MS	CORD GRASS
	TA	ASIATIC JASMINE
	SOD	

BUFFER KEY

A 25' NORTH BUFFER

B 10' SIDE BUFFER

D 6' STREET BUFFER

NOTE; ALL BUFFER CONOPY TREES SHALL BE A MINIMUM OF 3 INCHES IN CALIPER AND 12 - 15 FEET IN HEIGHT. ALL HEDGES SHALL BE 36 INCHES IN HEIGHT AT INSTALLATION AND BE FULLY OPAQUE WITHIN ONE YEARS AFTER INSTALLATION.

DISCLAIMER

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PROJECT LANDSCAPE / BUFFER MASTER PLAN

SEE SHEET L101 FOR BUFFER DETAILS AND PROPOSED PLANT QUANTITIES
AND SHEET L103 FOR THE MASTER RETENTION POND PLANTING DETAILS.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
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(407) 261-3100 FAX (407) 261-3099 www.cwieng.com
C.A. NUMBER: 3650 L.A. NUMBER: LC26000811

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			
A			

LANDSCAPE MASTER PLAN

WEST MARKET PCD
WINTER GARDEN, FL
PREPARED FOR
GARDENIA PLAZA, LLC

MICHAEL C. HUNSICKER, ASLA
Reg. Landscape Architect

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Project No.: 17-04-0007
Designed: MCH
Drawn: DTM
Checked: MCH
D.C.I.:
Date: DECEMBER 14, 2017
Scale: N.T.S.
Sheet L100

Printed: May 22, 2020 - 8:44am
Printed By: sarah
J:\1918-04-0004 West Market\Dwg\Working\Sarah\18-04-0004-L.A.X.dwg

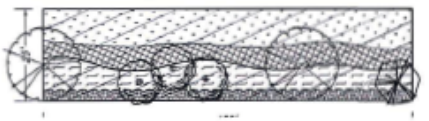
(A) 25' - NORTH BUFFER (SR 50 FRONTAGE BUFFER)

LENGTH: 881.12 L.F.
WIDTH: 25 L.F.
AREA: 22,018.92 S.F.

PLANTING REQUIREMENTS:
CANOPY TREES
1 / 70 LF: 13 Required, 13 Provided
UNDERSTORY TREES
3 / 100 LF: 26 Required, 26 Provided
HEDGE
33 / 100 LF: 291 Required, 318 Provided

COVERAGE REQUIREMENTS:
SHRUBS AND GROUNDCOVERS
50% (11,009.26 S.F.) Required, 60% (13,248.52) Provided

TYPICAL 25' NORTH BUFFER



NORTH BUFFER PLANT KEY

SYM	ABV.	COMMON NAME
	QV	LIVE OAK
	LI	CRAPE MYRTLE
	JL	TREE FORM LIGUSTRUM
	VO	SWEET VIBURNUM
	SB	CORD GRASS
	TA	ASIATIC JASMINE
	SOD	

PLANTS SUBJECT TO CHANGE DURING FINAL SUBMITTAL PROCESS.

(B) 10' - SIDE YARD BUFFERS

EAST
LENGTH: 825.93 L.F.
WIDTH: 10 L.F.
AREA: 8,375.17 S.F.

WEST
LENGTH: 1,151.05 L.F.
WIDTH: 10 L.F.
AREA: 11,493.69 S.F.

PLANTING REQUIREMENTS:
CANOPY TREES
1 / 50 LF: 20 Required, 20 Provided
HEDGE
33 / 100 LF: 656 Required, 656 Provided

TYPICAL 10' SIDE BUFFER

SIDE BUFFER PLANT KEY

SYM	ABV.	COMMON NAME
	QV	LIVE OAK
	UA	WINGED ELM
	VO	SWEET VIBURNUM
	TA	ASIATIC JASMINE
	SOD	

PLANTS SUBJECT TO CHANGE DURING FINAL SUBMITTAL PROCESS.

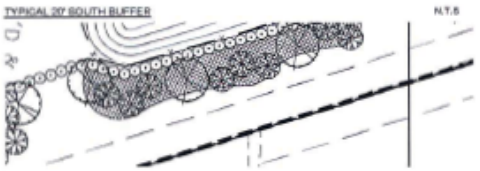
(C) 20' - SOUTH YARD / POND BUFFER

LENGTH: 964.46 L.F.
WIDTH: 20 L.F.
AREA: 19,281.84 S.F.

PLANTING REQUIREMENTS:
CANOPY TREES
3 / 100 LF: 15 Required, 15 Provided
UNDERSTORY TREES
3 / 100 LF: 28 Required, 28 Provided
HEDGE
33 / 100 LF: 318 Required, 318 Provided

COVERAGE REQUIREMENTS:
SHRUBS AND GROUNDCOVERS
50% (9,640.92 S.F.) Required, 60% (11,631.26) Provided

TYPICAL 20' SOUTH BUFFER



SOUTH BUFFER PLANT KEY

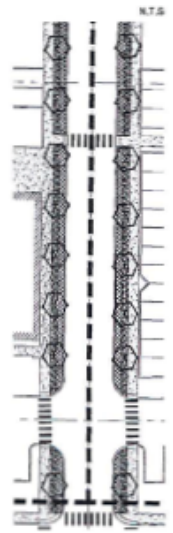
SYM	ABV.	COMMON NAME
	QV	LIVE OAK
	PE	SLASH PINE
	MC	WAX MYRTLE
	SB	CORD GRASS
	SOD	

PLANTS SUBJECT TO CHANGE DURING FINAL SUBMITTAL PROCESS.

INTERIOR STREET PLANT KEY

SYM	ABV.	COMMON NAME
	LI	CRAPE MYRTLE
	VO	SWEET VIBURNUM
	TA	ASIATIC JASMINE
	SOD	

PLANTS SUBJECT TO CHANGE DURING FINAL SUBMITTAL PROCESS.



TYPICAL 6' INERIOR STREET BUFFER

(D) 6' - INTERIOR STREET BUFFER

LENGTH: 396 L.F.
WIDTH: 6 FT. WIDE X 2 = 12 L.F.
AREA: 2,784 S.F.

PLANTING REQUIREMENTS:
UNDERSTORY TREES
3 / 100 LF: 14 Required, 14 Provided
HEDGE
33 / 100 LF: 130 Required, 135 Provided

COVERAGE REQUIREMENTS:
SHRUBS AND GROUNDCOVERS
50% (1,392 S.F.) Required,
100% (2,784 S.F) Provided

NOTE; ALL BUFFER CONOPY TREES SHALL BE A MINIMUM OF 3 INCHES IN CALIPER AND 12 - 15 FEET IN HEIGHT. ALL HEDGES SHALL BE 36 INCHES IN HEIGHT AT INSTALLATION AND BE FULLY OPAQUE WITHIN ONE YEARS AFTER INSTALLATION.

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L.A. NUMBER: 3050 L.A. NUMBER: LC26000311

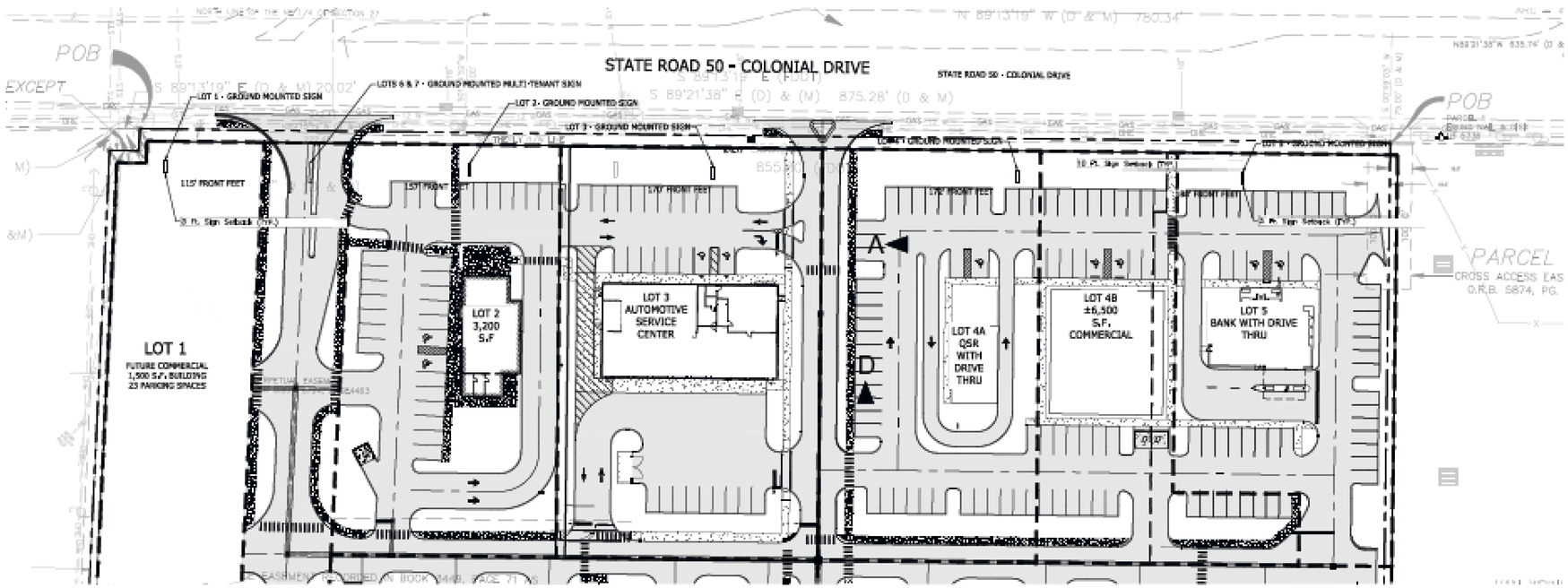
Revision	By

LANDSCAPE BUFFER DETAILS

WEST MARKET PCD
WINTER GARDEN, FL
PREPARED FOR
GARDENIA PLAZA, LLC

MICHAEL S. CLIFFORD, ASLA
Reg. Landscape Architect

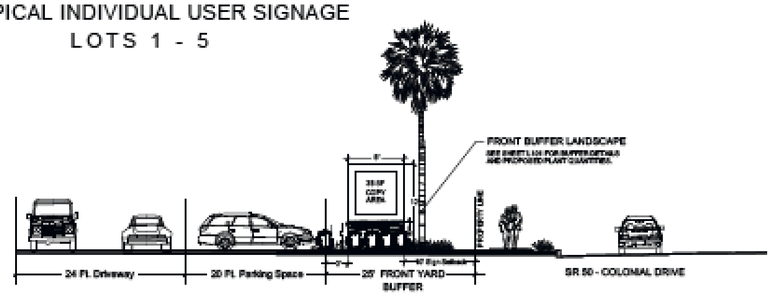
Project No.: 17-0600007
Designed: MCH
Drawn: DTM
Checked: MCH
Reviewed: MEJ
Date: DECEMBER 18, 2017
Scale: N.T.S.
Sheet: L101



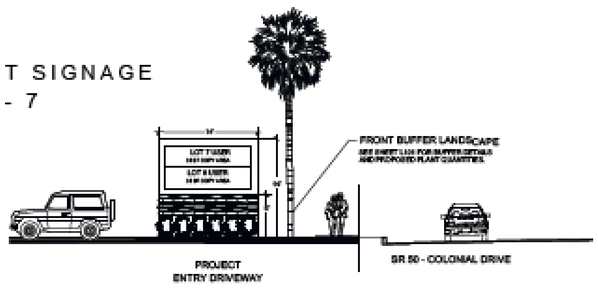
SIGNAGE MASTER PLAN PER SECTION 102-161 OF THE WINTER GARDEN, FL - CODE OF ORDINANCES.

0' 40' 80' 120'

TYPICAL INDIVIDUAL USER SIGNAGE
LOTS 1 - 5

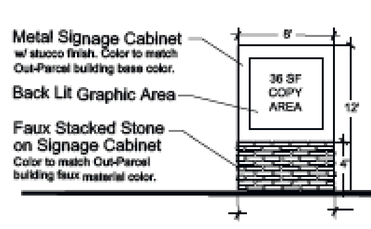


MULTI-TENANT SIGNAGE
LOTS 6 - 7

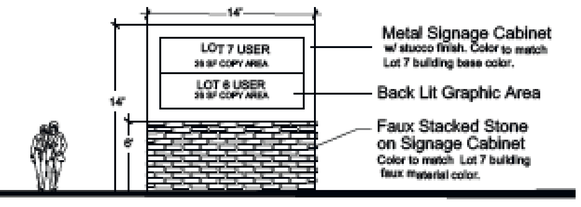


SIGNAGE FINISH DETAILS

LOTS 1 - 5



LOTS 6 - 7



SIGNAGE NOTES:

1. OVERALL SITE SIGNAGE SHALL CONFORM TO THE CITY OF WINTER GARDEN SIGNAGE ORDINANCE - SECTION 102-161 OF THE CODE OF ORDINANCES.
2. ALL PERMITTED COPY AREA FOR INDIVIDUAL AND MULTI-TENANT SIGNS SHALL CONFORM THE STANDARDS AS SHOWN ON TABLE 2 OF SECTION 102-161.
3. PROPOSED EXTERIOR SIGNAGE ON-SITE SHALL MEET THE CITY'S REQUIREMENTS FOR COMMERCIAL DEVELOPMENT AND WILL BE REVIEWED AND APPROVED DURING THE SITE PLAN APPROVAL PROCESS.
4. ALL INDIVIDUAL LOT AND MULTI-TENANT SIGNAGE WILL BE INTERIOR LUMINATED AND MEET ALL CITY CODES FOR BRIGHTNESS AND LOCATION.

DISCLAIMER

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(407) 261-3100 FAX (407) 261-3099 www.cwerig.com
C.A. NUMBER: 3680 L.A. NUMBER: LC26000311

No.	Date	Revision	By
A			
A			
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A			
A			
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A			

SIGNAGE MASTER PLAN

WEST MARKET
PCD
WINTER GARDEN, FL
PREPARED FOR
GARDENIA PLAZA, LLC

MICHAEL D. WICKER, ASLA
Reg. Landscape Architect
LA#0000742

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Project No.: 17-04-0007
Designed: MDH
Drawn: DTM
Checked: MDH
Date: DECEMBER 14, 2017
Scale: N.T.S.
Sheet L103

Printed: May 22, 2020 - 6:14pm
Printed By: sarah
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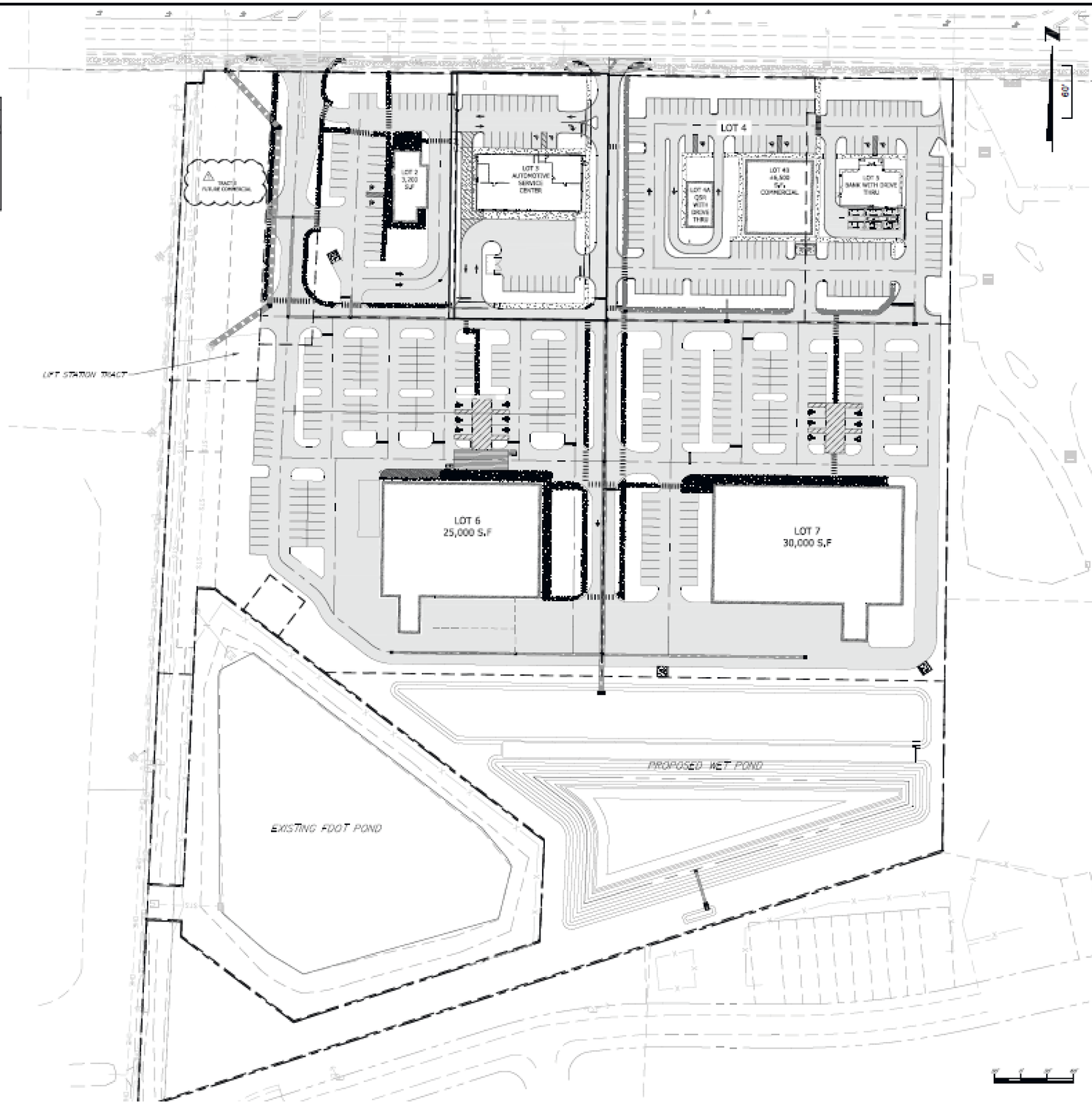
Parking Calculations

Lot	Tenant	Building Area SF	# of Seats	# of Employees	Patron Spaces Required	Employee Spaces Required	Total Parking Required	Total Parking Provided	Parking Ratio Prov/1,000
2	Restaurant - Grill & Chill	3,200	96	10	23	3	26	30	9.4
3	Retail	6,000			18		18	29	4.8
4a	Quick Service Restaurant	1,700	48	6	12	2	14	41	24.1
4b	Retail	6,500			20		20	38	5.8
5	Bank with Drive Thru	3,400			11		11	39	11.5
6	Retail	25,000			75		75	122	4.9
7	Retail	30,000			90		90	112	3.7
	TOTAL	75,800					254	411	

Restaurants — 1 space per 4 seats, plus 1 space per 3 employees
Retail or Office — 3 spaces per 1,000 SF of gross floor area required

Building Setbacks Provided

	North	West	East	South
Lot 2	89'	80'	32'	87'
Lot 3	97'	15'	97'	22'
Lot 4a	122'	90'	28'	106'
Lot 4b	96'	8'	8'	100'
Lot 5	93'	22'	56'	82'
Lot 6	245'	155'	140'	54'
Lot 7	162'	45'	46'	45'



Printed: May 14, 2020 - 7:00am
Printed By: Rob

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(407) 261-3100 FAX: (407) 261-3099 www.cwinc.com
C.A. NUMBER: 3650 L.A. NUMBER: LC26000811

No.	Date	Revision	By
A			
A			
A			
A			
A			
A	05/14/20	REVISED PER CITY COMMENTS	JH

MASTER SITE PLAN

WEST MARKET PCD
PREPARED FOR
GARDENIA PLAZA, LLC

May 14, 2020
FILIPE R. FLORIA, P.E.
Reg. No. 61017

Project No.: 15-04-0004
Designed: BBB
Drawn: RAH
Checked: BBB
D.C.: ROW
Date: 12/28/2017
Scale: 1"=60'
Sheet 1

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THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 20, 2020 **Meeting Date:** June 11, 2020

Subject: 30 N Park Ave & S Park Ave (FLU Amendment & Rezone to PUD)
30 N Park - FLU Amendment & PUD
Ordinances 19-47 & 19-48
PARCEL ID # 22-22-27-0000-00-117 (a portion) (Ords 19-47 & 19-48)
22-22-27-0000-00-090 (Ord 19-48)

Issue:

For property located at 30 N Park Ave & S Park Ave, the applicant is requesting to change the Future Land Use Designation of an 0.58 acre portion located at S Park Ave from No Future Land Use to Medium Density Residential and rezone this and the adjacent 0.33 acre property (30 N Park Ave) to PUD (Planned Unit Development). This item was previously tabled at the October 10, 2019 City Commission meeting to a date uncertain.

Discussion:

The applicant is requesting to rezone the +/- 0.91 acre subject property located at 30 N Park Ave & S Park Ave to PUD and change the future land use designation of a portion of the subject property to Medium Density Residential in order to permit development of the property. The proposed development includes 9 new townhome units over two separate buildings: one townhome building will include 5 units and the other will include 4 units. The property will also include associated site development such as common recreation areas, a surface parking lot, sidewalks, and a stormwater retention area (see Staff Report). The proposed FLU amendment and rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances.

Recommended Action:

Staff recommends approval and adoption of Ordinances 19-47 & 19-48.

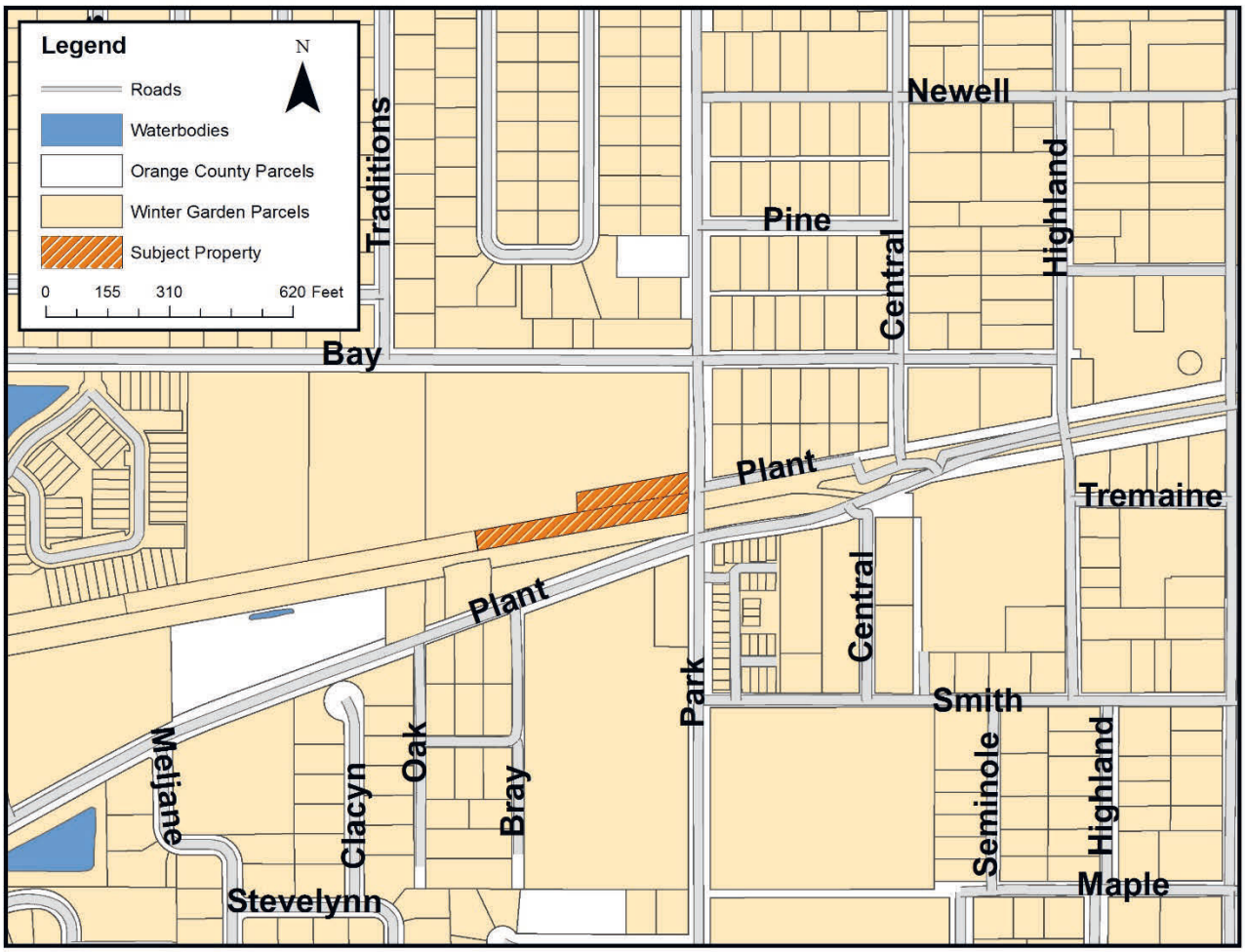
Attachment(s)/References:

Location Map
Staff Report
Ordinances 19-47 & 19-48

LOCATION MAP

30 N Park Ave & S Park Ave

<u>FLU Amendment & PUD Rezoning</u>



ORDINANCE 19-47

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 0.58 ± ACRES LOCATED AT S PARK AVENUE, NORTH OF W PLANT STREET, WEST OF S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM NO FUTURE LAND USE TO MEDIUM 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 0.58 ± acres located at S Park Avenue, north of W Plant Street, west of S Park Avenue, and south of W Bay 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 No Future Land Use to Medium 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 from No Future Land Use to Medium Density Residential 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: _____ , 2019.

SECOND READING AND PUBLIC HEARING: _____ , 2019.

ADOPTED this _____ day of _____, 2019, 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#: 22-22-27-0000-00-117 (a portion)

DESCRIPTION:

A parcel of land lying in Section 22, Township 22 South, Range 27 East, Orange County, Florida, being a portion of the land described in Official Records Book 5017, Pages 3567 through 3586, Public Records of Orange County Florida

Being more particularly described as follows:

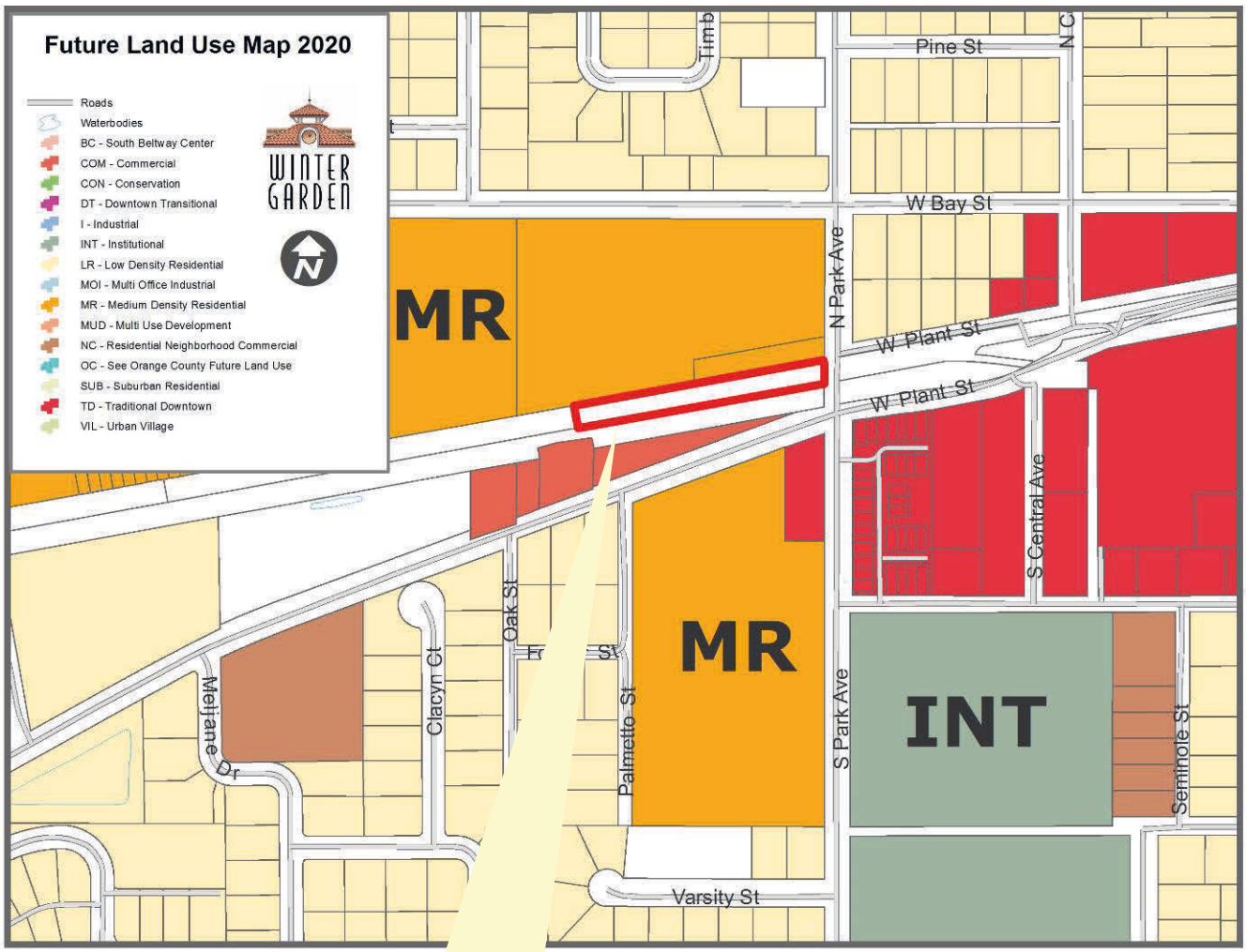
Commencing at the Southeast corner of the Northeast 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida, run North 00°02'23" East for a distance of 2,288.96 feet along the East boundary of said Northeast 1/4 to a point on the Northerly right-of-way line of the former Tavares and Gulf Railroad as described and recorded in Deed Book 104, Page 407, Public Records of Orange County, Florida for the said point also being on the Southerly right-of-way line of the former Orange Belt Railway Company Railroad as described and recorded in Deed Book 40, Page 275, Public Records of Orange County, thence departing aforesaid East boundary line of Section 22, run South 79°45'29" West along said Southerly right-of-way line for a distance of 40.49 feet to the POINT OF BEGINNING; thence continue South 79°45'29" West along aforesaid Southerly right of way for a distance of 411.94 feet to the point on a non-tangent curve, concave Northerly having a radius of 600.00 feet, with a chord bearing of South 89°01'39" West, and a chord distance of 38.99 feet, thence run Westerly through a central angle of 03°43'26"along the arc of said curve for a distance of 39.00 feet to a point of reverse curvature of a curve; concave Southerly having a radius of 600.00 feet and a central angle of 06°34'16" with a chord bearing of South 87°36'14" West, and a chord distance of 68.78 feet, thence run Westerly along the arc of said curve for a distance of 68.81 feet to a point on a non-tangent line; thence run North 10°14'31" West for a distance of 34.33 feet; thence run North 79°45'29" East for a distance of 527.63 feet to a point on the West right of way line of aforesaid North Park Avenue; thence run South 00°02'23" East for a distance of 50.82 feet to the POINT OF BEGINNING.

Containing 25,249 square feet or 0.58 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

<u>S Park Avenue</u>



Subject property changed from No Future Land Use to Medium Density Residential

ORDINANCE 19-48

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.91 +/- ACRES OF LAND GENERALLY LOCATED AT 30 N PARK AVENUE AND S PARK AVENUE, NORTH OF WEST PLANT STREET, WEST OF N/S PARK AVENUE, AND SOUTH OF W BAY STREET, FROM R-2 (RESIDENTIAL) AND NZ (NO ZONING) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE 30 NORTH PARK PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner(s) of real property generally described as approximately 0.91 ± acres of certain real property generally located at 30 N Park Avenue and S Park Avenue, north of West Plant Street, west of N/S Park Avenue, and south of W Bay Street in Winter Garden, Florida, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), desire to rezone their property from R-2 (Residential) and NZ (No Zoning) to PUD (Planned Unit Development"), 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 land development regulations set forth in the City of Winter Garden Code of Ordinances; and

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 City R-2 and NZ to City PUD 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 30 North Park Planned Unit

Development Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the 30 North Park Planned Unit Development Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control.

b. **Zoning-** 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 Planned Unit Development zoning district as they pertain to properties that have primary residential uses. These requirements include any approval procedures of the Planned Unit Development zoning district.

c. **Permitted Uses-** The permitted uses for the subject property are as follows:

1. Permitted primary structures and uses:

a) Townhomes.

2. Permitted accessory structures and uses:

a) Customary accessory uses and structures clearly incidental and subordinate to a principal use.

d. **Special Exception Uses-** There are no special exception uses for the property.

e. **Prohibited Uses-** The prohibited uses for all areas of the subject property are as follows:

1. All uses prohibited by Sec. 118-858(5), City of Winter Garden Code of Ordinances.

2. All uses not specifically permitted in this Ordinance; any use not in keeping with a traditional downtown neighborhood character.

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

1. **Architectural Standards-** All development on the Property must maintain the same general design criteria and architectural characteristics as the Building Elevations attached hereto as Exhibit "C".

2. **Maximum Building Height-** The maximum building height shall not exceed 45 feet.

3. **Minimum Living Area-** Minimum living area for each residential unit shall be 1,000 square feet.

4. **Signage-** All signage shall be reviewed and permitted by the City of

Winter Garden.

5. Setbacks and Required Yards-

a) Front (Park Ave): 10' min.
b) Side (North): 30' min.
c) Side (South): 14' min.
d) Rear: 25' min.
e) The distance between townhome buildings shall be no less than 20 feet.

6. 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 Unit Development is permitted by Saint John's River Water Management District.

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

1. Based on the preliminary layout, the project will be platted and shall follow all provisions of Chapter 110. Preliminary plat will be required, etc.

2. Based on the response the mechanical equipment will be located within the individual garages with a.c. units on the roof. Planning shall dictate screening requirements.

3. Preliminary Utility Plan:

a) Verify the size of the existing water main on Park Avenue. The City's GIS shows this as a 6" water main, not 8".

b) Fire & Building Departments will need to review for fire protection, fire hydrants, etc. Fire sprinklers may be required.

c) Water/sewer impact fees will be required. All costs associated with relocating the 18" force main and 12" reuse main shall be the responsibility of the developer.

4. Options for solid waste pick-up were discussed at the 7/03/19 DRC meeting. Final resolution shall be coordinated with Public Services, Solid Waste Division.

5. The Applicant shall submit plans and documentation showing adherence to Section 118-68, requirements for site plans, as required by the City Code.

6. General 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 (note on plan).

d) All Storm (≥12") and Sanitary lines (≥6") shall be inspected by CCTV prior to completion.

7. 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.

8. Sanitary laterals shall be 6" minimum.

9. Final plans shall show drainage for the site, historical/adjacent drainage patterns, all to be supported by the soil report and calculations.

10. 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.

11. If specified, 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).

12. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that sight distance requirements are being met. 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.

13. A separate tree removal permit is required to remove any trees. Coordinate with Building Department.

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

15. Permit from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES.

16. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. Provide a

photometric plan to be submitted for review by the Planning Department.

17. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.

18. 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.

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

20. All underdrain pipe shall be double wall HDPE pipe or PVC pipe.

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

22. Recreation mitigation fees may be required for any required recreation areas that are not able to be located on site. This fee is based on the fair market price of the land that would otherwise be dedicated to recreation.

23. The final design of the entry columns / faux gates shall be determined during the Site Plan Approval review.

24. The trash cans shown on Park Ave shall be permitted to be in this location only during the designated trash pickup day and must otherwise be stored inside the buildings.

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

28. 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.

29. 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-** If deemed necessary by City Staff, a Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property.

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 permits 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.

f. **Violation** - A violation of this Ordinance is considered a violation of the City of Winter Garden Code of Ordinances and zoning of the Property

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 after its adoption at its second reading upon the occurrence of the effective date of Comprehensive Plan future land use map amendment Ordinance 19-47.

FIRST READING AND PUBLIC HEARING: _____ , 2019.

SECOND READING AND PUBLIC HEARING: _____ , 2019.

ADOPTED this _____ day of _____, 2019, 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(s): 22-22-27-0000-00-090; 22-22-27-0000-00-117 (portion)

LEGAL DESCRIPTION

A parcel of land lying in Section 22, Township 22 South, Range 27 East, Orange County, Florida, being a portion of the land described in Official Records Book 5017, Pages 3567 through 3586, Public Records of Orange County Florida Being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida, run North 00°02'23" East for a distance of 2,288.96 feet along the East boundary of said Northeast 1/4 to a point on the Northerly right-of-way line of the former Tavares and Gulf Railroad as described and recorded in Deed Book 104, Page 407, Public Records of Orange County, Florida for the said point also being on the Southerly right-of-way line of the former Orange Belt Railway Company Railroad as described and recorded in Deed Book 40, Page 275, Public Records of Orange County, thence departing aforesaid East boundary line of Section 22, run South 79°45'29" West along said Southerly right-of-way line for a distance of 30.49 feet to a point on the West right of way line of North Park Avenue and the POINT OF BEGINNING; thence continue South 79°45'29" West along aforesaid Southerly right of way for a distance of 411.94 feet to the point on a non tangent curve, concave Northerly having a radius of 600.00 feet, with a chord bearing of South 89°01'39" West, and a chord distance of 38.99 feet, thence run Westerly through a central angle of 03°43'26"along the arc of said curve for a distance of 39.00 feet to a point of reverse curvature of a curve; concave Southerly having a radius of 600.00 feet and a central angle of 06°34'16" with a chord bearing of South 87°36'14" West, and a chord distance of 68.78 feet, thence run Westerly along the arc of said curve for a distance of 68.81 feet to a point on a non tangent line; thence run North 10°14'31" West for a distance of 34.33 feet; thence run North 79°45'29" East for a distance of 242.87 feet; thence run North 00°02'23" East for a distance of 50.82 feet; thence run North 79°45'29" East a distance of 284.76 feet to a point on the West right of way line of aforesaid North Park Avenue; thence run South 00°02'23" West along said West right of way line for a distance of 101.63 feet to the POINT OF BEGINNING.

Containing 39486.81 square feet or 0.91 acres, more or less.

Exhibit "B"

COVER PAGE

30 North Park
PUD PLAN

(10 PAGES - ATTACHED)

30 North Park PD at Winter Garden

CITY OF WINTER GARDEN, FL

PID: 22-22-27-0000-00-090 and 22-22-27-0000-00-117

PREPARED FOR

Cynergreen Hospitality, Inc

525 W. Plant Street
Winter Garden, FL 34787

OWNER/DEVELOPER

Joe Hoffer, Partner
Cynergreen Hospitality, Inc.
525 West Plant Street
Winter Garden, FL 34787
407-605-3500

ENGINEER

GTC Engineering Corporation
98 S. Semoran Boulevard
Orlando, FL 32807
407-380-0402

ARCHITECT

Michael Morrissey
30 West Smith Street
Winter Garden, FL 34787
407-616-7770

SURVEYOR

Allen & Company
16 East Plant Street
Winter Garden, FL 34787
407-654-5355

LANDSCAPING

Foster-Conant & Asso., Inc.
120 West Robinson St.
Orlando, FL 32801
407-648-2225

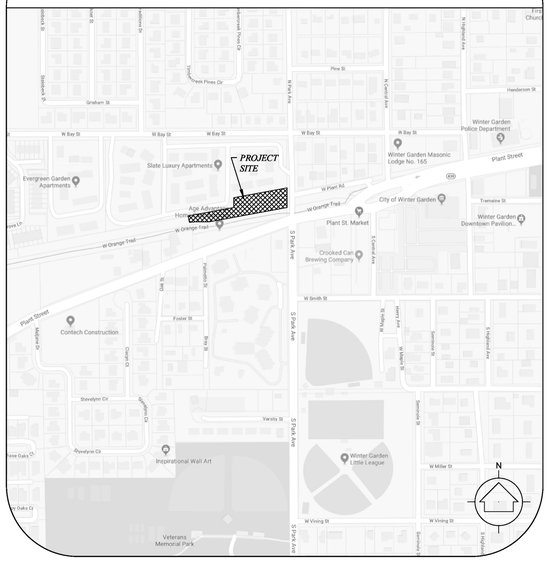
GEOTECHNICAL

GEC Consultants, Inc.
919 Lake Baldwin Lane
Orlando, FL 32814
407-898-1818

ENVIRONMENTAL

Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407-894-5969

SITE LOCATION



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-4	BOUNDARY AND TOPOGRAPHIC SURVEY
5	PRELIMINARY SITE PLAN
6	PRELIMINARY DRAINAGE PLAN
7	PRELIMINARY UTILITY PLAN
8	LOT LAYOUT PLAN
9-10	LANDSCAPE/TREE REMOVAL PLAN
11-12	BUILDING ELEVATIONS

July 29, 2019

GTC Engineering Corporation

98 South Semoran Blvd, Orlando, FL 32807
407-380-0402

Certificate of Authorization Number 6758

Claude L. Cassagnol, P.E.
P.E. Number 35490

H:\Jobs1\CYN01 30 N Park\DGN\PD\CYN01Cov.dgn
7/31/2019 5:50:33 PM

LEGAL DESCRIPTION: (OVERALL PARCEL)
A parcel of land lying in Section 22, Township 22 South, Range 27 East, Orange County, Florida, being a portion of the land described in Official Records Book 5017, Pages 3567 through 3586, Public Records of Orange County Florida Being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida, run North 00°02'23" East for a distance of 2,288.96 feet along the East boundary of said Northeast 1/4 to a point on the Northerly right-of-way line of the former Tavares and Gulf Railroad as described and recorded in Deed Book 104, Page 407, Public Records of Orange County, Florida for the said point also being on the Southerly right-of-way line of the former Orange Belt Railway Company Railroad as described and recorded in Deed Book 40, Page 275, Public Records of Orange County, thence departing aforesaid East boundary line of Section 22, run South 79°45'29" West along said Southerly right-of-way line for a distance of 30.49 feet to a point on the West right of way line of North Park Avenue and the POINT OF BEGINNING; thence continue South 79°45'29" West along aforesaid Southerly right of way for a distance of 411.94 feet to the point on a non tangent curve, concave Northerly having a radius of 600.00 feet, with a chord bearing of South 89°01'39" West, and a chord distance of 38.99 feet, thence run Westerly through a central angle of 03°43'26"along the arc of said curve for a distance of 39.00 feet to a point of reverse curvature of a curve; concave Southerly having a radius of 600.00 feet and a central angle of 06°34'16" with a chord bearing of South 87°36'14" West, and a chord distance of 68.78 feet, thence run Westerly along the arc of said curve for a distance of 68.81 feet to a point on a non tangent line; thence run North 10°14'31" West for a distance of 34.33 feet; thence run North 79°45'29" East for a distance of 242.87 feet; thence run North 00°02'23" East for a distance of 50.82 feet; thence run North 79°45'29" East a distance of 284.76 feet to a point on the West right of way line of aforesaid North Park Avenue; thence run South 00°02'23" West along said West right of way line for a distance of 101.63 feet to the POINT OF BEGINNING.

Containing 39486.81 square feet or 0.91 acres, more or less.

SURVEYOR'S NOTES ON SCHEDULE BII OF TITLE COMMITMENTS:

Parcel "A" as prepared by First American Title Insurance, File Number 2037-3714555, Effective Date of February 22, 2017 at 8:00 A.M.

9. Easement Agreement in favor of Florida Power Corporation recorded December 19, 1995 in Book 4989, Page 2317. does not affect subject property and is shown hereon.

Parcel "B" as prepared by Manzo & Associates, P.A., Order Number 6209635, Customer Reference Number 2017023631, Effective Date of February 7, 2017 at 11:00 P.M..

6. Deed recorded in Official Records Book 4989, Page 2317. Affects subject property and is shown hereon.

7. Easement Agreement in favor of Florida Power Corporation recorded December 19, 1995 in Book 4989, Page 2317. does not affect subject property and is shown hereon.

VACINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the West right-of-way line of N. Park Ave. as being N00°02'23"E. (an assumed bearing for angular designation only)

2. There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

3. This Survey was performed with the benefit of Insurance Title Commitments. Parcel "A" as prepared by First American Title Insurance, File Number 2037-3714555, Effective Date of February 22, 2017 at 8:00 A.M. and Parcel "B" as prepared by Manzo & Associates, P.A., Order Number 6209635, Customer Reference Number 2017023631, Effective Date of February 7, 2017 at 11:00 P.M..

4. There may be environmental issues and/or other matters regulated by various Departments of Federal, State or Local Governments affecting the subject property not shown on this survey.

5. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

6. This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

7. Underground utilities and improvements were not located, unless shown hereon.

8. Underground utilities shown hereon were located and marked by the individual utility companies. This surveyor only shows these above ground markings as field located and is not responsible for inaccurate and/or possible utilities not shown.

9. Subject property shown hereon is in Zone X, area determined to be outside the 0.2% annual chance floodplain, according to Flood Insurance Rate Map panel number 12095C0205F, map date 9/25/2009.

10. Last date in field: February 24, 2017.

CERTIFICATION TO:

_____

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, AND 13 OF TABLE A THEREOF.

FOR THE LICENSED BUSINESS #6723 BY:

5/21/2019

JAMES L. RICKMAN, Jr. PSM #5633

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET 2

BOUNDARY and TOPOGRAPHIC SURVEY
OF
NORTHWEST CORNER OF PARK AVE. & PLANT ST.
SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:

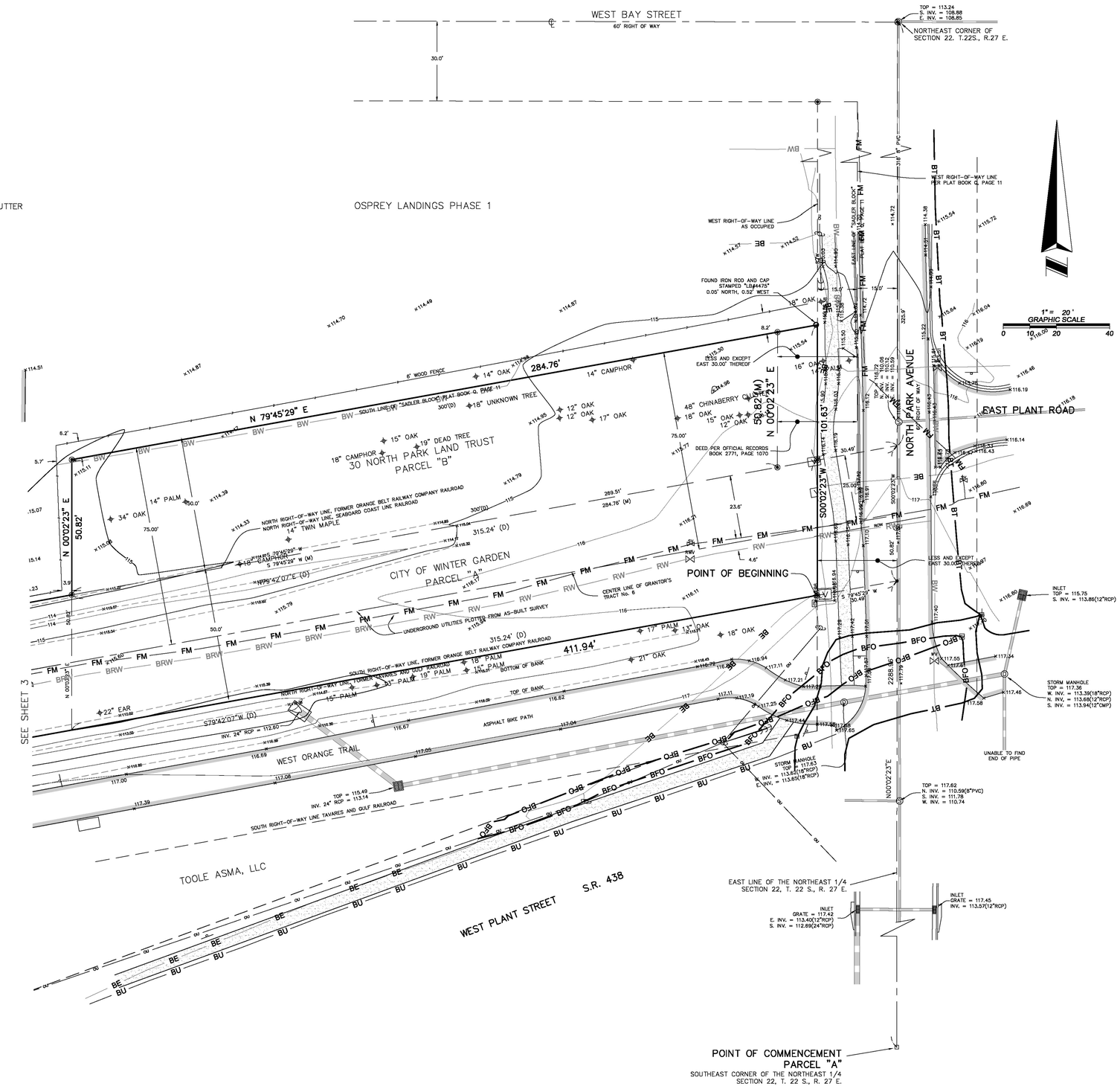
DATE	REVISIONS
5/21/19	ADD NEW LEGAL
4/24/19	ADD TREES AND INVERTS

JOB #	20180751
DATE:	2/15/2019
SCALE:	1" = 20'
CALC BY:	DY/JLR
FIELD BY:	CD/JS/AH
DRAWN BY:	DY/JLR
CHECKED BY:	JJ/JLR

SHEET 1 OF 3

LEGEND

- AIR RELEASE VALVE
- DRAINAGE MANHOLE
- SIGN
- SEWER VALVE
- CONCRETE SIGNAL POLE
- TELEPHONE RISER
- UTILITY POLE
- WOOD PRIVACY FENCE
- POST AND RAIL FENCE
- OVERHEAD UTILITY LINE
- GUY ANCHOR
- CONCRETE
- ASPHALT PAVING WITH 2' CURB & GUTTER
- ASPHALT PAVING
- MITRED END SECTION
- FM — SANITARY FORCE MAIN
- RW — RECLAIMED WATER LINE
- SET 1/2" IRON ROD AND CAP STAMPED "LB#6723"
- BT — BURIED TELEPHONE LINE
- BW — BURIED WATER LINE
- BE — BURIED ELECTRIC LINE
- BFO — BURIED FIBER OPTIC LINE



ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET 3

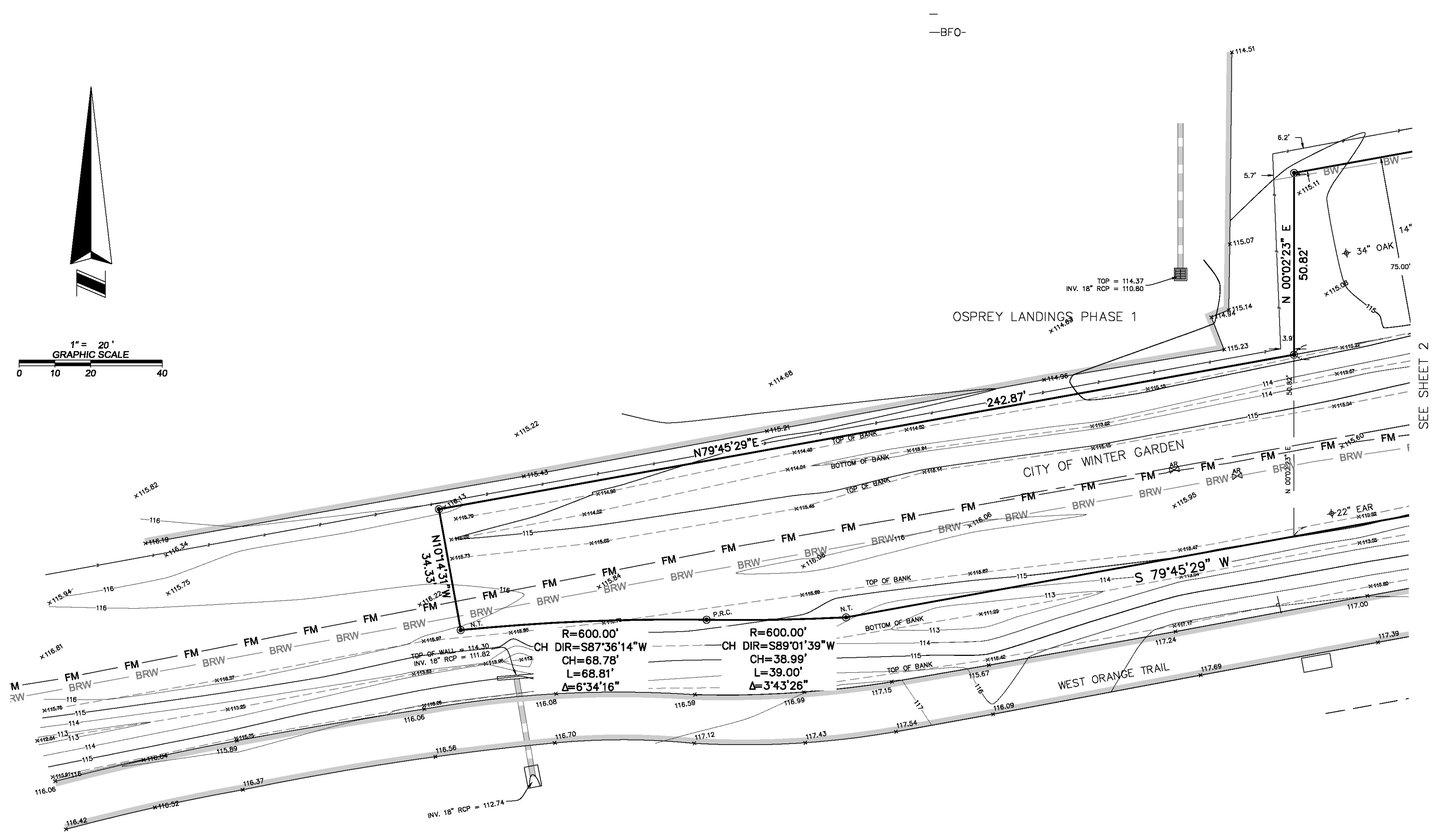
BOUNDARY and TOPOGRAPHIC SURVEY
OF
NORTHWEST CORNER OF PARK AVE. & PLANT ST.
SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:

DATE	REVISIONS
4/24/19	ADD TREES AND INVERTS

JOB #	20180751
DATE:	2/15/2019
SCALE:	1" = 20'
CALC BY:	DY/JLR
FIELD BY:	CD/JS/AH
DRAWN BY:	DY/JLR
CHECKED BY:	JJ/JLR

SHEET 2 OF 3



ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET 4

BOUNDARY and TOPOGRAPHIC SURVEY
OF
NORTHWEST CORNER OF PARK AVE. & PLANT ST.
SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:

DATE	REVISIONS

JOB #	20180751
DATE:	2/15/2019
SCALE:	1" = 20'
CALC BY:	DY/JLR
FIELD BY:	CD/JS/AH
DRAWN BY:	DY/JLR
CHECKED BY:	JJ/JLR

SHEET 3 OF 3

PROPOSED VARIANCE REQUESTS:

SEC. 118-923 - MINIMUM COMMON RECREATION AND OPEN SPACE.
FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT, THE MINIMUM COMMON RECREATION AND OPEN SPACE SHALL BE 20 PERCENT OF GROSS SITE ACREAGE. THE TERM "COMMON RECREATION AND OPEN SPACE" SHALL BE DEFINED AS THE TOTAL AMOUNT OF IMPROVED USABLE AREA, INCLUDING OUTDOOR SPACE, PERMANENTLY SET ASIDE AND DESIGNATED ON THE SITE PLAN AS RECREATIONAL OR OPEN SPACE FOR USE BY RESIDENTS OF THE PUD. SUCH USABLE SPACE MAY BE IN THE FORM OF ACTIVE OR PASSIVE RECREATION AREAS, INCLUDING BUT NOT LIMITED TO PLAYGROUNDS, GOLF COURSE, WATER FRONTAGE, NATURE TRAILS, LAKES, AND WETLAND AREAS.

VARIANCE REQUEST: REQUEST THAT MINIMUM COMMON RECREATION AND OPEN SPACE BE DEFINED AS SHOWN

SEC. 118-924 C - MINIMUM LOT AREA, FRONTAGE AND SETBACKS.
THE MINIMUM DISTANCE BETWEEN STRUCTURES AND SIDE YARDS SHALL BE AS FOLLOWS: FOR TOWNHOUSES, UNPLATTED RESIDENTIAL DEVELOPMENT, COMMERCIAL DEVELOPMENT, AND ALL DEVELOPMENT OTHER THAN SINGLE-FAMILY PLATTED LOTS, THE DISTANCE BETWEEN STRUCTURES SHALL BE AS FOLLOWS:

A. BETWEEN STRUCTURES OF 20 FEET IN HEIGHT OR LESS: 15 FEET.
B. BETWEEN STRUCTURES OF 20 AND 30 FEET IN HEIGHT: 20 FEET.
C. BETWEEN STRUCTURES OF 30 FEET AND 40 FEET IN HEIGHT: 25 FEET.
D. BETWEEN STRUCTURES OVER 40 FEET IN HEIGHT: 40 FEET, PLUS FIVE FEET FOR EACH ADDITIONAL TEN FEET OF HEIGHT OR FRACTION THEREOF OVER 40 FEET.

VARIANCE REQUEST: REQUEST THAT THE MINIMUM DISTANCE BETWEEN STRUCTURES BE DEFINED AS SHOWN

SEC. 118-924 D - MINIMUM LOT AREA, FRONTAGE AND SETBACKS.
A MINIMUM 25-FOOT YARD SHALL BE REQUIRED FROM THE NEAREST PART OF ANY BUILDING WALL TO THE EDGE OF ANY PUBLIC RIGHT-OF-WAY OR PRIVATE STREET, AND ALL STRUCTRUES SHALL HAVE A MINIMUM 20-FOOT REAR YARD. A MINIMUM 25-FOOT YARD SHALL BE MAINTAINED BETWEEN THE WALLS OF ALL STRUCTURES AND THE PERIMETER OF THE PUD. ADDITIONAL PERIMETER YARD REQUIREMENTS FOR MULTISTORY BUILDINGS SHALL BE FIGURED AT FIVE ADDITIONAL FEET FOR EACH TEN FEET OF HEIGHT OVER THE FIRST STORY.

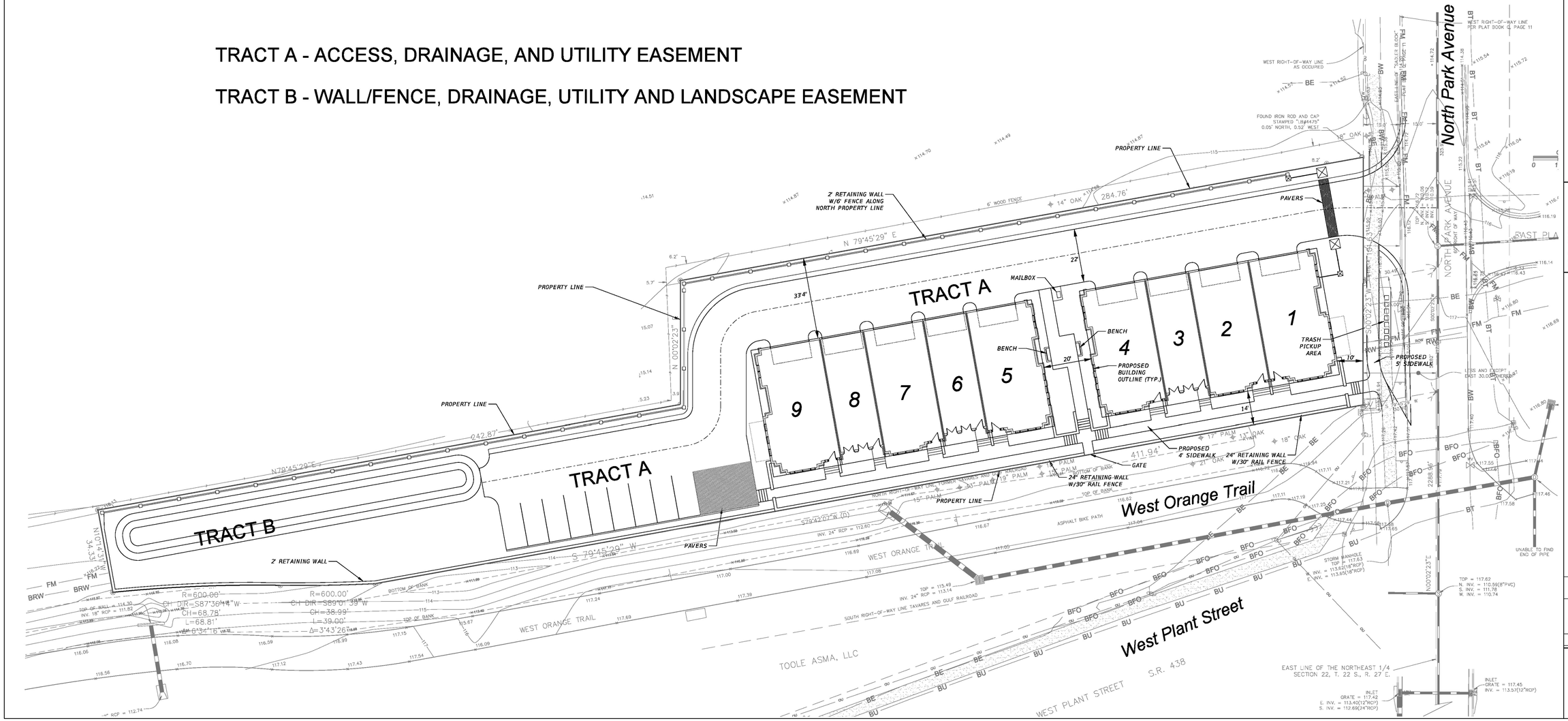
VARIANCE REQUEST: REQUEST THAT BUFFER YARD AND SETBACKS BE DEFINED AS SHOWN

PROJECT DATA:

1.	EXISTING FLU	MR
	EXISTING ZONING	R-2
2.	PROPOSED FLU:	MR
	PROPOSED ZONING:	PUD
3.	ADJACENT ZONING:	NORTH - R-2, WEST - R-3
		SOUTH - R-2/R-NC, EAST - R-1B
4.	UTILITIES:	WATER, SEWER AND STORMWATER TO BE PROVIDED BY CITY OF WINTER GARDEN
5.	POWER UTILITY SERVICE:	DUKE ENERGY
6.	BLDG HEIGHT:	50 FT (MAX)
		45 FT (PROPOSED)
7.	TOTAL BUILDING AREA:	9,500 GSF
8.	NO. OF UNITS	9 TOWNHOME UNITS
9.	DENSITY:	10 DU/AC (MAX)
		9.9 DU/AC (PROPOSED)
10.	GROSS/NET ACREAGE:	0.91 ACRES (39483 SF)
11.	CONSTRUCTION PLAN PHASING:	THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE
12.	STORMWATER UTILITY SERVICE:	STORMWATER RETENTION SHALL COMPLY WITH THE CITY OF WINTER GARDEN REGULATIONS AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) REGULATIONS.
13.	SOIL TYPES:	BASINGER FINE SAND, (SOIL UNIT NO. 3)
14.	BUILDING SETBACKS PROVIDED	FRONT (PARK AVENUE) = 10 FT
		SIDE (NORTH) = 35 FT
		SIDE (ORANGE TRAIL/PLANT ST) = 14 FT
		REAR = IN EXCESS OF 50 FT
15.	BUFFER YARDS PROVIDED	FRONT (PARK AVENUE) = 10 FT MIN.
		SIDE (NORTH) = 36 FT
		SIDE (ORANGE TRAIL/PLANT ST) = 14 FT
		REAR = IN EXCESS OF 50 FT
16.	OPEN SPACE PROVIDED	32 %
17.	PARKING SPACES	REQUIRED = 2 SPACES/DU * 9 DU = SPACES
		PROVIDED = 9 UNITS * 2 GARAGE SPACES + 9 SPACES = 27 SPACES

TRACT A - ACCESS, DRAINAGE, AND UTILITY EASEMENT

TRACT B - WALL/FENCE, DRAINAGE, UTILITY AND LANDSCAPE EASEMENT



Florida

City of Winter Garden

PRELIMINARY SITE PLAN

30 North Park PD at Winter Garden

Claude L. Cassagnol, P.E.

P.E. Number 51490

DATE 05-29-19 | JOB NUMBER CYN-01 | SHEET 5

H:\Jobs1\CYN01 30 N Park\DGN\PD\CYN01PSP.dgn

GTC Engineering Corporation
98 South Semoran Blvd, Orlando, FL 32807
(407) 382-0067
Certificate of Authorization Number 6738

FIELD: ALLEN
CADD BY: CMY
CHECKED BY: CLC
DESIGNED BY: CMY/CLC

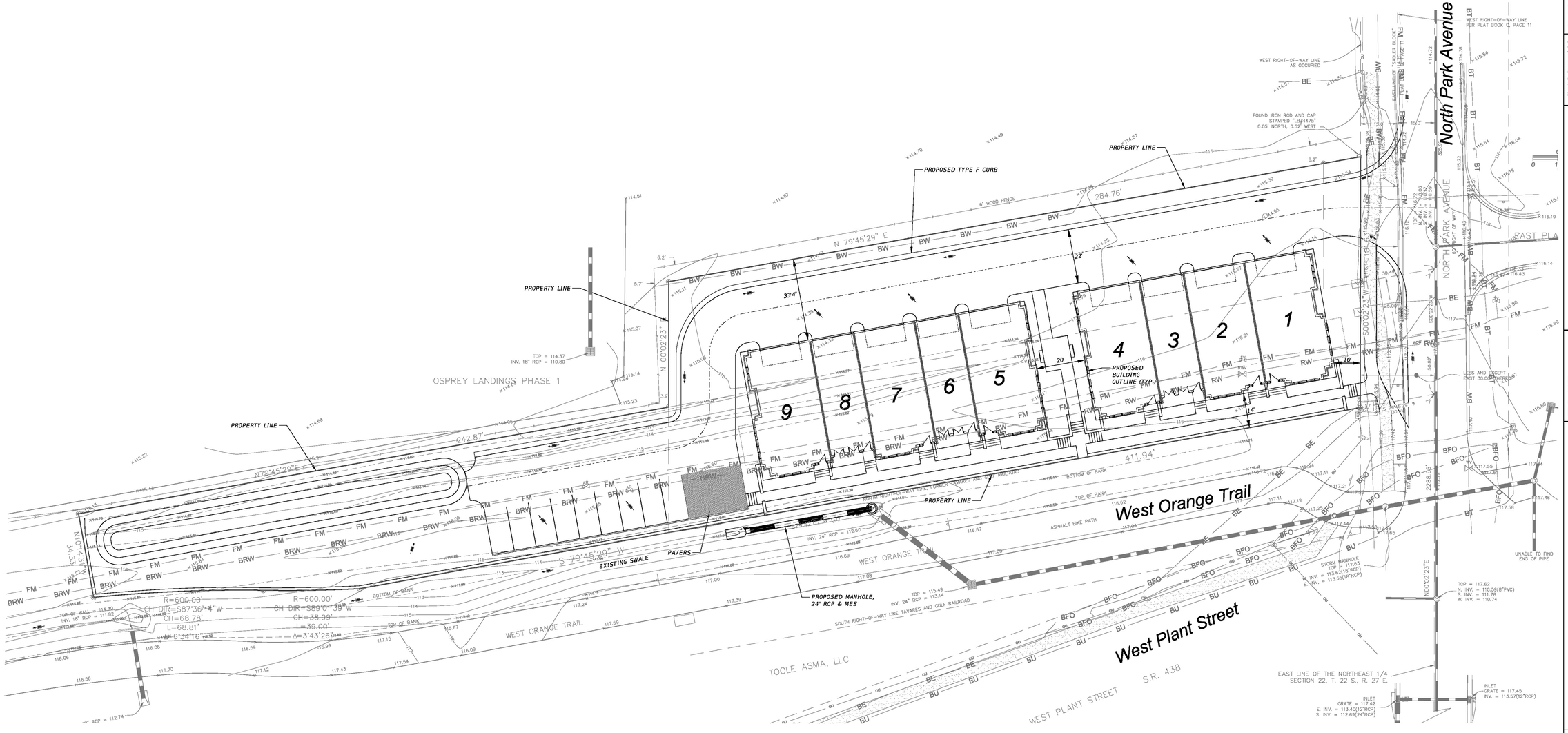
DATE	BY	DESCRIPTION

REVISIONS

N

SCALE: 1"=20'

7/29/2019 10:39:57 AM



Florida

City of Winter Garden

PRELIMINARY DRAINAGE PLAN

30 North Park PD at Winter Garden

Claude L. Cassagnol, P.E.

P.E. Number 51490

DATE 05-25-19

JOB NUMBER CYN-01

SHEET 6

GTC Engineering Corporation

98 South Semoran Blvd, Orlando, FL 32807
(407) 657-1900
Certificate of Authorization
Number 6738

FIELD: ALLEN

CADD BY: CMY

CHECKED BY: CLC

DESIGNED BY: CMY/CLC

DATE	BY	DESCRIPTION

REVISIONS

N

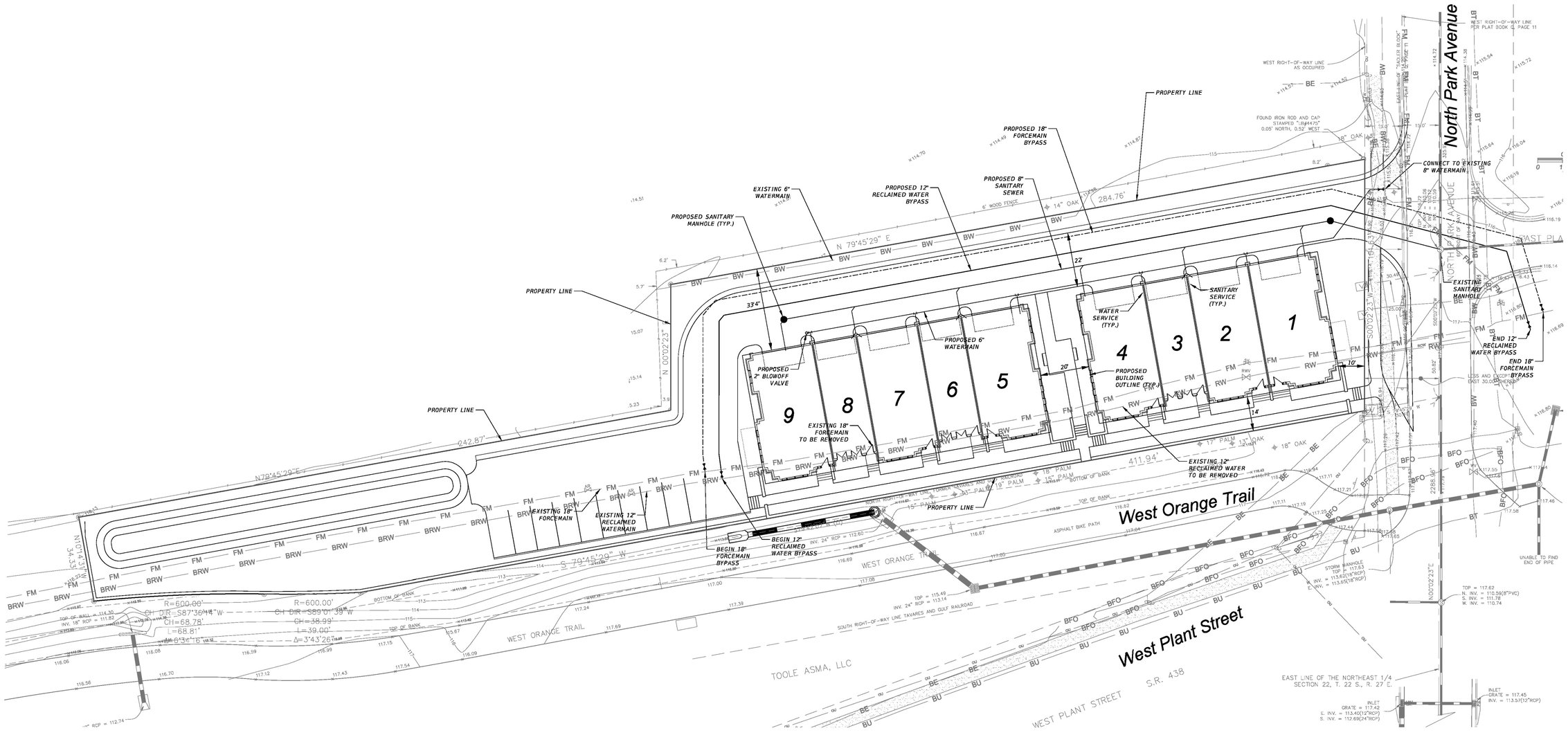
SCALE: 1"=20'

7/29/2019 10:19:42 AM

H:\Jobs\1CYN01 30 N Park\DGN\PD\CYN01-DR.dgn

NOTES:

1. WATER AND SEWER TO BE OWNED AND MAINTAINED BY CITY OF WINTER GARDEN UTILITIES.
2. PIPE FLOWS SHALL BE MAINTAINED DURING RELOCATION OF 18" FORCE MAIN AND 12" WATER MAIN.



Florida

City of Winter Garden

PRELIMINARY UTILITY PLAN

30 North Park PD at Winter Garden

Claude L. Cassagnol, P.E.

P.E. Number 15490

DATE 05-25-18

JOB NUMBER CYN-01

SHEET 7

H:\Jobs1\CYN01 30 N Park\DGN\PD\CYN01-UTIL.dgn

GTC Engineering Corporation

98 South Semoran Blvd, Orlando, FL 32807
(407) 657-1000
Certificate of Authorization Number 6738

FIELD: ALLEN

CADD BY: CMY

CHECKED BY: CLC

DESIGNED BY: CMY/CLC

DATE	BY	DESCRIPTION

REVISIONS

N

SCALE: 1"=20'

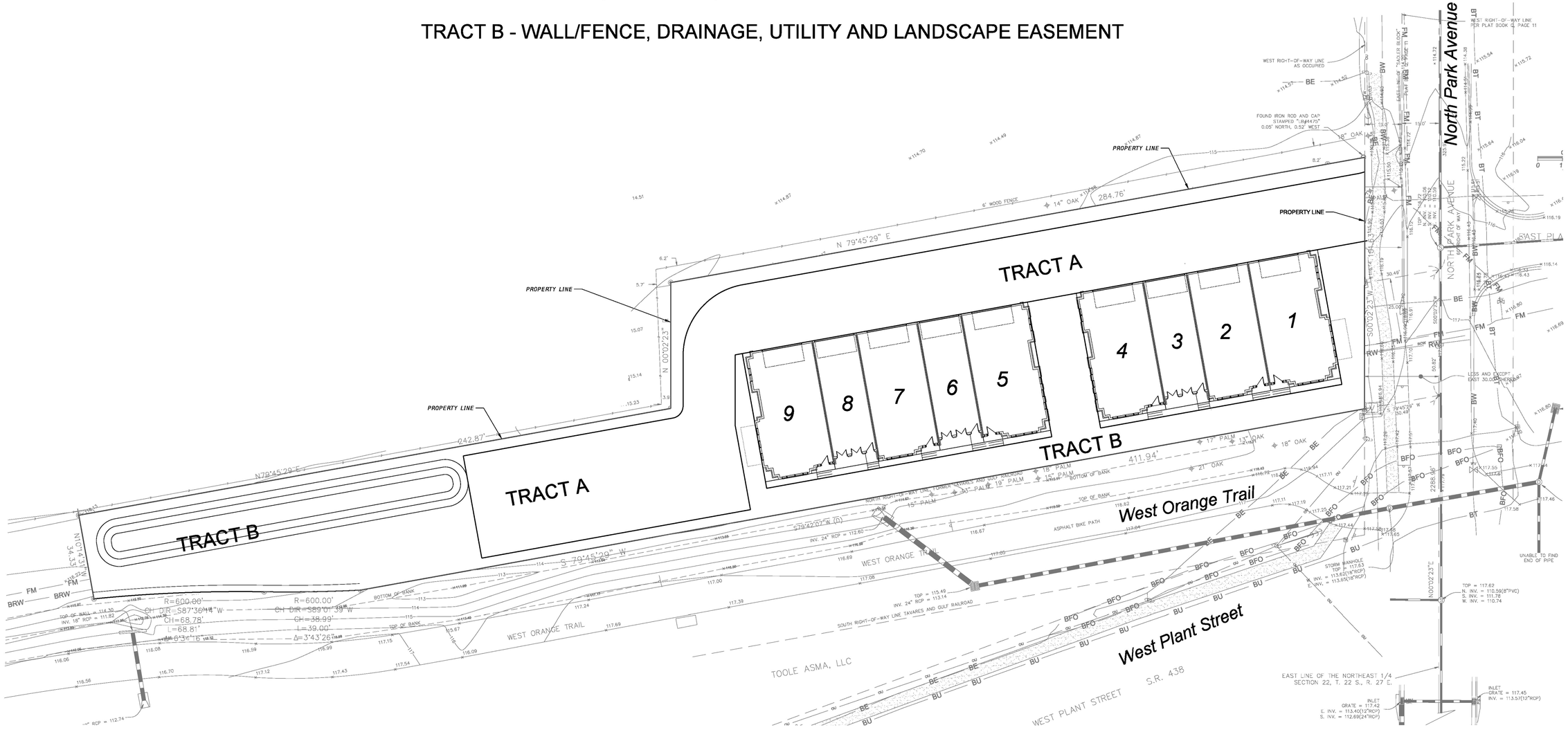
7/26/2019 10:19:53 AM

1. TOWNHOME UNITS TO BE PLATTED.

2. TRACTS A & B WILL BE DEDICATED TO PROPERTY OWNERS ASSOCIATION FOR OWNERSHIP & MAINTENANCE.

TRACT A - ACCESS, DRAINAGE, AND UTILITY EASEMENT

TRACT B - WALL/FENCE, DRAINAGE, UTILITY AND LANDSCAPE EASEMENT



Florida

City of Winter Garden

LOT LAYOUT PLAN

30 North Park PD at Winter Garden

Claude L. Cassagnol, P.E.

P.E. Number 51490

DATE 05-29-19

JOB NUMBER CYN-01

SHEET 8

H:\Jobs1\CYN01 30 N Park\DGN\PD\CYN01-LOT LAYOUT.dgn

GTC Engineering Corporation

98 South Semoran Blvd, Orlando, FL 32807
407-657-1900
Certificate of Authorization Number 6738

FIELD: ALLEN

CADD BY: CMY

CHECKED BY: CLC

DESIGNED BY: CMY/CLC

REVISIONS		
DATE	BY	DESCRIPTION
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	

N

SCALE: 1"=20'

7/26/2019 7:51:21 PM

CANOPY TREE REMOVAL SUMMARY

CAL. SIZE	SPECIES
34"	OAK
15"	OAK
12"	OAK
12"	OAK
17"	OAK
18"	OAK
15"	OAK
12"	OAK
16"	OAK
14"	MAPLE

PALM TREE REMOVAL SUMMARY

CAL. SIZE	SPECIES
14'	PALM

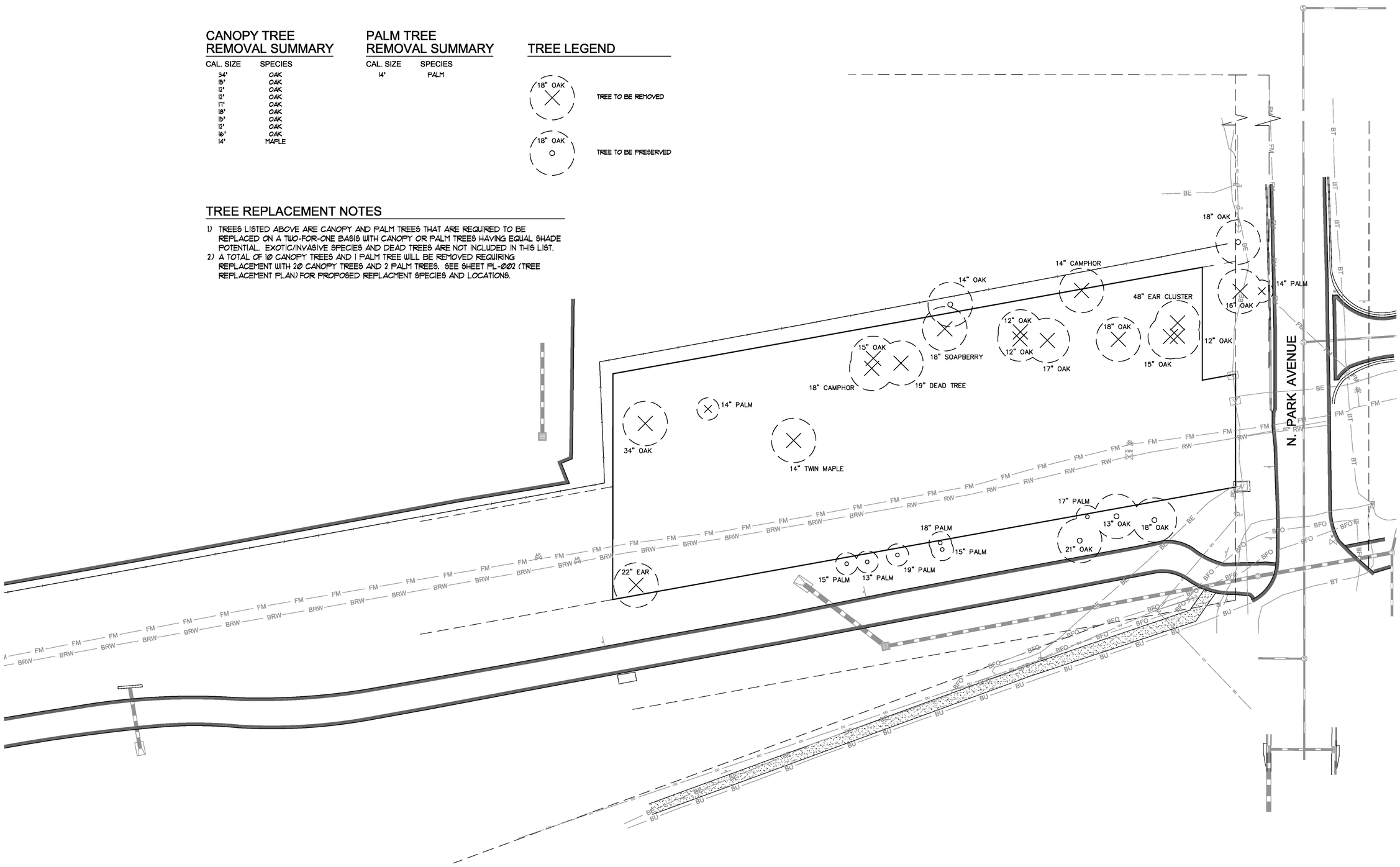
TREE LEGEND

18" OAK — TREE TO BE REMOVED

18" OAK — TREE TO BE PRESERVED

TREE REPLACEMENT NOTES

1) TREES LISTED ABOVE ARE CANOPY AND PALM TREES THAT ARE REQUIRED TO BE REPLACED ON A TWO-FOR-ONE BASIS WITH CANOPY OR PALM TREES HAVING EQUAL SHADE POTENTIAL. EXOTIC/INVASIVE SPECIES AND DEAD TREES ARE NOT INCLUDED IN THIS LIST.
2) A TOTAL OF 10 CANOPY TREES AND 1 PALM TREE WILL BE REMOVED REQUIRING REPLACEMENT WITH 20 CANOPY TREES AND 2 PALM TREES. SEE SHEET PL-002 (TREE REPLACEMENT PLAN) FOR PROPOSED REPLACMENT SPECIES AND LOCATIONS.



FOSTER CONANT & ASSOCIATES

120 West Robinson Street
Orlando, Florida 32801-1617
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

30 N. PARK TOWNHOMES

CITY OF WINTER GARDEN, FL

TREE PRESERVATION PLAN

Date: 06/05/19
Scale: 1"=20'
Drawn: CPB Checked: RRC
File Name: 30NPAPL001.DWG
North

Sheet
PL-001

SHEET 9

USER:PW, CHRISBSYS06
FILE NAME: F:\30 N PARK AVE\WP\30NPA-PL001.DWG
XREFS:
TIME: 26 JUL 2019 - 2:47PM

PLANT LIST

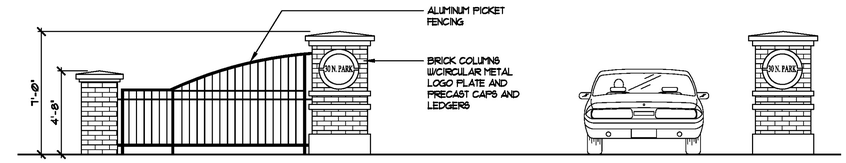
SYMBOL	QUANTITY	PLANT TYPE	SPECIES
	6	CANOPY TREE	LIVE OAK (QUERCUS VIRGINIANA)
	5	CANOPY TREE	RED MAPLE (ACER RUBRUM)
	9	CANOPY TREE	BALD CYPRESS (TAXODIUM DISTICHUM)
	12	UNDERSTORY TREE	JAPANESE BLUEBERRY (ELAEGNUS DECIPIENS)
	4	UNDERSTORY TREE	CABBAGE PALM (SABAL PALMETTO)
	2	UNDERSTORY TREE	RED ROBIN HOLLY (ILEX 'RED ROBIN')
	4	UNDERSTORY TREE	PYGMY DATE PALM (PHOENIX ROEBELENII)
	12	SPECIMEN SHRUB	PODOCARPUS (PODOCARPUS MACROPHYLLUS)
	133	HEDGE SHRUB	DWARF BURFORD HOLLY (ILEX CORNUTA 'NANA BURFORDII')
	TBD	LOW SHRUB/GROUNDCOVER	DWARF YAUPON HOLLY (ILEX VOMITORIA 'STOKES DWARF') DWARF GOLDEN DEWDROP (DURANTA ERECTA 'GOLD MOUND') INDIAN HAWTHORN (RAPHIOLEPIS INDICA) DWARF SCHEFFLERA (SCHEFFLERA ARBORICOLA 'TRINETTE') GIANT BORDER GRASS (LIRIOPE MUSCARI 'EMERALD GODDESS') LILY OF THE NILE (AGAPANTHUS AFRICANUS) DWARF ASIATIC JASMINE (TRACHELOSPERMUM ASIATICUM 'MINIMA') PARSONS JUNIPER (JUNIPERUS CHINENSIS 'PARSONII')

MITIGATION NOTES

1) PER CODE REQUIREMENT, THE 1 REMOVED PALM IS BEING MITIGATED WITH 4 PROPOSED CABBAGE PALMS.
2) PER CODE REQUIREMENT, THE 10 REMOVED CANOPY TREES NEED TO BE MITIGATED FOR WITH 20 NEW CANOPY TREES. THE PROPOSED CANOPY MITIGATION AS SHOWN BELOW CONSISTS OF A TOTAL OF 20 CANOPY TREES AND 22 UNDERSTORY TREES FOR A TOTAL OF 42 MITIGATION TREES.

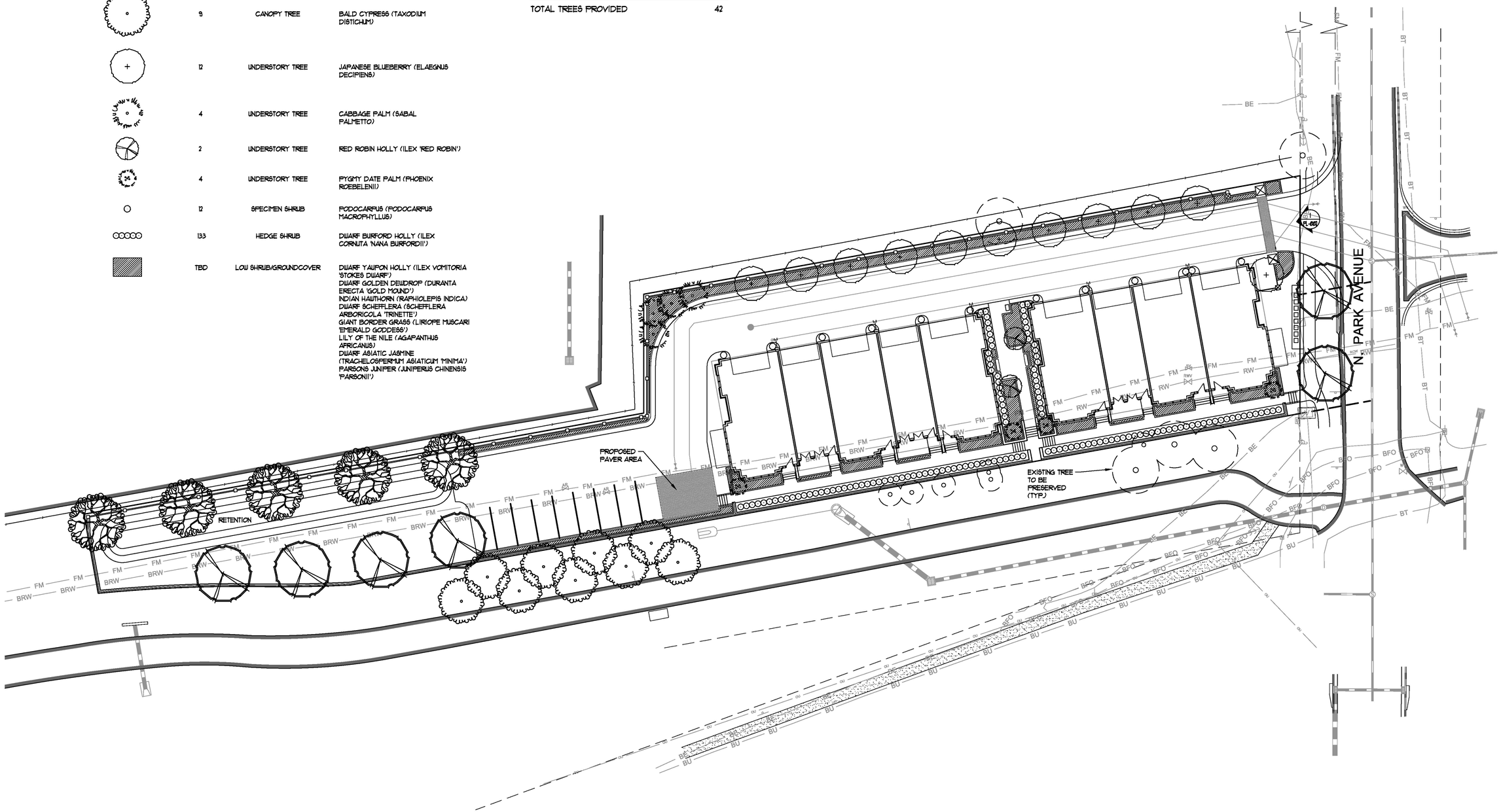
TREE PROVISION SUMMARY

CANOPY TREES PROVIDED ON SITE	11
UNDERSTORY TREES PROVIDED ON SITE	22
CANOPY TREES PROVIDED OFF SITE	9
TOTAL TREES PROVIDED	42



1 ENTRANCE ELEVATION

SCALE: 1/4"=1'-0"



FOSTER CONANT & ASSOCIATES
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Seal

Revisions

Project

30 N. PARK TOWNHOMES

CITY OF WINTER GARDEN, FL

TREE MITIGATION PLAN

Date: 06/05/19
Scale: 1"=20'
Drawn: CPB Checked: RRC
File Name: 30NPAPL002.DWG
North

Sheet
PL-002

USERPW: CHRISBISYS06
FILE NAME: F:\30 N PARK AVE\WP\30NPA-PL002.DWG
XREFS:
TIME: 26 JUL 2019 - 2:48PM

Exhibit "C"

COVER PAGE

30 North Park

Architectural Elevations

(2 PAGES - ATTACHED)

5 UNIT - SOUTH

4 UNIT - SOUTH

SCALE:
3/32" @ 24x36

AESTHETICS DEPT.

SHEET 11

PROJECT:
30 N PARK TOWNHOMES
WINTER GARDEN FL

CLIENT:
CYNERGREEN
WINTER GARDEN FL

A1

ISSUE DATE
07-31-2019

5 UNIT - WEST

5 UNIT - EAST

4 UNIT - WEST

4 UNIT - EAST

SCALE:
1/8" @ 24x36

AESTHETICS DEPT.

SHEET 12

PROJECT:
30 N PARK TOWNHOMES
WINTER GARDEN FL

CLIENT:
CYNERGREEN
WINTER GARDEN FL

A2

ISSUE DATE
07-31-2019

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

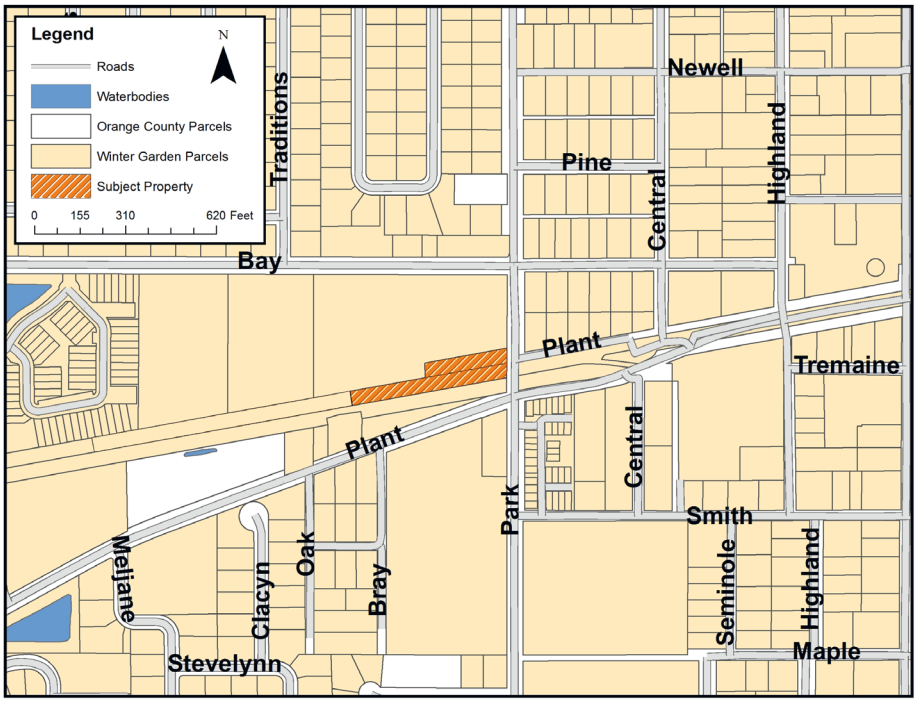
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: SEPTEMBER 27, 2019
SUBJECT: FUTURE LAND USE & PUD ZONING
30 N Park Ave & S Park Ave (0.91 +/- ACRES)
30 N Park PUD
PARCEL ID # 22-22-27-0000-00-117 (A PORTION) (ORDS 19-47 & 19-48)
22-22-27-0000-00-090 (ORD 19-48)

APPLICANT: 30 North Park 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 two parcels. One parcel is located at 30 N Park Avenue and the other parcel does not have an address, but is labeled as "S Park Avenue" by the Orange County Property Appraiser. The subject property is generally located north of West Plant Street, west of N/S Park Avenue, and south of W Bay Street and is approximately 0.91 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to change the Future Land Use Designation of an 0.58 acre portion of the parcel described as "S Park Ave" from No Future Land Use to Medium Density Residential and rezone this and the adjacent 0.33 acre property (30 N Park Ave) to Planned Unit Development.

The subject property is located in the City of Winter Garden and carries the zoning designations R-2 (Residential) and NZ (No Zoning). The subject property has a Future Land Use Designation of Medium Density Residential and No Future Land Use.

EXISTING USE

The subject property is currently undeveloped, with scattered trees and other vegetation.

ADJACENT LAND USE AND ZONING

The property to the north and west of the subject property is developed with multi-family residential buildings, is zoned R-2, and is located within the City of Winter Garden's jurisdictional limits. Also to the west is a portion of a City–owned parcel that is undeveloped, zoned NZ (No Zoning) and is located in Winter Garden. The property to the south is developed with a segment of the West Orange Trail, is zoned NZ (No Zoning) and is located in the City. The properties to the east of the subject property include another segment of the West Orange Trail and a property that is developed with a single-family residence. This property is zoned R-2 and is located in the City.

PROPOSED USE

The proposed development includes rezoning the property to PUD in order to develop 9 new townhome units over two separate buildings: one townhome building will include 5 units and the other will include 4 units. The property will also include associated site development such as common recreation areas, a surface parking lot, sidewalks, and a stormwater retention area. An existing 12" reclaimed water main and 18" force main are proposed to be moved to accommodate the new development.

APPROVAL CRITERIA

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

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

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

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

The proposed PUD project will not deprive or prevent adjacent property owners of any rights or abilities to enjoy or continue existing uses of their property or to develop their property in accordance with the city's land development regulations and comprehensive plan goals, objectives, and policies. Further, in accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-way in the form of either landscaping to create a visual screen and/or perimeter walls/fencing. The site is located adjacent to the City's Historic Downtown District, where higher densities are permitted and connectivity is emphasized and also directly abuts an apartment complex to the north.

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

The existing potable water flow pressure of the City's utility system within the surrounding area is sufficient to support the development of the subject property. The property is not currently a water or sewer customer of the City of Winter Garden. At such time that the property is developed, the required utility connections will be made to serve the new townhome buildings. Furthermore, an existing 12" reclaimed water main and 18" force main are proposed to be moved to accommodate the new development. All extension and connection costs shall be borne by the property owner.

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

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

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Medium Density Residential future land use designation; the PUD zoning criteria; and the City's land development regulations. The proposed PUD project features a gross residential density of +/- 9.89 dwelling units per acre which is lower than the maximum density of 10 dwelling units per acre permitted within the Medium Density Residential future land use designation.

The proposed PUD is not premature or presently out of character in relationship to the surrounding area. The subject property is located on the northwest corner of W Plant Street and S Park Avenue, which is a prominent gateway site to the Downtown District from the west. The Winter Garden downtown district features a range of uses commercial, residential, institutional, mixed-use, etc. – all of which are located within close proximity to each other. Furthermore, there are many residential and commercial developments within the surrounding area which have similar or greater density and/or intensity than the proposed PUD project. The property to the north of the subject property is developed with numerous multifamily apartment buildings. The property to the south west of the subject property (Park Place) features numerous townhome buildings that have a gross residential density of 21 dwelling units per acre and some units are permitted a live/work component. Furthermore, there is a property in close

proximity to the subject property to the south that features two and three story multi-family residential buildings. Both of these properties feature the same type of development proposed by the applicant.

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

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

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

The adjacent street, N Park Avenue, has sufficient capacity to support the traffic generated by 9 new townhome units. In order to minimize potential trail conflicts, the property will only have one access point along N Park Avenue. The developer will also provide a new sidewalk connection along N Park Avenue and design internal sidewalks to accommodate increased pedestrian traffic. Furthermore, the location of the townhomes in close proximity to the myriad activities and destinations downtown is anticipated to result in a comparatively lower number of vehicular trips.

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

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Medium Density Residential future land use designation, the PUD zoning criteria, and land development regulations. As stated above, the proposed PUD features a gross density of +/- 9.89 dwelling units per acre, which is lower than the maximum density of 10 dwelling units per acre permitted within the Medium Density Residential future land use designation.

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

The proposed PUD project integrates several elements that provide for cohesion between existing and proposed uses surrounding the property. The project includes construction of an internal sidewalk connection to N Park Ave to enhance pedestrian circulation in the area. The project will also include the preservation of open space areas in accordance with City Code requirements for common open space. Overall, the PUD features a medium density residential use that is consistent with the vibrant, mixed-use character of Winter Garden's downtown district. The project is located in

close proximity to the Plant Street Market, Crooked Can Brewery, several professional office buildings, as well as single-family and multi-family residences.

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

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

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

The PUD must comply with the open space requirements of City Code as well as any recreation requirements for residential developments. The project currently complies with the City's open space requirements. For the recreation areas, the developer is still developing final plans for outdoor recreation spaces. If they are deficient, they will be required to pay into the City's recreation fund to compensate for the required recreation area that is unable to be located on site. The amount that the developer will have to contribute to the fund is based on the fair market value of the land that would have otherwise been dedicated to recreation uses. In addition, there is currently a plan for a new City park that will be located directly east of the property that will soon be available to meet the recreation needs of the new residents.

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

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

The proposed PUD project will comply with the City's requirements for open space (20% per code section 118-923). The open spaces will be designated as platted tracts dedicated to the 30 N Park Homeowners Association, which will own and maintain them.

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

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

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

Reclaimed water capacity is currently available to serve the property on which the PUD is proposed to be developed. The project must make provisions for connecting to reclaimed lines. All required utility lines will be connected to serve the development, and all connection costs shall be borne by the property owner.

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

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

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

As stated previously, the proposed PUD project will comply with the City's requirements for open space (20% per code section 118-923). The residential use will exist harmoniously within the context of the Winter Garden downtown district. No nonresidential uses are proposed for the property.

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

A variety of architectural requirements have been incorporated into the townhome building standards in the proposed PUD project including requirements for architectural character, varying building massing, roof treatments, building projections and recesses, entryways and arcades, building articulation and theming, walls, and signage. While not in the Historic District, the architecture was required to be consistent and compatible with the building styles traditionally found in the Historic Downtown District.

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

The proposed PUD doesn't include any nonresidential uses.

PUBLIC FACILITY ANALYSIS

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

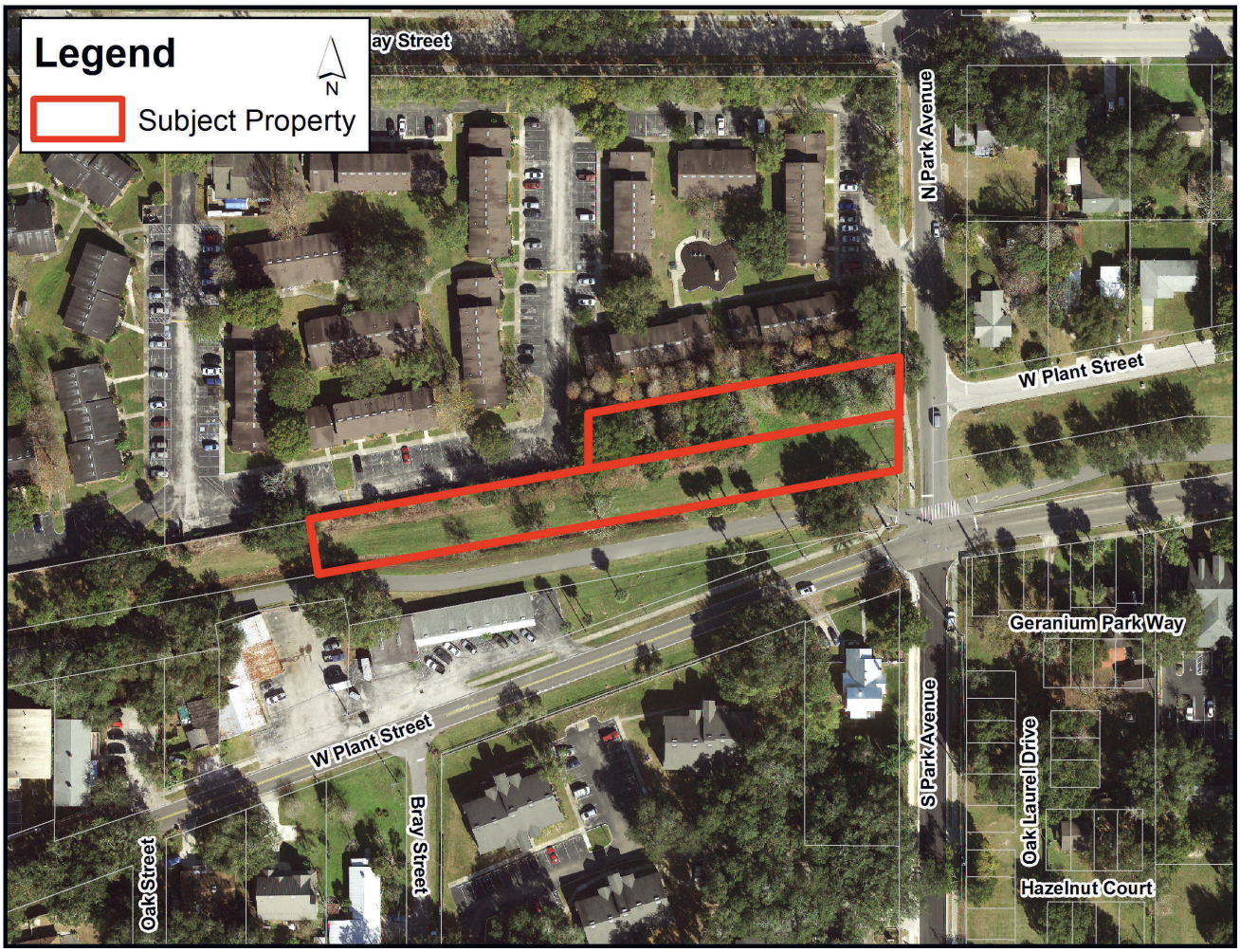
A Community Meeting was held on August 28, 2019 in the Winter Garden City Hall Chambers, at which time the applicant presented the proposal to develop two new townhomes buildings with a combined 9 residential units on the subject property. A brief question and answer session ensued, with the adjacent property owners in attendance inquiring about the existing trees on site, the design of the garages/driveways, and any potential traffic and trail conflicts. The response

was largely positive and no opposition to the proposed project was given at the meeting.

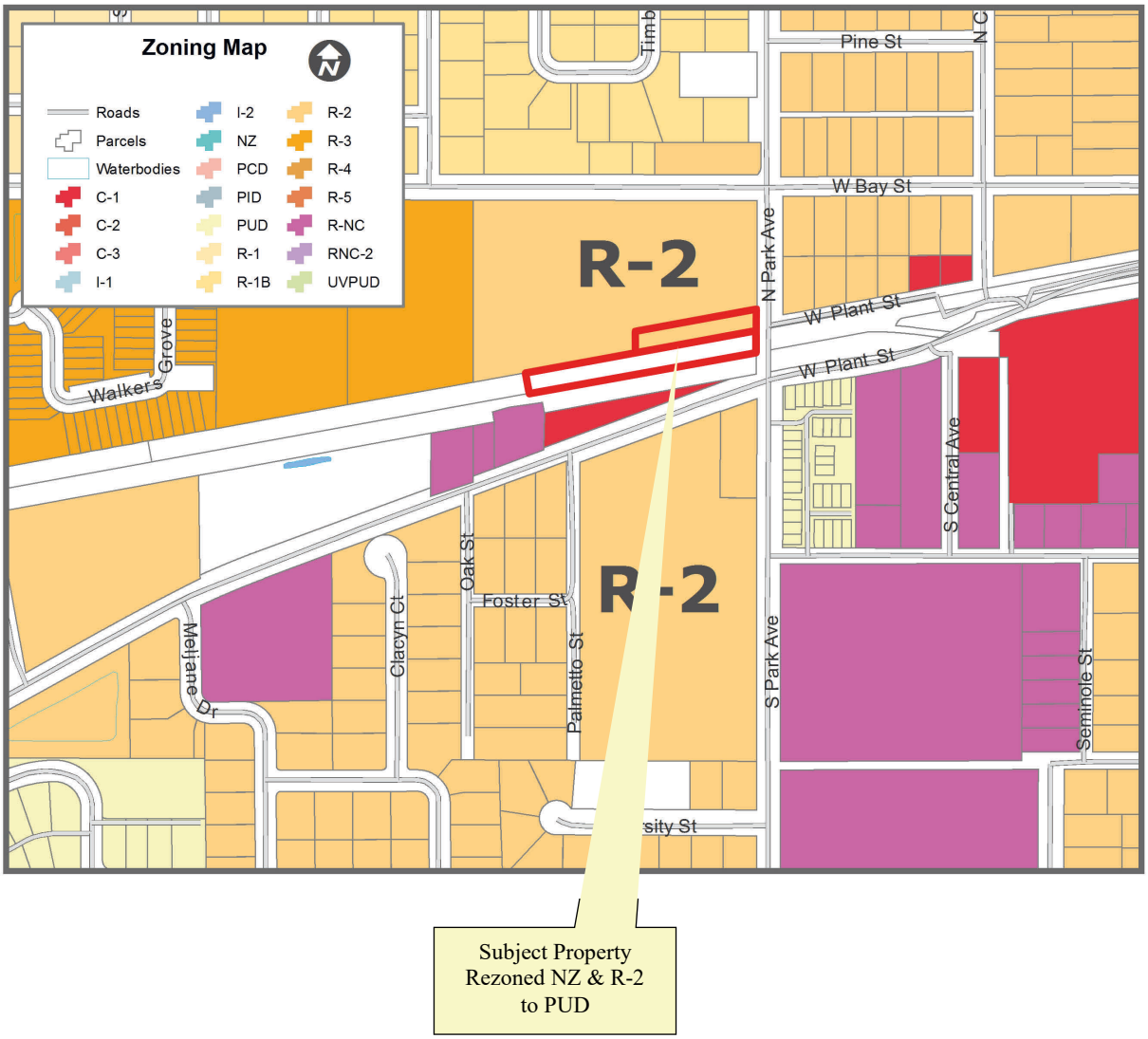
SUMMARY

City Staff recommends approval of the proposed Ordinances 19-47 and 19-48. Amending the future land use designation of a portion of the subject property from No Future Land Use to Medium Density Residential and rezoning the entire subject property from No Zoning and R-2 to PUD is consistent with the City's Comprehensive Plan, Future Land Use Map, and land development regulations, and is consistent with the trend of development in the area.

AERIAL PHOTO
30 N Park Ave & S Park Ave

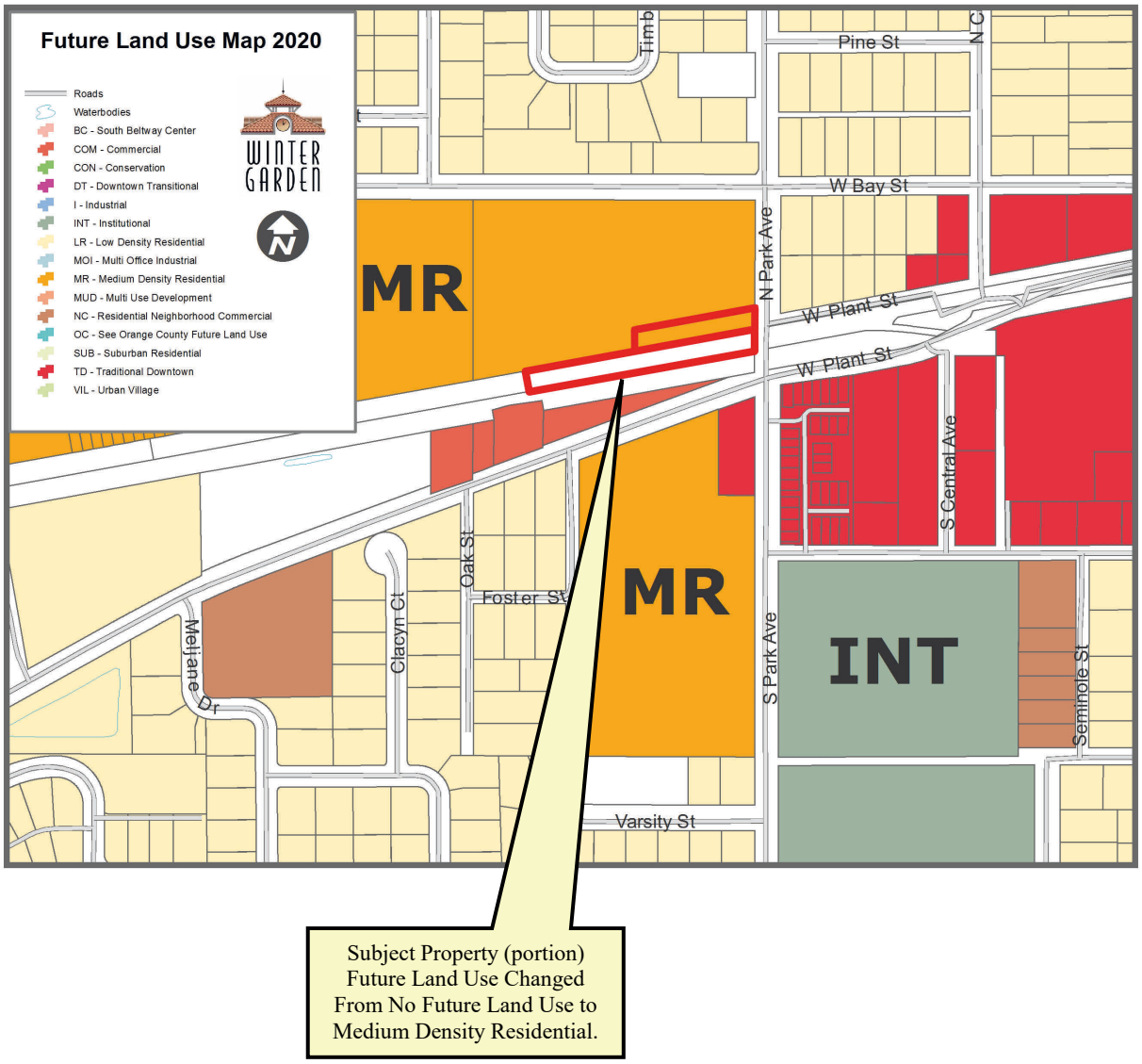


ZONING MAP
30 N Park Ave & S Park Ave



Subject Property
Rezoned NZ & R-2
to PUD

FUTURE LAND USE MAP
30 N Park Ave & S Park Ave



Subject Property (portion)
Future Land Use Changed
From No Future Land Use to
Medium Density Residential.

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: June 4, 2020 **Meeting Date:** June 11, 2020
Subject: **1577 & 894 Beard Road**
Ordinance 20-20 and 20-21
PARCEL ID # 25-22-27-0000-00-052; #25-22-27-0000-00-002

Issue: The applicant is requesting to requesting to change the future land use to of the 6.01 ± acre property from Low Density Residential to Commercial and rezone the property from R-1 (Residential District) to PCD (Planned Commercial Development).

Discussion: The applicant is requesting to amend the City's Comprehensive Plan to give the 6.01 ± acre property a FLU designation of Commercial and rezone to PCD. The project will consist of one 3-story main building and five single-story storage structures, a total of 114,641 square feet, surrounding an internal vehicle storage area with canopies. The project will also consist of enhanced landscaping, sidewalks, and stormwater pond (See Staff Report). The proposed FLU amendment and rezoning is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

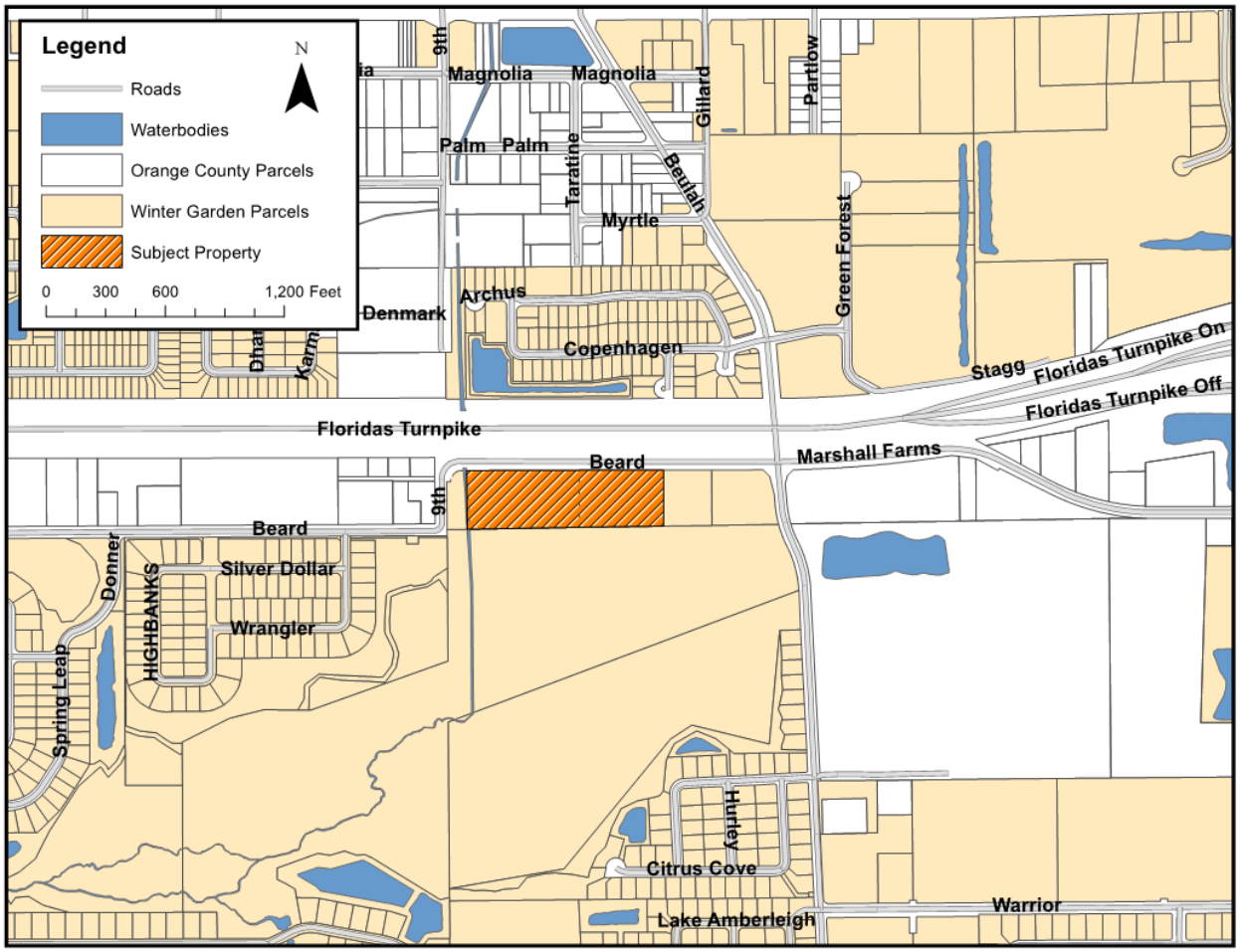
Staff recommends approval of Ordinance 20-20 and 20-21.

Attachment(s)/References:

Location Map
Ordinance 20-20 and 20-21
Staff Report
Site Plan
Elevations

LOCATION MAP

1577 & 894 Beard Road



ORDINANCE 20-20

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9TH STREET, AND SOUTH OF BEARD ROAD FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY AND 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 6.01 ± acres located at 1577 & 894 Beard Road, west of Beulah Road, east Of 9th Street, and south of Beard Road, 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 (LR) to Commercial (COM); 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 re-designating the aforesaid Property from Low Density Residential to 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#: 25-22-27-0000-00-052 and 25-22-27-0000-00-002

DESCRIPTION:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF THE SUNSHINE STATE PARKWAY AND BEARD ROAD. LESS THE EAST 334.00' THEREOF.

PARCEL 2:

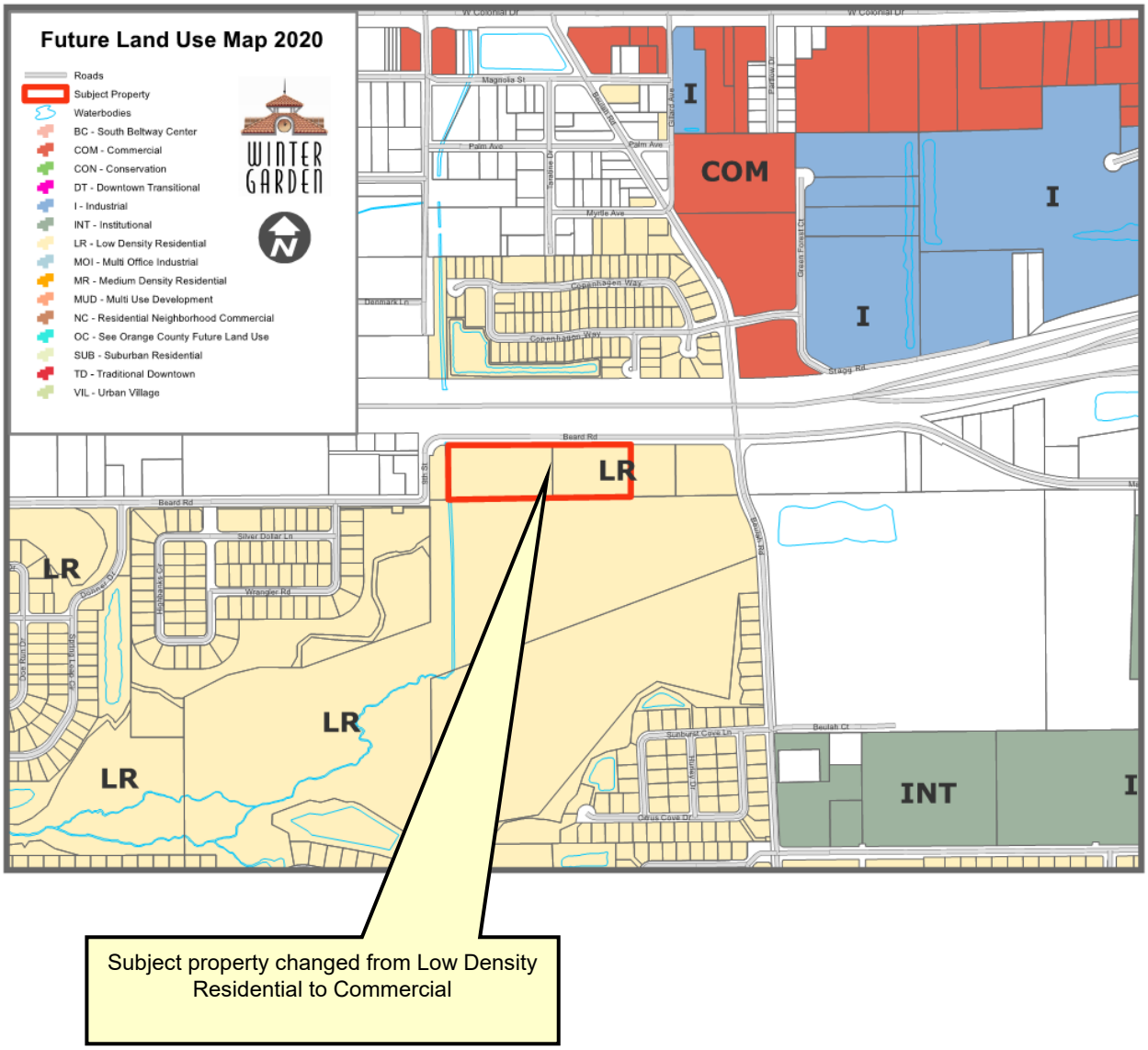
THE SOUTH 297 FEET, MORE OR LESS, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, LESS THE WEST 100 FEET THEREOF AND EASEMENT REQUIRED FOR DRAINAGE DITCH ON WEST END OF SAID PROPERTY.

Containing 6.01 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

<u>1577 & 894 Beard Road</u>



Subject property changed from Low Density Residential to Commercial

ORDINANCE 20-21

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 6.01 ± ACRES LOCATED AT 1577 & 894 BEARD ROAD, WEST OF BEULAH ROAD, EAST OF 9TH STREET, AND SOUTH OF BEARD ROAD, FROM R-1 (RESIDENTIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE WINTER GARDEN SELF STORAGE PCD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner(s) of that certain real property generally described as approximately 6.01 ± acres located at 1577 & 894 Beard Road, west of Beulah Road, east Of 9th Street, and south of Beard 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-1 (Residential District) to PCD (Planned Commercial Development), 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 rezoning 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 zoning classification of real property legally described on Exhibit "A," is hereby rezoned from (R-1) Residential District to (PCD) Planned Commercial Development in the City of Winter Garden, Florida subject to the following conditions provisions and restrictions:

a. **Applicability/Conflict.** All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. 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-2 (Arterial Commercial District) 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.

b. **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 an enjoyable, aesthetically pleasing, and pedestrian friendly commercial development.

c. **Development Plans.** The Property shall be developed in substantial conformance with the Preliminary Development Plans attached hereto as Exhibit "B". Should any conflict exist between this Ordinance and the Preliminary Development Plans attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control to the extent of the conflict.

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

1. Minimum Building Setbacks:
   - Front: 15 feet, excluding architectural bump outs or façade treatments.
   - Side interior lot: 20 feet when abutting a residential zoning district.
   - Side corner lot: 40 feet.
   - Rear: 20 feet when abutting a residential zoning district.

2. Maximum Building Heights:
   - All building heights shall conform to the Building Information site data provided in Exhibit "B".
   - Maximum height of all buildings is 3-stories.

3. Boat/RV Storage:
   - A maximum of 38 parking stalls measuring 12' x 40' for Boat and RV storage is permitted for this Property.
4. Elevations:
   - All elevations will adhere to the elevations provided in Exhibit "B".

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

1. Self-storage facility with associated management office.

f. **Permitted Accessory Uses-** Permitted accessory uses on the Property are as follows:

1. Accessory uses are not allowed in this PCD.

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

1. There are no special exception uses for this property.

h. **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. Residential uses.
2. Motels, hotels, rooming houses.
3. Concrete, block, and asphalt plants including batch plants.
4. Automobile junkyards, scrap yards, and salvage yards.
5. Manufacturing activities.
6. Industrial activities.
7. Garages (commercial).
8. Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited.
9. Storage of liquefied petroleum products and petrochemical products.
10. The on-site operation of businesses by tenants or lessees of individual storage unit(s).
11. Billboard.
12. Adult or pornographic book, magazine, video and novelty stores.
13. Adult entertainment.

i. **Signage –** All proposed signs shall conform Exhibit “B”. All other 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 and Chapter 102 of the City of Winter Garden Ordinances. Signs will be permitted separately.

j. **Dark Skies-** All exterior lighting shall be designed to provide safe, convient 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.

SECTION 2: *Staff Conditions.*

1. A 5' sidewalk will be required along the frontage of Beard Road as shown in the development plan in Exhibit B.
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. An engineered site plan meeting all City Code requirements shall be submitted for review and approval by City Staff and City Commission prior to commencement of any construction.
4. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division.
5. All irrigation on the site shall be designed to be supplied by reclaimed water as shown.
6. Permits or modification from SJRWMD (stormwater) and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.
7. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
8. All work shall conform to City of Winter Garden standards and specifications.
9. 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.
10. The Contractor is responsible for the notification, location and

protection of all utilities that may exist within the project limits.

11. 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.

12. 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: *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#: 25-22-27-0000-00-052 and 25-22-27-0000-00-002

DESCRIPTION:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF THE SUNSHINE STATE PARKWAY AND BEARD ROAD. LESS THE EAST 334.00' THEREOF.

PARCEL 2:

THE SOUTH 297 FEET, MORE OR LESS, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, LESS THE WEST 100 FEET THEREOF AND EASEMENT REQUIRED FOR DRAINAGE DITCH ON WEST END OF SAID PROPERTY.

Containing 6.01 acres, more or less.

Exhibit "B"

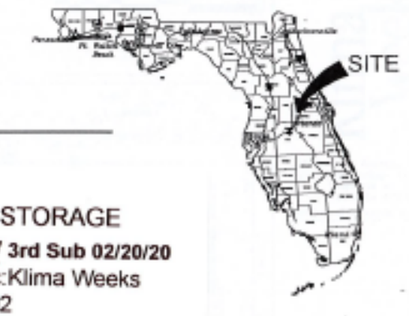
COVER PAGE

WINTER GARDEN SELF-STORAGE PCD PRELIMINARY DEVELOPMENT PLANS

(13 PAGES - ATTACHED)

WINTER GARDEN SELF STORAGE PCD
WINTER GARDEN, FLORIDA

FEBRUARY 2020



Beard Road - 1577 & 894
WINTER GARDEN SELF STORAGE
REZONING/FLU - REV 3rd Sub 02/20/20
o:Flagship Co Group LLC - c:Klima Weeks
25-22-27-0000-00-052 & -002

Beard Road - 1577 & 894
WINTER GARDEN SELF STORAGE
REZONING/FLU - 3rd Sub 02/~~13~~20/2020
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25-22-27-0000-00-052 & -002

SHEET INDEX:

C000	COVER SHEET
C001	DEVELOPMENT SITE & UTILITY PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES & DETAILS
L-3	TREE REMOVAL PLAN
A001	PERSPECTIVE VIEW
A002	PERSPECTIVE VIEW
A003	NORTH ELEVATION
A004	EAST ELEVATION
A005	SOUTH ELEVATION
A006	WEST ELEVATION
A007	MATERIAL OUTLINE
A008	EXTERIOR STORAGE AND RV CANOPY

PARCEL No.: 25-22-27-0000-00-052
and PORTION of: 25-22-27-0000-00-002

DRAINAGE STATEMENT:

1. ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED TO MEET ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF WINTER GARDEN REQUIREMENTS.
2. STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH SJRWMD LAKE APOPKA BASIN CRITERIA. WEKIVA RECHARGE PROTECTION BASIN RECHARGE STANDARD DOES NOT APPLY AS ON-SITE SOILS ARE NOT NRCS TYPE "A" SOILS PER THE SCS SOILS MAP.

ZONING INFORMATION:

SITE:	R-1
FRONT/NORTH:	BEARD ROAD/PUD/R-1
SIDE/WEST:	R-1
SIDE/EAST:	R-1
REAR/SOUTH:	R-1

CONTACT INFORMATION:

OWNER:
CHARLES D. AND JOSEPH BRYAN DONMARK
1408 9th STREET
WINTER GARDEN, FL. 34787-4308

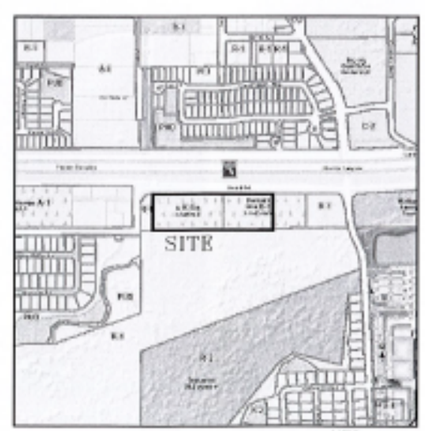
DEVELOPER/CONTRACT PURCHASER:
FLAGSHIP COMPANIES GROUP, LLC
PHILLIP C. HOLLIS, MS/PE, MANAGER
1190 BUSINESS CENTER DRIVE
SUITE 1010
LAKE MARY, FL. 32746
TEL: 407.246.1144
E-MAIL: PHILLIP@PMJS.COM

ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
SELBY G. WEEKS, PE, LEED AP
385 DOUGLAS AVE., STE. 2100
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407.478.8750
FAX: 407.478.8749
E-MAIL: SWEEKS@KLIMAWEEKS.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE KENKINS, JR. PSM
3110 RED FOX RUN
KISSIMMEE, FL. 34746
TEL: 407.654.6183
FAX: 407.654.6184
E-MAIL: BENCHMARKSURVEYINGANDMAPPING.COM

ARCHITECT:
ELEVEN 18 ARCHITECTURE
JARED AKERS
1011 E. COLONIAL DRIVE
ORLANDO, FL. 32803
TEL: 407.745.5300
E-MAIL: ELEVEN18ARCHITECTURE.COM

LANDSCAPE ARCHITECT:
SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC
KATY BOJACK
P.O. BOX 949383
MAITLAND, FL. 32794-8383
TEL: 407.376.1423
E-MAIL: KATY@SCHWEIZERBOJACK.COM



NTS

VICINITY & EXISTING ZONING MAP
1577 BEARD ROAD, WINTER GARDEN, FLORIDA 34787

PROPERTY DESCRIPTION:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF THE SUNSHINE STATE PARKWAY AND BEARD ROAD. LESS THE EAST 334.00' THEREOF.

PARCEL 2:

THE SOUTH 297 FEET, MORE OR LESS, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, LESS THE WEST 100 FEET THEREOF AND EASEMENT REQUIRED FOR DRAINAGE DITCH ON WEST END OF SAID PROPERTY.

ADDRESS:

1577 BEARD ROAD, WINTER GARDEN, FLORIDA

FLOOD ZONE:

SUBJECT PROPERTY LIES WITHIN ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH NO BASE FLOOD ELEVATION DETERMINED AND ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12095C0215F, DATED SEPTEMBER 25, 2009.

ALLOWABLE USES:

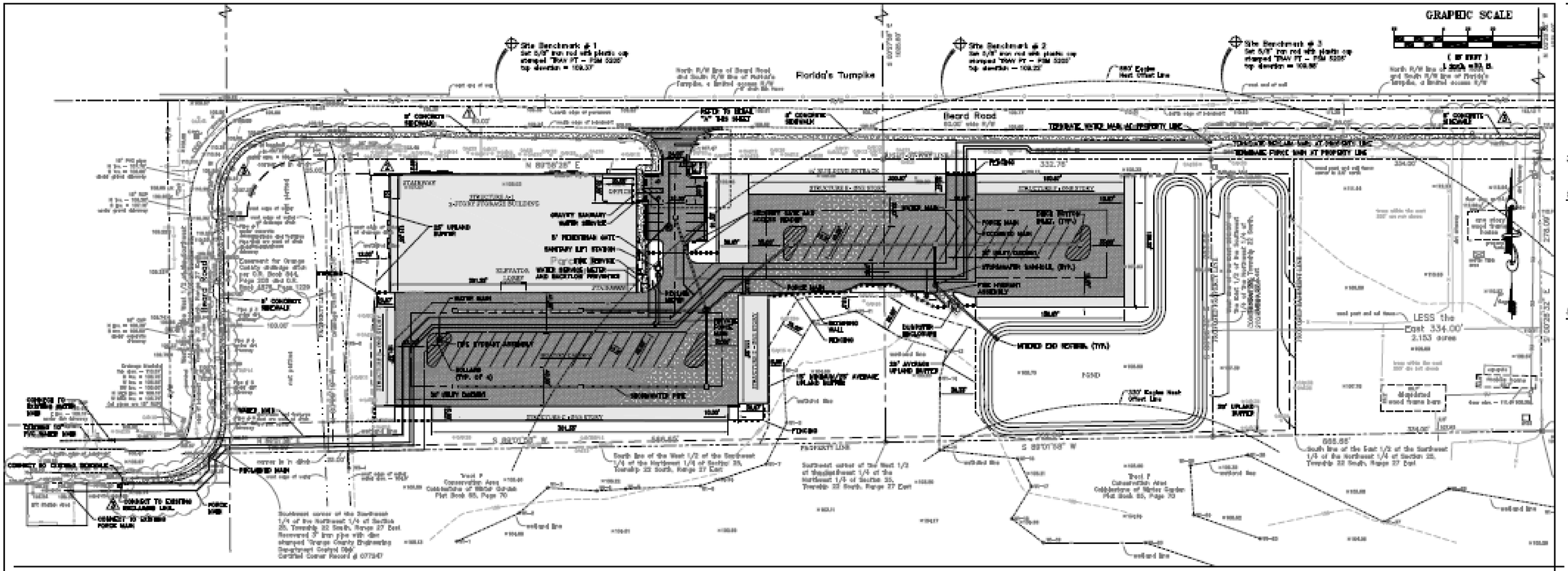
SELF STORAGE AND VEHICLE STORAGE INCLUDING COVERED VEHICLE STORAGE

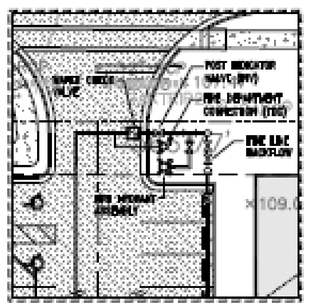
Community Development
Planning & Zoning
FEB 20 2020
Received By:
Project #

Klima Weeks
CIVIL ENGINEERING
385 DOUGLAS AVE
STE 2100
ALTAMONTE SPRINGS
FLORIDA 32714
TELEPHONE 407.478.8750
FACSIMILE 407.478.8749

CERTIFICATE OF AUTHORIZATION No.: 9030

NO.	REVISION	BY	DATE
1	City Comments	SGW	11/21/19
2	Building Revision	SGW	02/07/20
3			
4			





DETAIL "A"
SCALE: 1" = 20 FT.

SITE DATA:

BUILDING INFORMATION:
SELF-STORAGE BUILDINGS:
MAX. BUILDING HEIGHT:
STRUCTURE A-1: 43'-6"
STRUCTURE B: 13'-6"
STRUCTURE C: 13'-6"
STRUCTURE D: 13'-6"
STRUCTURE E: 13'-6"
STRUCTURE F: 13'-6"

BUILDING AREAS:
3-STORY STRUCTURE A-1
LEVEL 1 – 38,495 SF
LEVEL 2 – 38,495 SF
LEVEL 3 – 38,495 SF
TOTAL STRUCTURE A-1 – 115,485 SF
STRUCTURE B – 2,095 SF
STRUCTURE C – 4,520 SF
STRUCTURE D – 3,415 SF
STRUCTURE E – 6,940 SF
STRUCTURE F – 6,177 SF
TOTAL SELF-STORAGE – 137,632 SF

TOTAL PARKING REQUIRED:
1,000 SF. OFFICE X (5 SPACES/1,000 SF.) = 4 SPACES

PARKING PROVIDED:

	REGULAR	ACCESSIBLE	TOTAL
TOTAL PARKING PROVIDED	11	2	13 SPACES

*PROJECT PROVIDES EXTRA WIDE INTERNAL DRIVEWAYS (32 FT. MIN.), ALLOWING INDIVIDUALS TO PARK BY THEIR PERSONAL STORAGE UNITS TO LOAD/UNLOAD.

ESTIMATED SCHEDULE:
START CONSTRUCTION – JUNE 2020
COMPLETE CONSTRUCTION – DECEMBER 2020

EXTERNAL TRAF. LIGHTING:
SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF WINTER GARDEN CODE, SECTION 118: 1500-1508

UTILITY STATEMENT:
THE UTILITY DESIGN SHOWN HEREON IS PRELIMINARY FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.

PAVING LEGEND:

CONCRETE WALKS AND PAVEMENT

ASPHALT PAVEMENT SECTION

Klima Weeks
CIVIL ENGINEERING
360 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No. 9928

Jeffrey D. Weeks 9969

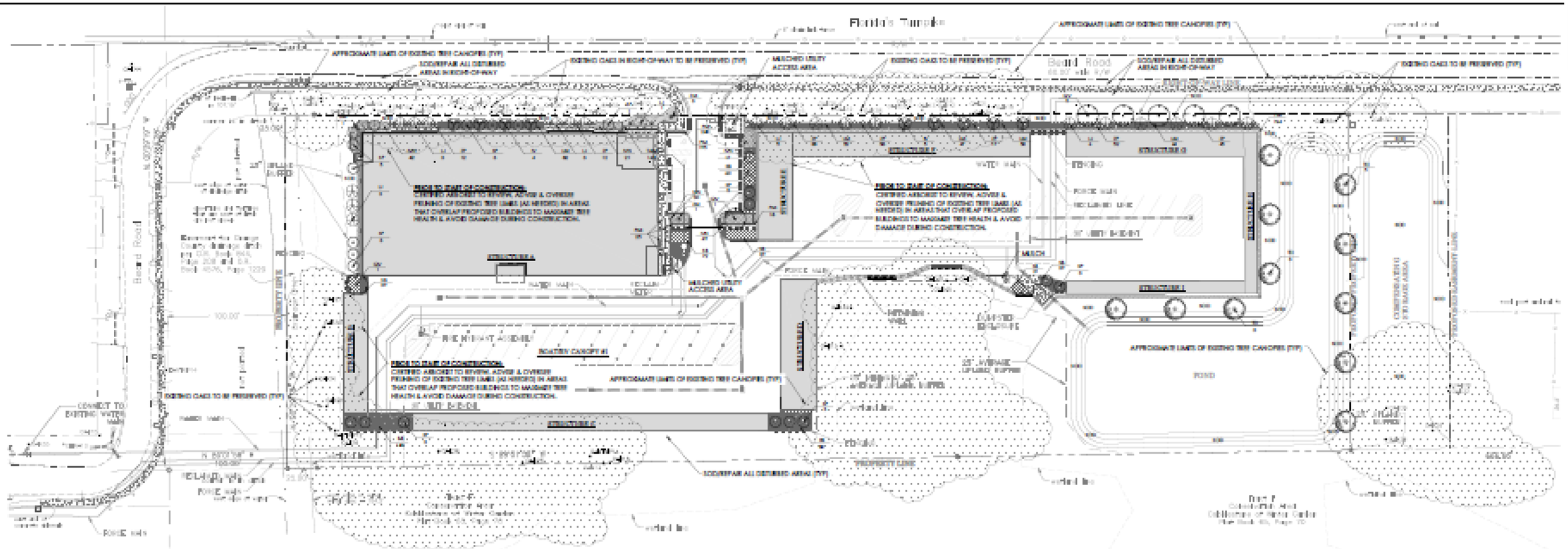
WINTER GARDEN SELF STORAGE PCD
ORANGE COUNTY
WINTER GARDEN, FL

DEVELOPMENT SITE & UTILITY PLAN

revision	description	date
1	City Comment	11/21/19
2	Eng. Revision	02/07/20
3	Sidewalk Revision	02/10/20
4		
5		
6		

drawn by: JAR
checked by: JDW
date: 09/04/19
plot scale: AS SHOWN
project number: 19FLA/Orno
file name: [illegible]

C001



SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE

LANDSCAPE BUFFER TABLE

LOCATION	LENGTH	REQUIRED / PROVIDED
NORTH (R-O-W Buffer)	871 Ln. Ft. (Excluding Drive)	REQUIRED: - 15 Ft. Width - 12 Canopy Trees @ Min. 3.5" Col., 12' Ht., 45 Gal. - 24 Understory Trees @ Min. 11' Ht., 30 Gal. - 36" Ht. Continuous Hedge, Max. 36" O.C. - 50% Coverage with Shrubs & Groundcovers (7.5 Ft. Width) PROVIDED: - 15 Ft. Width - 12 Canopy Trees [2 Existing Oaks (31" & 32") + 5 Proposed Oaks (Min. 3.5" Col., 12' Ht., 45 Gal.) + 4 Proposed Sabal Palms (12' Ht.)] - 27 Understory Trees [18 Proposed Ligustrums (Min. 3" Col., 8' Ht., 45 Gal.) + 9 Proposed Upright Yaupon Hollies (Min. 3" Col., 8' - 10' Ht., 30 Gal.)] - 36" Ht. Continuous Hedge, Spaced 36" O.C. - 50% Coverage with Shrubs & Groundcovers (7.5 Ft. Width)
EAST (Side Yard Buffer + Retention Trees)	350.58 Ln. Ft.	REQUIRED: - 10 Ft. Width - 11 Canopy Trees @ Min. 3" Col., 12' Ht., 30 Gal. - 36" Ht. Continuous Hedge, Max. 36" O.C. PROVIDED: - 20 Ft. Min. Width - 11 Canopy Trees [11 Proposed Bald Cypress (Min. 3" Col., 12' Ht., 45 Gal.)] - 36" Ht. Continuous Hedge, Max. 36" O.C.
SOUTH (Rear Yard Buffer)	899.29 Ln. Ft.	REQUIRED: - 10 Ft. Width - 18 Canopy Trees @ Min. 3" Col., 12' Ht., 30 Gal. - 27 Understory Trees @ Min. 1½" Col., 7' Ht., 15 Gal. - 36" Ht. Continuous Hedge, Max. 36" O.C. PROVIDED: - 24 Ft. Min. Width - 19 Canopy Trees [9 Proposed Sabal Palms (12' Ht.) + 10 Existing Oaks (From Back-to-Front: 24", 40", 42", 30", 18", 14", 14" Triple, 22", 24" & 14")] - Existing Wetlands Vegetation to Meet Understory Tree Requirement - Existing Wetlands Vegetation to Meet 36" Ht. Screening Requirement
WEST (Side Yard Buffer + Building Facade)	298.34 Ln. Ft.	REQUIRED: - 10 Ft. Width - 12 Canopy Trees @ Min. 3" Col., 12' Ht., 30 Gal. - 36" Ht. Continuous Hedge, Max. 36" O.C. PROVIDED: - 67 Ft. Width - 12 Canopy Trees [6 Proposed Sabal Palms (12' Ht.) + 1 Proposed Oak (Min. 3.5" Col.), + 5 Existing Oaks (From South-to-North: 12" Triple, 31", 11", 30", 21")] - Existing Wetlands Vegetation to Meet 36" Ht. Screening Requirement + 36" Ht. Shrubs Provided Along Building Facade Visible from R-O-W

PRELIMINARY PLANT MATERIALS LEGEND

SYMBOL	KEY	QNTY.	COMMON/BOTANICAL NAME	SPECIFICATIONS/DESCRIPTION
	QV	7	Live Oak Quercus virginiana	3½" Min. Col., 12' Min. Ht., R. #1, B&B or 45 Gal.
	TD	11	Bald Cypress Taxodium distichum	3" Min. Col., 12' Min. Ht., R. #1, B&B or 45 Gal.
	LJ	21	Ligustrum Tree Ligustrum japonicum	3" Total Col., Multi Trunk, 8' Ht., R. #1, B&B
	IV	18	Upright Yaupon Holly Ilex vomitoria 'Pride of Houston'	3" Total Col., Multi Trunk, 8'- 10' Ht., R. #1, 30 Gal.
	SP	36	Sabal Palm Sabal palmetto	12' O.A. Ht., Booted Trunks, Matching Specimens
	CP	5	Cardboard Palm Zamia furfuracea	7 Gal., 24" O.A., Matching Specimens
	PM	448	Podocarpus Podocarpus macrophyllus	36" Min. Ht., 7 Gal., 24" O.C.
	ZP	304	Coontie Zamia pumila	12" - 18" Ht., 3 Gal., 30" O.C.
	NYN	139	Dwarf Yaupon Holly Ilex vomitoria 'Nana'	8" - 12" Ht., 3 Gal., 24" O.C.
	SB	490	Sand Cordgrass Spartina bakeri	18" - 24" Ht., 3 Gal., 24" O.C.
	LM	348	Variegated Lilipe Liliope muscari 'Variegata'	Full, 1 Gal., 24" O.C.
	TAM	165	Dwarf Asiatic Jasmine Trachelospermum asiaticum 'Minima'	Full, 1 Gal., 18" O.C.
	SOD	TBD	Argentine Bahia Sod Paspalum notatum 'Argentina'	Solid Sod, Free of Noxious Weeds
	MULCH	TBD	Pine Bark Mulch	3" Min. Depth, All Planting Areas

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GRAPHIC SCALE

LANDSCAPE PLAN

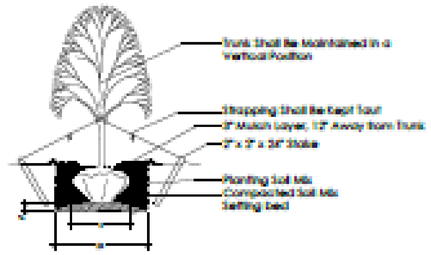
WINTER GARDEN SELF STORAGE
1577 BEARD ROAD - CITY OF WINTER GARDEN, FLORIDA

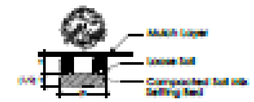
3	3/19/20
2	2/07/20
1	11/20/19
	9/26/19

L-1

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE and were created, evolved and developed for use on and in connection with this specific project.

LANDSCAPE PLANTING DETAILS





LANDSCAPE GENERAL NOTES

1. The Landscape Contractor shall insure that this work does not interrupt established or projected drainage patterns. The Landscape Contractor shall insure adequate vertical drainage in all plant beds and planters. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage.

2. The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans and in the landscape specifications. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at the time of bidding.

3. All plant materials shall be graded Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted.

4. All plant beds and tree rings shall be top dressed with a 3" minimum depth of pine bark nuggets.

5. The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs. Staking of trees or shrubs, if desired or requested by the Landscape Architect or owner, shall be done utilizing a method agreed upon by the Landscape Architect.

6. No fill material or use of heavy equipment around existing trees is allowed. Existing trees are to be protected by a wood barricade erected in compliance with local codes.

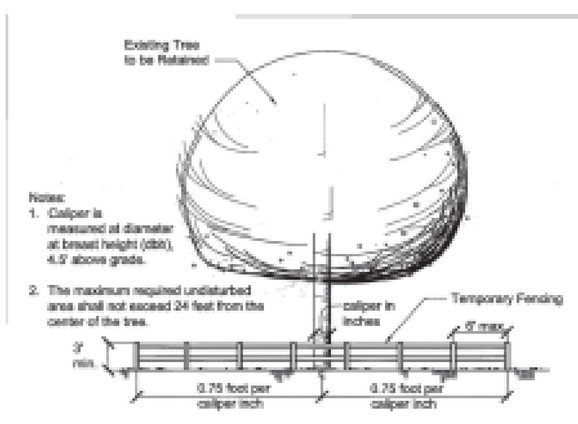
7. All grades, dimensions and existing conditions shall be verified by the Contractor on site before construction begins. Any discrepancies shall be brought to the attention of the Landscape Architect.

8. The Landscape Contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities.

9. The Landscape Contractor shall coordinate with the lighting and irrigation contractors regarding the timing of the installation of plant material.

10. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of work.

TREE PROTECTION DETAILS



TREE PROTECTION NOTES

All protected tree shall have the trunk and roots protected by protective barriers erected prior to development activity in accordance with the following:

1. Protective barriers constructed of wood rails, chain link fabric or orange plastic safety netting shall be placed around the tree or trees to form a continuous barricade at least three feet high. Ideally such barriers will form a protection zone described by the drip line.

2. Signs or other markings shall be placed on all sides of the protective barrier to designate the protected area.

3. Protective barriers shall remain in place until landscape operations begin or until construction in the immediate area has been completed.

4. Existing street trees located within rights-of-way interior to, or adjacent to, the development shall have protective barriers before site work begins.

5. Trenching for underground utilities shall be prohibited inside the protective barriers. If underground utilities must be routed through the protected area, tunneling shall be required. All landscape preparation in these areas shall be conducted by hand, except for mechanical tunneling as needed.

6. No vehicles, equipment, materials or fill shall be placed or stored within the protected area.

LANDSCAPE NOTES & DETAILS

SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE
LANDSCAPE & IRRIGATION DESIGN
PO BOX 540685 • LAKE WORTH, FLORIDA 33460 • Ph. (561) 204-5620
EMAIL: NICK@SCHWEIZERBOJACK.COM

WINTER GARDEN SELF STORAGE
1577 BARD ROAD - CITY OF WINTER GARDEN, FLORIDA

4	2/07/20
3	1/13/20
2	11/20/19
1	9/26/19

SHEET
L-2

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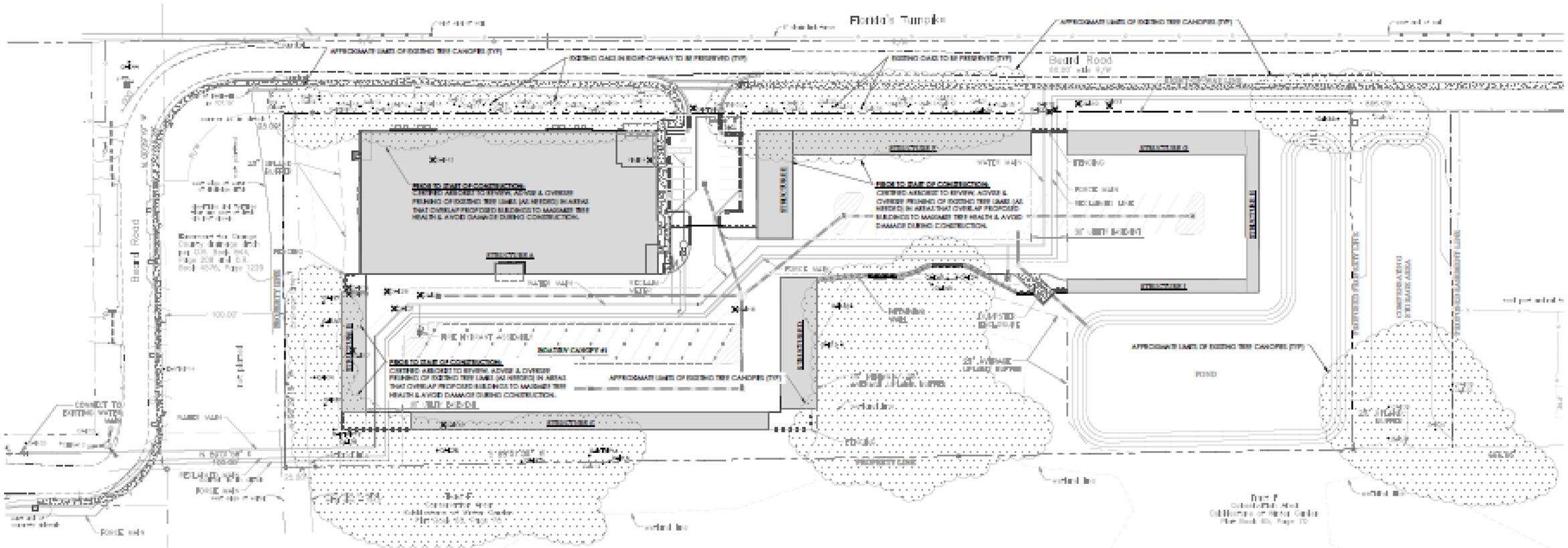
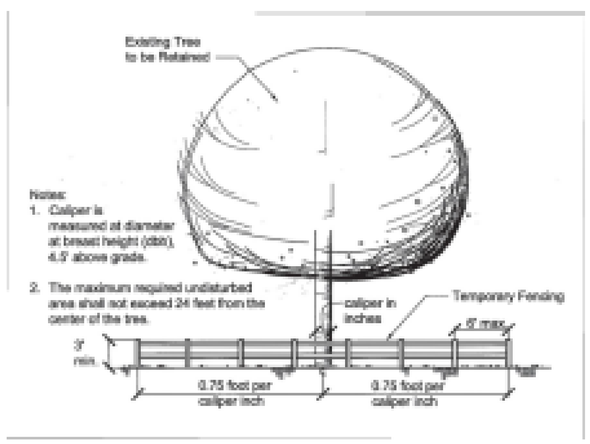


TREE PROTECTION DETAILS



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6. No vehicles, equipment, materials or fill shall be placed or stored within the protected area.

TREE REMOVAL

QNTY.	SIZE	TREE TYPE
1	10"	Oak
1	13"	Oak
1	14"	Pine
1	15"	Oak
1	16"	Oak
1	16"	Twin Oak
1	17"	Oak
2	18"	Oak
2	21"	Oak
1	28"	Oak
1	31"	Oak
1	43"	Oak
1	48"	Oak

TOTAL EXISTING TREES TO BE REMOVED: 15

PROPOSED TREES TO BE PLANTED ON SITE:

QNTY.	SPECIFICATIONS
7	Live Oak (3.5" Cal.)
11	Bald Cypress (3" Cal.)
21	Ligustrum (3" Total Cal.)
18	Yaupon Holly (3" Total Cal.)
26	Sabal Palms (12 Ht.)

TOTAL PROPOSED TREES TO BE PLANTED: 83

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GRAPHIC SCALE

TREE REMOVAL PLAN

SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE

LANDSCAPE & IRRIGATION DESIGN
PO BOX 6000 - WINTER GARDEN, FLORIDA 34787 - PH. (407) 654-6400
EMAIL: INFO@SCHWEIZERBOJACK.COM - WWW.SCHWEIZERBOJACK.COM

WINTER GARDEN SELF STORAGE
1577 BEARD ROAD - CITY OF WINTER GARDEN, FLORIDA

4	2/19/20
3	2/07/20
2	11/20/19
1	9/26/19

SHEET NUMBER
L-3

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC and were created, evolved and developed for use on and in connection with this specific project.

PERSPECTIVE: NORTHEAST

N.T.S.

WINTER GARDEN SELF-STORAGE
FLAGSHIP DEVELOPMENT
1577 BEARD RD. WINTER GARDEN, FL
A001-PERSPECTIVE VIEW 02-11-2020

ELEVEN 18 ARCHITECTURE

PERSPECTIVE: NORTHEAST

N.T.S.

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A002-PERSPECTIVE VIEW 02-11-2020

ELEVEN 18 ARCHITECTURE

NORTH ELEVATION

3/64" = 1'-0"

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A003-NORTH ELEVATION 02-11-2020

ELEVEN 18 ARCHITECTURE

43'-6"

39'-6"

EAST ELEVATION

3/64" = 1'-0"

WINTER GARDEN SELF-STORAGE
FLAGSHIP DEVELOPMENT
1577 BEARD RD. WINTER GARDEN, FL
A004-EAST ELEVATION 02-11-2020

ELEVEN 18 ARCHITECTURE
A WOMAN'S BUSINESS ENTERPRISE

SOUTH ELEVATION

3/64" = 1'-0"

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A005-SOUTH ELEVATION 02-11-2020

ELEVEN 18 ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

43'-6"

39'-6"

WEST ELEVATION

3/64" = 1'-0"

WINTER GARDEN SELF-STORAGE

FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A006-WEST ELEVATION 02-11-2020

ELEVEN 18 ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

1. INSULATED PANEL
   - PANEL: CF ARCHITECTURAL
   - FINISH: LIGHT GRAY

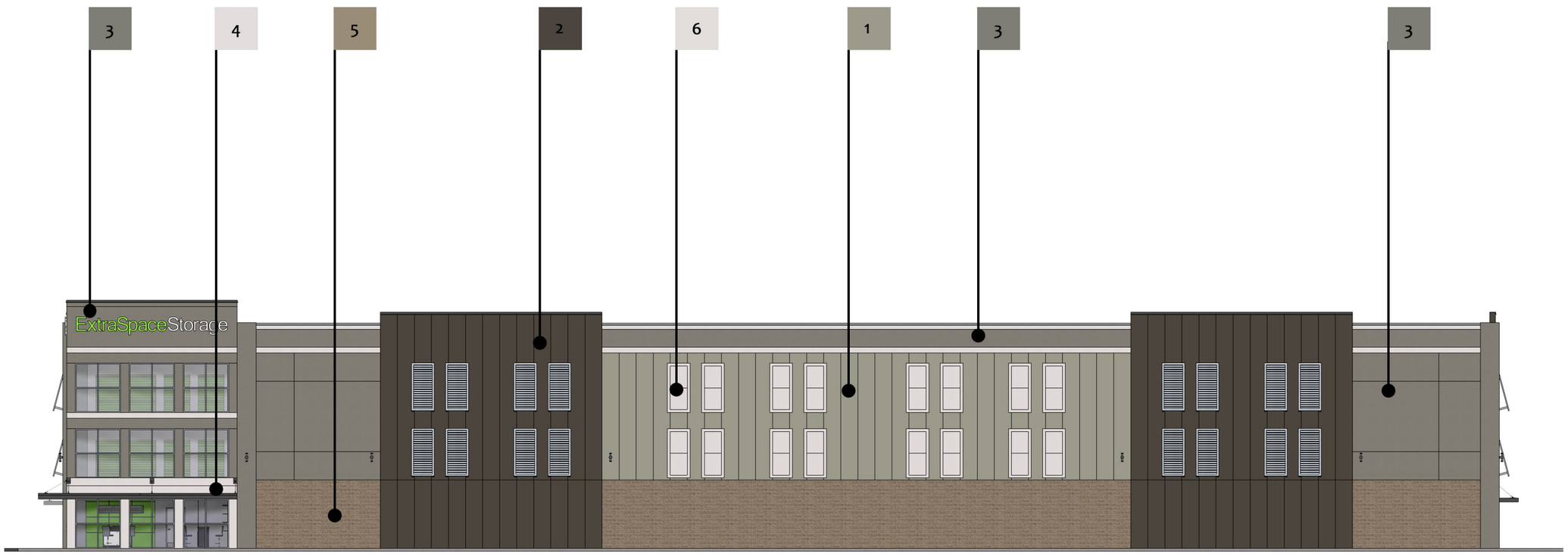
2. INSULATED PANEL
   - PANEL: CF ARCHITECTURAL
   - FINISH: MEDIUM BRONZE

3. EIFS
   - MANUFACTURER: DRYVIT
   - COLOR: 617 WINTER EVE

4. EIFS
   - MANUFACTURER: DRYVIT
   - COLOR: 613 OVERCAST

5. SPLIT FACE BLOCK
   - PAINT: CURIO GRAY- SW 0024

6. FAUX WINDOW OVER INSULATED PANEL
   - PAINT: ORIGINAL WHITE- SW 7077



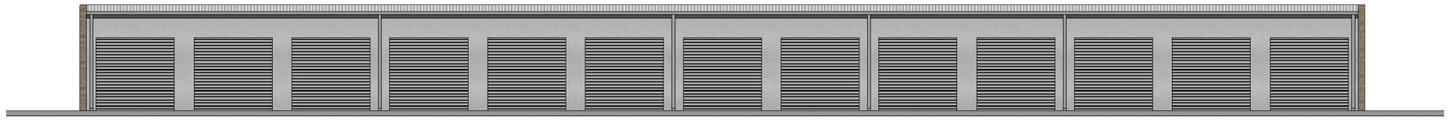
MATERIAL OUTLINE

3/64" = 1'-0"

WINTER GARDEN SELF-STORAGE
FLAGSHIP DEVELOPMENT
1577 BEARD RD. WINTER GARDEN, FL
A007-MATERIAL OUTLINE 02-11-2020

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

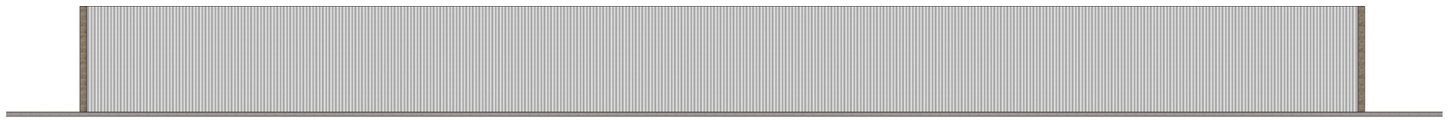
12'-0"



EXTERIOR STORAGE FRONT ELEVATION

1/16" = 1'-0"

12'-0"



EXTERIOR STORAGE REAR NON ST FACING

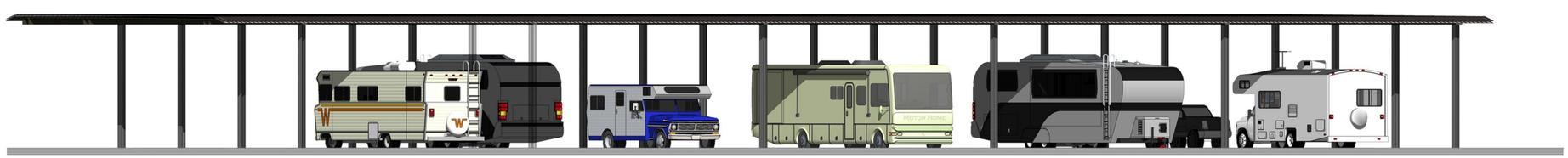
1/16" = 1'-0"

13'-4"

EXTERIOR STORAGE REAR STREET FACING

1/16" = 1'-0"

16'-7"



RV CANOPY ELEVATION

1/16" = 1'-0"

WINTER GARDEN SELF-STORAGE FLAGSHIP DEVELOPMENT

1577 BEARD RD. WINTER GARDEN, FL

A008-EXTERIOR STORAGE & RV CANOPY 02-11-2020

ELEVEN 18 ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

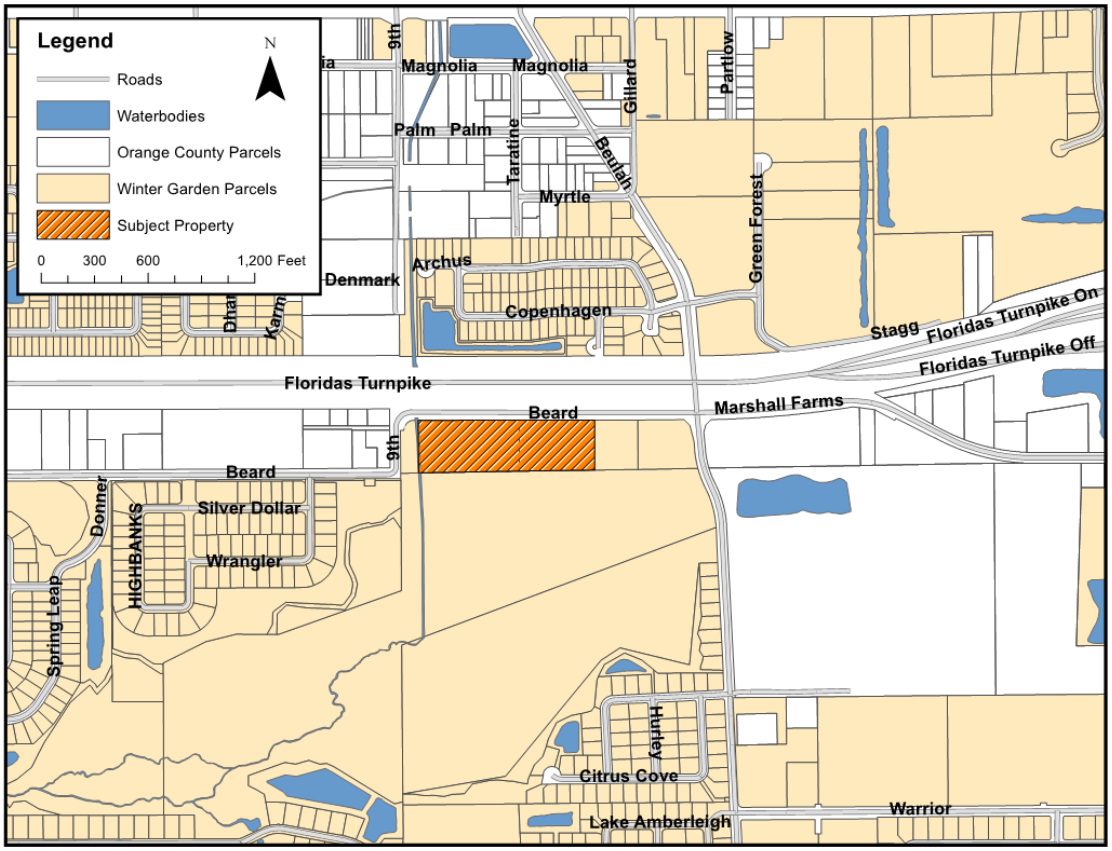
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, SENIOR PLANNER
DATE: February 21, 2020
SUBJECT: Future Land Use Amendment and PCD Rezoning
1577 & 894 Beard Road (6.01 +/- ACRES)
PARCEL ID # 25-22-27-0000-00-052 and 25-22-27-0000-00-002

APPLICANT: Klima Weeks Civil Engineering, Inc.

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 1577 & 894 Beard Road, south of Beard Road, and is approximately 6.01 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal 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 Commercial and rezoning the property to PCD (Planned Commercial Development).

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.

EXISTING USE

The project boundary is actually composed of two parcels, located 1577 & 894 Beard Road, however only half of the property located 894 Beard Road is requesting to be rezoned. The property located at 1577 Beard Road is 3.82 ± acres with a small two-story wood frame house built in 1941. The 2.18 ± acre land on the parcel located at 894 Beard Road is undeveloped.

ADJACENT LAND USE AND ZONING

The property to the west of the subject property is zoned R-1 (Residential District), is undeveloped, and currently has several mobile homes residing on the property. The property to the north is the Florida Turnpike. The property to the east, which is currently part of the parcel located at 894 Beard Road, is developed with a single-family home and is zoned R-1 (Residential District). The property to the south is zoned R-1 (Residential District), is undeveloped wetlands, and is Tract F (Conservation) of the Cobblestone of Winter Garden neighborhood plat.

PROPOSED USE

The applicant is requesting PCD rezoning to permit the development of the property for 114,641 sf of personal self-storage. The project will consist of one 3-story main building and five single story storage structures surrounding an internal vehicle storage area with canopies. The project will also consist of enhanced landscaping, sidewalks, and stormwater pond.

PUBLIC FACILITY ANALYSIS

The property will have one vehicle access point off of Beard Road.

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

On January 15, 2020 a community meeting was held at City Hall. Over 390 notices were sent to five neighborhoods and several properties along Beard Road. Around six households came to that meeting. A few of the residents expressed concern about the safety of Beard Road. Specifically the lack of a sidewalk. The City required that the applicant provide a sidewalk along Beard Road frontage starting from the end of the sidewalk at Roper Reserve. The sidewalk is a condition of approval in the Ordinace and is shown on the predevelopment plan of the PCD.

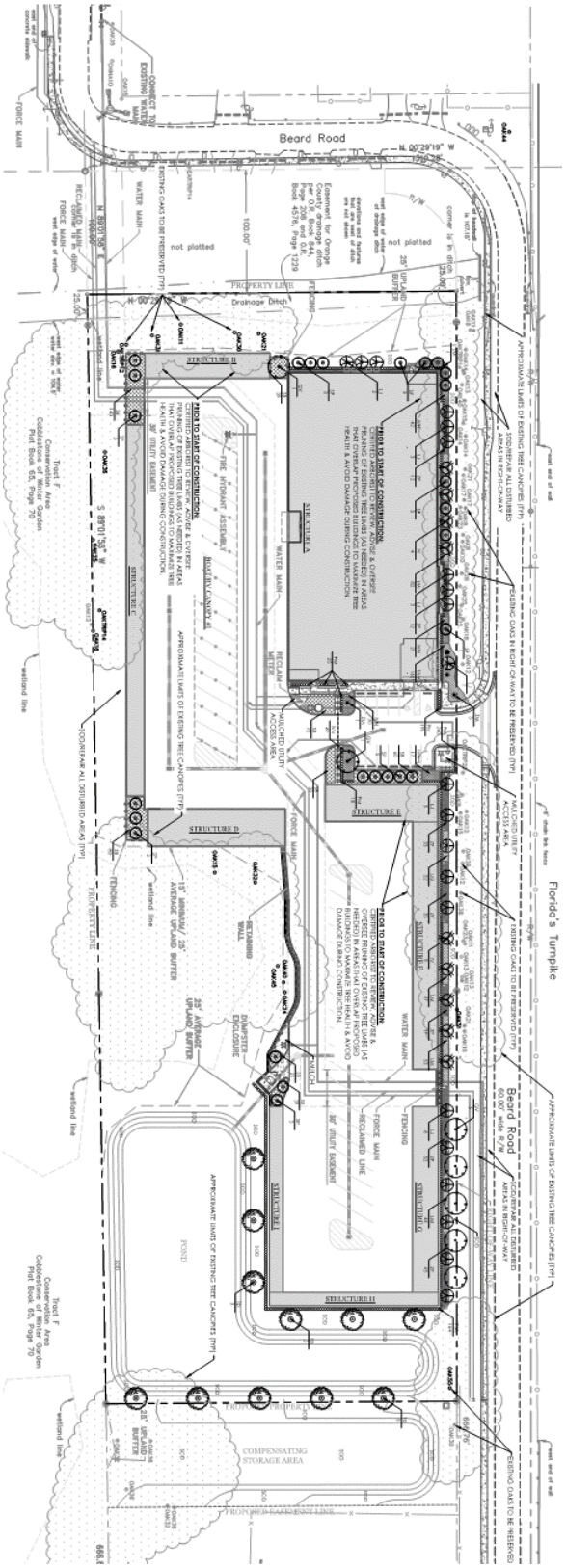
SUMMARY

The proposed development is a reasonable use of the land and this type of low trip generating development is consistent with other developments that exist in this area of the City. With the subject property directly adjacent to the Florida Turnpike the proposed project seems most reasonable for nonresidential uses.

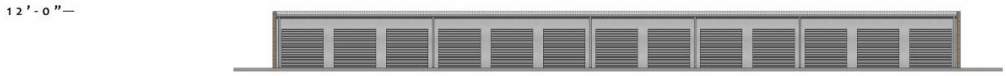
The proposed future land use amendment changing the land use from Low Density Residential to Commercial, and rezoning from R-1 (Residential District) to PCD (Planned Commercial Development), is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance(s) subject to the conditions outlined in Ordinance 20-20 and Ordinance 20-21.

AERIAL PHOTO
1577 & 894 Beard Road

PROPOSED DEVELOPMENT PLAN
<u>1577 & 894 Beard Road</u>



Elevations
<u>1577 & 894 Beard Road</u>



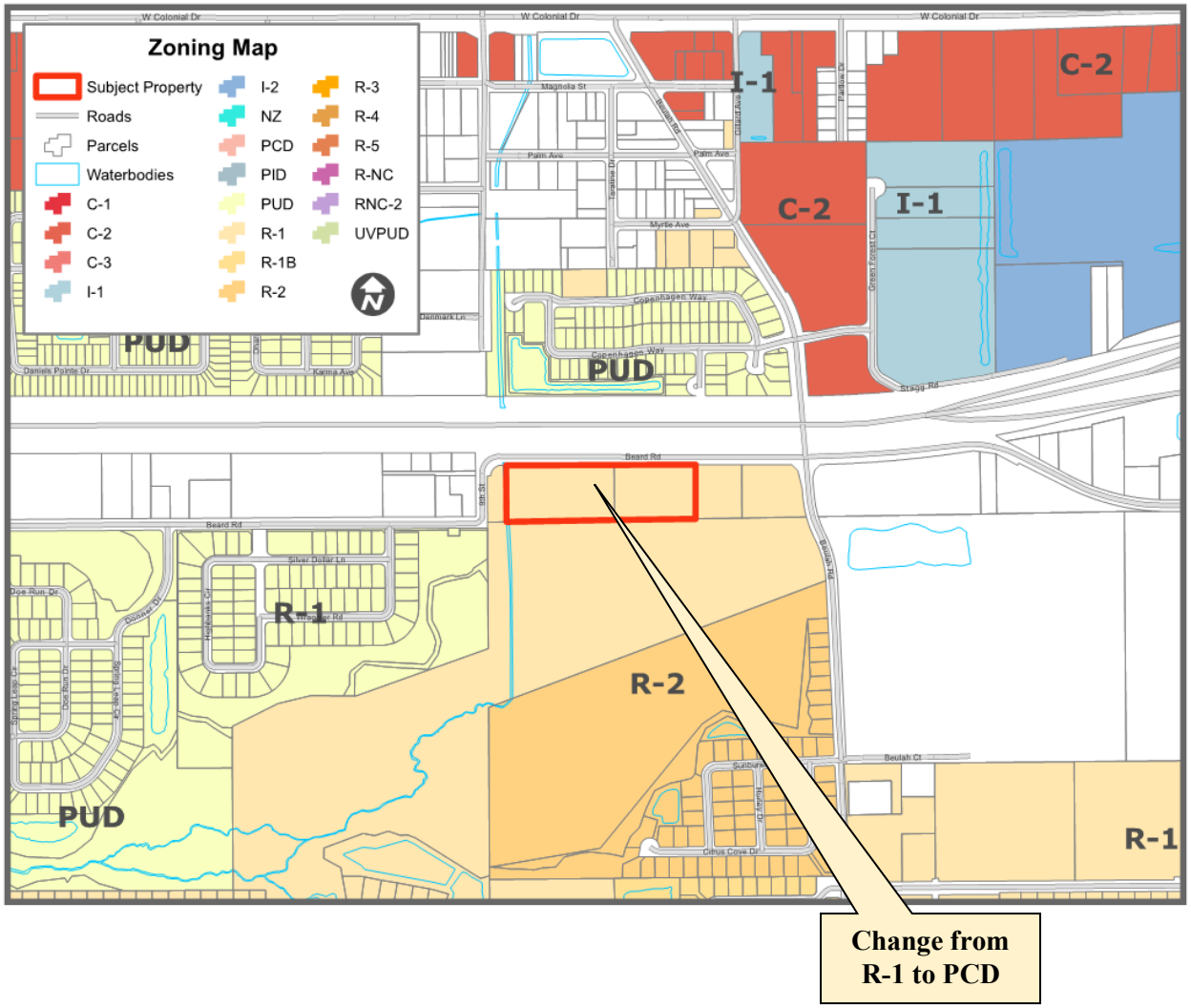
EXTERIOR STORAGE FRONT ELEVATION
1/16" = 1'-0"

EXTERIOR STORAGE REAR NON ST FACING
1/16" = 1'-0"

EXTERIOR STORAGE REAR STREET FACING
1/16" = 1'-0"

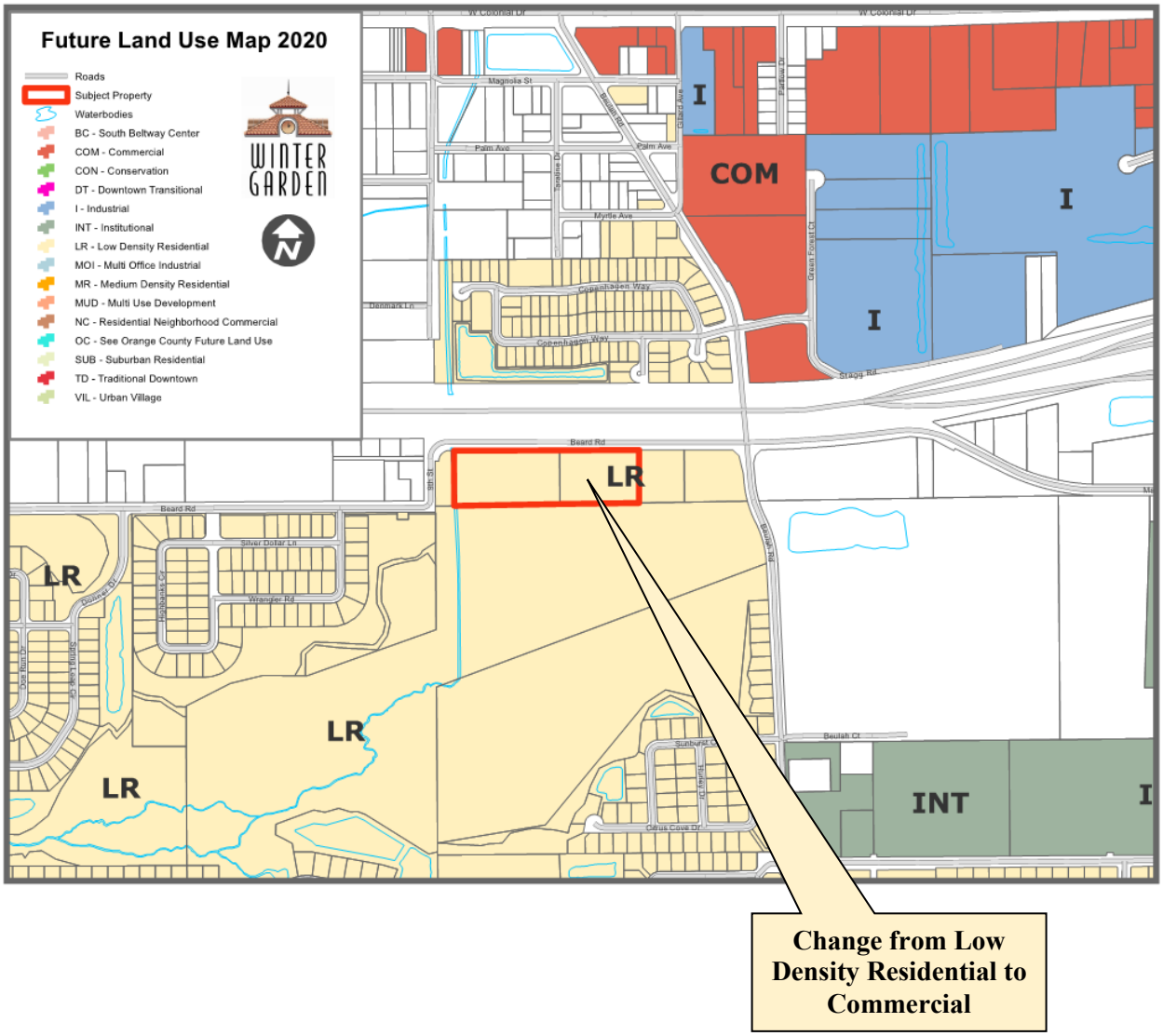
RV CANOPY ELEVATION
1/16" = 1'-0"

ZONING MAP
1577 & 894 Beard Road



Change from R-1 to PCD

FUTURE LAND USE MAP
1577 & 894 Beard Road



Change from Low Density Residential to Commercial

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: June 4, 2020 **Meeting Date:** June 11, 2020

Subject: 1905 Avalon Road
Belle Meade Commercial Outparcel 2
Site Plan Approval
PARCEL ID #04-23-27-0000-00-030

Issue: The applicant is requesting Site Plan approval to construct three commercial buildings with associated site improvements on a vacant outparcel that is part of the Belle Meade Planned Commercial Development.

Discussion:

The 3.50 +/- acre subject property located on the northeast corner of Avalon Road and Tilden Road, which is part of the Belle Meade Planned Commercial Development, is currently vacant. This Site Plan was initially approved in October 2008, and again on 01/26/2017; both approvals expired when the owner failed to move forward with the project.

The applicant is proposing to construct three retail and office buildings on the property. Building A (6,500 sq. ft.) and Building C (6,000 sq. ft.) will be single-story structures that house multiple retail suites. Building B will be a two story building with 15,647 sq. ft. of multi-tenant retail space on the first floor and 8,830 sq. ft. of office space on the second floor. The project will also include associated landscaping, buffering, bicycle and pedestrian furnishings, and other site improvements. The proposed development is required to adhere to the site design and architectural standards of the property's PCD (Planned Commercial Development) zoning per Ordinance 06-50. The site must adhere to the requirements outlined in the Developer’s Agreement approved by the City Commission on 01/26/2017.

Recommended Action:

Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated June 4, 2020. Development of the property with three commercial buildings is consistent with the City's Comprehensive Plan.

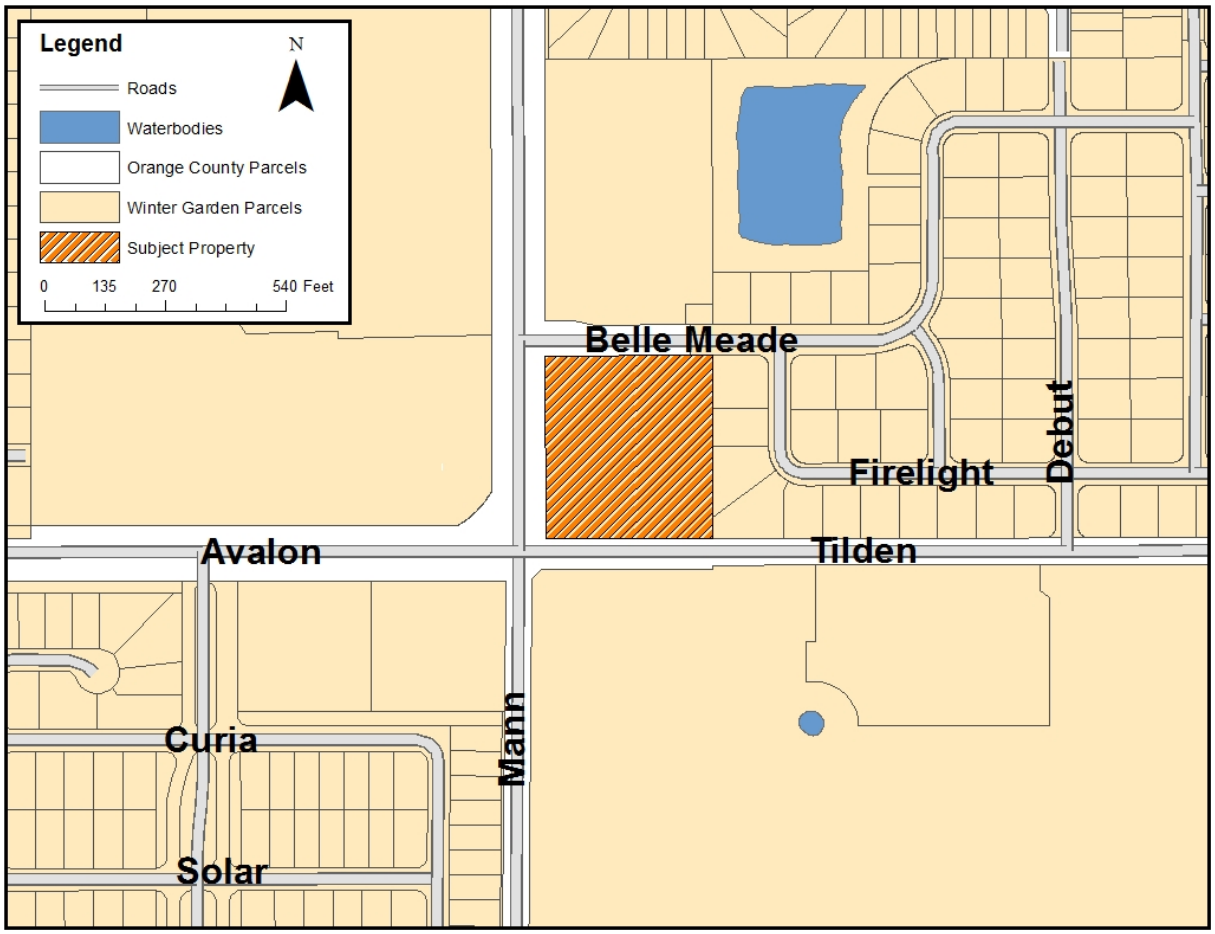
Attachment(s)/References:

Location Map
Ordinance 20-19
Staff Report

LOCATION MAP

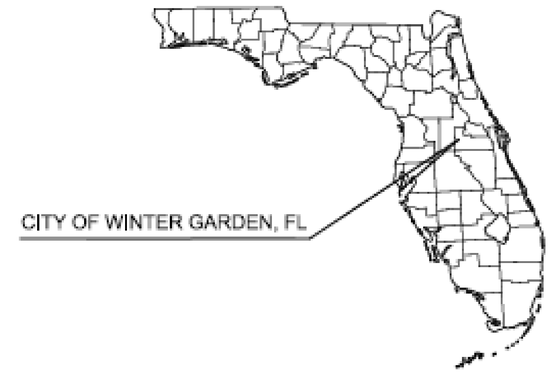
1905 Avalon Road, Belle Meade Commercial Outparcel #2

<u>Site Plan Approval</u>



CONSTRUCTION PLANS
FOR
BELLE MEADE SUBDIVISION
OUTPARCEL #2
PARCEL ID# 04-23-27-0000-00-030

MAY 11, 2020



LEGAL DESCRIPTION

DESCRIPTION: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4 OT THE SOUTHWEST 1/4, THENCE RUN S89°54'10"E ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 33.00 FEET; THENCE RUN N00°00'36"E A DISTANCE OF 505.83 FEET; THENCE RUN S89°59'57"E A DISTANCE OF 27.00 FEET FOR THE POINT OF BEGINNING; THENCE RUN N00°00'36"E A DISTANCE OF 593.92 FEET; THENCE RUN N89°59'44"E A DISTANCE OF 373.22 FEET; THENCE RUN S00°00'03"W A DISTANCE OF 548.96 FEET; THENCE RUN N89°59'57"W A DISTANCE OF 60.00 FEET; THENCE RUN S00°00'03"W A DISTANCE OF 45.00 FEET; THENCE RUN N89°59'57"W A DISTANCE OF 313.31 FEET TO THE POINT OF BEGINNING.

UTILITY PROVIDERS:

Water:
City of Winter Garden
251 West Plant St.
Winter Garden, FL 34787
Phone: (407) 656-4100
Fax: (407) 877-2363
Contact: Mike Cotton
Email: mcotton@wintergarden-fl.com

Wastewater:
City of Winter Garden
251 West Plant St.
Winter Garden, FL 34787
Phone: (407) 656-3801
Fax: (407) 877-2363
Contact: Gary Skipper
Email: gskipper@wintergarden-fl.com

Reclaimed Water:
City of Winter Garden
251 West Plant St.
Winter Garden, FL 34787
Phone: (407) 656-4100
Fax: (407) 877-2363

Stormwater:
City of Winter Garden
251 West Plant St.
Winter Garden, FL 34787
Phone: (407) 656-4100
Fax: (407) 877-2363
Contact: Alex Nesser
Email: anesser@wintergarden-fl.com

Telephone:
Embarq
Phone: (800) 339-1811

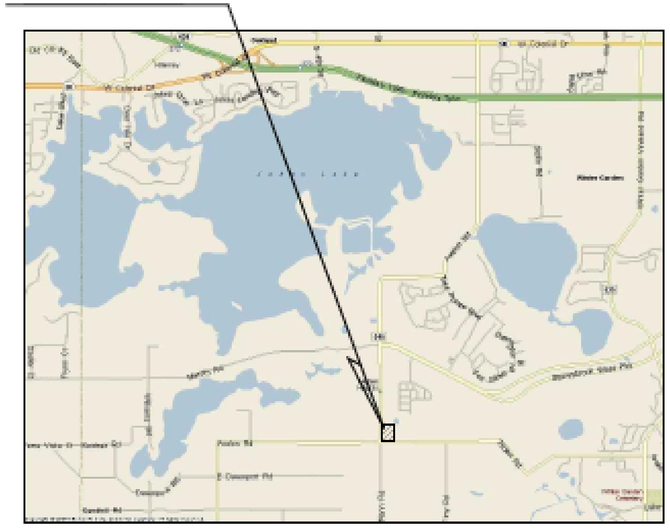
Electric:
Progress Energy
Phone: (800) 700-8744

Cable Television:
Brighthouse Networks
Phone: (407) 291-2500

Fire Service:
City of Winter Garden Fire Department
251 West Plant St.
Winter Garden, FL 34787
Phone: (407) 656-4689
Fax: (407) 656-4017

Gas:
Lake Apopka Natural Gas
1320 Winter Garden Vineland Rd.
Winter Garden, FL 34778
Phone: (407) 656-2734

PROJECT LOCATION



VICINITY MAP

INDEX OF SHEETS

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C5	PAVING, GRADING & DRAINAGE PLAN
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A6	EXTERIOR ELEVATIONS
A6.1	BUILDING B - COLORED ELEVATION
A7	FLOOR PLAN AND REFLECTED CEILING PLAN
A8	EXTERIOR ELEVATIONS & MATERIAL SCHEDULE
A8.1	BUILDING C - COLORED ELEVATION
ES2.0	ELECTRICAL PHOTOMETRICS PLAN

PROJECT TEAM

OWNER/DEVELOPER
BRAMLEY OVERSTREET TRUST
P.O. BOX 3824
ORLANDO, FL 32802
CONCTACT: CHARLES GALLAGHER
PHONE: (407) 898-3619

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: BRENT A. LENZEN, P.E.
PHONE: (407) 898-1511

ARCHITECT
CUHACI & PETERSON
1925 PROSPECT AVENUE
ORLANDO, FL 32814
CONTACT: CHRISTOPHER THE
PHONE: (407) 661-9100
FAX: (407) 661-9101

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO, PLA
PHONE: (407) 898-1511

SURVEYOR
SHANNON SURVEYING, INC.
499 N. STATE ROAD 434, SUITE 2007
ALTAMONTE SPRINGS, FL 32714
CONTACT: JIM SHANNON
PHONE: (407) 774-8372
FAX: (407) 682-9655

PREPARED BY
Kimley»Horn

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

BRENT A. LENZEN, P.E.
FL PE# 78537

BELLE MEADE SUBDIVISION OUTPARCEL #2
PROJECT# 049138003
MAY 11, 2020

Drawing name: R:\KHL\Civil\049138005-PARCEL_27\C-200\CIVIL\C0057-PARCEL-027\C-207\C02-NOTES.dwg GENERAL NOTES May 11, 2020 9:25am by: Jacob Schiller

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GENERAL NOTES

UTILITY SLEEVE AND INSTALLATION DETAILS

PAVING AND DRAINAGE

WATER

WATER CONTROL

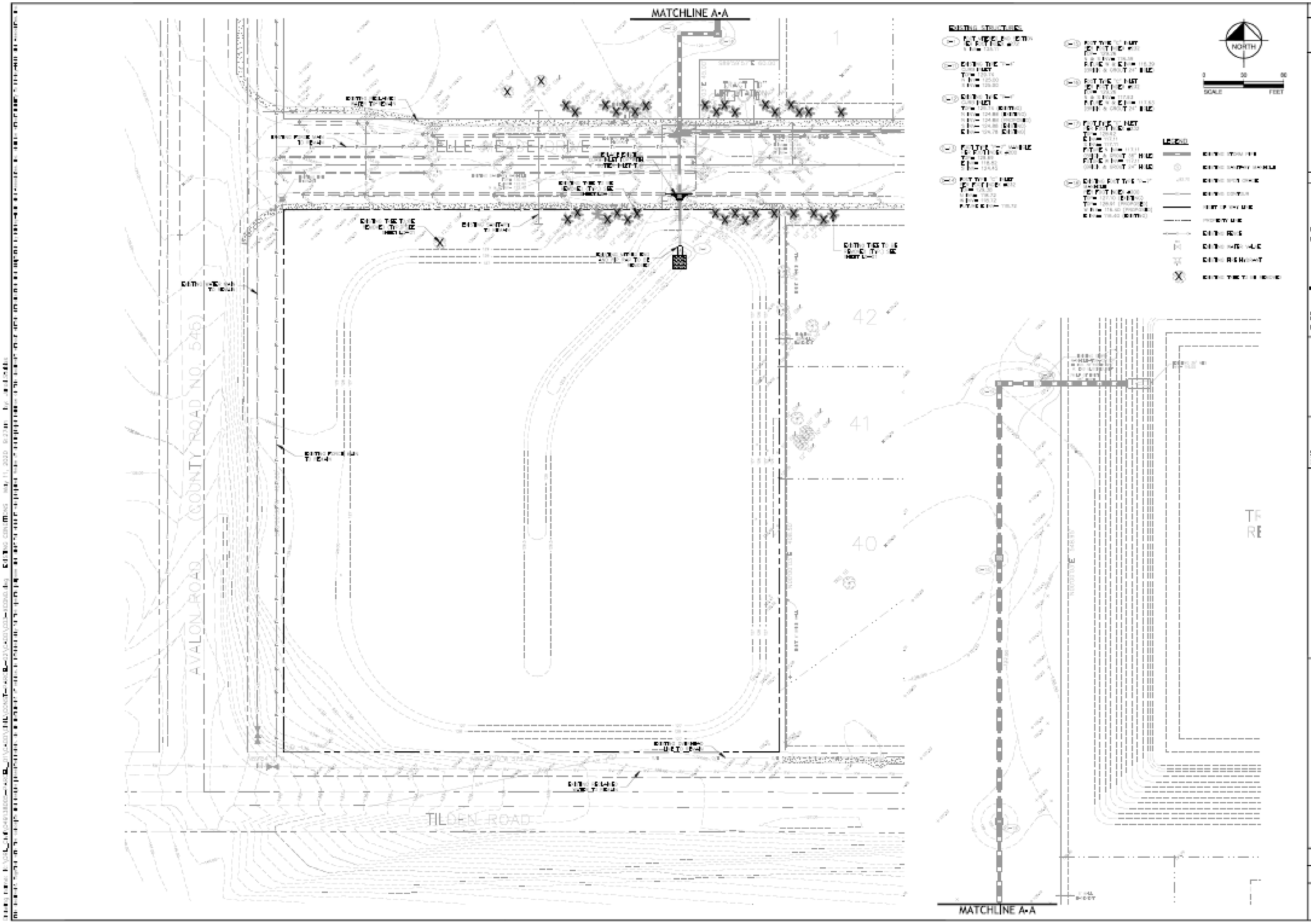
SEWER

FILL SLEEVE

TECH AND ELECTRIC SLEEVE

Call 48 Hours before you dig

C2	PROJECT NO. 049138005	DATE 5/11/2020	BELLE MEADE COMMERCIAL OUTPARCEL #2 CITY OF WINTER GARDEN FLORIDA	GENERAL NOTES	SCALE AS NOTED DESIGNED BY LD DRAWN BY TH CHECKED BY DAL	BRENT A. LEMIEUX, P.E. FLORIDA REGISTRATION NUMBER 78537	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 165 E. CRANDON BLVD., SUITE 100, ORLANDO, FL 32801 PHONE 407-698-1511 WWW.KIMLEY-HORN.COM CA 00000096



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EXISTING CONDITIONS/
DEMOLITION PLAN

BELLE MEADE
COMMERCIAL
OUTPARCEL #2

DATE
5/11/2020

PROJECT NO.
048138005

SHEET NUMBER
C3

SITE DATA

TOTAL AREA	3.50 ACRES
EXISTING ZONING	PCD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL/OFFICE
MAX. BUILDING HEIGHT	50'
PROPOSED BUILDING AREA	
RETAIL	26,147 SF
OFFICE	8,930 SF
TOTAL BUILDING AREA	35,077 SF
MAXIMUM IMPERVIOUS AREA	80% (2.80 AC)
PROPOSED IMPERVIOUS AREA	76.6% (2.68 AC)
PROPOSED PERVIOUS AREA	23.4% (0.82 AC)

REQUIRED BUILDING SETBACKS:

FRONT (AVALON ROAD)	40 FEET
SIDE (TILDEN ROAD)	50 FEET
SIDE (PUBLIC VEHICLE USE)	20 FEET
REAR (RESIDENTIAL LOT)	20 FEET

REQUIRED PARKING:

3 SPACES PER 1,000 SF (35,077 SF/1,000 x 3= 111) = 111 SPACES

PROVIDED PARKING:

140 REGULAR SPACES (9'x20')
4 HANDICAP ACCESSIBLE SPACES (12'x18')
4 HANDICAP ACCESSIBLE SPACES (12'x20')

148 TOTAL PARKING SPACES

FUTURE/FUTU:

110,000 SF COMMERCIAL
34,260 SF RETAIL/OFFICE THIS DEVELOPMENT
75,740 SF REMAIN FOR FUTURE DEVELOPMENT

NOTES:

1. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH CONSTRUCTION WORK ON AVALON ROAD AND TILDEN ROAD.
2. CONCRETE SIDEWALK SHALL BE 4" THICK AND SHALL BE CONSTRUCTED PER VDOT STANDARD MBCG NO. 210.

CURVE C1:
RADIUS=113.00'
LENGTH=16.43'
CHORD BEARING=S14°03'08"E
CHORD=16.38'
DELTA=08°40'07"
TANGENT=8.23'

CURVE C2:
RADIUS=113.00'
LENGTH=43.88'
CHORD BEARING=S12°04'48"E
CHORD=43.59'
DELTA=22°15'46"
TANGENT=24.30'

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SITE PLAN

BELLE MEADE COMMERCIAL OUTPARCEL #2

DATE 5/11/2020

PROJECT NO. 049138005

SHEET NUMBER C4

MATCHLINE A-A

BELLE MEADE DRIVE

TILDEN ROAD

AVALON PARK COURT

TRACT "D"

NORTH

SCALE FEET

Kimley»Horn

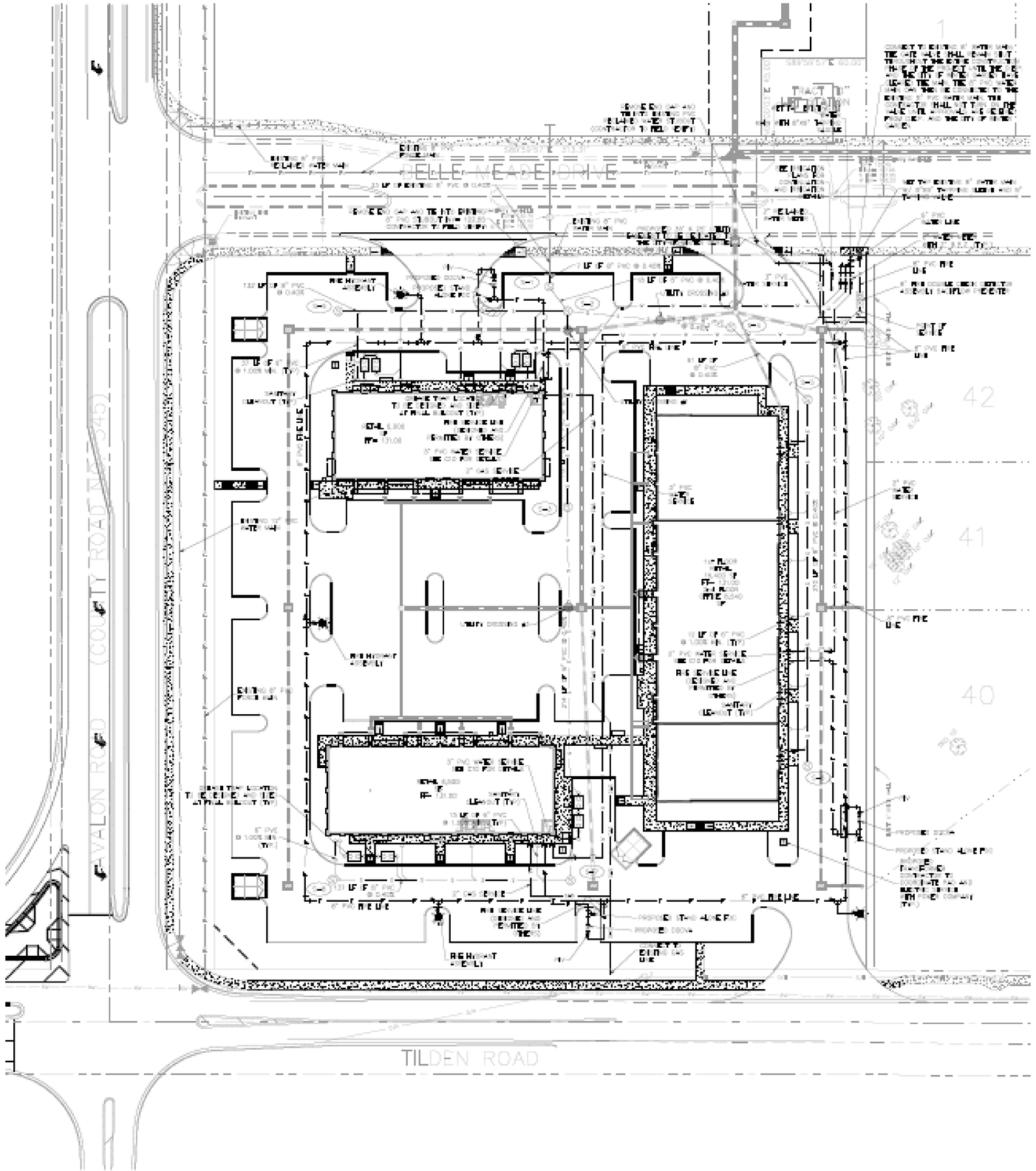
PAVING, GRADING AND DRAINAGE PLAN

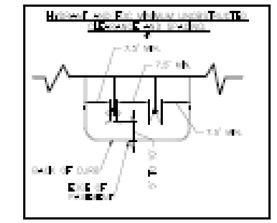
BELLE MEADE COMMERCIAL OUTPARCEL #2

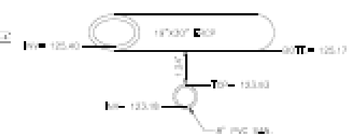
DATE 5/11/2020

PROJECT NO. 049138005

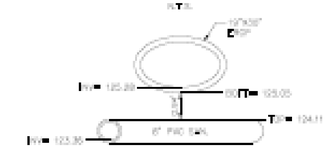
SHEET NUMBER C5



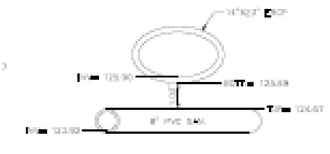




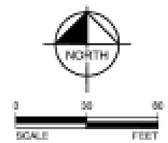
UTILITY CROSSING #1



UTILITY CROSSING #2



UTILITY CROSSING #3



LEGEND:

NOTES:

1. ALL PIPE LENGTHS ARE CENTER TO CENTER OF SANITARY STRUCTURES.
2. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
4. THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION (NOT ONLY).
5. ALL PRIVATE FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE POINT OF SERVICE SHALL BE PVC DR14, INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR WITH 3.0' MINIMUM COVER. SAID CONTRACTOR TO ENSURE PROPER TREATMENT OF FITTINGS AND JOINT RESTRAINT. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION IS COMPLETED IN ACCORDANCE WITH NFPA 24 - INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
6. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN FIVE (5) FEET OF ANY UTILITY LINE.

Call 48 Hours before you dig
Florida Utility Protection Service
1-800-432-4770

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM
CERTIFICATE OF AUTHORIZATION NO. 35168

DATE	5/11/2020
PROJECT NO.	0491380005
SHEET NUMBER	C6

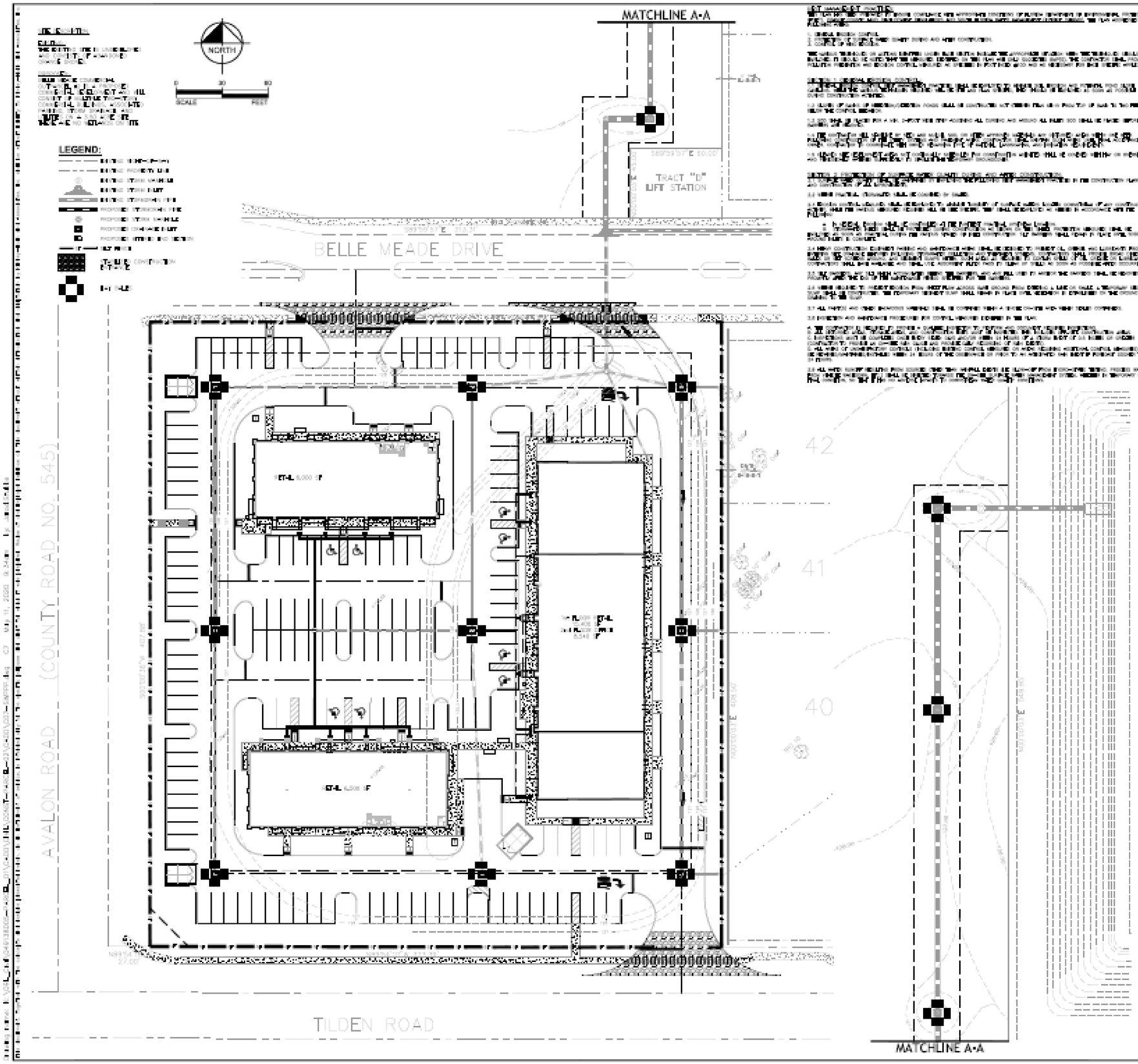
BELLE MEADE COMMERCIAL OUTPARCEL #2

CITY OF WINTER GARDEN

UTILITY PLAN

SHEET TITLE

DESIGNED BY
DRAWN BY
CHECKED BY



Kimley»Horn

STORMWATER POLLUTION PREVENTION PLAN

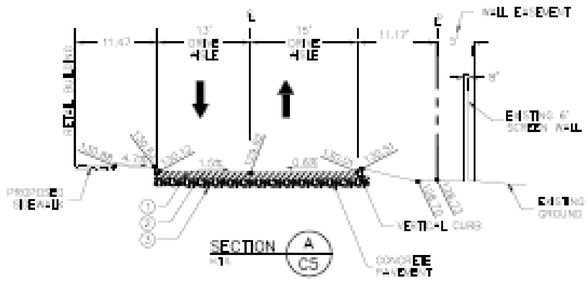
BELLE MEADE COMMERCIAL OUTPARCEL #2

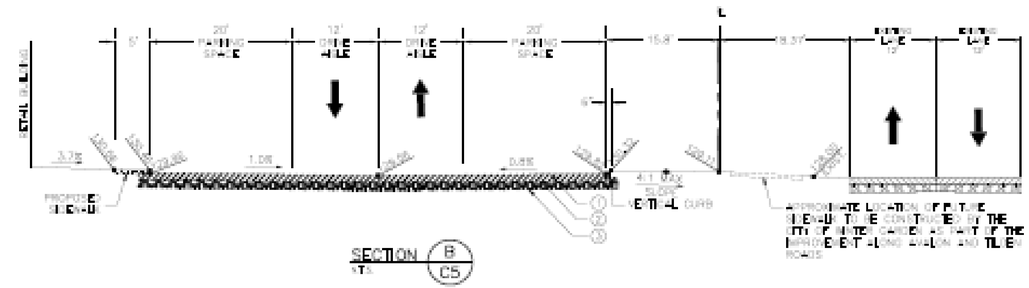
3/11/2020

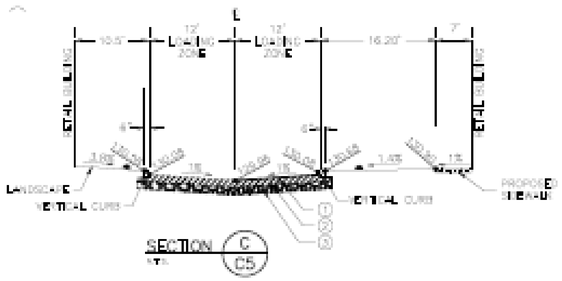
PROJECT NO. 049138005

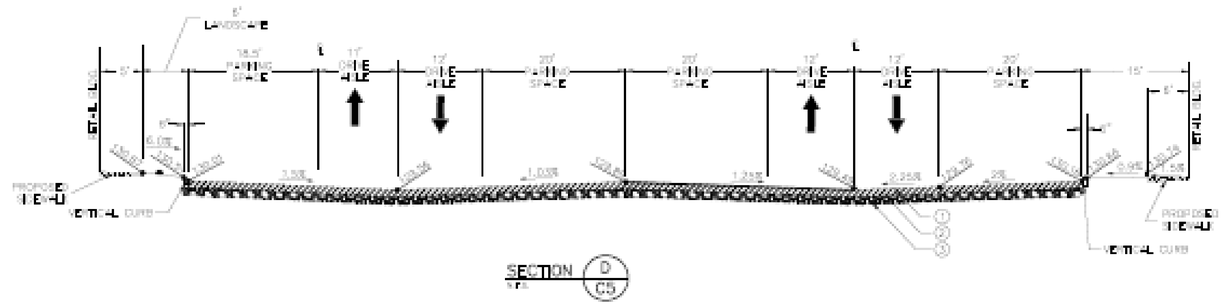
SHEET NUMBER

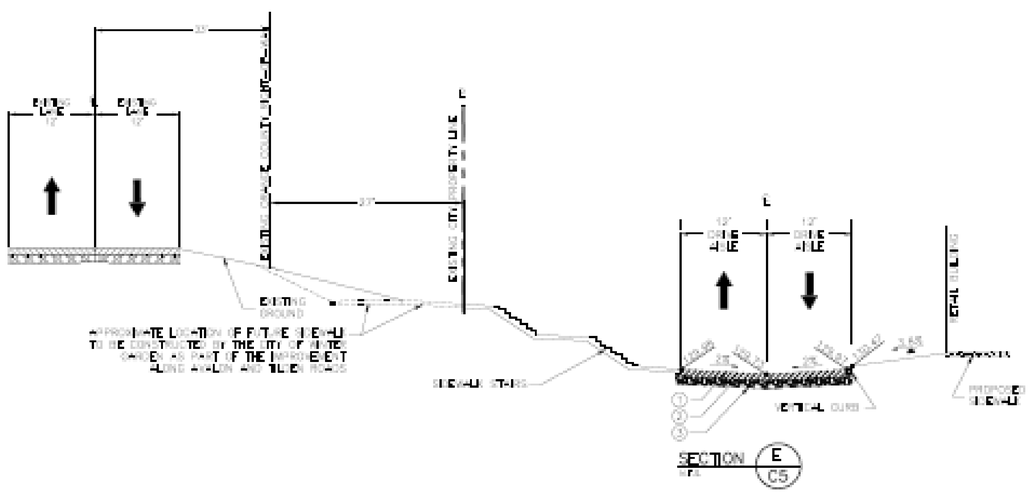
C7

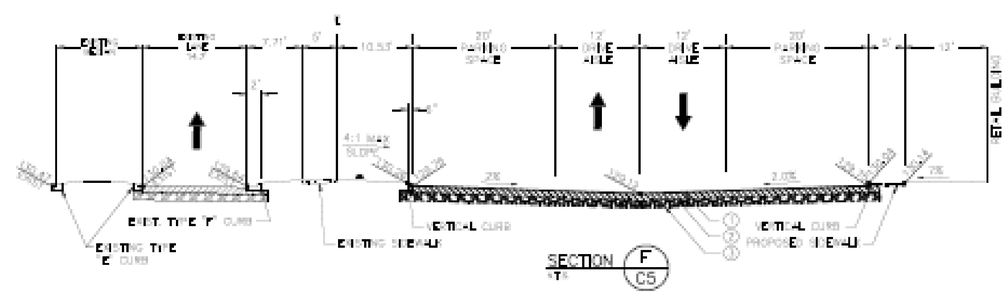


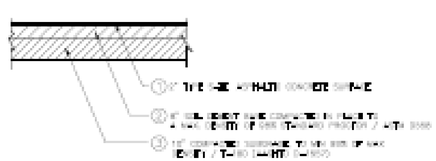






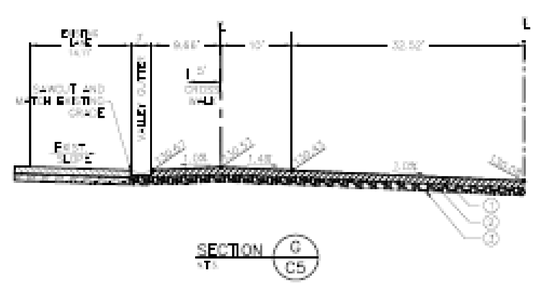


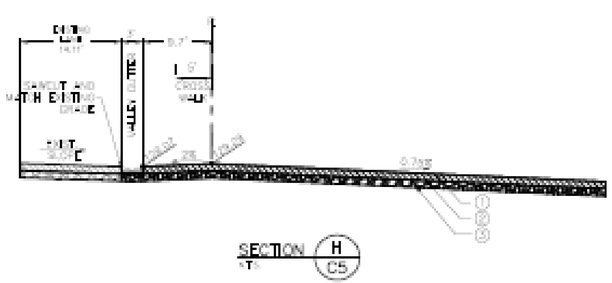




PAVEMENT SECTION

NOTE: PAVEMENT SECTIONS ARE DETERMINED BY SPECIFICATIONS PROVIDED BY THE DENTON ENGINEER AND GRANDE COUNTY STANDARDS





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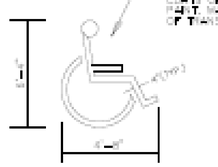
TYPICAL SECTIONS

BELLE MEADE COMMERCIAL OUTPARCEL #2

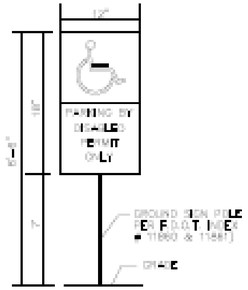
DATE 5/11/2020

PROJECT NO. 049138005

SHEET NUMBER C8

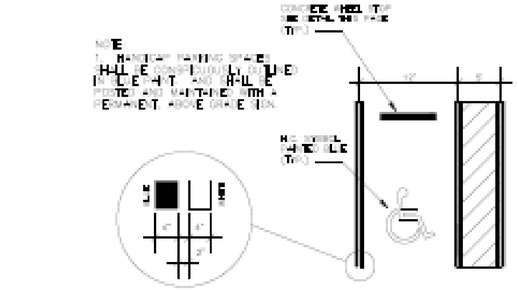


TYPICAL SYMBOL FOR HANDICAP PKG.
N.T.S.

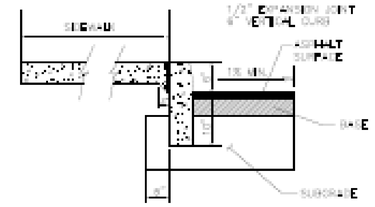


HANDICAP SIGN DETAIL
N.T.S.

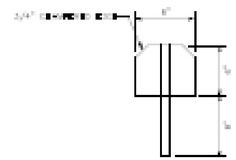
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK GRADE LETTERING AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT (7' FROM PAVEMENT TO BOTTOM OF SIGN).



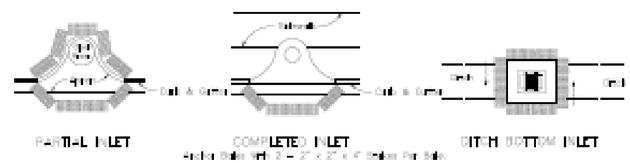
TYPICAL HANDICAPPED STRIPING
N.T.S.



SIDEWALK INTEGRAL CURB DETAIL
N.T.S.



PROFILE (TYP.)

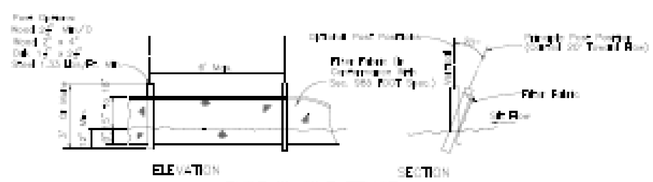


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

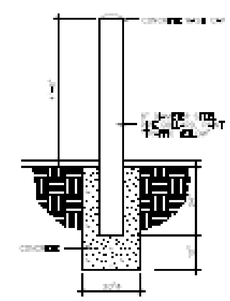
FRONT VIEW

WHEEL STOP
N.T.S.

BALES BACKED BY FENCE

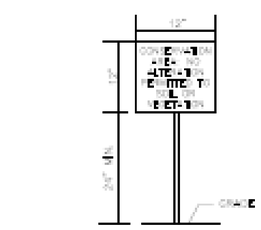


TYPE III SILT FENCE
N.T.S.



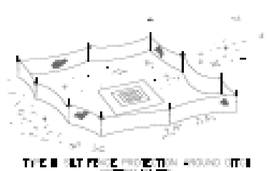
BOLLARD DETAIL
N.T.S.

BIKE RACK DETAIL
N.T.S.



CONSERVATION AREA SIGN DETAIL
N.T.S.

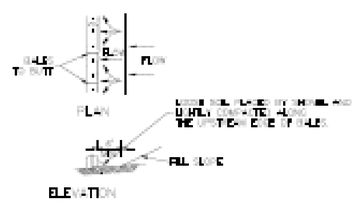
1. TO BE PLACED 75' ON CENTER ALONG COMMON AREAS ON THE UPLAND EDGE OF THE WETLAND/BUFFER.



TYPE III SILT FENCE PROTECTION AROUND ITS BOTTOM EDGE

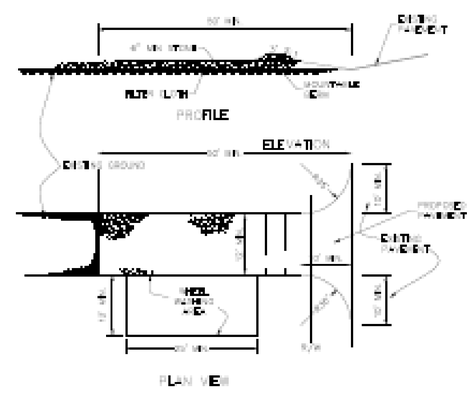
NOTES:
1. BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER.
2. PUT FILTER FABRIC UNDER GRATE DURING CONSTRUCTION.
3. DO NOT DEPLOY A BARRIER THAT WILL BE PLACED WHERE IT WILL ALSO BLOCK FLOW DURING CONSTRUCTION. DO NOT PLACE WHERE IT WILL CAUSE UNACCEPTABLE DAMAGE DURING CONSTRUCTION.

SILT FENCE APPLICATIONS
N.T.S.



NOTES:
1. TO BE USED AT LOCATIONS WHERE THE NATURAL GROUND SLOPE DOWN THE TOP OF SLOPE.

BARRIERS FOR FILL SLOPES
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

Kimley»Horn

BELLE MEADE COMMERCIAL OUTPARCEL #2

CONSTRUCTION DETAILS

DATE 5/11/2020

PROJECT NO. 049138005

SHEET NUMBER C9

CITY OF WINTER GARDEN - GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, THE NEC, PURSUANT TO JOB REQUIREMENTS, THE LATEST EDITION OF THE NEC CODES, AND AMENDED SHALL BE EFFECTIVE FOR THE DURATION OF THE CURRENT WORK OR PROJECT DEVELOPMENT.
2. ALL CITY OF WINTER GARDEN CONTROL VALVES AND VALVES ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT REPLACE ALL REQUIREMENTS OF THE MUNICIPAL ORD. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MUNICIPAL ORD. CHAPTER 10.5 AND REPORT WHEN NEEDED.
3. ANY DEVIATION FROM APPROVED DOCUMENTS FROM THE MUNICIPAL NOTES ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR DESIGN ENGINEER.
4. THE CONTRACTOR SHALL PROVIDE PROPER CLEARANCE WITH EXCAVATION IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY CROSSING WITH INDIVIDUAL UTILITY OWNERS AND THE CITY, SHOULD THE CITY, 407-905-3100 OR 407-905-3105 A MINIMUM OF 30 HOURS IN ADVANCE.
5. CONTRACTORS CHANGE OF WINTER GARDEN UTILITY SYSTEM. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF WINTER GARDEN UTILITY DIVISION AT 407-905-3100 OR 407-905-3105 IF WATER MAINS, SERVICE LINES, OR MISCELLANEOUS FACILITIES ARE DAMAGED.
6. CONTRACTORS CHANGE OF WINTER GARDEN UTILITY SYSTEM. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF WINTER GARDEN UTILITY DIVISION AT 407-905-3100 OR 407-905-3105 IF WATER MAINS, SERVICE LINES, OR MISCELLANEOUS FACILITIES ARE DAMAGED. THE CONTRACTOR SHALL REPAIR ALL DAMAGED FACILITIES AT THE EXPENSE OF THE CONTRACTOR. THE CITY RESERVES THE RIGHT TO REPAIR ANY DAMAGED FACILITIES AT THE EXPENSE OF THE CONTRACTOR. THE CITY RESERVES THE RIGHT TO REPAIR ANY DAMAGED FACILITIES AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF WINTER GARDEN UTILITY DIVISION, 407-905-3100 OR 407-905-3105 IF WATER MAINS, SERVICE LINES, OR MISCELLANEOUS FACILITIES ARE DAMAGED.
7. ADVANCED NOTIFICATION OF DISCONNECTIONS: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, 407-905-3100 OR 407-905-3105, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION, BEGINNING.
8. ADVANCE NOTIFICATION OF SERVICE CONNECTIONS: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATIONS: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. CONTRACTOR INVENTORY WORK ON WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST ONE (1) WEEK IN ADVANCE, ANY CONTRACTOR OPERATION THAT MAY AFFECT THE CONTRACTOR'S CHANGE IN OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. PRESSURE TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO CONDUCTING PRESSURE TEST PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT INSPECTION BY CITY INSPECTOR PERSONNEL.
12. WARRANTY OF CONSTRUCTION WITH DEFECTIVE CONNECTIONS CAUSED BY THE CONTRACTOR CONTRACTOR THE CITY WILL REQUIRE NOTIFY BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE FOR REPAIRS AT ANY REPAIR FEE, A REASONABLE SECURITY DEPOSIT FOR THE WORK AND REPAIRS, AND PAY ALL COST FOR WORK DONE.
13. ALL AS BUILT DRAWINGS & DESIGNS ARE TO BE MADE BY A DESIGN ENGINEER.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED CHLORINATION DEVICE ACCURATELY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. HYDRANTS TO BE PLACED WITHIN THE CITY WATER SYSTEM. THE CONTRACTOR SHALL NOT BE ALLOWED MORE THAN 10 HYDRANTS PER ONE (1) MILE, NUMBER OF JOINT CONNECTIONS.
3. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE WITNESSED BY A CITY INSPECTOR.
4. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETERIORATE, SIZE 3" WIDE "WATER LINE BELOW", MUST BE BURIED 12" TO 18" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, HYDRANTS AND WATER TUBE. NUMBER TO CHECK THE TAPE WILL BE ATTACHED TO THE TOP OF THE PIPE AND NOT THE TAPE. AT EACH FIVE TIMES FOR JOINT, THE TAPE MUST BE SEALED, AND BE VISIBLE TO ALL PIPE LAYERS AND ATTACHED TO THE EXTERIOR OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
5. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MANUFACTURE SPECIFICATIONS. SILICONE COMPRESSED JOINTS AND "BELL OUT" PIPE OR OTHER FITTINGS SHALL NOT BE ALLOWED.
6. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MINIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.
7. THE CONTRACTOR SHALL INSTALL ALL FIRELINE LATERALS A MINIMUM DISTANCE APART, VERTICAL OR HORIZONTAL MAY BE AT 90° FROM THE WATER MAIN. MINIMUM LATERALS SHALL BE CONTRACTOR CONNECTED TO THE WATER MAIN, NOT SPACED TOGETHER.
8. THE CONTRACTOR SHALL TYPE A "W" AND CONTACT PLATE, MINIMUM WIDTH OF A CHANGE BLUE CHANGE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE MATERIAL.
9. THE CONTRACTOR SHALL INSTALL GATE VALVE, IN WATER BOX, BURIED VALVE SHALL BE SET AT BELOW FINISHED GRADE.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL ON-LINE VALVES ON WATER MAINS AT 1,000 FOOT MINIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON THE TEES AND BENDS. WATER VALVE SHALL BE PLACED UNDER CONTRACTOR WATER PRESSURE.
11. ALL WATERMAINS SHALL BE CLEANED BY PUSHING THE LINE WITH A FOAM PIG MINIMUM OF 2 TIMES. A PIG, FOAM PIGGING MAY BE REQUIRED AFTER FLUSHING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE FLUSHING AND FOAM PIGGING WITH THE CITY INSPECTOR.
12. THE CONTRACTOR SHALL PERFORM TEST CONTROL WORK INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.
13. ALL NEW DEVELOPMENT CONSTRUCTION SHALL INSTALL DOUBLE FIREWALL WATER SERVICES AT THE PROPERTY LINES.

CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). SEWER SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT (6" TO 4" TEE AT THE END).
3. MANHOLE TOPS MUST BE PLACED 6" ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE CONTRACTOR PROVIDED AND BUILT WITH "STANDARD" PRECAST CONCRETE SANITARY SEWER MANHOLE, TO MEMBERS OF JOINTS, MANHOLE, MANHOLE COVERS FROM FORCE MAINS SHALL BE TAKEN WITH PRESSURE OF WORK AT THE PROPERTIES ENTITY.
5. ALL TYPE MANHOLE TO TYPE-CAST MANHOLES SHALL BE MADE USING A CONCRETE TYPE PRECAST BASE AND CONNECTED WITH. SEALED OR BOLT IN ACCEPT OF A-HOLE, 2-HOLE OR CLEAR.
6. CONNECTING PIPE TO EXISTING MANHOLES SHALL BE MADE BEFORE WITH A MINIMUM 6" BASE AND CONNECTION SEALED WITH FLEXIBLE GROUT AND STAINLESS STEEL CLAMP.
7. DEEP PIPE EMBEDMENT SHALL MORE A MINIMUM OF 0.5 FEET OF MORE FIRM-FINISHED MORE TO SUPPORT PIPE BASE.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM PIPE LENGTH. MORE SECTIONS SHALL BE STRUCT MANUAL. CONCRETE BONDED FOR CONTINUING AND WATERTIGHT TO PIPE MANHOLES OF 12 FEET MORE.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BREAKERS PLUG VALVES IN SERVICE MORE AT 1000 FOOT MINIMUM OVERSIZE SERVICES MORE. MORE SHALL BE LOCATED AT ALL TEES AND MANHOLES.
10. THE CONTRACTOR SHALL CUT A "X" INTO CONCRETE OVER LOCATED INSIDE OF A FINISHED GRADE SERVICE BOX IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TO INSPECTION OF ALL SERVICE CONNECTIONS AFTER SYSTEM IS COMPLETED. "INCORRECT FLUSHING, REPAIRED AND FINAL WORK, TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH PROCEDURES. FAILED INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE RINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (MINIMUM) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TELEVISION INSPECTION ON ALL AS REQUIRED BY DESIGN ENGINEER AND SEWER SERVICES REQUIRED TO THE CITY ENGINEER.
14. CLEANOUT SEWER REPORTS SHALL NOT EXCEED 10 FEET.
15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF PROCEEDED DEPTHS THE LOWEST ENGINEER DESIGN ELEVATION AND THE TOP ELEVATION OF THE WET WELL.
16. ALL PENETRATIONS AND CONDUIT CONNECTIONS SHALL BE PRE-CAST OR CORE-DRILLED.
17. WARRANTY — ALL WARRANTY & GUARANTEE TO BE FURNISHED AND DELIVERED TO THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. "NOTE EXCEPT OF NORMAL WEAR AND TEAR" THE COST OF FAILURE OF THE PART OF THE WARRANTED EQUIPMENT OR MATERIAL DURING THE WARRANTY PERIOD, THE WARRANTED PARTS, OR WITHIN SUCH PERIOD SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITH REPAIRED OR REPLACED AS DIRECTED BY THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MEET THE REQUIREMENT REPLACEMENT OR REPAIRS PROVIDED BY THE CONTRACTOR, THE CITY MAY AUTHORIZE THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED CHLORINATION DEVICE ACCURATELY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. HYDRANTS TO BE PLACED WITHIN THE CITY WATER SYSTEM. THE CONTRACTOR SHALL NOT BE ALLOWED MORE THAN 10 HYDRANTS PER ONE (1) MILE, 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-DETERIORATE, SIZE 3" WIDE "RECLAIMED WATER LINE BELOW", MUST BE BURIED 12" TO 18" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, HYDRANTS AND WATER TUBE. NUMBER TO CHECK THE TAPE WILL BE ATTACHED TO THE TOP OF THE PIPE AND NOT THE TAPE. AT EACH FIVE TIMES FOR JOINT, THE TAPE MUST BE SEALED, AND BE VISIBLE TO ALL PIPE LAYERS AND ATTACHED TO THE EXTERIOR OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MANUFACTURE SPECIFICATIONS. SILICONE COMPRESSED JOINTS AND "BELL OUT" PIPE OR OTHER FITTINGS SHALL NOT BE ALLOWED.
6. FIRST WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 30" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.
7. SERVICE LATERALS MUST BE PROVIDED A MINIMUM DISTANCE APART AND ALLOWED TO PROCEEDED LOT LINE AT 90° FROM THE RECLAIMED MATERIALS.
8. MINIMUM SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
9. THE CONTRACTOR SHALL CUT GATE A "W" AND CONTACT PLATE, MINIMUM WIDTH OF A CHANGE BLUE CHANGE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL MATERIAL.
10. THE CONTRACTOR SHALL SET DEPTH OF GATE VALVE, IN WATER BOX, 12" BELOW FINISHED GRADE.
11. THE CONTRACTOR SHALL INSTALL VALVES IN MAIN NO MORE THAN 1,000 FEET APART IN MINIMUM TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS INSTALLED IN MAIN LINE.
12. RECLAIMED WATER MAINS MUST NOT BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE AVOIDED.
13. ALL WATERMAIN SHALL BE CLEANED BY PUSHING THE LINE WITH A FOAM PIG MINIMUM OF 2 TIMES. A PIG, FOAM PIGGING MAY BE REQUIRED AFTER FLUSHING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE FLUSHING AND FOAM PIGGING WITH THE CITY INSPECTOR.
14. CONTRACTOR INSPECTION PERIOD SHALL BE SUBMITTED TEMPORARY PERMANENT A NEW RE-INSPECTION FEE FOR EACH SERVICE LINE TEST OR REPAIRS. THE DESIGN ENGINEER SHALL SUBMIT INSPECTION DOCUMENTS THAT MEANING BOTH THE PROPOSED SYSTEM AND DESIGNED REQUIRED FLUSHING FOR WATERMAIN SYSTEM AND MINIMUM PRESSURE. MINIMUM PRESSURE MAKE SHALL BE CHANGE TIMES CHANGE FROM THE ADDITIVE EXCEPTION RATE OF FLOW.
15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, MAIN, GATE VALVES AND WATER MAIN TEES SHALL BE RECLAIMED PURPLE IN COLOR.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR DEPARTMENTAL, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE REPORTED BY VIDEO CHECKS TO INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTION PROGRAM PRIOR TO BEING ACCEPTED BY THE CITY.

COMPONENTS PRIOR TO INSPECTION PROCESS:

1. ALL CONSTRUCTION OF THE SEWER SYSTEM MUST BE FLUSHED AND BE COMPLETED WITHIN REQUIRED MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO VIDEO INSPECTION.
2. ALL SEWER LINES SHALL BE CONSISTENT PRIOR TO ALL JOINTS, CLEAN WORK, ETC. PRIOR TO THE VIDEO INSPECTION AND MUST BE CLEANED THAT PROCESS THE INSPECTION VIDEO MAKING CHANGES BY PUSHING IN CONNECTED ON INSPECTION STRUCTURE ADDITIONAL CHANGES WITH VIDEO OFFER IN SECTIONS. INSPECTION VIDEO SHALL BE REPORTED. THE INSPECTION SHALL MAKE THE SAME SYSTEM COMPLETELY AND REPORTABLE VIDEO FOR INSPECTION WITH THE CITY.
3. A MINIMUM SEWER DISTRICT SHALL NOT BE USED DURING THE DEPT INSPECTION. IF LINES ARE FOUND TO BE DEFORMED BY WATER OR SANITARY LINES, THE VIDEO INSPECTION, THE INSPECTOR SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CHANGES IS COMPLETE.
4. WHEN A SEWER LINE IS WITHIN A PRIVATE AREA, THE AREA SHALL BE SUBMITTED AND FOUND BEFORE THE SYSTEM SHALL BE INSPECTED PRIOR TO INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE DESIGN DETAILS TO CHANGE SHALL PROVIDE A SEWER SEWER PICTURE ON THE VIDEOMAN MONITOR THE ARE PRESENTED. THE MONITOR SHALL BE ABLE TO MOVE FREELY, TO THE FRONT THAT ALL JOINTS ARE ARE CHANGE MAY BE CHANGE SEWER AT THE TIME OF THE INSPECTION. THE MONITOR SHALL CHOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. PRIOR TO INSPECTION OF THE PERFORMED CHANGES FOR COMMENCEMENT OF VIDEO CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO PROVIDER SHALL PROVIDE A TIP MADE TOOL PRESSURE AND PRESSURE WATER HOSE AND VIDEO CHANGE THE INSPECTION.
4. A DESIGNED SCALE, APPROVED BY THE CITY, TO CHECK THE CHANGE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE WIDTH, 0" TO 12" MIN. WITH 1/8" INCREMENTS.
5. AFTER OF THE INSPECTION PROVIDE, THE CONTRACTOR'S REPRESENTATION WITH THE CITY, THE VIDEO PROVIDE, CHANGE OF CHANGE DESCRIPTION AND DIMENSIONS. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

INSPECTION PROCEDURE:

1. THE VIDEO ENGINEERING INSPECTION DESIGN SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE TIME PROVIDED FOR THE TV INSPECTION RECORDING. A SEPARATE TIME AND DATE WILL BE ASSIGNED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.
2. TV INSPECTION SHALL COMMENCE WITHIN THE PRESENCE OF THE INSPECTOR, EXCEPT WHEN PRIOR ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL SHORT CONSTRUCTION OTHER WITHIN 6" THE DEPTH OF THE SEWER TO PROCEED CHANGE CONSTRUCTION FROM ENTERED A SEWER PROVIDED TO VIDEO. THE CHANGE SHALL BE REPORTED FROM THE CONTRACTOR ENGINEER AND PROVIDE INFORMATION IN DIRECTION CHANGE. THE SEWER FROM IN THE LINE. THE PROCEDURES WILL ALLOW FOR THE VARIES OF THE SEWER LATERALS.
4. BEFORE THE CHANGE IS PLACED IN THE SEWER LINE, WATER MUST BE FLOWING OR PUMPED TO FLOW. DO NOT RUN THE INSPECTION WITHOUT OF THE "FLOWING WATER" PRESSURE. CHANGE WILL BEGIN A CLOSE CHANGE, LOOK MAKING FROM 5.0" TO 0.5-1.0". THIS WILL ENABLE THE CHANGE TO DETECT ANY CHANGES IN SEWER THAT MAY BE PRESENT IN THE SYSTEM.
5. THE VIDEO AND DVD INSPECTION SHALL BE TURNED ON BEFORE THE CHANGE IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CHANGE IS REMOVED FROM THE MANHOLE. THE CHANGE SHALL NOT MOVE THROUGH THE LINE UNDER THE CONTROL OF THE VIDEO CHANGE INSPECTOR. THE CHANGE SHALL BE MOVING THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY FOR FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND TAKE PHOTO IN THE PROCESS.
6. A DVD RECORDING SHALL BE MADE OF THE SEWER SYSTEM BEING INSPECTED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE TAPE(S) SHALL BE LABELED IN SUCH A MANNER THAT CLEARLY THE PROJECT NAME, DATE OF INSPECTION AND THE SEWER PROCEDURES TO CONSTRUCTION CLEAR CHANGES IN EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

CITY OF WINTER GARDEN - TRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE									
MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)									
	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	23	30	34	44	52	60	74	89
45° BEND	8	10	12	14	18	21	25	32	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
DEAD END OR VALVE	43	52	62	72	93	111	129	156	178
VALVE	23	25	32	36	47	56	66	118	69

RESTRAINED WATER AND RECLAIMED PIPE TABLE									
MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)									
	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	37	38	44	51	65	77	87	103	125
45° BEND	13	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
DEAD END OR VALVE	59	77	92	105	133	158	184	221	255
VALVE	53	77	82	105	133	158	184	221	255

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROCESS FLOW	POTABLE WATER		RECLAIMED WATER		SANITARY SEWER (GRAVITY)		SANITARY SEWER (PRESSURE)		STORM WATER		ADDITIONAL CONSIDERATIONS
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	--	--	3'	12"	6'	12"	6'	12"	6'	6" & 12" ⊗	CITY ENGINEER APPROVAL REQUIRED
RECLAIMED WATER	3'	12"	--	--	6'	6" & 12" ⊗	3'	12"	--	--	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" & 12" ⊗	--	--	--	--	--	--	
SANITARY SEWER (PRESSURE)	6'	12"	3'	12"	--	--	--	--	--	--	

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE, 62-610. THESE SEPARATION REQUIREMENTS OFFER, VERTICAL SEPARATION SEWER PROTECTED WITHIN WATER MAINS AND REQUIRED OR PROTECTION UTILITY LINES AND BUILDING OR PROTECTED UTILITY LINES.
2. FOR THE PROTECTION OF THE PUBLIC, RECLAIMED WATER SHALL MEAN WASTEWATER REUSE AFTER WHICH WHICH MEANS AS DEFINED BY RULE 62-610, CHAPTER 6, EXCEPT THAT OF RECLAIMED WATER ARE DEFINED NON-POTABLE AND DEFINITIONS LISTED FOR SANITARY SEWER LINES, PIPES.
3. ALL SEPARATION REQUIRED ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. OTHERWISE PROVIDING SEPARATE CLEARANCE SHALL BE FOUND.
   a. DIFFERENT POTABLE WATER AROUND RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER AROUND SANITARY SEWER.
   b. DIFFERENT POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.
4. VERTICAL SEPARATION – VERTICAL CLEARANCE INDICATION
   a. WHERE WATER AND SANITARY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OF THE SEWER MAIN IS BELOW THE WATER MAIN, THE SANITARY SEWER SHALL BE OF COST OF SEWER:
      a.1. DUCTILE IRON PIPE, CONFORMS ON THE FRAME OF SEWERS, OR;
      a.2. CONCRETE ENCASED REINFORCED PLACE; OR;
      a.3. TWO PIPES REPLACED TO WATER MAIN CONNECTED AND PRESSURE TESTED.
   b. WHERE WATER MAINS AND STORM SEWER PIPES CROSS AND LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE AT LEAST OF DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING.
   c. SEPARATION REQUIREMENTS BETWEEN SEWER MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
5. VERTICAL SEPARATION – HORIZONTAL SEPARATION INDICATION
   a. WHEN A WATER MAIN PROPOSED A SANITARY SANITARY SEWER MAIN, A SEPARATION REQUIRED LESS THAN THE LENGTH OF PIPE OF THE SEWER MAIN SHALL BE MAINTAINED, WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST EXISTS:
      a.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AS SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER; OR;
      a.2. IF EACH SANITARY SEWER AND POTABLE WATER MAINS ARE REPAIRED AND THE MAINS (1) IS NOT MET, THE SANITARY SEWER SHALL BE REPAIRED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
      a.3. IF THE SANITARY SEWER IS EXISTING AND THE PROPOSED WATER MAIN IS PROPOSED, THE WATER MAIN SHALL BE A MINIMUM, BE REPAIRED TO PLASTIC PIPE MAIN, PROTECTED TO SANITARY SEWERS, AND BE A MINIMUM DISTANCE FROM THE SANITARY SEWER, AND REPAIRS REPRESENTED ABOVE.
   b. SEPARATION REQUIREMENTS BETWEEN SEWER MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
6. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

WATER SYSTEM STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS.

THE STANDARD, NOTES AND DESIGNATIONS SHOWN ON THIS SHEET REPRESENT THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND USE OF IMPROVEMENTS. IT PROVIDES THE COMPONENTS, THE DESIGN & ENGINEER MUST ACKNOWLEDGE THAT THEY ARE EFFECTIVE IN THE DESIGNED AREA. THESE MATERIALS, PARTS, OR SYSTEMS REQUIRED ARE AS PRESCRIBED BY THE CITY AND MAY NOT BE SUBMITTED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR DESIGN ENGINEER.

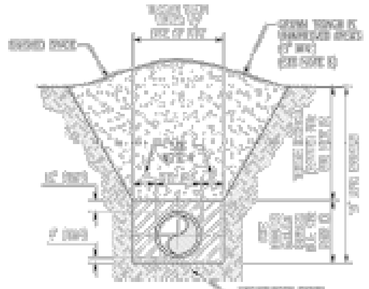
No.	ITEM	DATE
1	Revised General Notes	4/4/16
2	Revised Water & Sewer Notes	4/4/16

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
UTILITIES SYSTEMS

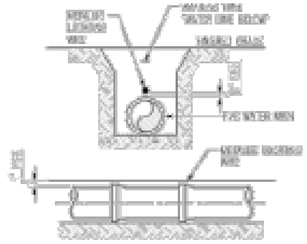
DATE
JUNE 2018
SHEET
C10
1 OF 11



NOTES:

1. PIPE BEDDING: SELECT GRANULAR FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER ASTM D 1557 AND CONTAINING NO ROCKS THAN 3/4 PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER ASTM D 1557 AND CONTAINING NO ROCKS THAN 3/4 PASSING #200 SIEVE.
3. PIPE BEDDING UNDERNEATH SELECT COMMON FILL OR BEDDING ROCK IS ACCEPTABLE WITH TYPE A BEDDING AND "MANDRELLING" MAY BE INCLUDED AS PROVIDED BY THE CITY OF WINTER GARDEN.
4. (*): 12" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" GREATER.
5. WATER SHALL NOT BE PUMPED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED TRUE WELL FACING LEGGEDOWN TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 1525 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR MATERIALS AND WATER MAIN CONSTRUCTION SPECIFICATIONS AND DRAWINGS FOR INFORMATION.
8. MAIN INSTALLATION IN IMPROVED AREAS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS OF THE CITY OF WINTER GARDEN. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF POINT-OF-MAIN INSPECTOR REGARDING PROPER PIPE CONFIGURATION CHARACTERISTICS.

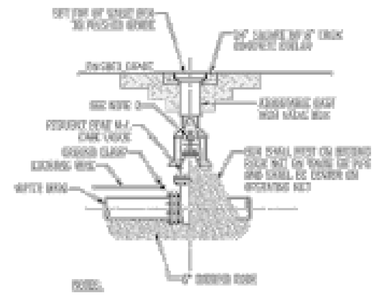
1 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

1. PVC PIPE SHALL PROVIDE NON-INTERMITTENT METALLIC CONTACT WITH CLOSED CONDUCTOR CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ANCHORED TO THE TOP OF PIPE WITH BLUE TAPE, AT LEAST 6 TIMES PER JOINT.
2. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX 2" TO 48 MAX TO ACCOMMODATE NORMAL GRADE VARIATION.

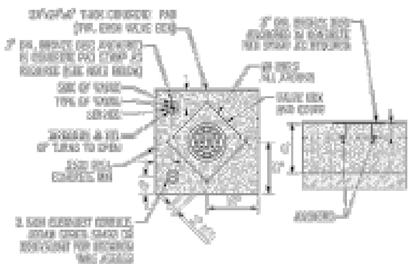
2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.



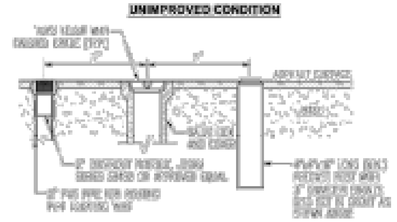
NOTES:

1. PAD DIMENSIONS SHALL NOT BE WIDER BY THREE BOLT INCREMENTS.
2. THE ADDITIONAL BOLT FOR LARGER VALVES SHALL BE EXTENDED TO REACH UP TO 4 FEET DEPTH BELOW FINISHED GRADE.

3 GATE VALVE & BOX DETAIL
N.T.S.



UNIMPROVED CONDITION

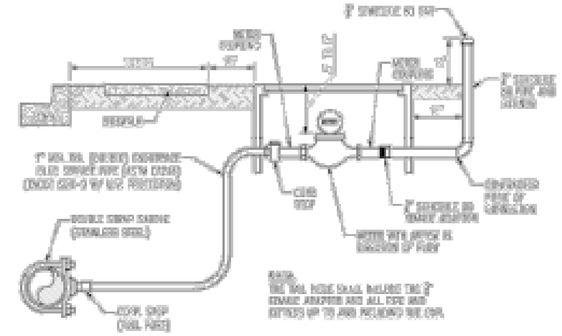


IMPROVED CONDITION

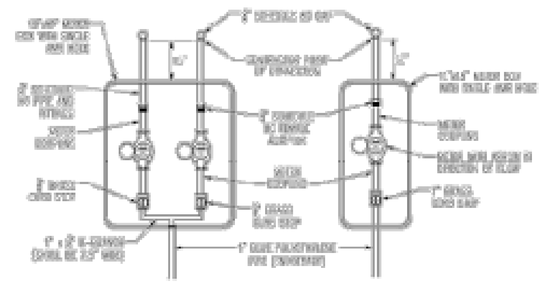
NOTES:

ORIGINAL CONSTRUCTION SIDE SHALL BE PROVIDED FOR ALL VALVES.

7 VALVE BOX COLLAR
N.T.S.



SERVICE SECTION
N.T.S.



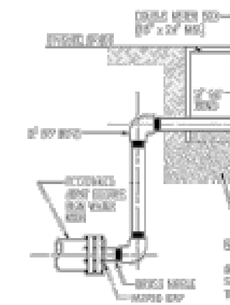
DOUBLE SERVICE (TOP VIEW) N.T.S.

SINGLE SERVICE (TOP VIEW) N.T.S.

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/FLARE JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO CENTER IN THE UTILITY EASEMENT AT THE PROPERTY CORNER OF THE ADJACENT RIGHT OF WAY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE METER BOX ASSEMBLY. "SEE ADDITIONAL CONTRACT DOCUMENTS AND THE TAB NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF PROVIDING GRADES.
5. ALL SERVICE LINES SHALL BE TYPE CONTINUOUS PIPE AND SHALL BE FREE OF COUPLINGS.
6. THE POINT OF CONNECTION IS LOCATED AND SHALL CONTROL THE METER SIZE. THE PLUMBER/CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. NO METER IS ALLOWED TO BE INSTALLED IN TRENCHES OR WITHIN PLANTER AREAS.

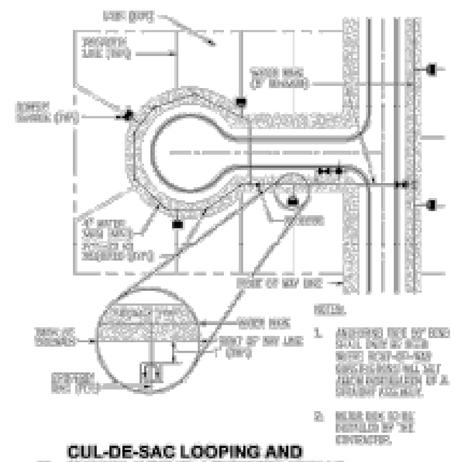
8 WATER SERVICE DETAIL
N.T.S.



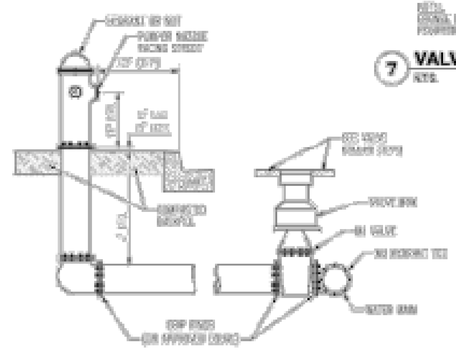
NOTES:

ALL 2" PIPE AND FITTINGS SHALL BE FITTED WITH INTEGRAL (BELL) JOINTS.

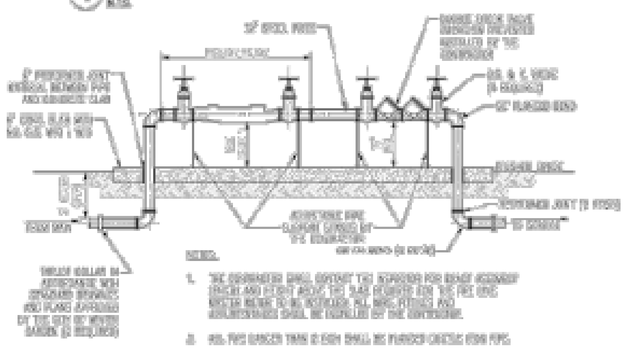
4 BLOWOFF VALVE DETAIL
N.T.S.



5 CUL-DE-SAC LOOPING AND METER BOX PLACEMENT DETAIL
N.T.S.



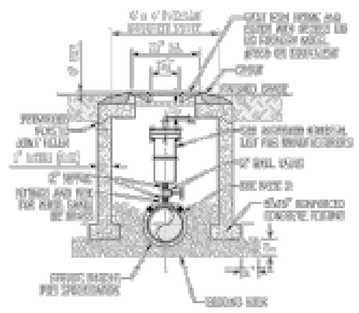
6 FIRE HYDRANT ASSEMBLY
N.T.S.



NOTES:

1. THE DIAMETER OF THE DOUBLE CHECK VALVE ASSEMBLY SHALL BE EQUAL TO THE DIAMETER OF THE METER.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED CAST IRON PIPE.
3. SINGLE METER MOUNTED.
4. 2" BYPASS PIPING SHALL BE CONSTRUCTED ON ALL METER PIPING ASSEMBLIES TWELVE INCHES AND LARGER.

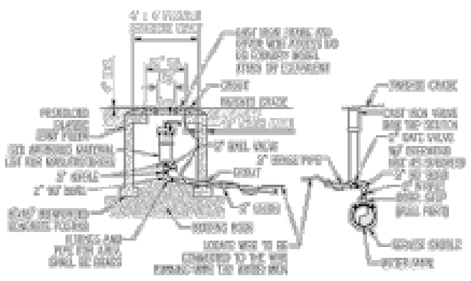
9 MASTER METER ASSEMBLY
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 48 INCHES.
2. MINIMUM STRAP THICKNESS AND WIDTH WITH TWO LAYERS OF WIRE FILAMENT OR INNER FACE 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 CORROSION SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR "STEEL VALVES.
5. CAST IRON COVER, FRAME AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN SEWERS ORIGINAL "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO CROSSBARS ARE REQUIRED.
8. VACUUM BREAK IN THE ARV VAULT SHALL BE CONNECTED TO THE WIRE FRAMING WITH THE WATER MAIN AND SERVICE WIRE TO BE PLACED IN ONE TRENCH. THE POINT OF CONNECTION AT THE WATER SHALL MAKE A WATER TIGHT CONNECTION.

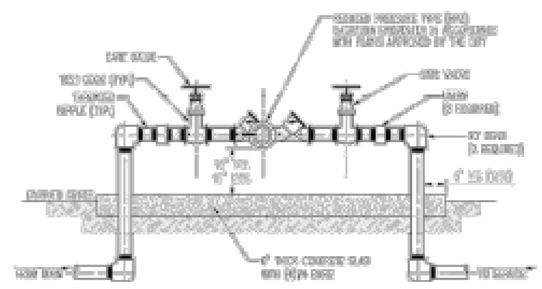
10 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 48 INCHES.
2. MINIMUM STRAP THICKNESS AND WIDTH WITH TWO LAYERS OF WIRE FILAMENT OR INNER FACE 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 CORROSION SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR "STEEL VALVES.
5. CAST IRON COVER, FRAME AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN SEWERS ORIGINAL "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO CROSSBARS ARE REQUIRED.
8. VACUUM BREAK IN THE ARV VAULT SHALL BE CONNECTED TO THE WIRE FRAMING WITH THE WATER MAIN AND SERVICE WIRE TO BE PLACED IN ONE TRENCH. THE POINT OF CONNECTION AT THE WATER SHALL MAKE A WATER TIGHT CONNECTION.

11 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.



NOTES:

1. ALL BOLT AND FITTINGS 12" AND SMALLER SHALL BE STAINLESS STEEL OR 316L NON-GALVANIZED BOLT AND HARDWARE.
2. ALL PIPE LARGER THAN 12" SHALL BE FLANGED DUCTILE IRON PIPE.
3. NO GALVANIZED PIPE ALLOWED.

12 BACKFLOW PREVENTER ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS REQUIREMENTS.

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC ROADS AND UTILITY IMPROVEMENTS. IF INCORRECT OR UNCERTAIN, THE DESIGN ENGINEER HAS RESPONSIBILITY TO REVIEW AND ATTEMPT TO CO-ORDINATE AND THE DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND MAY NOT BE CHANGED OR ADJUSTED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR ENTITY OWNER.

NO.	ITEM	DATE
1	Water Detailed	4/24/16
2	AUDV Detail	4/24/16

CONTRACT NO. —

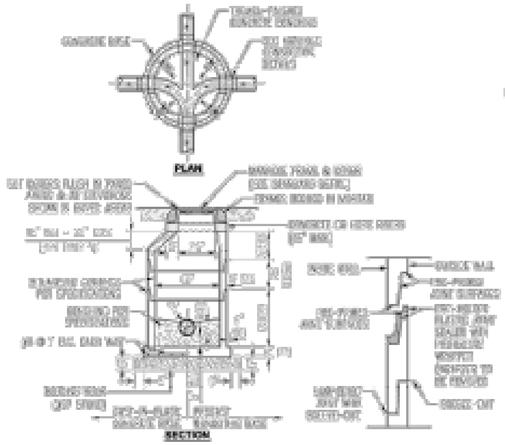
CITY OF WINTER GARDEN, FLORIDA STANDARDS AND SPECIFICATIONS FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS FOR POTABLE WATER SYSTEMS

DATE
JUNE 2016

SHEET
C11
2 OF 11



NOTES:

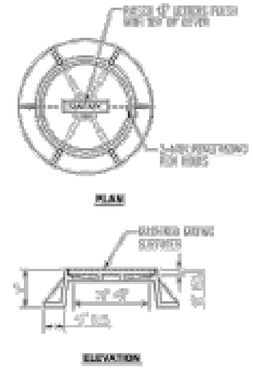
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INCOMING SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. USE MANHOLE CONNECTION DETAILS. ALL GRADES TO BE OUTSIDE OF THE MANHOLE.
2. 0-90 DROP ELBOWS ARE ALLOWED.
3. GRADE MUST BEGIN NON-SHRINKING GROUT INSIDE MANHOLE.
4. NO STEPS WITHIN 3-FT. TYP.
5. ALL PRECAST CONCRETE WORK, BE STAINED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, UNLESS IS OTHERWISE.

1 PRECAST CONCRETE SANITARY MANHOLE
N.T.S.

NOTES:

1. DROP PIPE AND STRUCTURE CHAMB. TO BE EQUAL TO SIZE AND MATERIAL OF THE MANLINE SEWER.
2. ON INTERCEPTOR DROP CONNECTIONS, TAKE CARE OF VELOCITY FOR ALL INTERIOR DROPS EXCEPT AT THE MAIN LINE THAT MANHOLE INVERT.

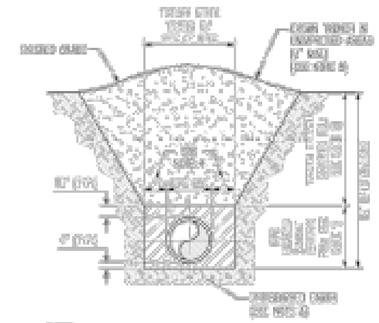
2 MANHOLE CONNECTION DETAIL
N.T.S.



NOTES:

1. [illegible]
2. [illegible]

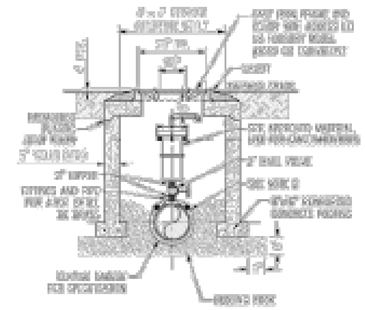
3 MANHOLE FRAME AND COVER
N.T.S.



NOTES:

1. TYPE BEDDING: SELECT COMMON SOIL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER ASTM D-1557 AND EXCAVATED NO MORE THAN 150 PAGINED AFTER CLEAR.
2. TRENCH DEPTH: COMMON SOIL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER ASTM D-1557 AND EXCAVATED NO MORE THAN 150 PAGINED AFTER CLEAR.
3. TYPE BEDDING: SELECTED SELECT COMMON SOIL OR CRUSHED ROCK IN ACCORDANCE WITH THE [illegible] AND THICKNESS MAY BE REQUIRED AS DETERMINED BY THE CITY OF WINTER GARDEN.
4. (T) = 12" Min. FOR PIPE DIAMETER LESS THAN 24", AND 24" Min. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. PIPE MUST BE BE INSTALLED WITH BELL DURING BEGINNING TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 01610 OF THE CITY OF WINTER GARDEN MANUAL OF ENGINEERING AND SPECIFICATIONS FOR MATERIALS AND WATER MAIN CONSTRUCTION FOR BEDDING AND BACKFILL IN EXCAVATIONS.
8. FINAL RESTORATION IN WORKING AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF CONTROLLING AGENCIES. SUBMITTED RESTORATION PLANS TO CITY OF WINTER GARDEN PUBLIC WORKS AND UTILITIES DIVISIONS FOR REVIEW AND APPROVAL OF DRAWING-TO-SCALE STORMWATER RESTORATION AND POND RESTORATION DESCRIPTIONS.

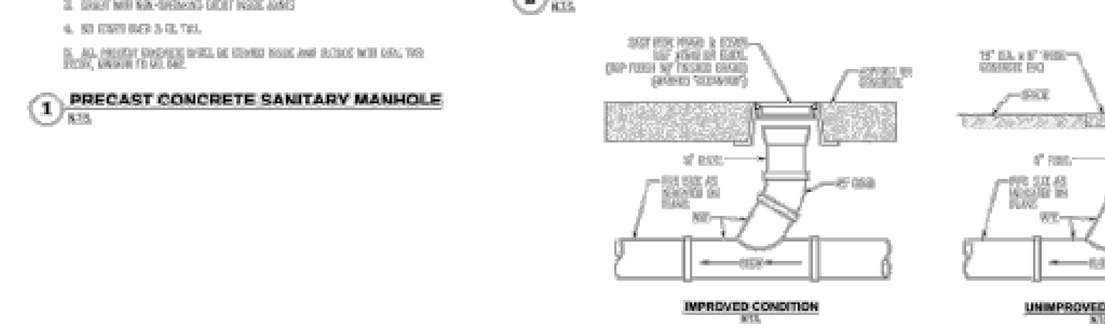
4 STANDARD BEDDING DETAIL
N.T.S.



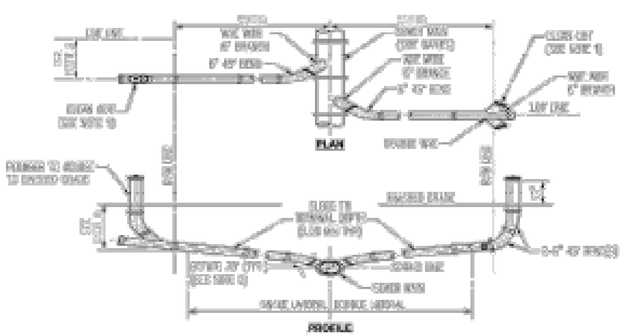
NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. SERVICE STRAP TRENCH AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE DONE THAT THE A.R.V. IS HIGHER AT THE HIGHEST POINT IN THE PRESSURE SYSTEM.
4. INTERIOR AND EXTERIOR EXPOSED SURFACES SHALL PROVIDE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. SHOP DRAWINGS, DESIGN AND ASSISTED LID SHALL BE INSTALLED TO FIT WITH PACKAGE DRAWS.
6. COVER SHALL READ "WATER CHECK VALVES DESIGN, "SEWER" "DEPARTMENT WATER OR PACKAGE WATER".
7. NO CAUSAWAY PIPE/FRAMES.
8. LOCATE WIRE IN ONE AIR VALVE SHALL BE SOLDERED TO THE WIRE RUNNING FROM THE MAIN AND SOLDER WIRE TO BE PLACED IN AIR VALVE. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTION.

5 AIR RELEASE VALVE & VAULT
N.T.S.



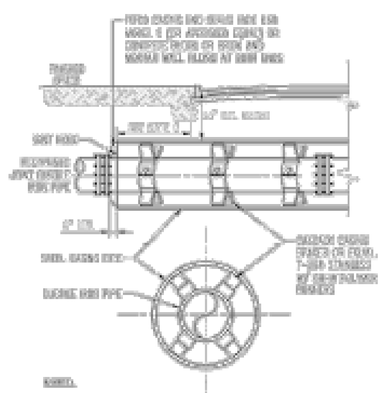
6 SANITARY SEWER CLEAN OUT DETAIL
N.T.S.



NOTES:

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

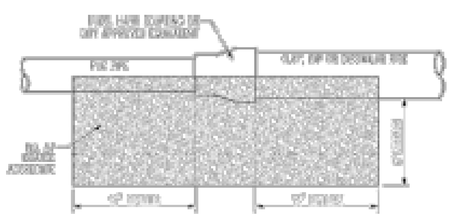
7 SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



NOTES:

1. WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAVEMENT IN ANY CASE.
2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DESIGN ENGINEER TO DETERMINE NEED FOR CATHODIC AND/OR (3) TYPE CORROSION CONTROL.

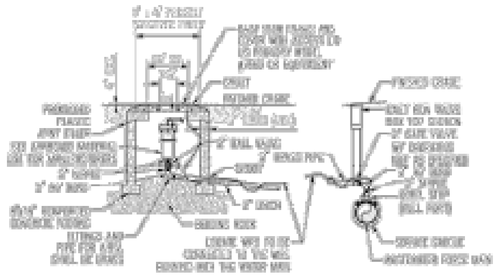
8 SEWER MAIN STEEL CASING DETAIL
N.T.S.



NOTE:

1. [illegible]
2. [illegible]

9 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. SERVICE STRAP TRENCH AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE DONE THAT THE A.R.V. IS HIGHER AT THE HIGHEST POINT IN THE PRESSURE SYSTEM.
4. INTERIOR AND EXTERIOR EXPOSED SURFACES SHALL PROVIDE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. SHOP DRAWINGS, DESIGN AND ASSISTED LID SHALL BE INSTALLED TO FIT WITH PACKAGE DRAWS.
6. COVER SHALL READ "WATER CHECK VALVES DESIGN, "SEWER" "DEPARTMENT WATER OR PACKAGE WATER".
7. NO CAUSAWAY PIPE/FRAMES.
8. LOCATE WIRE IN ONE AIR VALVE SHALL BE SOLDERED TO THE WIRE RUNNING FROM THE MAIN AND SOLDER WIRE TO BE PLACED IN AIR VALVE. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTION.

10 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS REQUIREMENTS.

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY IMPROVEMENTS. OF INCORRECT OR DAMAGING, THE DESIGN ENGINEER HAS RECOMMENDED THEM TODAY AND DEVIATING TO THE STANDARD AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND MAY NOT BE CHANGED OR REVISED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR DIRECTOR.

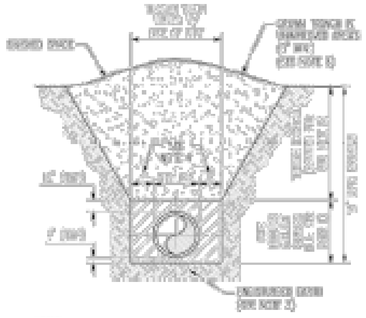
NO.	ITEM	DATE
1	Sanitary Manhole	4/27/14
2	Offset AR/V Detail	4/27/14

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
WASTEWATER SYSTEMS

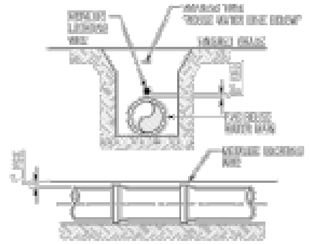
DATE
JUNE 2018
SHEET
C12
3 OF 11



NOTES:

1. PIPE BEDDING: SELECT COARSE FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER ASTM D 1557 AND CONTAINING NO ROCKS THAN 3/4 PASSING #200 SIEVE.
2. TRENCH BACKFILL: COARSE FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER ASTM D 1557 AND CONTAINING NO ROCKS THAN 3/4 PASSING #200 SIEVE.
3. PIPE BEDDING UNDERCUT SELECT COARSE FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND MINIMUM 6" TO BE PLACED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 12" MIN. FOR PIPE DIAMETER LESS THAN 24", AND 24" MIN. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED TRUE TO LINE, FACING UNIFORM TO THE CURVATURE OF THE TRENCH.
7. REFER TO SECTION 1013 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR MINIMUM PIPE TO BE MADE CONSTRUCTION TRENCH SCHEDULE AND DRAWINGS IN ENGINEERING.
8. PRIOR INSTALLATION A INSPECTOR PRIOR SHALL BE IN ATTENDANCE WHEN ALL PIPE BEDDING IS PLACED AT EACH OF CHANGE ALIGNMENT, CHANGE DIRECTION WITHIN CITY OF WINTER GARDEN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF FLORIDA DEPARTMENT PROTECTION AND WATER MANAGEMENT DISTRICT.

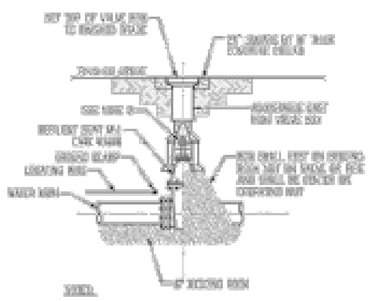
1 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

1. PVC PIPE DETAIL REQUIRE NOT AFTER METALLIC DETECTOR WIRE (CU COATED COPPER) CONTACT BY DETECTOR BY A GUIDE DETECTOR AND SHALL BE ATTACHED TO THE TOP OF PIPE ONLY EVERY 1 FOOT, AT LEAST 6 TIMES PER JOINT.
2. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE ENABLE 18" EXTENDED ABOVE TOP OF BOX 2" TO ALLOW TO ADDRESS WITH STATE OPERATION.

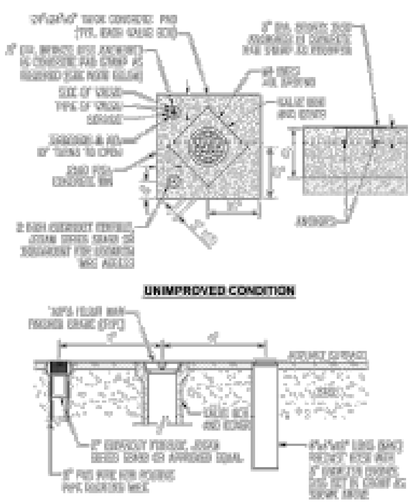
2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.



NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE EXTENSION NOT BOX COVERS SHALL BE ADJUSTED TO SHALL BE 18" TO 4 FOOT DEPTH BELOW FINISHED GRADE.

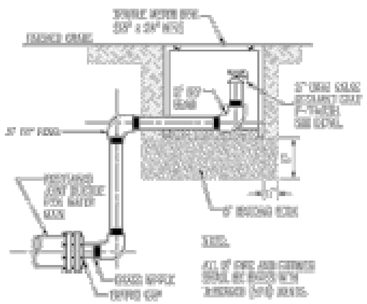
3 GATE VALVE & BOX DETAIL
N.T.S.



UNIMPROVED CONDITION

IMPROVED CONDITION

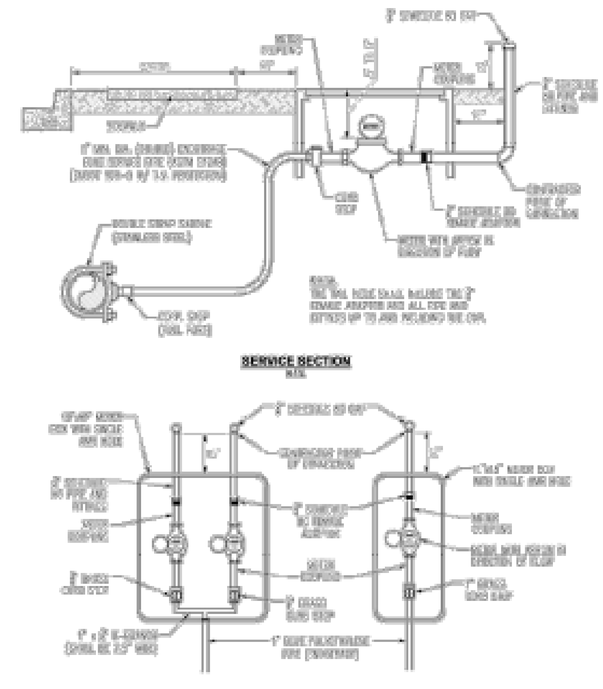
4 VALVE BOX COLLAR
N.T.S.



NOTES:

1. ALL 3" PIPES AND FITTINGS SHALL BE ...

5 BLOWOFF VALVE DETAIL
N.T.S.



SERVICE SECTION
N.T.S.

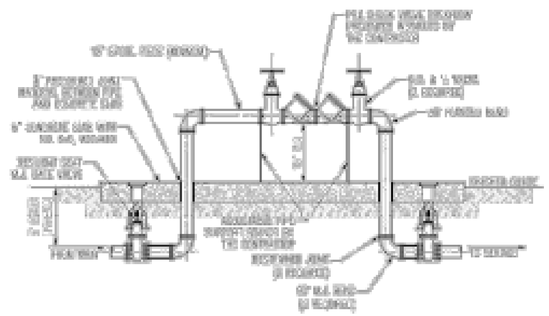
DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. ALL SERVICE SERVICES, THE WATER MAIN AND THE WATER SERVICE SHALL BE MADE WITH COMPRESSION/PRESS JOINT CONNECTIONS.
2. NO SERVICE PIPE SHALL TERMINATE UNDER A DRIVEWAY.
3. ...
4. ...
5. ALL SERVICE LINES SHALL BE POLY ENCAPSULATE PIPE AND SHALL BE DUST IN SOUTH WINDS.
6. THE POINT OF TERMINATION IS DEFINED ONE FOOT BEHIND THE METER BOXES. THE PLUMBER/CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE BEHIND THE POINT OF TERMINATION.
7. ...

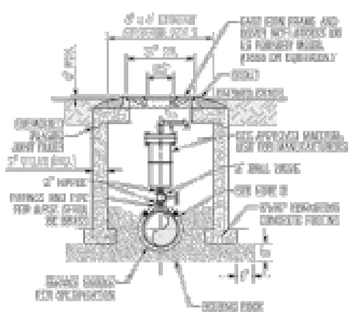
6 WATER SERVICE DETAIL
N.T.S.



NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED ...
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED ...
3. RECLAIMED WATER JUMPER SHALL BE PAINTED ...

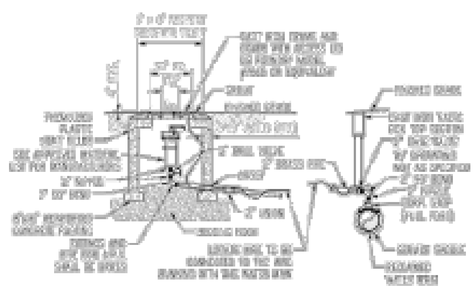
7 RECLAIMED WATER JUMPER CONNECTION
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 36 INCH.
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...

8 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

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

9 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS DEVELOPED WITH BOTH ENGINEERS DISCLAIMER:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC ROADS AND UTILITY IMPROVEMENTS. OF WARRANTY THE STANDARDS, THE DESIGN ENGINEER HAS PROFESSIONALLY THAT THEY AND EXTENDED TO THE PROJECT AND THAT DETAILS, NOTES, AND SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND MAY NOT BEEN CHANGED OR REVISED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR ENTITY OWNER.

NO	ITEM	DATE
1	Water Meter Service	4/27/16
2	ADD Detail	4/27/16

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

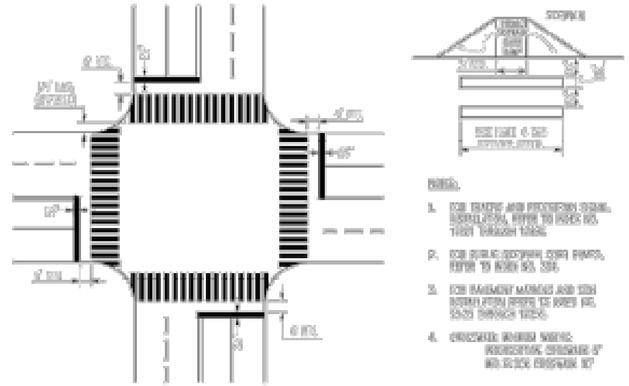
WINTER GARDEN

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

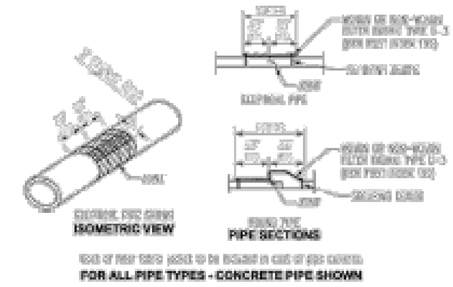
DATE
JUNE 2018
SHEET
C13
8 OF 11

GENERAL NOTES:

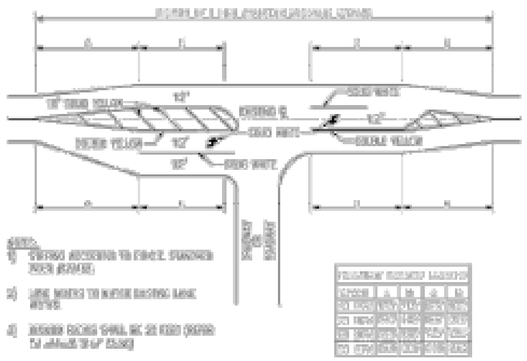
1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO DESIGN CHECKS TO REDUCTION FORCE IS BEING ACCEPTED BY THE CITY, WHICHEVER HAPPENS OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.
2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SWRMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.
4. ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.
5. STORM SYSTEM WILL BE CLEANED PRIOR TO BOND TV'D.
6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRICT PERMIT, NPDES, ILM AND SWPP PLAN IN A DESCRIPTIONS LOCATION ON THE JOB SITE AT ALL TIMES.
7. ALL STORM SEWER MANHOLES TRAKE & COVER SHALL BE ASTM 2015.
8. GUIDE BAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 80 PASSING THE #200 SIEVE.
9. ONLY CONCRETE RISER RINGS WILL BE ALLOWED TO BE PLACED FOR STORM MANHOLES. ALL RISER RINGS SHALL BE SEALED TO THE STRUCTURE USING WATER SEAL. NO MORE THAN 10" WILL BE ALLOWED.
10. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.
11. ALL STORM SEWER CONVEYANCE SYSTEMS SHALL BE SEALED WITH WRAPID SEAL.



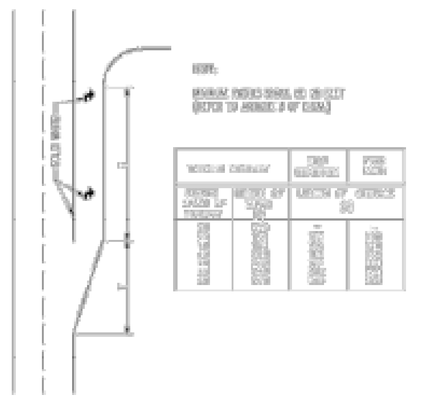
1 TYPICAL CROSSWALK
N.T.S.



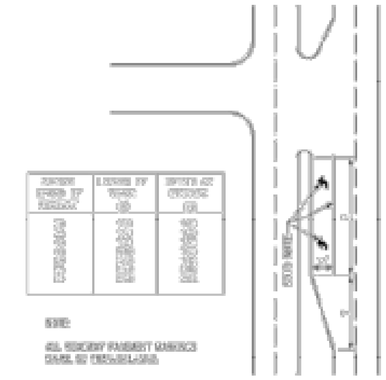
2 FILTER FABRIC JACKET
N.T.S.



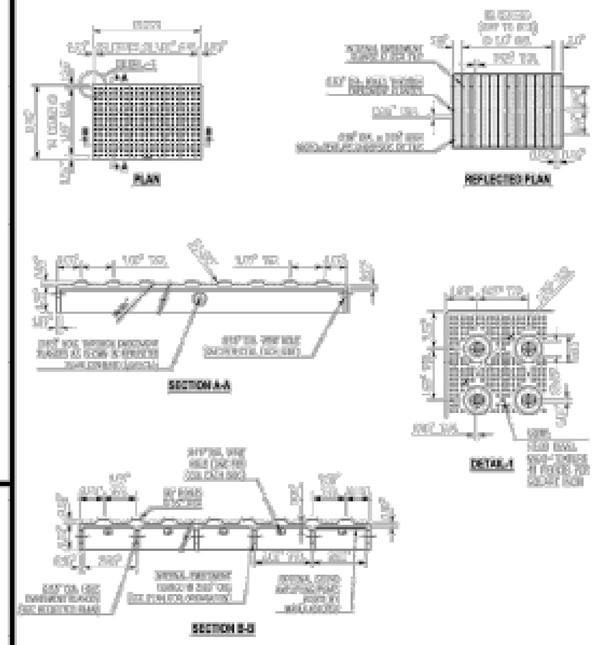
3 TYPICAL INTERSECTION
N.T.S.



4 RIGHT TURN DECELERATION LANE
N.T.S.

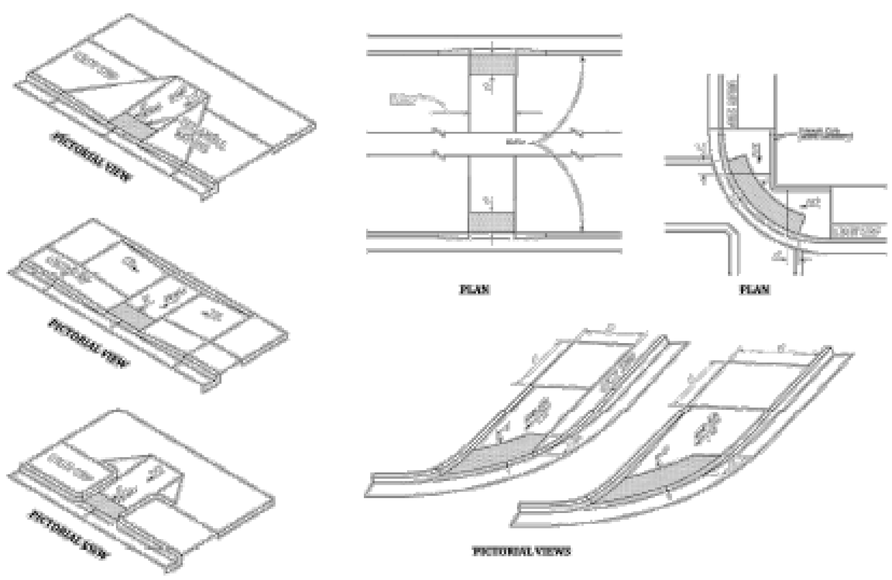


5 DIVIDED HIGHWAY LEFT TURN STORAGE LANE
N.T.S.

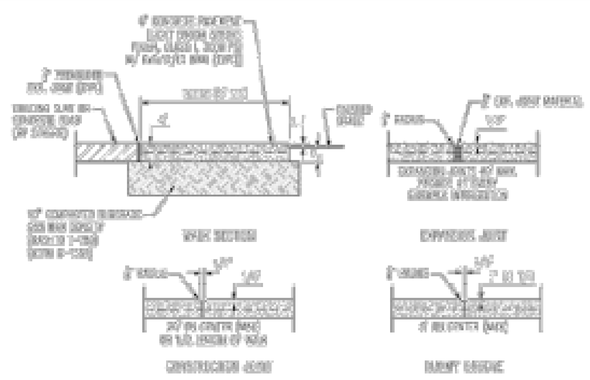


NOTE:
1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.
2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

8 DETECTABLE WARNING DETAIL
N.T.S.



6 CURB RAMPS & DETECTABLE WARNING PLACEMENT
N.T.S.



7 SIDEWALK DETAILS
N.T.S.

PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

WINTER GARDEN STANDARDS INTERPRETED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE LISTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCORPORATING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EXTENDING TO THE PROJECT AND THAT DETAILS, NOTES, AND SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN EDITED OR ADDED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

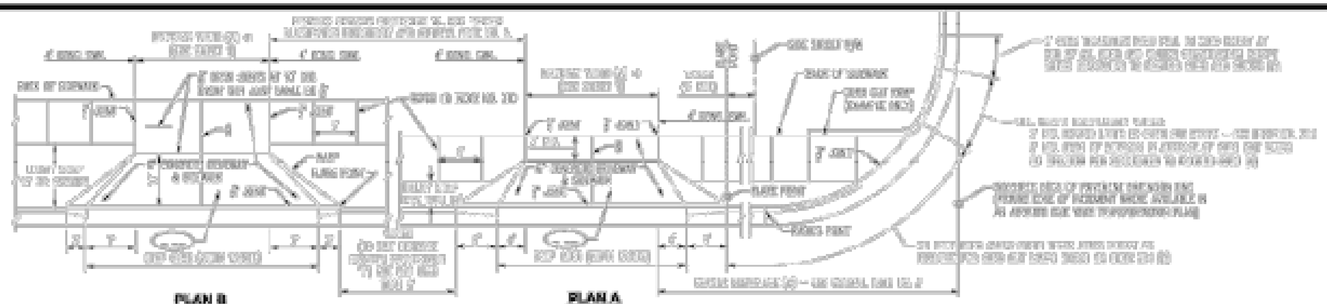
NO.	ITEM	DATE

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION

WINTER GARDEN

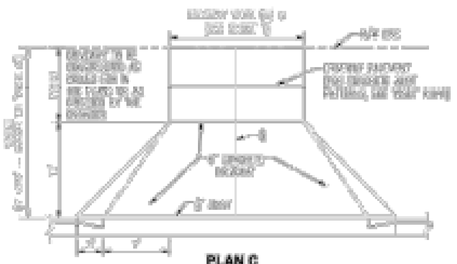
STANDARD DETAILS
FOR
PUBLIC SERVICES

DATE
JUNE 2018
SHEET
C14
9 OF 11

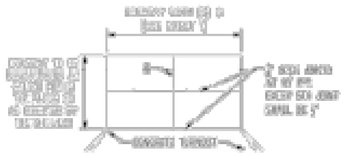


PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10' OR GREATER)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')



PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED INSET

FOOTNOTES:

(1) ALL ½" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

(2) OPEN JOINTS PLACED AT EQUAL EXT MARK INTERVALS FOR DRIVEWAYS WIDER 30' WIDE. JOINTS IN SQUARE AND RADIUS TO REFLECT JOINTS IN DRIVEWAYS.

(3) WHEN CONNECTING TO CONCRETE CURB AND GUTTER SECTIONS, TO ADJ DROP CURB WITH SIDEWALK CUTTING BACK TO THE CONCRETE FRONT FACE, WITH THE VERTICAL CURB AND TO THE CURB, AT DRIVEWAY CURBING ENTRANCE IN THE CURBING PROFILE.

(4) DRIVEWAYS (2" CONCRETE) SHALL BE OF A MINIMUM WIDTH (W) TO THE RIGHT OF WAY LINE.

(5) CURB-MARKED DIMENSIONS OF A FLARED DRIVEWAY TYPE ENCROACHED SHALL BE TO THE RADIUS, SEE SECTIONS 3 AND 4.

GENERAL NOTES FOR URBAN FLARED TURNOUTS

1. TURNOUT 6" CONCRETE PAVEMENT AND DROP CURB SHALL MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF CONCRETE AS SET FORTH IN THE CITY STANDARD SPECIFICATIONS. THE DRIVEWAY PAVEMENTS SHALL MEET THE REQUIREMENT OF SUBSECTION 522-6.

2. FOR DETAILS OF BIKE-ROAD AND ROAD-BIKE FLARE, REFER TO INDEXES 400, 300 AND 304 RESPECTIVELY.

3. WHERE TURNOUTS ARE CONSTRUCTED WITH EXISTING CURB AND GUTTER, THE EXISTING CURB AND GUTTER SHALL BE REMOVED BACK TO THE NEAREST JOINT BEYOND THE FLARE POINT OR TO THE POINT THAT THE EXISTING CURBING IS DEEP ENOUGH TO FLOW LONG AND DROP CURB CONSTRUCTED IN ACCORDANCE WITH INDEXES 400, 1 AND 2.

4. JOINT FOR PREFORMED JOINT FILLER SHALL BE PROVIDED IN THE CURB FOR THE CONCRETE PAVEMENT (CONCRETE SIDEWALK, 6" THICK).

5. FOR TURNOUTS WITH RADIAL FLARING, SEE THE REQUIREMENTS UNDER THE "SCHEDULE OF DIMENSIONS PERTAINING FOR TURNOUTS", THE "GENERAL NOTES", THE DETAILS OF "FLARED TURNOUT CONFIGURATION" AND THE DETAIL OF "LINES OF GRADING & DRAINAGE, SUBGRADE AND EDGE OF PAVEMENT".

6. PAVEMENT REINFORCING OF PAVEMENT SHALL EXTEND OUT TO THE EDGE OF WALK OR A FULL WIDTH OF SIDEWALK, WHICHEVER DISTANCE IS LESS.

7. THE MAINTENANCE AND OPERATION OF TURNOUT GUARDS, TRAFFIC SIGNALS, ACCESSORY EQUIPMENT, AND OTHER NECESSARY EQUIPMENT SHALL BE THE RESPONSIBILITY OF A PUBLIC AGENCY.

8. ALL PAVEMENT MARKINGS IN THE STREET REQUIRING REQUIRED ADJUSTMENTS AND RECONSTRUCTION LANE MARKINGS, AND SIGNAL INSTALLATION FOR THE OPERATION OF THE OTHER PAVEMENT MARKS, BE MAINTAINED BY THE REPRESENTATIVE.

9. ALL SIGNAL AND MARKING INSTALLED FOR THE OPERATION OF THE CONSTRUCTION REQUIRED AND STOP PAVED AND CURB ZONE FOR THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. TURNOUTS WILL BE USED FOR LANDS THE CONTRACT UNIT PRICE FOR CONCRETE CONCRETE (6" THICK), ETC.

GENERAL NOTES FOR URBAN FLARED TURNOUTS

1. MATERIALS MARKED AS "REQUIRED APPLICATIONS" ARE THOSE WITH SIGNAL TRAFFIC CAUSE REQUIRED MORE FOR REPRESENTATIVE. STANDARD PAVEMENT VARIANT UNDER CITY PROVIDED DRAWINGS ARE THOSE WHICH CONTRACT TO THE CITY ENGINEER AND ARE DRAWN THE REQUIRED TO SHOW OR FLARE TO THE CITY THAT TRAFFIC DRAWN VARIANT WILL BE INFORM.

MATERIALS MARKED AS "OPTIONAL APPLICATIONS" ARE THOSE WITH SIGNAL TRAFFIC CAUSE REQUIRED MORE FOR REPRESENTATIVE. STANDARD PAVEMENT VARIANT UNDER CITY PROVIDED DRAWINGS ARE THOSE WHICH CONTRACT TO THE CITY ENGINEER AND ARE DRAWN THE REQUIRED TO SHOW OR FLARE TO THE CITY THAT TRAFFIC DRAWN VARIANT WILL BE INFORM.

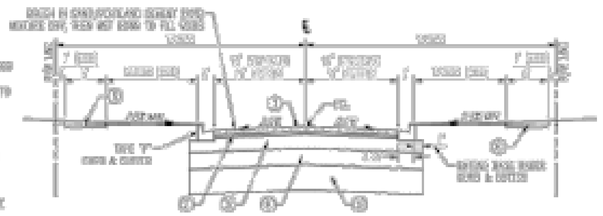
2. THE STANDARD PLATES DRAWING ON THIS PAGE MAY NOT ACCOMMODATE VARIANT WITH CONDITIONS, DRAWINGS PRESENCE OF NEW MATERIALS REQUIRED, WHERE SUCH CASES ARE SHOWN TO REQUIRED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

3. WHEN CITIES PLANS THAT DRAWING ARE TO BE CONSTRUCTED, THE TYPE SHALL BE CONTAINED IN THE PLANS USING THE REQUIRED NOTES-NUMBER DESIGNATION.

Notes: See sheet 1 for "GENERAL NOTES"

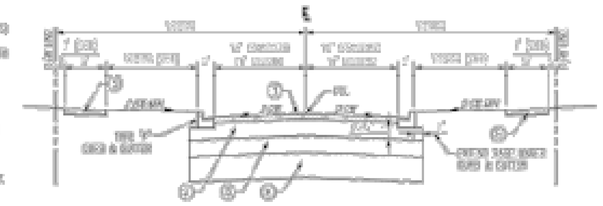
PAVEMENT DESIGN

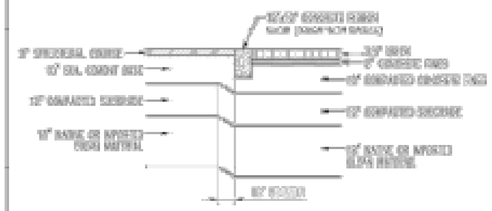
1. 30" BRICKS
2. 1" - 2" LOOSE CONCRETE SAND. SEPARATE BED
3. 18" BASE – COMPACTED CONCRETE BASED TO 100 PSI. CONCRETE (MINIMUM 1-1/2) REQUIRED PORTLAND CEMENT APPLIED AT 1/2 GAL/SY
4. 12" COMPACTED SUBGRADE (100 DENSITY) ACCORD T-180 AND 180-90
5. 18" OF NATIVE OR IMPORTED MATERIAL. REQUIRE BEST THAN ACCEPTABLE NATIVE SOIL COMPACTED TO 100 PER ACCORD T-180
6. 4" THICK CONCRETE CURBING



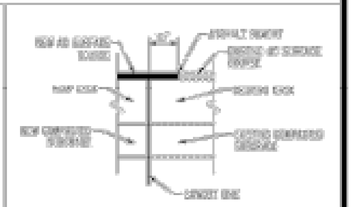
PAVEMENT DESIGN

1. 2" TYPE S-3 DRIVEWAY COURSE (2 LIFTS)
2. 18" BASE TYPE SOIL CEMENT COMPACTED TO 100 PSI. CONCRETE (MINIMUM 1-1/2) REQUIRED PORTLAND CEMENT APPLIED AT 1/2 GAL/SY. 2000 PSI T-245 COMPACTED. STRENGTH
3. 12" COMPACTED SUBGRADE (100 DENSITY) ACCORD T-180 AND 180-90
4. 18" OF NATIVE OR IMPORTED MATERIAL. REQUIRE BEST THAN ACCEPTABLE NATIVE SOIL COMPACTED TO 100 PER ACCORD T-180
5. 4" THICK CONCRETE CURBING

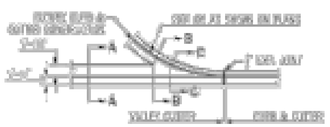




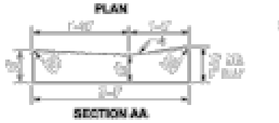
1 RIBBON CURB WITH BRICK PAVERS
NTS.



1 SAWCUT TYPCIAL DETAIL
NTS.

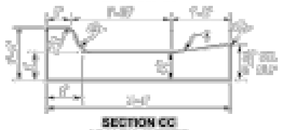


PLAN



SECTION AA

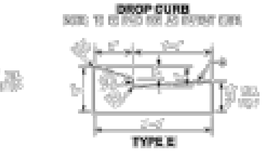
SECTION BB



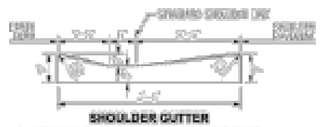
SECTION CC
VALLEY GUTTER

TYPE F

DROP CURB



TYPE E

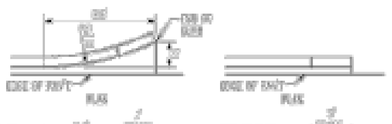


SHOULDER GUTTER

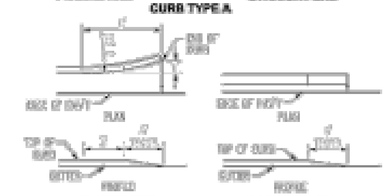
* WHEN SIDEWALK ON HIGH SIDE OF ROADWAY, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE DIMENSIONS OF THE LIP SHALL BE 0", UNLESS OTHERWISE SHOWN ON PLANS.

CONCRETE CURB AND GUTTER

NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, DESIGNED SHOWN. FOR DETAILS DIRECTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM FOR EXPANSION JOINT, INTERMEDIATE JOINT FILLER AND JOINT SEAL ARE REQUIRED ON FLEXIBLE CURB & GUTTER AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM SHEET.

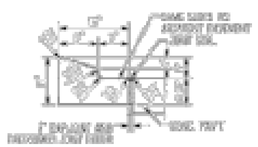


FLARED END **CURB TYPE A** **STRAIGHT END**

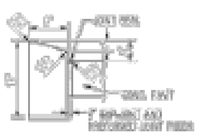


FLARED END **STRAIGHT END**
CURB AND GUTTER TYPES E & F

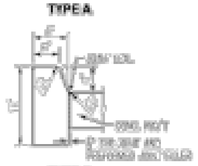
CURB AND GUTTER ENDINGS



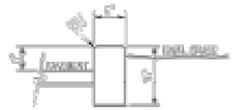
TYPE A



TYPE B



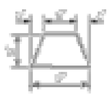
TYPE D



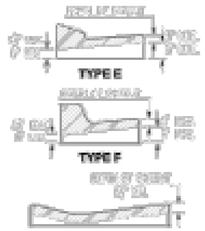
VERTICAL CURB
(COMMERCIAL PARKING AREAS ONLY)
NOTE: VERTICAL DIMENSION SHALL BE 10" FOR DROP OR HIGHER CURB APPLICABLE.

NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, DESIGNED SHOWN. EXPANSION JOINT, INTERMEDIATE JOINT FILLER AND JOINT SEAL NOT REQUIRED EXCEPTS CURBS AND DRIVEWAY PAVEMENT ONLY, SEE DIAGRAM SHEET.

CONCRETE CURB



ASPHALTIC CONCRETE CURB



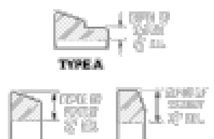
TYPE E

TYPE F

SHOULDER GUTTER

NOTE: CONTRACTION JOINTS TO BE PROVIDED WITHIN TRAFFIC GUTTER AND BOTH CURB AND GUTTER SECTIONS.

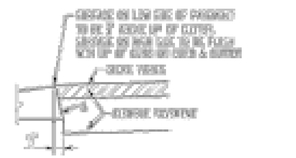
CONTRACTION JOINT IN CURB AND GUTTER



TYPE A

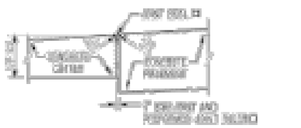
TYPE B **TYPE D**

CONTRACTION JOINT IN CURB



A – APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

CURB & GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



B – APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

GENERAL NOTES

1. THE CONTINUOUS CURB AND GUTTER PROVIDED 2" – 3" EXPANSION JOINTS AT 10' INTERVALS MAXIMUM. EXPANSION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS. WHEN INTERMEDIATE JOINTS ARE TO BE PROVIDED IN CONTINUOUS CURB AND GUTTER, THE EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 520-3 OF THE STANDARD SPECIFICATIONS.

2. USE OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION

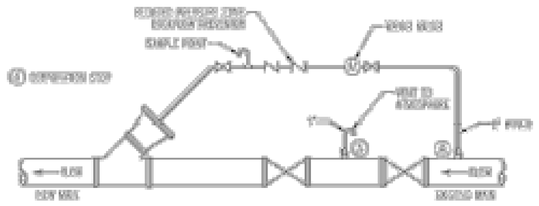
NO.	ITEM	DATE
1	Update Typical Conditions	4/4/16

WINTER GARDEN

STANDARD DETAILS FOR PUBLIC SERVICES

DATE
JUNE 2018

SHEET
C15



OPTION "A"

OPTION "B"

CHECK AT AN ORIENTED OR PLAN FOR SHORT DIAMETER, CROSS SECTION OF REPLACE SHALL BE INDEPENDENTLY FLOWED NEW ONE INSTALLATIONS FROM PIC CROSS TRAL.

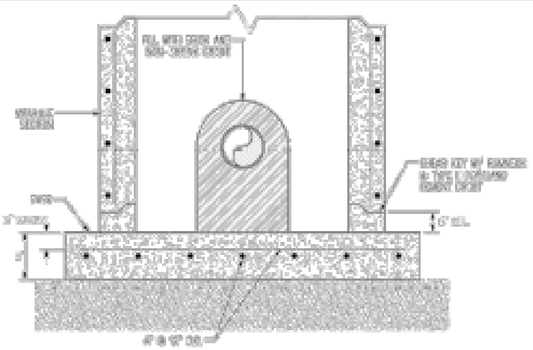
A CRY REPRESENTATIVE SHALL BE PRESENT AT THE TIME OF INSPECTION AND EXIT OF THE SITE. WATER SHALL BE PUMPED AWAYFROM FLOWING WATER. THE WATER MUST BE DRAIN AND TO AUTHORIZE BY THE CITY REPRESENTATIVE. THE CITY REPRESENTATIVE SHALL BE GIVEN 48 HOURS MINIMUM NOTICE PRIOR TO PIPING OR FILLING.

ON SHORT LENGTHS OF PIPELINE (SHOT MAIL) CLEANING MAY BE ACCOMPLISHED BY FLUSHING WITH WATER AT A MINIMUM VELOCITY OF 2.5 FEET PER SECOND. WATER REQUIRED FOR FLUSHING AND CLEANING SHALL BE SUPPLIED BY THE CITY AT THE CONVENIENCE HOWEVER. WATER SHALL BE FROM A PRIVATE SOURCE SATISFACTORY TO THE CITY.

NOTES:

1. DIAMETER OF THE MAIN MAIN SIZE RULE 8" SHOWN.
2. WYE TO BE PLACED AND FASTENED AT TEE END OF PIPING.
3. AT THE END OF THE PIPELINE, ALL CONNECTIONS TO BE TEMPORARY AND CONFORMING PIPES TO BE DETAILED.
4. SAMPLE POINT TO BE DESIGNED AFTER CONFIRMED PERMITTED.
5. ALL MATERIALS, PIPE, AND FITTINGS SHALL CONFORM THE THE CITY OF WINTER GARDEN STANDARDS.
6. FITTING, FITTINGS WITH RED PIPES, ONLY THE PIPE WILL BE ALLOWED TO BE USED THROUGH THE WYE AT A TIME. THE FITTINGS CAP MUST BE REMOVED.
7. PIPING PROGRESS TO BE PLANNED AT LEAST TWICE.

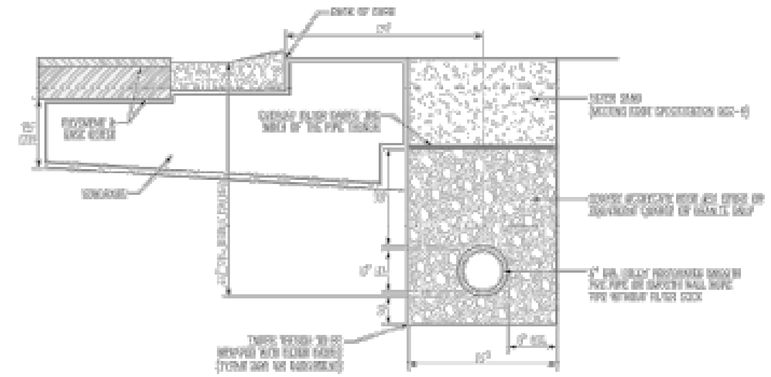
1 PIPE PIGGING DETAIL
N.T.S.



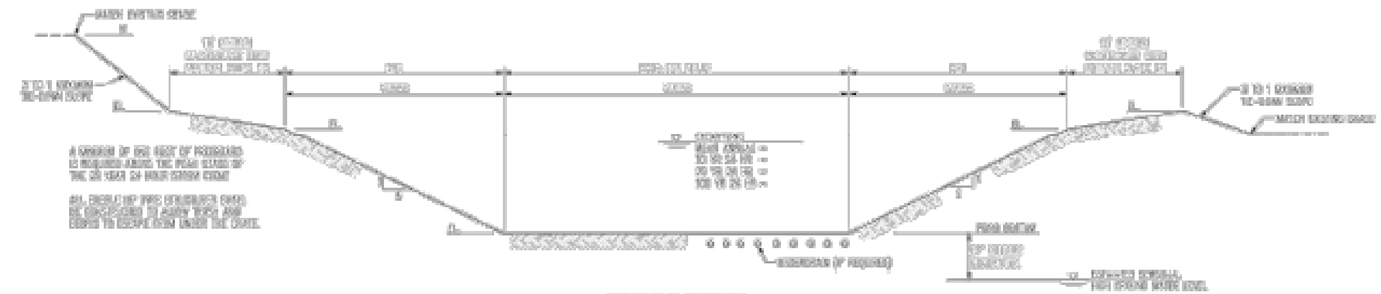
NOTES:

1. NO CONCRETE NEAR GRAVELS WITH EXISTING SEWER, CROSS PIPES UNDER PIPE AND NOT SHOULD CONTAIN ON TIES.
2. FOR ADDITIONAL DETAILS NOT SHOWN, USE "GRAVITY" SEWER MANHOLE STANDARD.
3. AT THE END OF THE PROJECT, ALL CONFORMANCE TO BE REMOVED AND CONFORMANCE PIPES TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING REMOVAL OR MANHOLE.

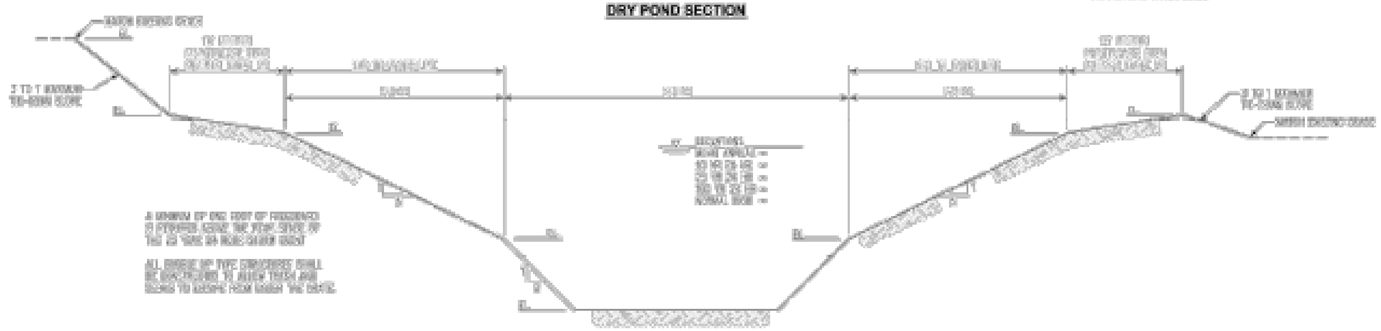
2 GRAVITY SEWER DOGHOUSE MANHOLE
N.T.S.



3 UNDERDRAIN DETAIL
N.T.S.

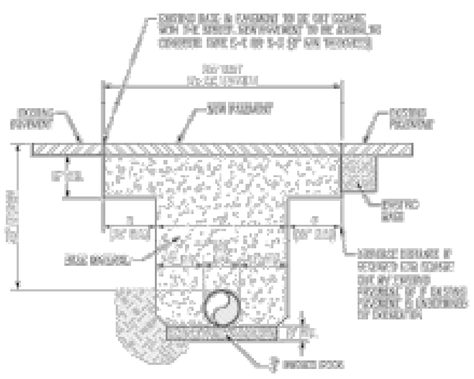


DRY POND SECTION

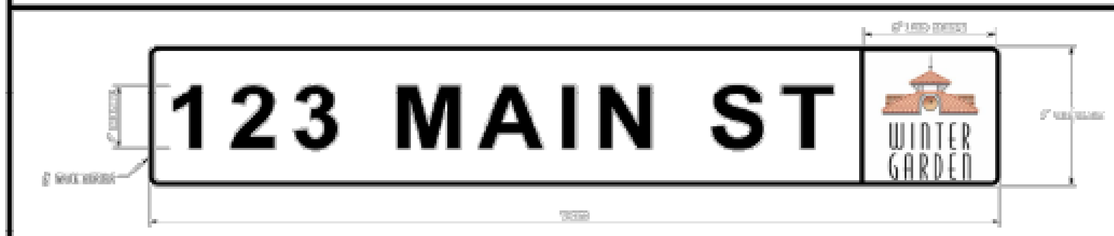


WET POND SECTION

4 POND SECTIONS
N.T.S.



5 PAVEMENT RESTORATION DETAIL
N.T.S.



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

6 STREET SIGN BLADE DETAIL
N.T.S.

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE MINIMUM STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INSTALLING THE STRUCTURE, THE ENGINEER OF RECORD ASSUMES THE RESPONSIBILITY FOR THE PROJECT AND THAT DETAILS, NOTES OR SPECIFICATIONS ARE NOT REQUIRED BY THE CITY AND HAVE NOT BEEN REVIEWED OR APPROVED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

NO.	ITEM	DATE

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS

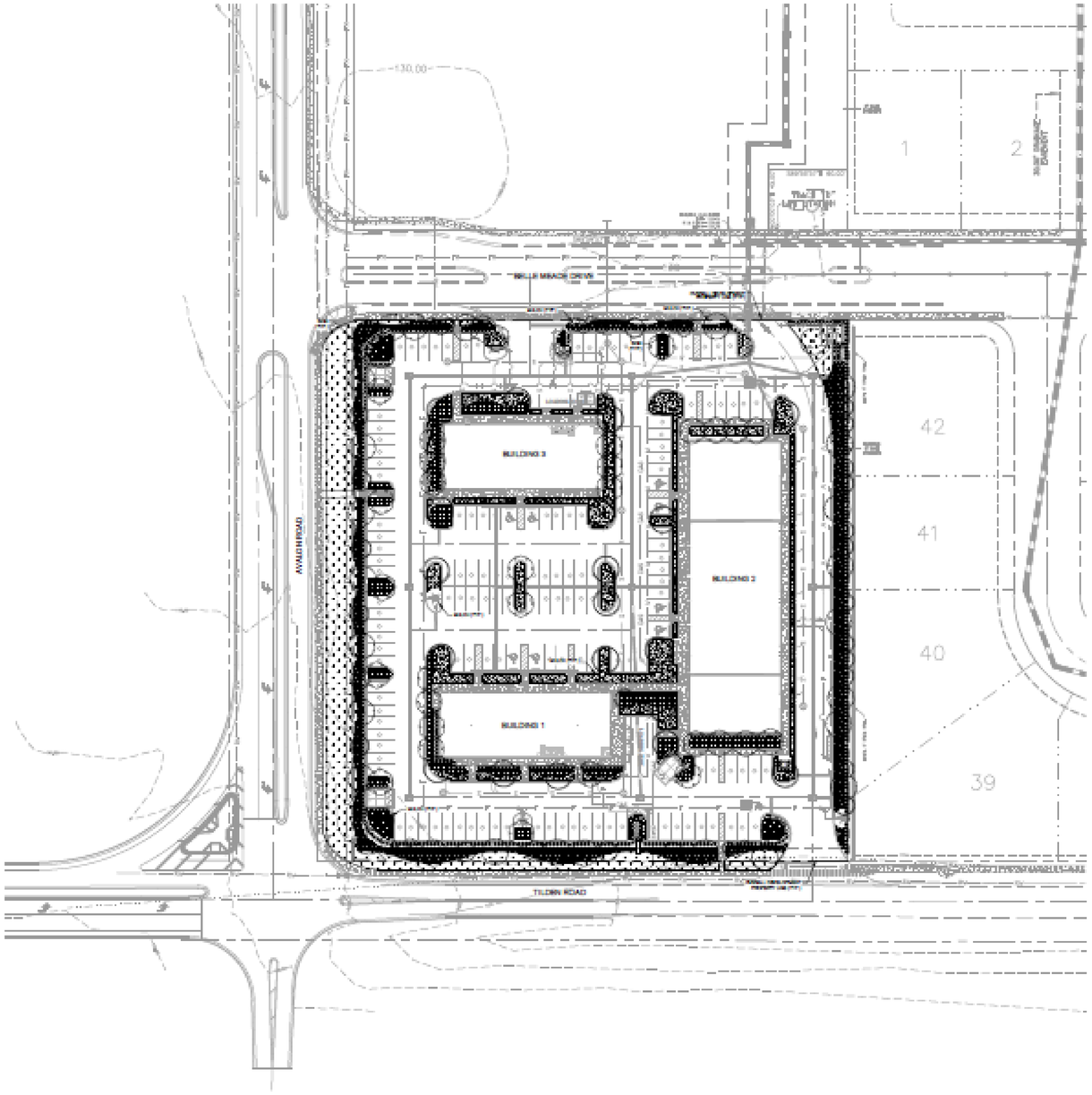
WINTER GARDEN

STANDARD DETAILS FOR MISCELLANEOUS DETAILS

DATE
JUNE 2018

SHEET
C16

11 OF 11



PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	QC	37	QUERCUS VIRGINIANA 'SCULL' TM SINGLE, STRAIGHT, FL #1, FULL	CATHEDRAL LIVE OAK	100 GAL	4" CAL MIN	14' HT MIN
	QS	30	QUERCUS SHUMARDII SINGLE, STRAIGHT, FL #1, FULL	SHUMARD RED OAK	100 GAL	4" CAL MIN	14' HT MIN
	UA	34	ULMUS ALATA SINGLE, STRAIGHT, FL #1, FULL	WINGED ELM	100 GAL	4" CAL MIN	14' HT MIN
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	CE	24	CERCIS CANADENSIS SINGLE, STRAIGHT, FL #1, FULL	EASTERN REDBUD	65 GAL	4" CAL MIN	11' HT.
	LI	22	LAGERSTROEMIA INDICA X FAURIEI 'ACOMA' MULTI-TRUNK, FL #1, FULL	ACOMA CRAPE MYRTLE	65 GAL	4" CAL MIN	11' HT.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	MP	450	MYRCIANTHES FRAGRANS FULL	SIMPSON'S STOPPER	3 GAL	36" OC	30" HT MIN
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING** / **SPACING**
	RA	208	RHAPHIOLEPIS INDICA 'ALBA' FULL	WHITE INDIAN HAWTHORN	3 GAL	12" HT MIN	24" OC / 24" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	JP	770	JUNIPERUS CHINENSIS 'PARSONI' FULL	PARSONI JUNIPER	3 GAL	12" HT. MIN.	36" OC
	LM	1,400	LIRIOPE MUSCARI 'EMERALD GOODIES' FULL	EMERALD GOODIES LIRIOPE	1 GAL	12" RUNNERS	18" OC
	PA	13,400 SF	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	SOD	-	-
	TA	3,764	TRACHELOSPERMUM ASIATICUM FULL	STAR JASMINE	1 GAL	12" RUNNERS	18" OC
	TV	128	TRACHELOSPERMUM ASIATICUM 'VARIEGATA' FULL	VARIEGATED STAR JASMINE	1 GAL	12" RUNNERS	18" OC
MISC		**QTY**	**BOTANICAL/COMMON NAME**	**SPECIFICATIONS**			
MULCH		TBD	EUCALYPTUS MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/NUISANCE PLANT MATERIAL			

ORANGE COUNTY LANDSCAPE CODE

CODE	REQUIRED	PROPOSED
PARKING LOT LANDSCAPING - SEC. 15.L.5(2) 1 TREE / 10 SPACES	18 CANOPY TREES	28 CANOPY TREES
BUILDING LANDSCAPE - SEC. 15.L.5(3) 1 CANOPY TREE / 50 LF	BUILDING 1 - 341 LF 7 CANOPY TREES BUILDING 2 - 341 LF 7 CANOPY TREES BUILDING 3 - 400 LF 8 CANOPY TREES	BUILDING 1 - 341 LF 8 CANOPY TREES BUILDING 2 - 341 LF 10 CANOPY TREES BUILDING 3 - 400 LF 8 CANOPY TREES
LANDSCAPE BUFFER - 15.L.5(1) 3 CANOPY TREES / 100 LF + 3 UNDERSTORY TREES / 100 LF	NORTH BUFFER - 324 LF 9 SHADE TREES 10 UNDERSTORY TREES EAST BUFFER - 400 LF 9 SHADE TREES 12 UNDERSTORY TREES SOUTH BUFFER - 324 LF 9 SHADE TREES 10 UNDERSTORY TREES WEST BUFFER - 400 LF 9 SHADE TREES 12 UNDERSTORY TREES	NORTH BUFFER - 324 LF 9 SHADE TREES 10 UNDERSTORY TREES EAST BUFFER - 400 LF 9 SHADE TREES 12 UNDERSTORY TREES SOUTH BUFFER - 324 LF 9 SHADE TREES 10 UNDERSTORY TREES WEST BUFFER - 400 LF 9 SHADE TREES 12 UNDERSTORY TREES

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY.
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR: 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

GRAPHIC SCALE IN FEET
0 24 48 96

NORTH

NO.	REVISION	BY	DATE

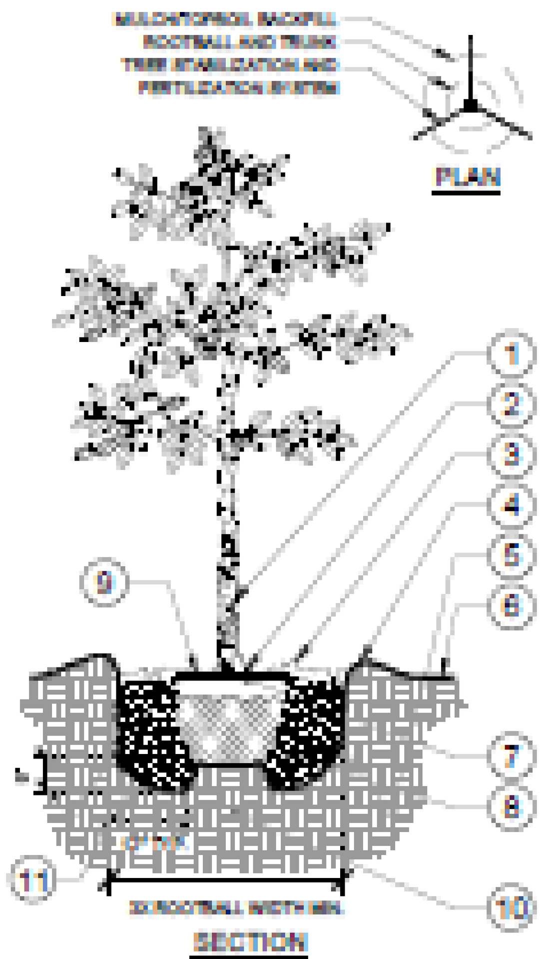
Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1100, ORLANDO, FL 32801
PHONE: 407-539-2050
WWW.KIMLEY-HORN.COM CA: 00000696

SCALE: AS NOTED
DESIGNED BY: SMP
DRAWN BY: SMP
REVIEWED BY: MTF

LANDSCAPE PLAN

BELLE MEADE COMMERCIAL OUTPARCEL #2
CITY OF WINTER GARDEN FLORIDA

DATE 5/11/2020
PROJECT NO. 049138000
SHEET NUMBER L1.0

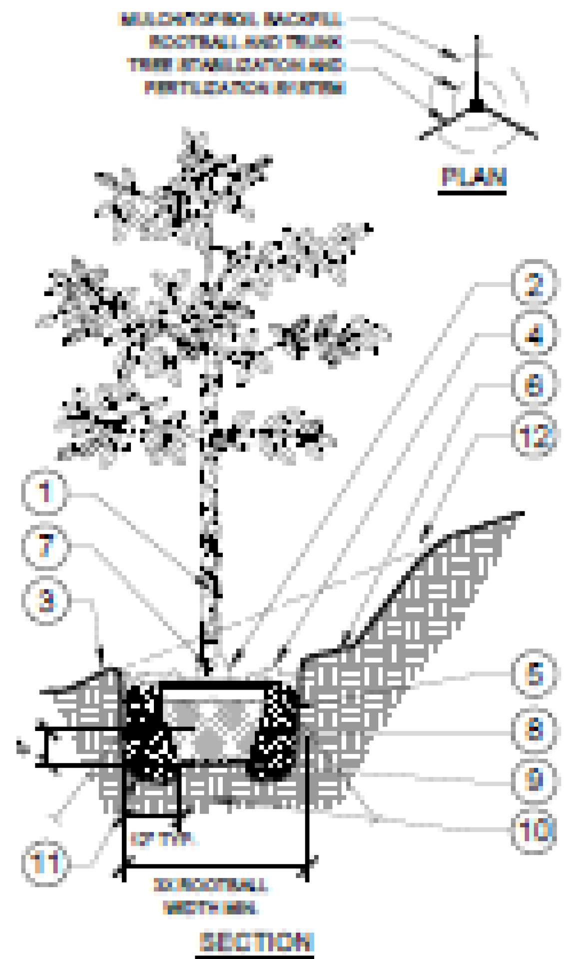


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A300.

1 TREE PLANTING
L1.50 — SECTION / PLAN — NTS

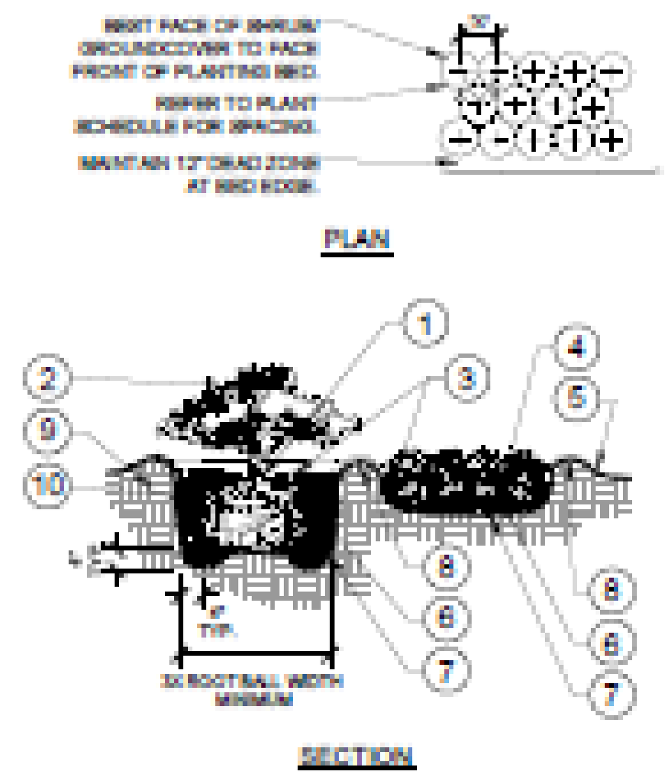


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3-4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A300.

2 TREE PLANTING ON A SLOPE
L1.50 — SECTION / PLAN — NTS

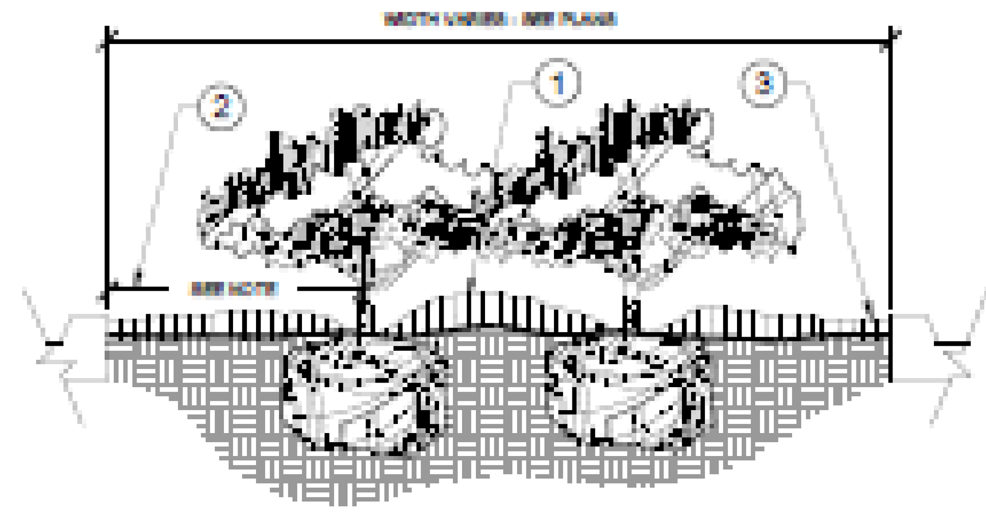


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP).

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING
L1.50 — SECTION / PLAN — NTS

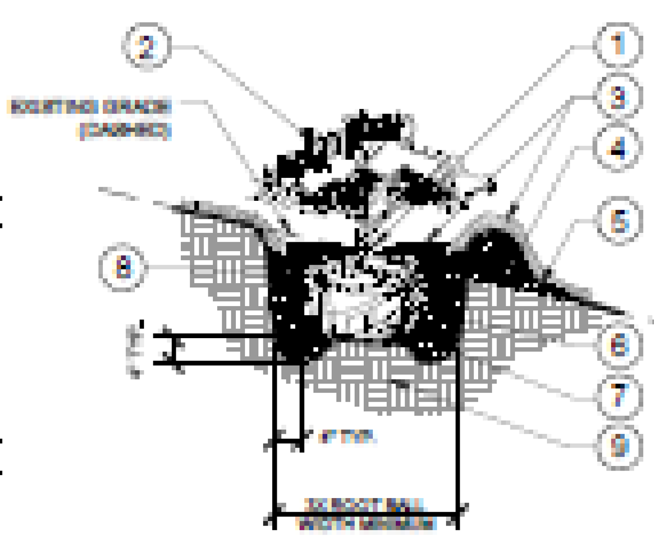


1. CROWN ISLANDS @ 6:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 30" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 3" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 PLANTED PARKING LOT ISLANDS/MEDIANS
L1.50 — SECTION — NTS

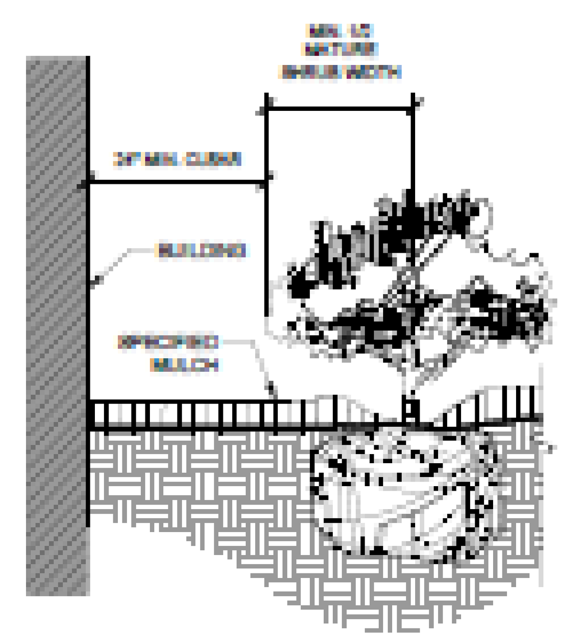


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT BERM TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

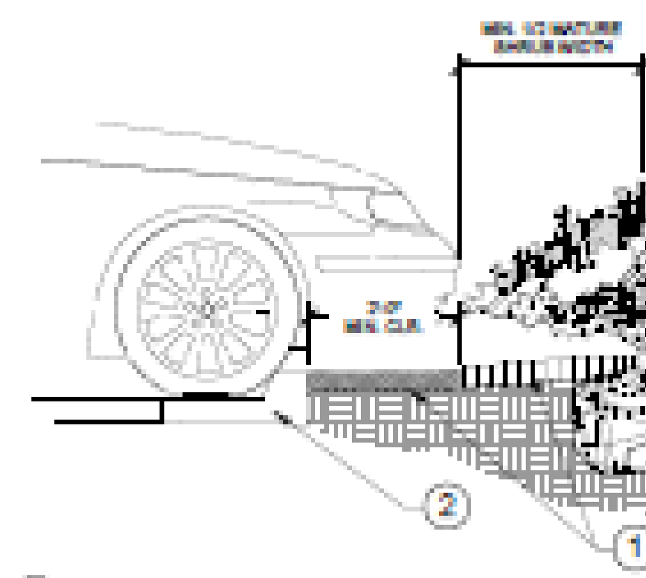
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
L1.50 — SECTION — NTS



NOTES:

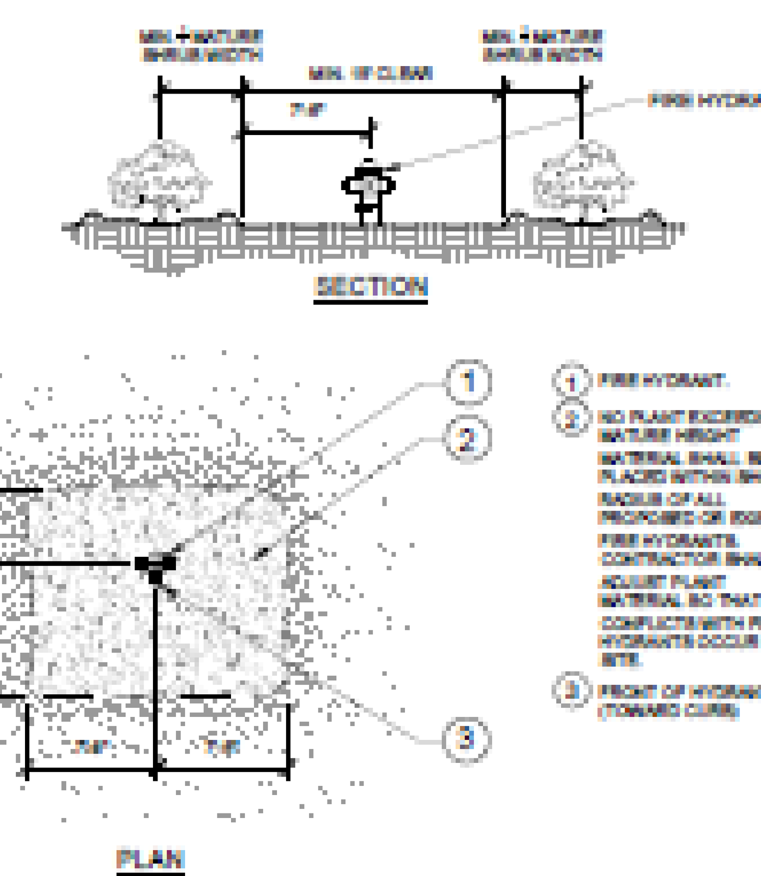
1. CLEAR ZONE: 30" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 PLANTINGS ADJACENT TO BUILDINGS
L1.50 — SECTION — NTS



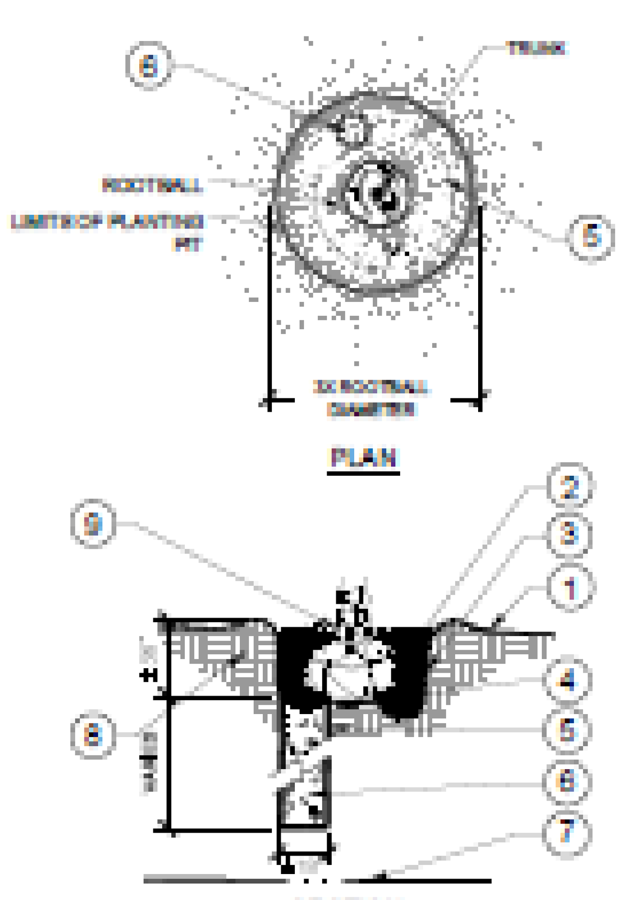
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 PARKING SPACE/CURB PLANTING
L1.50 — SECTION — NTS



1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB).

8 SHRUB PLANTING AT FIRE HYDRANT
L1.50 — SECTION / PLAN — NTS

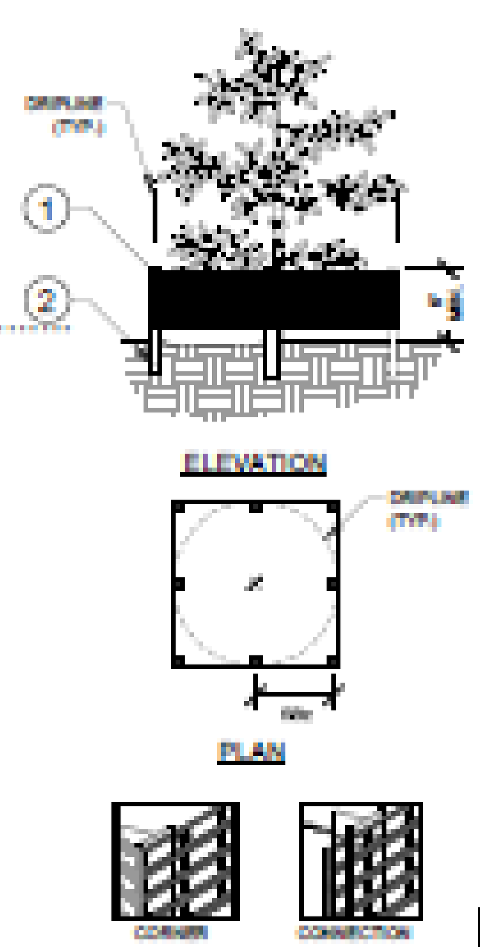


1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. … THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.
C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 POOR DRAINAGE CONDITION
L1.50 — SECTION / PLAN — NTS



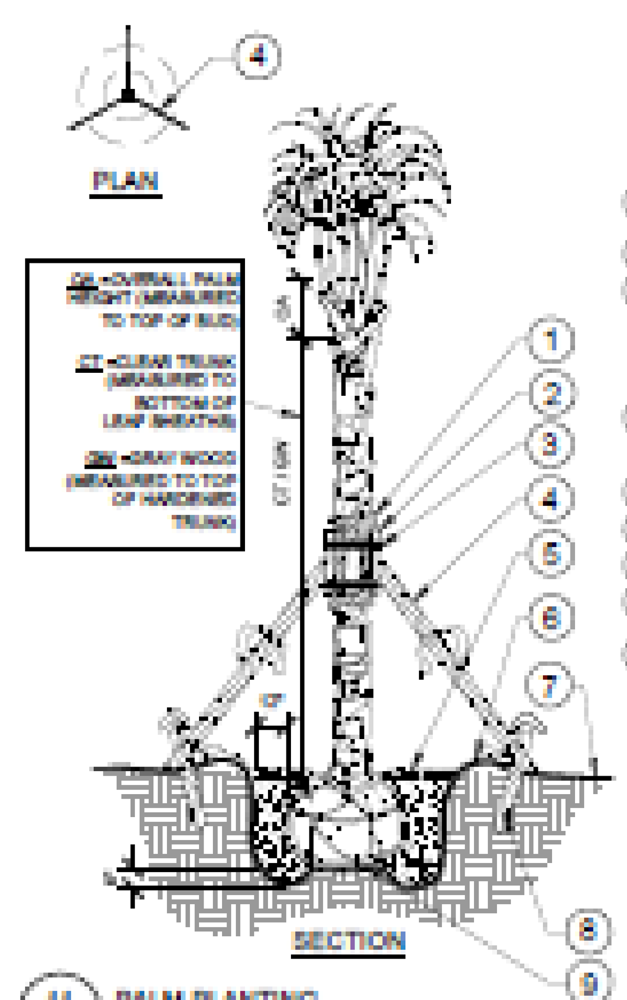
1. 4'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 6' TALL METAL "T" POSTS OR 2" x 2" x 6' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 TREE PROTECTION FENCING
L1.50 — ELEVATION / PLAN — NTS

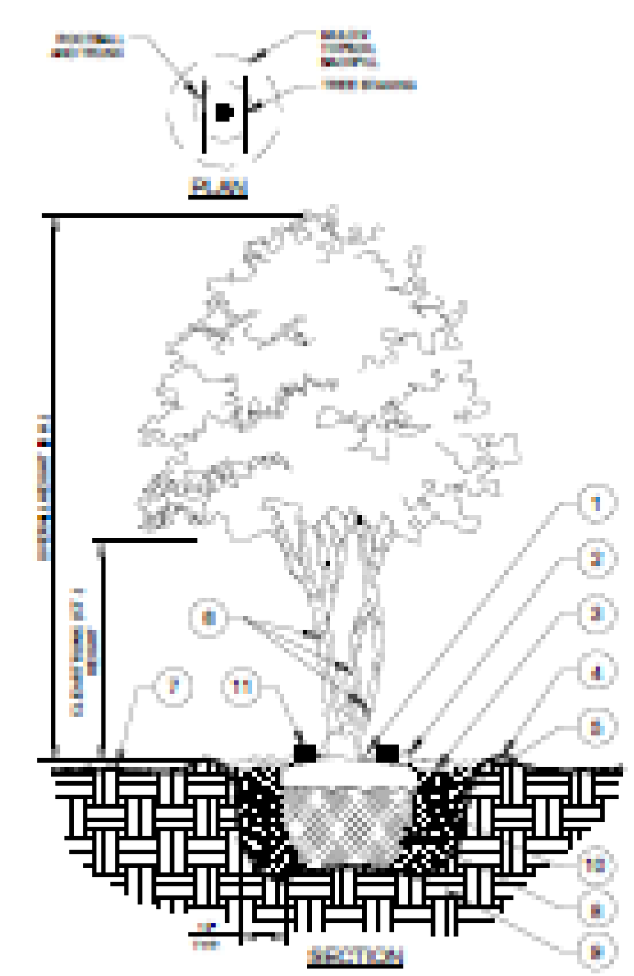


1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AS NEEDED IF NECESSARY) TO BATTENS AND 2" 4' STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH.
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE.
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.
C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. REFER TO POOR DRAINAGE CONDITION DETAIL.

11 PALM PLANTING
L1.50 — SECTION / PLAN — NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 3" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL. ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARED PLANTING SOIL AS SPECIFIED.
11. Tree Frog … FOR UP TO 4" TREE CALIPER OR Tree Frog … FOR GREATER THAN 4" AND UP TO 8" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

12 MULTI-TRUNK TREE PLANTING
L1.50 — SECTION/PLAN — NTS

NO. | REVISIONS | DATE | BY

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5/11/2020

SCALE: AS NOTED
DESIGNED BY: JWP
DRAWN BY: JWP
CHECKED BY: MTF

LANDSCAPE DETAILS

BELLE MEADE COMMERCIAL OUTPARCEL #2

CITY OF WINTER GARDEN — FLORIDA

DATE 5/11/2020

PROJECT NO. 049138005

SHEET NUMBER L1.50

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.5.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITES PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (IF MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B) AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG® "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP-GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. REPAIRING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "SETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A 300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

1 TYPICAL LANDSCAPE SPECIFICATIONS (FLORIDA)

REVISIONS | No. | DATE | BY

Kimley»Horn
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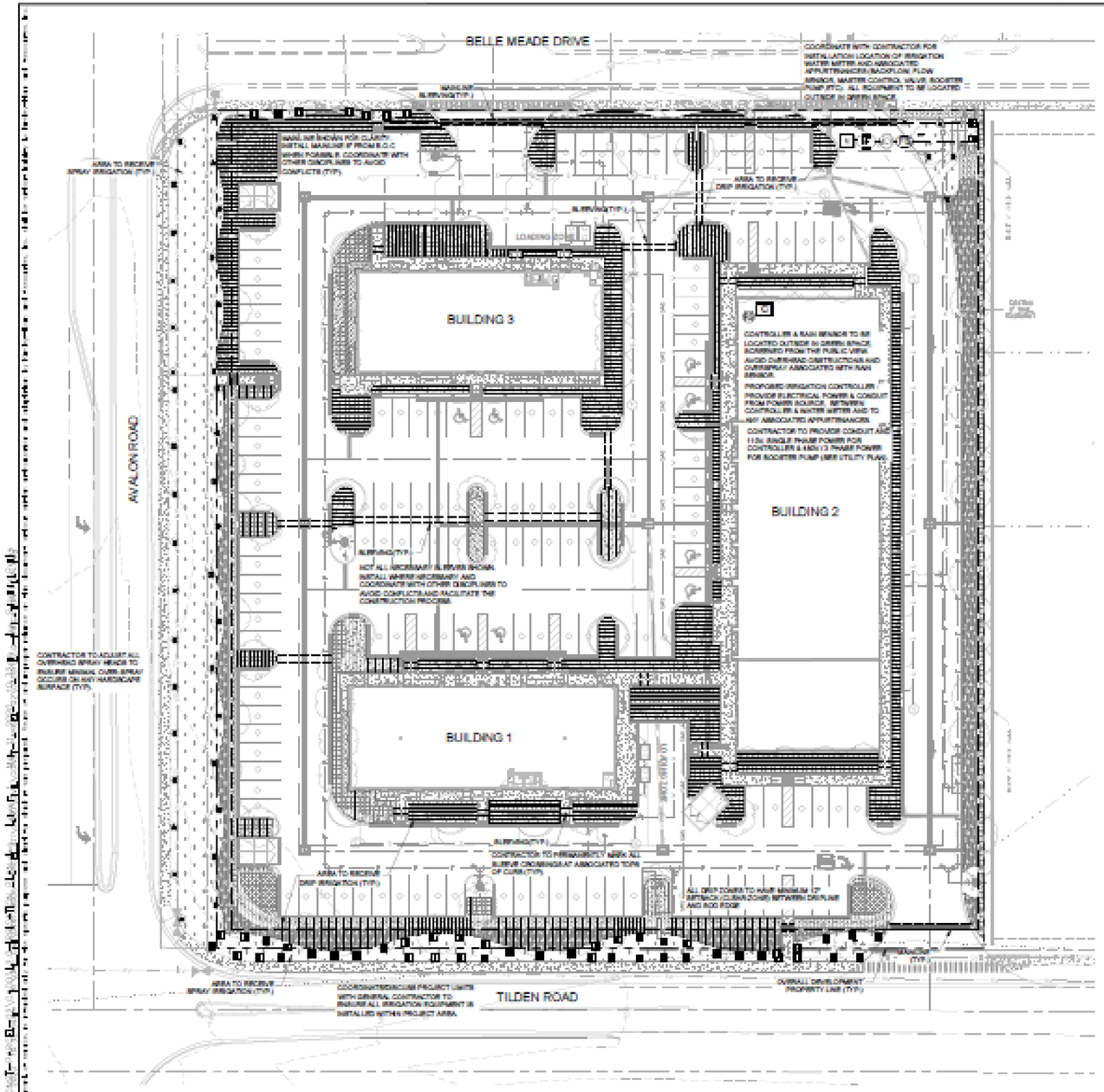
5/11/2020

SCALE AS NOTED | DESIGNED BY SNP | DRAWN BY SNP | CHECKED BY MTF

LANDSCAPE SPECIFICATIONS

BELLE MEADE COMMERCIAL OUTPARCEL #2
CITY OF WINTER GARDEN FLORIDA

DATE 5/11/2020
PROJECT NO. 049138005
SHEET NUMBER
L1.51



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD R VAN STRIP 1806 SAM/PRS-NP TURF ROTARY, 6'X30' (LCS AND RCS), 6'X30' (BST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.5" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET. WITH NON-POTABLE PURPLE CAP.	20	45
	RAIN BIRD R VAN 6H 1806 SAM/PRS-NP TURF ROTARY, 6'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.5" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET. WITH NON POTABLE PURPLE CAP.	34	45
	RAIN BIRD R VAN 6H 1806 SAM/PRS-NP TURF ROTARY, 6'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.5" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET. WITH NON POTABLE PURPLE CAP.	41	45
	RAIN BIRD 1804 SAM PRS NP-1400 FLOOD FLOOD BUBBLER 6.5" POPUP WITH CHECK VALVE AND PRESSURE REGULATOR. NON POTABLE PURPLE CAP.	5	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-12-NP EPR NON POTABLE SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" ASTAPT, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY 12" INSERT FITTINGS.	27,641 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PRBB-PRB-D 2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND ACRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
	FEBCO 825Y 2"	1
	REDUCED PRESSURE BACKFLOW PREVENTER	
	RAIN BIRD ESP-LXME WITH (X) (EXPLOMBHX)	1
	30 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. WITHOUT FLOW SENSING.	
	RAIN BIRD WR2-RC	1
	WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	
	RAIN BIRD FS-300-P	1
	3" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 15.0 GPM TO 300.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	
	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,864 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL	336.1 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE	145.6 L.F.

FLOW TOTALS

Area for Drip/Irr:	420.1
Bubbler:	3.5
Turf Rotary:	87.0
Total:	500.6 GPM

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATER/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT MINCH MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP.).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn

REVISIONS	
1	05/11/2020

IRRIGATION PLAN

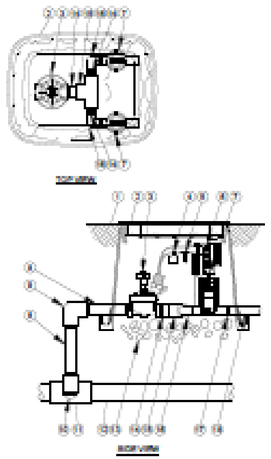
BELLE MEADE COMMERCIAL OUTPARCEL #2

CITY OF WINTER GARDEN

DATE 5/11/2020

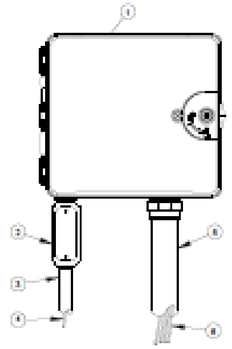
PROJECT NO. 049138005

SHEET NUMBER L2.0



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. REMOTE CONTROL VALVE
4. ID TAG
5. WATERPROOF CONNECTION
6. 30 INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (3 INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
14. PVC SCH 40 NIPPLE, CLOSE
15. PVC SCH 40 TEE
16. PVC SCH 40 ELL
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

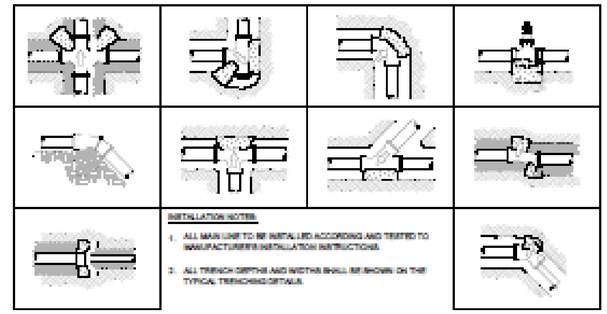
1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN — NTS



1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2 INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

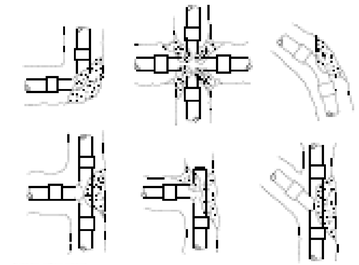
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 TYPICAL CONTROLLER
ELEVATION — NTS



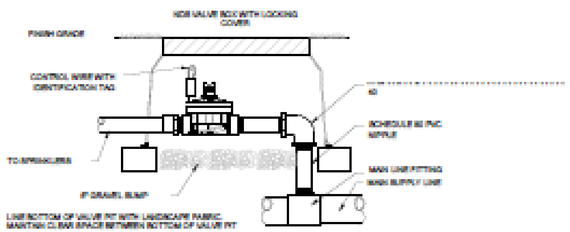
INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

3 TYPICAL THRUST BLOCK
SECTION — NTS



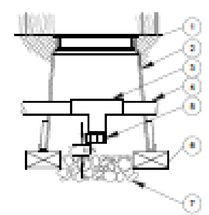
INSTALLATION NOTES:
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR "THRUST" BLOCKS.
2. FOR 4" PIPE OR LESS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 6-10" PIPE OR LESS, MINIMUM OF 3.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR 12" PIPE, MINIMUM OF 5 CUBIC FEET OF CONCRETE TO BE USED. THRUST BLOCKS REQUIRED FOR IRRIGATION MAINLINE 3 1/2" AND LARGER.

4 THRUST BLOCK REINFORCEMENT
SECTION — NTS



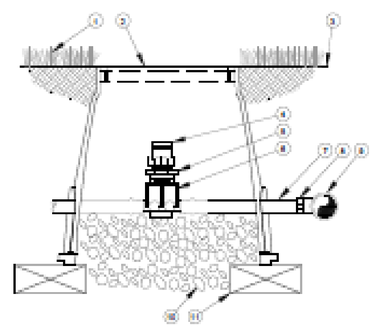
LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

5 TYPICAL CONTROL VALVE
SECTION — NTS



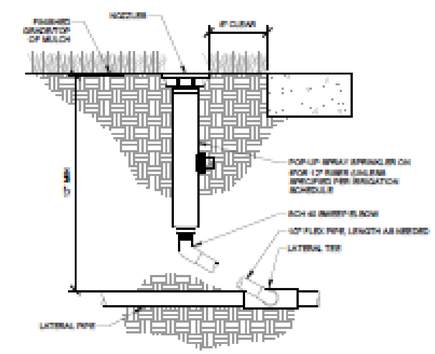
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE
6. BRICK (1 OF 2)
7. 6 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL

6 DRAIN VALVE
SECTION — NTS

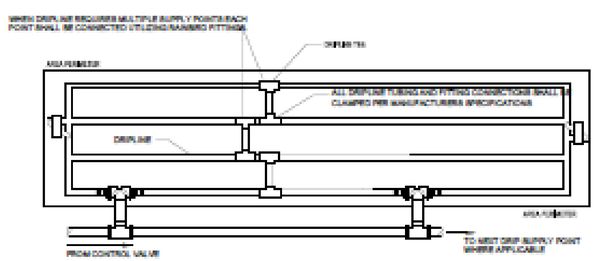


1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. 1/2" AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT IN DRIP ZONE
5. 1/2" X 1/2" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR
7. 1/2" BLANK DRIP LINE TUBING
8. BARB X MALE THREAD CONNECTOR
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF 1/4" WASHED GRAVEL
11. BRICK (1 OF 2)

7 AIR RELIEF VALVE IN XFS DRIP LINE
SECTION — NTS



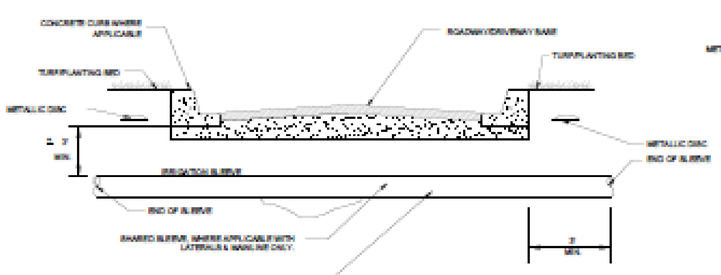
8 TYPICAL SPRAY / ROTAR HEAD
SECTION — NTS



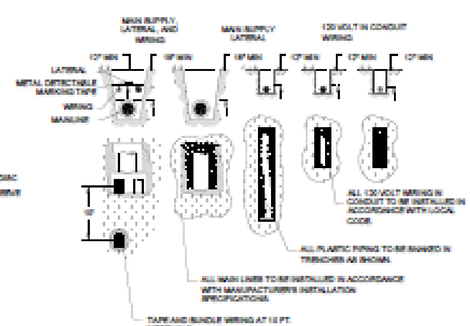
CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 18 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

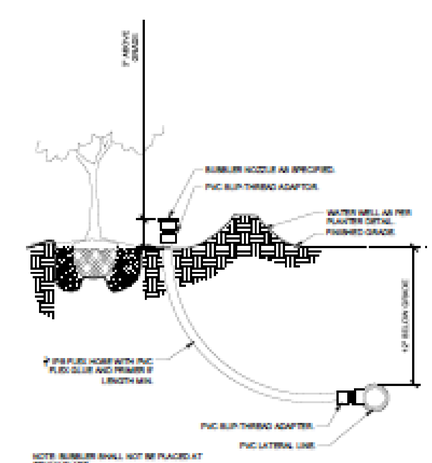
9 TYPICAL DRIP LINE
PLAN — NTS



10 TYPICAL SLEEVING
SECTION — NTS



11 TYPICAL TRENCHING
SECTION / PLAN — NTS



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 TYPICAL BUBBLER
SECTION — NTS

Kimley»Horn
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SCALE	AS NOTED
DESIGNED BY	SKP
DRAWN BY	SKP
REVIEWED BY	MTF

5/11/2020

IRRIGATION DETAILS

BELLE MEADE COMMERCIAL OUTPARCEL #2
CITY OF WINTER GARDEN
FLORIDA

FTE
5/11/2020
PROJECT NO. 049138005
SHEET NUMBER
L2.50

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS DOTS AND THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ADEQUACY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD TO HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PREE APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND PIPE OF STCH/SCORRIA. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW" THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE UP DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN HOSE VALVE BOXES AS FOLLOWS:
    - RECTANGULAR 12"x17" HEAVY DUTY BOX. (PURPLE COVER FOR RECLAIM TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF JUNCTION VALVES CONNECTING MAINLINE TO JUNCTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 3'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH REQUILIT TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500 REELS AND SPLICING SHALL BE MINIMIZED. SURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE IRRIGATION SHALL HAVE 2-WAY COMMUNICATIONS, FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN 1" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.00" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION. VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 / L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

Kimley»Horn

IRRIGATION SPECIFICATION

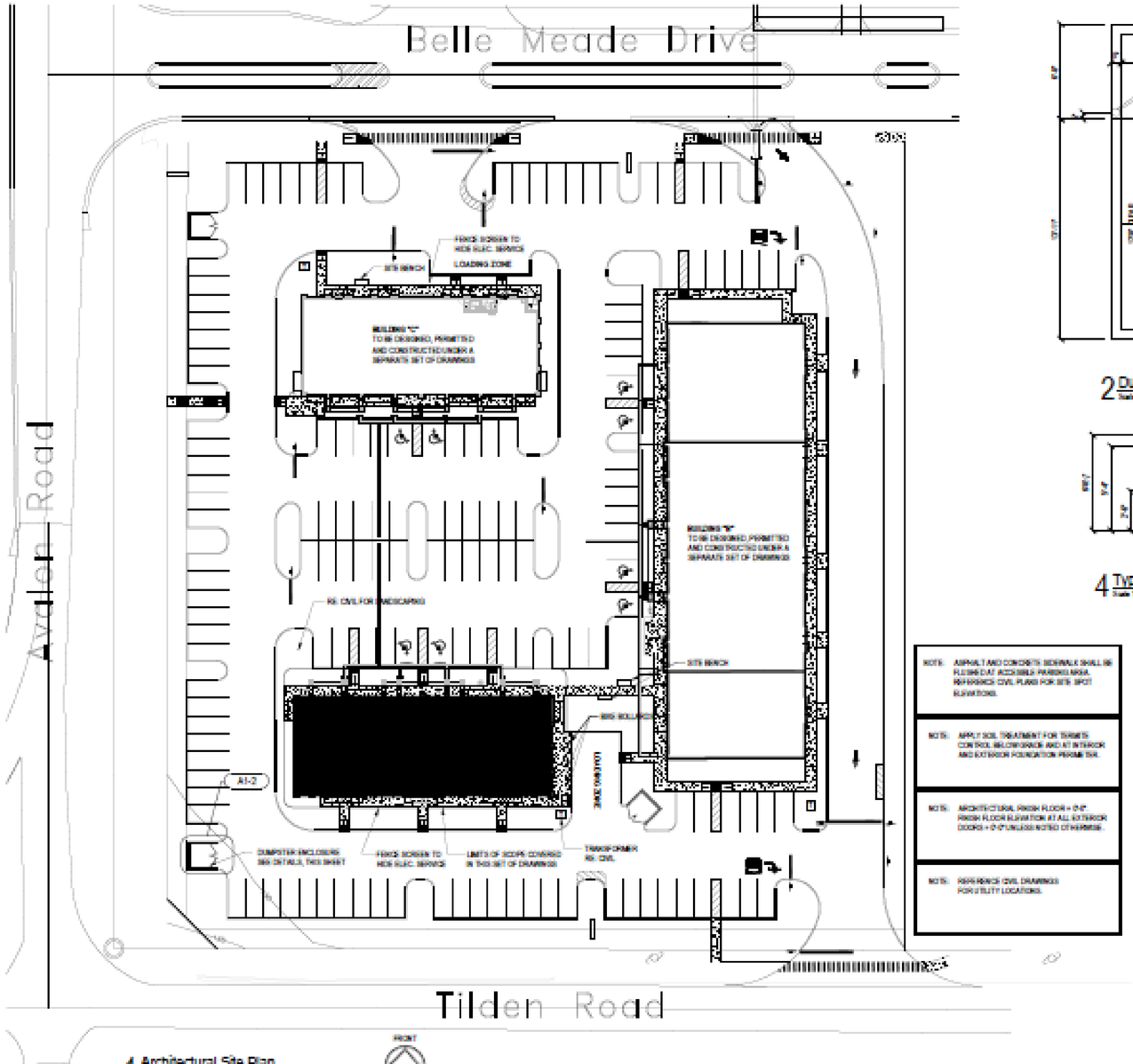
BELLE MEADE COMMERCIAL OUTPARCEL #2

CITY OF WINTER GARDEN

DATE 5/11/2020

PROJECT NO. 049135005

SHEET NUMBER L2.51



1 Architectural Site Plan

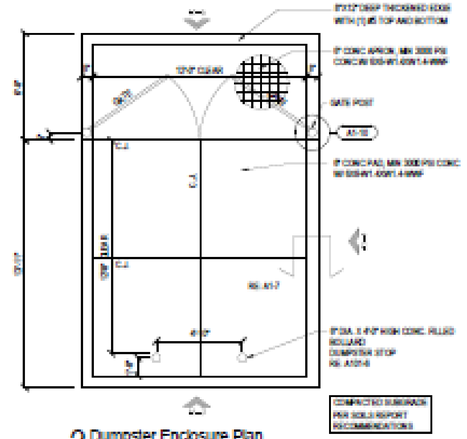
NOTE:
FULL ENGINEERED CIVIL DRAWINGS AS PREPARED BY KIMLEY-HORN ASSOCIATES ARE CONTINUED, AND PERMITTED SEPARATELY FROM THIS PACKAGE.

NOTE: ASPHALT AND CONCRETE SIDEWALK SHALL BE FLUSH CUT ACCESSIBLE PARKING AREA. REFERENCE CIVIL PLANS FOR SITE SPOT ELEVATIONS.

NOTE: APPLY SOIL TREATMENT FOR TERMITE CONTROL BELOW GRADE AND AT INTERIOR AND EXTERIOR FOUNDATION PERIMETER.

NOTE: ARCHITECTURAL FINISH FLOOR = 0'-0" FINISH FLOOR ELEVATION AT ALL EXTERIOR DOORS = 0'-0" UNLESS NOTED OTHERWISE.

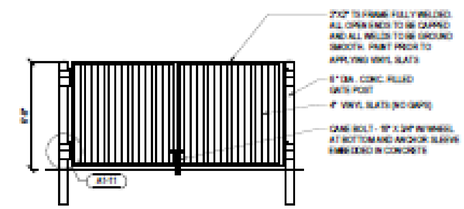
NOTE: REFERENCE CIVIL DRAWINGS FOR UTILITY LOCATIONS.



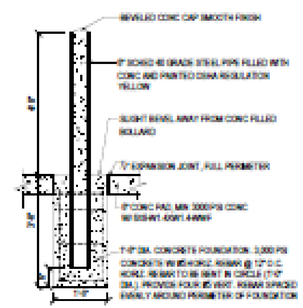
2 Dumpster Enclosure Plan

3 Rear Dumpster Enclosure Elev.

4 Typ. Side Dumpster Enclosure Elev.

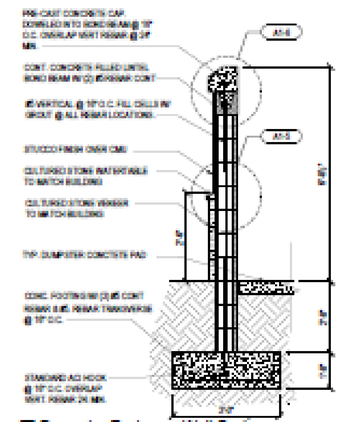


5 Dumpster Enclosure Gate Elev.

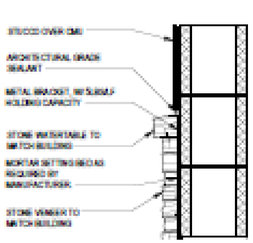


6 6" Dia. Bollard Dumpster Stop

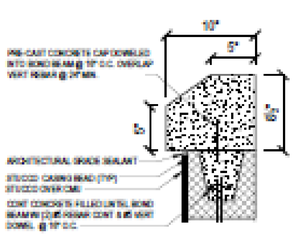
NOTE:
VERIFY LOCATION OF ALL UNDER-GROUND UTILITIES BEFORE EXCAVATION. GRIND ALL EXPOSED EDGES SMOOTH.



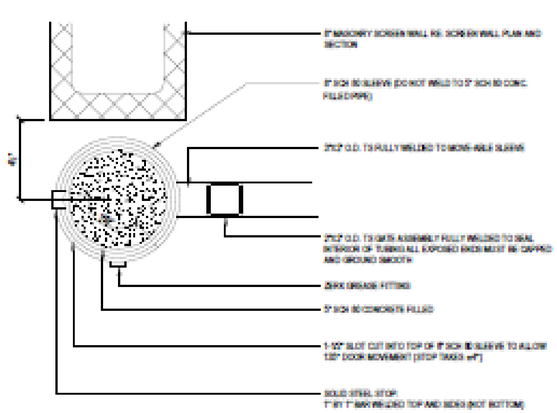
7 Dumpster Enclosure Wall Section



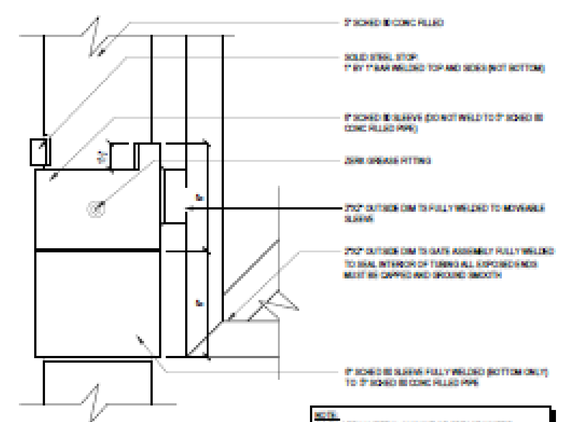
8 Dumpster Enclosure Wall Detail



9 Dumpster Enclosure Wall Cap Detail



10 Hinge Detail



11 Hinge Detail

NOTE:
BE TO APPLY LIBERAL AMOUNT OF GREASE WHERE UPPER PORTION OF HINGE RESIDES PRIOR TO FINAL SETTING TOP PORTION OF HINGE.

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Architects Engineers Planners
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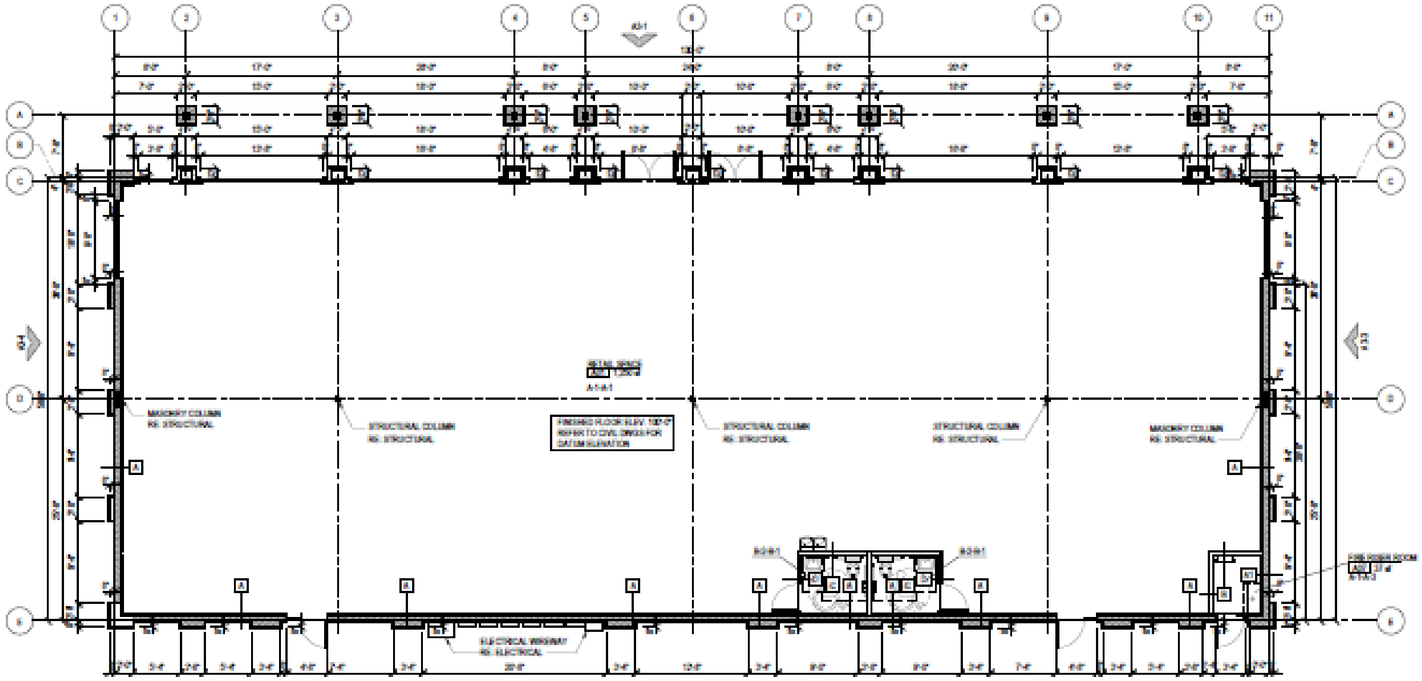
CLIENT NAME
Bromley - Overstreet Trust
P.O Box 3024
Orlando, Florida 32802

PROJECT NAME
Belle Meade Retail
Retail Building "A"
Winter Garden, Florida

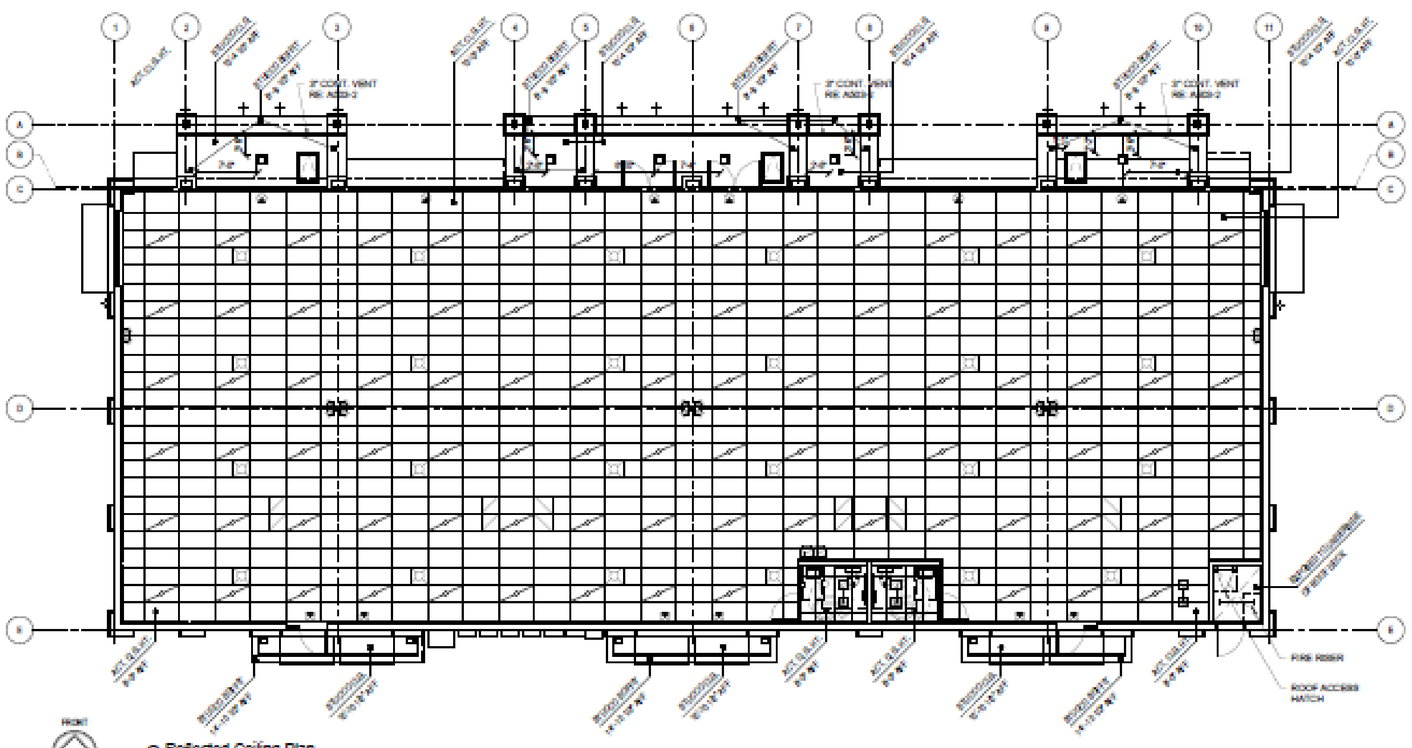
SHEET TITLE
Architectural Site Plan & Details

ISSUE	
PERMIT	10.18.2014
FIRST CHANGE TO PERMIT	03.03.2014
REVISED PERMIT	05.01.2015
PROJECT NO.	208079
DATE	10.01.2013
DRAWN	MF, CP
CHECKED	JM, CP

A1



1 Floor Plan



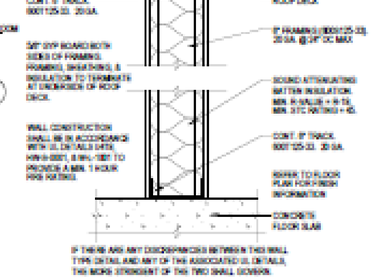
2 Reflected Ceiling Plan

Symbol Legend

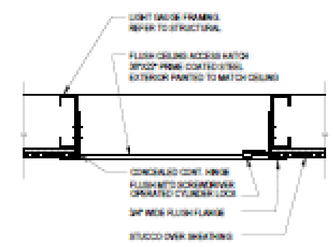
	INDICATES METAL STUD WALL OF FURRING
	INDICATES 8" CMU WALL
1	WALL TYPE - REFER TO DETAILS THIS SHEET

Finish Schedule

FLOOR MATERIAL		WALL BASE MATERIAL		WALL MATERIAL		CEILING MATERIAL	
A	CONCRETE	1	NONE	A	PAINT READY	1	ACOUSTICAL LAY-IN TILE
B	VCT TILE	2	6" VINYL	B	CERAMIC PAINTED GYPSUM BOARD	2	PAINTED GYPSUM BOARD
				C	CERAMIC PAINTED CONC. BLOCK	3	NONE



B 6" Metal Stud Wall

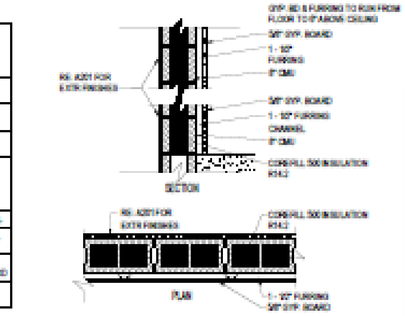


3 Canopy Access Hatch Detail

Refected Ceiling Plan Legend

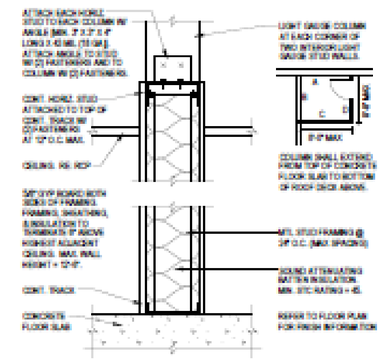
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EMERGENCY LIGHTING WALL PACK		2X4 FLORESCENT LIGHT
	EXIT LIGHT		4' FLORESCENT STRIP LIGHT
	EXTERIOR WALL PACK LIGHT		2X4 ACOUSTICAL CEILING TILE
	COVE LIGHTS		HVAC SUPPLY AIR DEVICE
	GOOSENECK LIGHTS		HVAC RETURN AIR DEVICE
	SURFACE MOUNTED LIGHT		HVAC EXHAUST AIR DEVICE
	RECESSED EXTERIOR LIGHT		ROOF OR CEILING ACCESS HATCH

NOTE: REFERENCE ELECTRICAL AND MECHANICAL SHEETS FOR FIXTURE INFORMATION
ALL LIGHTING SHALL BE "DARK SKY" COMPLIANT
ALL CEILINGS TO BE 10'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
BATHROOM CEILINGS TO BE 8'-0" ABOVE FINISHED FLOOR.

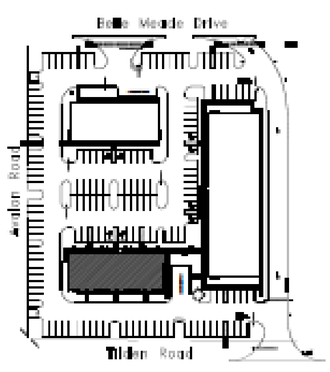


A 8" CMU Exterior Wall

A1 8" CMU Exterior Wall



C & D Metal Stud Wall



Key Plan

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Chabot & Associates
Architecture Department Planning
ORLANDO • WILMINGTON

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Bromley - Overstreet Trust
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Orlando, Florida 32802

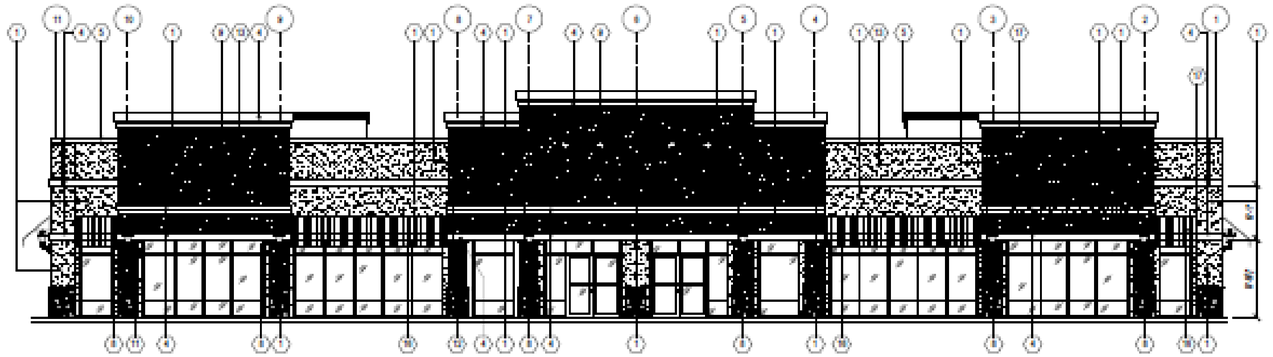
PROJECT TITLE
Belle Meade Retail
Retail Building "A"
Winter Garden, Florida

SHEET TITLE
Floor Plan and Reflected Ceiling Plan

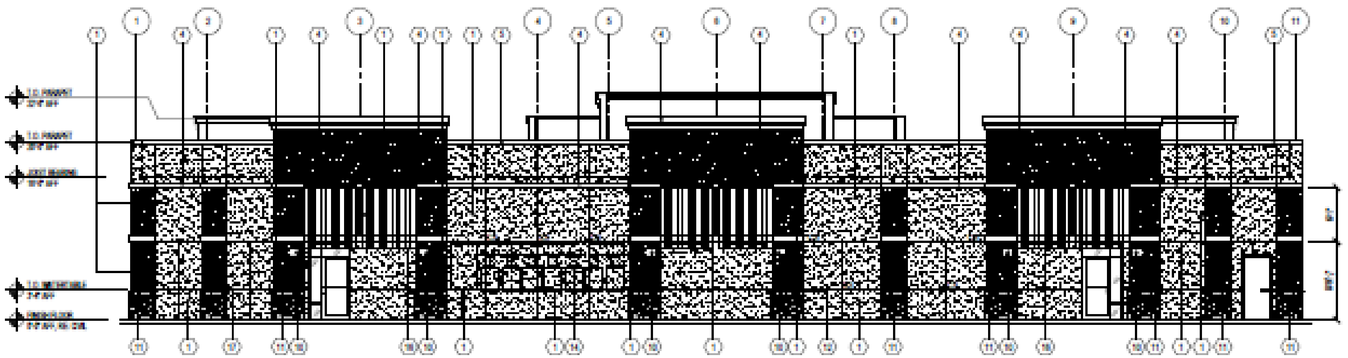
ISSUE DATE	
PERMIT SET	10-18-2014
1 PERMIT COMMENTS	12-23-2014
2 CITY REVIEW COMMENTS	05-01-2015

PROJECT NO.	2008079
DATE	10-01-2008
DRAWN	JLM, CP
CHECKED	DAL, LP

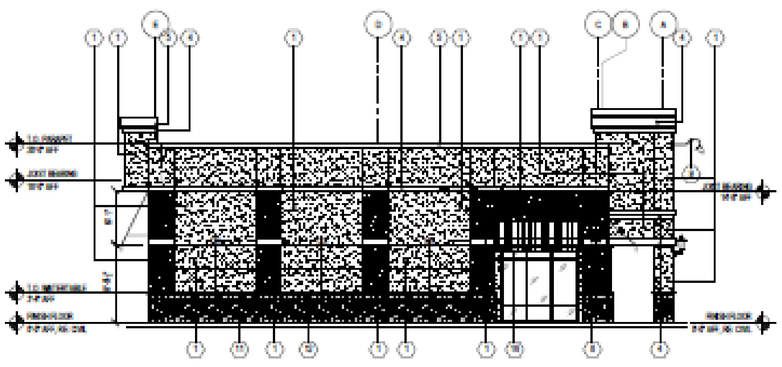
A2



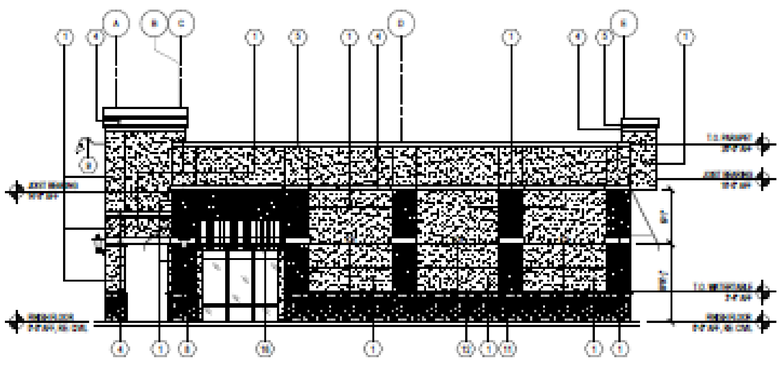
1 North Elevation



2 South Elevation



3 East Elevation



4 West Elevation

Material Schedule:

NUMBER	DESCRIPTION	FINISH	MANUF. / REMARKS
1	STUCCO	-	-
2	NOT USED	-	-
3	NOT USED	-	-
4	EIFS BAND TRIM	RE: COLORED RENDERING	-
5	ALUM METAL COPING CAP	RE: COLORED RENDERING	RE: NOA
6	NOT USED	-	-
7	NOT USED	-	-
8	COACH LIGHT FIXTURE	INSTALL CENTER LINE @ 8'-0" AFF	RE: ELECTRICAL
9	SCONCE/BRICK LIGHT FIXTURE	INSTALL CENTER LINE @ 20'-0" AFF	RE: ELECTRICAL
10	WALL PACK LIGHT FIXTURE	INSTALL CENTER LINE @ 8'-0" AFF	RE: ELECTRICAL
11	SIMULATED STONE VENEER	CULTURED STONE "HIGH PLAINS"	BORAL CULTURED STONE
12	SIMULATED STONE WATERTABLE	BUCKSKIN (BRT-1377)	BORAL CULTURED STONE
13	FUTURE TENANT SIGN BY TENANT	-	-
14	ELECTRICAL METERS	PAINT TO MATCH ADJACENT WALL	RE: ELECTRICAL
15	NOT USED	-	-
16	AWNING	CABANA REGATTA 5829-0000	SUNBRELLA
17	STUCCO CHANNEL SCREEDS	FACTORY FINISH	PRY REGLET PCS-75-75

NOTE: G.C. TO PROVIDE PRODUCT APPROVAL FOR ALL EXTERIOR ITEMS AS REQUIRED PER 2017 FLORIDA BUILDING CODE.

DOORS AND WINDOWS TO MEET OR EXCEED WIND LOAD DESIGN PRESSURES CRITERIA. REFERENCE STRUCTURAL DRAWINGS FOR WIND DESIGN CALCULATIONS.

REFERENCE ELECTRICAL SHEETS FOR EXTERIOR LIGHTING.

REFERENCE MECHANICAL SHEETS FOR THRU WALL VENTS.

REFERENCE COLOR RENDERING FOR EXTERIOR PAINT COLOR.

⚠ ALL LIGHT FIXTURES SHALL BE "DARK SKY" COMPLIANT

Elevation General Notes

1. USE 3/8" FIRT PLYWOOD IN LIEU OF DENS-GLASS SHEATHING FOR SUPPORT BEHIND SIGNAGE AND AWNING AREAS - SIGNAGE AREA = 12'-0 4"
2. RE: COLOR RENDERING FOR COMPLETE INFORMATION REGARDING PAINT COLORS.
3. FINAL DESIGN OF AWNINGS SHALL BE PROVIDED BY THE CONTRACTOR, DURING CONSTRUCTION, AFTER THE MAIN BUILDING PERMIT HAS BEEN ISSUED THROUGH SIGNED AND SEALED SHOP DRAWINGS PREPARED BY A LICENSED ENGINEER. CONTRACTOR SHALL SUBMIT SIGNED AND SEALED AWNING SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND TO THE AHJ AS REQUIRED FOR PERMIT, INSPECTION, C.O., ETC.
4. RE: CIVIL DRAWINGS FOR DATUM FINISHED FLOOR ELEVATION.
5. FINISHED GRADE AT LANDSCAPE AREAS AND TO BE MIN. 3" BELOW FINISH FLOOR.
6. TENANT STORE ADDRESS NUMBERS ABOVE DOOR, ON GLASS TO BE BY LANDLORD.
7. G.C. TO PROVIDE PRODUCT APPROVAL FOR ALL EXTERIOR ITEMS AS REQUIRED PER 2010 FLORIDA BUILDING CODE.
8. DOORS AND WINDOWS TO MEET OR EXCEED WIND LOAD DESIGN PRESSURES CRITERIA. REFERENCE STRUCTURAL DRAWINGS FOR WIND DESIGN CALCULATIONS.
9. REFERENCE ELECTRICAL SHEETS FOR EXTERIOR LIGHTING.
10. RESERVED
11. RESERVED
12. "T.O. PARAPET MEANS TOP OF LIGHT GAUGE FRAMING OR TOP OF MASONRY AT THE PARAPET.
13. AT MASONRY CONTROL JOINT LOCATIONS, PROVIDE PRY REGLET CONTROL SCREED IN THE STUCCO, PCS-75-75-2 PRICE.

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ORLANDO • PHILADELPHIA

OWNER
Bromley - Overstreet Trust
P.O.Box 3032
Orlando, Florida 32802

PROJECT NAME
Belle Meade Retail
Retail Building "A"
Winter Garden, Florida

SHEET TITLE
Exterior Elevations & Material Schedule

ISSUE
PERMIT SET 10.10.2014
⚠ PERMIT COMMENTS 12.23.2014
ON SITE SUBMITTED 05.01.2015

PROJECT NO. 2208.09
DATE 05.01.2015
DRAWN AM, CP
CHECKED CT, LP

A3

FRONT ELEVATION (NORTH)

EAST ELEVATION

WEST ELEVATION

REAR ELEVATION (SOUTH)

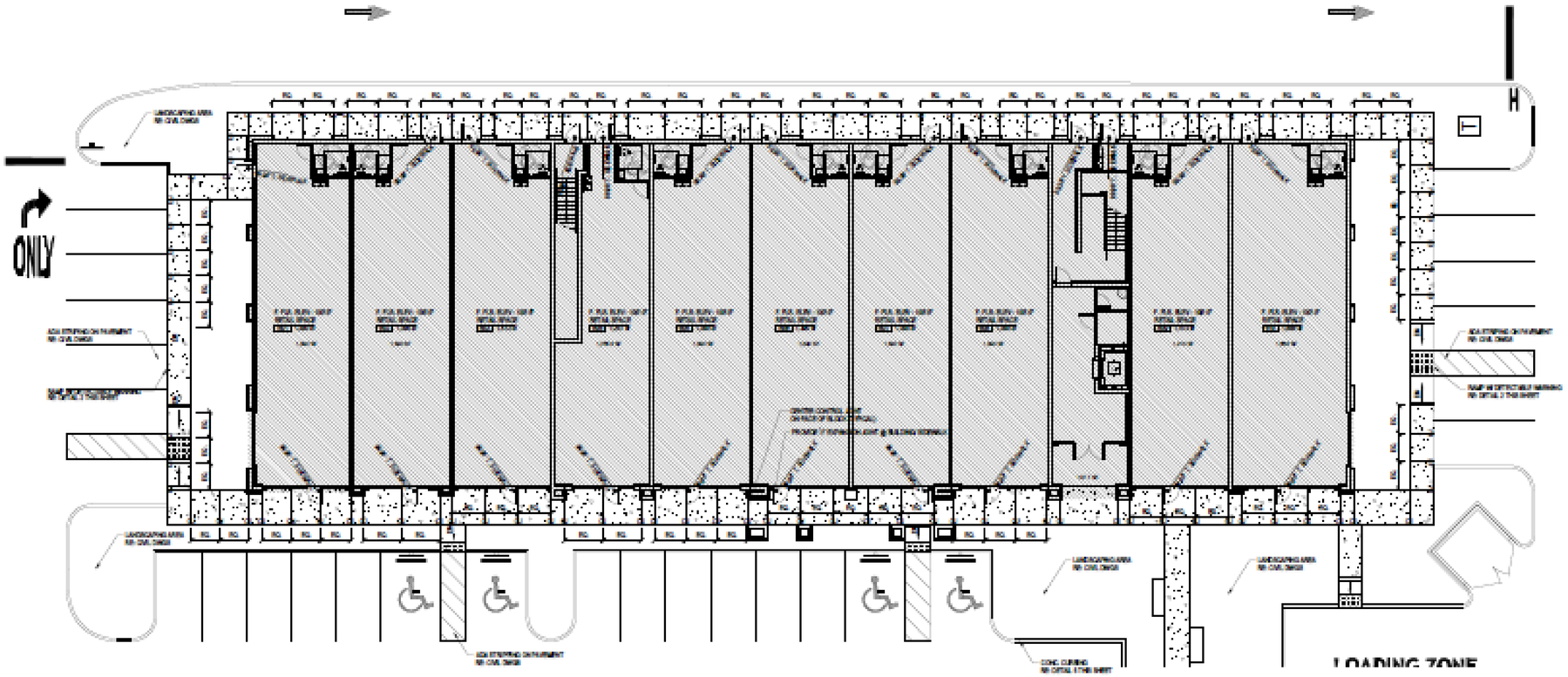
MATERIALS

SW 6672 Morning Sun | SW 0037 Morris Room Grey | SW 6099 Sand Dollar | SW 7047 Porpoise | SW 6097 Sturdy Brown | SW 0036 Buckram Binding | Cultured Stone High Plains | Sunbrella Cabana Regatta

Cuhaci & Peterson
Architects Engineers Planners

BELLE MEADE RETAIL - BUILDING A

Avalon Rd & Tilden Rd Winter Garden, FL • C&P Project #2200270 • 05-08-20

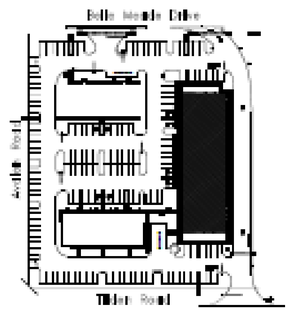


1 Sidewalk Plan

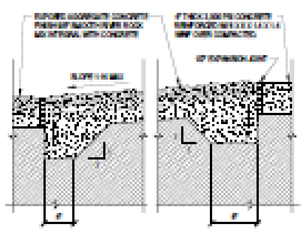
CJ=CONTROL JOINT SEE DETAIL 2 THIS SHEET
EJ=EXPANSION JOINT SEE DETAIL 2 THIS SHEET

General Notes:

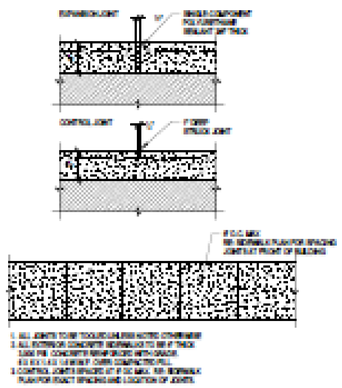
1. REFERENCE FINISH FLOOR ELEVATION (FFE) OF THE BUILDING FLOOR SLAB = 100'-0"
FOR DETAILED ELEVATION REFER TO CIVIL DRAWINGS
2. ALL DOOR THRESHOLDS NOT TO EXCEED 1/2" IN HEIGHT.
3. ALL SIDEWALKS TO SLOPE AWAY FROM THE BUILDING AT A RATE OF 1% (1/4" TO 1' FOOT).
4. ALL TOP OF CURB (TOC) ELEVATIONS TO BE 6" MAX. ABOVE TOP OF ADJACENT PAVING TOP. REFER TO CIVIL FOR EXACT ELEVATIONS OF ADJACENT PAVING.
5. FOR ANY LOCATIONS WHERE THERE IS GREATER THAN 6" OF TOC BETWEEN TOC AND TOP OF ADJACENT PAVING REFER TO CIVIL.
6. ALL HANDICAP RAMPS TO SLOPE AT 1:12 MAX. THE SURFACE OF ALL CURB RAMPS TO HAVE EXPOSED AGGREGATE FINISH, SEE DETAILS.
7. THE BOTTOM OF ALL HANDICAP RAMPS TO BE FLUSH WITH THE TOP OF THE ADJACENT PAVING. REFER TO CIVIL FOR EXACT ELEVATIONS OF PAVING.
8. ALL SIDEWALKS NEXT TO BUILDING TO START 1/4" BELOW F.F.E.



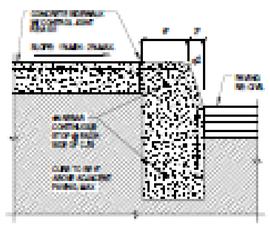
Key Plan



10 Handicap Ramp Detail



11 Sidewalk Detail



12 Curb Detail

13 Curb Detail

1523 Prospect Ave.
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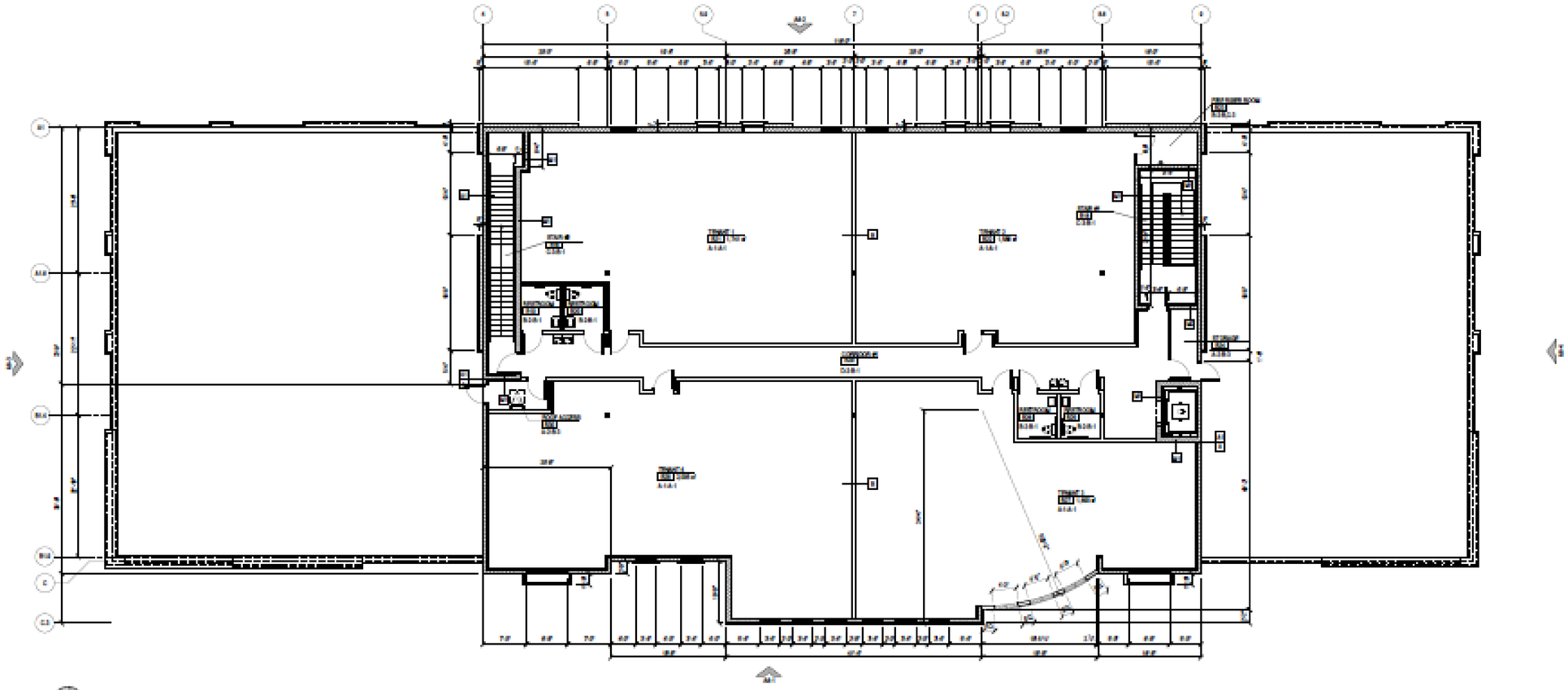
F (407) 661-9901

Belle Meade Retail
Belle Meade Drive
Winter Garden, Florida

Bromley - Overstreet Trust
P.O. Box 1757
Orlando, Florida 32802

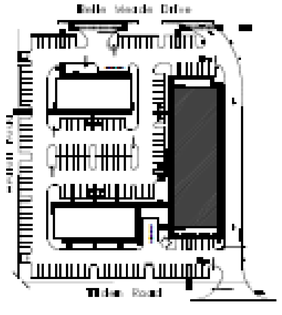
Architectural Site Plan & Details

A4



1 Building Floor Plan - Second Floor

Wall Legend	Finish Schedule
	FLOOR MATERIAL / WALL BASE MATERIAL / WALL MATERIAL / CEILING MATERIAL
	A CONCRETE / 1 NONE / A PAINT READY / 1 ACOUSTICAL LAY-IN TILE
	B VCT TILE / 2 IF VINYL / B PRIMARY PAINTED / 2 PAINTED GYPSUM BOARD
	C CERAMIC TILE / 3 IF CERAMIC TILE / / 3 NONE
	D CARPET



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Bromley - Overstreet Trust

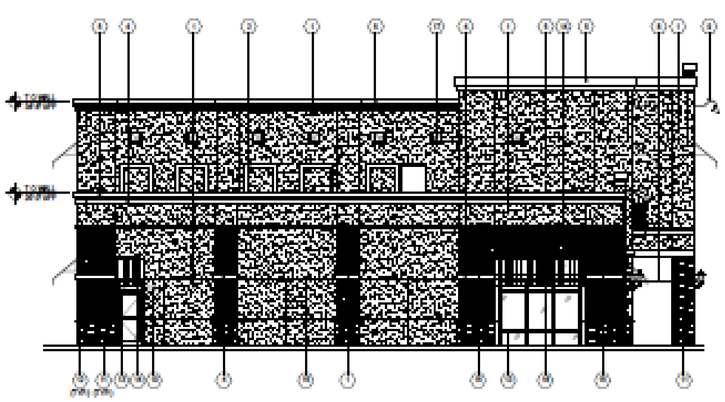
Belle Meade Retail

Building Floor Plan - Second Floor

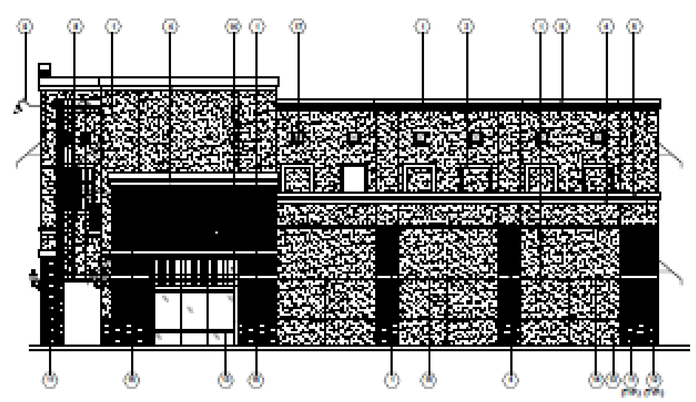
A5

1 East Elevation

2 West Elevation



3 North Elevation



4 South Elevation

NOTE: G.C. TO PROVIDE PRODUCT APPROVAL FOR ALL EXTERIOR TRIM AS REQUIRED PER 2017 FLORIDA BUILDING CODE

DOORS AND WINDOWS TO MEET OR EXCEED WIND LOAD DESIGN PRESSURES OUTLINE. REFERENCE STRUCTURAL DRAWINGS FOR WIND DESIGN CALCULATIONS.

REFERENCE ELECTRICAL SHEETS FOR EXTERIOR LIGHTING.

REFERENCE MECHANICAL SHEETS FOR THE WALL VENTS.

REFERENCE COLOR RENDERING FOR EXTERIOR PAINT COLOR.

Material Schedule:

NUMBER	DESCRIPTION	FINISH	MANUF. / REMARKS
1	STUCCO	-	-
2	FIBERMAND FRAME	-	
3	HOT DIPPED	-	-
4	FIBERMAND TRIM	-	-
5	ALUM. METAL COPING CAP	FACTORY PAINTED FINISH	KR HIGH
6	HOT DIPPED	-	-
7	HOT DIPPED	-	-
8	COACH LIGHT FIXTURE	INSTALL CENTER LINE OF BRACKET @ 8'-0" A.F.F.	KR ELECTRICAL
9	GOOSENECK LIGHT FIXTURE	INSTALL CENTER LINE @ 8'-0" A.F.F. & 10'-0"	KR ELECTRICAL
10	WALL PACK LIGHT FIXTURE	INSTALL CENTER LINE @ 8'-0" A.F.F.	KR ELECTRICAL
11	INSULATED STONE VENEER	COUNTRY LEDGESTONE BELAIR # 6-10 SIDE	ROYAL CULTURED STONE
12	INSULATED STONE WATER TABLE	BLOCKHOUSE (WAT. 12")	ROYAL CULTURED STONE
13	PAINTED ALUMINUM STOREFRONT	CLR. ANODIZED ALUM.	KAWNEER PRO 451 STOREFRONT
14	AWNING	NATURAL FABRIC #8000 - 1000	SUNBRELLA
15	SAF STUCCO REPAIR (NORTH AND WEST)	MATCH ADJACENT FINISH	PRO WEIGHT OR EQUAL
16	TENANT SIGNAGE SPACE	-	-
17	METAL LOUVER	ACCENTRIC 10" COLOR - ALUMINUM SAND	PINEAPPLE GROVE DESIGNS
18	RAILING SYSTEM	-	-

ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT

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Cardwell & Partners
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CERTIFIED FIRM AA-0000 | EB-0000

CLIENT NAME
Bromley - Overstreet Trust
P.O. Box 24
Orlando, Florida 32802

PROJECT NAME
Belle Meade Retail
Belle Meade Retail
Melbourne Beach, Florida

SHEET TITLE
Exterior Elevations

REVISIONS	
PRE-APP	10-18-2018
1 PRE-APP COMMENTS	11-7-2018
CDR REVISIONS	12-12-2018
	8-8-2019

PROJECT NO.	
DRAWN	
DATE	08/08/2019
CHECKED	C.P.
SHEET NO.	A-7

A6

FRONT ELEVATION (WEST)

NORTH ELEVATION

SOUTH ELEVATION

REAR ELEVATION (EAST)

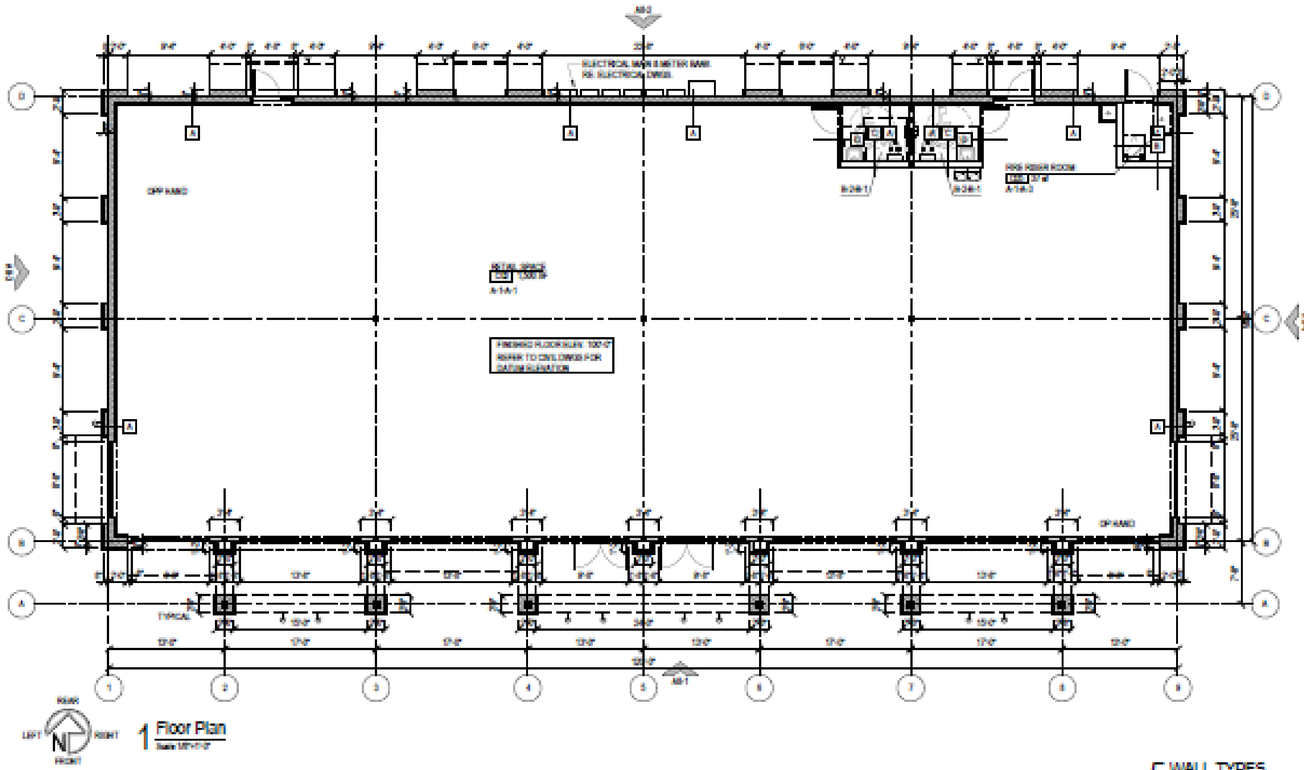
MATERIALS

SW 6472 Morning Sun | SW 0037 Mom's Room Grey | SW 6099 Sand Dollar | SW 7047 Porpoise | SW 6007 Sturdy Brown | SW 0036 Buckram Binding | Cultured Stone High Plains | Sunbrella Cabana Regatta

Cuhaci & Peterson
Architects Engineers Planners

BELLE MEADE RETAIL - BUILDING B

Avalon Rd & Tilden Rd Winter Garden, FL • C&P Project #2200270 • 05-08-20



1 Floor Plan

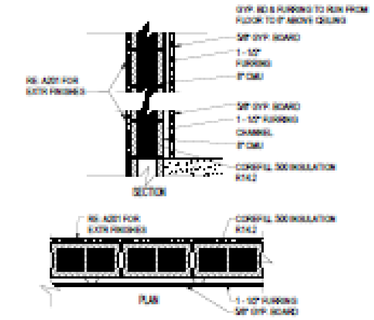
Symbol Legend

	INDICATES METAL STUD WALL OR FURRING
	INDICATES 8" CMU WALL
1	WALL TYPE REFER TO DETAILS ON THIS SHEET

Finish Schedule

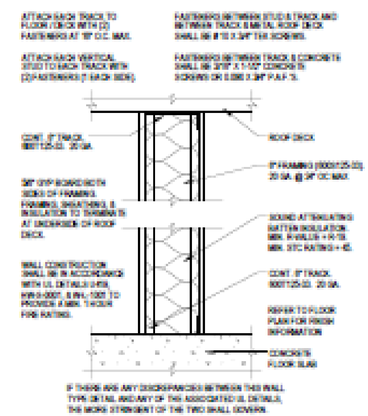
101 ROOM NAME OR NUMBER

FLOOR MATERIAL		WALL BASE MATERIAL		WALL MATERIAL		CEILING MATERIAL	
A	CONCRETE	1	NONE	A	PAINT READY	1	ACOUSTICAL LAY-IN TILE
B	VCT TILE	2	6" VINYL	B	PAINTED GYPSUM BOARD	2	PAINTED GYPSUM BOARD
				C	PAINTED CONC. BLOCK	3	NONE

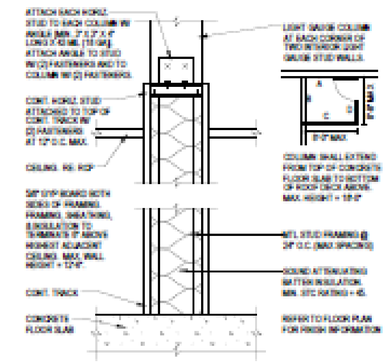


A 8" CMU Exterior Wall
5/8" GYP. BD. OVER 1 1/2" FURRING ON INTERIOR

A1 8" CMU Exterior Wall
EXPOSED BLOCK ON INTERIOR

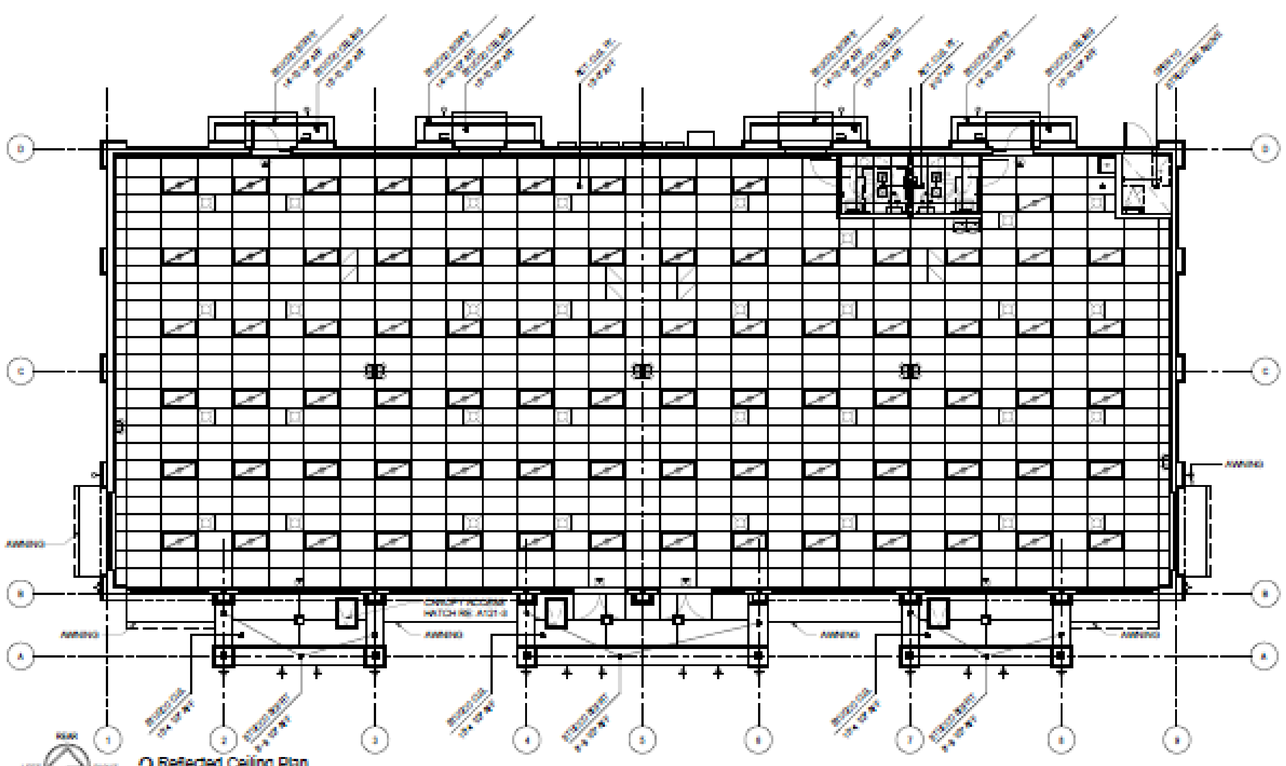


B 6" Metal Stud Wall
1 HOUR FIRE RATING
SCALE: 1-1/2" = 1'-0"

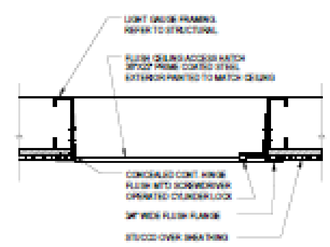


C & D Metal Stud Wall
NO FIRE RATING
SCALE: 1-1/2" = 1'-0"

5 WALL TYPES
NTS



2 Reflected Ceiling Plan



3 Canopy Access Hatch Detail
Scale: N.T.S.

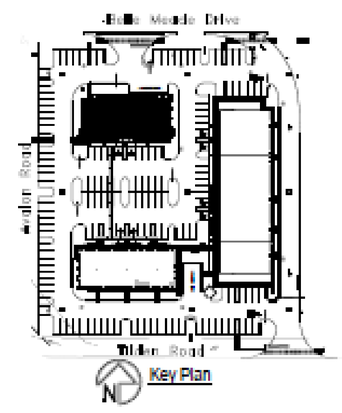
Reflected Ceiling Plan Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EMERGENCY LIGHTING WALL PACK		2X4 FLORESCENT LIGHT
	EXIT LIGHT		4' FLORESCENT STRIP LIGHT
	EXTERIOR WALLPACK LIGHT		2X4 ACOUSTICAL CEILING TILE
	COVE LIGHTS		HVAC SUPPLY AIR DEVICE
	SOFFIT LIGHTS		HVAC RETURN AIR DEVICE
	SURFACE MOUNTED LIGHT		HVAC EXHAUST AIR DEVICE
	RECESSED EXTERIOR LIGHT		ROOF OR CEILING ACCESS HATCH

NOTE: REFERENCE ELECTRICAL AND MECHANICAL SHEETS FOR FIXTURE INFORMATION

ALL CEILINGS TO BE 10'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
BATHROOM CEILINGS TO BE 8'-0" ABOVE FINISHED FLOOR.

ALL LIGHT FIXTURES SHALL BE "DARK SKY" COMPLIANT



Key Plan

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Architecture Engineering Planning
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CLIENT NAME
Bromley - Overstreet Trust
PO Box 3037
Orlando, Florida 32802

PROJECT NAME
Belle Meade Retail
Belle Meade Way "C"
Winter Garden, Florida

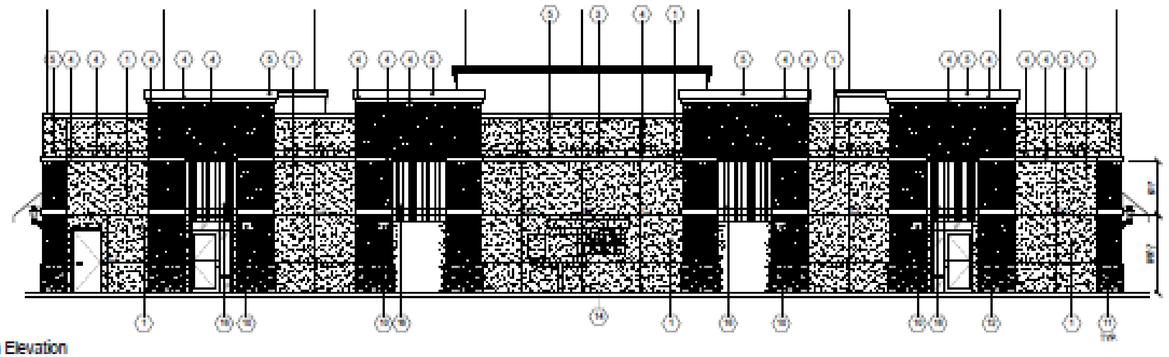
SHEET TITLE
Floor Plan and Reflected Ceiling Plan

REVISIONS	
PERMIT SET	10-9-2014
1	03-23-2015
2	05-01-2015

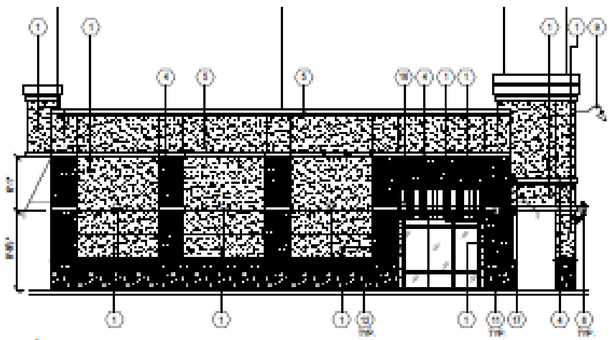
PROJECT NO.	2008079
DATE	10-01-2014
DRAWN	AM, CP
CHECKED	DM, CP

A7

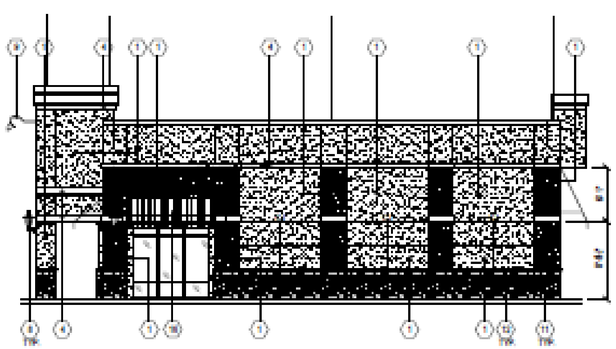
1 South Elevation



2 North Elevation



3 West Elevation



4 East Elevation

Material Schedule:

NUMBER	DESCRIPTION	FINISH	MANUF. / REMARKS
1	STUCCO	-	-
2	NOT USED	-	-
3	NOT USED	-	-
4	EFS BAND / TRIM	RE: COLORED ELEVATIONS	-
5	ALUM. METAL COPING CAP	FACTORY FINISH TO MATCH COLORED ELEVATION	RE: MOR
6	NOT USED	-	-
7	NOT USED	-	-
8	COACH LIGHT FIXTURE	INSTALL CENTER LINE @ 7'-0" AFF	RE: ELECTRICAL
9	GOOSENECK LIGHT FIXTURE	INSTALL CENTER LINE @ 20'-0" AFF	RE: ELECTRICAL
10	WALL PACK LIGHT FIXTURE	INSTALL CENTER LINE @ 7'-7" AFF	RE: ELECTRICAL
11	SIMULATED STONE VENEER	COUNTRY LEDGESTONE MOJAVE (BOW-2004)	BORAL CULTURED STONE
12	SIMULATED STONE WATERTABLE	BEDGEBOW (BWT-1371)	BORAL CULTURED STONE
13	FUTURE TENANT SIGN BY TENANT	-	-
14	ELECTRICAL METERS	PAINT TO MATCH ADJACENT WALL	RE: ELECTRICAL
15	NOT USED	-	-
16	AWNING	HATTERAS RAVEN 8000	SUNBRELLA
17	STUCCO CHANNEL SCREEDS	FACTORY FINISH	FRY REGLET PCS-75-75

NOTE: G.C. TO PROVIDE PRODUCT APPROVAL FOR ALL EXTERIOR ITEMS AS REQUIRED PER 2007 FLORIDA BUILDING CODE.

DOORS AND WINDOWS TO MEET OR EXCEED WIND LOAD DESIGN PROGURES CRITERIA. REFERENCE STRUCTURAL DRAWINGS FOR WIND DESIGN CALCULATIONS.

REFERENCE ELECTRICAL SHEETS FOR EXTERIOR LIGHTING.

REFERENCE MECHANICAL SHEETS FOR TWO WALL VENTS.

REFERENCE COLOR RENDERING FOR EXTERIOR PAINT COLOR.

⚠ ALL LIGHT FIXTURES SHALL BE "DARK SKY" COMPLIANT

Elevation General Notes

1. USE 5/8" PET PLYWOOD IN LIEU OF DENS-GLASS SHEATHING FOR SUPPORT BEHIND SIGNAGE AND AWNING AREAS - SIGNAGE AREA = 12'-0 x 4'
2. RE: COLOR RENDERING FOR COMPLETE INFORMATION REGARDING PAINT COLORS.
3. FINAL DESIGN OF AWNINGS SHALL BE PROVIDED BY THE CONTRACTOR, DURING CONSTRUCTION, AFTER THE MAIN BUILDING PERMIT HAS BEEN ISSUED THROUGH SIGNED AND SEALED SHOP DRAWINGS PREPARED BY A LICENSED ENGINEER. CONTRACTOR SHALL SUBMIT SIGNED AND SEALED AWNING SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND TO THE AHJ AS REQUIRED FOR PERMIT, INSPECTION, C.O., ETC.
4. RE: CIVIL DRAWINGS FOR DATUM FINISHED FLOOR ELEVATION.
5. FINISHED GRADE AT LANDSCAPE AREAS ARE TO BE MIN. 8" BELOW FINISH FLOOR.
6. TENANT STORE ADDRESS NUMBERS ABOVE DOOR, ON GLASS TO BE BY LANDLORD.
7. G.C. TO PROVIDE PRODUCT APPROVAL FOR ALL EXTERIOR ITEMS AS REQUIRED PER 2010 FLORIDA BUILDING CODE.
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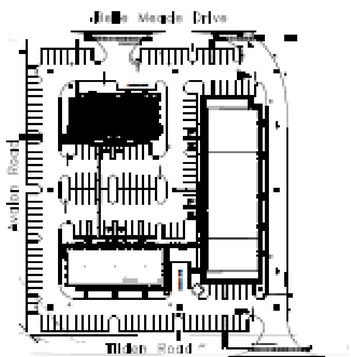
9. REFERENCE ELECTRICAL SHEETS FOR EXTERIOR LIGHTING.
10. RESERVED
11. RESERVED
12. "T.O. PARAPET" MEANS TOP OF LIGHT GAUGE FRAMING OR TOP OF MASONRY AT THE PARAPET.
13. AT MASONRY CONTROL JOINT LOCATIONS, PROVIDE FRY REGLET CONTROL SCREED IN THE STUCCO, PCS-75-75 PIECE.



Key Plan

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
P (407) 661-9101
www.cpdesign.com
Florida Registered Architecture and Interiors

Cornwell & Partners
Architecture Engineering Planning
ORLANDO • WINTER PARK

CLIENT NAME
Bromley - Overstreet Trust
PO Box 3024
Orlando, Florida 32802

PROJECT NAME
Belle Meade Retail
Retail Building "C"
Winter Garden, Florida

SHEET TITLE
Exterior Elevations and Material Schedule

ISSUE	
REPERMIT	10-10-2014
1 PERMIT COMMENTS	12-22-2014
DRB REVIEW SET	02-01-2015

PROJECT NO.	2006078
DATE	10-01-2014
DRAWN	JAA, CP
CHECKED	CT, LP

A8

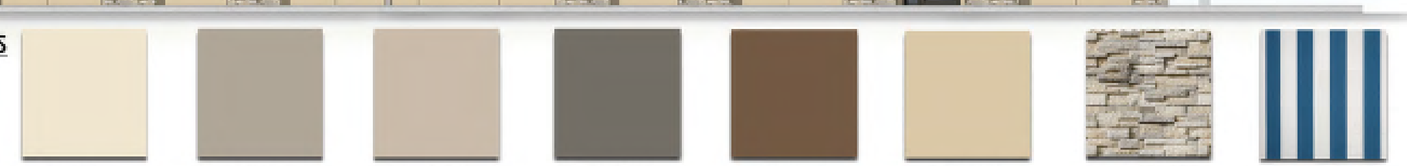
FRONT ELEVATION (SOUTH)

EAST ELEVATION

WEST ELEVATION

REAR ELEVATION (NORTH)

MATERIALS

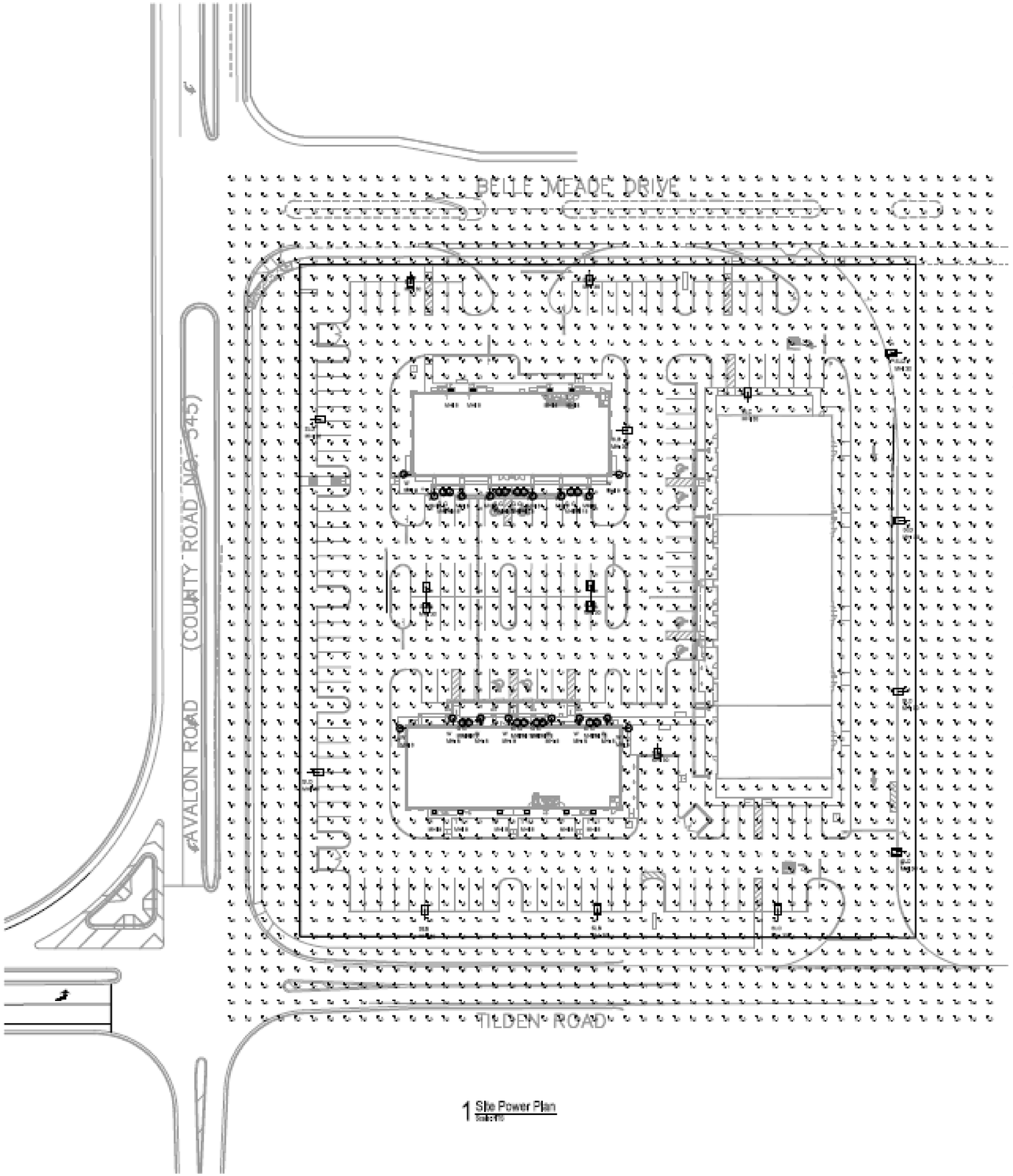


SW 6672 Morning Sun | SW 0037 Morris Room Grey | SW 6099 Sand Dollar | SW 7047 Porpoise | SW 3097 Sturdy Brown | SW 0036 Buckram Binding | Cultured Stone High Plains | Sunbrella Cabana Regatta

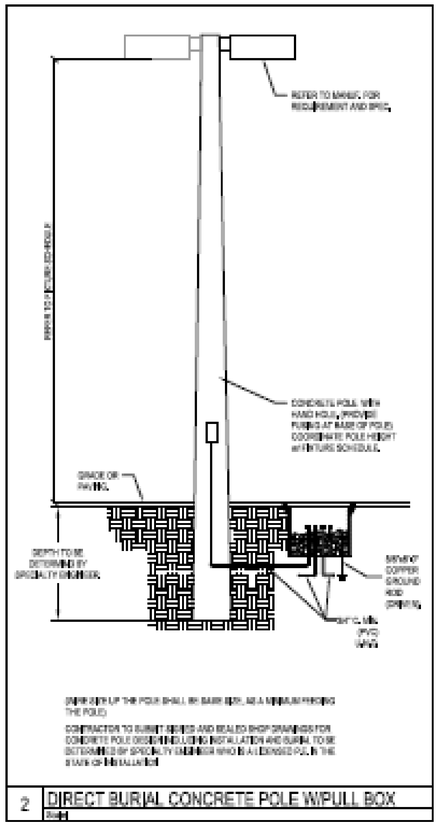
Cuhaci & Peterson
Architects Engineers Planners

BELLE MEADE RETAIL - BUILDING C

Avalon Rd & Tilden Rd Winter Garden, FL • C&P Project #2200270 • 05-08-20



1 Site Power Plan



2 DIRECT BURIAL CONCRETE POLE W/PULL BOX

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101

CLIENT NAME
Bromley - Overstreet Trust
P.O. Box 3824
Orlando, Florida 32802

PROJECT NAME
Belle Meade Retail
Retail Building "C"
Winter Garden, Florida

SHEET TITLE
Electrical Photometrics Plan

RELEASE

PROJECT NO.
DATE
DRAWN
CHECKED

ES2.0

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: JUNE 4, 2020
SUBJECT: SITE PLAN APPROVAL
1905 AVALOND ROAD — BELLE MEADE COMMERCIAL – OUTPARCEL #2 (SOUTH PARCEL)

We recommend approval subject to the following conditions and comments:

ENGINEERING

We recommend approval subject to approval by all other departments, and the following conditions and comments (any underlined comments shall be addressed prior to pre-con or issuance of the certificate of occupancy for any building):

1. The following previous requirements shall be met: As required by the PCD and Developers Agreement, final plans shall accommodate the R/W and grading needs of the proposed CR 545 widening and Tilden Road intersection improvements. According to the City's Design Engineer for the CR 545 work, the plans accommodate the CR 545 design.
   - As shown on the PCD plan, Developer's Agreement, and site plan, a 25' "corner clip" is to be conveyed to the City at the NE corner of the intersection of CR 545 and Tilden Road (SW corner of the site). Provide draft warranty deed (to be submitted under separate cover) for review by the City; conveyance shall be made pursuant to the Developer's Agreement, but in any case shall be made prior to release of the Certificate of Occupancy for any building; a hold-harmless agreement is required prior to issuance of any site or building permits.
   - Easements shall be granted to the City pursuant to the Development Agreement. Draft easement descriptions have been provided that shall be reviewed and approved by the City Attorney and City Surveyor prior to recording. In any case, easements shall be granted to the City prior to release of the Certificate of Occupancy for any building; a hold-harmless agreement is required prior to issuance of any site or building permits.

2. Since the proposed commercial areas will drain into the HOA ponds (residential), this development shall provide provisions for participation in the pond maintenance by the commercial tract(s). A recorded easement agreement or amendment to easement showing this provision has been met has been provided. Recorded easement has been provided to the City; a hold-harmless agreement is required prior to issuance of any site or building permits.

3. Permit approval of all work within the C.R. 545 or Tilden Road R/W shall be required from Orange County and the City of Winter Garden.

   Although approval from Orange County was provided, it expires on June 4, 2020 – provide additional extension or approval.

4. Platting of the project may be required if the parcel is not in one ownership or will be subdivided into more parcels. If platting is required, the final plat shall be recorded prior to issuance of any certificates of occupancy for any buildings. Response states the parcel will remain in one ownership.

5. Utilities: The water system shows a fire line master meter, water loop serving the fire protection and domestic services with individual water meters for the buildings. All on-site utilities shall be privately owned and maintained (as noted on the plans).

   Provide a utility easement for the water meters located outside of the right-of-way prior to issuance of any C of O.

6. Utilities: The project will be required to provide reclaimed water lines, meters, etc. for irrigation supply as required by Code. All irrigation shall be connected to reclaimed water lines as shown.

7. 100% of all required water and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of building permits, and shall include all proposed buildings shown on the site plan. Flow calculations shall be approved by the Utility Department prior to issuance of building permit or execution of FDEP permit. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits have been issued. Any new water, sewer, or irrigation connections are required to pay utility impact fees, to be paid prior to issuance of site or building permits or execution of FDEP permits. According to the plans there will be (3) 2" potable meters, (1) 2" irrigation meter. Based on the above, the utility impact fees are as follows (**response states these have been paid in 2016**):

2" Potable water meter	3 ea. @ $8,688.00	=	$26,064.00
Wastewater for 2" meter	3 ea. @ $14,136.00	=	$42,408.00
2" Irrigation meter	1 ea. @ $8,688.00	=	$8,688.00
	TOTAL	**=**	**$77,160.00**

   (does not include connection/installation fee)

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

9. Prior to the issuance of the Certificate of Occupancy (CO) the adjacent residential lots will be checked for light pollution. Shielding may be required on the lights adjacent to the residential subdivision prior to CO (as indicated in the previous response).

10. RCP is 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. 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).

11. Provide drainage easement for the outfall from Parcel 2 through Parcel 1 as shown on the plans. Easement shall be recorded prior to issuance of any Certificates of Occupancy for any buildings.

12. All fire hydrants, FDC's and DDCVA's shall be located a minimum of 40 feet from any structures and shall be approved by the Fire Department.

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

14. Streetlighting both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required. Provide a lighting plan for the Avalon & Tilden Road frontages on or before the pre-con.

15. The City Standard Details and Specifications shall be used; updated sheets can be found on the City's website.

16. Previous permit modification approval by St. Johns River Water Management District is acknowledged as well as permits from FDEP for water, wastewater and NPDES NOI.

PLANNING

17. Repeated Comment: In accordance with Chapter 118, Article II, Division 2, Section 118-70 of the City's Code of Ordinances, "*All site plans approved by the city staff or commission pursuant to this division shall expire and become null and void if the building or improvement or other matters authorized by the site plan approval have not received an approved building permit for the principal structure or building within 365 days of the date of approval. The city engineer, if shown good cause, may extend the approval one time for a period not to exceed an additional 365 days. The extension request shall be filed with the city engineer in writing at least two weeks prior to the expiration of the initial 365-day approval period.*"

18. All tree removal will require a separate permit from the Planning Department. Coordinate with Steve Pash.

19. Note: All light poles and fixtures shall be black, dark green or some similarly dark color that is consistent with the architectural design scheme of the property. Please indicate color of light fixtures in future permitting submittals.

20. Note: Phosphor coated lamps shall be utilized in all luminaries where the lamp source is not hidden by the luminary housing or equipped with a diffused lens. Please provide relevant details of lamps/lens/luminary housing in future permitting submittals.

21. Note: Signage must conform to code Chapter 102. Please refer to City code for all signage specifications.

STANDARD GENERAL CONDITIONS

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

23. Fencing shall meet all City requirements for height, type, etc. Chain link fencing shall be vinyl coated per Code.

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

25. 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.

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

27. 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.

28. 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 site or building permits.

Please review this information and contact our office if you have any questions. Thank you.

END OF MEMORANDUM

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Jon C. Williams, Assistant City Manager – Public Services

Via: Mike Bollhoefer, City Manager

Date: June 4, 2020 **Meeting Date:** June 11, 2020

Subject: Approve Amendment No. 2 to Meter Replacement Services Agreement with Utility Solutions of America, Inc., through an existing piggy-back contract with the City of Callaway, Florida and authorize the issuance of purchase order to Core & Main for the purchase of the water meters, transmitters and lids.

Issue: In 2016, the City began replacing older radio read water meters with automated Sensus Iperl water meters. To date, over 20,000 water meters have been replaced, leaving 6,903 to be done. Phase 3 of The City's project consists of replacing approximately 3,000 meters with the remaining balance to be considered in future budgets.

Recommended Action:

Approve Amendment No. 2 to Meter Replacement Services Agreement with Utility Solutions of America, Inc., through an existing piggy-back contract with the City of Callaway, Florida and authorize the issuance of purchase order to Core & Main for the purchase of the water meters, transmitters and lids for a total project cost of $1,037,736.00 which includes a 5% contingency.

Attachments/References:

- Amendment No. 2 with Utility Solutions of America, Inc.
- Exhibits 1 & B
- Cost Allocation

AMENDMENT NO. 2 TO METER REPLACEMENT SERVICES AGREEMENT
PIGGYBACK AGREEMENT TO AGREEMENT BETWEEN THE CITY OF CALLAWAY AND UTILITY SOLUTIONS OF AMERICA, INC. (USA) DATED APRIL 27, 2015

This Amendment No. 2 to the Meter Replacement Services Agreement between the City of Winter Garden and Utility Solutions of America, Inc. ("Amendment No. 2") is hereby made and entered into by and between the City of Winter Garden, a Florida municipal corporation, with its principal address at 300 West Plant Street, Winter Garden, Florida 34787 (hereinafter referred to as the "City"), and Utility Solutions of America, Inc., whose principal address is 1709 Meredith Park Drive, McDonough, GA 30253 (hereinafter referred to as "USA").

WHEREAS, the City and USA entered into a contract for meter replacement and installation services on August 11, 2016 (the "Agreement"); and

WHEREAS, the City and USA entered into a first amendment to the Agreement for meter replacement and installation on March 28, 2017 (the "First Amendment"); and

WHEREAS, the City and USA desire to further amend the Agreement through this Amendment No. 2 by Amending Section 2. Services to provide for Phase 3 services as set forth herein.

NOW THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and other specific consideration set forth in this Amendment No. 2, the receipt and sufficiency of which is acknowledged by the City and USA, the parties agree to amend the Agreement as follows:

1. RECITALS. The parties agree that the foregoing recitals are true, correct, and material to the Agreement as amended.

2. SERVICES. The parties agree to adjust the compensation to be paid pursuant to this Agreement by amending § 2. Services. of the Agreement as follows:

> 2. SERVICES. USA shall provide the City with meter replacement and installation services in accordance with the scope of services and other terms and conditions of the Original Government Contract between Callaway and USA, except that the "City of Winter Garden" shall be substituted for the "City" and references to "CITY OF CALLAWAY," and shall exclude the Notice to Proceed issued by Callaway. For services rendered by USA to the City, the City shall pay to USA the unit prices specified in the Original Government Contract for the work assigned by the City and as outlined in **Exhibit B** (proposal to City dated February 23, 2017) attached hereto. USA shall not be paid for any work performed without authorization by the City. The scope of services and other terms and conditions of the Original Government Contract are hereby incorporated into this Agreement as material terms and conditions. In the event the terms of this Agreement conflict with the terms of the Original Government Contract, the terms of this Agreement shall control to

the extent of the conflict. The City shall have no liability or responsibility for or concerning USA's services performed for Callaway.

This Agreement is non-exclusive. The City does not guarantee, warrant, or represent that any number of projects or type of work will be assigned to the USA under the terms of this Agreement. The City shall have the sole discretion to select the project(s), if any, that may be given to USA. The City reserves the right to request and retain other contractors to perform any project, work, service or task within the scope of work under this Agreement.

After the completion of the initial term, USA shall be allowed an annual increase on the per meter rate for services, not to exceed 3% per year for inflationary costs of providing services as authorized within this Agreement.

The parties acknowledge the completion of Phase I of meter replacement and installation services and USA's receipt of full payment for services rendered for such Phase 1 services completed prior to **March 9, 2017**. The parties hereby agree to Phase 2 meter replacement and installation services as outlined in **Exhibit "B"** (proposal to City dated February 23, 2017) attached hereto and incorporated herein by this reference. Phase 2 services shall commence on March 9, 2017. The total compensation to be paid to USA for Phase 2 services under this Agreement shall not exceed **$330,605.00** plus a 5% contingency for services as may be agreed upon by the City Manager or his/her designee.

The parties further acknowledge the completion of Phase 2 of meter replacement and installation services completed prior to **June 9, 2020**. The parties hereby agree to Phase 3 meter replacement and installation services as outlined in **Exhibit 1** to Amendment No. 2 to the Agreement (proposal to City dated June 5, 2020) attached to Amendment No. 2 and incorporated herein by reference. Phase 3 services shall commence on **June 9, 2020**. The total compensation to be paid to USA for Phase 3 services under this Agreement shall not exceed **$121,320.00** plus a 5% contingency for services as may be agreed upon by the City Manager or his/her designee.

3. EXHIBIT 1. The Agreement is hereby amended to add **Exhibit 1,** which is attached to this Amendment No. 2.

4. ENTIRE AGREEMENT. This Amendment No. 2, including any exhibits hereto, sets forth the entire modification to the Agreement with respect to the services and deliverables provided under this Amendment No. 2, and supersedes all prior proposals, agreements, and communications, both written and oral.

5. INCORPORATION AND RATIFICATION. This Amendment No. 2 is incorporated by reference into the Agreement, including any amendments thereto, as if fully set forth therein. Except as provided herein, all other terms and conditions of the Agreement,

including any amendments thereto, remain unchanged and in full force and effect and are hereby ratified and reaffirmed by the parties hereto. In the event of any conflict or inconsistency between the provisions set forth in this Amendment No. 2 and the Agreement or any previous amendments thereto, this Amendment No. 2 shall govern and control.

6. EFFECTIVE DATE. The Effective Date of this Amendment No. 2 will be the date when the last of the parties has executed this Amendment No. 2 as of the day and year entered by the last party executing this Amendment No. 2 as written below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 2 as of the day entered by the last party executing this Amendment as written below.

Utility Solutions of America, Inc.	**CITY OF WINTER GARDEN, a Florida municipal corporation**
_____	_____
By: _____	By: Michael Bollhoefer
Its: _____	Its: City Manager
Date: _____	Date: _____

EXHIBIT B

UTILITY
SOLUTIONS OF
AMERICA, INC

February 23, 2017

Mr. Don Cochran
City of Winter Garden, FL

Subject: City of Winter Garden Water Meter Installation Proposal

Dear Don,

On behalf of Utility Solutions of America Inc., I would like to thank you for the opportunity to quote you on the City of Winter Garden Water Meter Installation Project. Our goal is to partner with the City of Winter Garden to offer an installation experience that is second to none. Please feel free to contact me with any questions regarding assumptions and the scope of work letter.

Thank you,

Gary St. Clair
President
Utility Solutions of America, Inc.
1074 Eagles Brooke Drive
Locust Grove, GA 30248

UTILITY
SOLUTIONS OF
AMERICA, INC

Service Offering

The pricing schedule includes:

1. Replacement of existing water meters with AMI/AMR equipped water meters
2. Restoration of site to pre-existing condition
3. Experienced installation staff
4. Project management staff
5. Provision of staff to dispatch work orders and manage work order system
6. Inventory receipt and control
7. Quality audit program
8. Certified operator qualification program
9. Health and safety program
10. Training program
11. Performance reports
12. Uniform vehicles with appropriate signage
13. Miscellaneous tools and equipment
14. Uniforms, badges, personal protective equipment
15. Employment screening: background checks, drug testing, etc.
16. Travel and accommodations
17. Adequate insurance coverage
18. One year installation warranty
19. All licenses and permits
20. Meter lid installation (Plastic and Small Quantities Only)

UTILITY
SOLUTIONS OF
AMERICA, INC

Quality Management Program

USA will quality audit 100% of the retrofit and exchange procedures performed by our employees during the first ten days of work and 5% thereafter. If an employee produces an error rate of equal to or greater than 1%, they will be re-trained. If an employee produces an error rate of equal to or greater than 1% after being retrained, the employee will be dismissed.

In addition to the quality audit procedure outlined above, members of the project management team and the corporate training team perform random field audits to ensure that technicians are following protocol. Deviations are addressed immediately.

Inventory Management Program

The installation technicians will sign for the inventory they receive. At the end of their shift, the installation technicians will count uninstalled inventory. Inventory retrieved from the field will be palletized or stored in large storage bins. The inventory recorded will be reconciled against the completed work order file on a periodic basis. Inventory reports will be made available on a periodic basis or upon request.

UTILITY SOLUTIONS OF AMERICA, INC

Pricing Schedule

Core Services

Description	Quantity	Unit Price	Total
5/8" x 3/4" METER EXCHANGE – Install 5/8" x ¾" AMI/AMR equipped Sensus water meters *(Data Collection And Programming Included, Price Is Indicative Of Contractor Retaining Ownership Of All Scrap Meters Being Exchanged)*	6,500	$30.52	$198,380.00
RETROFIT DUAL PORT TRANSMITTERS WITH MXU'S	1,350	$25.00	$33,750.00
INSTALL NEW (*SINGLE*) METER BOX AND LID (CONCRETE/COMPOSITE)	650	$45.00	$29,250.00
INSTALL NEW (*DOUBLE*) METER BOX AND LID (CONCRETE/COMPOSITE)	650	$70.00	$45,500.00
REPLACE (*SINGLE*) LIDS (CONCRETE/COMPOSITE)	1,950	$2.50	$4,875.00
REPLACE (*DOUBLE*) LIDS (CONCRETE/COMPOSITE)	3,770	$5.00	$18,850.00
TOTAL		**LS**	**$330,605.00**

UTILITY
SOLUTIONS OF
AMERICA, INC

Assumptions

Scope of Work, General

1. USA assumes the AMI/AMR installation project will be substantially completed within the time frame agreed upon by The City of Winter Garden and USA.
2. USA will make as many as three physical attempts and three phone-call attempts in an effort to perform an installation before returning the work order to the utility (RTU).
3. USA assumes that the project RTU rate will not exceed 3%.
4. USA assumes customer phone numbers will be provided by the utility.
5. USA assumes all meters are located outside and are readily accessible.
6. USA assumes that all meters are located in close proximity and will be released in route read order.
7. USA assumes that the utility will provide initial customer communications.
8. USA assumes that all printed communication materials, such as notification letters and door hangers will be provided and distributed by the utility.
9. USA assumes it will not be responsible for extensive sorting or disposing of old material removed from the service territory.
10. USA assumes it will not be responsible for the disposal of lead seals or other hazardous waste.
11. USA assumes that it will only be responsible for the repair of damages caused directly by USA services.
12. USA assumes utility will provide keys for the removal and replacement of locking devices.
13. USA assumes that utility will provide a black-out schedule prior to the project start date.
14. USA assumes that utility will provide address and meter location data prior to the project start date.
15. Pricing assumes a seamless flow of work. USA assumes there will be no work stoppages other than designated holidays and weather days. USA requests 45 days written notice if a work stoppage is necessary that is not a result of USA performance.
16. The price proposal is based on a five day work week; however, USA reserves the right to work Saturdays as necessary in the event of delays.
17. USA assumes that the utility will provide USA with adequate storage facility for all meters and meter product.
18. Pricing does include GPS collection points. Pricing for Sub-meter GPS collection points is not included. Pricing for such services is available upon request.

UTILITY
SOLUTIONS OF
AMERICA, INC

Scope of Work, Water Meters

1. USA assumes that all installation material including water meters, transmitters, water-meter registers, meter-pit lids, valves, washers, gaskets, strainers, meter couplings and piping will be provided to USA and will be present at the time of need.
2. USA assumes it will transport and dump any necessary soil and debris removed from meter pits.
3. USA assumes a dumping site will be provided by the utility.
4. Pricing for large water meter retrofits assumes meter registers do not require removal of impeller shaft along with register.
5. USA assumes that it will only be responsible for the repair of damages caused directly by USA services.
6. USA will not be held responsible for damages occurring more than 6" on either side of the water meter, unless directly attributable to the negligence of USA installer.
7. USA will not be responsible for the repair of pre-existing conditions such as excessive rust, corrosive galvanized pipe or thin walled PVC.
8. The price proposal does not include additional labor or groundwork needed to access meters (including but not limited to the cutting, removal and replacement of asphalt, concrete or excessive roots). Pricing for such services may be provided upon request.
9. USA is not responsible for damage caused by excessive pressure (greater than 80 PSI).
10. USA assumes it will return all removed material including water meters, water meter registers, rubber washers, and meter-pit lids to a single location for sorting and removal by the utility.
11. Pricing assumes that meters are not located in confined space, as defined by OSHA. Pricing for additional labor to exchange or retrofit meters in confined space is $150.00 per vault.
12. USA assumes that new meters will be factory potted with registers and transmitters.
13. USA assumes that utility will grant permission to utilize heavy equipment to perform large meter installations if necessary.
14. USA assumes that replacement meters are the same lay and length as the meters being removed.
15. USA assumes all curb stops are in good working condition.
16. Pricing for retrofitting compound meters with two registers will be priced per register.
17. Re-plumbing of large meters will be priced on an hourly basis ($100.00 per crew hour); this is in addition to the standard exchange rate for large meters that are the same lay and length.
18. Pricing for register exchanges assumes that registers are magnetically coupled.
19. Pricing does not include meter box removal. Pricing for meter box dig up, replacement or removal is $45.00 per box (depending upon the size and material make-up of the meter box). USA will do any box replacement that can be done with manual excavation. If it requires mechanical excavation, it is excluded from our scope of work.

UTILITY
SOLUTIONS OF
AMERICA, INC

20. Pricing does not include installation of curb stops, valves or backflow devices. Pricing for such services is available upon request.
21. USA assumes that backflows are not directly threaded into the meter, if so, additional charges will apply.
22. Pricing for installation of dual port transmitters assumes both meters are in the same pit. Pricing does not include installing/burying the cable between two meters in two different boxes. Additional labor and materials will be required.
23. Pricing does not include material (rebar, pvc) for remote mounting transmitters in meter pits.
24. USA assumes that there are existing standard plastic type meter boxes in place.
25. Drilling out meter box lids to accommodate MXU will be billed at $1.50 a piece for plastic lids and $6.00 a piece for cast iron/concrete lids.
26. USA will be "held harmless" and will not be liable for any damage incurred by performing its normal duties at an address with the electrical system grounded to the water lines.
27. USA will be "held harmless" and will not be liable for any damage incurred by installing backflow/dual check valves as part of the SOW. This includes damage to water heaters and other appurtenances when a PRV or Expansion Tank is not present.

Contract/Billing

1. USA assumes there will be a force-majeure clause in the contract.
2. USA assumes there is no prevailing wage or union requirements.
3. USA assumes no retainage will be withheld from payments.
4. USA will bill for completed installs on the 15th and 30th of each month. Net 15 day pay terms.
5. USA assumes that there are no liquidated damage penalties.
6. USA will not be responsible for performance, payment or warranty bonds.

Other

1. This quote is valid for 90 days.
2. USA warranties all installation services for a period of 12 months.

Exhibit "1" June 5, 2020

USA / WINTER GARDEN
CONTRACT PRICING

Item	Original Contract Price	10/1/17 - 9/30/18 (W/ 3% Yearly Increase)	10/1/18 - 9/30/19 (W/ 3% Yearly Increase)	10/1/19 - 9/30/20 (W/ 3% Yearly Increase)
5/8” x ¾” iPerl Water Meter Exchange	$30.52	$31.44	$32.38	$33.35
1” iPerl Water Meter Exchange	$35.02	$36.07	$37.15	$38.27
1.5” Meter Exchange	$173.02	$178.21	$183.56	$189.06
2” Meter Exchange	$223.02	$229.71	$236.60	$243.70
3” Meter Exchange	$348.02	$358.46	$369.21	$380.29
4” Meter Exchange	$448.02	$461.46	$475.30	$489.56
5/8” x ¾” through 1” Retrofit	$18.02	$18.56	$19.12	$19.69
1.5” and Larger Retrofit	$23.02	$23.71	$24.42	$25.15
Removal/Replace Turf/Sod (Per Sq Ft)	$25.00	$25.75	$26.52	$27.32
Removal/Replacement Concrete/Asphalt (Per Sq Ft)	$25.00	$25.75	$26.52	$27.32
Box Dig Up/Replace (Plastic)	$25.00	$25.75	$26.52	$27.32
Box Dig Up/Replace Single (Concrete/Composite)	$45.00	$46.35	$47.74	$49.17
Curb Stop Replace (If CS can be replaced within meter box)	$50.00	$51.50	$53.05	$54.64
Back-Flow Replace (If BF can be replaced within meter box)	$50.00	$51.50	$53.05	$54.64
Drill Lids (Plastic)	$1.50	$1.55	$1.59	$1.64
Investigation	$15.00	$15.45	$15.91	$16.39
Re-Reads For Billing Purposes -	$8.00	$8.24	$8.49	$8.74
Labor (Re-Piping/Additional Labor) (Per Crew Hour)	$75.00	$77.25	$79.57	$81.95
Box Dig Up/Replace Double (Concrete/Composite)	$70.00	$72.10	$74.26	$76.49
Replace Lids (Plastic)	$1.50	$1.55	$1.59	$1.64
Replace Single Lids (Concrete/Composite)	$2.50	$2.58	$2.65	$2.73
Replace Double Lids (Concrete/Composite)	$5.00	$5.15	$5.30	$5.46
Splice In New MXU (In addition to standard Retrofit Price)	$10.00	$10.30	$10.61	$10.93
Reprogram Resolution (In addition to standard Retrofit Price)	$5.00	$5.15	$5.30	$5.46
Dig Trench to Run Wire More Than 6" (When installing dual port transmitters where the boxes are far apart)	$10.00	$10.30	$10.61	$10.93
Drill Lids (Cast Iron/Concrete/Composite)	$6.00	$6.18	$6.37	$6.56

Total Meters	3,000	
Description	Unit Price	
3/4" Ipearl	118	354,000.00
Transmitters	135	405,000.00
lids	36	108,000.00
labor	40.44	121,320.00
Sub Total		988,320.00
5% Contingency		49,416.00
Total		1,037,736.00